



**WESTFIELD**  
**HOUSE**  
LONDON SW18

**A COLLECTION OF HIGHLY SPECIFIED 1 BEDROOM SUITES  
AND 1 BEDROOM APARTMENTS**

## NEW SUITES AND APARTMENTS IN LONDON SW18

*Westfield House is an exciting contemporary development in Earlsfield, London SW18, a location that offers a train journey of just 13 minutes to London Waterloo.*

*Grosvenor International is marketing a range of fifty-five highly specified modern 1 bedroom suites and 1 bedroom apartments at Westfield House, which are destined to be sought after by busy London professionals looking for a thoughtfully designed and well connected city base.*

*Earlsfield is an extremely popular residential area and Westfield House represents an excellent opportunity for the discerning London investor.*



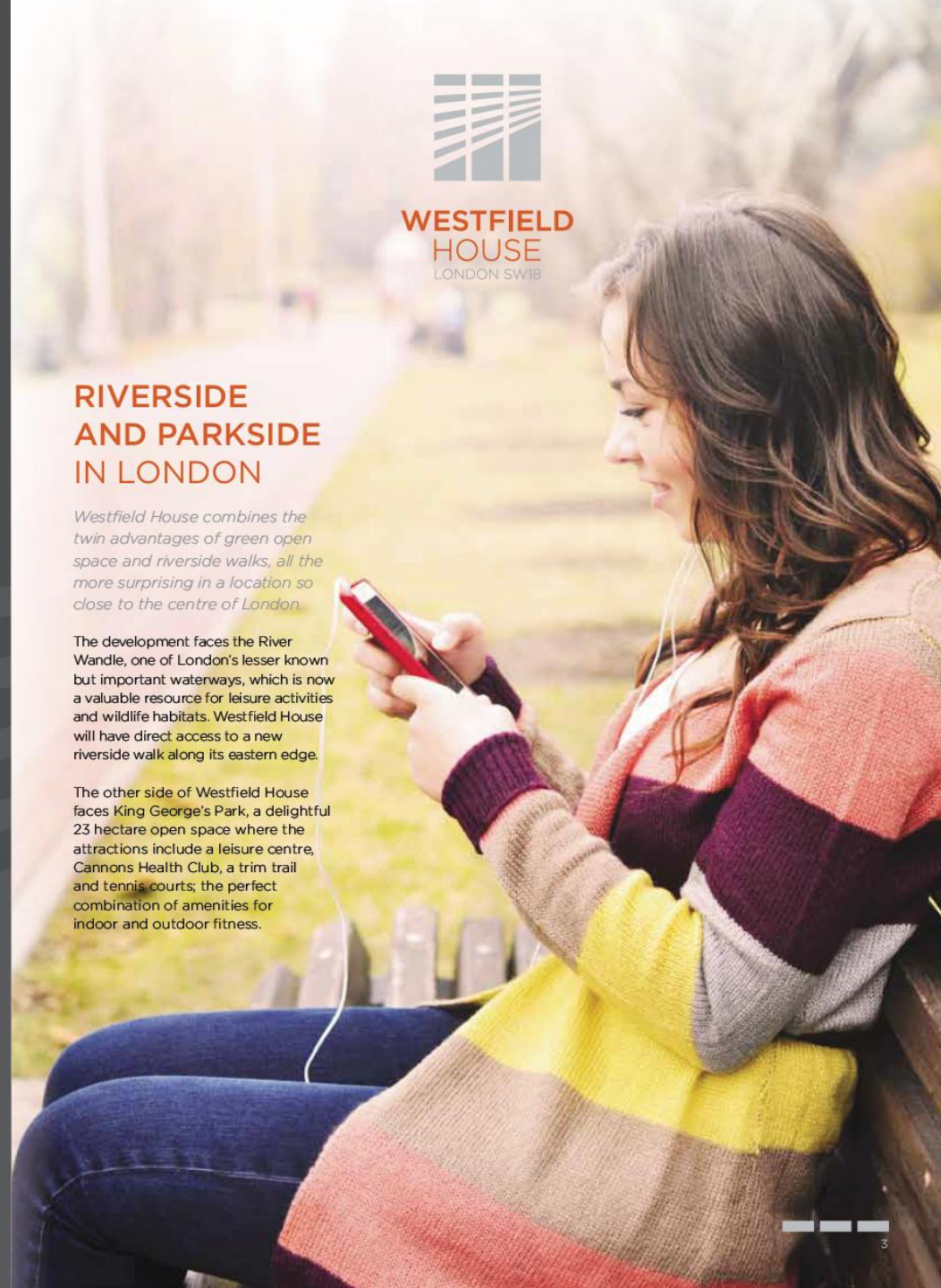
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## RIVERSIDE AND PARKSIDE IN LONDON

*Westfield House combines the twin advantages of green open space and riverside walks, all the more surprising in a location so close to the centre of London.*

The development faces the River Wandle, one of London's lesser known but important waterways, which is now a valuable resource for leisure activities and wildlife habitats. Westfield House will have direct access to a new riverside walk along its eastern edge.

The other side of Westfield House faces King George's Park, a delightful 23 hectare open space where the attractions include a leisure centre, Cannons Health Club, a trim trail and tennis courts; the perfect combination of amenities for indoor and outdoor fitness.





## WESTFIELD HOUSE

*Westfield House is a major Linden Homes development designed by Conran and Partners and constructed by main contractors Galliford Try.*

Sir Terence Conran is one of the most celebrated of all British designers, who set up his design practice in 1956, and in 1964 established the first Habitat store. His reputation as an interior designer and architect peaked with the restoration of Michelin House in London. Other landmark projects include the Bluebird Garage in Chelsea, the regeneration of the Shad Thames area, the Design Museum and a host of prestigious London restaurants.

Westfield House takes modern functional home design to a new level. The original masterplan and detailed drawings and layouts were prepared by Conran and Partners in 2012. These have latterly been refined by the Linden Group. Grosvenor International, in partnership with the Linden Group, is now proud to release the first phase of apartments in this innovative and important London residential project.





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## AN INTRODUCTION TO EARLSFIELD

*Earlsfield is an attractive residential neighbourhood approximately five miles from the centre of London. In recent years it has become an extremely desirable place to live, with an influx of fashionable new shops, bars and restaurants to serve a clientele of urban professionals.*



Images depict local area

Many of these are located along Garratt Lane, a few minutes walk from Westfield House, where the businesses include Sainsbury's, Carluccio's and Caffè Nero, as well as restaurants serving Korean, Indian and French food, organic delis and several gastro-pubs.

The Southside Shopping Centre in Wandsworth town centre, is another good source of shops where you can find

brands such as Gap, Waitrose and Waterstones, as well as a multiplex cinema, gym and restaurants. Earlsfield even has its own theatre, Tara Arts.

Earlsfield is also a very close neighbour to Wimbledon, a vibrant centre for shopping, dining, cinema, theatre, and of course the world famous All England Tennis Club.



## CENTRAL LONDON ON THE DOORSTEP

*From Westfield House, the ever changing and always exciting leisure, shopping, cultural and business attractions of London are within very easy reach by train or tube.*

London is a global, wealthy, multicultural city, with two thousand years of history, glittering Royal pageantry, and an internationally influential arts, fashion and cultural scene. It is a centre of international connections and continues to drive the UK economy. Young professionals come to London to enjoy its work-hard, play-hard ethos, and Westfield House provides the ideal base to explore this vibrant lifestyle.

## CONNECTIONS TO LONDON AND BEYOND

Earlsfield station (Zone 3) is six minutes on foot from Westfield House. Trains leave from here approximately every five minutes during peak times and reach London Waterloo in as little as 13 minutes.

Clapham Junction interchange is just one station along the line where the London Overground can be accessed. At Vauxhall station there are connections to the London Underground Victoria Line.

London Underground can also be accessed at Southfields station, approximately 13 minutes' walk. There are direct links from here on the District Line to Westminster and Wimbledon.



All timings are approximate. Source: tfgovuk





## LONDON A CENTRE OF LEARNING

London attracts students from all over the world to study at its leading colleges and universities. The highly respected QS World University Rankings lists three London universities in its top twenty: University College London, Imperial College and Kings College London.



St Georges University: 1.9 miles



South Bank University: 6.6 miles



University of Roehampton: 3.9 miles



Kings College London: 6.7 miles



Kingston University: 4.7 miles



London School of Economics: 7.5 miles



Imperial College London: 5 miles



University College London: 8 miles

All timings are approximate. Source: tfl.gov.uk





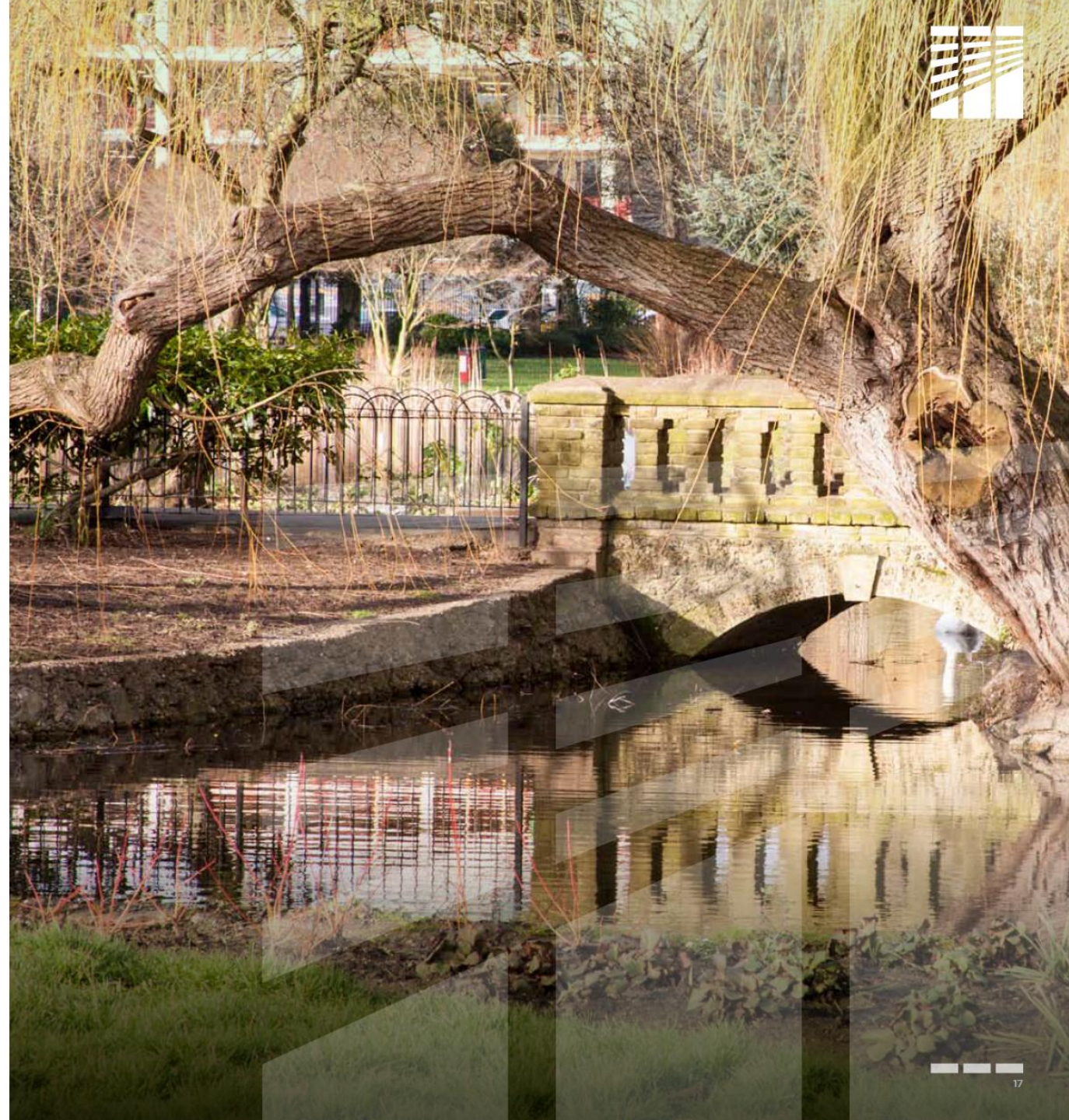
## LIVING AT WESTFIELD HOUSE

*Westfield House has a tranquil setting between the River Wandle and King George's Park. A new riverside walk and cycleway form part of the development, and on the opposite side, wide vistas across the park are revealed. All of the suites and apartments have private balconies to benefit from these open views.*

The development consists of three four-storey and five-storey buildings arranged around landscaped courtyards, with vehicle and cycle parking hidden underground. A terrace cafe is located on the north west corner, looking out over the park, an attractive social amenity for all to enjoy.



Images depict local area





Computer generated image of Westfield House is indicative only



## STYLISH DESIGN AT WESTFIELD HOUSE

*Westfield House features attractive contemporary apartments and studios that represent an excellent investment opportunity.*

High quality fixtures, fittings and finishes will deliver excellent performance and minimal maintenance, as well as looking good.

A superior specification throughout includes fitted kitchens by Symphony, with integrated appliances and granite worktops; fitted wardrobes; underfloor heating; with carpet in the bedrooms. All of the suites and apartments have a terrace or balcony.

Interior photography depicts a previous Grosvenor International development.

## SPECIFICATION



### KITCHENS

- Cabinets Symphony 'New York' range in white
  - Granite worktops and upstands
  - Electrolux stainless steel single oven
  - Electrolux electric ceramic hob
  - Electrolux integrated cooker hood (recirculating)
  - Zanussi integrated fridge/freezer
  - Zanussi integrated dishwasher
  - Zanussi integrated washer/dryer
  - 1 bowl stainless steel sink
  - Chrome monobloc single lever tap
- LED under-unit lighting to kitchen cabinets
  - LED downlighters to kitchen, bath/shower room

### WINDOWS & DOORS

- Vicalma oak faced front and internal doors with Serozetta ironmongery
- Double glazed windows
- Balcony/patio doors to match windows

### SECURITY

- CCTV at communal entrance doors
- Video entryphone to apartments
- Mains interlinked smoke detectors

### WARDROBE

- 1200 mm wide, with shelf and hanging rail

### HOME ENTERTAINMENT AND COMMUNICATIONS

- Communal external satellite dish
- Terrestrial TV/FM socket to living room and bedroom
- Sky+ TV master socket in living room

### FLOORING

- Karndean Knight tiling in kitchen, living/dining room, bath/shower room
- Cormar carpet in bedrooms

### INTERNAL COMMUNAL AREAS

- TBC

### WARRANTY

- Ten year NHBC building warranty

### BATHROOMS AND EN SUITES

- Ideal Standard 'Playa' WC
- Ideal Standard 'Playa' basin
- Ideal Standard 'Sandringham' steel bath
- White bath panel
- Sottini 'Rosita' basin and bath mixers
- Cabinet with shaver socket
- Roman folding bath screen in clear glass with silver frame
- Roman glazed shower screen (where appropriate)
- Low level shower tray (where appropriate)

### FINISHES

- Walls in Dulux 'Almond White' emulsion
- Smooth white ceilings
- Satin white skirtings/architraves

### HEATING & LIGHTING

- Communal Combined Heat and Power district heating system with underfloor heating
- Heating controls by underfloor heating specialist



Interior photography depicts a previous Grosvenor International development.