



THE SCHOOLYARD

WANDSWORTH

The Schoolyard is an exciting new residential development situated in the heart of Wandsworth SW18.

www.theschoolyardsw18.com



01 - THE SCHOOLYARD SW18

The Schoolyard is an exciting residential development in the heart of Wandsworth. Comprising a range of high-specification 1, 2 and 3 bedroom properties, it offers a perfect location for outdoor living with the excitement of London on your doorstep.

Welcome to The Schoolyard, SW18



Located in the vibrant heart of Wandsworth, just moments from open spaces, the River Thames and central London, The Schoolyard is an exciting new residential development featuring superbly designed apartments combined with accessible shared spaces.

SITE HISTORY

The Schoolyard is set in a location which has long been associated with inspiration, learning and a strong sense of community. Throughout the centuries, it has been home to a succession of schools, starting in 1885 with the Eltringham Street School, later known as Eltringham Primary School and St. William of York RC School.

Inspired living

The site has now been transformed into an exciting, high-spec development that is already attracting interest from potential buyers who are keen to make Wandsworth their home. Comprising 119 1, 2 and 3 bedroom flats, the living spaces have been designed with an internal specification of the highest quality to ensure long lasting elegance and are perfect for busy city lifestyles.



CGI representations of The Schoolyard





01



02



03



04



05



- Open spaces**
Wandsworth Common, Tooting Common, Clapham Common, King George's Park, Thames riverside
- Sports**
- Tennis** Wandsworth Common, King George's Park
- Jogging** The Thames Path, Wandsworth Common, King George's Park
- Rowing** Putney Embankment
- Walking** Wandsworth Town Heritage Trail, The Thames Path
- Cycling** Cycle Superhighway to Westminster (CS8), Wandsworth Common
- Football** Wandle Recreation Centre
- Tag Rugby** Wandsworth Common, King George's Park
- Sports Centres** Harbour Club, Virgin Active, Battersea Sports Centre
- Golf** Central London Golf Centre
- Cricket** Roehampton CC, Spencer CC
- Shopping**
Southside (High Street), Northcote Road, Bellvue Road (Independents) Clapham Junction

RISING STAR

With its elegant architecture, green spaces and sweeping riverside views, Wandsworth has always had a distinctive style. In recent years it has emerged as one of the most fashionable and dynamic boroughs in the capital.

From its Michelin-starred restaurants to its funky bars and clubs... From the street-wise appeal of Southside to the earthy bustle of Northcote Road... From the wide open spaces of Wandsworth Common and King George's Park to its riverside walks, Wandsworth offers the very best of London living.

Or, as comedian Arthur Smith so memorably put it: *"Wandsworth has a greater proportion of people whose lifestyle, views and trends shape the zeitgeist more than anywhere else in the UK. Wandsworth, in other words, is groovier than everywhere else in Britain."*

- 01. King George's Park wrought iron gate
- 02. Bakery stall on the Northcote Road
- 03. Enjoying a drink at the Ship
- 04. Sculling boats at the Thames Rowing Club
- 05. Northcote Road

Eating out
 Chez Bruce, Piccolino,
 Ditto Wandsworth, Konnigans,
 Brady's Fish Restaurant,
 Le Gothique

Bars/pubs
 The Ship, The Alma,
 The Roundhouse, The Halfway,
 The Waterfront, Space Lounge

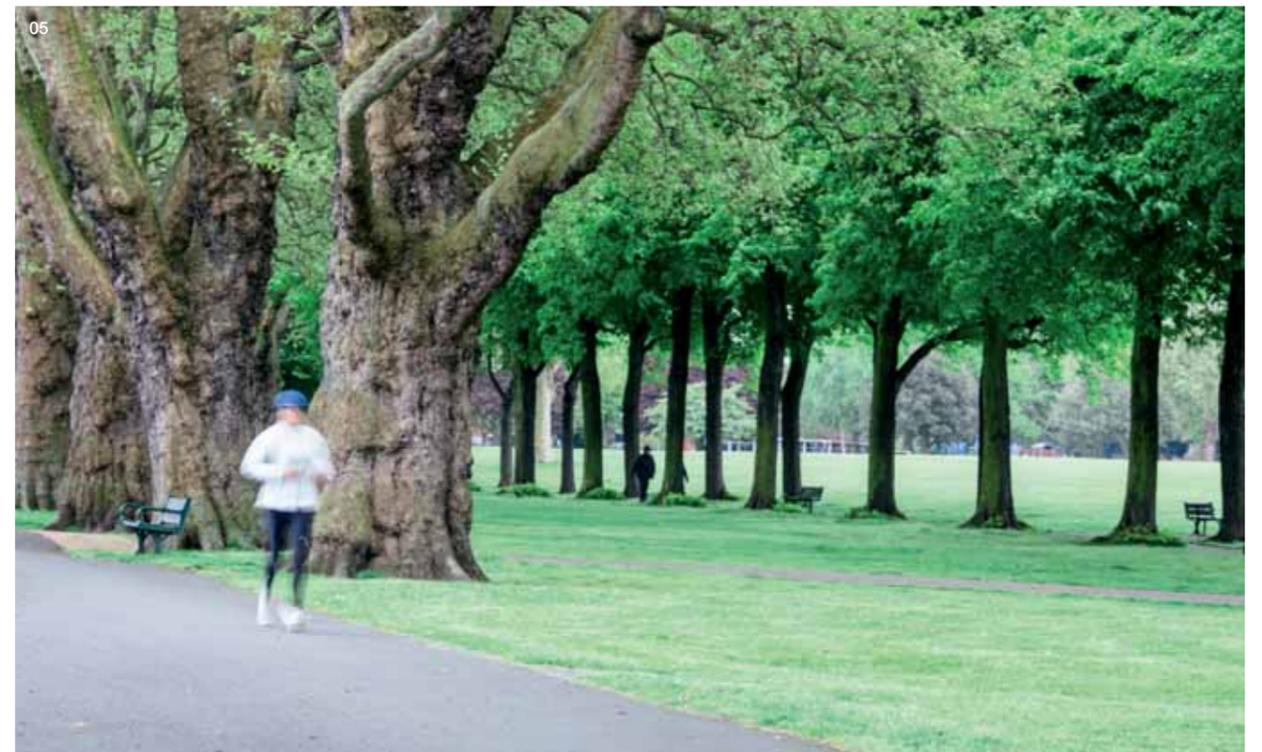
Venues
 Battersea Arts Centre,
 Jongleurs, Theatre 503,
 Clapham Grand,
 Cineworld Wandsworth



URBAN PLAYGROUND

A typical day out in Wandsworth might start with a jog along the Thames or across Wandsworth Common followed by breakfast and newspapers at one of the area's many sidewalk cafés. From the high street chic of Southside to the independent boutiques in Northcote Road, there is no shortage of retail therapy to follow. As for eating out: this is where Gordon Ramsay learnt his trade. At night, the area comes alive with bars, clubs and venues.

Not only is Wandsworth a shopping and entertainment playground, but its schools, hospitals and public services are also rated among the best in the capital – and it has the lowest council tax in the country. What's more, Wandsworth has one of the best transport networks in London. Battersea Square, Fulham and the King's Road are just a short bus ride away while Westfield Shepherd's Bush is only four stops and 12 minutes from nearby Clapham Junction. In fact, living in Wandsworth means you're never far away from all the attractions that make London one of the world's greatest cities.



01. Bread for sale on the Northcote Road
 02. Chocolate treats on the Northcote Road
 03. Alfresco dining
 04. Vibrant nightlife
 05. Running in Wandsworth Park



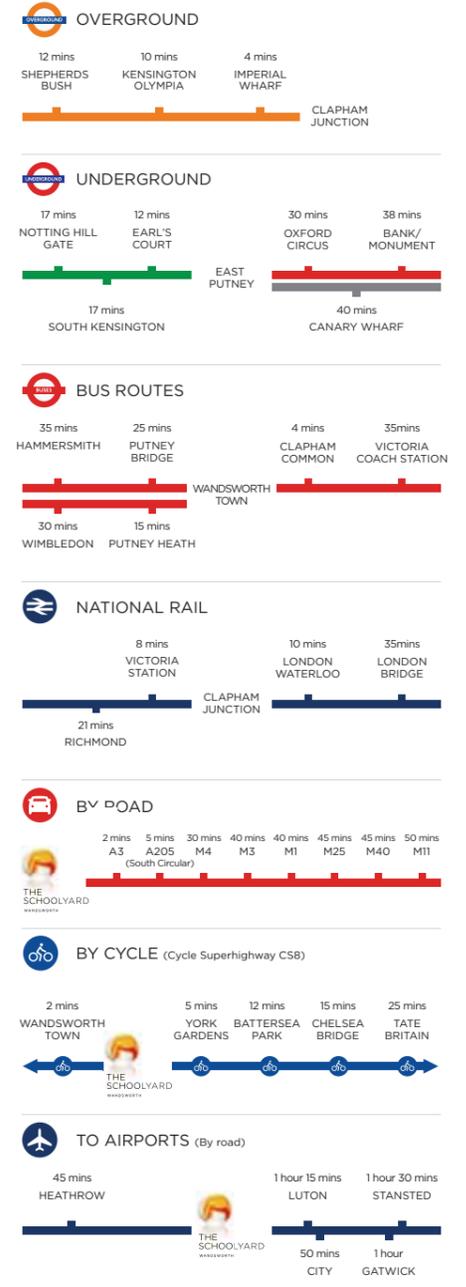
WELL CONNECTED

Whether you're travelling by road, rail or bus, living at The Schoolyard means you are never far from the destinations and attractions that make London such a brilliant city to be part of.

Nearby Clapham Junction connects you to Victoria in just under 10 minutes and Waterloo in just over 10 minutes. Frequent trains from Wandsworth Town, just five minutes' walk away, speed you to Waterloo within 15 minutes. Both terminals provide fast, efficient access to London's other mainline stations and Underground lines.

The surrounding area is served by one of the best bus networks in the capital, offering fast links to Fulham, the King's Road and into the city as well as neighbouring boroughs. Looking further afield, Wandsworth is also within easy reach of transport links to London's airports and the UK's motorway network.

Everything you need



Journey times taken from www.tfl.gov.uk





"It's very, very relaxed. People really enjoy the area. It's just really easy to live here."

"You do feel like you are in a little village."



"Wandsworth has an individuality about it. It's got real character."

"The area is very diverse. It's a fantastic place to live."



"There are great transport links, bars, shops, cinemas, 24-hour supermarkets and newsagents. That's what really stimulates me about this area. There's always something to do."



"I love the outside spaces. The parks and the commons. There are plenty of great walks and I love being by the river."

"The area is gorgeous. Everywhere is lovely."



"It's quiet. People are friendly and we've got great shops. It's just a great community to live in."

"There is a real buzz in Wandsworth on a Friday and Saturday evening."



"Wandsworth has got some really nice cafés and restaurants. It's really bustling. There's always somewhere to get something nice to eat."



Form and function

Aesthetically appealing,
functionally robust

Quality materials, smart
urban design

Optimum combination of
space and light

A choice of quality finishes



Example floor plans and specifications

The layout of The Schoolyard has been designed to work in harmony around a surprisingly secluded communal area designed to create an atmosphere and community spirit all of its own.



-  **Bevans House**
Shared ownership
-  **Peachey House**
1 & 2 bedroom apartments
-  **Stockbridge House**
1, 2 & 3 bedroom apartments
-  **Francis House**
1, 2 & 3 bedroom apartments
-  **Summerbee House**
1, 2 & 3 bedroom apartments
-  **Oxborough House**
1, 2 & 3 bedroom apartments

Example 1 bedroom apartment

Floor plan

Example 2 bedroom apartment

Floor plan

Example 3 bedroom apartment

Floor plan

The Schoolyard apartments have an internal specification of the highest quality to ensure long lasting elegance and are perfect for busy city lifestyles.

General

- Smooth finish walls in white
- Engineered hardwood flooring in lounge, dining room and hallways
- Carpet to bedrooms
- Built in wardrobes to master bedroom featuring sliding mirrored doors
- Polished chrome light switches and electrical sockets
- NIBE heating, hot water and ventilation system
- Under-floor heating with thermostats in each room
- Pre-wired for Sky+
- Video door entry
- Recessed ceiling downlighters throughout

Kitchen

- Custom-built Symphony Linear kitchens in black matt and white gloss finishes
- Silestone Quartz kitchen worktop
- Under-mounted stainless steel sink
- Deva chrome kitchen mixer tap
- Electrolux stainless steel double oven
- Electrolux induction hob
- Electrolux stainless steel extractor with glass canopy
- Electrolux integrated microwave
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher

Bathroom

- Zanussi washing machine
- Glass splash back to hob
- Ceramic tiled floor in most kitchens, engineered hardwood floor continuation in others
- Recessed ceiling downlighters
- Task lighting
- White enamelled bath
- Roca Hall wall hung basin
- Roca Hall wall hung WC
- Chrome ladder towel radiator
- Bathroom vanity cabinet with mirrored doors and shelving
- Deva Linx bath/shower chrome mixer tap
- Deva Linx basin chrome mixer tap
- Porcelain tiled flooring
- Porcelain tiled walls to half-height, with full-height tiling behind bath and shower sections
- Electric shaving socket
- Recessed ceiling downlighters

This specification is subject to change and the final specification may vary – please check with your Sales Negotiator for the most up-to-date specification.

Images from similar L&Q show apartments.





- 01. The BT Tower
- 02. The Olympic Stadium
- 03. City Hall
- 04. UK Supreme Court
- 05. Crystal Palace Park
- 06. The London Eye
- 07. Clink Street by Borough Market
- 08. St.Brides Church on Fleet Street
- 09. The Shard
- 10. Shad Thames
- 11. Emirates Air Line



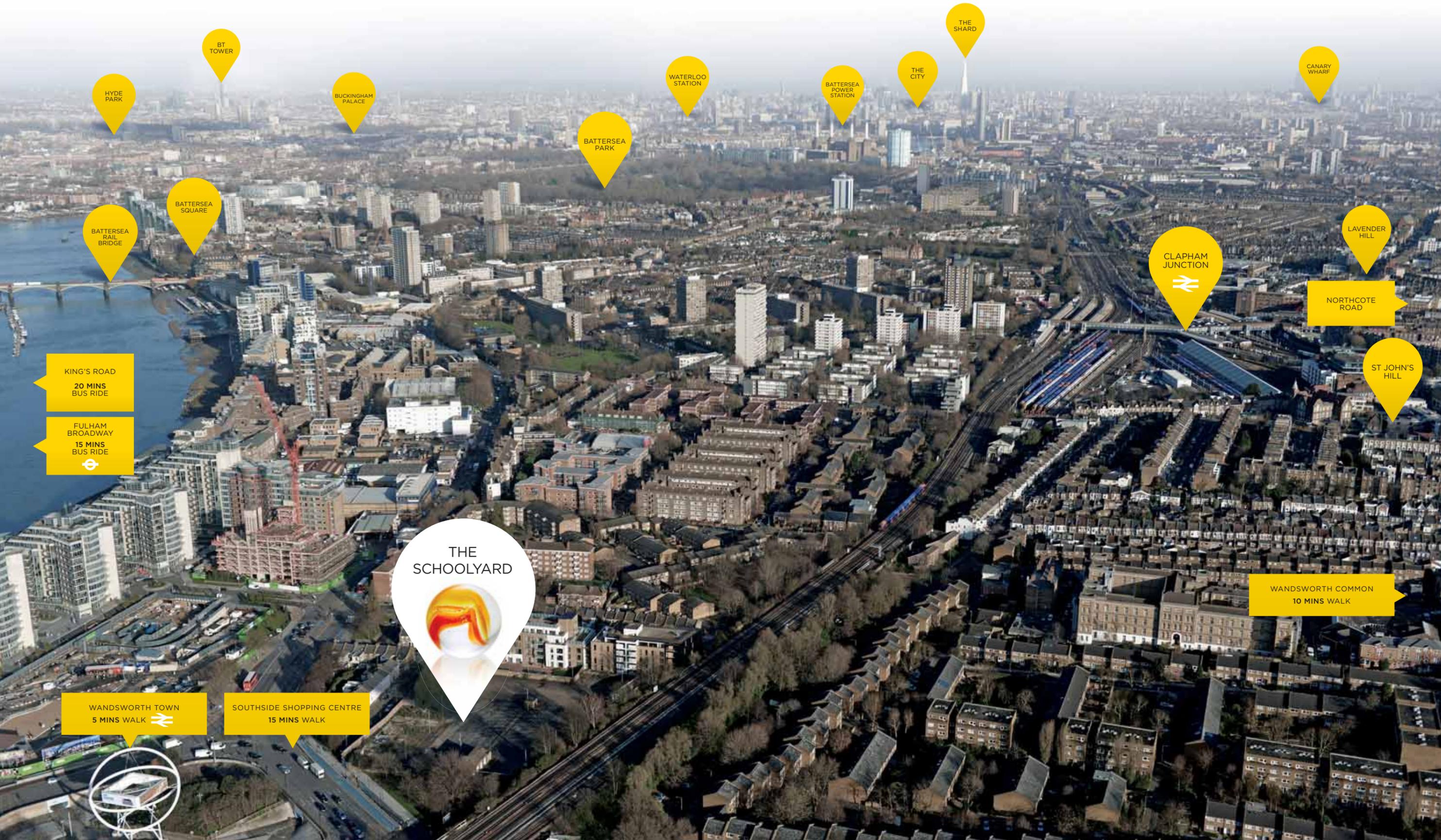
LONDON CALLING

From its iconic architecture to its celebrated parks; from its restaurants and bars to its shops, museums and theatres, London is arguably the world's most exciting city. And when you live at The Schoolyard, the city's magic is right on your doorstep.



THE SCHOOLYARD CATCHMENT AREA

Times supplied by www.tfl.gov.uk



HYDE PARK

BT TOWER

BUCKINGHAM PALACE

WATERLOO STATION

BATTERSEA POWER STATION

THE CITY

THE SHARD

CANARY WHARF

BATTERSEA SQUARE

BATTERSEA RAIL BRIDGE

BATTERSEA PARK

LAVENDER HILL

CLAPHAM JUNCTION

NORTHCOTE ROAD

ST JOHN'S HILL

KING'S ROAD
20 MINS BUS RIDE

FULHAM BROADWAY
15 MINS BUS RIDE

THE SCHOOLYARD

WANDSWORTH COMMON
10 MINS WALK

WANDSWORTH TOWN
5 MINS WALK

SOUTHSIDE SHOPPING CENTRE
15 MINS WALK



VIBRANT WANDSWORTH

One of London's coolest and most fashionable boroughs

- River life
 - 01. Chelsea Harbour Pier
 - 02. Wandsworth Riverside Quarter Pier
 - 03. Thames Rowing Club

- Restaurants
 - 04. Doukan
 - 05. Rajnagar Spice
 - 06. The East Hill
 - 07. Ben's Canteen
 - 08. Recipease
 - 09. Strada
 - 10. Pizza Express
 - 11. Le Gothique
 - 12. Common Ground
 - 13. Chez Bruce
 - 14. The Althorp
 - 15. Gourmet Burger Kitchen

- Cafés
 - 16. Starbucks
 - 17. The Pantry
 - 18. Toast
 - 19. Caffé Nero
 - 20. Barmouth Kitchen

- Pubs
 - 21. The Ship
 - 22. The Alma
 - 23. Queen Adelaide
 - 24. The Grand Union
 - 25. The Royal Oak
 - 26. The Brewer's Inn
 - 27. The Roundhouse
 - 28. Babel
 - 29. Draft House
 - 30. The Bolingbroke
 - 31. The Hope

- Shopping
 - 32. Fulham Palace Road
 - 33. New King's Road
 - 34. Sainsbury's
 - 35. Asda
 - 36. St John's Hill
 - 37. Northcote Road
 - 38. Northcote Antiques Market
 - 39. Wandsworth Town
 - 40. Alma Road
 - 41. Southside Shopping Centre
 - 42. Waitrose

- Culture
 - 43. Royal College of Art
 - 44. Battersea Arts Centre
 - 45. Battersea Library
 - 46. Cineworld Cinema

- Sports and leisure
 - 47. David Lloyd
 - 48. Battersea Park
 - 49. Hurlingham Club
 - 50. Virgin Active
 - 51. Battersea Sports Centre
 - 52. Wandle Recreation Centre
 - 53. Wandsworth Common Tennis Club
 - 54. King's Road Cricket Club

- Open spaces
 - 55. Eel Brook Common
 - 56. Battersea Park
 - 57. Moat Gardens
 - 58. South Park
 - 59. York Gardens
 - 60. Hurlingham Park
 - 61. Wandsworth Park
 - 62. Spencer Park
 - 63. King George Park
 - 64. Clapham Common
 - 65. Wandsworth Common





The City Mills, E8



Kingsland Wharves, N1

OUR ENVIABLE TRACK RECORD

Since its beginnings in 1963, L&Q has established an enviable track record for creating high quality homes in London and the South East.

We are one of the largest property developers in the capital, with a reputation for excellence and a growing portfolio of homes. Here are a handful of our recent and upcoming developments.

The City Mills Hackney

343 x 1, 2 and 3 bedroom apartments and 4 bedroom houses
www.thecitymills.com



Albany Place Southwark

127 x 1, 2 and 3 bedroom apartments
www.albany-place.co.uk



Kilburn Wells Kilburn Park

50 x 1, 2 and 3 bedroom apartments
www.kilburnwells.com



Kingsland Wharves N1

1, 2 and 3 bedroom apartments and penthouses
www.kingslandwharves.co.uk



Bolingbroke Park Cockfosters

1, 2 and 3 bedroom apartments and 3 and 4 bedroom houses
www.bolingbrokepark.com



Claude Terrace Leyton

4 bedroom houses
www.claudeterrace.co.uk





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CGI disclaimer Computer Generated Image

Local area photography disclaimer Local area photography

Show home photography disclaimer Images depict typical L&Q show homes

For further information
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Thurs to Mon 10am-5pm
(Sun 10am-4pm)

www.theschoolyardsw18.com



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