

ARC

AT RIVERSIDE QUARTER : YOUR LONDON OASIS

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WELCOME TO ARCADIA AT RIVERSIDE QUARTER:
AN EXCITING NEW RIVERSIDE DEVELOPMENT –
THAT OFFERS THE BEST OF LONDON LIFE AND
SMART, SUBURBAN STYLE.

Riverside Quarter is a place you'll be delighted to call home*. Arcadia's 1 one-bed apartment and 35 two-bed apartments are set on the first to sixth floors of an eye-catching landmark building. Some apartments have private balconies and some have Juliette balconies. The setting couldn't be better: landscaped piazzas, green lawns and riverside walkways, an Italian restaurant, shop and outstanding transport links within walking distance. What's more, from here it's easy to commute into the City by river, road or rail.

* For a limited period, priority will be given to applicants who live or work in the London Borough of Wandsworth.



Computer generated image



Computer generated image

ARCADIA

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SHARED OWNERSHIP

Sometimes referred to as 'part-buy-part-rent', Shared Ownership is a Government-supported initiative designed to help you get your foot on the property ladder. The way it works is that you buy a share in a quality new home from Viridian, and pay a subsidised rent on the remaining share.

The share you buy can start from just 25% which you would need to finance by getting a mortgage. When you obtain a mortgage, the deposit you'd need to put down is much smaller than if you were buying 100% straight away. Viridian can point you in the right direction for experienced, independent financial advice. Later on, you can increase your share by buying more, a process known as 'staircasing'. You can staircase all the way to 100% in one go, or in stages, and the more shares you buy, the less rent you pay.

VIRIDIAN HOUSING

When you buy a shared ownership apartment from Viridian, you can be confident that you're buying from a long-established organisation with a reputation for providing high quality new homes across London, The Midlands and the South East.

Viridian provides housing to over 30,000 residents and has around 16,000 homes in its portfolio, working in partnership with local authorities, development companies and residents to create sustainable communities. We aim to support our residents and help them make the most of opportunities in their lives.





THE RIVER THAMES IS THE LIFEBLOOD OF LONDON AND, TODAY, IT IS BEING REVITALISED. DOWN RIVER AT NINE ELMS, A NEW 'GLOBAL VILLAGE' IS BEING CREATED ON THE SITE OF THE FORMER BATTERSEA POWER STATION.

This new cultural quarter will bring all the energy of a modern city. More than £50 million is being invested in Wandsworth and the new Ram Quarter will bring further retail, office and leisure facilities. Southside Shopping Centre, at the heart of this vibrant community, is home to a whole range of shops, places to eat, drink, work out and chill out. You'll find Waitrose here, along with a Virgin Active gym and a 14-screen cinema.

The City is easily accessible but this new riverside quarter has all the green, open space one would expect in a smart, suburban area. There are lawns and planted areas, and Frenchman's Square is lined with lime trees. Wandsworth Park, less than ½ mile away, has swathes of green open space and Battersea Park is within easy reach.



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SPECIFICATION

KITCHEN

- ▶ Symphony kitchen with Woodbury gloss finish cabinets and complementary worktop.
- ▶ Integrated appliances including ceramic hob, cooker hood, oven, dishwasher, fridge/freezer and washer/dryer (some washer/dryers are located in hallway cupboard).

BATHROOM

- ▶ Contemporary white bathroom suite.
- ▶ Chrome-finish fittings.
- ▶ Thermostatic bath/shower mixer.
- ▶ Heated towel rail.
- ▶ Fitted mirror.
- ▶ Ceramic floor tiles.

CONNECTIVITY

- ▶ TV points to living room and master bedroom.
- ▶ Satellite connection to living room and master bedroom.

GENERAL

- ▶ Wood-strip flooring to hallway and open plan living space
- ▶ Carpeting to bedrooms.
- ▶ Fitted wardrobes.
- ▶ Lifts to upper floors.
- ▶ Landscaped communal gardens.

ENERGY & SUSTAINABILITY

- ▶ Heating and hot water is provided by high and low grade 'district heating' circuits.
- ▶ The underfloor heating system is zoned with a temperature sensor and controls to each room.

PEACE OF MIND

- ▶ CCTV.
- ▶ Audio/visual door entry system.
- ▶ Mains operated smoke detectors.
- ▶ Heat detectors to the kitchens.



Images are of a previous Viridian show home



Arcadia Kitchen



Arcadia Bathroom



Images are of a previous Viridian show home



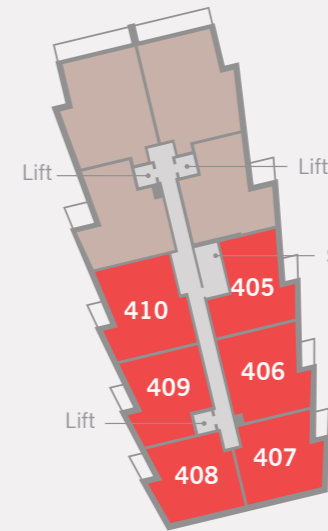
22 Enterprise Way, London. SW18 1FA

Landscaping may vary from plan shown

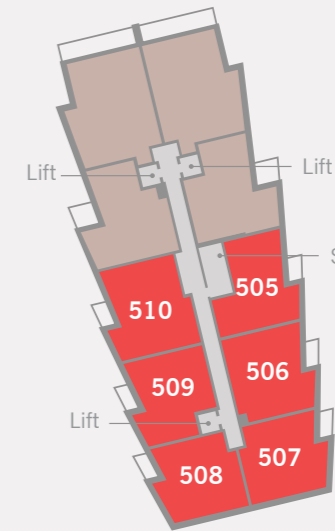


KEY

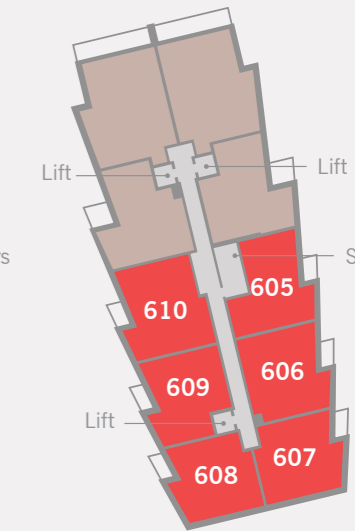
- ARC ADIA apartments - PHASE TWO
- Private apartments
- Commercial units



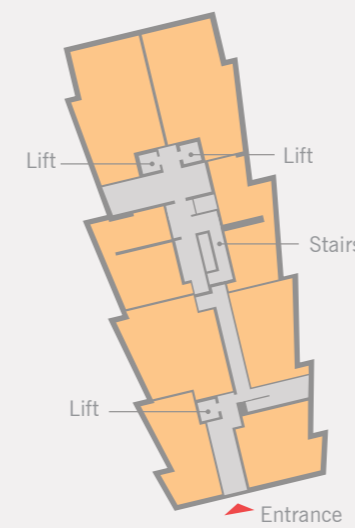
FOURTH FLOOR



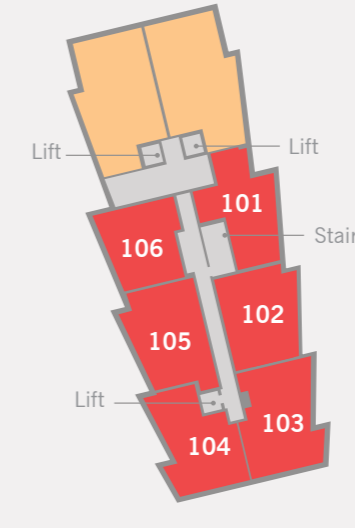
FIFTH FLOOR



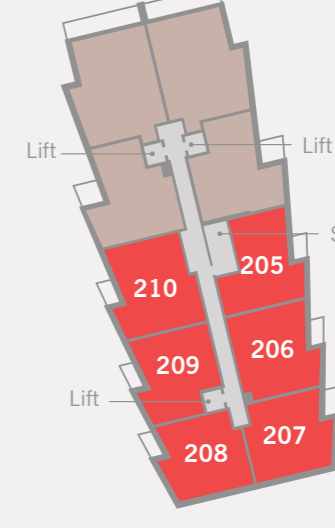
SIXTH FLOOR



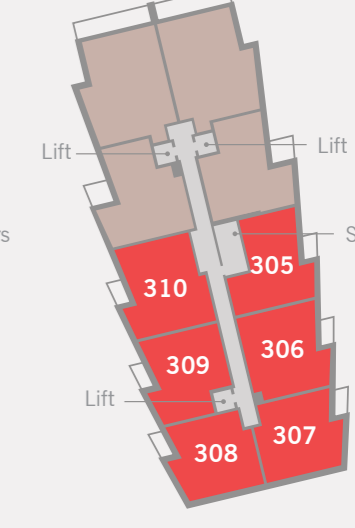
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



106



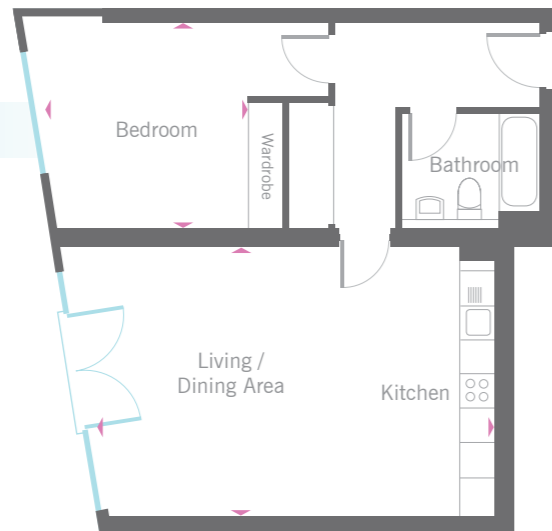
63.95m² / 688 ft²

Kitchen / Living / Dining Area

4.69m x 6.93m
15' 4" x 22' 8"

Bedroom

3.59m x 3.54m
11' 9" x 11' 7"



102



76.90m² / 827 ft²

Kitchen / Living / Dining Area

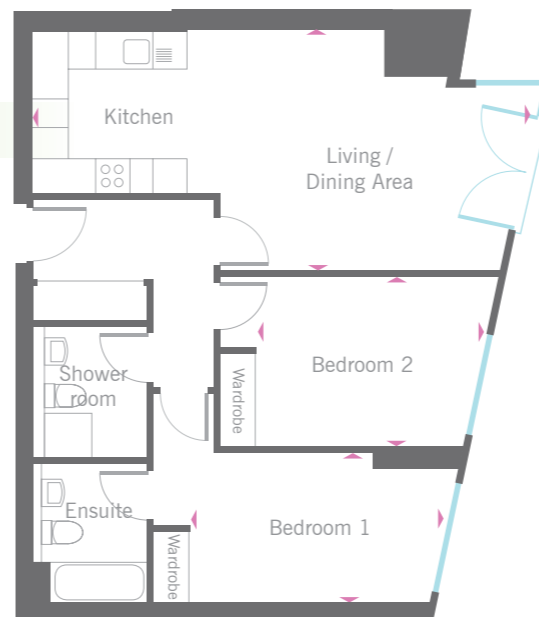
4.20m x 8.70m
13' 9" x 28' 6"

Bedroom

2.60m x 4.44m
8' 6" x 14' 6"

Bedroom 2

2.97m x 3.96m
9' 8" x 12' 11"



104



79.25m² / 853 ft²

Kitchen / Living / Dining Area

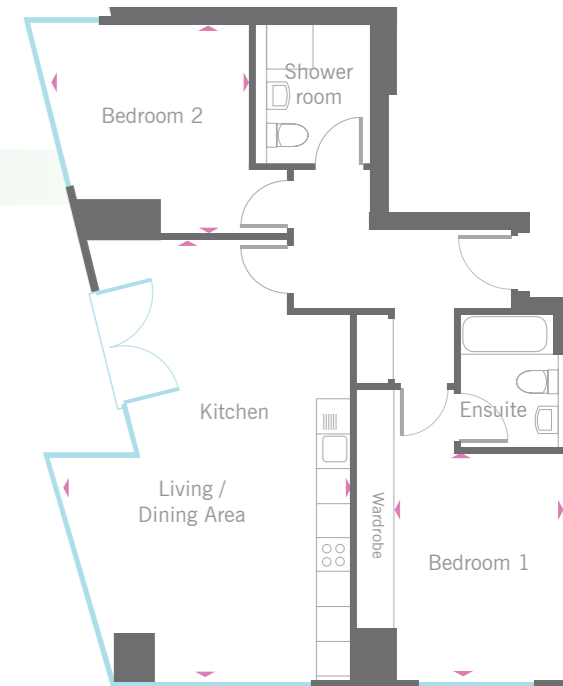
7.61m x 4.92m
24' 11" x 16' 1"

Bedroom 1

3.89m x 2.93m
12' 9" x 9' 7"

Bedroom 2

3.38m x 3.43m
11' 1" x 11' 3"



101



71.87m² / 773 ft²

Living / Dining Area

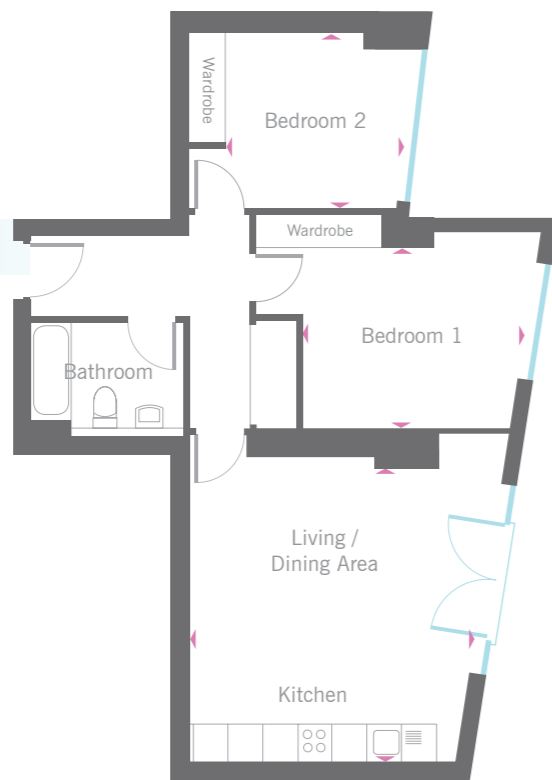
5.11m x 4.98m
16' 9" x 16' 4"

Bedroom 1

3.13m x 3.84m
10' 3" x 12' 7"

Bedroom 2

3.09m x 3.12m
10' 1" x 10' 2"



103



86.80m² / 934 ft²

Kitchen / Living / Dining Area

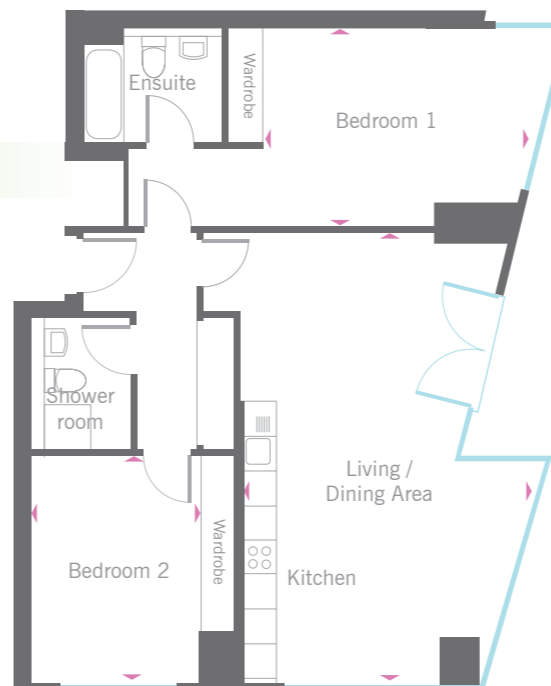
7.83m x 4.92m
25' 8" x 16' 1"

Bedroom 1

3.47m x 4.71m
11' 4" x 15' 5"

Bedroom 2

3.91m x 2.91m
12' 9" x 9' 6"



105



83.06m² / 894 ft²

Kitchen / Living / Dining Area

4.88m x 8.67m
16' 0" x 28' 5"

Bedroom 1

2.60m x 3.32m
8' 6" x 10' 10"

Bedroom 2

2.97m x 3.81m
9' 8" x 12' 6"



Dimensions are taken at the point of arrows shown

N
205, 305, 405, 505 & 605

2
69.02m² / 742 ft²

Kitchen/ Living /
Dining Area
3.41m x 6.06 m
11' 2" x 19' 10"

Bedroom 1
2.97m x 3.61m
9' 8" x 11' 10"

Bedroom 2
2.89m x 3.04m
9' 5" x 9' 11"



N
207, 307,
407, 507 & 607

2
71.26m² / 767 ft²

Kitchen/ Living /
Dining Area
5.22m x 5.30m
17' 1" x 17' 4"

Bedroom 1
2.99m x 3.11m
9' 9" x 10' 2"

Bedroom 2
3.27m x 3.42m
10' 8" x 11' 2"



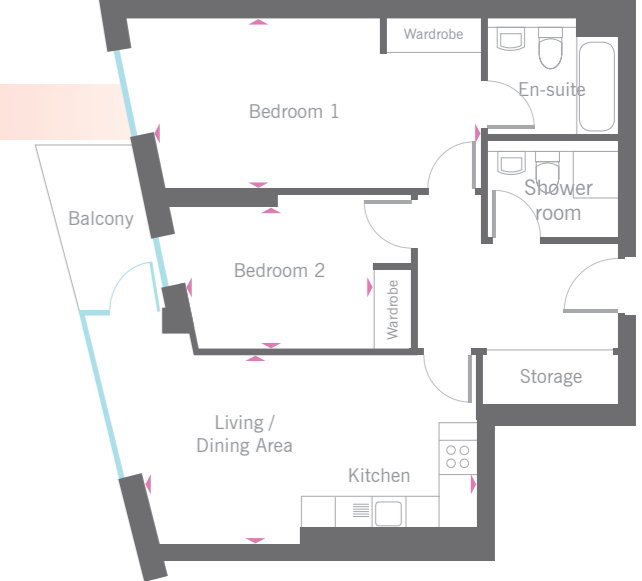
N
209, 309,
409, 509 & 609

2
70.00m² / 753 ft²

Living / Dining Area
3.26m x 5.80m
10' 8 2/3" x 19' 0"

Bedroom 1
2.97m x 5.69m
9' 8" x 18' 8"

Bedroom 2
3.30m x 2.47m
10' 9" x 8' 1"



N
206, 306, 406, 506 & 606

2
75.10m² / 808 ft²

Kitchen
3.27m x 7.39m
10' 8" x 24' 2"

Bedroom 1
2.97m x 5.75m
9' 8" x 18' 10"

Bedroom 2
2.70m x 3.38m
8' 10" x 11' 1"



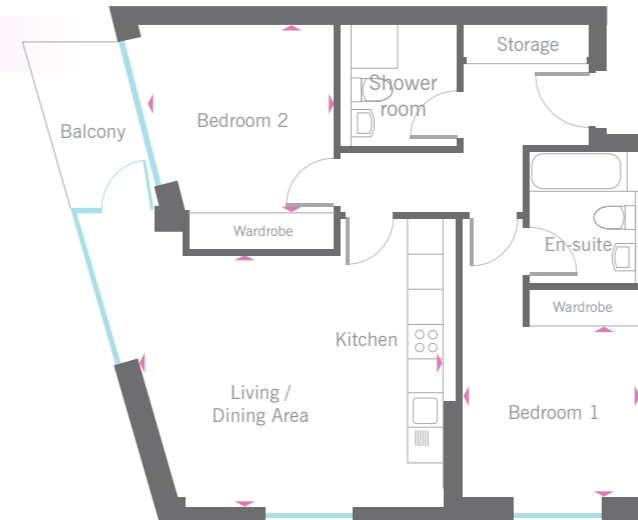
N
208, 308,
408, 508 & 608

2
71.30m² / 767 ft²

Kitchen/ Living /
Dining Area
4.58m x 5.32m
15' 0" x 17' 5"

Bedroom 1
3.01m x 3.10m
9' 10" x 10' 2"

Bedroom 2
3.32m x 3.17m
10' 4" x 10' 2"



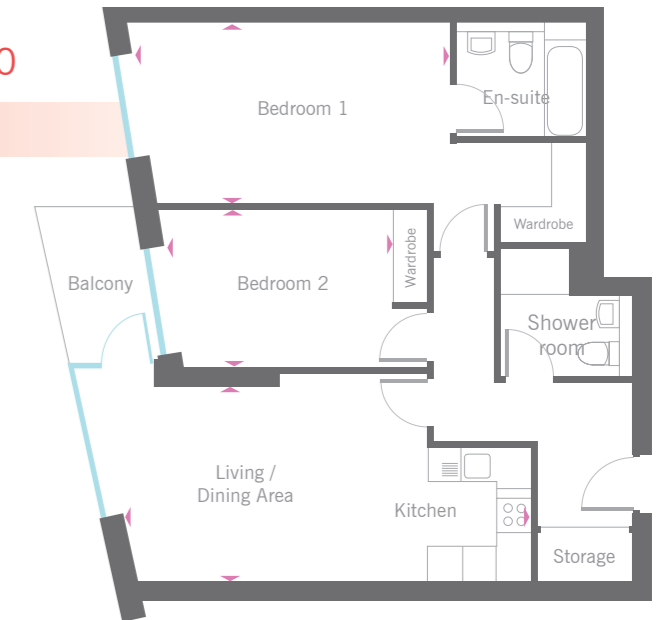
N
210, 310,
410, 510 & 610

2
80.73m² / 868 ft²

Living / Dining Area
3.42m x 7.09m
11' 2" x 23' 3"

Bedroom 1
3.14m x 5.56m
10' 3" x 18' 2"

Bedroom 2
2.72m x 4.08m
8' 11" x 13' 4"

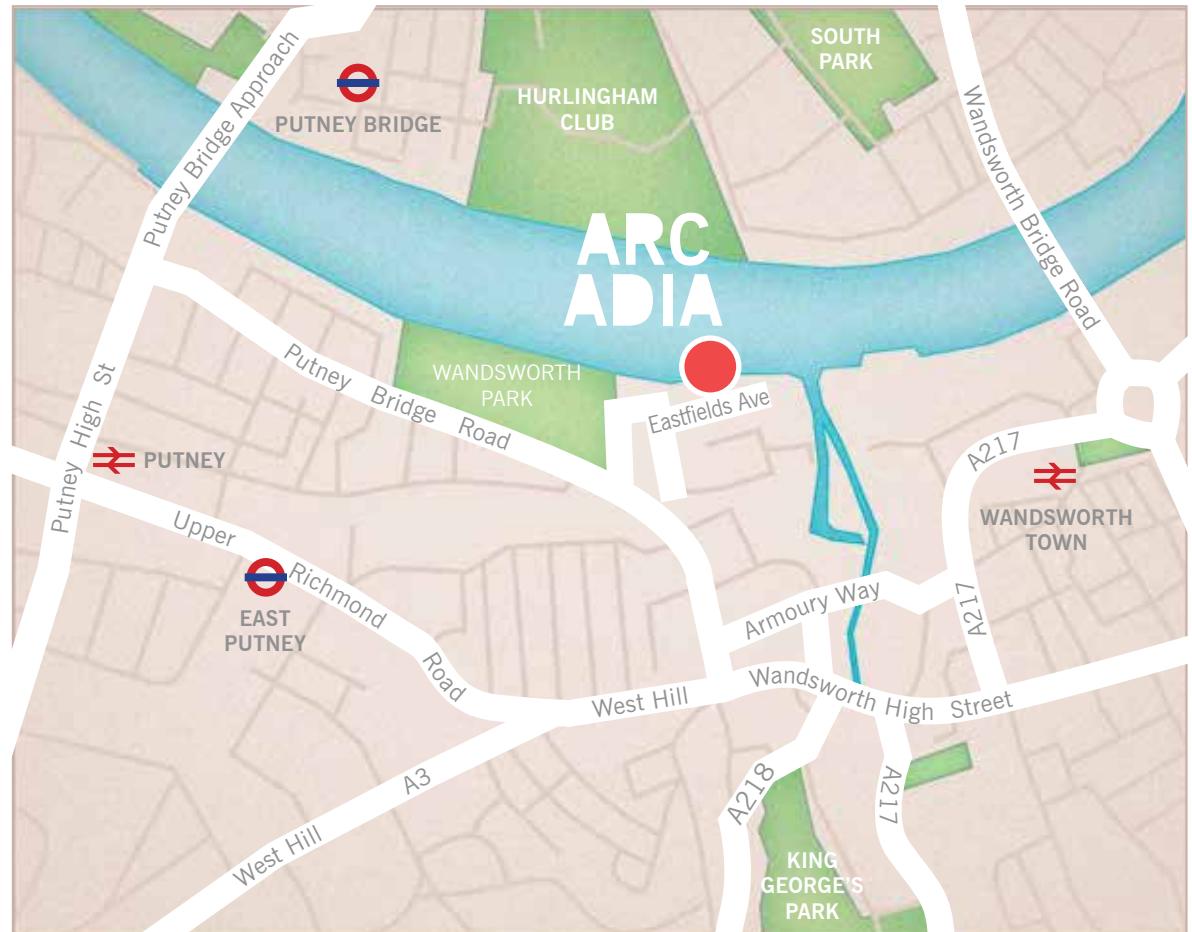


Dimensions are taken at the point of arrows shown

ARCADIA IS IDEALLY PLACED FOR CITY COMMUTERS WITH THE THAMES CLIPPER SERVICE, OVERGROUND AND UNDERGROUND RAIL NETWORKS AND GOOD BUS SERVICES MAKING CENTRAL LONDON EASILY ACCESSIBLE.

By rail, it's a 6-minute journey from Wandsworth Town to Clapham Junction and only 16 minutes to London Waterloo. Take the Thames Clipper from Riverside Quarter's pier and you can be at Putney Pier in 5 minutes or Chelsea Harbour in 10 minutes and at Westminster in under 45 minutes. Taking the tube from East Putney, you could be in Wimbledon in 9 minutes, Knightsbridge in about 20 minutes and the West End in less than half an hour. Prefer to walk? then Southside Shopping Centre is a 10-minute walk away and you could be in Wandsworth Park in just a few minutes. By road, the A3 provides a direct route to the South Coast and connects with the M25 and the national motorway network.

Journey times provided by TfL



For more information contact us on:

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www.viridianhousing.org.uk

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 THE BRIGHTER BOROUGH
Wandsworth

 viridian

Arcadia is a marketing name only. These particulars are set out in good faith and are intended to give a general idea of property types but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on interior finish. By the time you read this, some of the details may have changed because of the Viridian policy of continually updating and improving design features. Therefore, please be sure to check the plans and specification with a member of the Viridian sales team.