

RADLEY HOUSE

Windsor Apartments

AT PRINCE OF WALES DRIVE

Metropolitan by Nature

RADLEY HOUSE

at Prince of Wales Drive comprises twenty two highly desirable one and two bedroom apartments available to buy through Shared Ownership from Clarion Housing



Windsor Apartments

AT PRINCE OF WALES DRIVE

Homes at Windsor Apartments are in a unique position just 180 meters from one of London's finest riverside parks. Battersea Park provides an oasis of calm in Prime Central London's fastest-developing and most dynamic quarter. In addition, the development benefits from 2.5 acres of new, landscaped, public open space featuring pedestrian access to Battersea Park through its own reclaimed railway arch.

THE DEVELOPMENT

Contemporary by Nature

Windsor Apartments homes at Prince of Wales Drive are situated in a prime location at the heart of the extensive regeneration of Battersea. Formerly occupied by Victorian gas holders alongside the iconic Battersea Power Station, the area has today been transformed with highly considered architecture, which mindfully honours its industrial past.

The aesthetic design is balanced harmoniously with extensive landscaped communal gardens that introduce an appealing corridor of natural tranquility.



This Photograph
School sports day at Battersea Park. c.1973



Computer generated image, indicative only

This View

Looking north west across the piazza to the café with Radley House the second block back on the left-hand side.

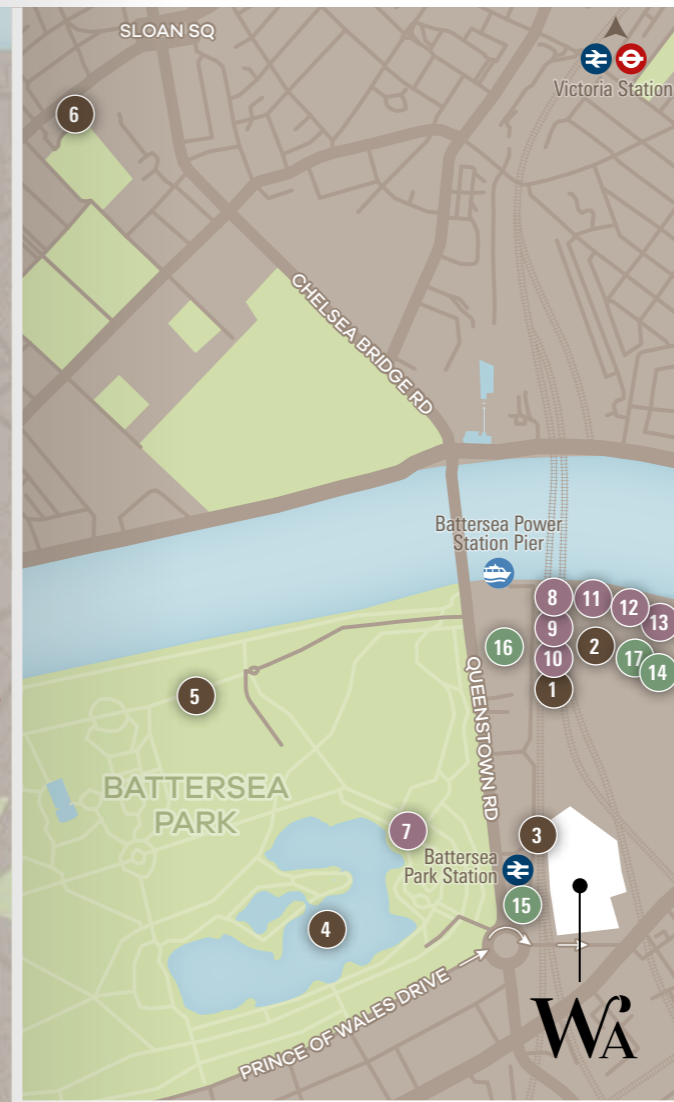
A home at Windsor Apartments strikes the perfect balance in providing all of the advantages of city living within the beautiful surroundings of a contemporary residential complex set amongst landscaped gardens.

This View

Looking south west across the landscaped gardens to Huntington House (left), Radley House (centre) and Bowden House (right)



Computer generated image, indicative only



LOCATION AND LIFESTYLE OPTIONS

Central by Nature

To be situated in one of the best located developments in London brings with it the knowledge that you have direct access to all that this amazing city has to offer.

From the glorious Battersea Park on your doorstep and the elegant streets and squares of nearby Chelsea to vibrant Clapham and the open green spaces of the common, the wonders of London stretch out before you. All of this is to say nothing of the exceptional connections to the West End and City beyond.

MAIN MAP LISTING

RECREATION

1. The V&A Museum
2. Royal Albert Hall
3. South Bank Centre
4. O2 Academy Brixton
5. Putt in The Park / Go Ape
6. The Clapham Grand
7. Clapham Picturehouse
8. Venn Street Records

FOOD AND DRINK

9. London House (Gordon Ramsay)
10. Vino y Licores
11. Bunga Bunga
12. Draft House
13. The Prince Albert
14. Lost Society
15. The Duchess Belle
16. The Four Thieves
17. Brew Dog
18. The Bobbin
19. Revolution
20. Minnow

RETAIL

21. Waitrose
22. Peter Jones
23. New Covent Garden Flower Market
24. LASSCO Brunswick House
25. Debenhams
26. TK Maxx

INSET MAP LISTING

RECREATION

1. Archlight Cinema
2. Boom Cycle
3. The Gym
4. Boating Lake
5. Battersea Park Zoo
6. The Saatchi Gallery

FOOD AND DRINK

7. Pear Tree Café
8. Mother Pizza
9. Tonkotsu
10. Battersea Brewery
11. No. 29 Power Station West
12. Wright Brothers
13. Tapas Brindisa

RETAIL

14. The Battersea General Store
15. Little Waitrose
16. The Market Place
17. Vagabond Wines

MAP KEY

- London Underground
- London Overground
- National Rail
- Riverbus

Map not to scale, indicative only

If you're a Londoner just like me
Meet me in Battersea Park
If you are young or you'd like to be
Meet me in Battersea Park

We'll stroll along by the riverside
In sunshine or after it's dark
There's music and dancing,
a place for romancing
So meet me in Battersea Park

MEET ME IN BATTERSEA PARK
Petula Clark

**Live your way - morning,
noon and night.**

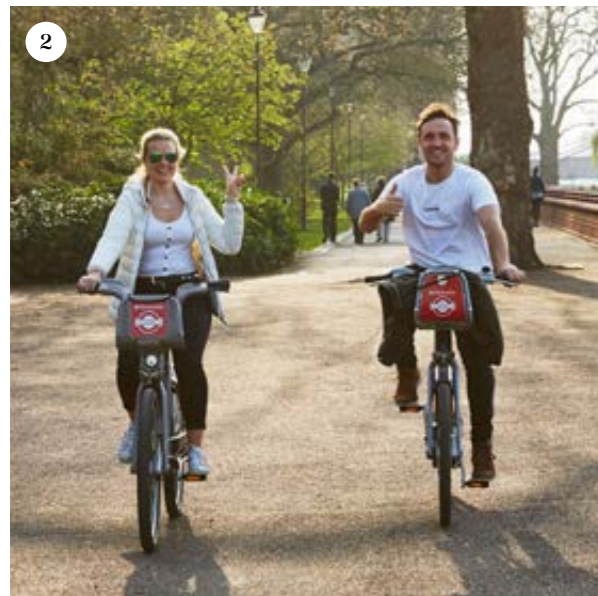
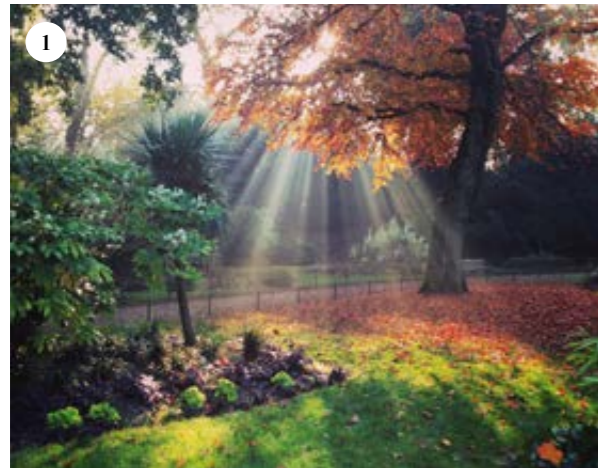
Embrace a lifestyle with endless possibility at Windsor Apartments where residents can live London life to the fullest. Whether morning, noon or night, the toughest daily decision you might have to make is what to do next...

Rise and Shine

What better way to start the day than a walk, run, roll or ride through Battersea Park – emerging from the reclaimed railway arch that provides an exclusive tunnel connection from your home.

Once inside, make the beautiful landscaped Victorian Park your gym. Cycle or run its meandering pathways or unfurl your yoga mat in one of the many lush, green spaces.

For the perfect post work-out pick-me-up, grab an espresso at the Pear Tree Café to consider your commute options. Up your activity quotient further still by making use of the many cycle routes, or, for a more leisurely journey to the office, take to the Thames on the River Bus from Battersea Power Station Pier.



**TOP TIP:
FUEL YOUR WELLNESS**

There are regular group activities organised for like-minded Londoners in Battersea Park. From military fitness to running, or yoga and guided meditation, there is something here for everyone to join in with.

- 1 Tranquil morning light in Battersea Park
- 2 Enjoy a brisk morning cycle ride along Battersea Embankment



Seize the Day

Windsor Apartments homes are the ideal launchpad for days out absorbing the best of the Capital, and a good deal of it is right on your doorstep...

To sample some of the best of the local attractions, cross the bridge and immerse yourself in the joys of nearby Chelsea. The boutiques and stores of the Kings Road and Sloane Square offer world-class shopping, from the institution that is Peter Jones to internationally renowned brands such as Tiffany, Hobbs, COS and Anthropologie.

When you're all shopped out, crank up the culture and head to the Saatchi Gallery – the largest privately-owned contemporary art collection in the country. Alternatively, hop in a cab to nearby South Kensington and take your pick from three of the most celebrated museums in the World; The Natural History Museum, The Science Museum and The V&A Museum.

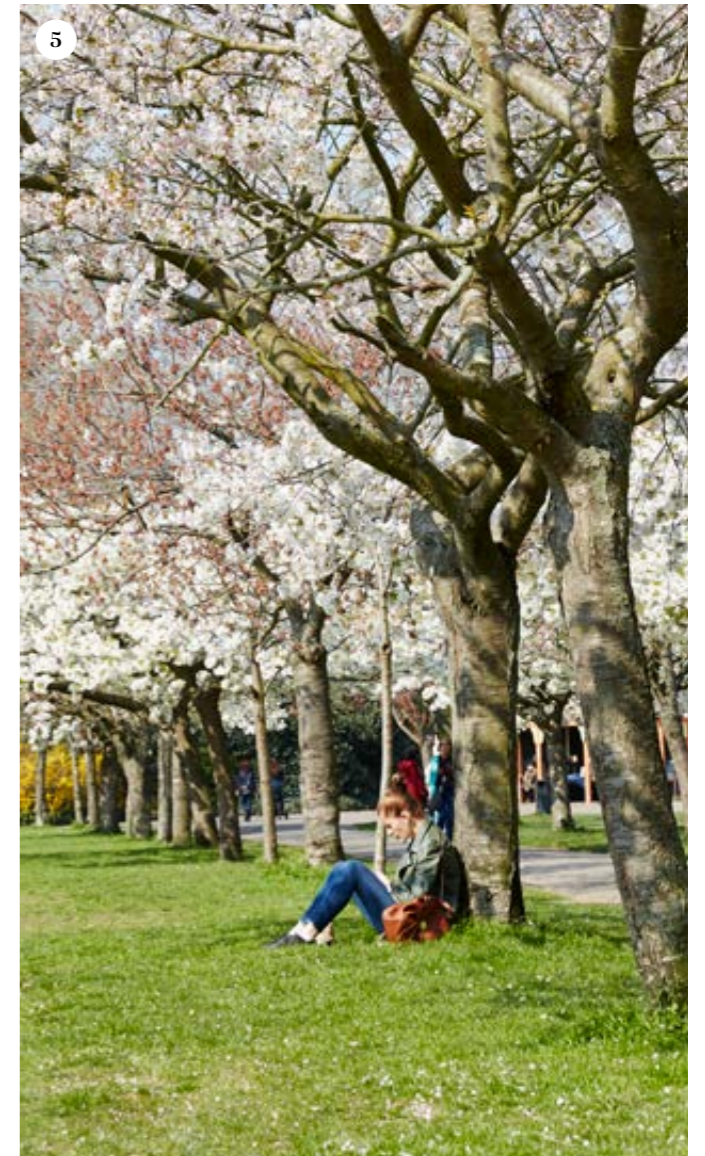
Trips further afield are a breeze thanks to exceptional public transport connections.

- 3+4 The Pear Tree Café is the perfect place to start the day but you might find it hard to tear yourself away
- 5 Take in the annual riot of cherry blossom along the avenues in Battersea Park
- 6 Hire a launch at Battersea Park's beautiful boating lake

**TOP TIP:
START YOUR OWN PRIVATE COLLECTION**

The Affordable Art Fair is a well established institution offering Londoners an opportunity to play Saatchi for the day.

Battersea Park hosts Spring and Autumn fairs that provide inspiration and opportunities to discover perfectly unique items for your new home.





- 7 Brunch, lunch or sundowners in Battersea Square
- 8 All fresco evenings on Arches Lane
- 9 Enjoy a range of locally made craft beers and more at the Battersea Brewery



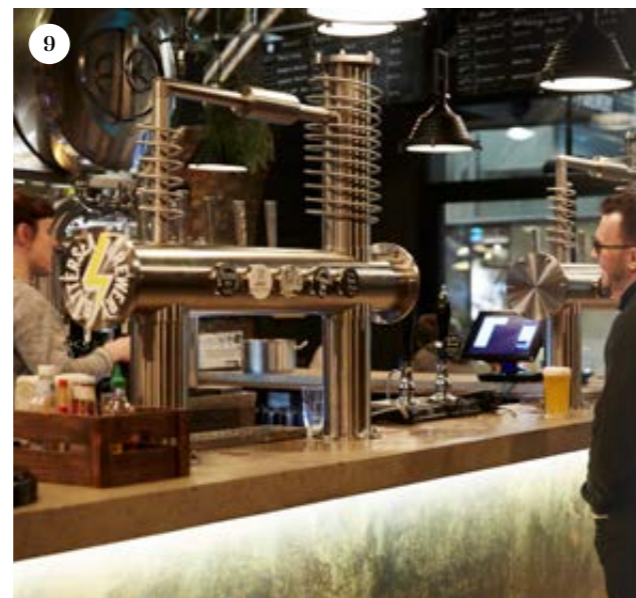
Nights to Remember

London comes alive at night. The lights of the Thames hang like jewels and the West End glows under the neon of Theatre Land.

Residents of Prince of Wales Drive are perfectly positioned to make the most of the Capital after dark. With such close proximity to the West End, it would be easy to overlook the exceptional venues that surround the development.

Current local favourites include Mother – a family-friendly pizzeria. Tucked away on Arches Lane, this restaurant maintains a neighbourhood vibe whilst serving up seriously hip seawater sourdough pizzas to die for.

From craft beers to cocktails and more, the park-side Prince Albert and The Duchesse Belle, adjacent to Battersea Power Station, are great examples of the fine array of great gastropubs in the orbit of Prince of Wales Drive and Windsor Apartments. Their excellent drinks menus are complimented by the fine culinary fare on offer. If craft beer is your tippie you wont be left wanting at the Battersea Brewery where they serve a range of the finest ales brewed on and off site.



TOP TIP: REMEMBER, REMEMBER...

Battersea Park hosts one of London's most impressive annual public firework displays, lighting up the skies over the Park and Thames in a riot of colour.

Tickets go sale in the autumn but local residents will practically be able to take in the spectacle from their doorstep.

- 10 Good times at Mother pizzeria
- 11 The majestic spectacle of the annual Battersea Park fireworks over the Albert Bridge

OVERGROUND, UNDERGROUND, AND ACROSS THE WATER

Connected by Nature

New homes at Windsor Apartments are served by excellent travel connections. The closest rail station is Battersea Park, connecting you to Victoria in just 10 minutes, and with Queenstown Road, Clapham Junction and Vauxhall all within striking distance, there are plenty of routes available.

The development is also a stone's throw from Battersea Power Station Pier. The River Bus service can speed commuters up the Thames to Blackfriars in 20 minutes and Embankment in just 15.

For local hops, Prince of Wales Drive is also extremely well served by cycling routes, buses and taxis – just 8 minutes by taxi to Sloane Square!

BATTERSEA POWER STATION EXPECTED SEPTEMBER 2021

Battersea Power Station is a new London Underground Station, due for completion in September 2021 as part of the ongoing Northern Line Extension. Once complete, the new station will place residents just a few minutes' walk from the tube network and its connections to the Capital and beyond.



Tube map of proposed extension



This Photograph
Looking West from Chelsea Bridge
to Albert Bridge

Move your mind, body and soul.

Living near to two of the most stunning river crossings on the Thames can make every trip to town one to savour.



Travel By Taxi

Sloane Square
8 mins

Clapham Common
10 mins

The V&A Museum
South Kensington
12 mins

Covent Garden
22 mins



Travel By Bicycle

Vauxhall Station
6 mins

Battersea Square
9 mins

Hyde Park,
The Serpentine
18 mins

London Bridge
23 mins

Regents Park
29 mins



Travel By Public Transport

Bond Street
Underground Station
16 mins

Starting from Stop E (3 mins walk)
on the 452 Bus, via Piccadilly
Underground Station

Kings Cross and
St Pancras Int. Station
21 mins

Starting from Battersea Park
Station (2 mins walk) via Victoria
Underground Station

Angel
Underground Station
26 mins

Starting from Stop P (1 min walk)
on the 436 bus via Oval
Underground Station

Shepherds Bush
Overground Station
27 mins

Starting from Battersea Park Station
(2 mins walk) via Clapham
Junction Station

NOTE: All travel times start from Windsor Apartments except travel times by River Bus, which are taken from Battersea Power Station Pier. Times sourced from google.com/maps

SPECIFICATION

The homes at Windsor Apartments have been designed to a high standard with great care and attention given to all aspects of specification, fit and finish.

Whilst every effort has been taken to ensure the accuracy of the information provided it has been supplied as a guide and Clarion Housing reserves the right to amend the specification as necessary and without notice.



Windsor Apartments Huntington House show home, indicative only

Kitchen

- Stolz base and wall units in Matt White
- Stolz worktop in Silestone Grey Expo
- Splashback panel in Graphite Gloss laminate
- Stainless steel 1.5 bowl sink
- Chrome Hansgrohe Ecosmart single lever mixer tap

Appliances

- Hotpoint stainless steel single electric oven
- Hotpoint black four-ring ceramic hob
- Hotpoint stainless steel chimney style cooker hood
- Hotpoint free-standing 7kg washer/dryer
- Hotpoint integrated fridge freezer



Windsor Apartments Huntington House show home, indicative only

General / Living Areas

- Kaindl Chelsea Hickory wood-effect laminate flooring to kitchen / living / dining area and hallway
- Roller blind system in chalk to windows and balcony doors (where applicable)
- Matt brilliant white paint finish to walls and ceilings
- Hard wearing satin brilliant white paint finish to joinery
- Chrome ironmongery throughout
- Composite decking to balconies



Windsor Apartments Huntington House show home, indicative only

Heating, Security and Peace of Mind

- Underfloor heating and comfort cooling system throughout
- Audio/video door entry system

Bedroom(s)

- Manx Tomkinson Alnwick Duke Twist carpet
- Roller blind system in chalk to windows and balcony doors (where applicable)

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Windsor Apartments Huntington House show home, indicative only

Bathroom

- Villeroy & Boch white bathroom suite
- Hansgrohe basin and bath mixer taps
- Croma shower kit over bath
- Full size Kaldewei bath
- Pivoted glass bath screen
- Heated chrome ladder style towel rail
- Wide Fog ceramic tiling to floor (full height around bath, splashback above wash basin)
- Holz wood effect bath and vanity panels
- Vanity countertop in Signal Black

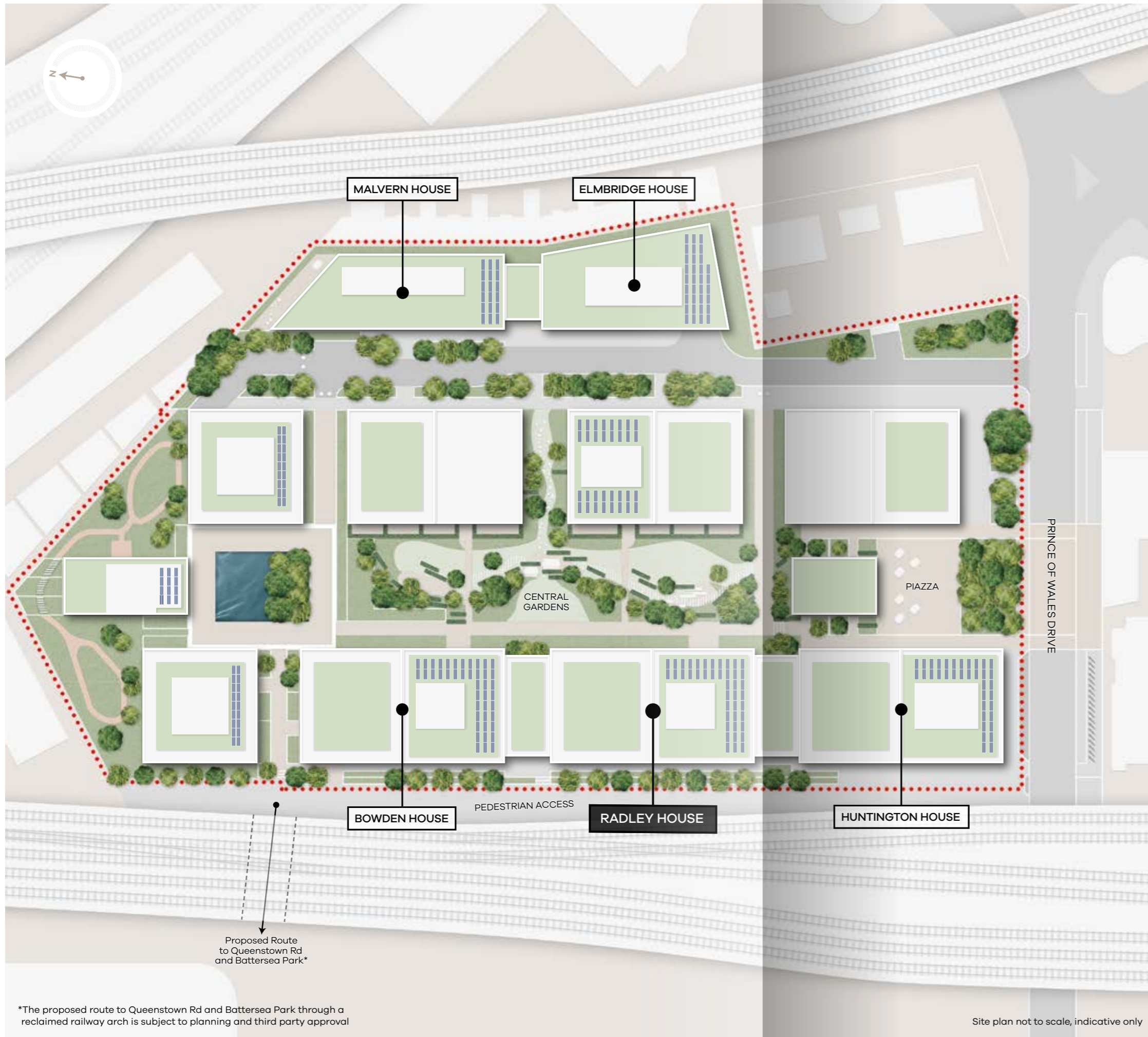
THE SITE PLAN

Windsor Apartments at Prince of Wales Drive

The layout and design of the development incorporates light and inviting communal open spaces including a piazza, café and ornamental pond. These 2.5 acres of landscaped gardens are set against a modern, well-appointed architectural backdrop to striking effect.

As part of a mixed-tenure development, Windsor Apartments are available for sale through the Shared Ownership scheme with Clarion Housing and has both excellent public transport links and easy access to cycle routes.

Residents will have the advantage of a free 12-month membership of the local Car Club - please speak to your sales agent for further information.



*The proposed route to Queenstown Rd and Battersea Park through a reclaimed railway arch is subject to planning and third party approval

Site plan not to scale, indicative only



This View
Looking south west across the pond to Bowden House (foreground) and Radley House.

The Floorplans

RADLEY HOUSE

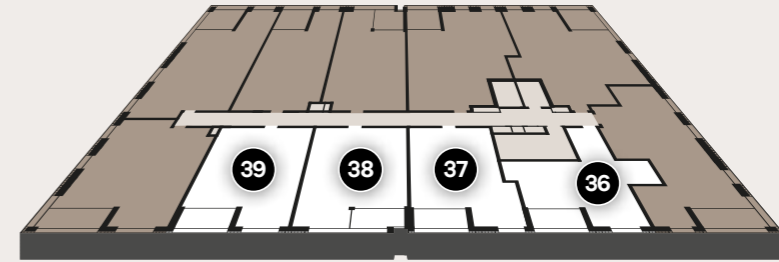
Windsor Apartments Shared Ownership homes at Radley House are located on floors one to four.



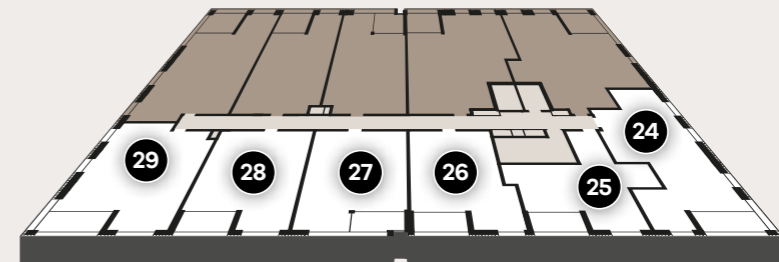
Five to Eight



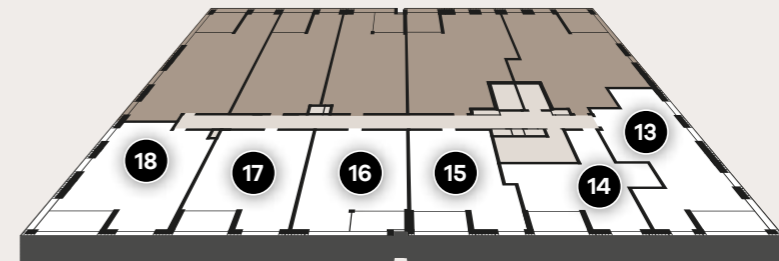
Four



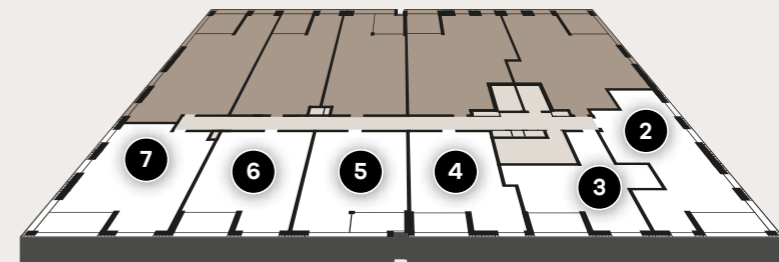
Three



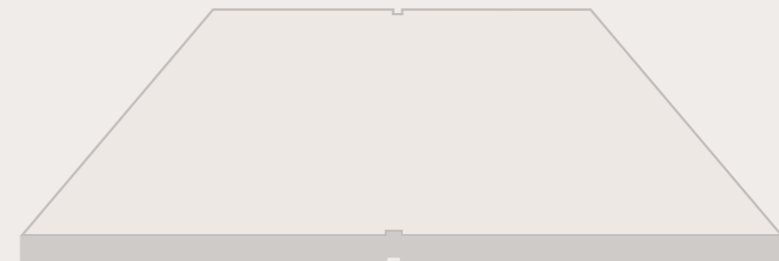
Two



One



Ground

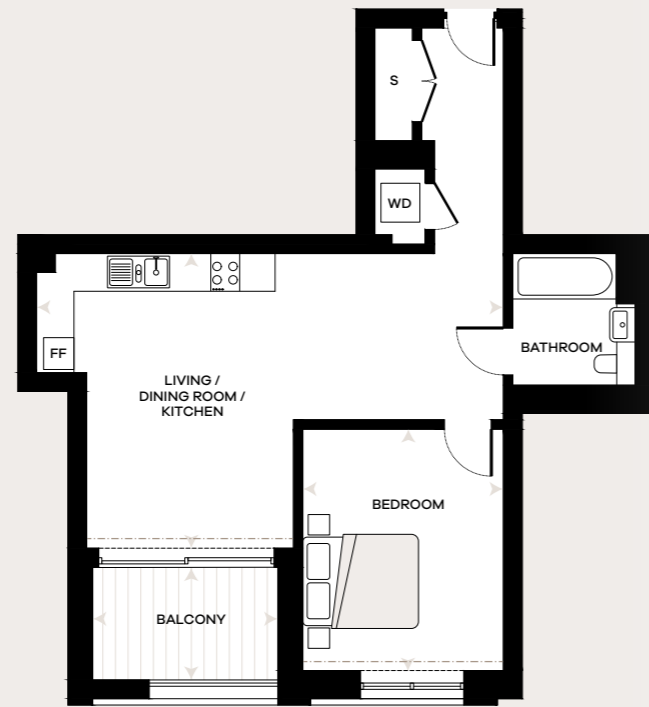
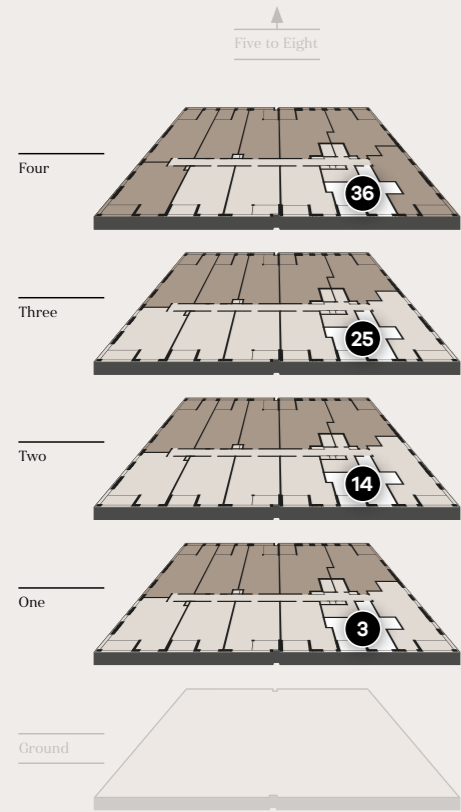


STACKER KEY

- Windsor Apartments
- Berkley Homes Apartments
- Communal Area

3, 14, 25 & 36

One Bedroom Apartment with Balcony



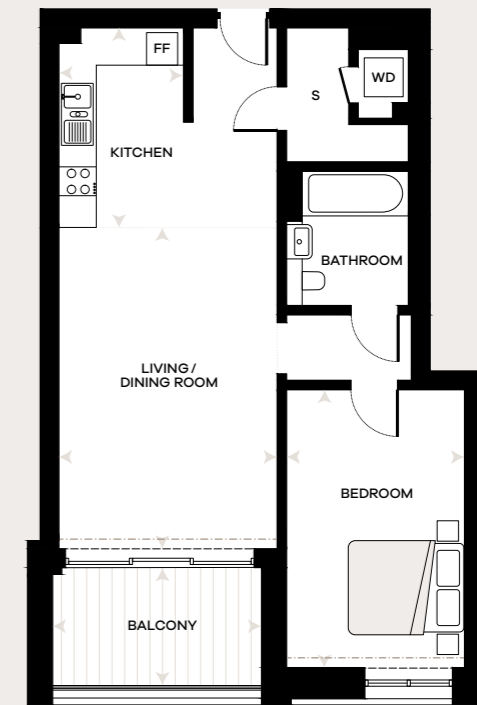
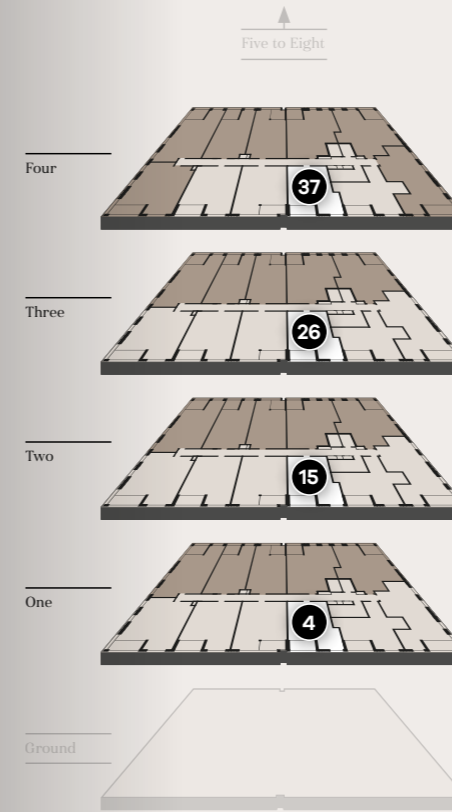
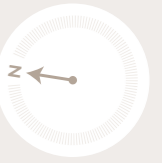
FLOORPLAN KEY

- S Store Cupboard
- FF Fridge/Freezer
- WD Washer/Dryer
- ▶ Measurement point
- Bulkhead line

Dimensions	M	FT
Kitchen/Dining/Living Area	7.45 x 4.72	24'5" x 15'6"
Bedroom	3.88 x 3.20	12'9" x 10'6"
Balcony	2.95 x 1.85	9'8" x 6'1"
Total Area	52.35m²	563ft²

4, 15, 26 & 37

One Bedroom Apartment with Balcony



FLOORPLAN KEY

- S Store Cupboard
- FF Fridge/Freezer
- WD Washer/Dryer
- ▶ Measurement point
- Bulkhead line

Dimensions	M	FT
Living/Dining Area	5.13 x 4.80	16'10" x 11'5"
Kitchen Area	3.20 x 2.01	10'6" x 6'7"
Bedroom	4.48 x 2.87	14'8" x 9'5"
Balcony	3.21 x 1.85	10'6" x 6'1"
Total Area	55.07m²	593ft²

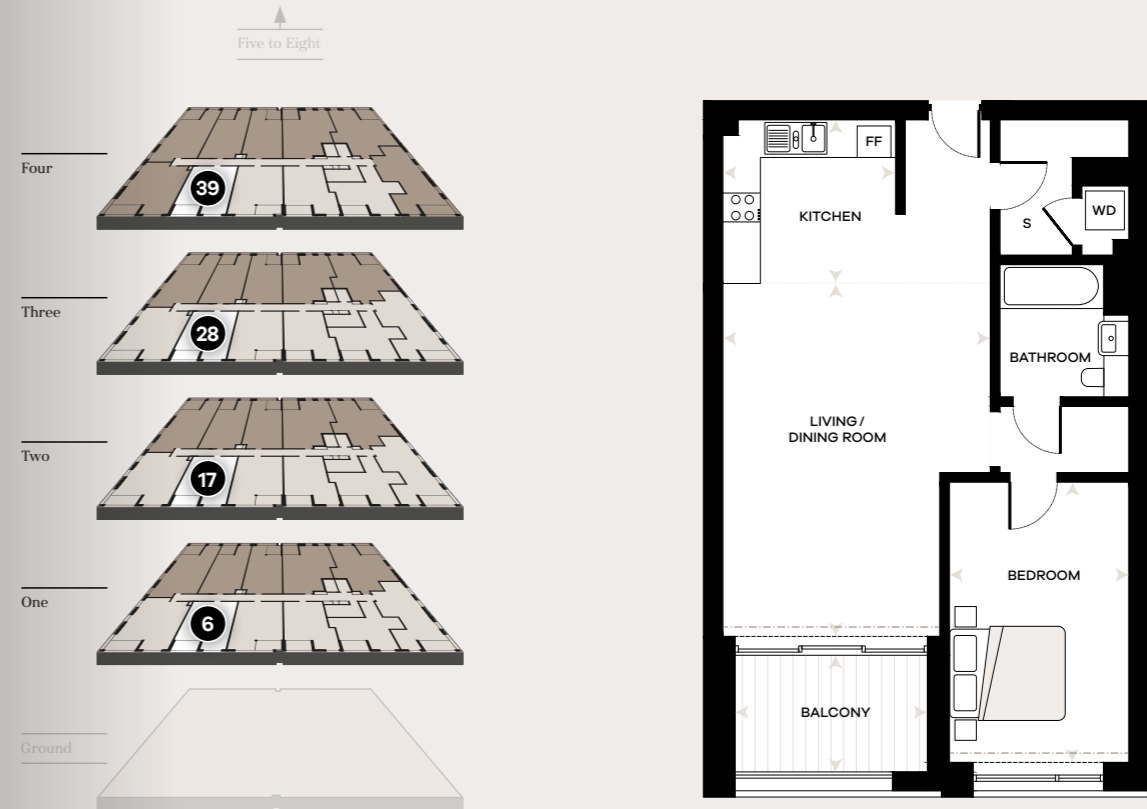
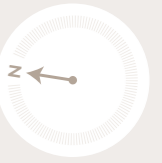
5, 16, 27 & 38

One Bedroom Apartment with Balcony



6, 17, 28 & 39

One Bedroom Apartment with Balcony



FLOORPLAN KEY

- S Store Cupboard
- FF Fridge/Freezer
- WD Washer/Dryer
- ▶ Measurement point
- Bulkhead line

Dimensions	M	FT
Living/Dining Area	5.56 x 4.26	18'3" X 14'0"
Kitchen Area	2.77 x 2.60	9'1" X 9'0"
Bedroom	4.48 x 2.82	14'8" X 9'0"
Balcony	2.99 x 2.02	9'10" X 7'0"
Total Area	59.49m²	640ft²

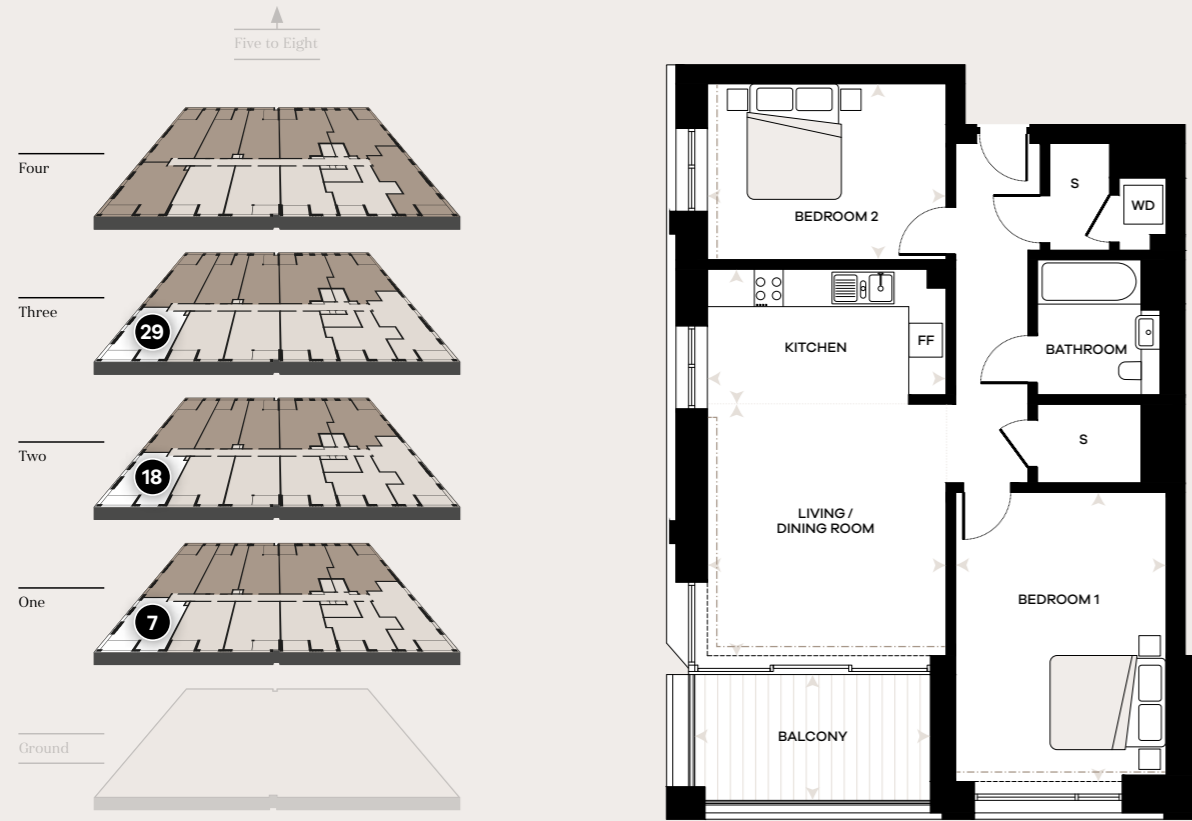
FLOORPLAN KEY

- S Store Cupboard
- FF Fridge/Freezer
- WD Washer/Dryer
- ▶ Measurement point
- Bulkhead line

Dimensions	M	FT
Living/Dining Area	5.60 x 4.31	18'4" X 14'0"
Kitchen Area	2.78 x 2.60	9'1" X 9'0"
Bedroom	4.48 x 2.83	14'8" X 9'0"
Balcony	3.07 x 1.96	10'1" X 6'0"
Total Area	59.86m²	644ft²

7, 18 & 29

Two Bedroom Apartment with Balcony



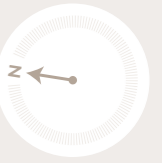
FLOORPLAN KEY

- S Store Cupboard
- FF Fridge/Freezer
- WD Washer/Dryer
- ▶ Measurement point
- Bulkhead line

Dimensions	M	FT
Living/Dining Area	4.00 x 3.81	12'6" X 13'0"
Kitchen Area	3.81 x 2.00	6'7" X 12'0"
Bedroom 1	4.63 x 3.38	11'1" X 15'0"
Bedroom 2	3.81 x 2.80	9'2" X 12'0"
Balcony	3.74 x 1.98	6'6" X 12'0"
Total Area	70.87m²	763ft²

2, 13 & 24

Two Bedroom Apartment with Balcony



FLOORPLAN KEY

- S Store Cupboard
- FF Fridge/Freezer
- WD Washer/Dryer
- ▶ Measurement point
- Bulkhead line

Dimensions	M	FT
Living/Dining Area	5.00 x 4.00	16'5" x 13'1"
Kitchen Area	4.13 x 2.34	13'6" x 7'8"
Bedroom 1	4.07 x 2.85	13'4" x 9'4"
Bedroom 2	3.53 x 3.19	11'7" x 10'5"
Balcony	3.69 x 1.98	12'1" x 6'6"
Total Area	71.09m²	765ft²

SHARED OWNERSHIP WITH CLARION HOUSING

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years.

People who live or work in the local area also receive priority.

Am I eligible?

There are certain conditions to be eligible for a Shared Ownership property:

- Your annual household income must be no more than £90,000
- You must be unable to purchase a home suitable for your needs on the open market without assistance
- Windsor Apartments applicants are required to register with the Wandsworth Home Ownership team. Please visit: www.wandsworth.gov.uk/sharedownership
- You must not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments)
- You must be a first-time buyer. If you already own a home and need to move but cannot afford to, or you have equity from a recent sale, please contact us as there are some circumstances under which you may still be eligible.

About Clarion Housing

Building homes. Developing futures.

Clarion Housing Group is a charitable housing association with more than 100 years' experience of developing and selling new homes. We combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new private and Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group owns and manages 125,000 homes across 176 local authorities, and is the largest housing association in the UK.

WORKING IN PARTNERSHIP



Clarion Housing Association Limited is a charitable Community Benefit Society (FCA No. 7686). Registered with the Regulator of Social Housing (No. 4865). VAT No. 675 6463 94. Registered office: Level 6, 6 More London Place, Tooley Street, London, SE1 2DA. Clarion Housing is part of Clarion Housing Group.

All floor plans in this brochure are for general guidance only. Measurements are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for Shared Ownership at Windsor Apartments. We may change the tenure of some homes subject to demand. January 2020 REF:062019v02

This Photograph

The annual spectacle of the unmissable Battersea Park fireworks display.





CLARION
HOUSING

Call: 0300 100 0309

shared.ownership@myclarionhousing.com
WindsorApartments-SW11.co.uk