

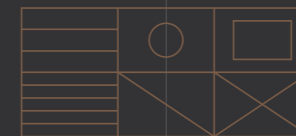
# BATTERSEA REACH

The Final Collection



[BatterseaReach-Peabody.com](https://www.BatterseaReach-Peabody.com)

020 7021 4842



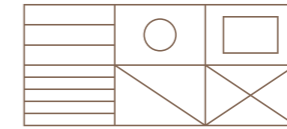
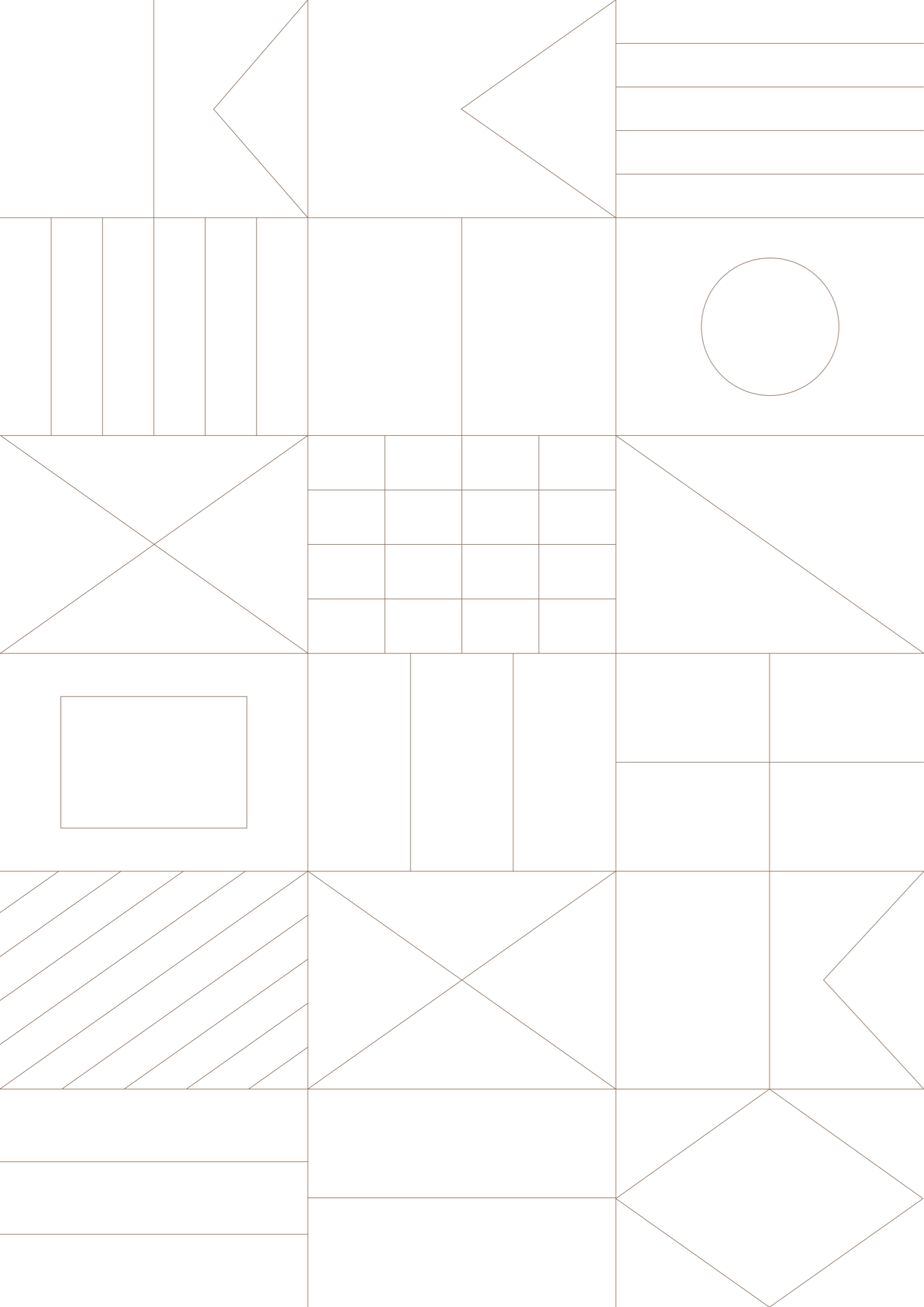
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The Final Collection



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## BATTERSEA REACH

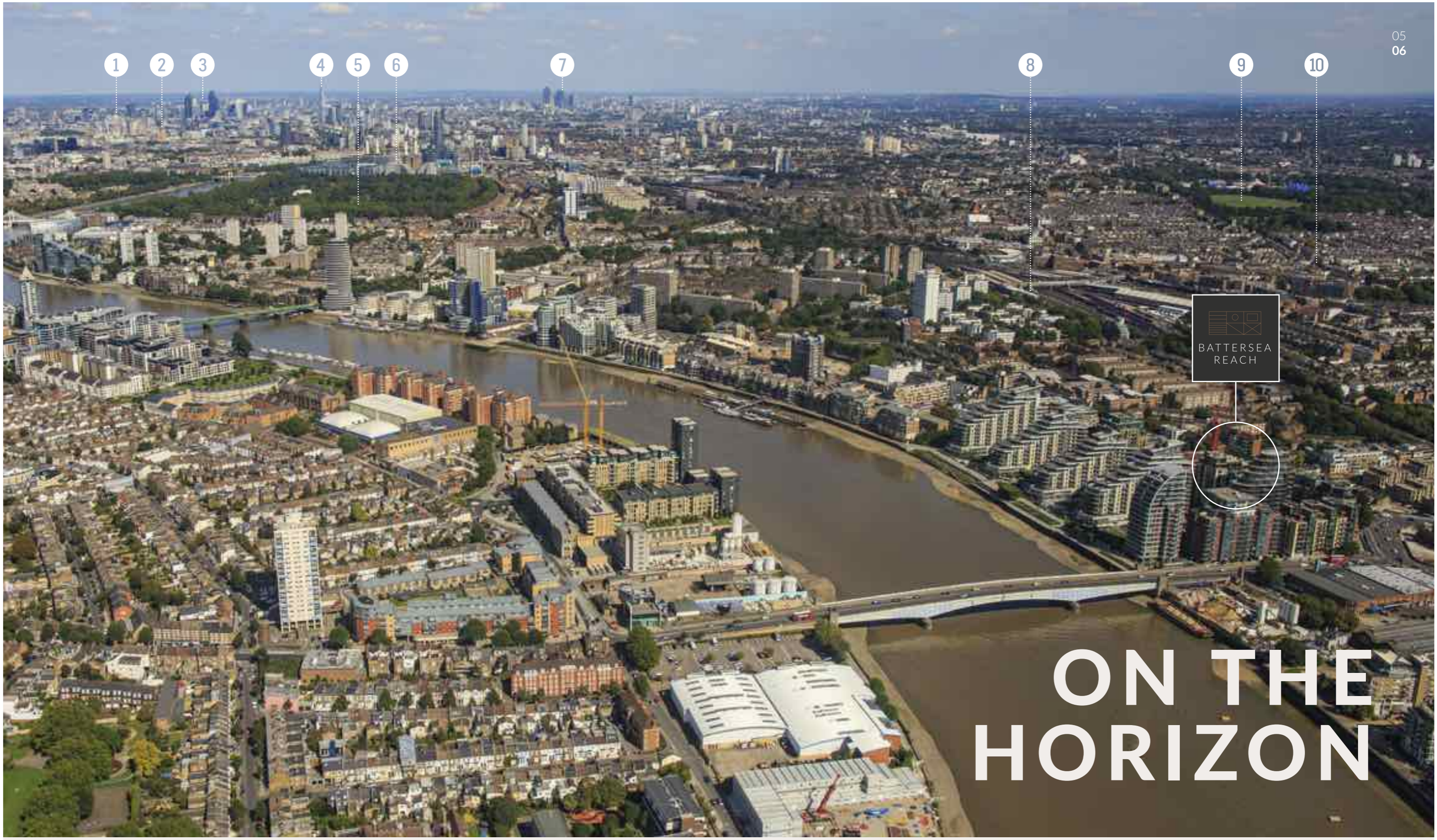
Welcome to Battersea Reach: an award-winning riverside location with skyline views, landscaped courtyards, and a superb range of luxurious modern homes – all within the beautiful and unique locality of Battersea. Just a few yards from the River Thames, Battersea Reach is a peaceful haven from the bustle of urban life – yet with its elegant choice of restaurants, bars, shopping and leisure, it also opens up new possibilities for living in one of the capital's most desirable areas.

Peabody is now pleased to present the final collection of outstanding studio, 1 & 2 bedroom Shared Ownership apartments at St George's (Berkeley Group) Battersea Reach – a unique opportunity for you to enjoy a tranquil riverside lifestyle in one of the world's greatest cities.

At ground level, you can relax in Battersea Reach's beautifully landscaped courtyards and gardens; higher up, your home provides luxurious, modern living spaces – the perfect place to unwind at the end of the day.



Computer generated artist impression



BATTERSEA  
REACH

# ON THE HORIZON

1

London Eye

2

Westminster

3

City of London

4

The Shard

5

Battersea Park

6

Battersea Power Station

7

Canary Wharf

8

Clapham Junction

9

Clapham Common

10

Northcote Road

- 1. River Thames
- 2. The London Peace Pagoda, Battersea Park
- 3. Battersea Power Station



With the perfect mixture of river views, evocative architecture and proximity to central London, Battersea is one of the most sought-after areas in the capital.

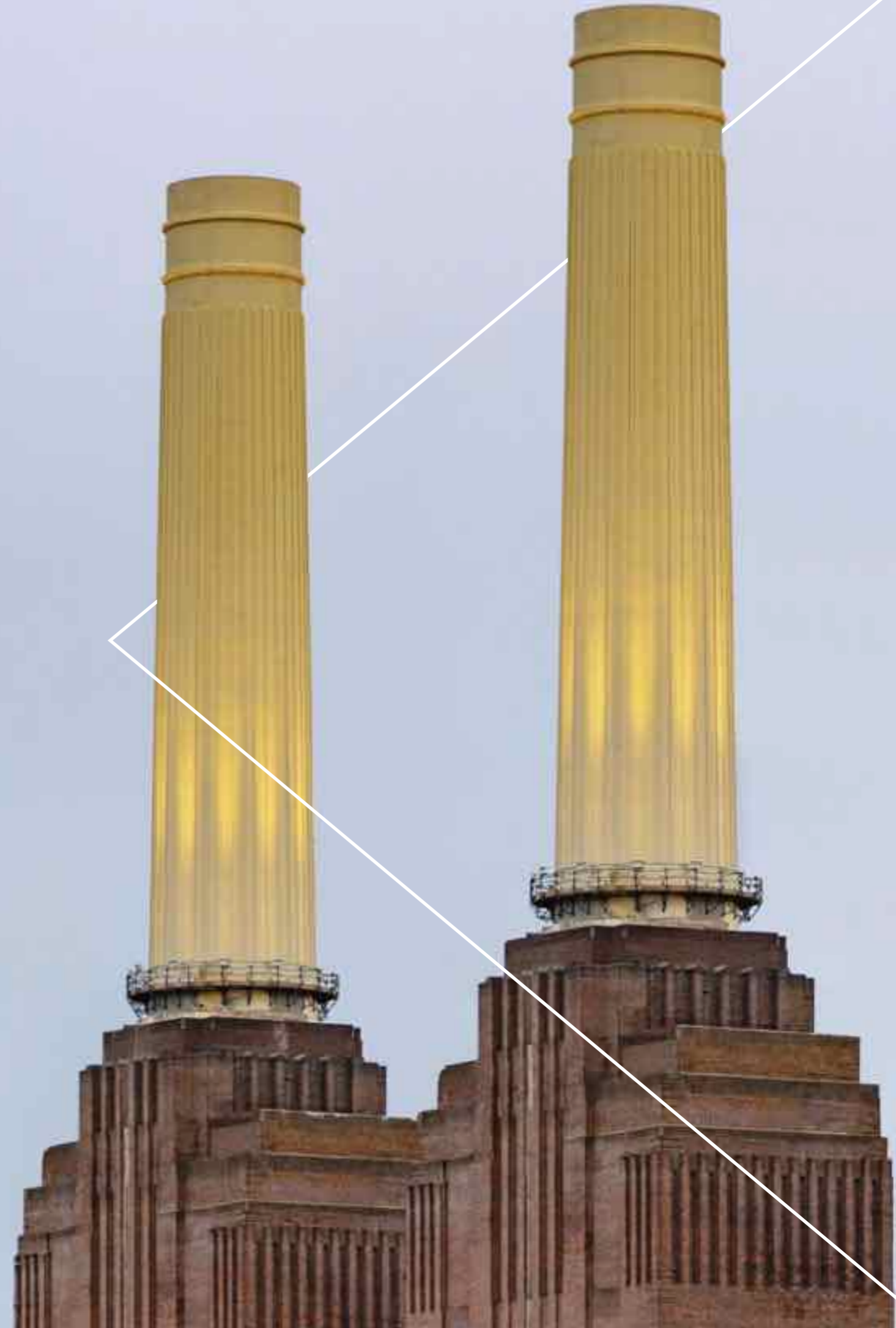
# DESTINATION AWAITS



Spanning a stretch of the Thames from Nine Elms to Wandsworth Bridge, Battersea is well-known for stunning riverside promenades and its two-hundred-acre park with lake, fountains, sculptures, art exhibitions and wildlife.

Battersea's unique style – a wonderful juxtaposition of historic buildings and fresh new architecture – also means it is unlike anywhere else in London. In Battersea Park, the modern-yet-traditional Peace Pagoda sits alongside the Pump House Gallery, a Victorian building repurposed as a beautifully intimate exhibition space; a few minutes away, the iconic Battersea Power Station is being reopened as the centre of a vibrant new cosmopolitan quarter.

This remaining of old and new gives Battersea its distinctive atmosphere and makes it a truly special part of London. It is also renowned for being one of the most peaceful areas of the capital. From Battersea Reach, picturesque river walks are only a few steps away, with access to the Thames footpath stretching west all the way to Kew Gardens. However you like to unwind, you'll never run out of beautiful surroundings in this part of London.



# NEW DISCOVERIES



Battersea also has a thriving and distinctive arts scene. Enjoy some of the best theatre and comedy south of the river at Battersea Arts Centre and Theatre 503, or visit The Clapham Grand for its renowned offering of music and cabaret. For a more hands-on experience, the Royal College of Art and the Academy of Live and Recorded Arts (ALRA) host a wide range of events and performing classes, while the Lavender Print School teaches niche trades such as bookbinding and printmaking. Whatever your tastes or creative interests, you'll find it's all part of the Battersea lifestyle.

- 1. Northcote Road
- 2. Battersea Park
- 3. The Waterfront Bar, Battersea Reach
- 4. Ô Gourmet Libanais, Battersea Reach
- 5. Clove Hitch Quay
- 6. Cake Boy, Battersea Reach



**Battersea has a warm, upbeat atmosphere and a particular charm all of its own – meaning you'll never run out of ways to enjoy life in this part of the capital.**

Visitors to Battersea rarely leave without remarking on its distinctive boutiques, restaurants, bars and arts scene. Characteristic shops include the wonderfully named "Battersea Flower Station" florists and the beekeeping mecca of Hive Honey Shop, while Northcote Road Market offers a huge range of foods, art and antiques. You can also find a number of chic clothing stores around Northcote Road including Katherine Bird, Question Air and White Stuff, as well as children's boutiques such as JoJo Maman Bébé.

Closer to home, Battersea Reach residents can take advantage of a range of excellent shops, bakeries, bars and restaurants right on their doorstep. Upmarket café-bakeries such as Cake Boy and Bread Centrale provide for a light appetite; Ô Gourmet Libanais and Gazette offer great Lebanese and French food respectively, and you can quench your thirst on the riverside at The Waterfront Bar – or take a bottle home from Farr Vintners; your local wine wholesaler specialising in vintage wines of Bordeaux. The neighbourhood is also home to a BoConcept furniture retailers, dance and fitness classes at bbodance and Pilates Junction, and the quirky restaurant-meets-opera-venue, Little Bay.





# EXPLORATION LONDON

London is one of the world's few truly global cities – yet despite its scale, it also has a special atmosphere. With centuries-old buildings right next to cutting-edge contemporary designs, it is perhaps the only place in the world with such a successful blend of the modern and the historic.

Experiencing the delights of the city is what London is all about. Whether the capital attracts you for its business life, arts, entertainment, sports, shopping or heritage, you'll find everything you need here. Chelsea, Mayfair and the West End offer a world-class selection of high-end boutiques and specialist stores that mix modern design with antique elegance – and, as London is one of the greatest creative centres in the world, you can choose from a huge number of thrilling music, dance and theatre productions every day of the week.

You'll never tire of the scale and beauty of the city – or its majestic skyline. London's open-air markets and world-class galleries are waiting to be explored, and amazing views from its skyscrapers, bridges, and riverboats are all part of daily life here. Whoever you are – London is calling.







# LOCAL VOYAGES

Even in the twenty-first century, London is still a river city and a major port, with a variety of local beauty spots along the waters.

Uncover a selection of gems and treasured amenities moments from your home. Or venture further afield using the tranquil cycle routes and footpaths along the riverside and discover a whole lot more.

## Restaurants and cafés

- 1 Augustine Kitchen
- 2 Fish in a Tie
- 3 London House
- 4 Breakfast Club
- 5 Byron
- 6 Franco Manca
- 7 Bento
- 8 Gazette
- 9 Cake Boy
- 10 Gail's
- 11 Bread Centrale
- 12 Ô Gourmet Libanais

## Retail

- 1 Whole Foods
- 2 Waitrose
- 3 Marks & Spencer
- 4 Neal's Yard
- 5 Katherine Bird
- 6 Question Air
- 7 White Stuff
- 8 JoJo Maman Bébé
- 9 Battersea Flower Station
- 10 Hive Honey Shop

## Bars and pubs

- 1 The Ship
- 2 The Northcote
- 3 The Four Thieves
- 4 The Waterfront
- 5 The Bolingbroke
- 6 Bunga Bunga
- 7 Adventure

## Entertainment and arts

- 1 Battersea Arts Centre
- 2 Lavender Print School
- 3 Little Bay Battersea
- 4 The Battersea Barge
- 5 The Clapham Grand
- 6 Theatre 503

## Fitness

- 1 Fybe
- 2 Flying Fantastic
- 3 Battersea Yoga
- 4 Fitness First
- 5 Kula Hot Yoga
- 6 Pilates Junction
- 7 bbdance



**BATTERSEA REACH**

# HEAD DOWNSTREAM

Transport options from Battersea Reach make journeys around London easy. Explore the city by River Bus and sail across London tides, or stay grounded on land with a range transport links connecting you to key locations across the capital.

Map not to scale. Rail/Tube journey times are averaged from Clapham Junction. Walking, cycling and bus journey times are averaged from Battersea Reach (SW18 1TX). Elizabeth Line (Crossrail) to be completed by Dec 2019 (Source: TfL.gov.uk). Data taken from Google Maps, dependent on time of day. While we aim to reproduce correct information, we cannot guarantee its accuracy



Indicative photography of  
Apartment 8, Discovery House



Indicative photography of  
Apartment 8, Discovery House

# TAKE COMMAND

Homes at Battersea Reach allow you to enjoy all that London has to offer. With luxurious modern interiors and elegant open-plan living areas, our apartments provide the perfect setting for young professionals and families to live life to the full.



Apartment 1, Discovery House

## Living / Dining / Kitchen

Contemporary handleless kitchen by EuroCucina

Matt white wall-mounted cabinets with discreet under unit LED lighting

Contrasting gloss kitchen base cabinets in platinum grey

Mixed granite and quartz stone-effect work surface with matching upstand

Stainless steel sink with squared, arched mixer tap in chrome (sink size may vary, please refer to floorplans)

Zanussi ceramic electrical hob with touch control and overhead extractor to selected apartments

Zanussi induction 2 zone hob with rotary dials to studio apartments 4, 14, 24 & 34 (please refer to floorplans)

Glass splashback in soft white behind the hob

Zanussi multi-function stainless steel oven with easy-clean enamel interior

Integrated Siemens microwave to studio apartments 4, 14, 24 & 34

Integrated Zanussi fridge / freezer and slimline dishwasher

Recessed LED down lights

Oak wood-effect timber laminate flooring

## Bathroom

Squared Roca Contessa steel bath in white with polished chrome mixer tap

Wall-mounted polished chrome shower head and rail with thermostatic control

Squared frameless glass shower screen

White wall-mounted semi-recessed basin with lever mixer tap

White WC pan with concealed cistern and polished chrome dual flush push button

Large vanity mirror to back wall over wash basin

Polished chrome heated towel rail

Recessed LED down lights

Large format marble effect porcelain tiles in light sand grey to bath/shower enclosure walls and floor

Discreet pull-out clothes line to bathrooms

## Bedroom(s)

80/20 wool mix carpet in deep cream

White pendant lighting to all bedrooms



Apartment 1, Discovery House



## Balconies

Private outdoor space with decking to selected apartments

Juliet balcony to Liberty House apartments

## Security & Peace of Mind

Video entry system with handset

Sprinkler system fitted throughout apartments in Discovery House

Wired smoke and heat detectors

Multi-lock door with security chain and spy hole

Hardwired doorbell

125-year lease

12 year NHBC warranty

Predicted energy assessment – Level B

Code of Sustainable Homes - Level 3

## Communal

Glass door to main entrance / lobby area

High quality, durable carpeting and floor finishes throughout

Matt porcelain tiles to ground lobby area

Secure on-site bicycle storage facilities

Landscaped communal gardens and courtyards

## Utility / Electricals

Pendant lighting to bedrooms

Recessed LED down light fittings to bathrooms and kitchen/living / dining areas

Underfloor heating to living room and bedrooms

Matt chrome double electrical socket with white inserts above kitchen worktop

Television (terrestrial and satellite) points with SkyQ provisions to living room and master bedroom †

Landline telephone and BT fibre optic data points to living room †

## General

24-hr concierge service

Access to on-site gym facilities

Zipcar car club available †

Allocated parking not available at this development\*




† Subject to separate costs

\*Allocated parking is not available at this development, and local parking permits are unavailable in this area. Paid for parking is available at Battersea Reach for visitors separate cost, and is charged and managed by NCP. Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice.



Indicative photography of  
Apartment 8, Discovery House

# NAVIGATION & POSITIONING

-  **Discovery House**  
Private Sale and Shared Ownership Residence
-  **Liberty House**  
Shared Ownership Residence
-  Existing buildings




WANDSWORTH TOWN STATION

CLAPHAM JUNCTION STATION

WANDSWORTH  
BRIDGE ROAD

JUNIPER DRIVE

YORK ROAD

The Waterfront 

Farr Vintners 

Cake Boy 

Michaela Mitoi 

Tesco Express 

Cash Machine 

Cycle Replublic 

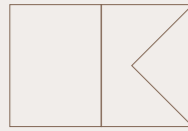
Gourmet Libanais 

Yue Float Wellness Centre 

Plus One Gallery 

Loft Living Ltd 

BoConcept Furniture 



# STUDIO APARTMENT

APARTMENTS 4, 14, 24 & 34

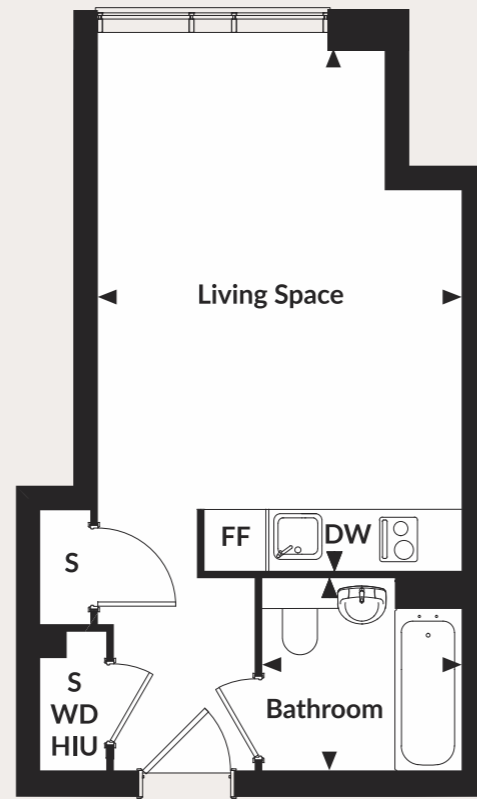


Gross Internal Area 30.10m<sup>2</sup> / 324ft<sup>2</sup>

**LIVING SPACE**  
5.51m x 3.85m / 18'1" x 12'8"

**BATHROOM**  
2.03m x 2.11m / 6'8" x 6'11"

S = Store WD = Washer / Dryer DW = Dishwasher  
HIU = Heat Interface Unit FF = Fridge / Freezer



# STUDIO APARTMENT

APARTMENTS 1, 11, 21, 31

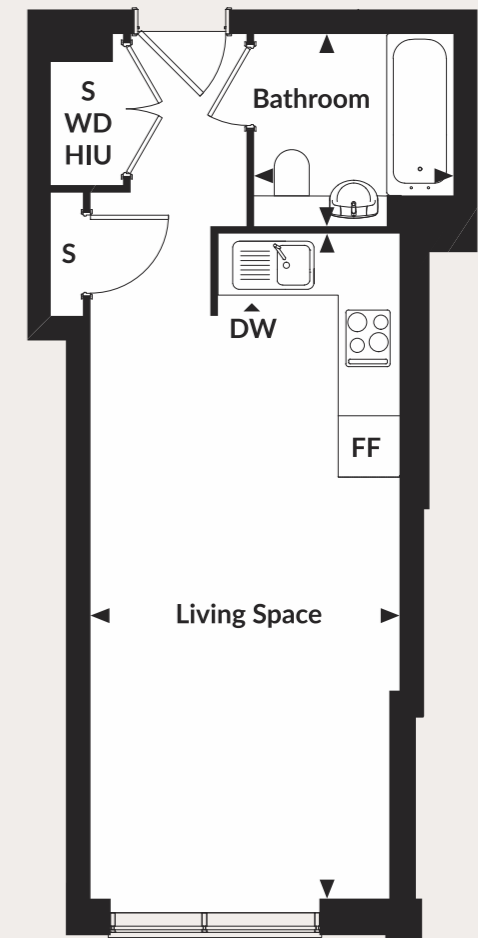


Gross Internal Area 32.23m<sup>2</sup> / 347ft<sup>2</sup>

**LIVING SPACE**  
7.04m x 3.27m / 23'1" x 10'9"

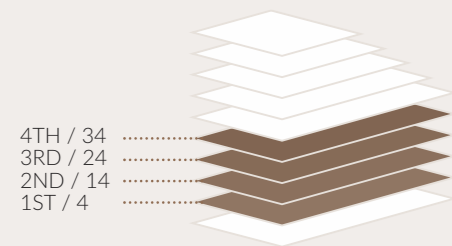
**BATHROOM**  
2.03m x 2.11m / 6'8" x 6'11"

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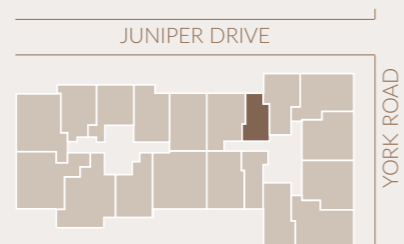


## Discovery House

FLOOR / APARTMENT NO

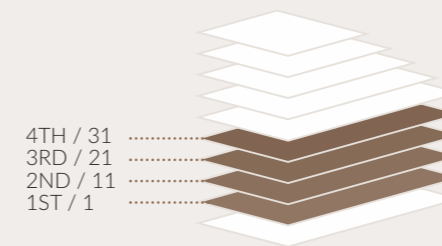


4TH / 34  
3RD / 24  
2ND / 14  
1ST / 4

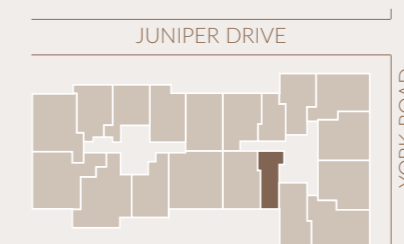


## Discovery House

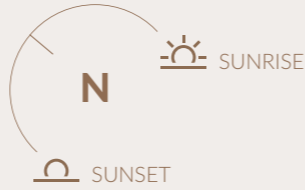
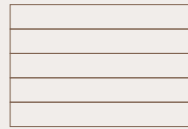
FLOOR / APARTMENT NO



4TH / 31  
3RD / 21  
2ND / 11  
1ST / 1







# ONE BEDROOM APARTMENT

APARTMENTS 5, 15, 25 & 35

Gross Internal Area 44.62m<sup>2</sup> / 480ft<sup>2</sup>

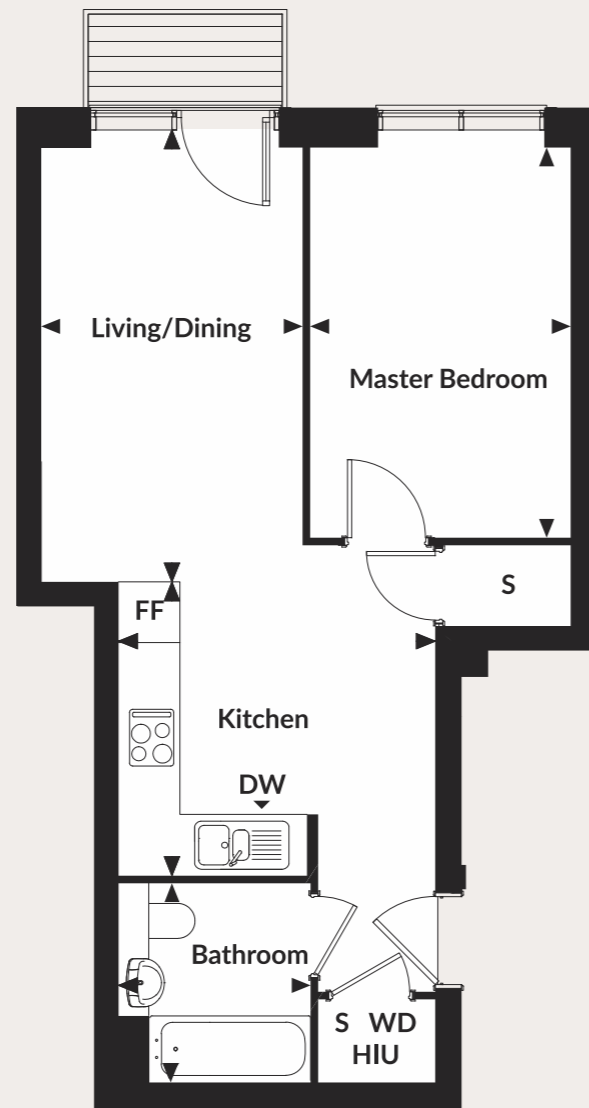
**LIVING/DINING**  
2.76m x 4.79m / 9'1" x 15'9"

**KITCHEN**  
3.35m x 3.11m / 11" x 10'3"

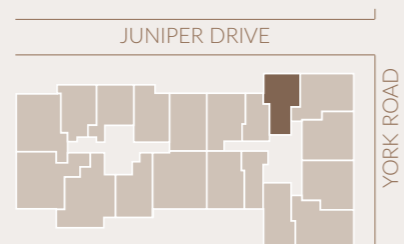
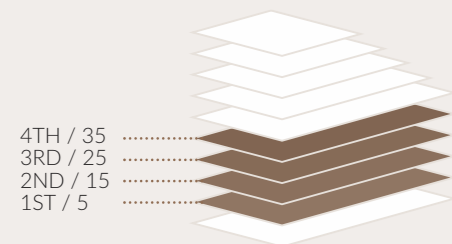
**MASTER BEDROOM**  
2.76m x 4.13m / 9'1" x 13'7"

**BATHROOM**  
2.03m x 2.11m / 6'8" x 6'11"

S = Store WD = Washer / Dryer DW = Dishwasher  
HIU = Heat Interface Unit FF = Fridge / Freezer



Discovery House  
FLOOR / APARTMENT NO



4TH / 35  
3RD / 25  
2ND / 15  
1ST / 5



# ONE BEDROOM APARTMENT

APARTMENTS 10, 20, 30 & 40

Gross Internal Area 45.78m<sup>2</sup> / 493ft<sup>2</sup>

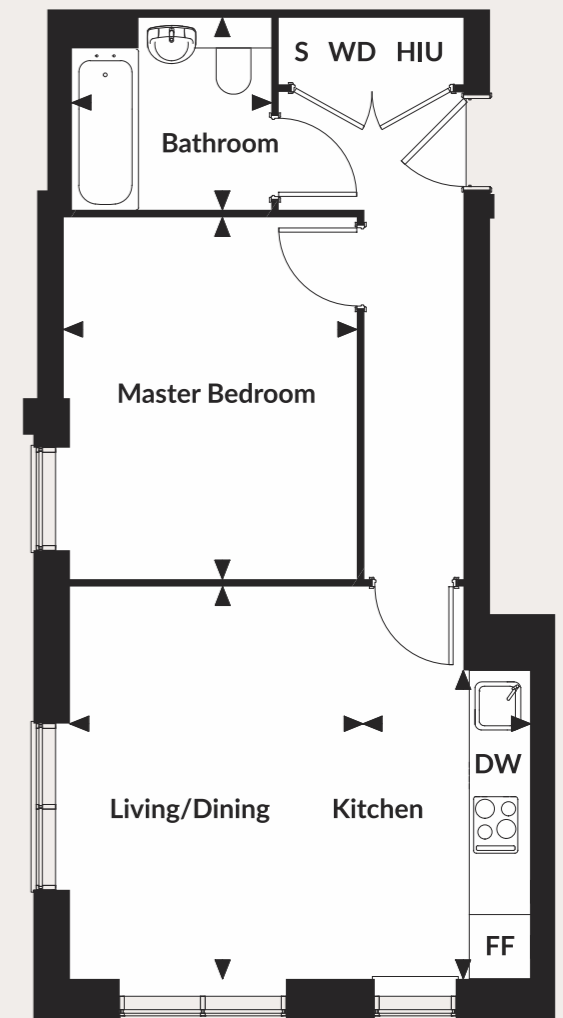
**LIVING/DINING**  
3.10m x 4.15m / 10'2" x 13'8"

**KITCHEN**  
3.26m x 1.77m / 10'8" x 5'10"

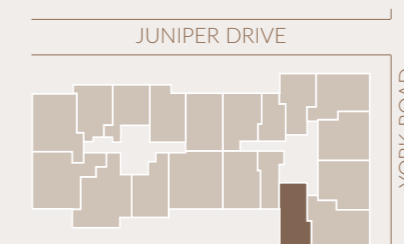
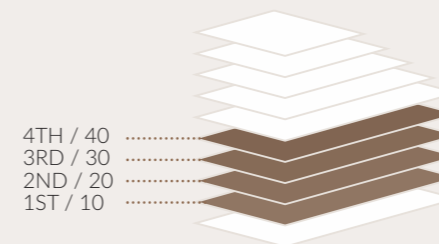
**MASTER BEDROOM**  
3.10m x 3.82m / 10'2" x 12'6"

**BATHROOM**  
2.03m x 2.11m / 6'8" x 6'11"

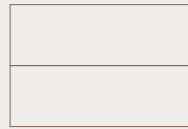
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HIU = Heat Interface Unit FF = Fridge / Freezer



Discovery House  
FLOOR / APARTMENT NO



4TH / 40  
3RD / 30  
2ND / 20  
1ST / 10



## ONE BEDROOM APARTMENT

APARTMENTS 3, 13, 23 & 33

Gross Internal Area 51.43m<sup>2</sup> / 554ft<sup>2</sup>

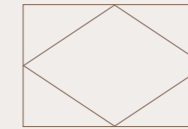
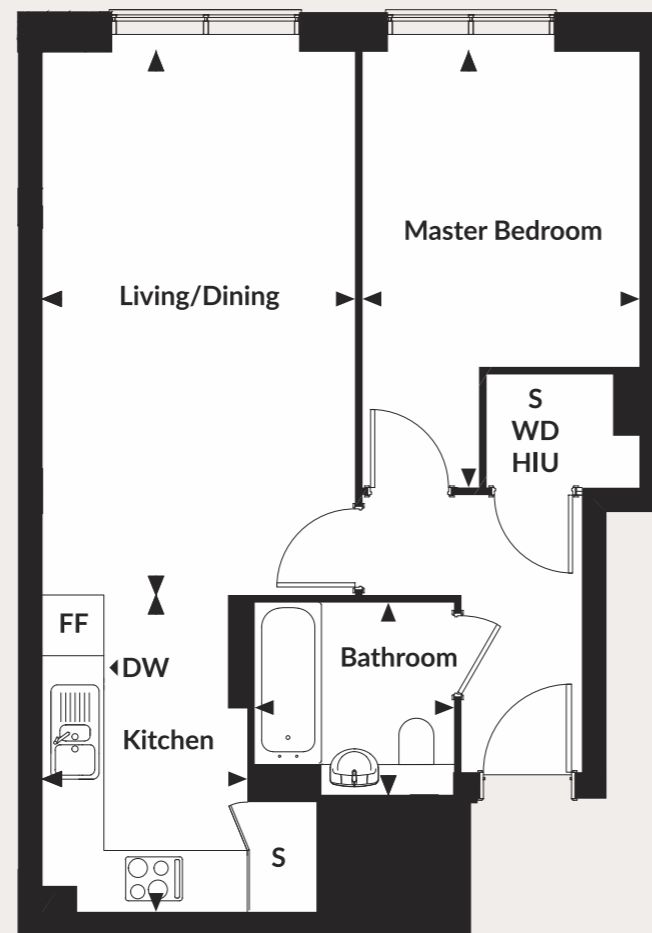
**LIVING/DINING**  
5.94m x 3.31m / 19'6" x 10'10"

**KITCHEN**  
2.16m x 3.35m / 7'1" x 11"

**MASTER BEDROOM**  
2.93m x 4.71m / 9'7" x 15'5"

**BATHROOM**  
2.03m x 2.11m / 6'8" x 6'11"

S = Store WD = Washer / Dryer DW = Dishwasher  
HIU = Heat Interface Unit FF = Fridge / Freezer



## ONE BEDROOM APARTMENT

APARTMENTS 2, 12, 22 & 32

Gross Internal Area 54.90m<sup>2</sup> / 591ft<sup>2</sup>

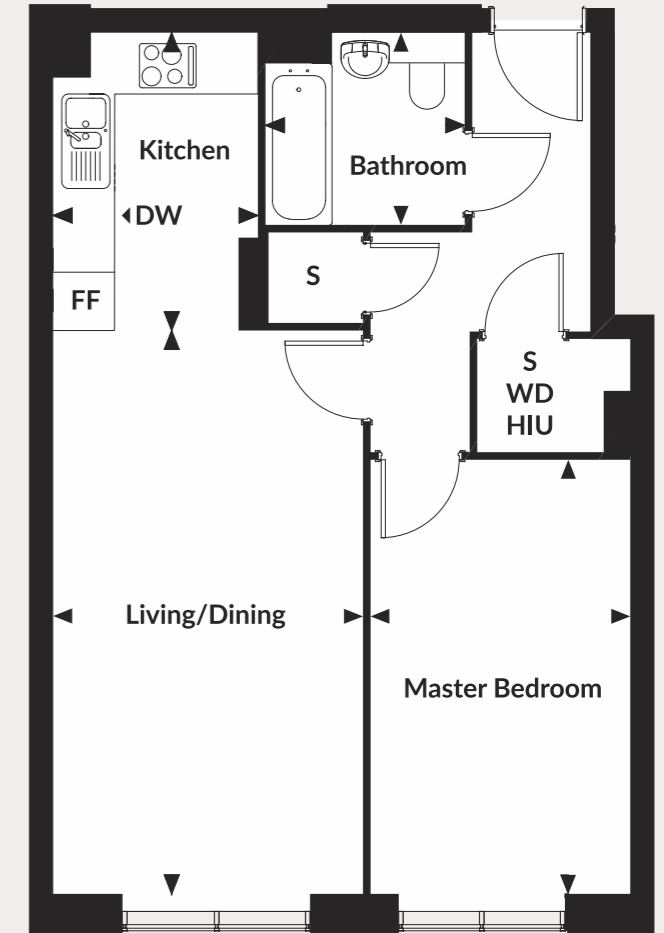
**LIVING/DINING**  
3.22m x 6.00m / 10'7" x 19'8"

**KITCHEN**  
2.16m x 3.15m / 7'1" x 10'4"

**MASTER BEDROOM**  
2.69m x 4.59m / 8'10" x 15'1"

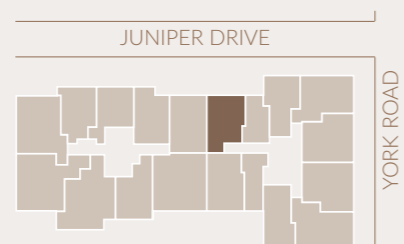
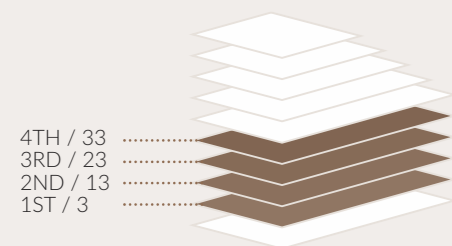
**BATHROOM**  
2.10m x 2.03m / 6'11" x 6'8"

S = Store WD = Washer / Dryer DW = Dishwasher  
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### Discovery House

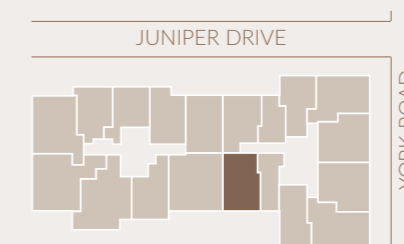
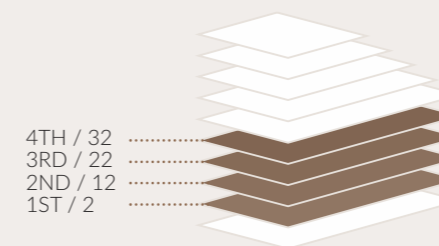
FLOOR / APARTMENT NO



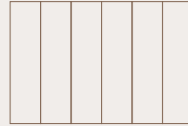
4TH / 33  
3RD / 23  
2ND / 13  
1ST / 3

### Discovery House

FLOOR / APARTMENT NO



4TH / 32  
3RD / 22  
2ND / 12  
1ST / 2



## TWO BEDROOM APARTMENT

APARTMENTS 6, 16, 26 & 36



Gross Internal Area 56.91m<sup>2</sup> / 613ft<sup>2</sup>

**LIVING/DINING**

3.13m x 3.35m / 10'3" x 11'

**KITCHEN**

4.14m x 2.39m / 13'7" x 7'10"

**MASTER BEDROOM**

2.77m x 3.92m / 9'1" x 12'10"

**BEDROOM 2**

3.27m x 2.30m / 10'9" x 7'7"

**BATHROOM**

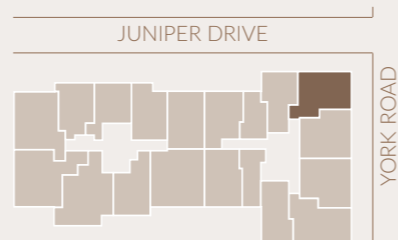
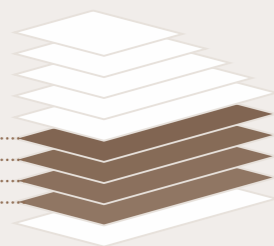
2.04m x 2.11m / 6'8" x 6'11"

S = Store WD = Washer / Dryer DW = Dishwasher  
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**Discovery House**

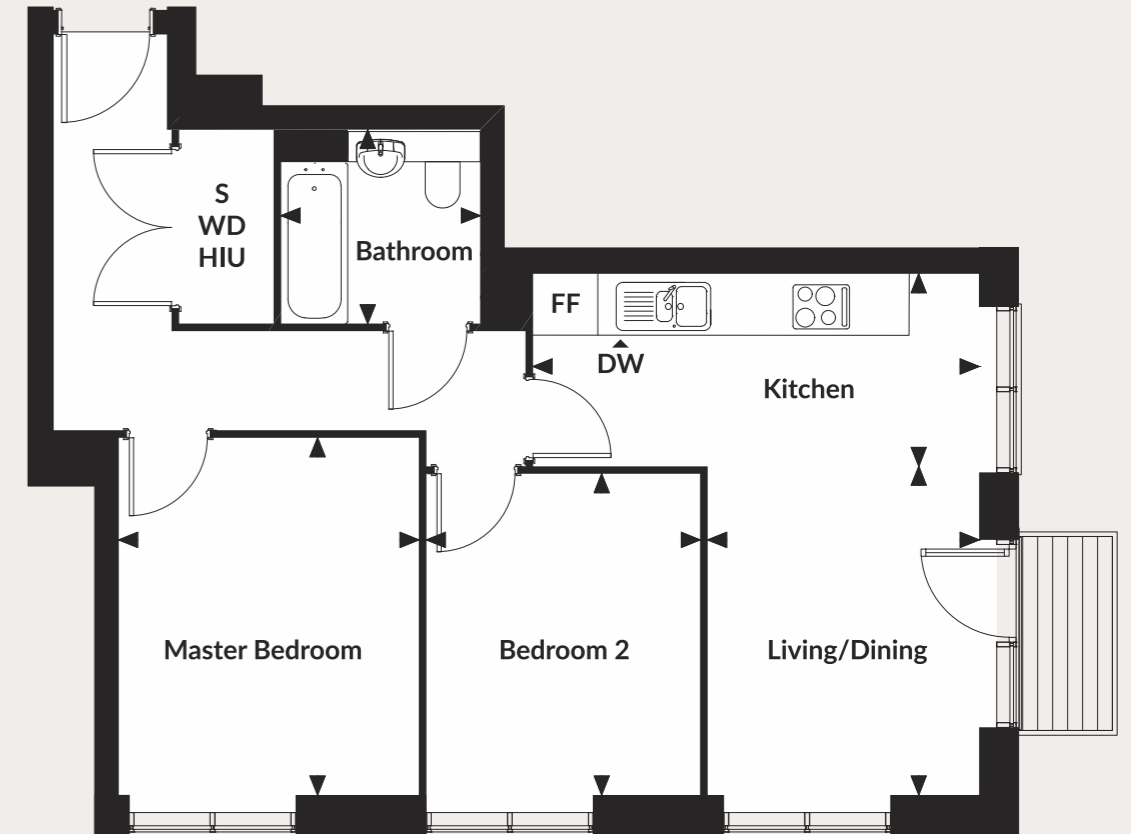
FLOOR / APARTMENT NO

- 4TH / 36
- 3RD / 26
- 2ND / 16
- 1ST / 6



## TWO BEDROOM APARTMENT

APARTMENT 9, 19, 29 & 39



Gross Internal Area 60.48m<sup>2</sup> / 651ft<sup>2</sup>

**LIVING/DINING**

3.48m x 2.87m / 11'5" x 9'5"

**KITCHEN**

2.03m x 4.72m / 6'8" x 15'6"

**MASTER BEDROOM**

3.18m x 3.78m / 10'5" x 12'5"

**BEDROOM 2**

3.40m x 2.90m / 11'2" x 9'6"

**BATHROOM**

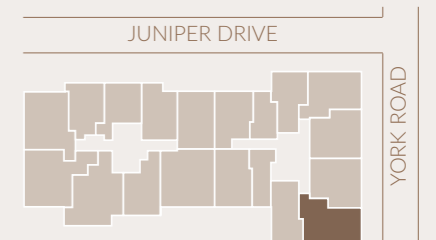
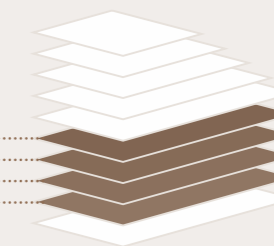
2.05m x 2.11m / 6'8" x 6'11"

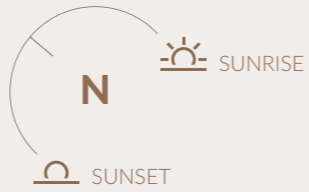
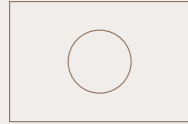
S = Store WD = Washer / Dryer DW = Dishwasher  
HIU = Heat Interface Unit FF = Fridge / Freezer

**Discovery House**

FLOOR / APARTMENT NO

- 4TH / 39
- 3RD / 29
- 2ND / 19
- 1ST / 9





## TWO BEDROOM APARTMENT

APARTMENTS 7, 17, 27 & 37



Gross Internal Area 61.20m<sup>2</sup> / 659ft<sup>2</sup>

**LIVING**  
5.61m x 3.07m / 18'5" x 10'1"

**KITCHEN/DINING**  
2.73m x 3.07m / 9' x 10'1"

**MASTER BEDROOM**  
4.80m x 2.75m / 15'9" x 9'

**BEDROOM 2**  
3.67m x 1.99m / 12'1" x 6'5"

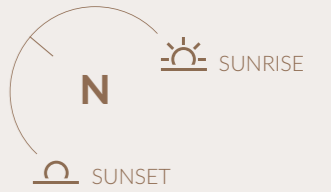
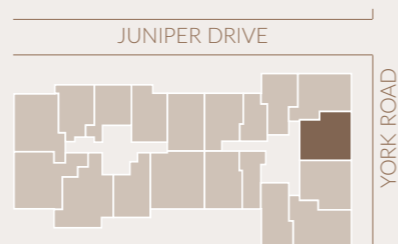
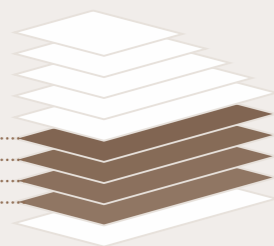
**BATHROOM**  
2.04m x 2.11m / 6'9" x 6'11"

S = Store WD = Washer / Dryer DW = Dishwasher  
HIU = Heat Interface Unit FF = Fridge / Freezer

### Discovery House

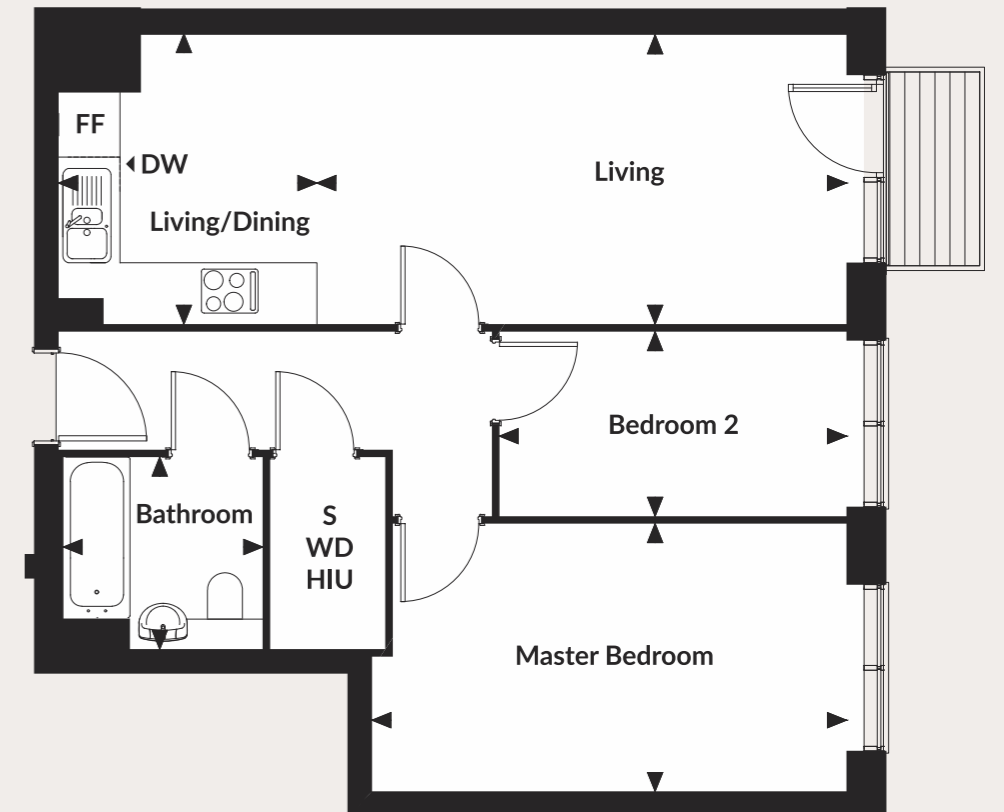
FLOOR / APARTMENT NO

- 4TH / 37
- 3RD / 27
- 2ND / 17
- 1ST / 7



## TWO BEDROOM APARTMENT

APARTMENTS 8, 18, 28, 38



Gross Internal Area 61.91m<sup>2</sup> / 666ft<sup>2</sup>

**LIVING**  
5.61m x 3.06m / 18'5" x 10'1"

**KITCHEN/DINING**  
2.73m x 3.06m / 9' x 10'1"

**MASTER BEDROOM**  
5.02m x 2.83m / 16'6" x 9'4"

**BEDROOM 2**  
3.67m x 1.95m / 12'1" x 6'5"

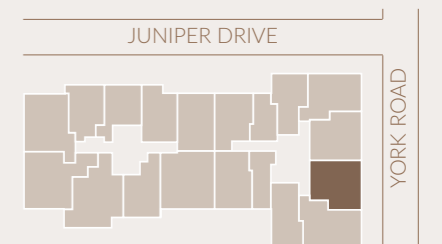
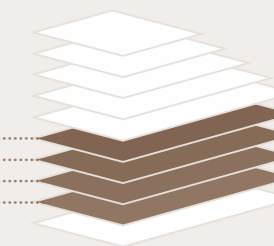
**BATHROOM**  
2.04m x 2.11m / 6'9" x 6'11"

S = Store WD = Washer / Dryer DW = Dishwasher  
HIU = Heat Interface Unit FF = Fridge / Freezer

### Discovery House

FLOOR / APARTMENT NO

- 4TH / 38
- 3RD / 28
- 2ND / 18
- 1ST / 8





# ONE BEDROOM APARTMENT

APARTMENTS 3, 8, 12, 16 & 20

Gross Internal Area 47.9m<sup>2</sup> / 516ft<sup>2</sup>

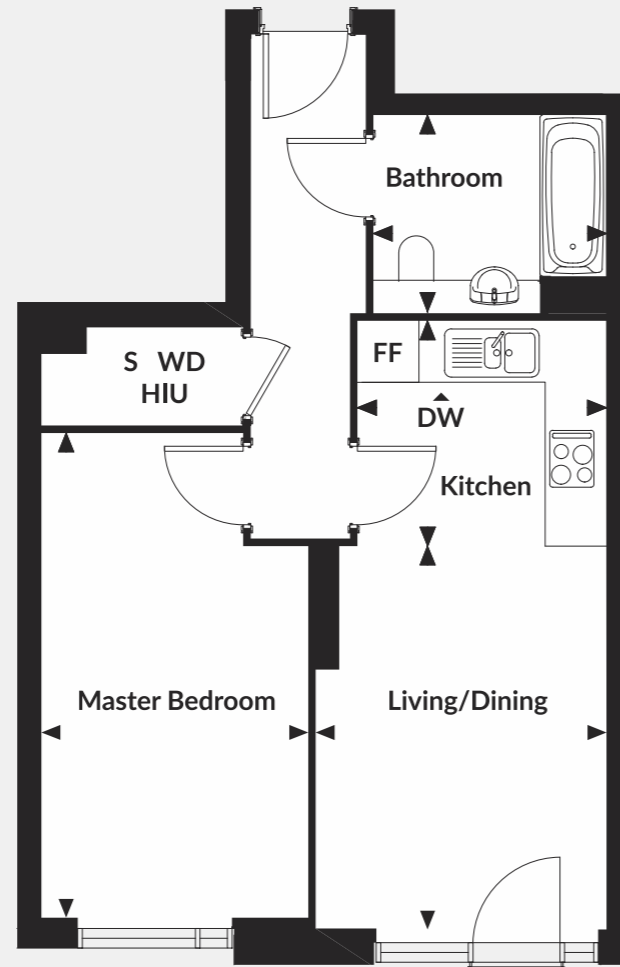
**LIVING/DINING**  
2.63m x 4.06m / 8' 8" x 13' 4"

**KITCHEN**  
2.38m x 2.63m / 7'10" x 8' 8"

**MASTER BEDROOM**  
2.82m x 5.13m / 9'3" x 16'10"

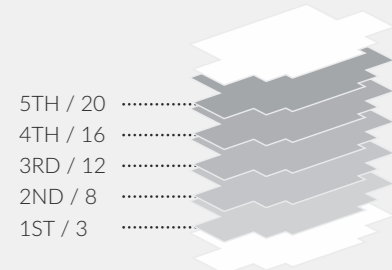
**BATHROOM**  
2.08m x 2.47m / 6'10" x 8'1"

S = Store WD = Washer / Dryer DW = Dishwasher  
HIU = Heat Interface Unit FF = Fridge / Freezer



## Liberty House

FLOOR / APARTMENT NO



# ONE BEDROOM APARTMENT

APARTMENTS 4, 9, 13, 17, 21

Gross Internal Area 47.9m<sup>2</sup> / 516ft<sup>2</sup>

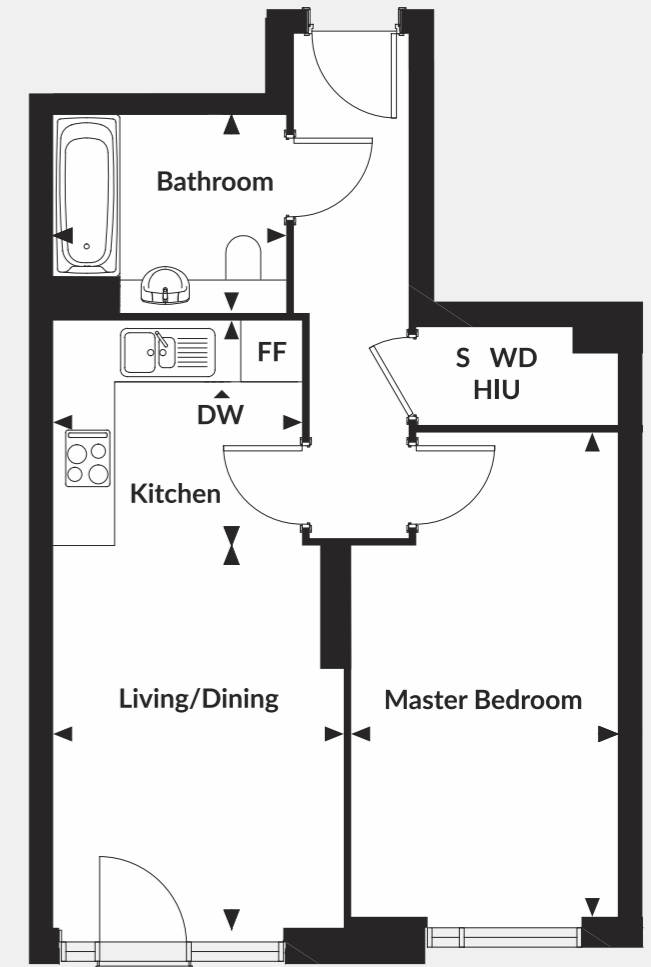
**LIVING/DINING**  
2.63m x 4.06m / 8' 8" x 13' 4"

**KITCHEN**  
2.38m x 2.63m / 7'10" x 8' 8"

**MASTER BEDROOM**  
2.82m x 5.13m / 9'3" x 16'10"

**BATHROOM**  
2.08m x 2.47m / 6'10" x 8'1"

S = Store WD = Washer / Dryer DW = Dishwasher  
HIU = Heat Interface Unit FF = Fridge / Freezer



## Liberty House

FLOOR / APARTMENT NO

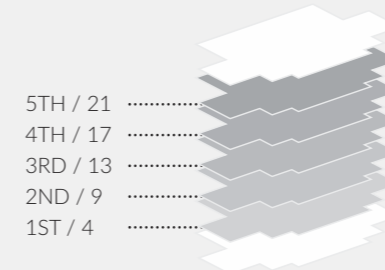




Image of Peabody's award-winning St John's Way, SW11

# ABOUT PEABODY

Peabody has over 150 years of history, experience and expertise. With over 55,000 homes, we are one of the largest housing providers in London and the south-east.

We deliver services to 111,000 residents, 8,000 care and support customers, and the wider communities in which we work.

We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We create and invest in great places where people want to live. Our ambitious housebuilding programme will deliver at least 2,500 homes every year.

in partnership with



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