

*Prices start from £92,750\**

# 130 Garra<sup>tt</sup> Lane

A selection of stunning 1 & 2 bed shared ownership properties



**LAUNCHING Saturday 17th November 2012!**



# 130 Garratt Lane

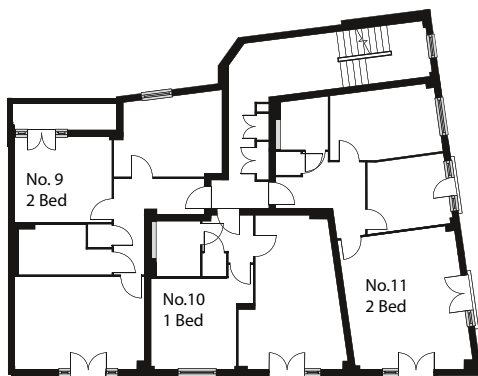
Wandsworth is one of south west London's most in demand addresses. And little wonder. From this vibrant community one of the world's great capital cities is your oyster, with regular train services whisking you up to London Waterloo in around 12 minutes from nearby Earlsfield train station.

To register your interest and for more information contact our Sales & Marketing team now on t. 01932 235801

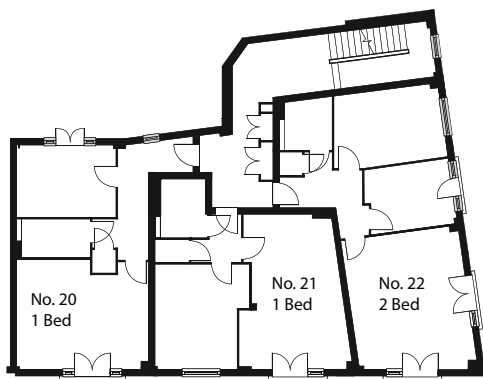
Sales@paragonchg.co.uk  
www.paragonchg.co.uk

#### Eligibility

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First Floor



Second Floor

1 Bed properties from £92,750 for a 35% share (full market value £265,000)

2 Beds from properties £117,500 for a 35% share (full market value £335,000)



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Last remaining 2 bed property from  
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**PLOTS 9 & 22 NOW  
UNDER OFFER!\***

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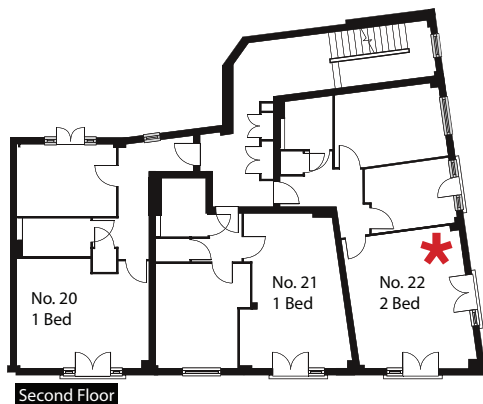
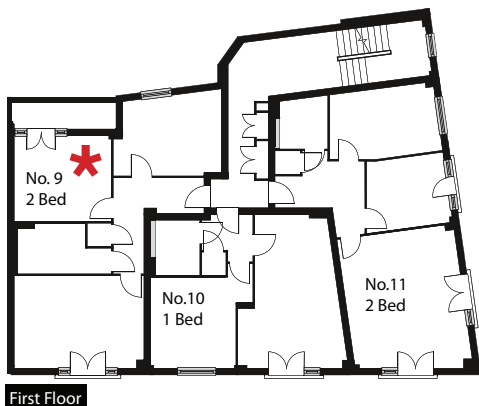
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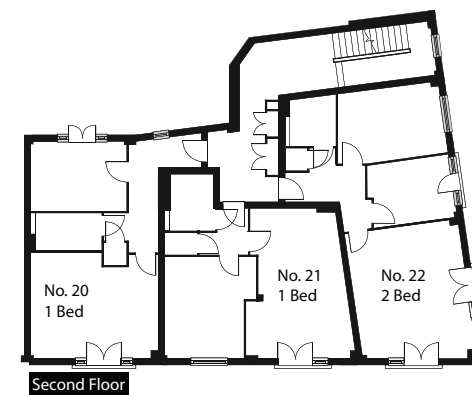
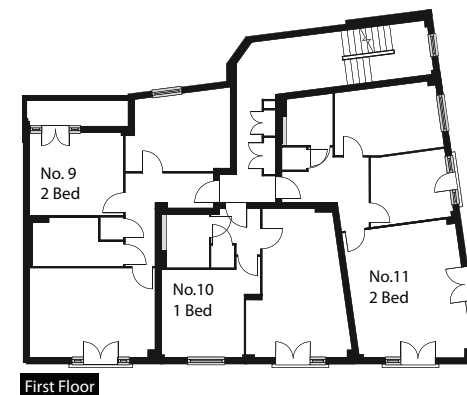


**LAUNCHING OCTOBER 2012!**



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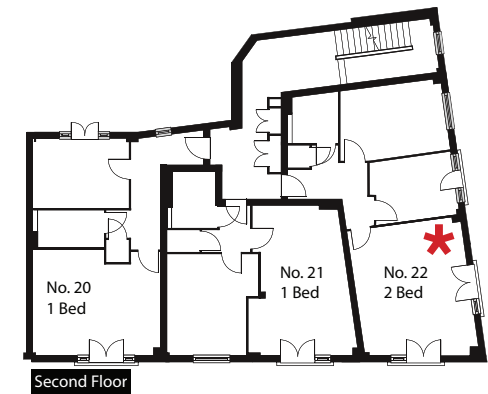
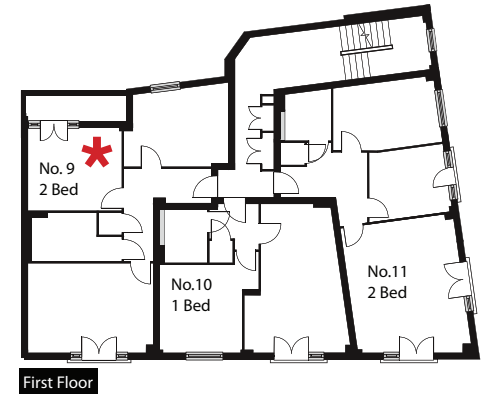
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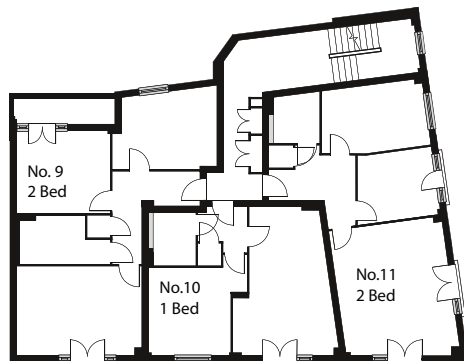
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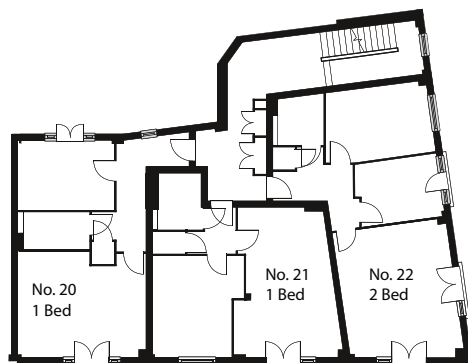


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1300

Garraff Lane



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Your leisure time in more energetic pursuits, there is a Pure Gym located close to the development, as well as the Wandle Recreation Centre and the welcome greenery of King George's Park and Wandsworth Common. This understandably in-demand address offers a generous supply of everything that modern life demands; and with our choice of superb apartments at the heart of it all, it may well be your perfect place to call home. The smart interiors consist of bright living rooms with either a balcony or Juliet window, with fully fitted kitchens with modern appliances. With warm neutral décor each apartment has a very chic appearance whilst providing a relaxing and comfortable home. The exterior is of a rendered finish with a landscaped roof terrace and car parking to selective plots and cycle store.

In this prime and sought after setting, working in partnership with Wandsworth Council, Paragon are pleased to offer 6 stylish and contemporary apartments at 130 Garratt Lane available on a shared Ownership basis. Although all the countless cultural, sporting, leisure and retail attractions of central London are easily accessed from here, you don't have to venture that far to enjoy the best of just about everything. For example, within half a mile is the Southside Shopping Centre offering you a fantastic shopping experience, with its choice of big name stores, restaurants and cafés, a 14-screen Cineworld and a state of the art gym. Other nearby shopping delights include a Waitrose and Sainsbury's. The development is also located around 100 yards from a very convenient Tesco Express. Should you prefer to spend

130 Garratt Lane



A selection of stunning 1 & 2 bed shared ownership apartments

130 Garratt Lane

130

Garratt Lane



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# 130 Garratt Lane





# 130

## Design Features

### Kitchens

Fully fitted Manhattan Range Kitchen  
Oven, hob, extractor fan  
Fridge Freezer  
Electric Central Heating

### Bathrooms

White fitted bath, sink & WC  
Mixer tap shower over bath  
Heated towel rail

### Internally

Vinyl flooring in kitchen & bathroom  
Carpets in hall, living area & bedrooms  
Audio Entry phone system  
Double glazed windows throughout  
Smoke detectors  
BT points to living area only independent contract required  
TV point to living area only  
Wiring for satellite TV, independent satellite contract required

### Outside

Balconies to specific plots only  
Allocated car parking space to specific plots only  
Lockable cycle store  
Landscaped Roof Terrace  
NHBC 12 Year Warranty

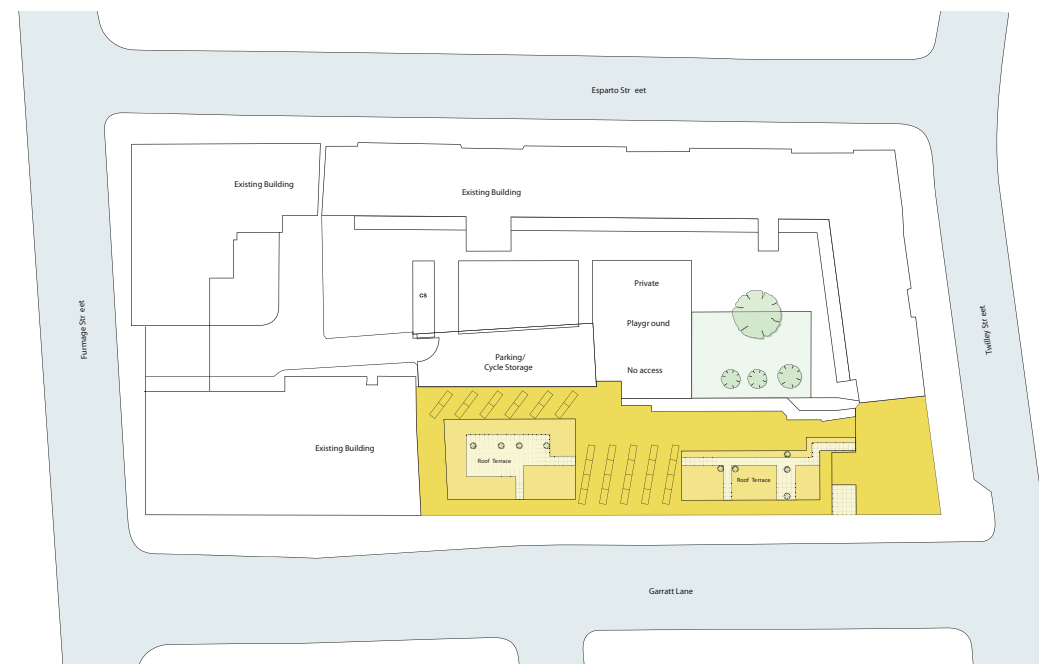
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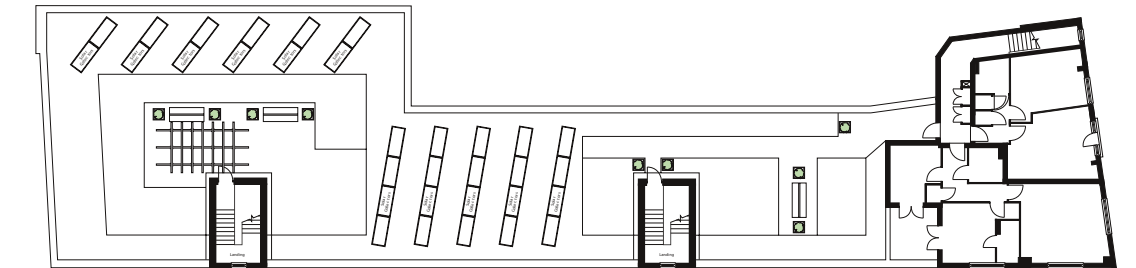
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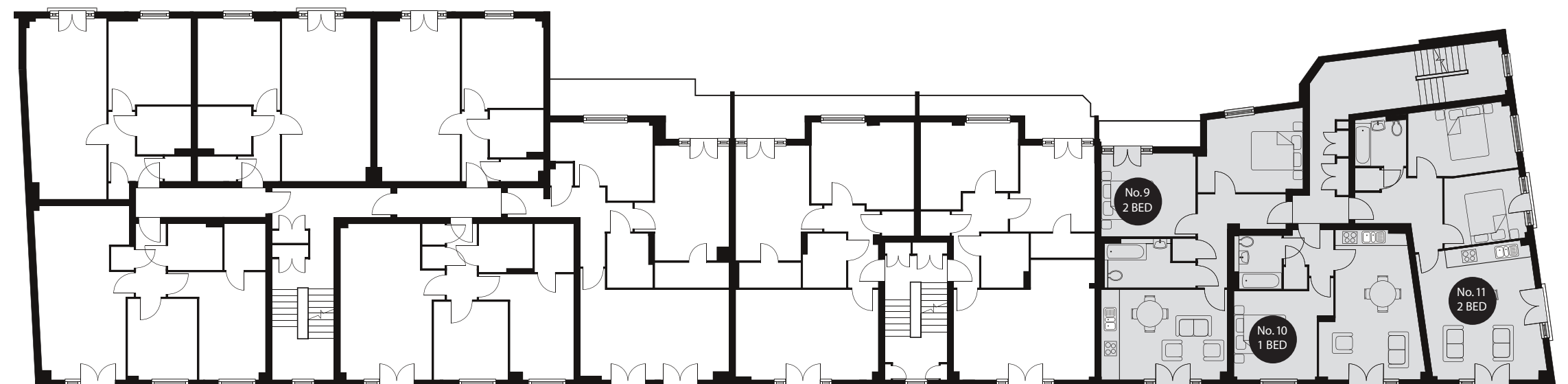
Development Plan



Ground Floor – Parking & retail



Roof Plan

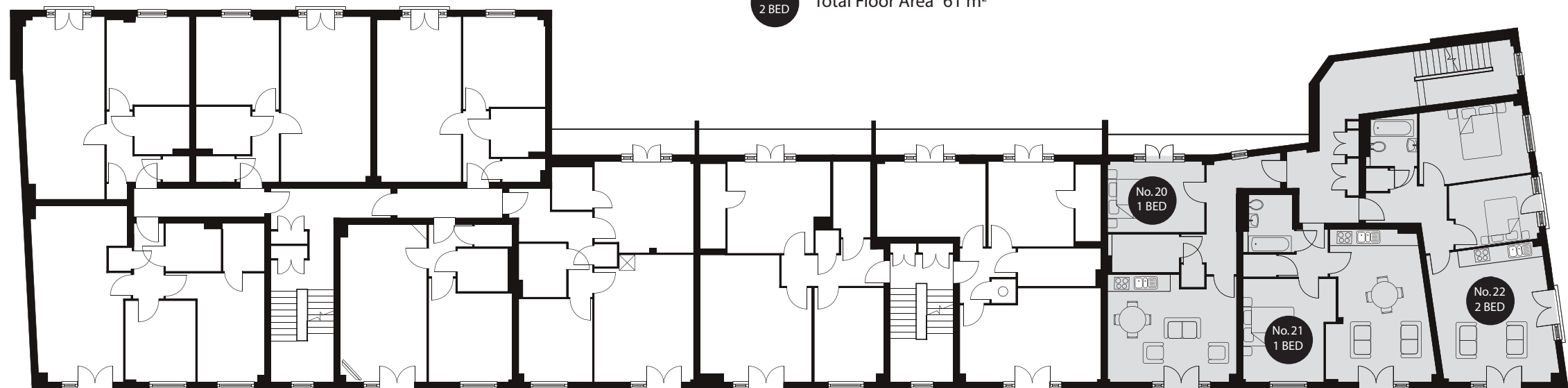


First Floor

No. 9  
2 BED  
Total Floor Area 62 m<sup>2</sup>

No. 10  
1 BED  
Total Floor Area 43 m<sup>2</sup>

No. 11  
2 BED  
Total Floor Area 61 m<sup>2</sup>



Second Floor

No. 20  
1 BED  
Total Floor Area 45 m<sup>2</sup>

No. 21  
1 BED  
Total Floor Area 47 m<sup>2</sup>

No. 22  
2 BED  
Total Floor Area 63 m<sup>2</sup>

### Disclaimer

All imagery is indicative of typical home styles only. Internal finishes at Garratt Lane may differ. Floor plans are not to scale. Any details included are correct at the time of 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 by any order under the Misdescriptions Act 1991.

# Garratt Lane



# 130

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for a 35% share (full market value £265,000)

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in the heart  
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If you'd like to find out more about these fantastic apartments, come to our launch day!

Date 17th November

Time 10am – 12.30pm

Location Fitz John Hall, Earlsfield Library,  
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Wandsworth



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Saturday 17th November 2012

Venue Earlsfield Library, Wandsworth 10.00am – 12.30pm



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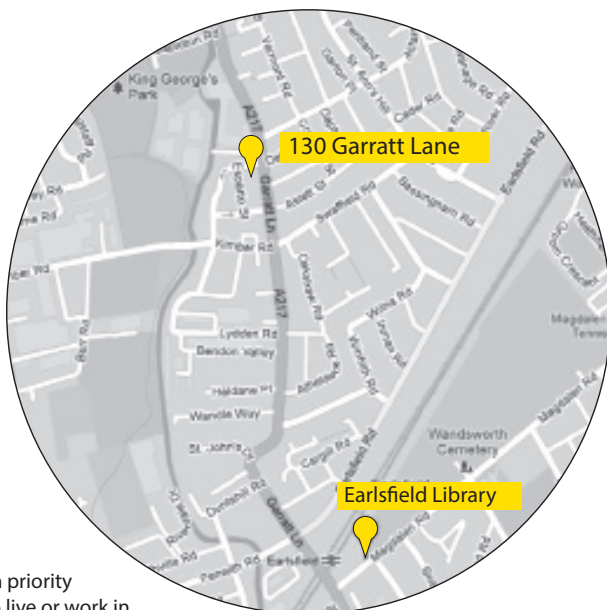
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