

ABBEVILLE PLACE
CLAPHAM

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A development by



Funded by



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TAKE YOUR *PLACE*

Set within landscaped grounds in the Abbeville Road Conservation Area, Abbeville Place offers 41 one and two-bedroom apartments a stone's throw from Clapham Common and Abbeville Village, one of South West London's most sought-after spots.



VILLAGE LIFE IN THE HEART OF THE CITY

Surrounded by 605 acres of parkland, tree-lined streets and garden squares, Clapham is one of the capital’s most desirable urban villages. Its common has become a mecca for sports enthusiasts with an all-weather games area, tennis courts, netball and basketball courts, bowling greens and grass pitches for football, rugby and softball. Or you can kick back, relax and enjoy a sunny evening with a book or glass of wine.



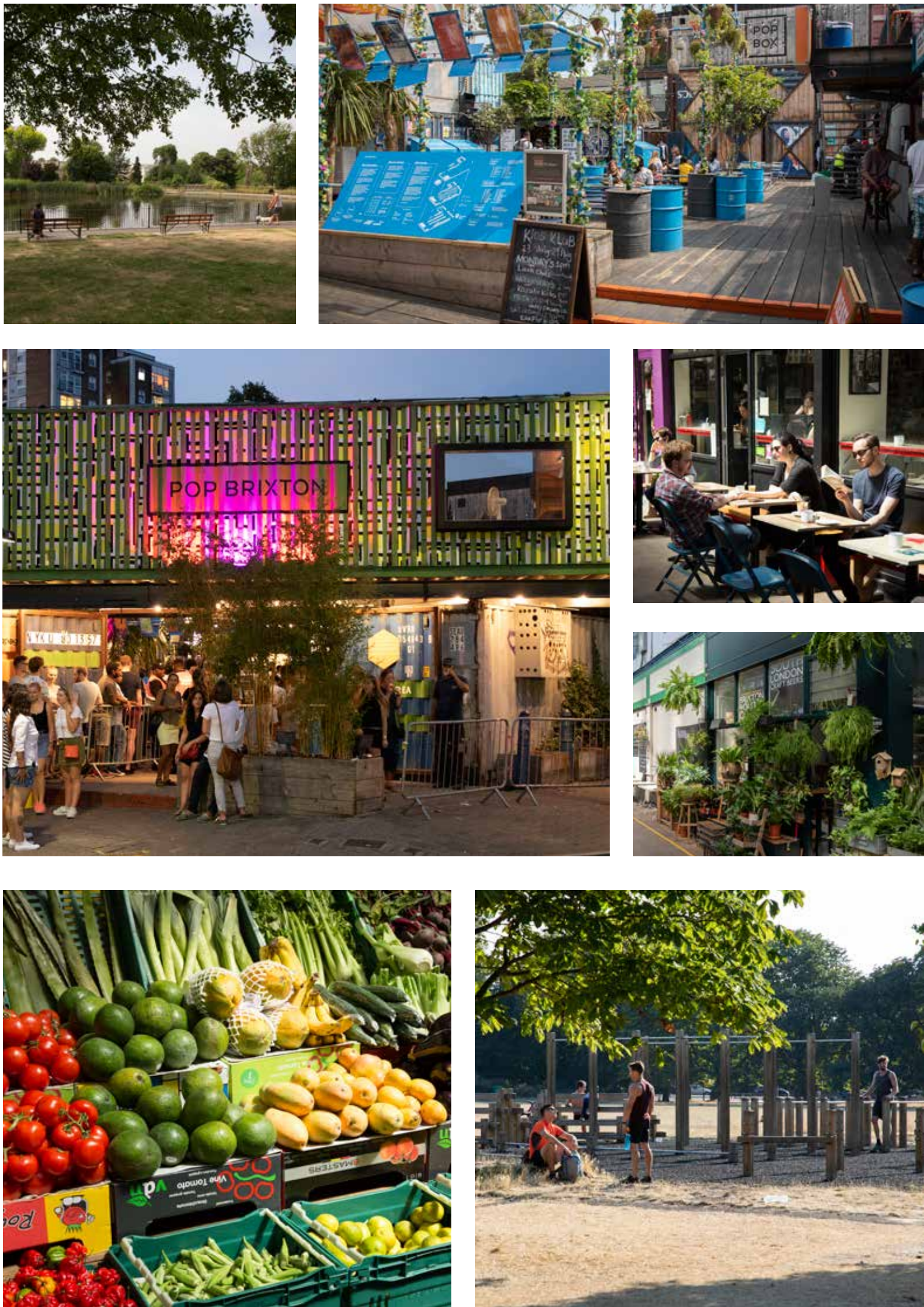


It's a short stroll to Abbeville Village, where nestled among beautiful residential streets are a parade of independent shops, eateries and drinking establishments. From Gail's artisan bakery, Ginger Pig butchers, MacFarlane's fromagerie, Cook's handmade dishes, and Bottle Apostle's wine and craft beers to Kerbisher & Malt's fish and chips, No. 33 and La Bonne Heure's delicious cuisines, and the popular Abbeville pub – you'll enjoy village life in the heart of London.



LIVE SOUTH WEST

From pop-ups in Brixton to Michelin restaurants and cool bars on Clapham High Street, through to Riverside walks in Battersea and boutique shops on Northcote Road, South West London has become a hot spot for young professionals.





Enjoy Latin American cocktails at Barrio Brixton, sample a selection of small plates at Counter Culture in Clapham, listen to live music at Northcote Records, or relax in the Windmill Pub's beer garden with a burger and a pint after a stroll through Clapham Common. It's the sprinkles of hidden gems that make South West the place to be.

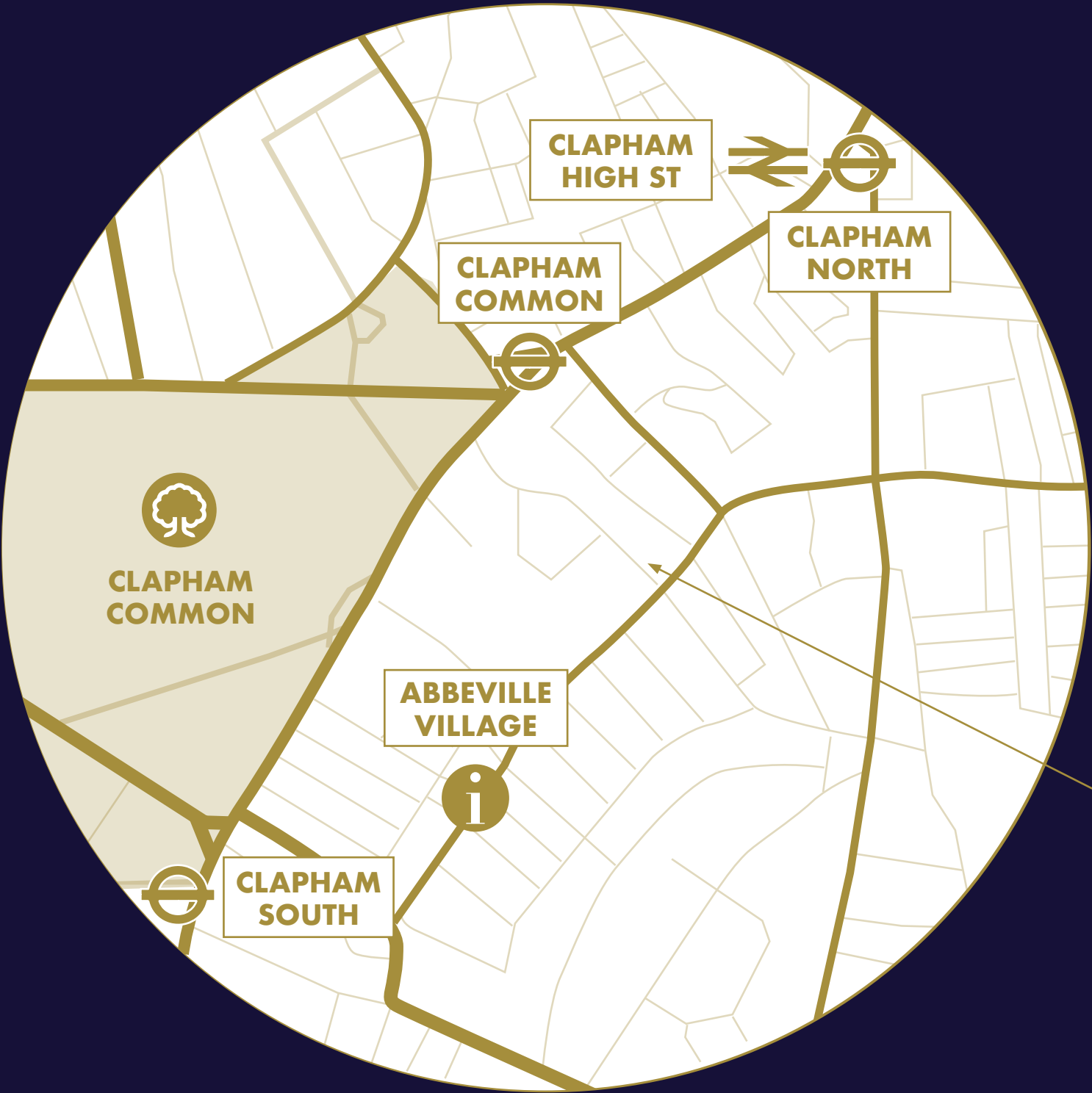




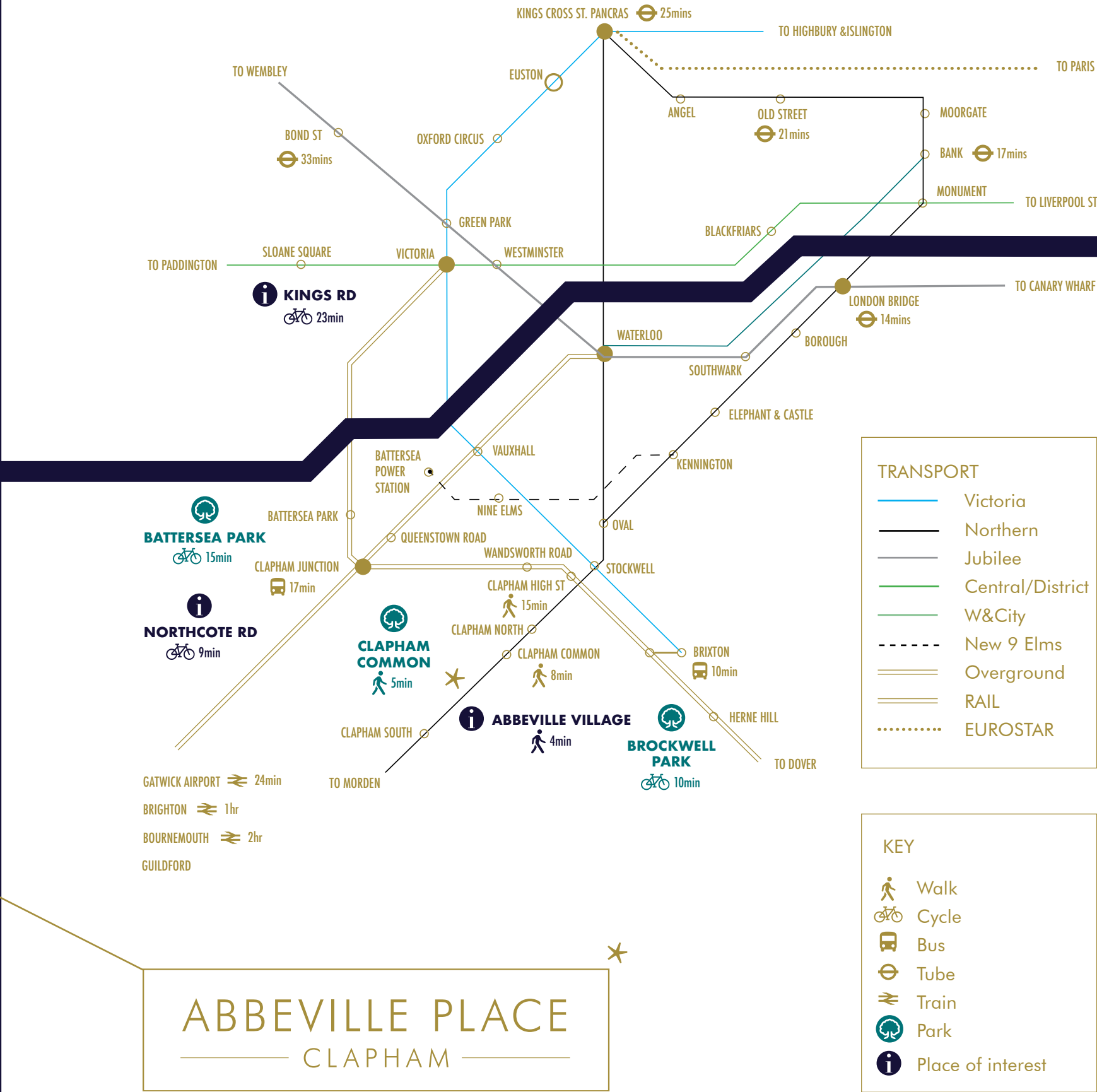


With designer kitchens and bathrooms, underfloor heating and the latest in home technology, you'll open the door to seamless living space expertly designed to create a place that's streamlined for the city dweller.

IN BETWEEN WITH EVERYTHING AROUND



Clapham Common Underground is just 5 minutes’ walk from Abbeville Place, with the Northern line taking you into the heart of the City in just 17 minutes, through Old Street’s Silicon roundabout and on to King’s Cross and London St Pancras in 25 minutes for Eurostar services to Paris.



Hop on a train at Clapham Junction for a 12-minute journey to Westfield, London’s largest shopping centre. With a single change at Kennington, it’s just 15 minutes to Tottenham Court Road and Oxford Street. Or it’s a short bus to the King’s Road.

A HELPING HAND



*Help to Buy is available on new build homes up to £600,000 subject to the Government 'Help to Buy' terms and conditions and only available to customers where a primary mortgage is secured. Not available on second, additional homes, buy-to-let or let-to-buy properties. The equity loan is interest free for the first five years. After five years, an annual fee of 1.75% of the outstanding equity loan is charged. This is increased annually by RPI plus 1%. Help to Buy is subject to eligibility. Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it. If you are in any doubt, seek independent financial advice. Given purchase price is an indicative approximation of a typical one-bedroom apartment at Foundry – correct at time of press. Approximate monthly mortgage repayments are based on a mortgage term of 30 years and a typical 1.99% two-year fixed interest rate.



A deposit of just 5% is all you need to purchase your new home. The government will top this up with a Help to Buy Equity Loan of up to 40% of the property's value, interest-free for the first five years. That means you only have to secure a mortgage of up to 55% of the property's value.

PURCHASE PRICE: £425,000
5% DEPOSIT: £21,250
40% EQUITY LOAN: £170,000
55% MORTGAGE BALANCE: £233,750
APPROXIMATE MONTHLY MORTGAGE REPAYMENTS*: £863

IT'S ALL IN THE DETAIL

From the engineered hardwood floors to the handleless kitchen units, quartz worktops and porcelain marble-effect bathroom tiles, you'll be wowed the moment you walk through the door. You'll also enjoy the benefits of the ultimate in British designed smart home technology and the UK's fastest broadband.



GENERAL

- 10-year Home Owner's Warranty
- CCTV to building
- Electronic fob entry to building
- Smart home technology by Orcomm featuring 7" Flush Smart Screen control system
- 1GB Superfast Broadband by Hyperoptic
- Wired for Sky Q with TV points in kitchen living and bedrooms
- Satin/ Polished Chrome Door Handles by Synthesis Hardware
- Internal 4-Panel Softwood Timber Doors by Travis Perkins painted in Dulux Brilliant White Satinwood Emulsion
- Brushed Steel Plug Sockets and Light Switches by Hager Sollysta
- LED recessed dimmable downlights
- Worcester Bosch Heat Interface Unit
- White Planar Flat Panel Radiators by Stelrad
- Fire sprinkler system in all apartments

KITCHEN LIVING

- Anthracite Vivo+ Matt For Vero Handleless Kitchen Units by On-Trend
- White quartz kitchen worktop
- White glass splashback
- 350mm X 435mm Ariane ARX 110-35 Stainless Steel Undermount Sink by Franke
- Brushed Stainless Steel Tube Round Side Lever Kitchen Mixer by Crosswater
- Elka Champagne Oak Engineered Wood Flooring
- Freestanding Neff washing machine located in utility cupboard
- High-quality integrated Neff appliances, including:
 - Stainless Steel Slide and Hide Built-in Single Electric Oven
 - Black Electric Induction Hob
 - Stainless Steel Telescopic Cooker Hood
 - 70/30 Fridge Freezer
 - Slimline Dishwasher



BEDROOM

- Ash Grey 92 Sirius 70oz Invictus Carpet by Associated Weavers
- Ceiling pendent light



BATHROOM

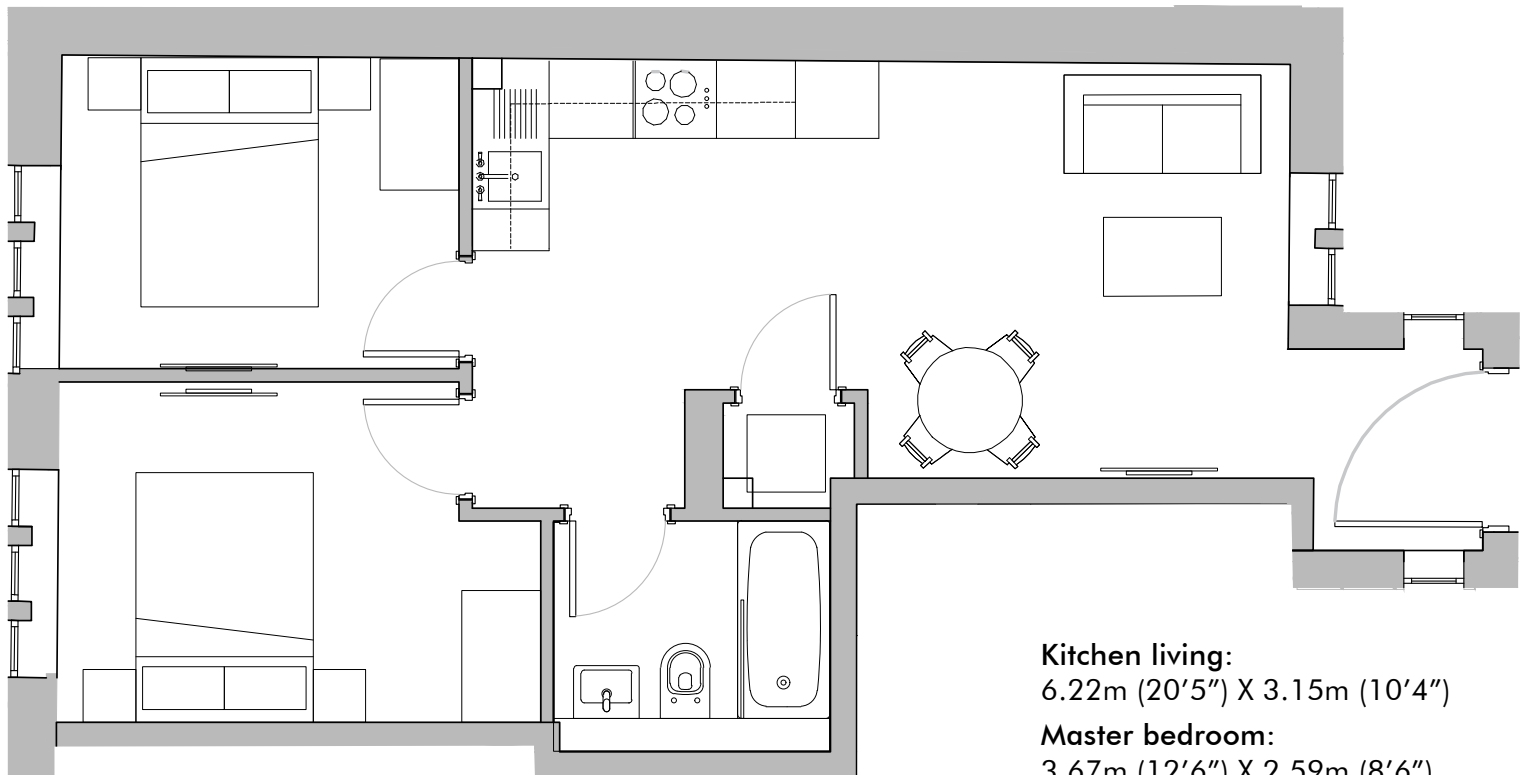
- 600mm X 900mm Statuario Calacatta Polished Porcelain Wall Tiles by Ionic Stone
- 600mm X 600mm Pietra Grey Matt Porcelain Floor Tiles by Ionic Stone
- 500mm X 450mm Storm Grey Vanity Unit by Crosswater
- Chrome Click Clack Waste by Crosswater
- Brushed Stainless Steel MPRO Basin Monobloc Taps by Crosswater
- Wild Rimless Wall Hung WC & Soft Close Seat by Crosswater
- 1500mm X 700mm Carron Imperial White Acrylic Bathtub by Carron Baths
- 900mm X 1500mm Ten Hinged Bath Screen by Crosswater
- MPRO Bath Filler with Click Clack Waste by Crosswater
- MPRO Thermostatic Chrome Shower Valve with 2-Way Diverter by Crosswater
- Soft Close Single Slider Shower Door by Crosswater (shower rooms only)
- 900mm X 800mm Rectangular 35mm Acrylic Shower Tray by Crosswater (shower rooms only)
- Silver Simpsons High Flow Shower Waste by Crosswater (shower rooms only)
- Chrome MPRO 300mm Showerhead and 380mm Shower Arm by Crosswater
- Design Towel Warmer by Crosswater





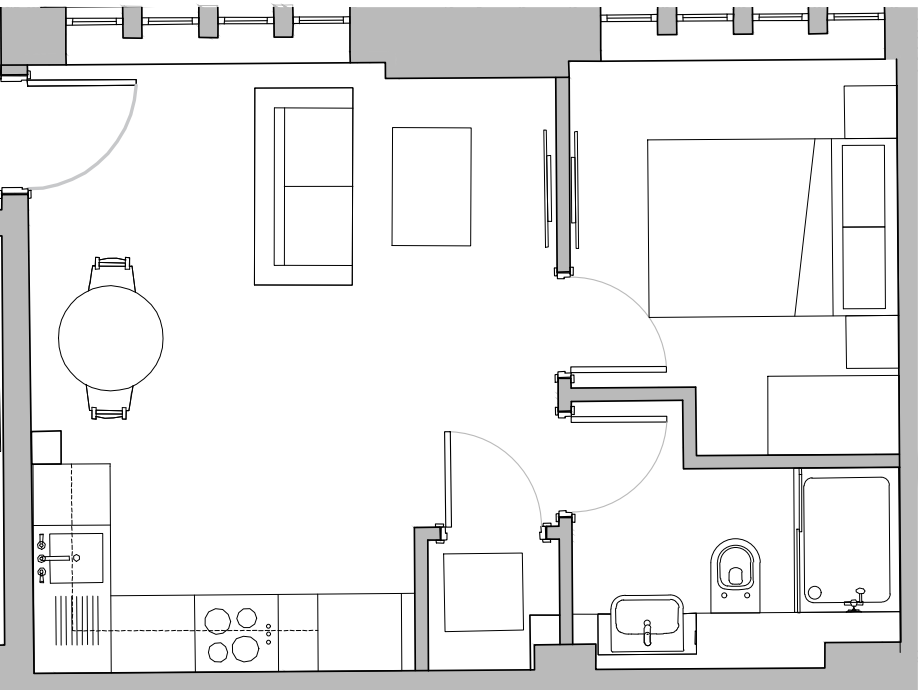
TYPICAL FLOORPLANS

TWO BEDROOM APARTMENT



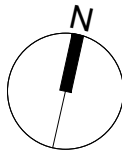
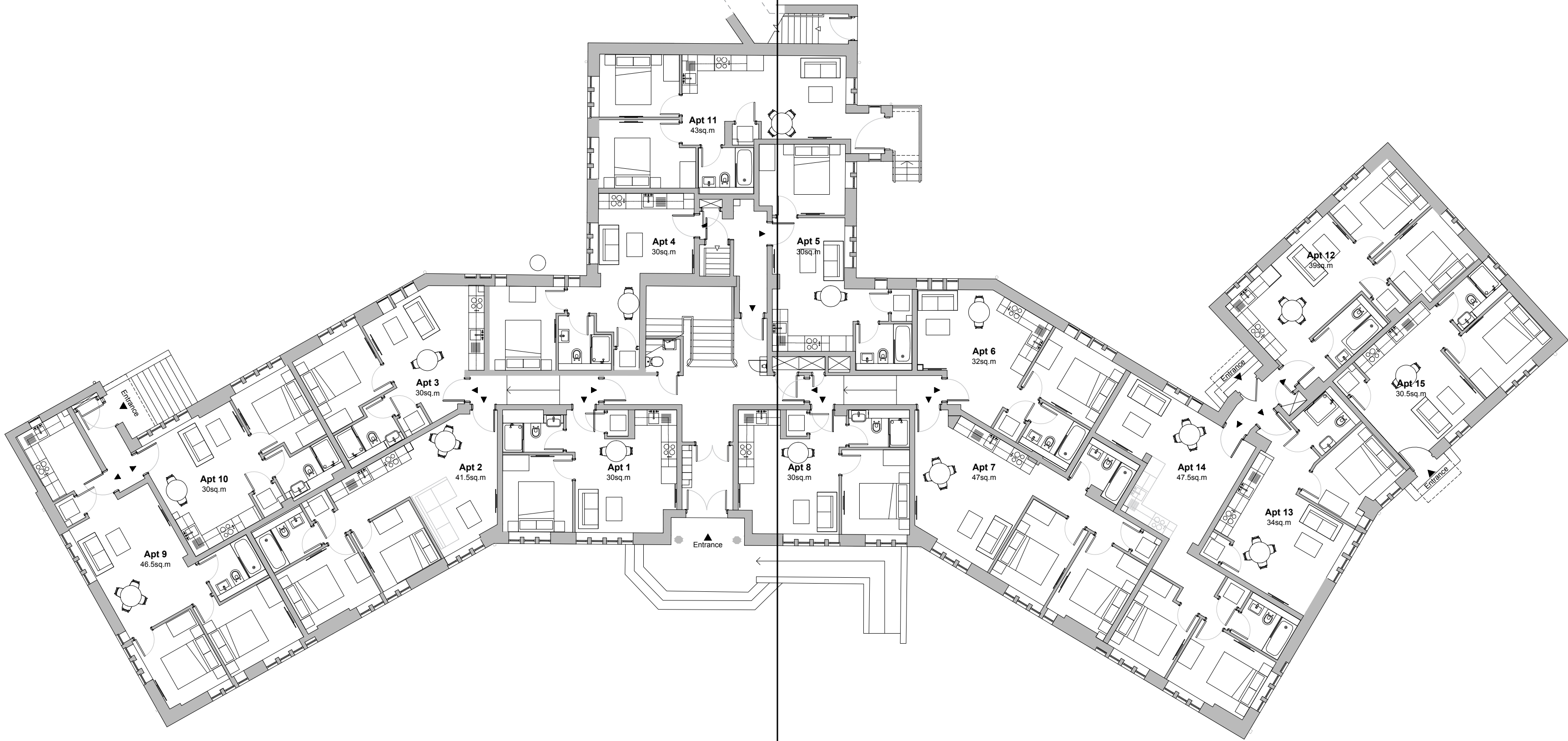
Kitchen living:
6.22m (20'5") X 3.15m (10'4")
Master bedroom:
3.67m (12'6") X 2.59m (8'6")
Bedroom:
3.03m (9'11") X 2.38m (7'10")
Bathroom:
2.11m (6'11") X 1.76m (5'9")
Total: 43sq.m (463 sq.ft)

ONE BEDROOM APARTMENT

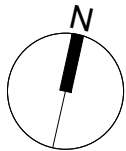
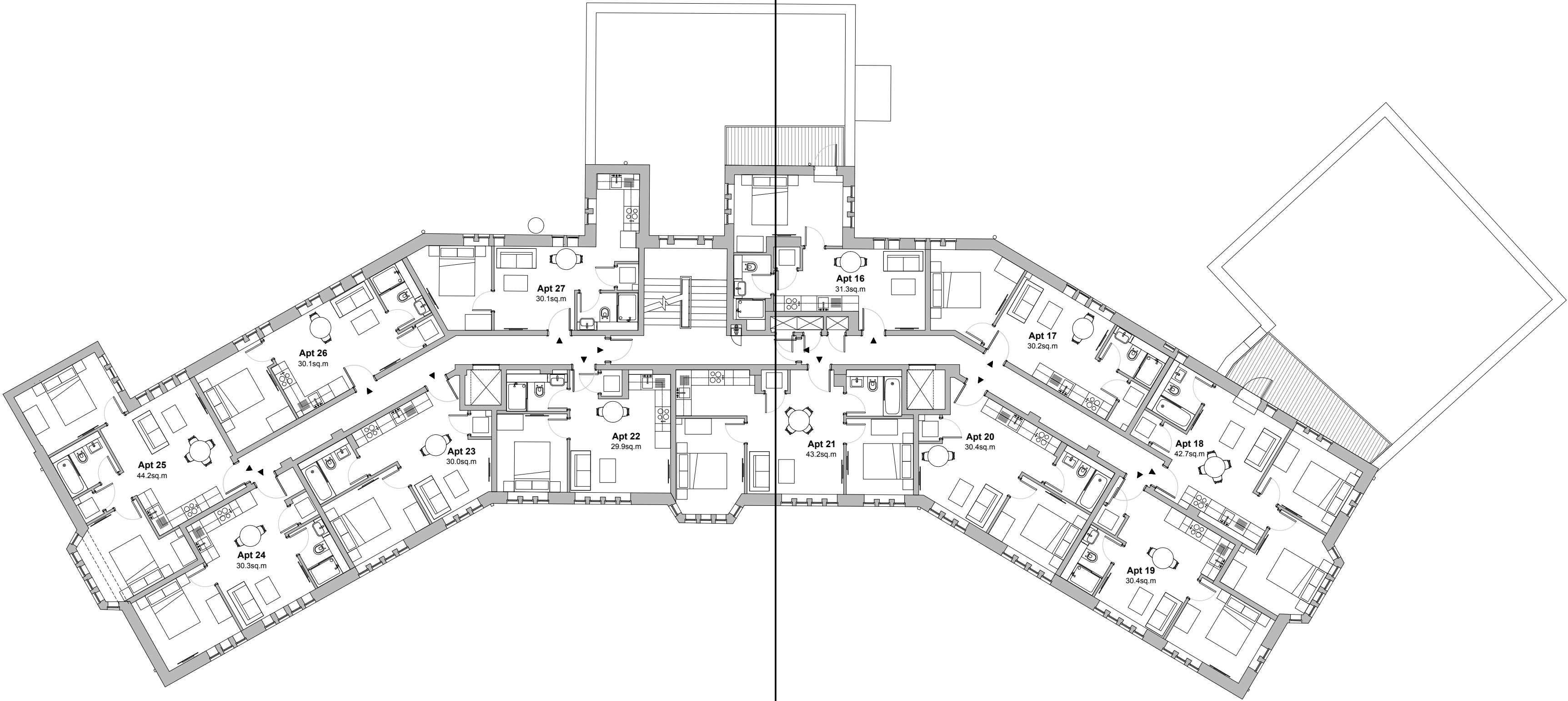


Kitchen living:
4.63m (15'2") X 4.02m (13'2")
Bedroom:
3.01m (9'10") X 2.50m (8'2")
Bathroom:
2.50m (8'2") X 1.52m (4'12")
Total: 30sq.m (323sq.ft)

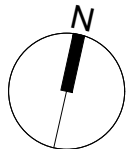
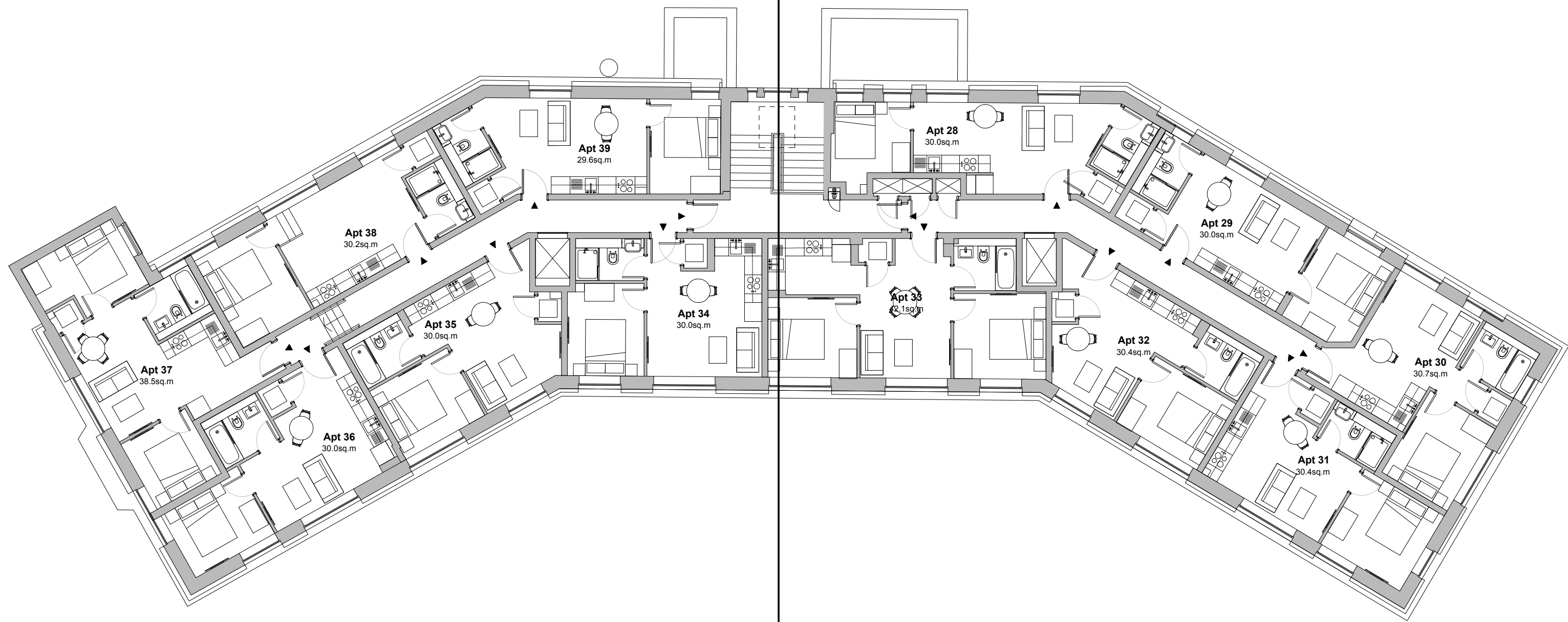
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BE INSPIRED

Launched in 2012, Inspired Homes is now regarded as a leading developer of starter homes in and around the capital. We adopt a smart approach to layout to provide high quality, award-winning homes that are in reach of first-time buyers. By redrawing the lines, and dismantling design convention, inch by inch, we deliver a new dimension in urban living.



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