

50 high-spec apartments in Clapham, London, SW9

Step up, step in to Clapham House.
A newly reimagined development,
designed for city life. Nothing more.
Nothing less.



376 CLAPHAM RD | LONDON SW9 9AR

WWW.CHSW9.COM





This is Clapham.

From the front door of Clapham House, Clapham North Station is a few minutes' walk away, making the city more accessible to residents.



Three year membership with every apartment sold.



Help to buy registered. Purchase an off-plan apartment with a £500 reservation fee.



A personal, contactless digital concierge for every apartment.



+44 (0) 207 087 5506



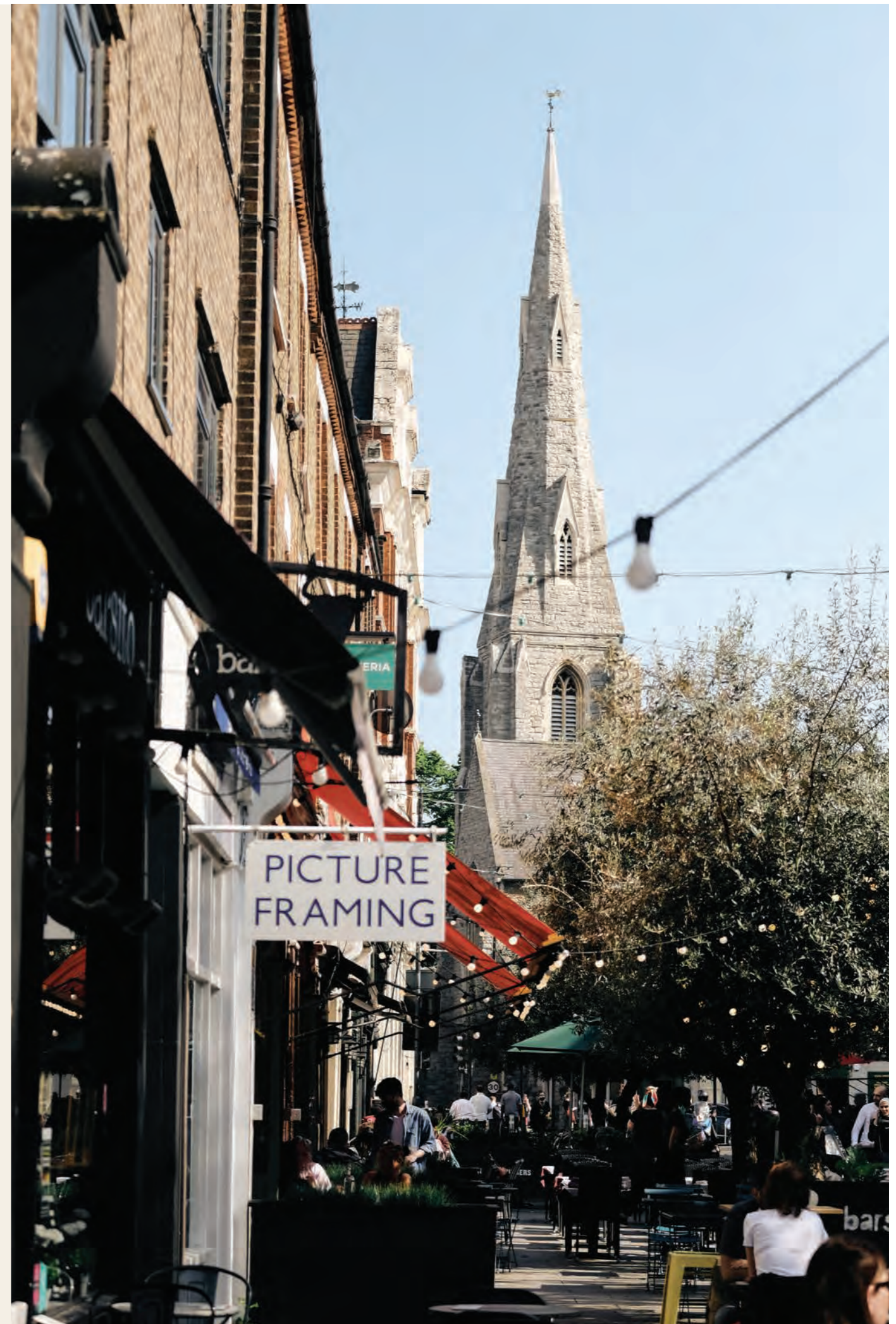
+44 (0) 207 409 8756

Everything you could ever need

Nothing more. Nothing less.

With each unit, we set out by asking a single question: What does the most minimalist life look like? So we went to work, outfitting every unit with the modern comforts every city apartment needs.

- Fantastic ceiling heights for greater volume, bringing a sense of occasion to the every day.
- Crittal-style doors. For private moments and the occasional dramatic reveal.
- Inbuilt storage and stowaway. For all the other things in life that you need.
- USB plug sockets, smart home compatibility and fibre. When you need to stay connected or be left to your own devices.
- Programmable heating from your smart device? Absolutely. Knowing how to control the room is everything.
- Customisable kitchen? Better believe it. Life is far too short for an average dining experience.
- Virtual concierge at your service with BringMe parcel collection for your convenience.





DISCLAIMER: These computer generated images are intended for illustrative purposes and should be treated as general guidance.





HYDE PARK



BUCKINGHAM PALACE

BIG BEN



CITY OF LONDON

THAMES RIVER

SOUTHBANK



TOWER BRIDGE

THAMES RIVER

CHELSEA

BATTERSEA

LITTLE PORTUGAL

STOCKWELL

CLAPHAM NORTH

CLAPHAM

CLAPHAM COMMON

A3220

A3212

VAUXHALL BRIDGE ROAD

A201

A201

A2

A3204

HARLEYFORD ST

A3

PECKHAM ROAD

THAMES RIVER

A3204

CEDRAS ROAD

UNDERGROUND

CLAPHAM ROAD

A203

A3

A3

A3220

A3

A214

A205

A24

A23





Contemporary living spaces.



Customisable second bedrooms.



Customisable second bedrooms.



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Contemporary bedrooms with en suite bathrooms.



Apartment night view



Quick Facts

- Designed for first time buyers by Urban Living Interiors, Marylebone W1
- Personal lockers
- Virtual concierge and parcel system
- Courtyard for residents
- High-Speed fibre internet access
- Close to Public Transport

It's all about the finish.

We've thought long and worked tirelessly to create a space that you can step up and step into. A place of creature comforts and tech necessities. A place where you and your worldly possessions are as safe as houses.



Lobby

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Residents courtyard

The perks.

- **Lobby.** Because you don't get a second chance to make a first impression.
- **Central courtyard and garden.** For rare moments of quiet in the city.
- **Personal lockers.** So that your 'grab-and-go' is within arm's reach.
- **Virtual concierge and parcel system.** What's a person to do on Prime Day and Black Friday?
- **Dual lifts.** If you're needing to access the top-floor or the basement door.
- **Digital video entry system.** So you can see who's there without having to see who's there.
- **Secure bike and car park.** A safe space, whether it's for two-wheels or four.
- **Charging and service areas.** Sometimes the things in our life also need to recharge their batteries.
- **Zipcar membership.** Three year membership with every apartment.



This is
Clapham





A corner of the city that doesn't feel like the city.

You know you're in Clapham the minute you step off at Clapham North Station. The old-world charm is undeniable, passing by the on-tap picturehouse and the cozy wood fires of the street corner bar. But make no mistake, there's nothing old about it.



Landmarks and getting around.

(Approx travel times. Source: GOOGLE Maps)

From Clapham North Station, the city is now even more accessible. Be at St. Pancras International in under 30 minutes. Catch a tube every 3 minutes. Access neighbourhood hotspots in a few steps, and city sites in a few more.

- **The Landor:** 0,5 miles | 7 mins. [walk] | 2 mins. [bike]
- **Clapham Picture House, WC & Venn Street Records:** 0,7 miles | 14 mins. [walk] | 4 mins. [bike]
- **Clapham Common:** 1,2 miles | 25 mins. [walk] | 9 mins. [bike]
- **Clapham Junction:** 2,3 miles | 41 mins. [walk] | 14 mins. [bike]



Clapham North Station

(4 min walk)

- Waterloo: 9 mins
- Bank: 12 mins
- Oxford Circus: 12 mins
- King's Cross: 21 mins
- Camden Town: 26 mins

(Approx travel times. Source: GOOGLE Maps)

Stockwell Station

(8 min walk)

- Waterloo: 7 mins
- Bank: 11 mins
- Oxford Circus: 10 mins
- King's Cross: 14 mins
- Camden Town: 25 mins



Specification

GENERAL

- LED downlight fittings throughout
- Satin black ironmongery and door furniture
- Contemporary satin black switches and sockets
- Internal doors contemporary quarter cut oak
- Built in storage and utility cupboard with washer/dryer
- Homekit ready
- Electrical rad heating app enabled
- Air conditioning in bedrooms and living areas
- Fresh air ventilation system in all apartments
- Broadband fibre in all apartments

HALLWAY

- Engineered oak floors
- Video entry phone system (colour, in-apartment display on your mobile device)
- High security multi-point locking entrance door
- White painted skirting and architraves
- Glass door to living space

LIVING / DINING

- Engineered oak floors
- Telephone outlet point
- Cable TV / media outlet points
- White painted skirtings and architraves
- Floor to ceiling window
- Apple home-kit

KITCHEN

- Contemporary Italian kitchen units designed & supplied by Urban Living Interiors, Marylebone W1
- Quartzstone splashback
- Quartzstone worktop
- SIEMENS hob, multi-function oven and extractor
- Integrated fridge/freezer and dishwasher
- Black flexible contemporary kitchen tap
- Black undermounted sink
- Undermounted LED light
- Feature open shelving
- USB Plug sockets

BEDROOM

- Engineered oak floors
- Fitted wardrobes with hanging rail and internal shelving
- USB and telephone points in master bedroom
- Painted skirting and architraves

BATHROOM / EN SUITE

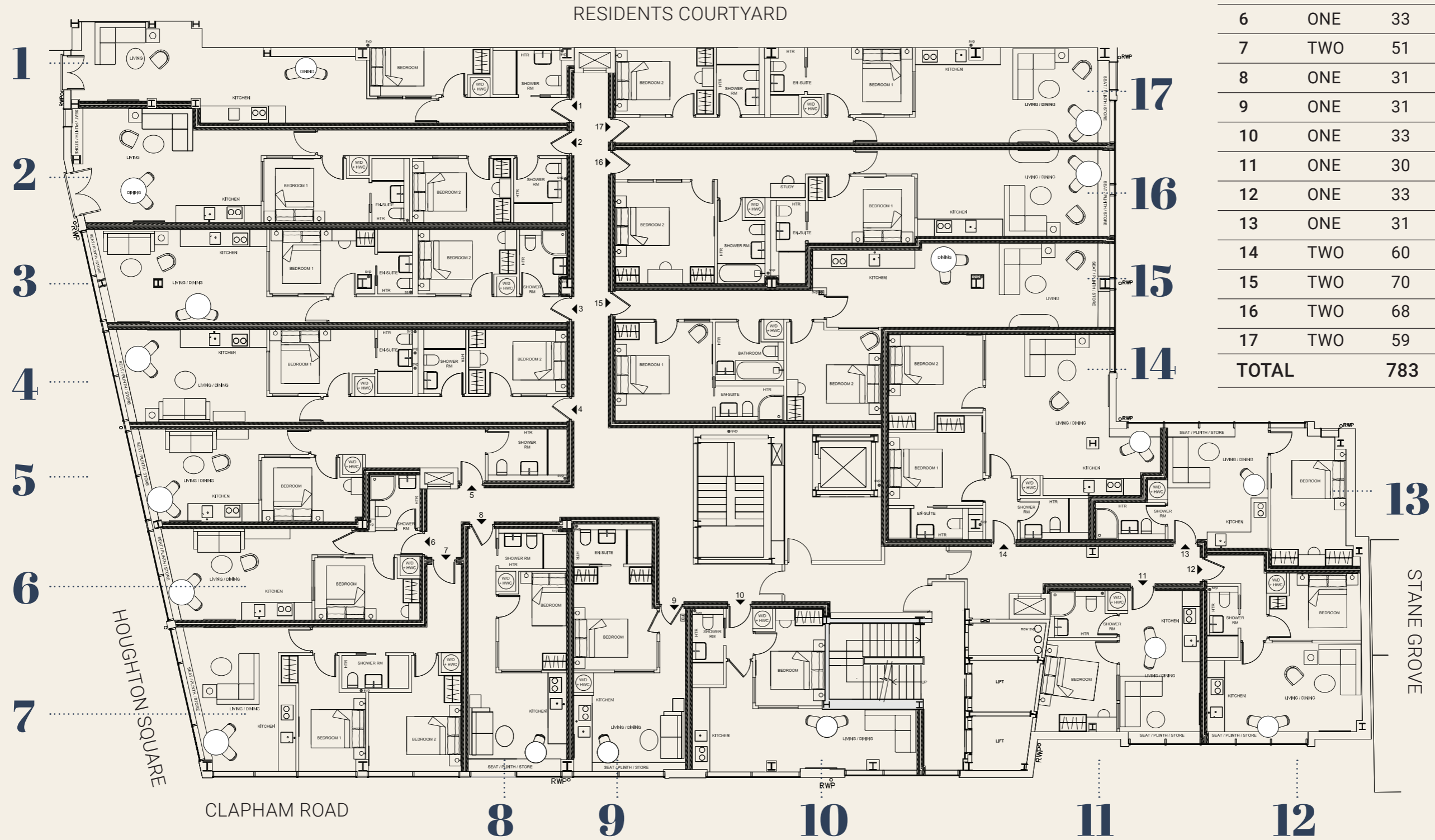
- Porcelain wall tiles
- Italian Terrazzo floor tiles
- Contemporary black HANSGROHE brassware
- Mirrored wall cabinet with built in shaver socket
- Glass shower and bath screens
- Contemporary black sanitaryware

COMMUNAL AREAS

- CCTV to internal entrance and common areas
- Integrated building fire detection system
- High security multi-point locking entrances and external common areas
- 10 year building warranty
- Subterranean bike storage with lift access to residents floors
- 50 sqft lock up storage for each apartment located in basement
- Residents' courtyard at ground level
- Digital concierge post box system



Apartments First Floor

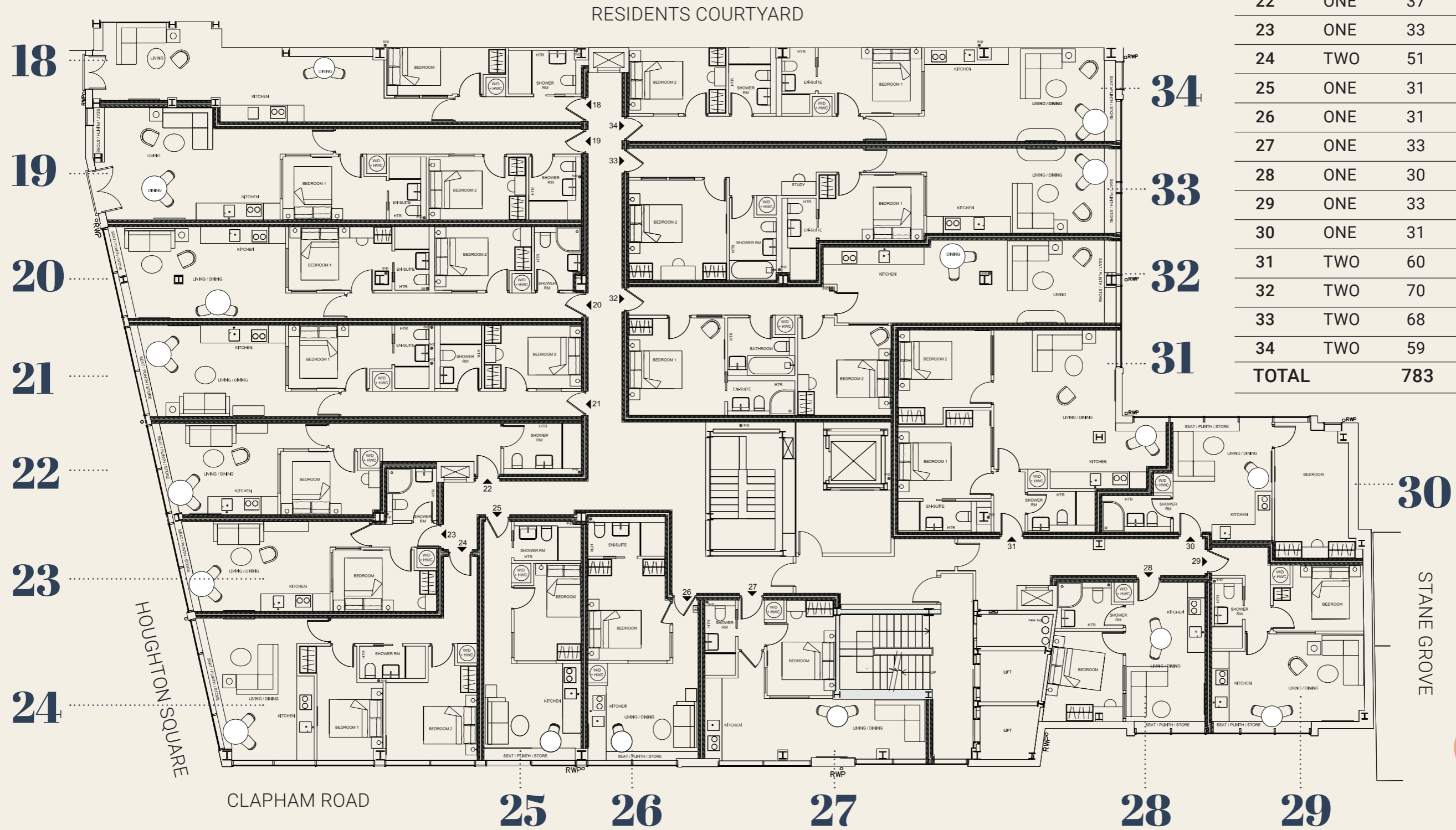


NO.	BEDS	SQ M	SQ F
1	ONE	47	506
2	TWO	61	656
3	TWO	55	592
4	TWO	53	570
5	ONE	37	398
6	ONE	33	355
7	TWO	51	549
8	ONE	31	334
9	ONE	31	334
10	ONE	33	355
11	ONE	30	323
12	ONE	33	355
13	ONE	31	334
14	TWO	60	646
15	TWO	70	753
16	TWO	68	732
17	TWO	59	635
TOTAL		783	8425



Apartments Second Floor

NO.	BEDS	SQ M	SQ F
18	ONE	47	506
19	TWO	61	656
20	TWO	55	592
21	TWO	53	570
22	ONE	37	398
23	ONE	33	355
24	TWO	51	549
25	ONE	31	334
26	ONE	31	334
27	ONE	33	355
28	ONE	30	323
29	ONE	33	355
30	ONE	31	334
31	TWO	60	646
32	TWO	70	753
33	TWO	68	732
34	TWO	59	635
TOTAL		783	8425



Apartments Third Floor

RESIDENTS COURTYARD



NO.	BEDS	SQ M	SQ F
35	ONE	47	506
36	TWO	61	656
37	TWO	55	592
38	TWO	53	570
39	ONE	37	398
40	ONE	33	355
41	TWO	51	549
42	ONE	31	334
43	ONE	31	334
44	ONE	33	355
45	ONE	31	334
46	ONE	39	420
47	ONE	59	635
48	TWO	70	753
49	TWO	68	732
50	TWO	52	560
TOTAL		751	8081

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clapham
HOUSE



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CONTACT SALES

