



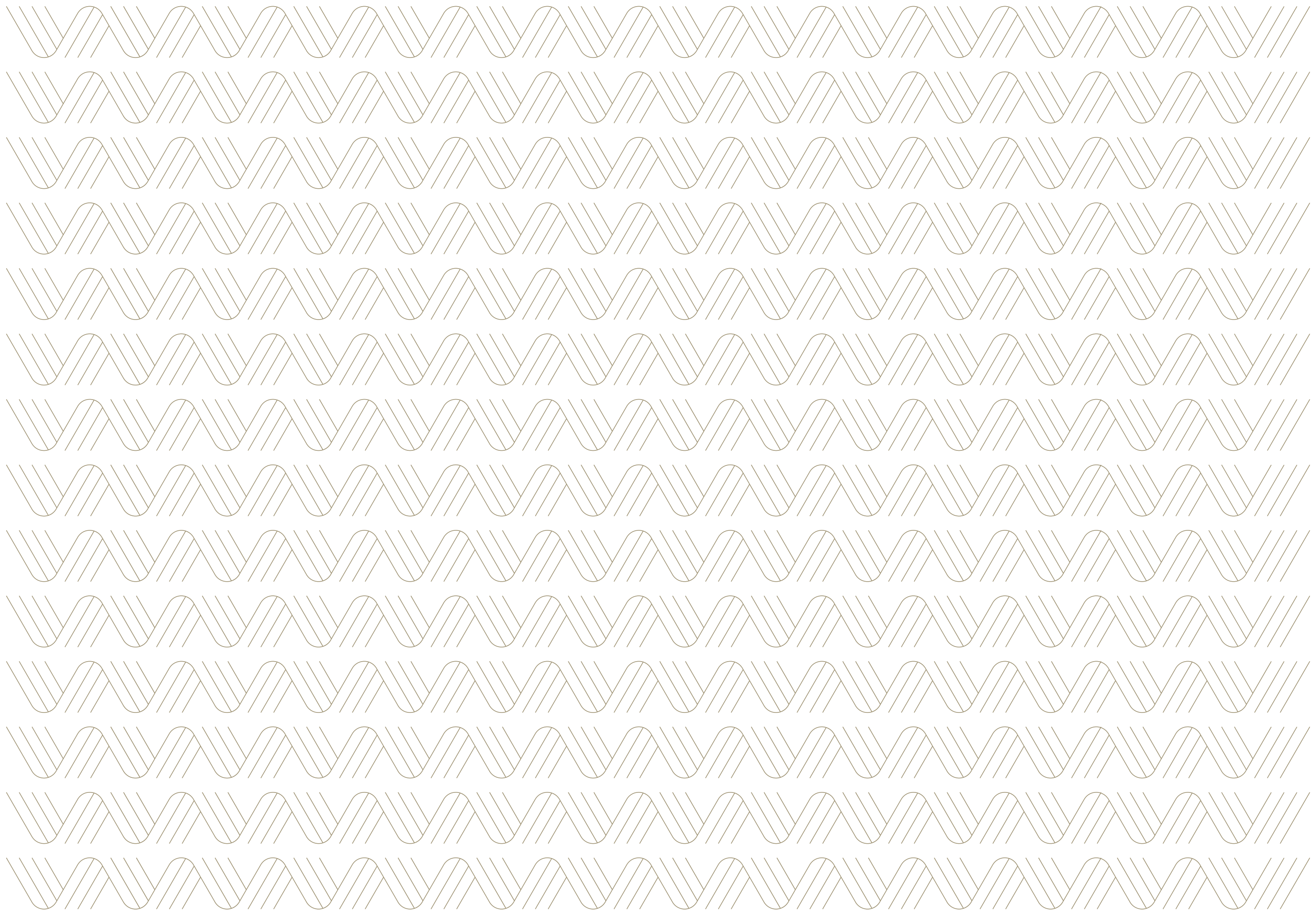
WATERWAY

WANDSWORTH, SW18



NEW HOMES

A Collection of Stylish One and Two Bedroom Riverside Apartments
Available Through Shared Ownership





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Welcome to Waterway SW18

Imagine living in a beautiful, modern apartment near the south bank of the Thames. At Waterway, you can now turn that dream into reality. Designed and built to high modern specifications, all 93 of these homes are offered on a Shared Ownership basis – making them ideal for taking your first step onto the property ladder.

These apartments are situated in one of the most sought-after districts of South West London on the banks of the River Thames, where Wandsworth meets Putney. You'll be living in an area that's home to a colourful mix of shops and restaurants, bars and boutiques. Local leisure facilities are excellent and you'll also be near lots of luscious green spaces, from Wandsworth Park to Putney Heath.

At Waterway, you'll also enjoy fast transport links to the heart of the city – you can get to Waterloo from Wandsworth Town Station in under 15 minutes, while rail services from East Putney can quickly take you to Victoria. From Wandsworth Riverside, directly next to your new home, you can sail on the Thames Clipper to Westminster, Embankment and London Bridge.

Above all, Waterway offers you top-quality properties in an area that you'll love to live in. Full of character and possibilities, it's a place that you'll be glad to call home.



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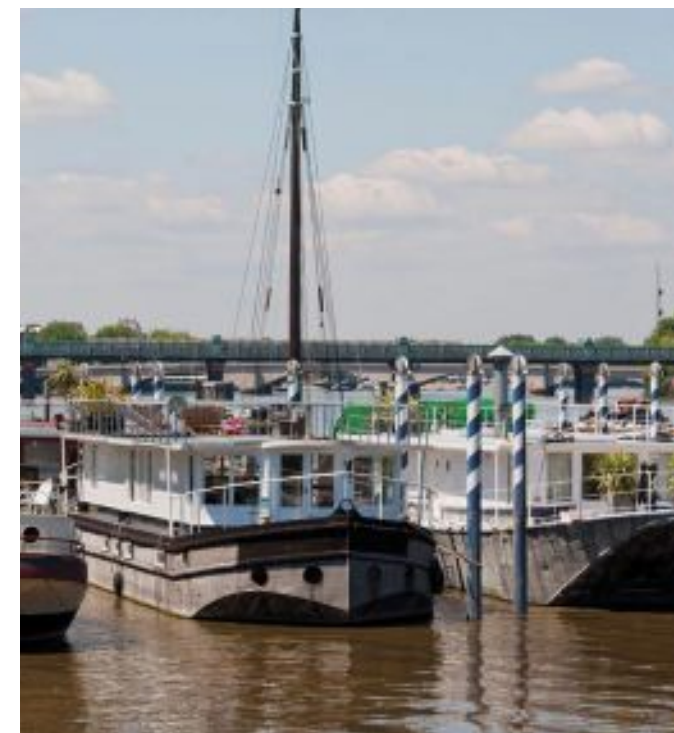


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Whether you love to be on the river; relax over a coffee and cake, enjoy the great outdoors or explore world cuisine, life in your patch of Wandsworth will open up worlds of opportunity.

If rowing is your thing, you'll be near both the elite London Rowing Club and the Thames Rowing Club, which caters for everyone from beginners to top athletes. If you're new to the sport, the Barn Elms Boathouse offers sessions to get you started. For sailors, the nearby Ranelagh Sailing Club specialises in competitive dinghy sailing.



Discover your surroundings

When it comes to dining out, you'll also be spoiled for choice. It's hard to pick out favourites, but the Marco Polo Italian restaurant on the banks of the Thames has great outdoor terraces for enjoying relaxed meals. Ô Gourmet Libanais offers top-rated Lebanese cuisine, while Konnigans serves contemporary British food with influences from the Mediterranean and South East Asia.

Your local pub will be The Cat's Back, a charming Victorian gastropub serving Harvey's real ales, but there are plenty of other options in the area. The Crane, which was founded in 1738 and is Wandsworth's oldest pub, offers craft beers and excellent food, while The Waterfront is a contemporary, atrium-style destination that overlooks the river:

If you like to enjoy nature and wildlife, there are plenty of excellent parks where you can get away from the hustle and bustle of the city. Wandsworth Park is moments away and is a Grade II listed Edwardian park that combines ornamental landscaping with facilities that include a café and putting green. King George's Park offers formal gardens, an ecology site, sports pitches and a leisure centre and, if you head a little further afield, you can enjoy the famous Battersea Park and Clapham Common.





Set fair for shopping

If you love to shop till you drop, your patch of South London is a great place to explore. From major retail centres to quirky independent boutiques, there's a wealth of bargains and discoveries to be made.

Just a short walk takes you to Southside, a major shopping centre that's home to a huge number of popular outlets, from Flying Tiger and H&M, through to River Island, Waitrose and The Body Shop. It has plenty of coffee shops for when you want to take a break, plus branches of The Gym and Orange Theory Fitness for working out. There's also a 14-screen Cineworld multiplex.



Head a little further west and you'll discover the Putney Exchange, offering everything from Waterstones and GAP to L'Occitane and JoJo Maman Bébé.

There are also plenty of independent shops to discover: Anthology Boutique on Old York Road offers women's fashions and great style advice. Soul Brother Records on Putney's Keswick Road is the place to go for funk, jazz and soul on vinyl. Head over to Heathfield Road and you'll also find Neal's Nurseries, a garden centre with London's largest plant nursery. Whatever your interests or tastes, you're sure to find fantastic places to shop – just a short distance away.





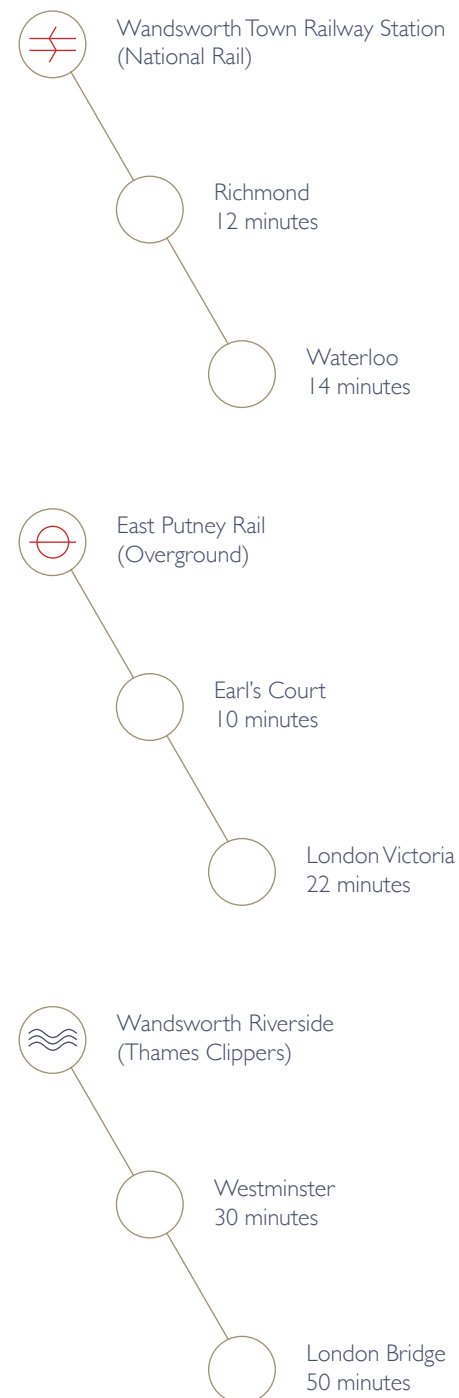
Head upstream

London is a truly global city that would take many lifetimes to fully explore. From its West End theatres and designer shopping, its cathedrals and listed buildings to icons like the Gherkin and the Shard, its business districts in the City and Canary Wharf to the buzzing atmosphere of Camden and Islington, there is always something new to discover at any time of night and day.

From Waterway, you can reach the heart of the city by train within a matter of minutes. Better still, you'll be living next to Wandsworth Riverside, meaning you can travel to the heart of the action via Thames Clipper, enjoying the sights of riverside London as you travel.



At Waterway, you'll be well connected, making your new home the ideal base for commuting or enjoying the sights and sounds of London. The South Western Railway can take you to Waterloo in under 15 minutes, regular rail services take only 22 minutes to reach Victoria and – if you like the idea of travelling down the Thames – you can reach Westminster on the Thames Clipper in half an hour.





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A shipshape specification

Every apartment at Waterway has been designed and built to exceptional modern specifications. Kitchens and bathrooms are fitted with top-quality units and finished with luxury touches that range from polished chrome to under-cabinet lighting. Some homes also benefit from glass fronted balconies and terraces, while others offer Juliet balconies. There are even secure, onsite bicycle storage facilities, giving you extra peace of mind. Above all, each apartment is a beautiful space in which to make your home – and to make your own.





KITCHEN

Fully fitted kitchen from Symphony
White gloss units with downlighting
Symphony slate grey effect worktop
Integrated appliances from Zanussi
to include ceramic hob, electric
oven, stainless steel extractor hood,
dishwasher, washer/dryer, and
fridge/freezer

BATHROOM & ENSUITE*

Contemporary bathroom suite
from Roca
Heated towel rail
Grey ceramic tiles, staggered to full
height around bath
Shaver socket
Fitted mirror

SECURITY & CONNECTIVITY

Audio visual entry system to each
apartment, allowing communication
and entry
Mains powered smoke and
heat detectors
Sky Q and BT sockets to lounge
and bedroom (service subject to
owner's subscription)

FLOORING

Neutral wool mix carpet to
bedrooms
Engineered oak wood flooring
to kitchen, lounge and hallway
Grey ceramic tiling to
bathroom floor

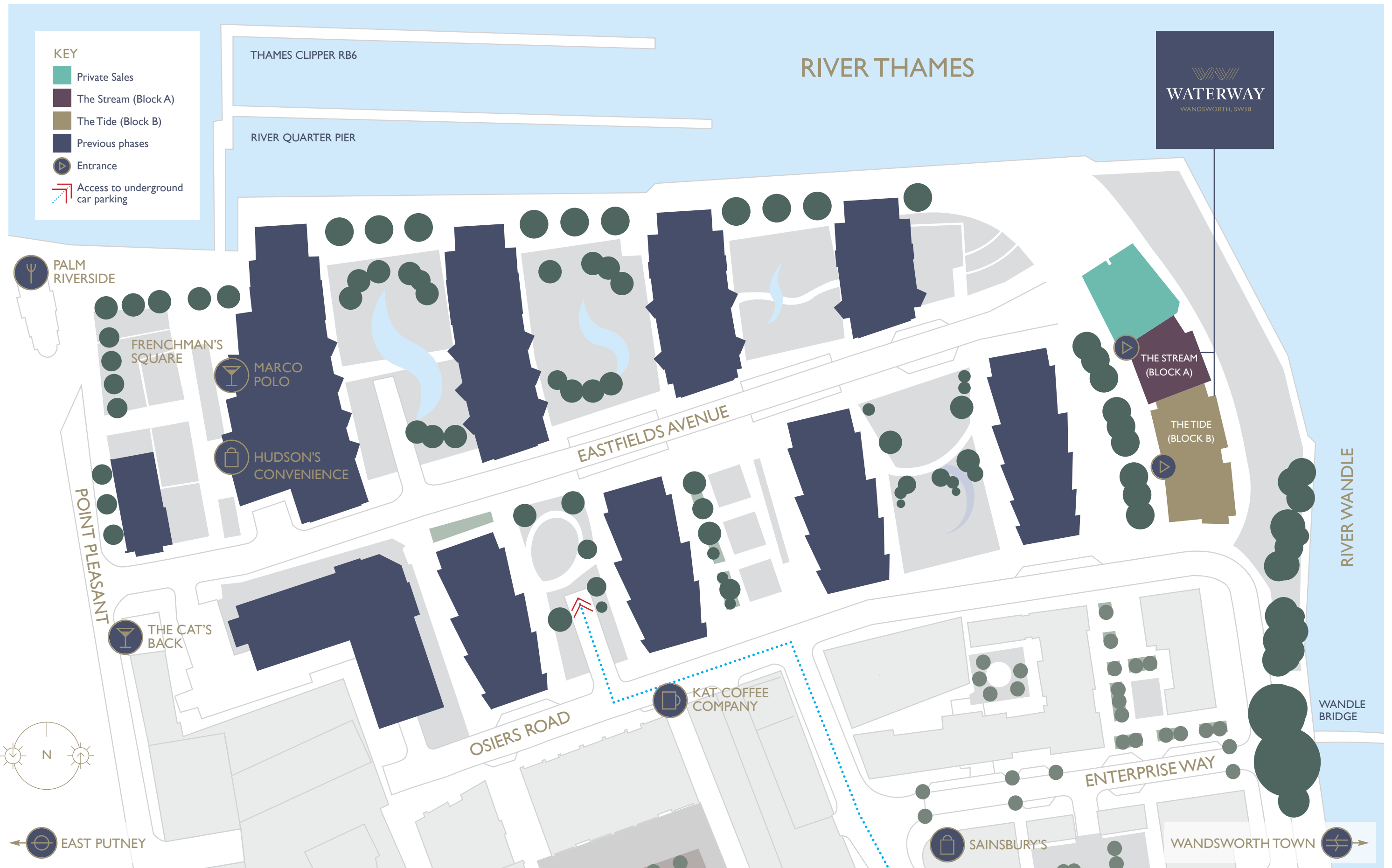
GENERAL

Balcony or terrace with river views
to all apartments
12-year NHBC warranty
Built-in wardrobe to
master bedroom
Smart heating controls from Hive
Secure allocated parking below
ground level (level LG2)**
Cycle storage to ground floor
of apartment blocks

*en-suite in specified apartments only
**Onsite parking is to specified apartments only.
Optivo has no authority on parking restrictions that
already exist or might be introduced in the future.
All homes are unfurnished with whitewashed walls.









THE STREAM

WATERWAY

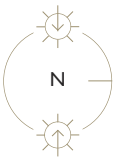
BLOCK A

17 Two Bedroom Apartments

TWO BEDROOM APARTMENT
THE STREAM / TYPE A5

DIMENSIONS

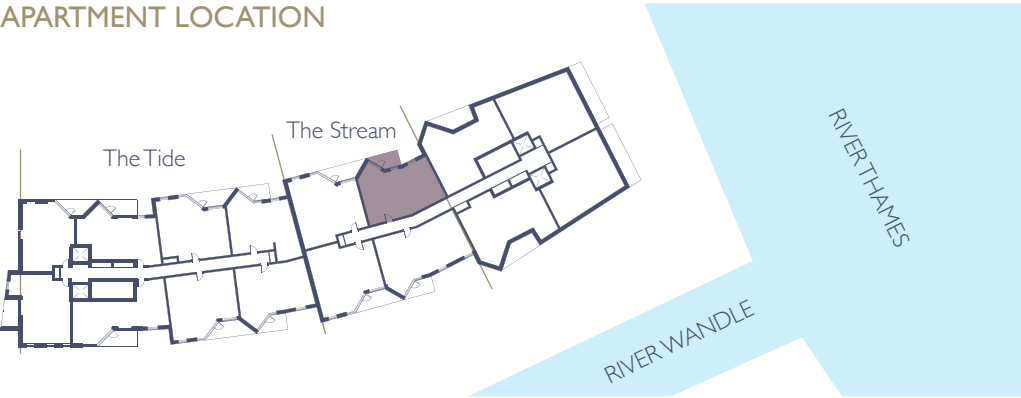
| |
|-----------------------------|
| Kitchen/Living/Dining |
| 4.12 × 5.46m 13'6" × 17'11" |
| Bedroom 1 |
| 3.30 × 3.14m 10'10" × 10'4" |
| Bedroom 2 |
| 3.04 × 3.70m 10'0" × 12'2" |
| Balcony |
| 3.73 × 2.15m 12'3" × 7'1" |
| Internal Area |
| 76.13 sq.m / 816 sq.ft |
| W = Wardrobe |
| S = Storage |



FLOOR LEVEL

| | |
|------------|-----|
| Floor 10 | |
| Floor 09 | |
| Floor 08 | |
| Floor 07 | |
| Floor 06 | |
| Floor 05 | |
| • Floor 04 | 407 |
| • Floor 03 | 307 |
| • Floor 02 | 207 |
| • Floor 01 | 107 |

APARTMENT LOCATION

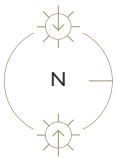


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TWO BEDROOM APARTMENT
THE STREAM / TYPE A3

DIMENSIONS

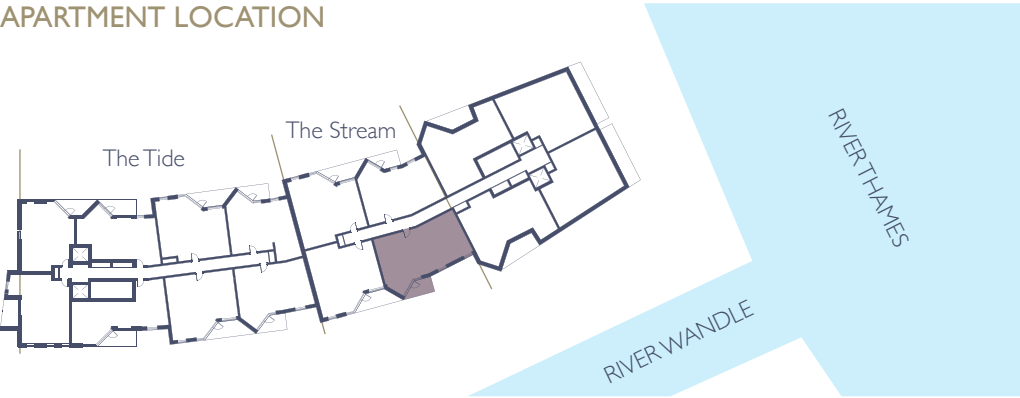
| |
|-----------------------------|
| Kitchen/Living/Dining |
| 6.60 × 6.11m 21'8" × 20'1" |
| Bedroom 1 |
| 3.24 × 3.30m 10'8" × 10'10" |
| Bedroom 2 |
| 3.48 × 3.64m 11'5" × 11'11" |
| Balcony |
| 3.42 × 2.15m 11'3" × 7'1" |
| Internal Area |
| 89.1 sq.m / 956 sq.ft |
| W = Wardrobe |
| S = Storage |



FLOOR LEVEL

| | |
|------------|-----|
| Floor 10 | |
| Floor 09 | |
| Floor 08 | |
| Floor 07 | |
| Floor 06 | |
| Floor 05 | |
| • Floor 01 | 104 |

APARTMENT LOCATION



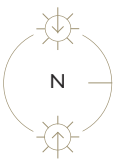
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TWO BEDROOM APARTMENT

THE STREAM / TYPE A4(A)

DIMENSIONS

| |
|----------------------------|
| Kitchen/Living/Dining |
| 5.73 × 9.07m 18'9" × 29'9" |
| Bedroom 1 |
| 2.70 × 4.36m 8'10" × 14'3" |
| Bedroom 2 |
| 2.89 × 3.03m 9'5" × 9'10" |
| Balcony |
| 4.86 × 2.19m 15'11" × 7'2" |
| Internal Area |
| 80 sq.m / 860 sq.ft |
| W = Wardrobe |
| S = Storage |



FLOOR LEVEL

| | |
|------------|-----|
| Floor 10 | |
| Floor 09 | |
| Floor 08 | |
| Floor 07 | |
| Floor 06 | |
| Floor 05 | |
| • Floor 02 | 205 |
| • Floor 01 | 105 |

APARTMENT LOCATION



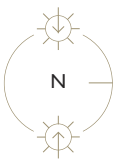
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TWO BEDROOM APARTMENT

THE STREAM / TYPE A4(B)

DIMENSIONS

| |
|----------------------------|
| Kitchen/Living/Dining |
| 5.03 × 9.07m 16'6" × 29'9" |
| Bedroom 1 |
| 2.69 × 3.19m 8'10" × 10'6" |
| Bedroom 2 |
| 2.74 × 3.00m 9'0" × 9'10" |
| Balcony |
| 4.86 × 2.19m 15'11" × 7'2" |
| Internal Area |
| 80.46 sq.m / 860 sq.ft |
| W = Wardrobe |
| S = Storage |



FLOOR LEVEL

| | |
|------------|-----|
| Floor 10 | |
| Floor 09 | |
| Floor 08 | |
| Floor 07 | |
| Floor 06 | |
| • Floor 04 | 406 |
| • Floor 03 | 306 |
| • Floor 02 | 206 |

APARTMENT LOCATION



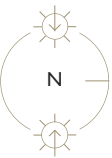
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TWO BEDROOM APARTMENT

THE TIDE / TYPE B9

DIMENSIONS

| | |
|-----------------------|---------------------------|
| Kitchen/Living/Dining | 2.84 × 7.78m 9'4" × 25'6" |
| Bedroom 1 | 2.88 × 3.85m 9'5" × 12'8" |
| Bedroom 2 | 2.94 × 2.90m 9'8" × 9'6" |
| Balcony | 5.88 × 1.65m 19'3" × 5'5" |
| Internal Area | 68.29 sq.m / 735 sq.ft |
| W = Wardrobe | |
| S = Storage | |



FLOOR LEVEL

| | |
|------------|-----|
| Floor 10 | |
| • Floor 09 | 901 |
| Floor 08 | |
| Floor 07 | |
| Floor 06 | |
| Floor 05 | |
| Floor 04 | |
| Floor 03 | |
| Floor 02 | |
| Floor 01 | |

APARTMENT LOCATION



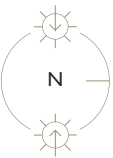
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TWO BEDROOM APARTMENT

THE TIDE / TYPE B10

DIMENSIONS

| | |
|-----------------------|----------------------------|
| Kitchen/Living/Dining | 3.59 × 6.25m 11'9" × 20'6" |
| Bedroom 1 | 3.77 × 3.46m 12'4" × 11'4" |
| Bedroom 2 | 2.89 × 3.49m 9'6" × 11'5" |
| Balcony | 5.92 × 1.65m 19'5" × 5'5" |
| Internal Area | 69.18 sq.m / 744 sq.ft |
| W = Wardrobe | |
| S = Storage | |



FLOOR LEVEL

| | |
|------------|-----|
| Floor 10 | |
| • Floor 09 | 902 |
| Floor 08 | |
| Floor 07 | |
| Floor 06 | |
| Floor 05 | |
| Floor 04 | |
| Floor 03 | |
| Floor 02 | |
| Floor 01 | |

APARTMENT LOCATION



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TWO BEDROOM APARTMENT

THE TIDE / TYPE B3

DIMENSIONS

Kitchen/Living/Dining
5.75 x 7.90m 18'10" x 25'11"

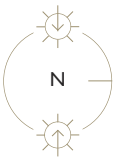
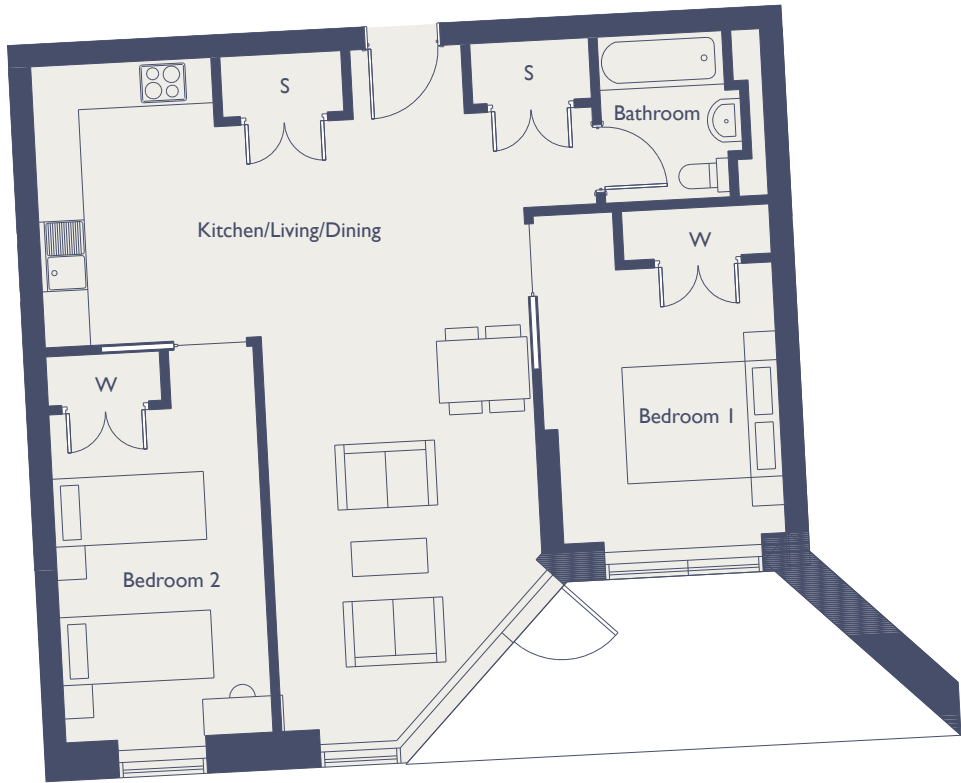
Bedroom 1
2.94 x 3.78m 9'8" x 12'5"

Bedroom 2
2.74 x 4.34m 9'0" x 14'3"

Balcony
4.69 x 2.21m 15'5" x 7'3"

Internal Area
77.44 sq.m / 831 sq.ft

W = Wardrobe
S = Storage



FLOOR LEVEL

| | |
|------------|-----|
| Floor 10 | |
| Floor 09 | |
| • Floor 08 | 803 |
| • Floor 07 | 703 |
| • Floor 06 | 603 |
| • Floor 05 | 503 |

APARTMENT LOCATION



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TWO BEDROOM APARTMENT

THE TIDE / TYPE B1 I

DIMENSIONS

Kitchen/Living/Dining
3.44 x 5.49m 11'3" x 18'0"

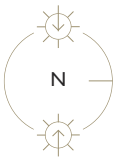
Bedroom 1
2.90 x 3.82m 9'6" x 12'6"

Bedroom 2
2.97 x 3.00m 9'9" x 9'10"

Balcony
9.62 x 1.65m 31'7" x 5'5"

Internal Area
62.66 sq.m / 674 sq.ft

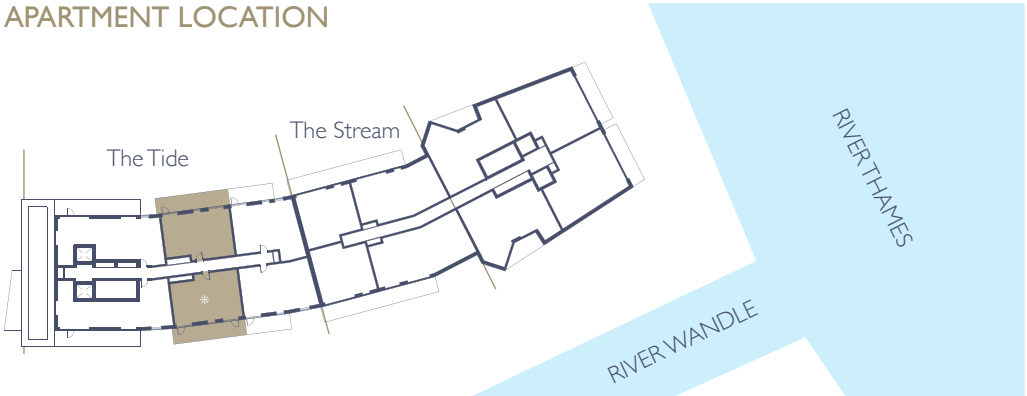
W = Wardrobe
S = Storage



FLOOR LEVEL

| | |
|------------|-----|
| Floor 10 | |
| • Floor 09 | 906 |
| Floor 08 | |
| Floor 07 | |
| Floor 06 | |
| Floor 05 | |
| Floor 04 | |
| Floor 03 | |
| Floor 02 | |
| Floor 01 | |

APARTMENT LOCATION



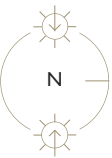
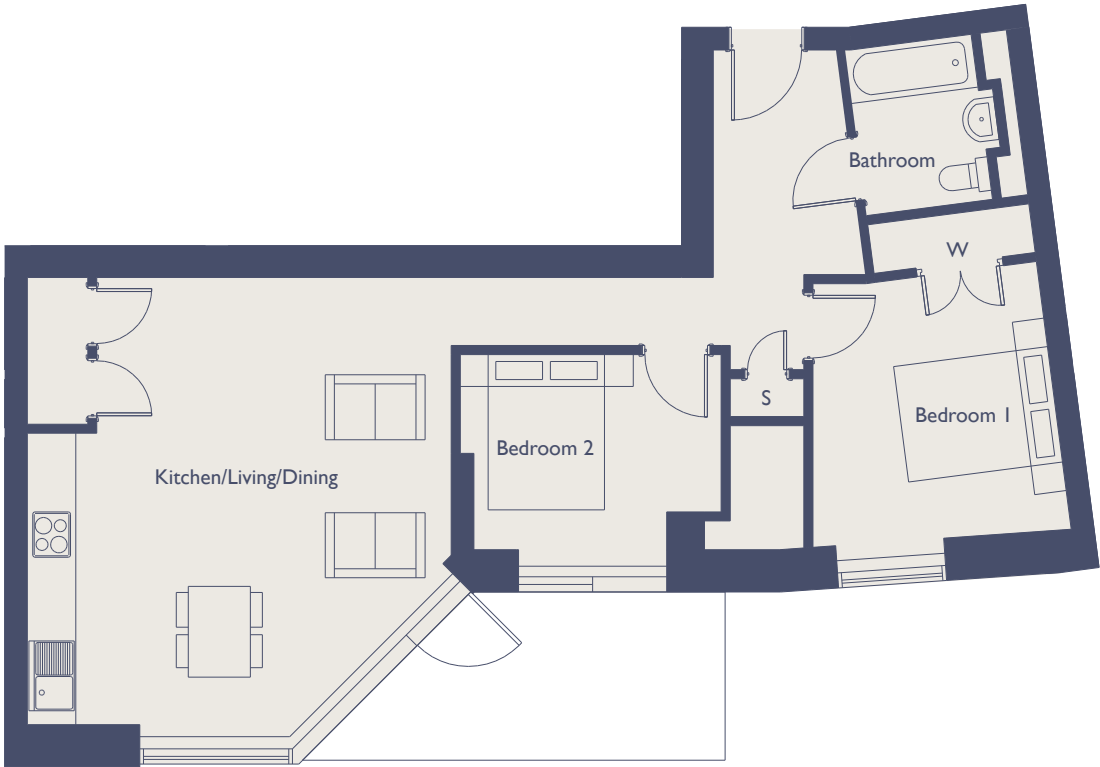
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TWO BEDROOM APARTMENT

THE TIDE / TYPE B4

DIMENSIONS

| |
|----------------------------|
| Kitchen/Living/Dining |
| 4.92 × 6.12m 16'2" × 20'1" |
| Bedroom 1 |
| 3.17 × 3.43m 10'5" × 11'3" |
| Bedroom 2 |
| 3.27 × 2.93m 10'9" × 9'7" |
| Balcony |
| 4.39 × 2.15m 14'5" × 7'1" |
| Internal Area |
| 73.08 sq.m / 784 sq.ft |
| W = Wardrobe |
| S = Storage |



FLOOR LEVEL

| | |
|------------|-----|
| Floor 10 | |
| Floor 09 | |
| • Floor 07 | 704 |
| • Floor 05 | 504 |
| • Floor 04 | 404 |

APARTMENT LOCATION



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TWO BEDROOM APARTMENT

THE TIDE / TYPE B5

DIMENSIONS

| |
|-----------------------------|
| Kitchen/Living/Dining |
| 5.70 × 4.25m 18'8" × 13'11" |
| Bedroom 1 |
| 3.34 × 3.80m 10'11" × 12'6" |
| Bedroom 2 |
| 3.06 × 3.80m 10'0" × 12'6" |
| Balcony |
| 2.23 × 4.32m 7'4" × 14'2" |
| Internal Area |
| 70.72 sq.m / 762 sq.ft |
| W = Wardrobe |
| S = Storage |



FLOOR LEVEL

| | |
|------------|-----|
| Floor 10 | |
| Floor 09 | |
| • Floor 05 | 505 |
| • Floor 04 | 405 |

APARTMENT LOCATION



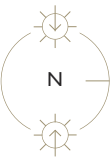
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TWO BEDROOM APARTMENT

THE TIDE / TYPE B6

DIMENSIONS

| |
|------------------------------|
| Kitchen/Living/Dining |
| 3.19 × 6.83m 10'6" × 22'5" |
| Bedroom 1 |
| 3.40 × 2.98m 11'2" × 9'9" |
| Bedroom 2 |
| 3.48 × 2.78m 11'5" × 9'1" |
| Balcony |
| 3.79 × 2.2m 12'5" × 7'3" |
| Internal Area |
| 65.44 sq.m / 698 sq.ft |
| W = Wardrobe |
| S = Storage |



FLOOR LEVEL

| | |
|------------|-----|
| Floor 10 | |
| Floor 09 | |
| • Floor 05 | 506 |
| • Floor 04 | 406 |

APARTMENT LOCATION



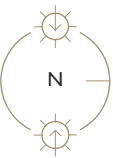
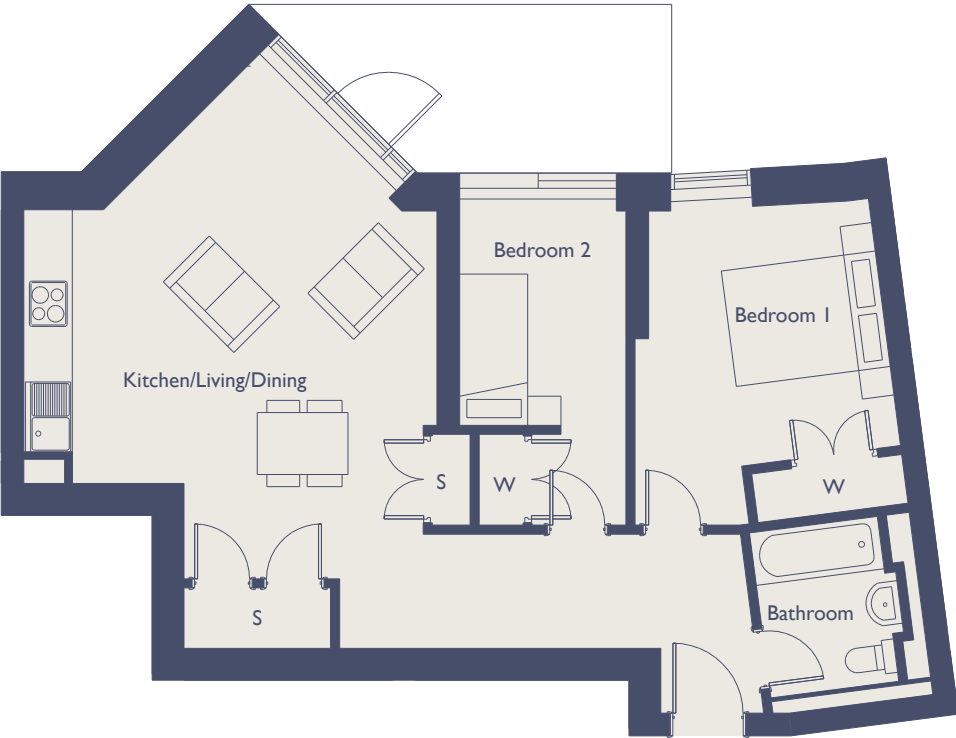
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TWO BEDROOM APARTMENT

THE TIDE / TYPE B7

DIMENSIONS

| |
|------------------------------|
| Kitchen/Living/Dining |
| 4.79 × 6.87m 15'9" × 22'6" |
| Bedroom 1 |
| 3.10 × 3.45m 10'2" × 11'4" |
| Bedroom 2 |
| 2.17 × 3.18m 7'1" × 10'5" |
| Balcony |
| 4.37 × 2.15m 14'4" × 7'1" |
| Internal Area |
| 70.77 sq.m / 752 sq.ft |
| W = Wardrobe |
| S = Storage |



FLOOR LEVEL

| | |
|------------|-----|
| Floor 10 | |
| Floor 09 | |
| • Floor 04 | 407 |

APARTMENT LOCATION



Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



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 with the option to staircase to full ownership at a later date (based on affordability).

A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer.

There are some general eligibility requirements that anyone wishing to buy a Shared Ownership home must meet. The general eligibility criteria for Shared Ownership is as follows:

- You must be at least 18 years old
- Your household income (i.e. the combined earnings before tax of the people who want to buy together) is less than £90,000
- You should generally be a first time buyer and you do not already own a home or you will have sold your current home before you purchase
- You should not be able to afford to buy a home suitable for your housing needs on the open market
- You must be able to demonstrate that you have a good credit history (no bad debts or County Court Judgements) and can afford the regular payments and costs involved in buying a home
- You must show you are not in mortgage or rent arrears

Our developments are all priced differently, so you'll need to be able to meet the guidance income of the development you're interested in. This is based on how much you would roughly need to be earning in order to pay for the housing costs without exceeding around 45% of your net monthly income. We'll help you work this out when you apply to buy.

In some cases you may not be able to apply for Shared Ownership.

Shared ownership isn't available to you if you:

- Already own a home you can't or won't sell once we offer you a Shared Ownership home
- Have a household income (i.e. the combined earnings before tax of the people who want to buy together) of more than £90,000
- Can't get a mortgage from a lender we approve (you must obtain a mortgage to buy a Shared Ownership property, unless you are unable to access lending due to your age, a disability or on religious grounds)
- Can't prove you can afford to maintain a home in the long term.

For further information contact
t. 0800 118 2365
e. sales@optivo.org.uk





BUILDING HOMES MAKING PLACES ENHANCING LIVES

At Optivo we know the importance of living in a safe and secure environment and how this enables people to flourish.

As one of the largest housing providers in the UK, our 44,000 homes give 90,000 people in London, the South East and the Midlands, somewhere affordable to call their own.

- We work with residents, local authorities and partners to meet housing need, and to create safe, sustainable communities for our residents.
- We also help residents make the most of their lives through jobs, training, financial and digital inclusion.
- We're committed to providing the best customer service we can and this is reflected in the prestigious awards we've won.

Disclaimer: All floor plans in this brochure are for general guidance only. Measures 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. Optivo 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, Optivo does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Optivo 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 Optivo 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 Optivo. Optivo supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Waterway. We may change the tenure of some homes subject to demand.



NEW HOMES



For further details call
0800 118 2365

waterway-wandsworth.co.uk