



PAVILION LODGE



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A stunning collection of Victorian-inspired homes in the favoured Nightingale Triangle. Choose from ten 1 and 2-bedroom apartments, most with a private garden or balcony. Just minutes from the shops and eateries of Balham High Road and the green open spaces of Clapham and Wandsworth commons, Pavilion Lodge really does offer the best of both worlds.

17 BOWLING GREEN SQUARE
LONDON SW12 8JT

BOWLED OVER IN BALHAM

Welcome to the neighbourhood. Balham blends trendy cafes, diverse restaurants, boutiques and bars with the relaxed atmosphere of a small village community. Its sought-after location 'between the commons' brings you the calm green spaces of Wandsworth Common and Clapham Common with Tooting Common and its world-famous lido.



Balham is an area where you can grow – from young professionals enjoying the lively nightlife, to families who feel at home with the friendly atmosphere and good schools.

Tucked into Zone 3, commuting is fast and easy, with Balham Underground and Overground stations just a few minutes' walk, taking you into Waterloo and London Bridge in under 30 minutes. Culture lovers can choose from art galleries, exhibition spaces, and both a literary festival and comedy festival at The Bedford.

Shoppers can delight in the independent stores and brand names on the high street, as well as an Aldi, Waitrose & Partners and delis galore. Tap into Balham's vibrant community at the traffic-free Hildreth Street, a South London gem that's a foodie's paradise. For nights out, you're spoilt for choice. From inexpensive eateries serving global fare to a restaurant, from lively pubs to hip bars, there's something for every taste. With its own culture, community and comforts, Balham is the place to be.



IN THE AREA...

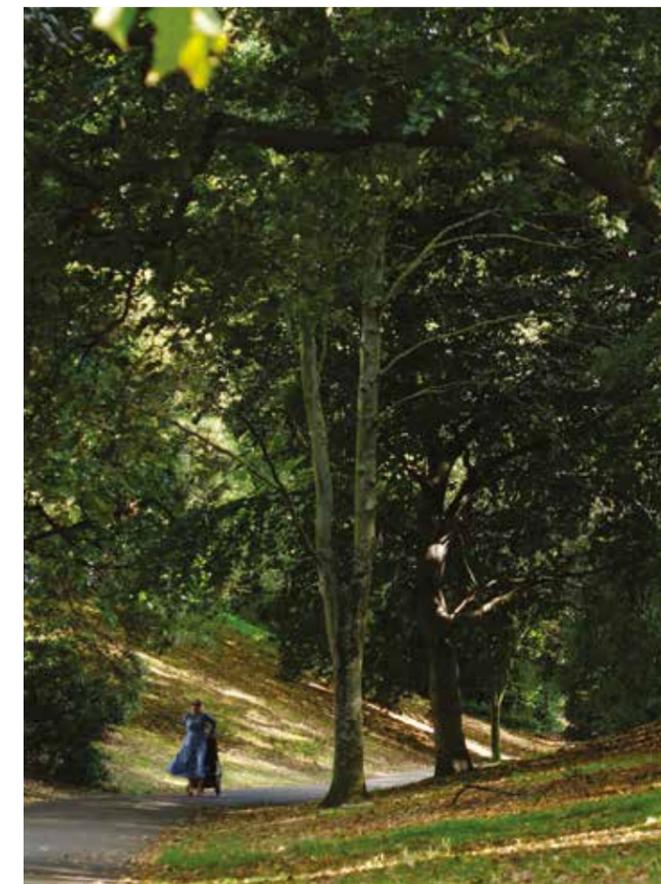
Enjoy a breath of fresh air at Wandsworth Common, Clapham Common and Tooting Common.

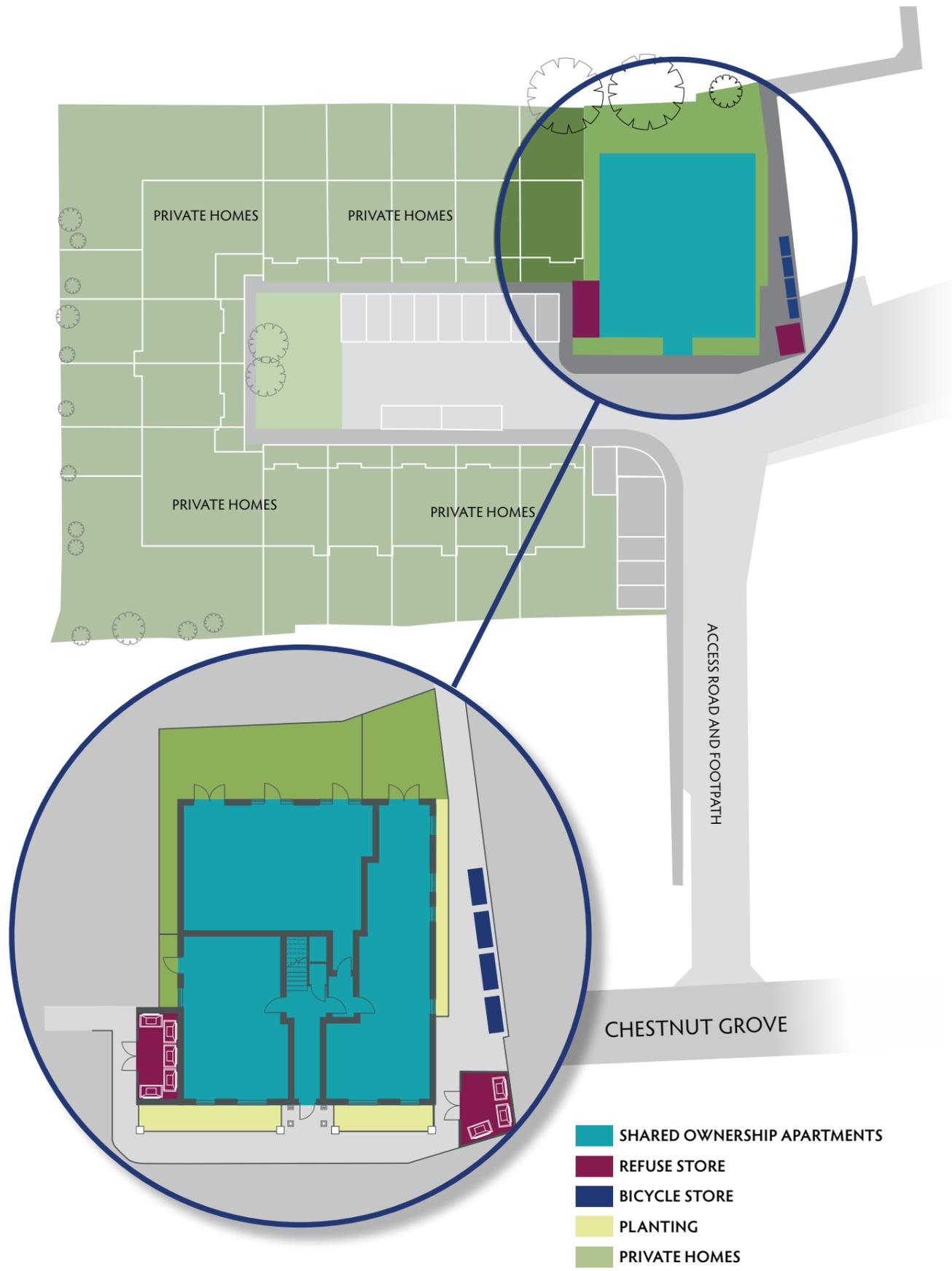
Coffee aficionados head to Brickwood, Milk, Esquires, South River Coffee, Green Monkey or Gail's.

Foodies unite at Brother Marcus, Franco Manca, Taro, Arlo's, Lamberts or the Michelin-starred Chez Bruce.

Raise your glass at Balham Bowls Club, Hagen & Hyde, Lost & Found, The Regent, The Nightingale or The Cyclist.

Shopping favourites include Lark, Planet Organic, Twist, Postmark, TK Maxx and Oliver Bonas, to name a few.





GROUND FLOOR



APARTMENT 1

TOTAL AREA	44.2m ²
KITCHEN/LIVING ROOM	30.4m ²
BEDROOM 1	14.2m ²
BATHROOM	
GARDEN	

APARTMENT 2

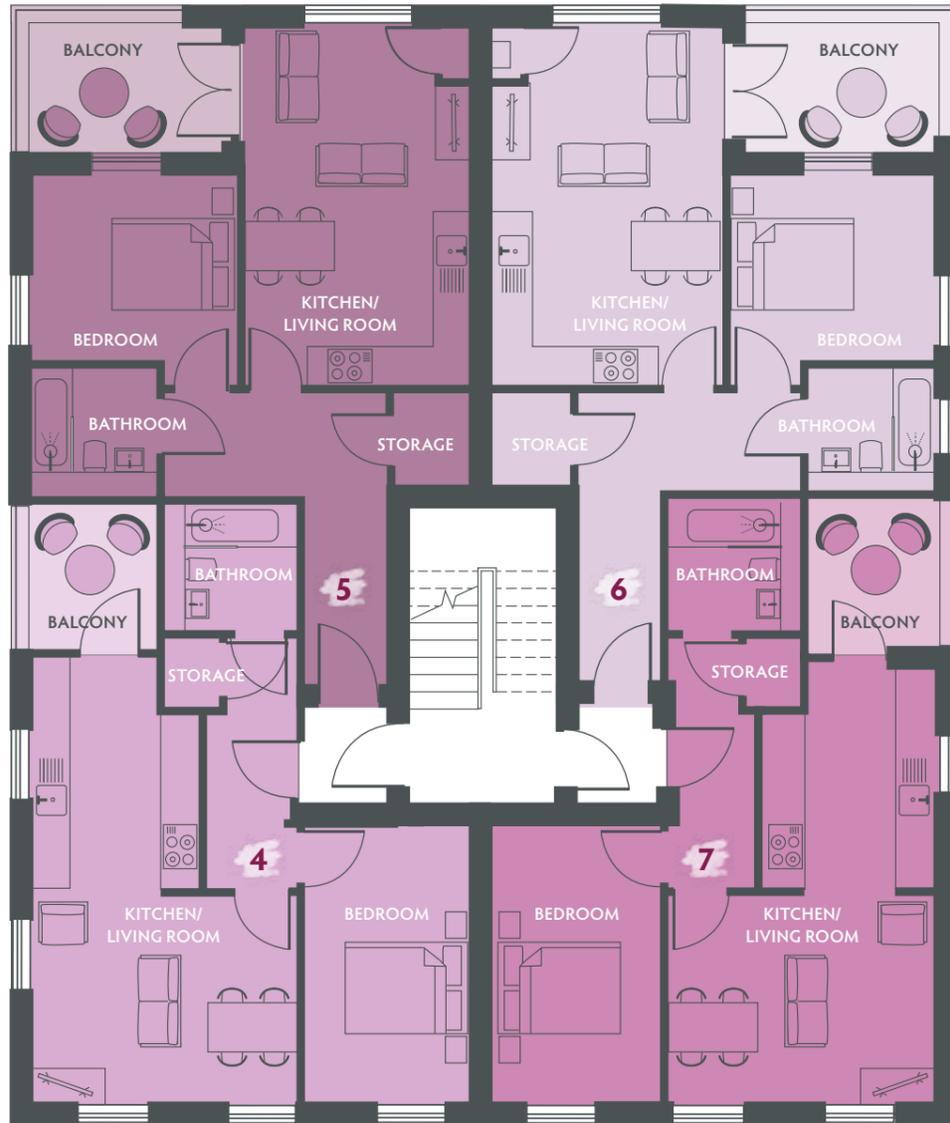
TOTAL AREA	66.7m ²
KITCHEN/LIVING ROOM	21.2m ²
BEDROOM 1	29m ²
BEDROOM 2	16.5m ²
BATHROOM	
GARDEN	

APARTMENT 3

TOTAL AREA	83.7m ²
KITCHEN/LIVING ROOM	29.6m ²
BEDROOM 1	15.6m ²
BEDROOM 2	13.7m ²
BATHROOM	
GARDEN	

FIRST FLOOR

SECOND FLOOR



APARTMENT 4

TOTAL AREA	50.1m ²
KITCHEN/LIVING ROOM	16.6 m ² (Kitchen 8.6m ²)
BEDROOM 1	12.6m ²
BATHROOM	
BALCONY	6m ²

APARTMENT 5

TOTAL AREA	54m ²
KITCHEN/LIVING ROOM	24.2m ²
BEDROOM 1	12.3m ²
BATHROOM	
BALCONY	7.5m ²

APARTMENT 6

TOTAL AREA	54m ²
KITCHEN/LIVING ROOM	24.2m ²
BEDROOM 1	12.3m ²
BATHROOM	
BALCONY	7.5m ²

APARTMENT 7

TOTAL AREA	50.1m ²
KITCHEN/LIVING ROOM	16.6m ² (8.6m ²)
BEDROOM 1	12.6m ²
BATHROOM	
BALCONY	6m ²



APARTMENT 8

TOTAL AREA	70m ²
KITCHEN/LIVING ROOM	27.3m ²
BEDROOM 1	14.2m ²
BEDROOM 2	12m ²
BATHROOM	
BALCONY	15.6m ²

APARTMENT 9

TOTAL AREA	54.6m ²
KITCHEN/LIVING ROOM	24.6m ²
BEDROOM 1	14.4m ²
BATHROOM	

APARTMENT 10

TOTAL AREA	60.7m ²
KITCHEN/LIVING ROOM	22m ²
BEDROOM 1	13.1m ²
BEDROOM 2	9.8m ²
BATHROOM	
BALCONY	10.7m ²

WELCOME HOME

Your new Pavilion Lodge shared ownership apartment combines contemporary interior design and the highest standard of building techniques and materials, with attention to detail. Living areas offer space and light, with room to relax – the perfect place to call home.

KITCHEN

- Lemongrass Kitchens, Porter Gloss, colour Dove Grey
- Laminate worktops
- Glass splash back
- Integrated Zanussi appliances

BATHROOMS & EN SUITES

- Bath with glazed screen and thermostatic mixer shower
- Shower enclosure to en suite
- Large mirror
- Heated towel rail
- Ceramic tiling

INTERNAL GENERAL

- Telephone outlet sockets
- Connection points ready for Sky Q



FLOOR FINISHES

- Bathrooms and en suites: tiles
- Living rooms, hallways, kitchens: Karndean Grey Limed Oak
- Bedrooms: carpets, colour Moonshine

PAINT FINISHES

- Walls: Dulux matt emulsion in Brilliant White

FLATS EXTERNAL

- Private balcony, where applicable
- Private gardens, where applicable
- Lighting on balconies, where applicable
- Garden lighting

SECURITY

- Video door entry system to each apartment

ICW BUILDING STANDARDS & WARRANTY





HEADING OUT

Whether you're commuting into the City, exploring London's renowned museums, galleries, shops and restaurants, or jetting off to the airport, you'll enjoy quick and easy transport connections across London, and beyond.



BY FOOT

- BALHAM UNDERGROUND STATION
4 minutes
- BALHAM OVERGROUND STATION
5 minutes
- BALHAM FARMERS MARKET
12 minutes
- WANDSWORTH COMMON
20 minutes
- CLAPHAM COMMON
24 minutes



BY CAR

- WAITROSE & PARTNERS
3 minutes
- NORTHCOTE ROAD
6 minutes
- WIMBLEDON
21 minutes
- KINGSTON-UPON-THAMES
29 minutes
- HEATHROW AIRPORT
44 minutes



BY TRAIN BALHAM STATIONS*

- SOUTH WIMBLEDON
10 minutes
- WATERLOO
20 minutes
- LONDON BRIDGE
21 minutes
- GATWICK AIRPORT
39 minutes
- CANARY WHARF
39 minutes



COMMON GROUND

Soak up the sun on Wandsworth Common, feed the ducks at one of the ponds, play and pay tennis or bowls, get fit on the Trim Trail or join a fitness class at NatureScope.

Clapham Common's 2021 events include YAM Carnival, FriendsFest, Chase & Status (DJ Set), Rtrn II Dance festival and the annual running 5 and 10km running races.



PA Housing is an award-winning provider of affordable, quality homes, but our business is about more than property – it's about people. We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 24,000 homes and employ 600 plus staff to provide best service to our customers.

WHAT IS SHARED OWNERSHIP?

It is a Government run initiative that enables you to buy a share of a property and pay rent on the remaining share that you don't own. You need to purchase the maximum share that you can afford, between 25% and 75% of the full market value, generally funded through a mortgage, and pay rent on the unsold equity. The combined monthly cost of your rent and your mortgage will usually be less than buying a property outright. You are able to buy additional shares of your property at any time after your initial purchase. This process is known as staircasing.

ELIGIBILITY

To be eligible to purchase a home at Pavilion Lodge, you must live or work in the Borough of Wandsworth. You must also be registered with Wandsworth Council. For further information and an application form, please contact Wandsworth Council by email at housesales@wandsworth.gov.uk or telephone **020 8871 6016**.

PLANS DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, the dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Please check with the Sales & Marketing Team.

For further information about purchasing a home at Pavilion Lodge, please contact the sales team:

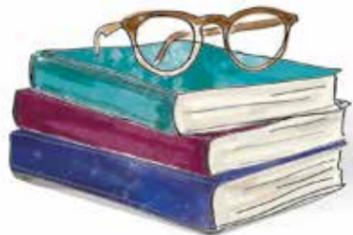
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General Disclaimer

All photography is indicative of typical home styles only. Internal finishes at this development may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed. Please check with the Sales & Marketing Team.

