

WILLOW APARTMENTS

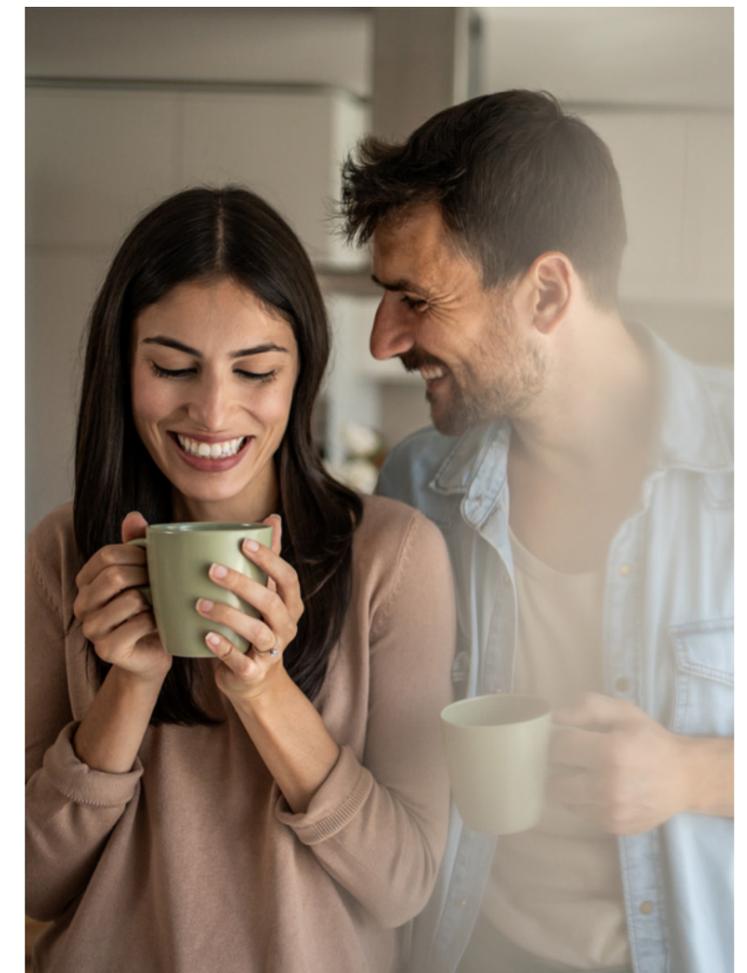
**BERKSHIRE
HATHAWAY**
HOMESERVICES | LONDON

WANDSWORTH COMMON
SW17





The Apartments' kitchen/dining



Indulge in luxury apartment living without compromising on space.

Modern layouts with elegant design touches set the scene for these 1 and 2 bedroom apartments.

LUXURY AND COMFORT



The Apartments' bathroom

Kitchen

- Fitted kitchens with smooth handleless doors with base and wall units finished in contrasting colours
- Corian worktop with full height splashback to underside of wall units
- Underslung black 1.5 bowl sink with matt black mixer tap
- Siemens or similar integrated appliances on display with Zanussi concealed appliances
- Appliances include single oven, microwave, induction hob, extractor, dishwasher, fridge freezer, wine fridge

Bathrooms

- Full height porcelain tiling to bath/shower and half height behind WC and basin
- Tiled recess within bath/shower enclosure for bottle storage with LED strip lighting
- Two drawer soft close vanity in a matt black finish with an inset basin
- Full height and width fitted mirror behind basin with demister
- WC with soft close lid
- Shower over bath benefits from wall-mounted handheld shower head, a high level mounted fixed shower head and hinged glass bath screen
- LED lighting to bath plinth
- Crosswater or similar brassware and flushplate finished in matt bronze
- Bath screen and heated towel rail in a matt black finish

En-suites (if applicable)

- Full height porcelain tiling to shower and half height behind WC and basin
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Mirrored vanity with open shelving finished in matt black with LED lighting to underside
- Wall-hung basin with towel box finished in matt black
- WC with soft close lid
- Shower benefits from wall-mounted handheld shower head and a high level mounted fixed shower head and sliding glass door

- Crosswater or similar brassware and flushplate finished in matt bronze
- Showerscreen and heated towel rail in a matt black finish

Lighting & electrics

- Downlights throughout
- LED lighting to underside of wall-mounted kitchen cabinets and plinth
- LED lighting to underside of bathroom/en-suite mirrored wall cabinetry, underside of towel box and to plinth level of bath panel
- External up down light to balcony
- Mid-height TV point to living room
- Datapoint to dedicated work from home station
- Provision for high speed fibre broadband
- Smoke and heat detectors
- Video door entry system
- USB and USB-C socket provision to kitchen, living area and bedsides

Wall & floor finishes

- Timber effect Tarkett flooring or similar in Primary Oak Light Grey laid in a herringbone pattern throughout the hall, living, dining and kitchen areas
- Soft carpet to bedrooms finished in a taupe colour
- Porcelain tiles to bathrooms and en-suites
- Painted internal walls and woodwork in pocket stone
- Ceilings painted in a white finish

General

- Contemporary ironmongery in a matt black finish
- Washer dryer in separate hall cupboard
- Hinged door fitted wardrobe to principal bedroom with feature length handle

Building components

- Traditional block and brick construction

Floors

- Hollow core precast concrete plank floors with cement screed topping with appropriate floor finishes (see flooring)
- Beam and block to ground floor

Ceilings

- Suspended plasterboard with services access panels

Windows

- Triple-glazed composite windows including opening lights, where appropriate, and triple-glazed aluminium doors to balconies and terraces where appropriate with durable powder-coat paint finish

Stairs

- In-situ or precast carpeted concrete stairs with steel balustrades in common areas

Walls

- External walls benefit from high performance thermal and acoustic insulation
- Internal walls formed with plasterboard; metal framing filled with high performance acoustic insulation where required

Heating & cooling

- Zoned underfloor heating throughout
- Heated towel radiator to bathrooms and en-suites
- Mechanical extract ventilation to all upper floors and mechanical ventilation with heat recovery to ground floors

Balconies & terraces

- Metal powder-coated balustrade
- External wall light
- Aluminium decking to balconies and paving to terraces

Sustainability

- Energy efficient lighting throughout
- Sustainably sourced timber
- Acoustic and thermal insulation designed into the fabric of the building
- Heating and hot water provided by site-wide district heating network
- Photovoltaic panels to rooftops
- Biodiverse green or brown roof to buildings
- High performance glazing to all doors and windows

Roof

- High-performance membrane roofing with bio-roofs and photovoltaics where applicable

Communal specification

- Tiled floor to entrance lobby with metal inset post boxes to entrance lobby
- Residential lift to all floors
- Carpet to residential communal corridor floors and staircase
- Feature timber veneer front entrance door with matching surround
- Fob and video entry to main entrance



The Apartments' kitchen



The Apartments' principal bedroom

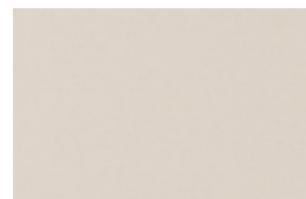


A PALETTE

PERFECTED



Kitchen worktop



Kitchen wall units



Kitchen base/tall units



Bathroom/en-suite/WC vanity surface



Family bathroom floor tile



Family bathroom wall tile



En-suite floor tile



En-suite wall tile



Bedroom carpet



Kitchen/living/dining flooring



Wardrobe carcass



Internal doors



Moulded internal doors, skirting, architraves and internal walls paint – Pocket Stone



YOUR STORY

STARTS HERE

The Apartments

Willow Apartments
1 AND 2 BEDROOM APARTMENTS

[VIEW FLOORPLANS >](#)

[VIRTUAL TOURS >](#)

Springfield Park

- ① Community Gardens
- ② Pavilion & Café
- ③ Children's Play Area
- ④ Springfield Park Visitor Parking
- ⑤ Sports Ground
- ⑥ Bridge Walkway
- ⑦ Amphitheatre
- ⑧ Play Area
- ⑨ Wetlands



WILLOWS APARTMENTS

GROUND FLOOR – NORTH



168

Two bedroom

Kitchen/Living/Dining
6.34M X 4.90M | 20'10" X 16'1"

Bedroom 1
3.76M X 3.41M | 12'4" X 11'2"

Bedroom 2
4.04M X 3.73M | 13'3" X 12'3"

Terrace
3.99M X 1.73M | 13'1" X 5'8"

170

One bedroom

Kitchen/Living/Dining
6.25M X 5.17M | 20'6" X 17'0"

Bedroom 1
4.98M X 4.16M | 16'4" X 13'8"

Terrace
4.85M X 1.99M | 15'11" X 6'7"

169

One bedroom

Kitchen/Living/Dining
6.34M X 4.17M | 20'9" X 13'8"

Bedroom 1
5.17M X 3.79M | 17'0" X 12'5"

Terrace
4.03M X 1.85M | 13'3" X 6'1"

SITE PLAN



WILLOWS APARTMENTS

FIRST FLOOR – NORTH



171

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173

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Kitchen/Living/Dining
6.43M X 4.48M | 21'1" X 14'8"

Bedroom 1
4.14M X 3.40M | 13'7" X 11'2"

Bedroom 2
3.73M X 3.03M | 12'3" X 9'11"

Balcony
3.58M X 1.89M | 11'9" X 6'3"

172

Two bedroom

Kitchen/Living/Dining
6.37M X 4.17M | 20'11" X 13'8"

Bedroom 1
4.15M X 3.09M | 13'7" X 10'1"

Bedroom 2
4.05M X 3.04M | 13'3" X 10'0"

Balcony
3.99M X 1.73M | 13'1" X 5'8"

174

Two bedroom

Kitchen/Living/Dining
6.22M X 5.36M | 20'5" X 17'7"

Bedroom 1
3.76M X 3.49M | 12'4" X 11'5"

Bedroom 2
3.64M X 3.39M | 11'11" X 11'1"

Balcony
4.39M X 1.83M | 14'5" X 6'0"

SITE PLAN



◄► – Measurement points | ES – En-suite | S – Store cupboard | SC – Service cupboard | W – Fitted wardrobe | [] – Wardrobe space

WILLOWS APARTMENTS

SECOND FLOOR – NORTH



175

Two bedroom

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WILLOWS APARTMENTS

GROUND FLOOR – CENTRAL



179

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Kitchen/Living/Dining
6.43M X 4.40M | 21'1" X 14'5"

Bedroom 1
4.23M X 3.22M | 13'10" X 10'7"

Bedroom 2
3.87M X 3.13M | 12'9" X 10'3"

Terrace
7.19M X 2.04M | 23'7" X 6'8"

180

Two bedroom

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6.43M X 4.40M | 21'1" X 14'5"

Bedroom 1
4.23M X 3.22M | 13'10" X 10'7"

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Terrace
7.15M X 2.04M | 23'6" X 6'8"



WILLOWS APARTMENTS

FIRST FLOOR – CENTRAL



181

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184

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6.16M X 5.36M | 20'3" X 17'7"

Bedroom 1
4.54M X 3.52M | 14'11" X 11'7"

Bedroom 2
3.61M X 3.39M | 11'10" X 11'1"

Balcony
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FOR FURTHER INFORMATION OR ANY SALES ENQUIRIES

SAMI OUNZAR
+44 (0)20 7235 9641
SAMI.OUNZAR@BHHSLONDON.COM