



THE WHITE HOUSE

CLAPHAM PARK ROAD



WHITE HOUSE

TRIANGLE PLACE

LEAFY ROAD
1000 10

LIVING IN THE HEART OF CLAPHAM



THE WHITE HOUSE
CLAPHAM PARK ROAD

Introducing a stunning new development of eight luxury one and two bedroom apartments and exclusive penthouse with a private roof terrace boasting panoramic views across the London skyline.

Each apartment in this striking complex has its own private terrace as well as access to the a wonderful communal roof garden with far reaching views and ambient lighting

THE WHITE HOUSE BUILDING is situated on Clapham Park Road, just a two-minute walk from Clapham Common and six minutes from Clapham North tube stations with direct lines into the City. In addition, the apartments are a four-minute walk from the historical Clapham Common with its 220 acres of lush green space and ponds.

Providing the best of both worlds, this attractive SW4 property offers the comfort and convenience of contemporary living while retaining the delightful period façade of the original White House Building.

Newly built with comfort and modernity at the forefront of design, the apartments offer spacious open plan living, including individual and communal terraces for relaxation and privacy.



THE LOCATION THAT HAS IS ALL

THE AREA

Full of new ventures and creative energy, Clapham is a young, dynamic and ever-evolving community brimming with unique bars, shops, eateries and clubs.

The area exudes a friendly, village-like atmosphere with its small parades of independent boutiques, abundance of restaurants, street cafés, gastro pubs and Picturehouse cinema attracting an eclectic mix of Londoners.

A stroll across Clapham's famous Common leads to the bustling and increasingly high end Northcote Road Market which sells quaint treasures and quality produce Monday-Saturday. Close by is the picturesque Abbeville Village - Clapham's best kept secret - an enclave of delicatessens, coffee shops and restaurants that attract foodies from across London.

The recently opened Abbeville Kitchen and Bistro Union rank among London's best new restaurants, Le Petit Boulanger is a top spot for coffee and cake, while The Abbeville pub does fine food accompanied by excellent ales and guest beers.

Minutes from Clapham North station is The Landor Theatre - a hidden gem of a pub with a theatre on its first floor showcasing fresh poetry, standup, music and more.

The Common - Clapham Common is one of London's great communal parks with over 200 acres of tree-lined grassland and three ponds, providing a quiet place to relax, exercise or just enjoy the greenery.

Offering all weather tennis courts, skate parks, kids' playgrounds and paths for running and walking - not to mention angling, duck feeding and incredible mansion views - the Common remains a blissful local hub, offering the perfect balance of activity and space to suit everyone.

A place where people love to congregate, the Common features a Victorian bandstand, three cafes and 'eco areas' of woodland, meadow and grassland created to encourage local wildlife. In the summer the Common's south side transforms into a vast temporary beer garden hosting a wide range of weekend festivals and events.

The new **Leisure Centre**, situated just minutes from The White House's front door, has everything to cater for both body and mind. For those who are passionate about wellbeing and fitness, the centre features a 25m swimming pool, fully equipped air-conditioned 100 station gym, dance studio, group exercise classes, badminton courts and a multi-function sports hall including basketball and football courts.



EXCELLENT CONNECTIONS

THE BEST OF CENTRAL LONDON IN UNDER 20 MINUTES

The White House's closest tube station, Clapham Common, is an enviable two-minute walk from the property. In addition Clapham North provides access to the northern line, and the very heart of central London in under 15 minutes, reaching Oxford Street in 14 minutes, Westminster in 12 minutes and Waterloo in just 11 minutes.

Bank Tube station and the City's business quarter are only 14 minutes away. Clapham Junction Overground, with fantastic links across the south of England, is 17 minutes journey by bus.

Just three-minutes from the White House Building is St Luke's Avenue bus stop. The stop offers six key bus routes - including the convenient N155 night bus which runs to and from central London providing all hours access to the City.

For those travelling across the UK and beyond, St Pancras International and the Eurostar are only 30 minutes away by Tube. Victoria station, and the Gatwick Express, are an eight-minute train journey from Clapham High Street station, a four-minute walk from The White House.

WATERLOO - 11 MINUTES



WESTMINSTER - 12 MINUTES



THE CITY - 14 MINUTES



OXFORD STREET - 14 MINUTES



LONDON BRIDGE - 14 MINUTES



ST PANCRAS - 30 MINUTES





THE APARTMENTS

STYLISH INSIDE AND OUT, ONE AND TWO-BEDROOM APARTMENTS OFFERING THE VERY BEST OF MODERN LONDON LIVING.

Shared spaces are important to The White House with each apartment not only featuring its own terrace but also access to the breathtaking communal roof gardens with wonderful city vistas. Furthermore, all apartments have access to a convenient storage room on the ground floor and attractive reception area.

Inside each apartment, the K&I designed kitchens feature laser-soft handleless cabinets and integrated Siemens appliances, combining exceptional design with functionality. The glacial white Corian work surfaces perfectly contrast with the wooden flooring creating a stylish and contemporary finish.

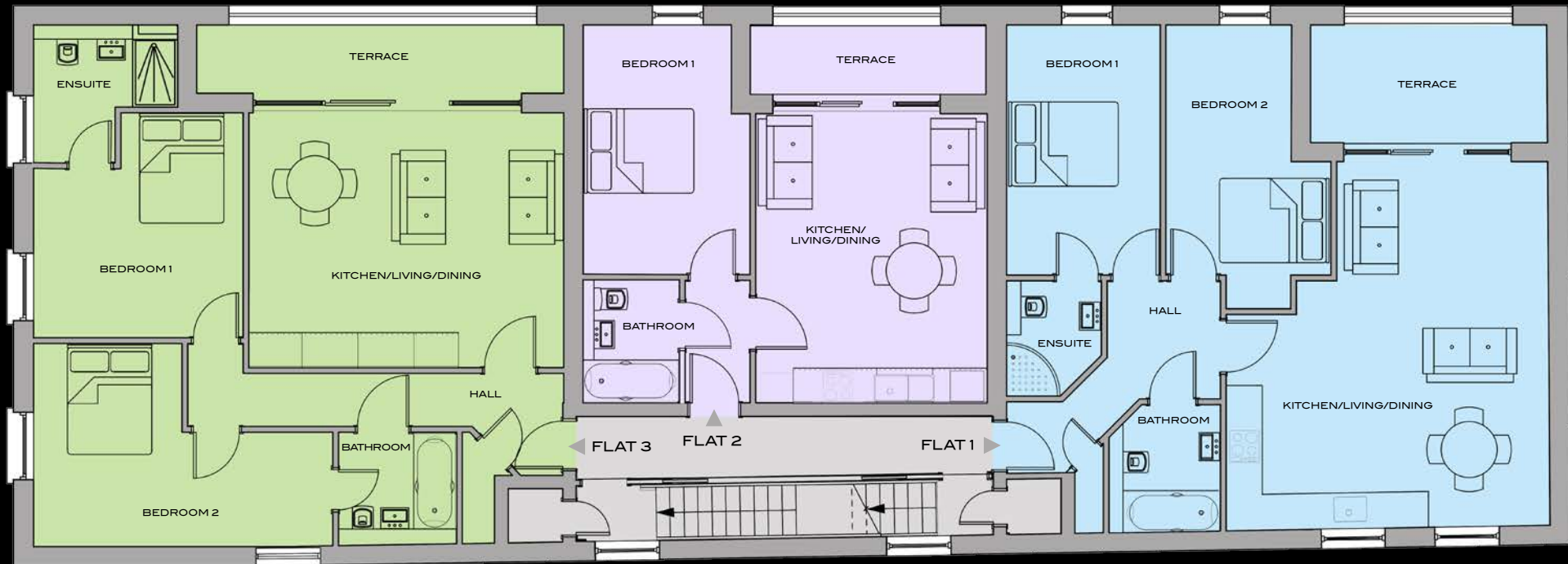
The bathrooms are carefully designed in a strikingly contemporary yet classically elegant manner, with mono bloc basins, dual chrome flush plates and large gloss white tiling.

- Full-spec, high-finish, one and two bedroom apartments.
- Free bicycle rack for every apartment.
- Communal spaces include resident's reception area and beautiful roof terrace.
- Video entry system
- Two minute walk from Clapham Common underground station.
- Three minute walk from the green spaces of Clapham Common.
- All with spacious open plan kitchen and living area.
- Private terraces to all flats.
- Communal garden area for all flats.
- Penthouse apartment with large private roof terrace.
- Tenure - 125 year leasehold. A management company has been appointed and each apartment will contribute to the care, upkeep and maintenance of the development.

FLAT 3 TOTAL AREA (Inc. hall)	75.1 m ²	808.4 ft ²
KITCHEN/DINING/LIVING	5.6 m x 4.5 m	18'5" x 14'9"
MASTER BEDROOM	3.8 m x 4.0 m	12'6" x 13'1"
BEDROOM 2	5.3 m x 3.6 m	17'5" x 11'10"
BATHROOM 1 (En-suite)	2.4 m x 2.4 m	7'10" x 7'10"
BATHROOM 2	2.1 m x 1.9 m	6'11" x 6'3"
TERRACE	6.8 m x 1.2 m	22'4" x 3'11"

FLAT 2 TOTAL AREA (Inc. hall)	41 m ²	441.3 ft ²
KITCHEN/DINING/LIVING	4.1 m x 5.1 m	13'5" x 16'9"
MASTER BEDROOM	3.0 m x 4.4 m	9'10" x 14'5"
BATHROOM 1	1.5 m x 2.1 m	4'10" x 6'11"
TERRACE	4.2 m x 1.3 m	13'9" x 4'3"

FLAT 1 TOTAL AREA (Inc. hall)	73.9 m ²	795.5 ft ²
KITCHEN/DINING/LIVING	5.7 m x 6.5 m	18'8" x 21'4"
MASTER BEDROOM	2.7 m x 4.4 m	8'10" x 14'5"
BEDROOM 2	2.9 m x 4.4 m	9'6" x 14'5"
BATHROOM 1 (En-suite)	1.6 m x 2.0 m	5'3" x 6'7"
BATHROOM 2	1.9 m x 2.0 m	6'3" x 6'7"
TERRACE	4.3 m x 2.1 m	13'9" x 6'11"

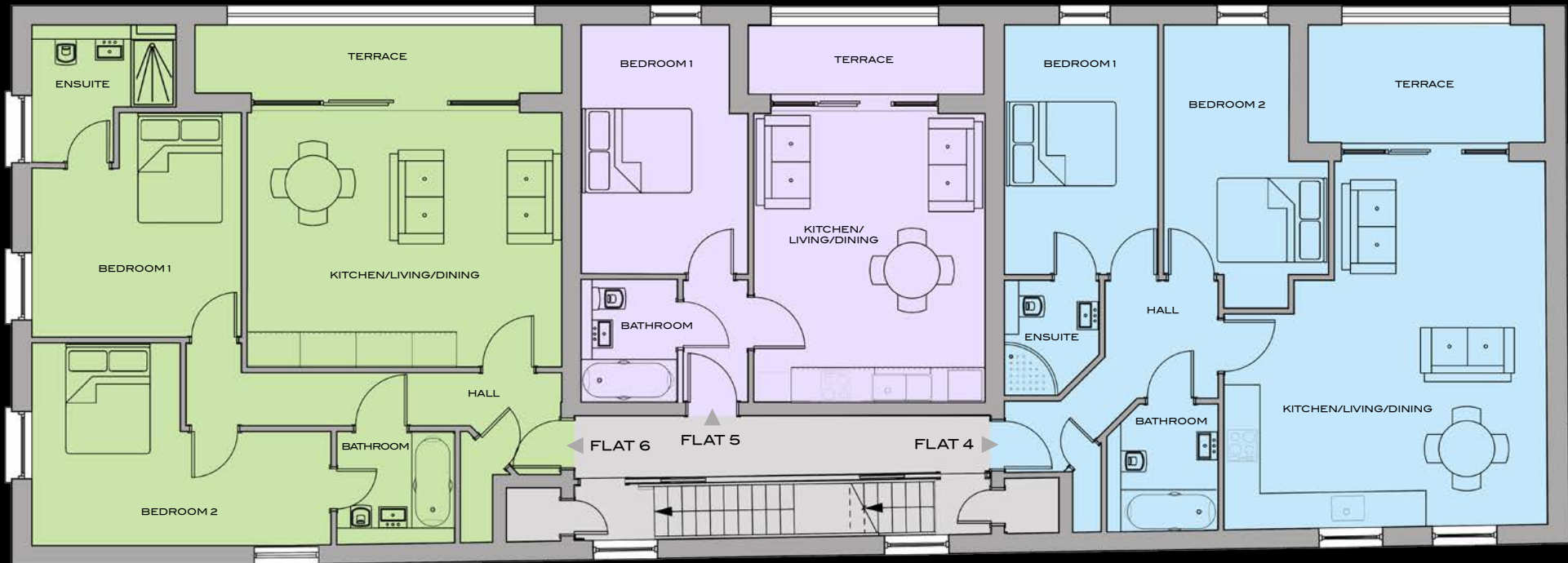


Symbols indicating bathroom and kitchen fittings are indicative. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance size or items of furniture. Applicants are advised to contact the developer or the developers agent to ascertain the availability of any particular property so as to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of properties may vary.

FLAT 6 TOTAL AREA (Inc. hall)	75.1 m ²	808.4 ft ²
KITCHEN/DINING/LIVING	5.6 m x 4.5 m	18'5" x 14'9"
MASTER BEDROOM	3.8 m x 4.0 m	12'6" x 13'1"
BEDROOM 2	5.3 m x 3.6 m	17'5" x 11'10"
BATHROOM 1 (En-suite)	2.4 m x 2.4 m	7'10" x 7'10"
BATHROOM 2	2.1 m x 1.9 m	6'11" x 6'3"
TERRACE	6.8 m x 1.2 m	22'4" x 3'11"

FLAT 5 TOTAL AREA (Inc. hall)	41 m ²	441.3 ft ²
KITCHEN/DINING/LIVING	4.1 m x 5.1 m	13'5" x 16'9"
MASTER BEDROOM	3.0 m x 4.4 m	9'10" x 14'5"
BATHROOM 1	1.5 m x 2.1 m	4'10" x 6'11"
TERRACE	4.2 m x 1.3 m	13'9" x 4'3"

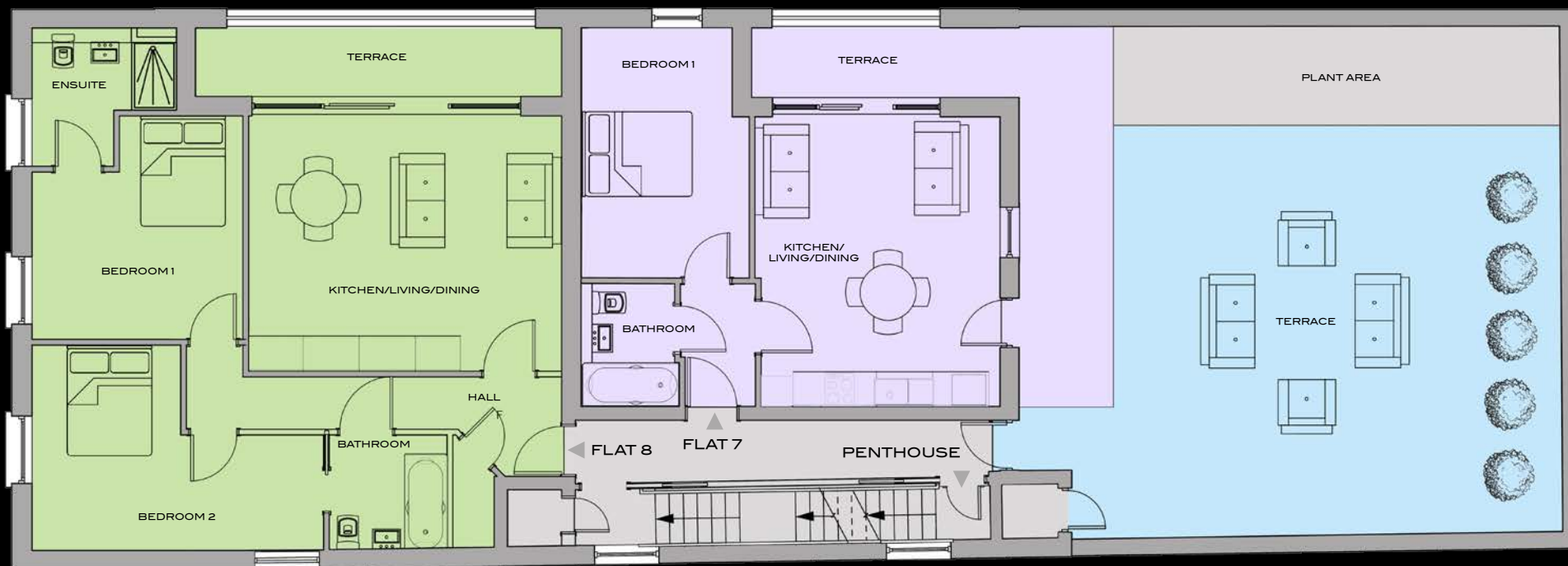
FLAT 4 TOTAL AREA (Inc. hall)	73.9 m ²	795.5 ft ²
KITCHEN/DINING/LIVING	5.7 m x 6.5 m	18'8" x 21'4"
MASTER BEDROOM	2.7 m x 4.4 m	8'10" x 14'5"
BEDROOM 2	2.9 m x 4.4 m	9'6" x 14'5"
BATHROOM 1 (En-suite)	1.6 m x 2.0 m	5'3" x 6'7"
BATHROOM 2	1.9 m x 2.0 m	6'3" x 6'7"
TERRACE	4.3 m x 2.1 m	13'9" x 6'11"



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FLAT 8 TOTAL AREA (Inc. hall)	75.1 m ²	864.3 ft ²
KITCHEN/DINING/LIVING	4.5 m x 5.6 m	14'9" x 18'4"
MASTER BEDROOM	3.7 m x 4.1 m	12'2" x 13'5"
BEDROOM 2	2.8 m x 3.6 m	9'2" x 11'10"
BATHROOM 1 (En-suite)	2.4 m x 1.4 m	7'10" x 4'7"
BATHROOM 2	2.1 m x 2.1 m	6'11" x 6'11"
TERRACE	6.8 m x 1.2m	22'4" x 3'11"

FLAT 7 TOTAL AREA (Inc. hall)	41.5 m ²	493.0 ft ²
KITCHEN/DINING/LIVING	4.2 m x 5.1 m	13'9" x 16'9"
MASTER BEDROOM	3.0 m x 4.4 m	9'10" x 14'5"
BATHROOM 1	1.8 m x 2.1	5'11" x 6'11"
TERRACE	4.3 m x 1.2 m	14'1" x 3'11"



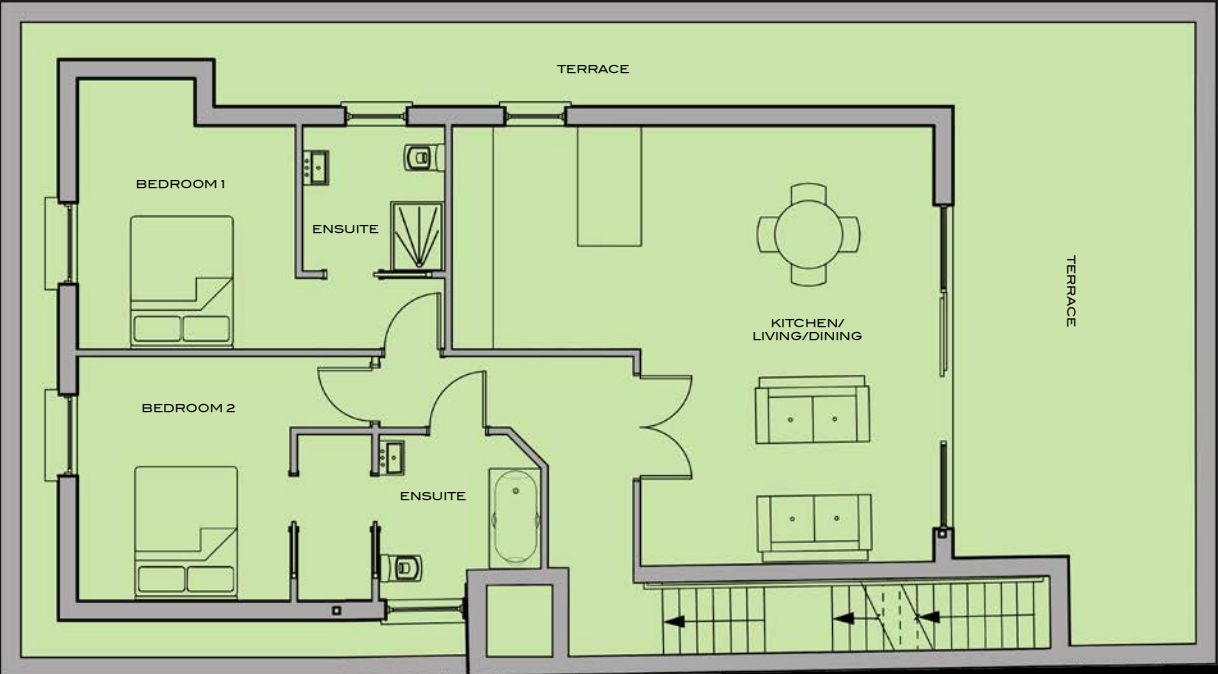
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PENTHOUSE

TOTAL AREA (Including hall)	94.7 m ²	1,019.3 ft ²
KITCHEN/DINING/LIVING	4.2 m x 6.4 m	13'9" x 21'
MASTER BEDROOM	3.6 m x 3.3 m	11'10" x 10'10"
BEDROOM 2	4.5 m x 3.6 m	14'9" x 11'10"
BATHROOM 1 (En-suite)	2.2 m x 2.1 m	7'3" x 6'11"
BATHROOM 2	2.5 m x 2.4 m	8'2" x 7'10"
TERRACE	42.2 m ²	454.2 ft ²

A stylish Penthouse, with fantastic private roof terrace and panoramic views across the London skyline. This secluded hide away on top of the building comprises 2 large double bedrooms both with en-suite bathrooms and a simply stunning open plan living and entertaining space.

The specification is of the highest quality with integrated Siemens appliances including a coffee maker and wine cooler.



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EXCEPTIONAL QUALITY

INTERNAL FINISHES

- Polished chrome iron mongery
- 4 panel smooth ½ hour fire rated internal doors
- Carpets to all bedrooms and stairs
- Engineered wood flooring to all living rooms, landings, kitchens and bathrooms
- Low profile flush finished aluminum frames windows and doors with white internal finish and anthracite external finish
- Double convector white wall mounted radiators
- Fully fitted wardrobes to master bedrooms
- Ogee skirting boards and architraves
- Light grey paint finish to walls and eggshell white to all timber finishes

KITCHEN

- K&I are a London based German boutique kitchen designer.
- The laser soft handleless cabinets where the lacquer laminate MDF panels.
- Glacial white Corian work surface.
- Siemens stainless steel compact multi function oven. Siemens integrated ceramic touch control hob. Blanco telescopic extractor hoods
- Blanco Culina-S min mono-bloc mixer chrome tap with user friendly single jet spray
- Fully integrated Siemens fridge freezer. Dishwasher
- Blanco Andano 500-U
- Siemens built in washer dryer
- Essentials 1500 wine cooler*
- LED strip lights to underside of wall units
- Soft drawer and door closers
- Glass splash backs

BATHROOMS

- Bloque mono bloc basin mixers
- White ceramic square basin
- Windsor single ended bath
- Square Panel bath screen
- Chrome bath filler and overflow waste
- Square Chrome Dual flush plates
- Gloss white ceramic tiling
- Handset shower with chrome hose
- Frameless shower screens*

ELECTRICS & LIGHTING

- Chrome down lights throughout
- Polished chrome switches and sockets at high level to kitchen area and dining areas
- Low energy lighting throughout
- Wiring for Sky+ to living room and Master Bedroom
- BT points in all rooms

SECURITY

- Apartment entry multi locking door system
- Fully Automated Fire Alarm System
- Security locks to windows and doors
- Audio visual door entry system

SUSTAINABILITY FEATURES

- 100% low energy lighting
- A&B rated kitchen appliances
- Dual flush WC
- Low flow taps
- Combined heat and power
- Level 4 Code for sustainable homes (CFSH)

* specific flats only

Dexters

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