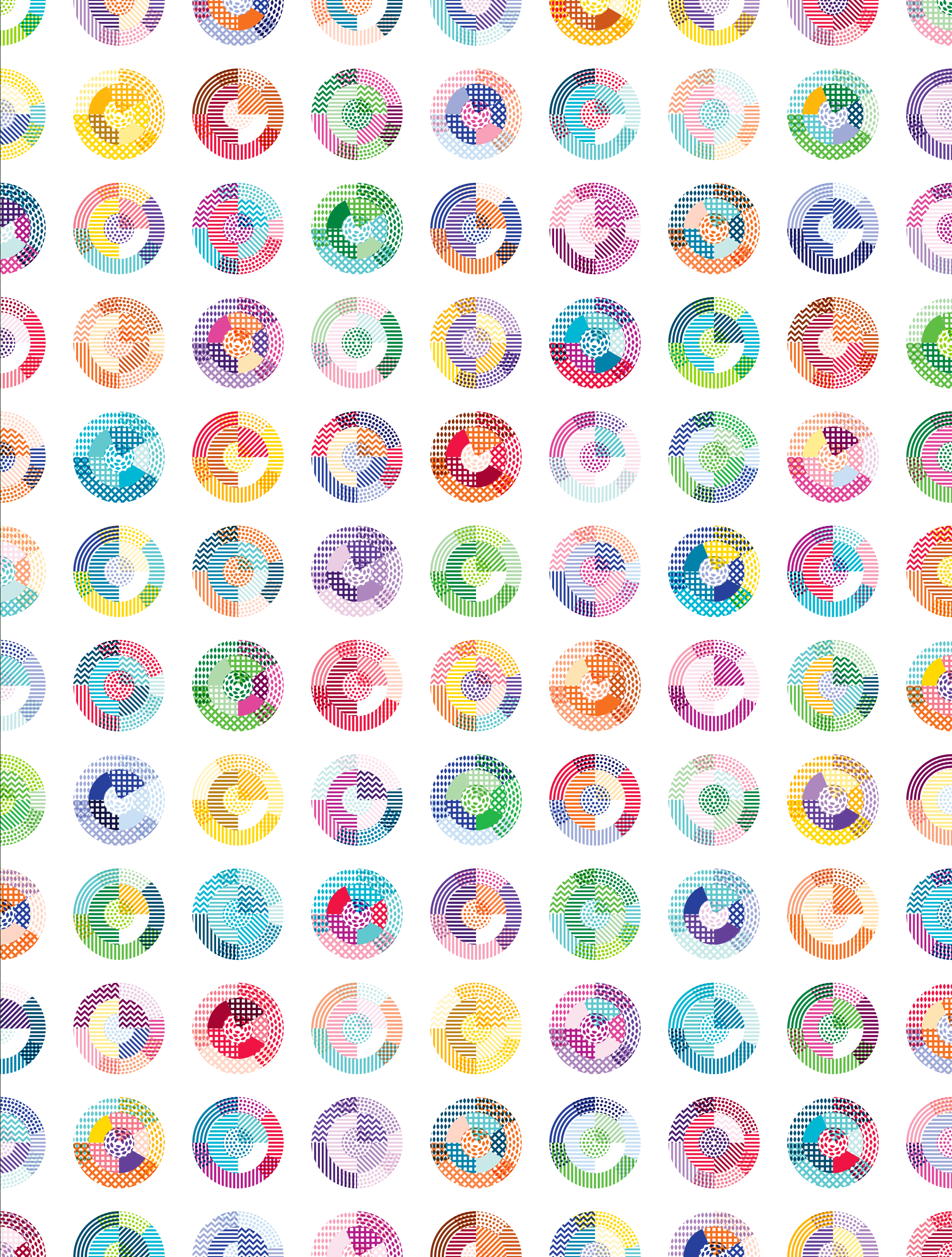




**CLAPHAM  
PARK**



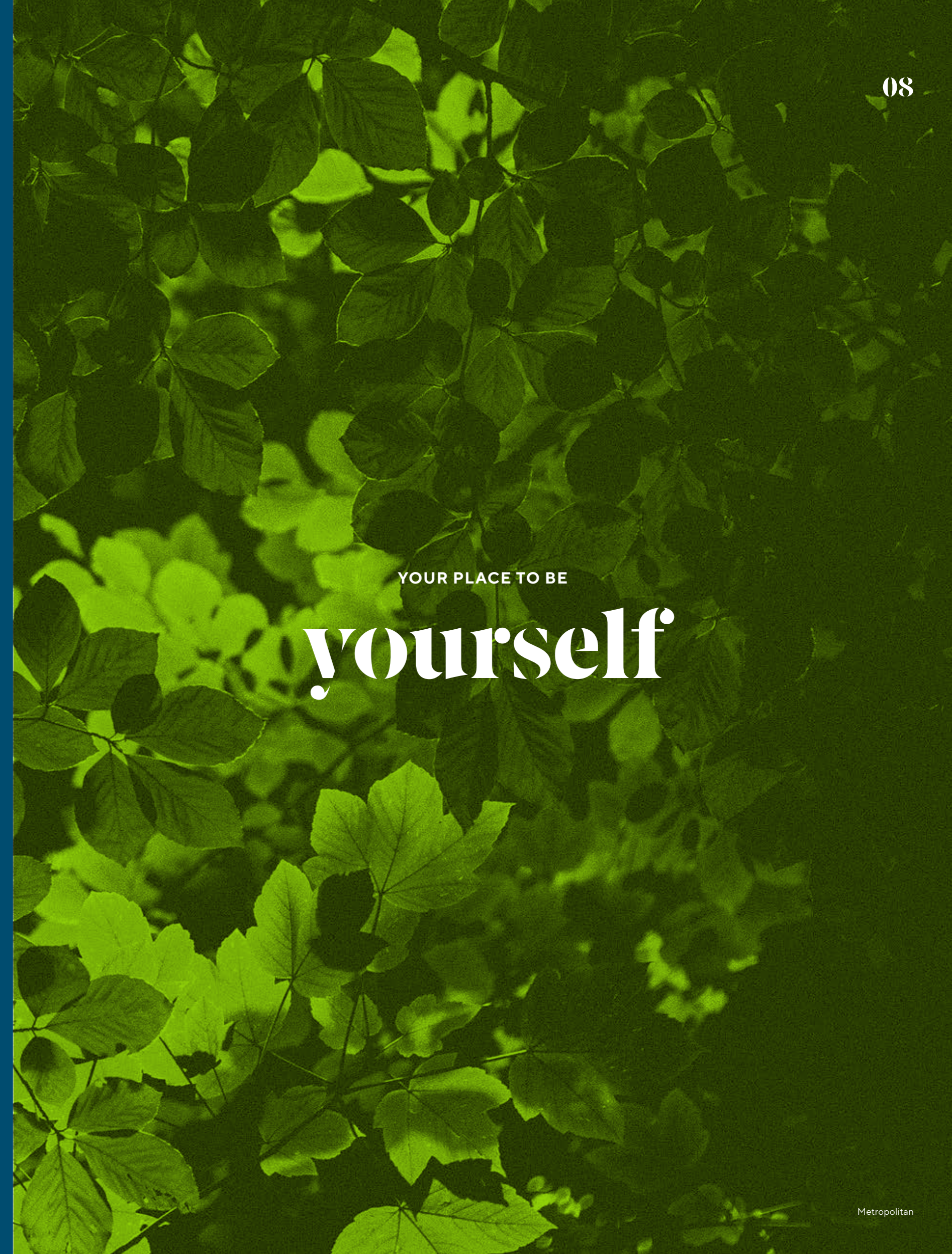
YOUR PLACE TO BE

welcome



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YOUR PLACE TO BE

# yourself



YOUR PLACE TO BE

Morris

YOUR PLACE TO BE

together

YOUR PLACE TO BE

relaxed

YOUR PLACE TO BE

Dad



# A Vision of the Future

As one of the UK's leading housing providers, Metropolitan own and manage a portfolio of nearly 40,000 homes nationwide. Clapham Park is one of Europe's largest regeneration developments.



# A better place to live

The regeneration is all about making improvements to make Clapham Park a better place to live for everyone. And it's not just about brand new homes or existing refurbishments. A new school, a new nursery, better green spaces and modern areas for businesses and shops will also be created.

# 1745

OF COMMERCIAL FLOOR SPACE





In March 2018, Lambeth Council gave the go-ahead for this revised planning application, approving more than 2500 new homes to be built, in addition to the 500 already built and 700 refurbished. A new community hub will also be created which will include a community centre and new shops.

### Highlights

- 2500 new homes to be built on completion of the masterplan
- Over 50% of homes delivered are affordable
- Provide a minimum of 4.18 hectares of high quality open public space
- Ensure there are safe streets, pedestrian and cycle routes
- Provide a range of new shops and community facilities

# 971<sup>m<sup>2</sup></sup>

## COMMUNITY RESOURCE CENTRE





# The Crescent

With endless green spaces and tree lined avenues, Clapham Park is a special place to socialise, play and relax at the heart of the city. Integral to this is The Crescent, a circular enclave located at the focal point of Clapham Park. From yoga and picnics in the sun, to resting and reading in the shade of an oak tree, The Crescent provides a tranquil and open place to unwind and be at home outdoors.

OVER  
2500  
NEW HOMES



# Supercrossing

Wide avenues, pedestrianised networks and designated cycle paths lead the way to a sustainable future for being on the move and getting around Clapham Park. The newly-developed supercrossing at the head of Tilson Gardens is not just a key gateway for such travel, but also a community-centric space that will be home to outdoor dining and occasional markets; offering worldwide cuisine, hand picked stalls and plenty more besides.

4.18

HECTRES OF  
OPEN PUBLIC SPACE

# Sports pitch

For children and young people, Clapham Park offers a number of outdoor spaces for activities, exercising and games. As well as playgrounds, open lawns and community gardens for younger children, young adults and older children can utilise one of two sports pitches. These areas provide the perfect designated space for keeping fit, getting competitive and having fun, with facilities for a range of ball games.

For both residents and users of the sports pitch, noise and disturbance will be minimised by its thoughtful design and open location.



OVER  
500  
TREES PLANTED

# The Central Park

Along with the close-by Crescent, Central Park is the centre-piece of Clapham Park, with its green walkways and open space running through the heart of the development and complimenting offshoot pocket parks and tree-lined avenues. The ample space offers opportunities for both community and commercial uses, with sun trapped lawns and shade filled corners providing the ideal place to socialise with friends and spend time with family.

OVER  
850  
TREES RETAINED





# About the architecture

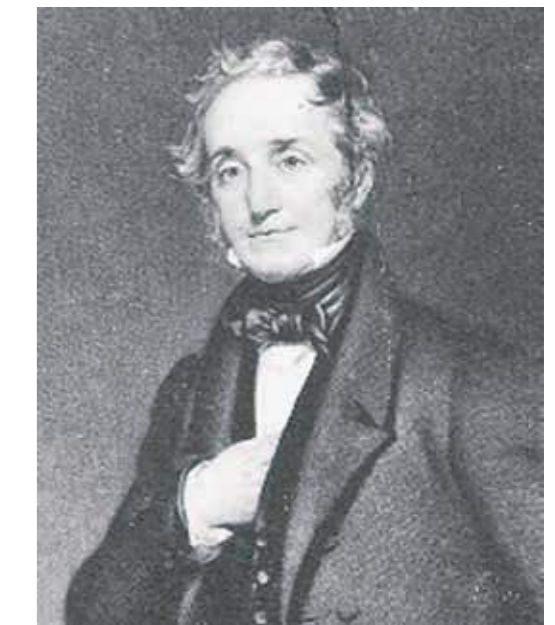
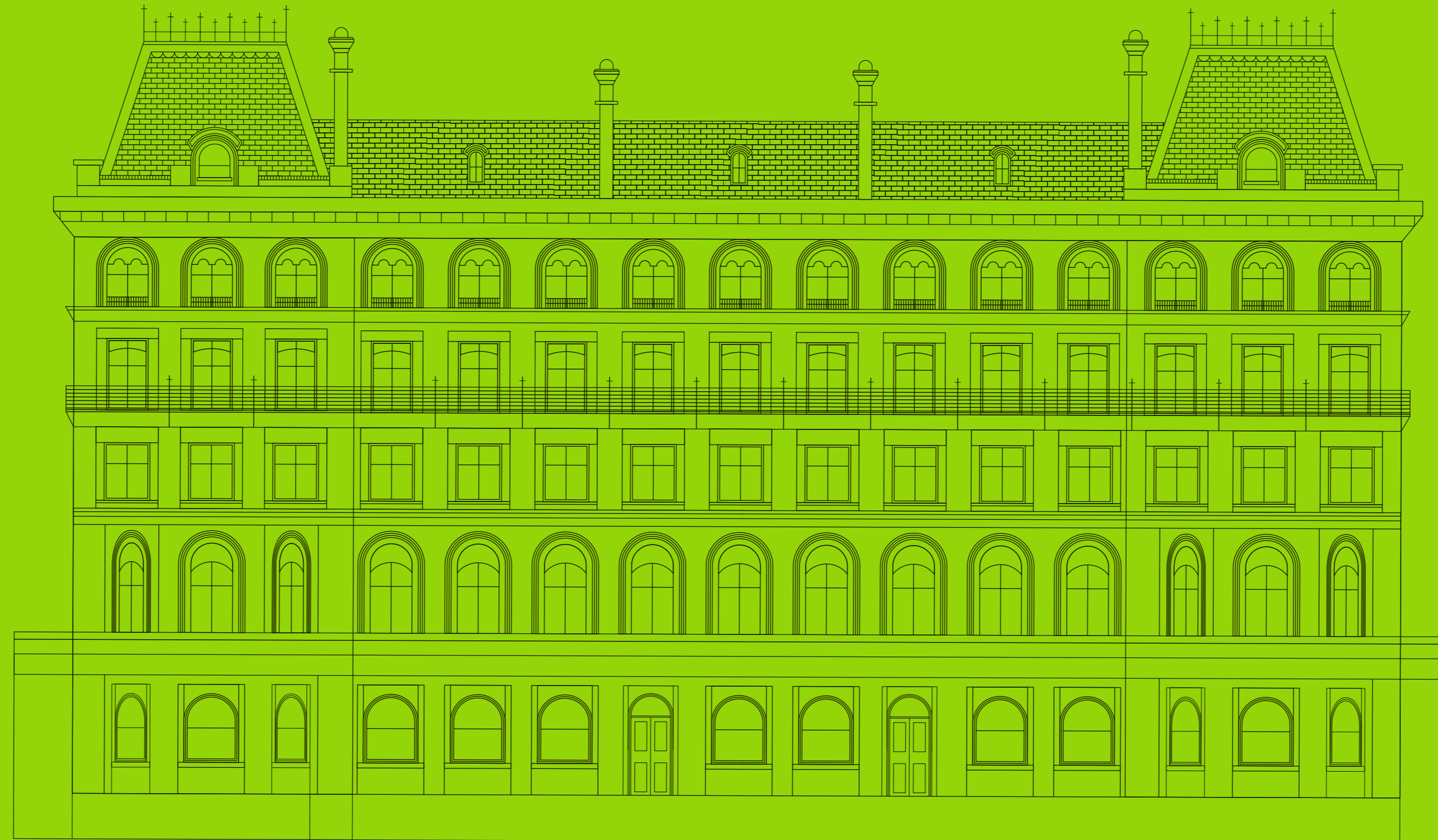
## Influence of Sir Thomas Cubitt

Aside from the existing high quality housing stock within the wider surrounding Clapham area, there is a wealth of inspiration which can be taken from the master builders and developers of the 18th and 19th centuries, such as Sir Thomas Cubitt.

The key to Cubitt's masterplans of London is in the way buildings were elevated and how distinct areas of different character were created within larger developments. Historical elevations demonstrate how he created a feeling of richness and variety in a single area. This ethos has been replicated by using a very standardised approach to how the modern elevations have been designed.

## Clapham Park's Rich Heritage

The Cedar Buildings which sit at the northern end of Clapham Common provide a timeless precedent for the mansion block typology which will be utilised at Clapham Park to deliver a mid to high density, street based masterplan.



## Thomas Cubitt

Thomas Cubitt (25 February 1788 – 20 December 1855) was an English master builder, notable for developing many of the historic streets and squares of London, especially in Belgravia, Pimlico and Bloomsbury.

# A global village green with deep roots

A collection of contemporary 1, 2 & 3 bedroom homes, situated in an evolving and leafy village-like suburb with easy access to vibrant Balham, Brixton, Clapham and Streatham.





Clapham Park offers diverse urban living within an enriching and green pocket of South West London. With deep roots and a vibrant, inclusive community; it's a global village green, an ideal family home and your place to be yourself.

Set in a leafy corner of one of London's most exciting residential developments, Clapham Park offers the perfect city retreat that's just a short distance away from bustling and vibrant Clapham High Street, Brixton, Balham and Streatham.

Home to a diverse range of cultures and an open and unique history that mixes attitudes, experiences and ideas, this development is at the heart of Metropolitan's largest regeneration project. With high quality homes, green open spaces and tree-lined avenues interwoven with clean streets and safe pathways, Clapham Park is set to provide an attractive and engaging home for anyone looking to put down roots of their own.



YOUR PLACE TO BE  
**fresh**



A leisurely stroll, relaxing on the grass or feeding the ducks; within a mile of Clapham Park you'll find three of London's most loved green open spaces and public parks.



# Park by name, park by nature

Few areas of London offer such a wealth of green open space and public parks than Clapham Park. Just over a mile from your doorstep you will find three such varied and prominent areas.



The closest park is the much-loved, 200 acre Clapham Common, featuring relaxing ponds and its iconic Victorian bandstand. While the park offers a natural and leafy sense of space all year round, in the summer it's transformed into a plethora of sights and sounds, with brass band concerts, family circuses and international music and food festivals all pitching their tents.

In a similar distance but to the east you'll reach the National Heritage Listed Brockwell Park, featuring a 19th century Georgian hall and Grade II listed art deco lido. Both are open to the public, offering cafés popular with foodies and a glimpse into yesteryear for historians. The park itself provides no end of attractions, with well-maintained facilities including a children's play area, football pitches, a walled 'Old English' garden and a charming 19th century clocktower.

Head to the south and you'll come across Tooting Commons, which like its nearby neighbour Brockwell Park also features a historic lido for open air swimming. The Commons consist of two adjacent areas (Tooting Bec and Tooting Graveney), with much of the land being covered by woods and acid grassland which have been designated important habitats for rare wildlife.

For those looking for group activities, sports or something with a competitive edge, Tooting Commons also offers football pitches, tennis courts and a cricket pitch. To stay in shape you'll find a number of gyms and fitness centres in the area, with the nearest found just across the road from Clapham Park at Anytime Fitness.



Enjoy the sights and sounds of Clapham Common, with its iconic Victorian bandstand, family circuses and international music festivals. For those looking to get more active, jump in at the deep end with open air swimming at both Brockwell Park and Tooting Commons, with the former also being home to a 19th century Georgian hall.



YOUR PLACE TO BE  
**relaxed**



# Spices, spirits and sourdough

Just like its leafy parks, the Clapham Park area is filled with an abundance of taste-tingling cafés, mouth-watering restaurants and thirst-quenching bars.



Enjoy the best food and ingredients while supporting the local community. Grab a sourdough loaf, frothy coffee or fresh local produce from one of the nearby independent stores.





**Bars, restaurants and eateries**

**Bakery**  
Gail's Artisan Bakery

**Bars**  
Adventure Bar  
Bobbin  
The Jam Tree  
Be at One  
No 32 The Old Town  
Hootananny Brixton

**Butchers**  
The Ginger Pig

**Cafe**  
Tart

**Markets**  
Bonneville Gardens  
Brixton Market

**Restaurants**  
Roti Joupa  
Tsunami  
Sorella  
The Dairy  
Trinity  
Bistro Union



Clapham High Street is home to the best of international eateries while further towards Clapham Common, outlets along The Pavement offer alfresco dining for the warmer months and leafy views towards the Common.



With a village-like feel and community-focussed heartbeat, Abbeville Road is all about independent spirit and homemade charm. Along this stretch of road you'll find the pints are pulled as well as the pork, and the coffee just as grounded as the people who serve it.

From Clapham High Street to Abbeville Road and Brixton Market, you'll never be far from cuisines and experiences from around the world.

Independent eateries line Abbeville Road, with more familiar names filling the spaces along Clapham High Street. Weekly farmers' markets take place at nearby Bonneville Gardens, while Brixton Markets' hearty street food and fresh produce offer the chance to sample foods from both near and far.

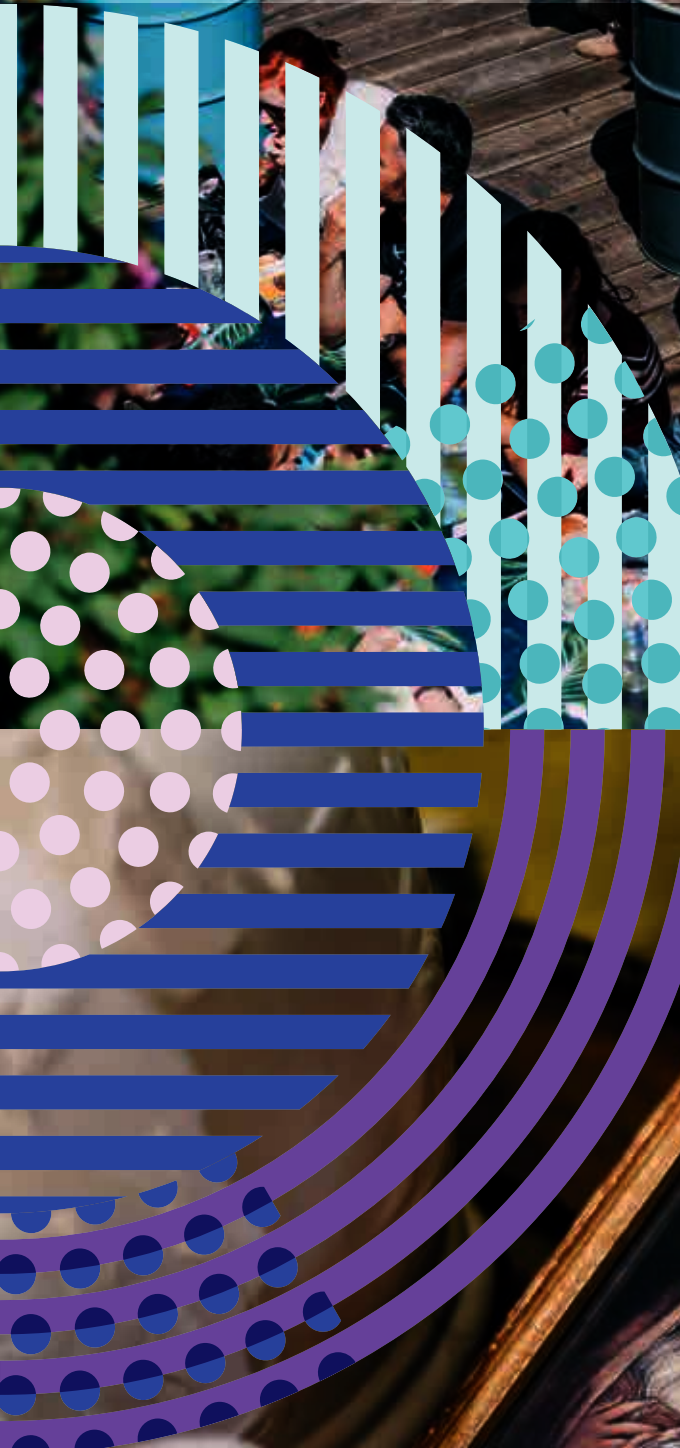
Relaxed spots for breakfast and lunch also lie close-by, with European pastries and stateside cappuccinos to set you up for the day ahead. With such a variety to choose from, Clapham's eateries and bars offer a true reflection of the area's rich cultural influences and heritage.





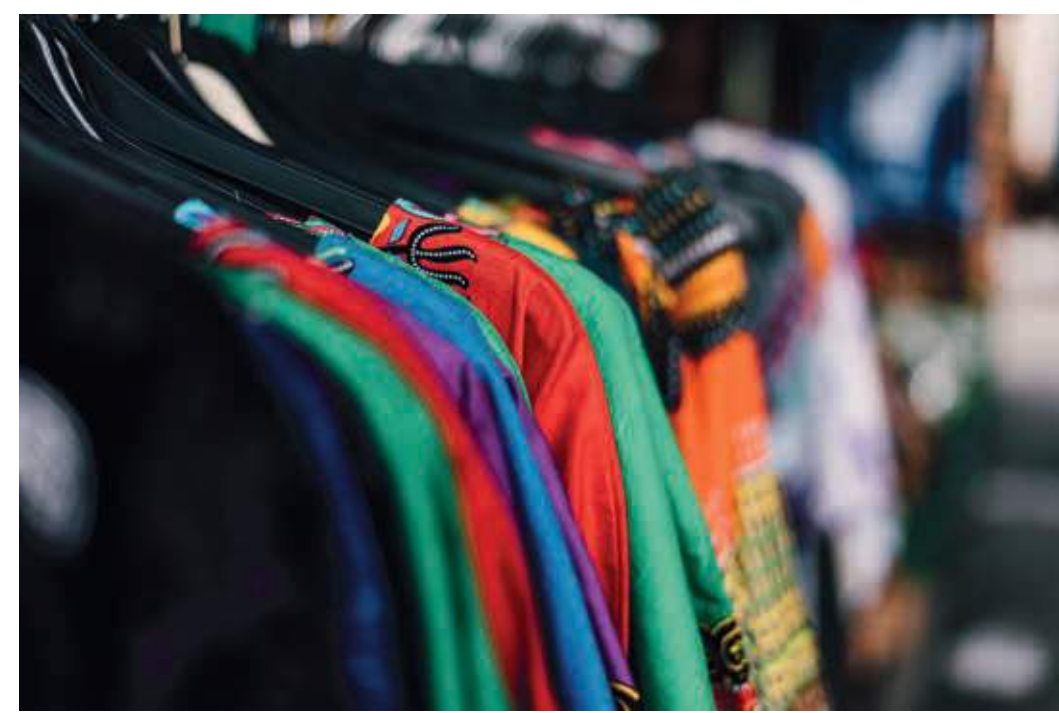
YOUR PLACE TO BE

# an explorer



# Digging deep, unearthing a gem

With an independent spirit to match stylish Shoreditch and bohemian Camden, Clapham Park's surrounding areas offer a delight of handpicked boutiques, vintage markets and international chains.



As you step into Clapham's hidden treasure troves, you never know what hidden gem you might find. Rummage around and flick through the rails to find that special something that can't be found on the high street.



The area's award-winning wine merchants and craft beer havens can help transport you to Tuscany or Munich in just a sip.



Bargains can be found and prices can be haggled at nearby Northcote Road antiques market, while closer to home you can delve into the Aladdin's cave-like vintage shops near Clapham Common. For those looking to unwind, why not treat yourself to an award-winning tittle from one of the many independent wine merchants or craft beer havens found nearby. Alternatively, get lost in a long lost classic, picked up from one of the several second hand bookshops.



 **Shops**

**Markets**  
 Brixton Market  
 Northcote Road Market (Antiques)

**Florist**  
 Birksen

**Bookstore**  
 Clapham Books

**Wine Merchant**  
 Bottle Apostle

**Supermarkets**  
 Tesco Express (Streatham Place)  
 Sainsbury's (Clapham High Street)

For those looking to be transported to a different time, antique stalls and the Northcote Road market can help add a finishing touch to your all new home. Also close-by is the exciting Pop Brixton, a buzzing community project and event venue that's home to independent retailers, restaurants, street food startups and social enterprises.

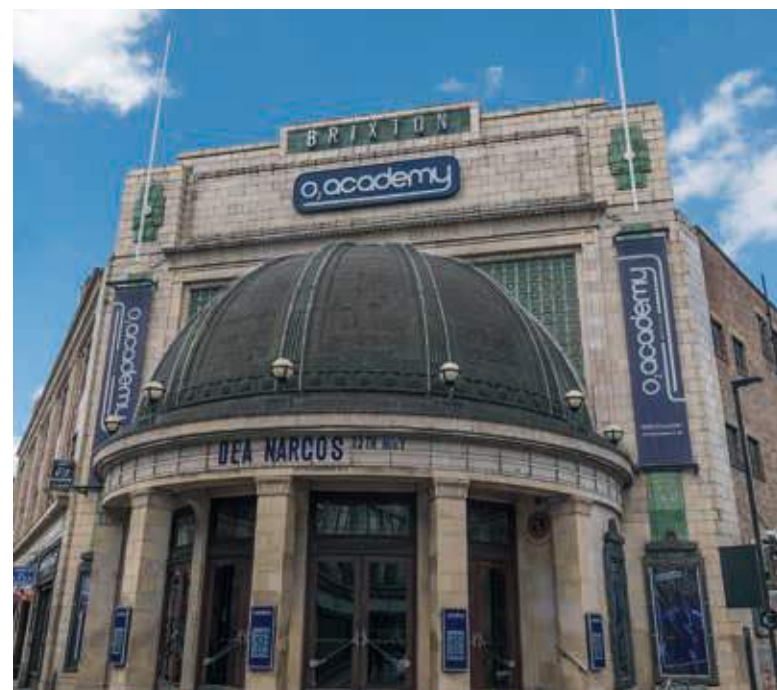


YOUR PLACE TO BE

# entertained



Watch the latest blockbuster or independent film at Clapham Picturehouse, and catch your favourite artist or breakthrough act at the legendary Brixton O2 Academy.



South West London is a hotbed for entertainment, ranging from eclectic nights out at Electric Brixton, to embracing the theatre and comedy club laughs at Omnibus.

# Sound and vision



For more than 100 years there's been a place for cinema and film amongst the diverse creative and entertainment community in south-west London. Theatre and comedy club laughs also lie close-by, with independent venues such as Omnibus.



Music lovers can flock to the legendary O2 Academy in Brixton, with international stars regularly descending on the 5000 capacity venue. Underground and low-key events are aplenty, with the nearby bars and clubs offering a thriving scene that encompasses a range of genres and styles.

For more family orientated entertainment, cinema has played an important role in Clapham life for over 100 years. In fact ever since the emergence of silent films, cinemas have been in the area, with The Globe the first to open in 1910. Today, the Clapham Picturehouse rolls mainstream, independent and classic films, ensuring all the family can be entertained at an affordable price.



Venues

**Live Music**  
Electric Brixton  
O2 Academy Brixton

**Cinema & Theatre**  
Clapham Picturehouse  
Omnibus Theatre



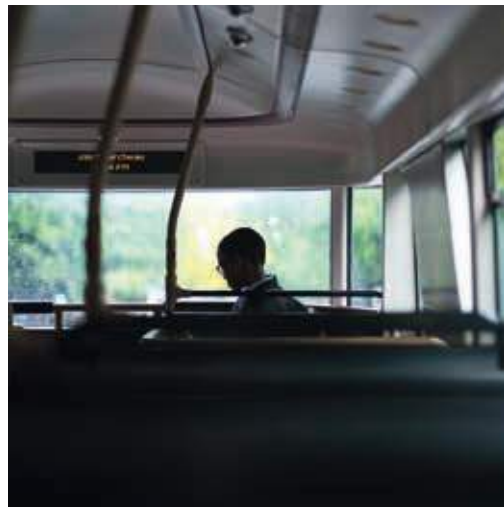


YOUR PLACE TO BE

free



The capital's iconic landmarks and historic streets await just a short distance to the north of Clapham Park.



Clapham Park is connected by a number of handy bus services, underground stops and cycle paths. Clapham South and Clapham Common are the two closest tube stations, with both offering access to the Northern line.

With such an array of entertainment hotspots, shopping boutiques and fine eateries on your doorstep, it may be tempting to never leave the comfort and homely surroundings of Clapham Park. But with central London and its buzzing boroughs just a hop, skip and a jump, you'd be missing a trick not to visit them too.

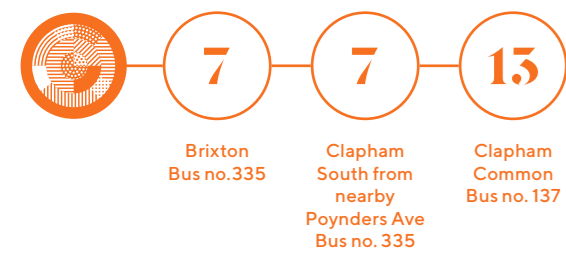
# A hop, skip and a jump





**Bus Distances**

(Minutes)



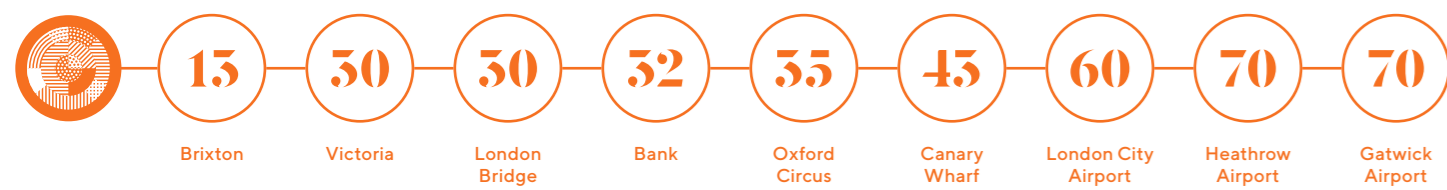
**Walking Distances**

(Minutes)



**Public Transport Distances**

(Minutes)



Few cities in the world are as well-connected as London, with a whole host of public transport options to get you around the city, whether it be commuting to work, ticking off the tourist spots or spending a night on the town.



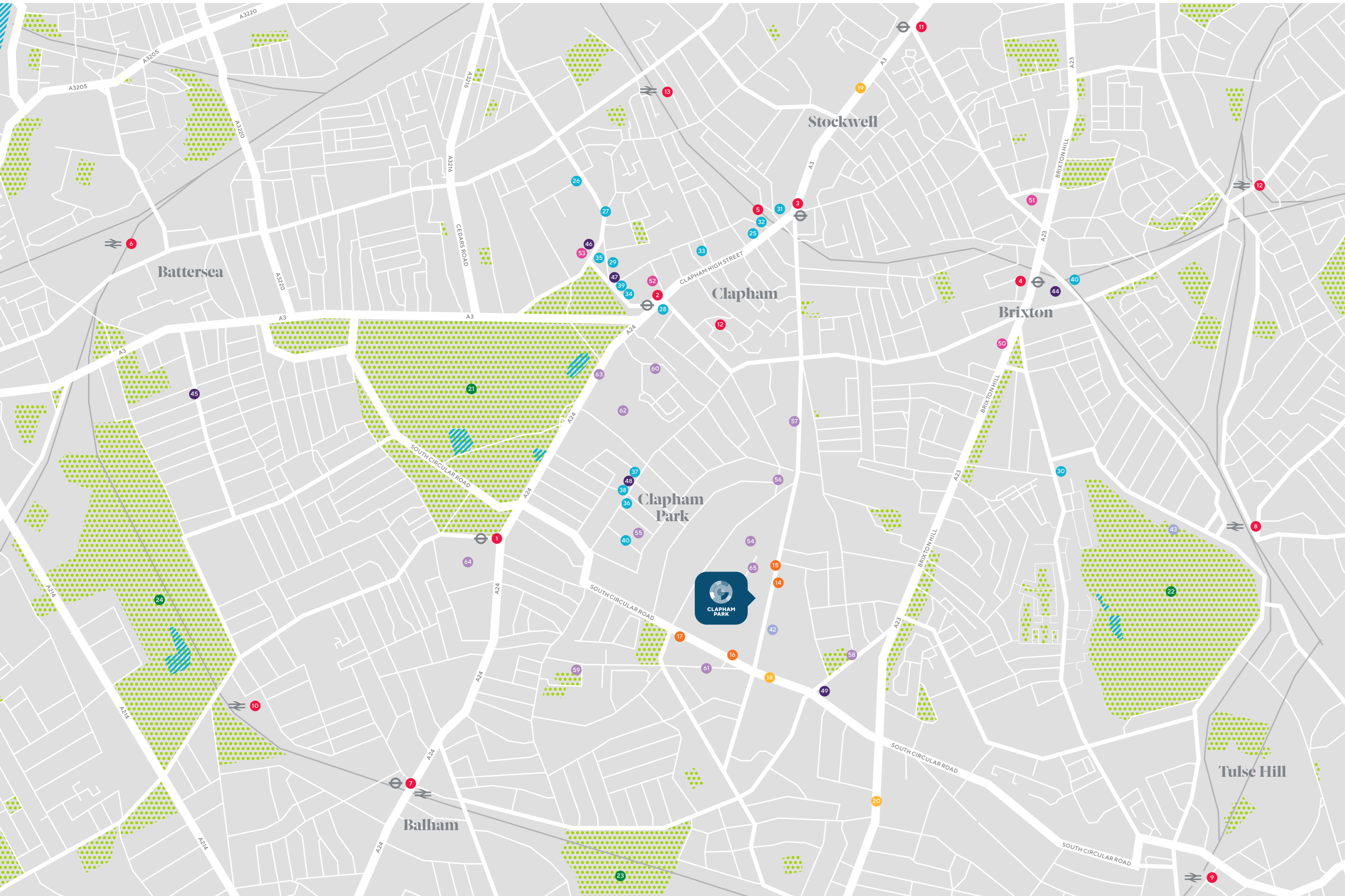
For bus transport, the nearest stop is directly opposite Clapham Park on Kings Avenue - connecting you to Clapham South and Brixton in less than 10 minutes. If you're looking to make a business trip, city break, or some extended time away further afield, London's major airports can all be found around an hour away by train or tube.

While London's roads can be busy at all times of the day, Clapham Park offers quick and simple access to the handy South Circular, allowing for journeys across the southern belt of London. Close by, the A3 and A23 offer a direct route into and out of central London, with the latter passing in through Brixton, and out past Streatham and Croydon.

Clapham Park benefits from excellent travel connections, unlocking the freedom and variety of the world's most diverse city. A 20-minute walk gets you to Clapham South, with the Northern line offering easy access to central London, Victoria and Oxford Circus in around 20 minutes.

As one of Europe's busiest transport hubs, Clapham Junction offers excellent travel connections across the City. In under 15 minutes you can reach Waterloo and Victoria direct, allowing for nationwide travel.

# The Location



### Railway Stations

- 1 Clapham South (underground)
- 2 Clapham Common (underground)
- 3 Clapham North (underground)
- 4 Brixton (underground)
- 5 Clapham High Street
- 6 Clapham Junction
- 7 Balham Underground and Balham Rail stations
- 8 Herne Hill
- 9 Tulse Hill
- 10 Wansworth Common
- 11 Stockwell
- 12 Loughborough Junction
- 13 Wandsworth Road

### Bus stops

- 14 Thorncliffe Road (Stop C)
- 15 Thorncliffe Road (Stop K)
- 16 Poynders Road Kings Avenue (Stop Y)
- 17 Poynders Road Clarence Avenue (Stop S)

### Roads

- 18 South Circular Road
- 19 A3
- 20 A23

### Landmarks and Sites

- 21 Clapham Common
- 22 Brockwell Park
- 23 Tooting Bec Common
- 24 Wandsworth Common

### Bars, Restaurants and Eateries

- 25 Adventure Bar (Bar)
- 26 Bobbin (Bar)
- 27 The Jam Tree (Bar)
- 28 Be at One (Bar)
- 29 No 32 The Old Town (Bar)
- 30 Hootananny Brixton (Bar)
- 31 Roti Joupa (Restaurant)
- 32 Tsunami (Restaurant)
- 33 Sorella (Restaurant)
- 34 The Dairy (Restaurant)
- 35 Trinity (Restaurant)
- 36 Bistro Union (Restaurant)
- 37 Gail's Artisan Bakery (Bakery)
- 38 The Ginger Pig (Butchers)
- 39 Tart (Cafe)
- 40 Brixton Market (Markets)
- 41 Bonneville Gardens (Markets)

### Sports and Fitness Facilities

- 42 Anytime Fitness Clapham South
- 43 Brockwell Park Lido

### Shops

- 44 Brixton Market
- 45 Northcote Road Market (Antiques)
- 46 Birksen
- 47 Clapham Books
- 48 Bottle Apostle
- 49 Tesco Express (Streatham Place)

### Entertainment

- 50 Electric Brixton
- 51 O2 Academy Brixton
- 52 Clapham Picturehouse
- 53 Omnibus Theatre

### Schools

- 54 Glenbrook Primary School
- 55 Boneville Primary School
- 56 Iqra Primary School
- 57 Kings Avenue Primary School
- 58 Richard Atkins Primary School
- 59 St Bernadette Catholic Junior School
- 60 St Mary's Roman Catholic School
- 61 The Laurels Secondary School and Sixth Form (Independent)
- 62 Lambeth Academy (Secondary and Sixth Form)
- 63 Lambeth College
- 64 St Francis Xavier Sixth Form College
- 65 Maytree Nursery School and Children's Centre

### Key

- Greenspaces/Parks
- Ponds/Rivers/Lidos



# Living Space

Spend time with your family and entertain your friends; the open and airy living space is the heart of your home. Featuring natural oak flooring, double glazed windows and satinwood interior doors, it's the perfect place to relax and unwind after a busy day.

# Bedroom

At Clapham Park, bedrooms are designed to offer comfort and space. With all master bedrooms featuring full floor to ceiling sliding wardrobes, storage and outfit planning has never been so easy.



# Bathroom

Bathrooms offer a clean and contemporary style, with wall-mounted basins, overhead showers and anti-slip baths\*. Neutral toned floor and wall tiles are also featured, along with heated towel radiators.

\*Ensuites and bathrooms vary



# Kitchen

The clean and contemporary theme continues in the kitchen, with sleek Silestone worktop and built-in appliances. Integrated fridge freezer, dishwasher and washer dryer offer concealed convenience, allowing you to make the most of the surrounding space and dining area.



# Courtyard

As an extension of Clapham Parks' open spaces and oak lined avenues, the courtyard offers a green communal enclave where friendships can be made and neighbours met for life. Grassed areas and seating provide natural meeting points, while shaded and sheltered spots provide protection for when the weather heats up.



# Specification

## Kitchen

- Handleless kitchen furniture with Silestone Composite worktops
- Painted glass splashbacks
- Stainless steel 1 1/2 undermount sink with drainer grooves to worktop and stainless steel mixer tap
- Smeg stainless steel oven
- Smeg black ceramic hob
- Smeg Integrated fridge & freezer
- Smeg integrated dishwasher
- Smeg hood extractor
- Smeg washer dryer
- Lighting to underside of wall units

## Bathrooms and en suites

- White Kaldewei Saniform Steel Bath with handheld shower head mixer
- Low profile shower with glass enclosure and Grohe shower
- Ideal Standard basin with Grohe chrome mixer tap
- Ideal Standard white WC pan with soft close seat/cover
- Polished chrome finish ladder style heated towel rail
- Large format beige tile floor finish
- Large format beige tile wall finish with scored tiles to feature wall
- Bespoke mirrored cabinets
- Low energy downlights and feature lights

## Bedrooms

- Bespoke fitted wardrobes with sliding doors in master bedroom
- Carpets to all bedrooms
- Master bedroom fitted with points for Sky/Terrestrial/BT

## General

- Natural oak flooring to living room, kitchen and hallways
- Double glazed windows
- White satinwood interior doors
- Low energy downlights throughout
- Polished stainless steel handles throughout
- Audio/video entry system





## Your Invitation

To find out more about these homes and to book an appointment, contact our sales team or visit our website.

**T** 020 3535 2555  
**E** [mhosales@metropolitan.org.uk](mailto:mhosales@metropolitan.org.uk)  
**W** [www.yourclaphampark.co.uk](http://www.yourclaphampark.co.uk)



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