

58-70

- Y

ROA

58-70
YORK
ROAD

HELLO.

We're 58-70 York Road. A rather lovely development of Studio, 1, 2 & 3 bedroom apartments in Battersea, London, moments from the Thames and Clapham Junction. Smack in the middle of Wandsworth Town, Northcote Road and Battersea Village. And all that makes this area great.

58-70 YORK ROAD, BATTERSEA, LONDON SW11 3QD

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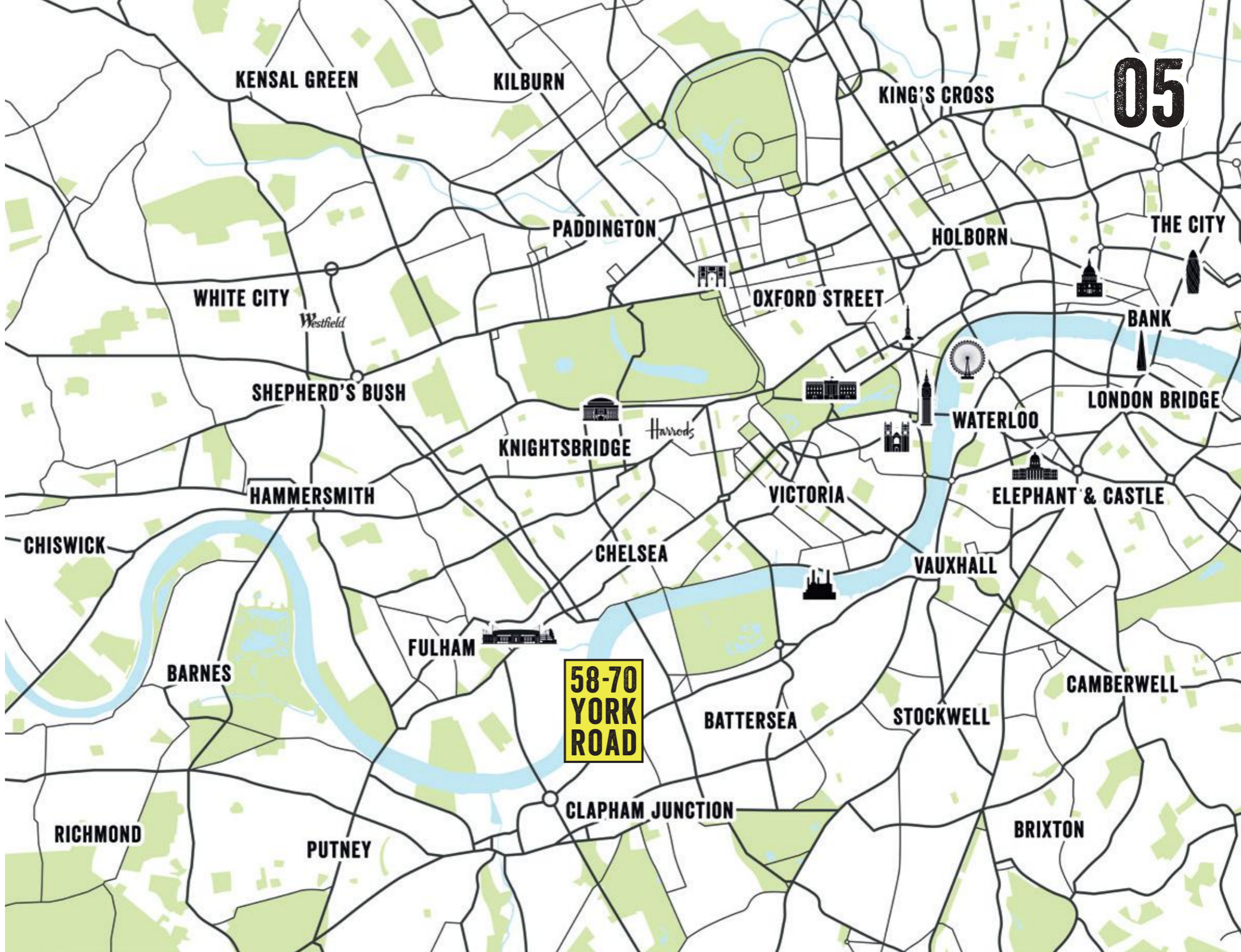


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03

THIS IS 58-70 YORK ROAD

04
& THIS IS WHERE IT
RESIDES IN LONDON



ALBERT BRIDGE
BUCKINGHAM PALACE

THE SOUTH BANK

WATERLOO STATION

WESTMINSTER

THE CITY

58-70
YORK
ROAD

THE SHARD

BATTERSEA PARK

VAUXHALL STATION

CANARY WHARF

A RELAXED & LEAFY RIVERSIDE ENCLAVE

WITH GREAT
TRANSPORT
LINKS TO THE
REST OF LONDON
& BEYOND...



10 BATTERSEA
MINS* SQUARE

11 CLAPHAM
MINS* JUNCTION

18 WANDSWORTH
MINS* TOWN

22 CLAPHAM
MINS* COMMON



08 CLAPHAM
MINS* COMMON

09 WANDSWORTH
MINS* COMMON

10 BATTERSEA
MINS* PARK

10 KING'S
MINS* ROAD



06 VAUXHALL
MINS†

07 VICTORIA
MINS†

09 WATERLOO
MINS†

26 GATWICK
MINS†



17 SLOANE
MINS† SQUARE

18 BANK
MINS†

21 OXFORD
MINS† CIRCUS

27 CANARY
MINS† WHARF



08 CLAPHAM HIGH
MINS† STREET

14 SHEPHERD'S
MINS† BUSH

15 PECKHAM
MINS† RYE

35 SHOREDITCH
MINS† HIGH STREET

PARK DOGS HOME POWER STATION

BATTERSEA IS KNOWN FOR MANY THINGS



Left: Peace Pagoda, Battersea Park
Right: Clapham Junction Station

The embodiment of South West London's laidback approach to life, Battersea's the perfect retreat from London's throng. It was the area's most famous landmarks that put it on the map. And it's the transformation of the iconic Power Station into a brand new entertainment

destination that's re-staking its claim as one of London's most popular neighbourhoods. Not that the abundance of restaurants, bars and shops that are already in the area, amazing park, superb transport links and riverside location needed much help.

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MAKE
IT YOUR
HOME

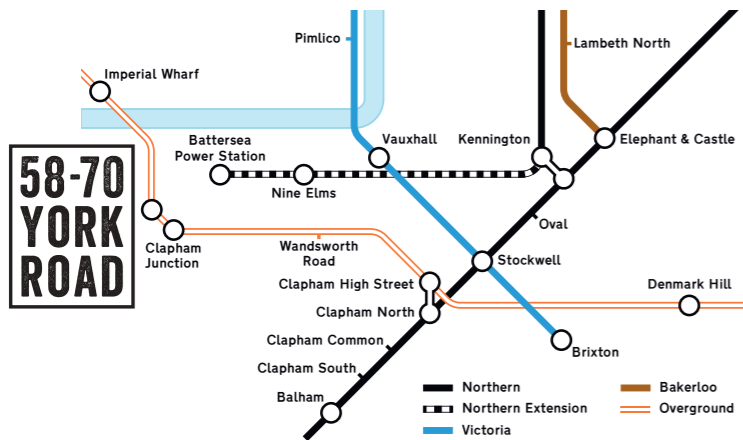
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Battersea is experiencing a swathe of investment. A Northern line extension is set to arrive in Autumn 2021, further enhancing the area's already superb transport links. The Winstanley Estate, just behind 58-70 York Road, is undergoing a £14bn regeneration, centred around a new park and set to feature amenities such as a health centre, a co-working space and library. And with these changes are coming a host of new residents, including The Royal Academy of Dance (RAD). In short, lots of change is afoot. All of it for the better.



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A LOT'S CHANGING IN THE AREA

ENHANCING THE

LIFESTYLE ON OFFER





- 01** The Ship
- 02** The Alma
- 03** PowderKeg
- 04** The Plough Bar & Kitchen

- 05** The Northcote
- 06** The Bank
- 07** The Latchmere
- 08** The Prince Albert



- 09** Ben's Canteen
- 10** Deli Boutique
- 11** Biscuiteers Boutique
- 12** Brew



- 13** Gordon Ramsay's London House
- 14** Queenswood
- 15** Bluebird Chelsea

- 16** Bunga Bunga
- 17** Augustine Kitchen
- 18** The Ivy Chelsea Garden
- 19** Claude Bosi at Bibendum



- 20** Hetu Zero Waste Store
- 21** Gail's Bakery
- 22** Aux Merveilleux de Fred
- 23** Bayley and Sage



- 24** The Grand Clapham



- 25** Chelsea FC
- 26** Yoga Works
- 27** CrossFit Shapemiths
- 28** Energie Fitness
- 29** Fitness First Clapham



- 30** The Bobbin
- 31** The King & Co
- 32** The Railway Tavern



- 33** The Breakfast Club
- 34** Sendero Specialty Coffee
- 35** Tart



- 36** Pi Pizza
- 37** Gordon Ramsay
- 38** 22 North Street
- 39** WC Wine & Charcuterie



- 40** Emporio Armani
- 41** Harrods
- 42** Gucci
- 43** Dior
- 44** Prada

- 45** Rolex
- 46** Harvey Nichols
- 47** Tom Ford

- 48** Versace
- 49** Chanel
- 50** Cartier

- 51** Tiffany & Co
- 52** Calvin Klein
- 53** Venn Street Market



- 54** Battersea Arts Centre
- 55** Saatchi Gallery

- 56** Omnibus Theatre
- 57** Battersea Power Station
- 58** Clapham Picture House

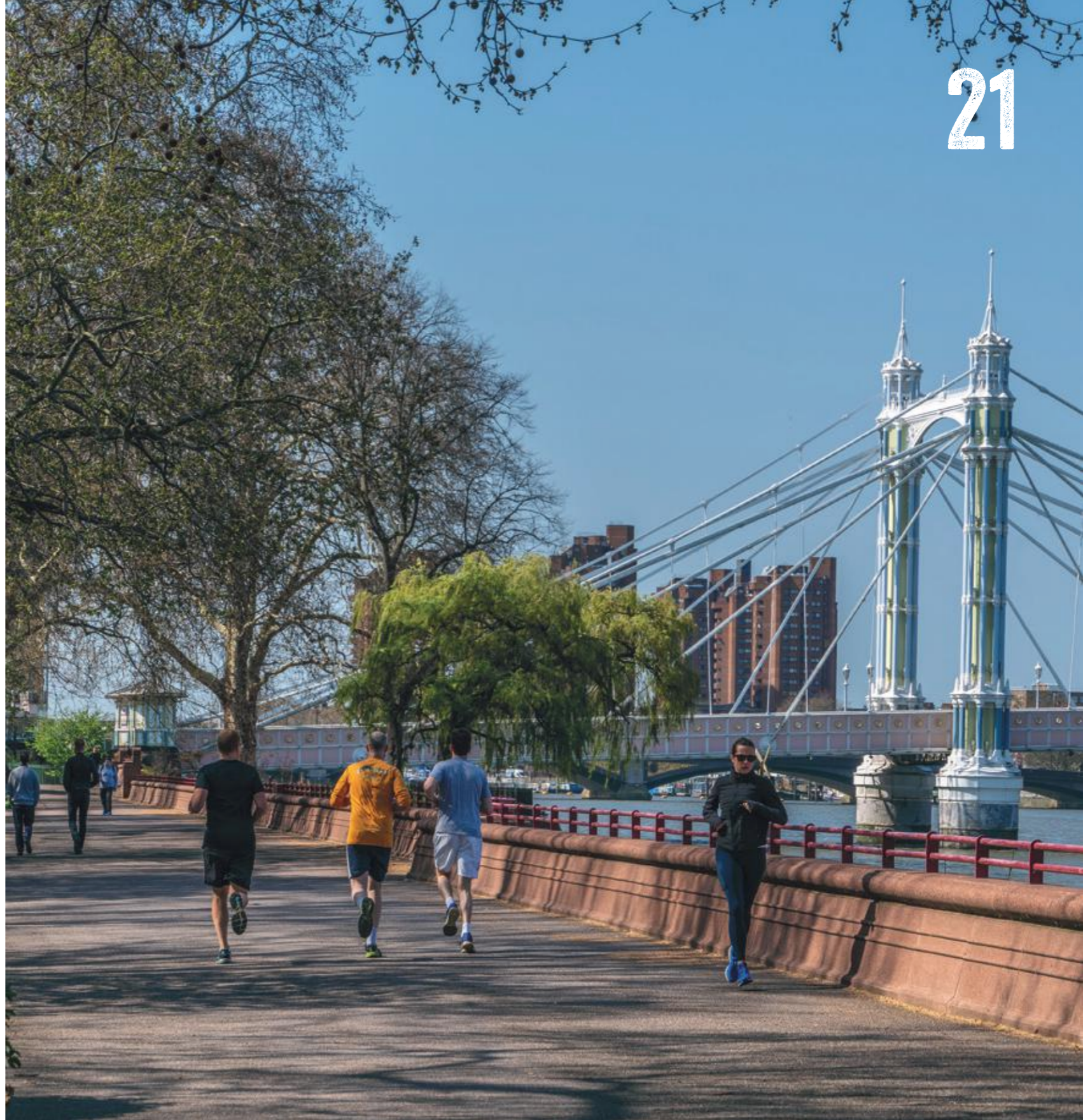


- 59** Clapham Common Sports Fields
- 60** Battersea Park Sports Fields

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IN THE
MORNING...

Albert Bridge, Battersea Park



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Fancy a workout before your day begins? The Thames Path, London's prettiest running track is on your doorstep. Not to mention an array of gyms, yoga studios and CrossFit centres. With menus

ranging from the fully healthy to the full English, brunch spots are just as plentiful. As are your commute options if you're headed to the office. River bus to Canary Wharf anyone?



Clockwise from top: Ben's Canteen, Thames Path at Battersea Park, Breadstall



Clockwise from top: CrossFit Shapemiths, Aux Merveilleux de Fred, Battersea Park, Joe and the Juice



**COME THE
AFTERNOON...**

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Left: Hetu Vegan Zero Waste Store, Right: Natural History Museum



Clockwise from top: The Ship, Go Ape Battersea Park, Ralph Lauren, Putt in the Park

Clockwise from top: Prada, The Bank, Westfield London



Afternoons here are made for taking it easy. Stroll up to Battersea Park and escape into its picturesque greenery. Hit the boutiques of the King's Road, Sloane Street, Fulham Road or Northcote Road - or Westfield London - and

embrace some retail therapy. Enjoy the wealth of cafes in the area. Or pop up to the South Bank, Covent Garden and West End. With so many options, your only problem is choosing.

The London Eye, South Bank



THEN AT NIGHT...

The bright lights of Sloane Square and Chelsea. Culinary adventures such as Gordon Ramsey's London House and countless other restaurants. The bars of Northcote Road. The culture of the

Battersea Arts Centre, The Old Vic and West End's theatre district. A relaxing stroll along the river. Whatever pace you want from your evening, all of London is your playground.



Clockwise from top: The Old Vic, Northcote Records, Gordon Ramsay's London House, Battersea Arts Centre, Albert Bridge, Claude Bosi at Bibendum, PowderKeg



IT'S A TOP SPOT FOR SCHOOLS

PRIMARY SCHOOLS

THOMAS'S BATTERSEA

thomas-s.co.uk

5 mins*, car

NEWTON PREP SCHOOL

newtonprepschool.co.uk

8 mins*, car

DOLPHIN SCHOOL

dolphinschool.org.uk

10 mins*, car

THOMAS'S FULHAM

thomas-s.co.uk

12 mins*, car

EATON HOUSE

eatonhouseschools.com

14 mins*, car

HURLINGHAM SCHOOL

hurlingschool.co.uk

15 mins*, car

EATON SQUARE SCHOOL

eatonsquareschool.com

16 mins*, car

KENSINGTON PREP SCHOOL

kensingtonprep.gdst.net

17 mins*, car

WESTMINSTER CATHEDRAL CHOIR SCHOOL

choirschool.com

18 mins*, car

Travel times stated are approximate, calculated at optimum travel times *from 58-70 York Road using [google.co.uk/maps](https://www.google.co.uk/maps) and †from Clapham Junction using [tfl.gov.uk](https://www.tfl.gov.uk).

Like its retail and entertainment offering, educationally few cities can rival London. Battersea itself is home to some of the capital's very finest

primary and secondary schools, including Thomas's Battersea which Prince George attends, and within easy reach of many others.

Clockwise from top: Westminster School, Thomas's Battersea



SECONDARY SCHOOLS

THE LONDON ORATORY SCHOOL

london-oratory.org

16 mins†, train

ST PAUL'S SCHOOL FOR GIRLS

spgs.org

21 mins†, train

WESTMINSTER SCHOOL

westminster.org.uk

22 mins†, train

Clockwise from top: Central Saint Martins, University College London, Imperial College London, London School of Economics



& FOR FURTHER EDUCATION

58-70 York Road also puts you within half hour of an array of London's best universities. Which cater to an equally

diverse range of subjects from medicine and modern languages to engineering and economics.

UNIVERSITIES

UNIVERSITY COLLEGE LONDON

ucl.ac.uk
22 mins†, train

KING'S COLLEGE LONDON

kcl.ac.uk
22 mins†, train to Strand campus

IMPERIAL COLLEGE LONDON

imperial.ac.uk
26 mins†, train

LONDON SCHOOL OF ECONOMICS

lse.ac.uk
26 mins†, train

CENTRAL SAINT MARTINS

arts.ac.uk/csm
30 mins†, train

GOLDSMITHS, UNIVERSITY OF LONDON

gold.ac.uk
36 mins†, train

†Travel times stated are approximate, calculated at optimum travel times †from Clapham Junction using tfl.gov.uk.

AND WHEN
YOU ARE
AT HOME,
YOU'LL BE
ENJOYING
ALL THIS

KITCHENS

Superb quality kitchens fully designed and manufactured by IPS-Pronorm

Contemporary German Kitchens comprising:

- Each fully integrated kitchen has been individually designed by the Pronorm design team.
- Combination of high and low level units finished in matte grey and white tones.
- Handle-less doors and drawers with Blumotion soft closing door and drawer mechanisms.
- 20mm Okite 1663 Bianco Classico worktop with drainer grooves to include upstand and splash back.
- LED lights mounted under the high level units.
- Accessories - Cutlery tray to main drawer, integrated recycling bin selector.
- Bosch electric single oven finished in stainless steel.
- Bosch built-in microwave finished in stainless steel.
- Bosch built-in black glass 4 ring induction hob.
- Bosch fully integrated multifunction dishwasher.
- Bosch full size 70/30 integrated fridge freezer.
- Bosch fully integrated washer dryer.
- Bosch integrated over hob extractor.
- Stainless steel undermounted sink with integrated waste plug, swan neck tap set with removable nozzle.

INTERIOR FINISHES

- Light oak engineered flooring to hallways, living areas and kitchens.
- Neutral carpets to all bedrooms.
- Recessed low voltage LED downlighting finished in matte white.
- Brushed stainless steel sockets and light switches.
- Contemporary solid core fire rated wood internal doors finished in matte white.
- Contemporary solid core front door with spyhole, multipoint lock – fire rated.
- Bedrooms – Bespoke fully hand-made built-in wardrobes with combination hanging and shelves.
- Skirting and architrave finished in white gloss.
- 2.5m ceiling heights and premium specification

BATH AND SHOWER ROOMS

- White bath with field panel to bathrooms.
- A combination of rectangular fully tiled wet rooms and semi-frameless glass shower enclosures – dependant on unit size.
- High quality thermostatic wall mounted controls.
- Ceiling mounted 'rain' shower head.
- Separate hand held shower.
- Close coupled wall mounted WC.
- Stylish two button wall mounted flush.
- Wall mounted ceramic basin with matte finish storage drawers below.
- White finish ladder style heated towel rail.
- Fully custom fitted vanity mirror with built in storage, anti-mist heating and LED back lighting.
- Combination of stylish hexagon feature mosaic wall tiles and traditional 'cement' effect grey floor and wall tiles.

TERRACES AND BALCONIES

- Terraces and balconies are to be finished in either slip resistant ceramic tiles or exterior grade timber decking (depending on size) to include LED lighting.

SECURITY

- Access to apartments via electronic video door entry system.
- Mains supply smoke/heat detectors to apartments and common areas.
- High security multi-point locking entrance door with spyhole viewer.

TELECOMMUNICATIONS

- Each apartment shall be provided with cabling and live outlets for satellite cable/ terrestrial TV/ FM/ DAB, with broadband/ home network capability in living rooms (multiple outlets) and all bedrooms on the basis that the individual purchasers choose and pay for the services they desire.
- Hyperoptic broadband fully wired and ready to go – 3 months free.

HEATING

- Underfloor heating throughout – individually zoned digital controls.

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. Imagery is for illustrative purposes only and taken from previous developments.

WHICH
WILL
LOOK
LIKE
THIS...

40

NICE
ISN'T
IT

41



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KITCHEN

BEDROOM



48



Computer Generated Image

49

BATHROOM

50

EXAMPLE 3D FLOORPLANS



51

1 BED 1 BATH

2 BED 2 BATH



54

3 BED 2 BATH



55

THERE'S A LOT OF EXPERIENCE BEHIND THIS DEVELOPMENT

BMOR.

Bmor is a privately owned leading development and investment company focused on residential projects primarily in London and the South East. Each development it creates is truly unique and designed for a sophisticated local and international market.
bmor.co.uk



Thirdi Group is a diversified property development & investment company with an enviable track record in successfully creating large-scale residential, commercial and seniors living projects throughout Australia.
thirdigroup.com.au



Clockwise from top:
 Mount Street - Pyrmont, New South Wales,
 The Hansom - Victoria, London,
 Stella on Hannell - Newcastle, New South Wales,
 The Catcher Building - Peckham, London



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Computer Generated Image

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AND IF YOU
WANT TO FIND
OUT MORE

T: +44 (0)20 7491 2423

E: info@bmor.co.uk

5870YR.COM

A development by

BMOR.

THIRD
GROUP

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YORK
ROAD
58-70

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