

VERTEX

EDGE

STYLISH NEW 1 & 2 BEDROOM
SHARED OWNERSHIP APARTMENTS

WELCOME

Vertex Edge is a skilfully designed development with a sophisticated specification, located in a prestigious district of London.

In this stylish and central neighborhood, everything is accounted for. Including: shopping, working, learning and leisure, creating an alluring addition to the existing community

Vertex Edge's residents can also benefit from the area's excellent transport links, offering a quick commute throughout the capital and beyond.





Computer Generated Image



OUT AND ABOUT

Battersea Park is situated moments from Vertex Edge and is one of London's best-loved green spaces. The 200-acre park opened in 1858 and lies directly across the river from affluent Chelsea, bordering the southern banks of the Thames by Chelsea Bridge.

Whether you choose to stroll among the trees, visit the children's playground, have a bite to eat at The Pear Tree Café by the lake, Go Ape! or simply enjoy the Old English Garden's oasis of calm, this impressive park has it all.

Battersea boasts a range of quirky cafes, delicatessens and galleries, making it a trendy hub for the community all around London.

In the immediate vicinity are Clapham Junction, Battersea Village and Northcote Road all known for bars, restaurants and shops.

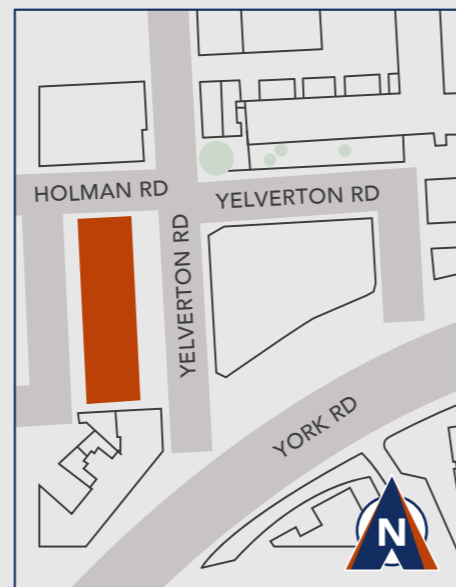
Close by, Battersea Power Station is one of London's finest retail destinations for global and emerging brands, not to mention, you're only a few minutes from London Heliport, one of the most advanced heliports in Europe, from where you can take an exciting sightseeing helicopter flight over London.

Whatever you're looking for, you can find it near Vertex Edge.





- | | |
|------------------------|-----------------------|
| 1 Southside Wandsworth | 9 Battersea Park |
| 2 Wandsworth Bridge | 10 Lavender Road |
| 3 Chelsea Harbour | 11 Clapham Common |
| 4 York Gardens | A Wandsworth Town St |
| 5 Northcote Road | B Clapham Junction St |
| 6 Falcon Park | C Imperial Wharf St |
| 7 Aldi superstore | D Queenstown Road St |
| 8 Go Ape! | |



TRANSPORT

Vertex Edge is located on the corner of Wandsworth Town and Battersea Park Road, close to the River Thames and a short journey from many of central London's biggest attractions.

The area is well serviced by an excellent network of bus routes going to a wide range of destinations. Clapham Junction, the busiest interchange station in the UK - is less than 15 minutes' walk away.

The area boasts a fantastic range selection of bars and restaurants as well as world-class shopping, and easy access to the arts and sports activities galore.

With its great location, local amenities and transport links you get the whole package!



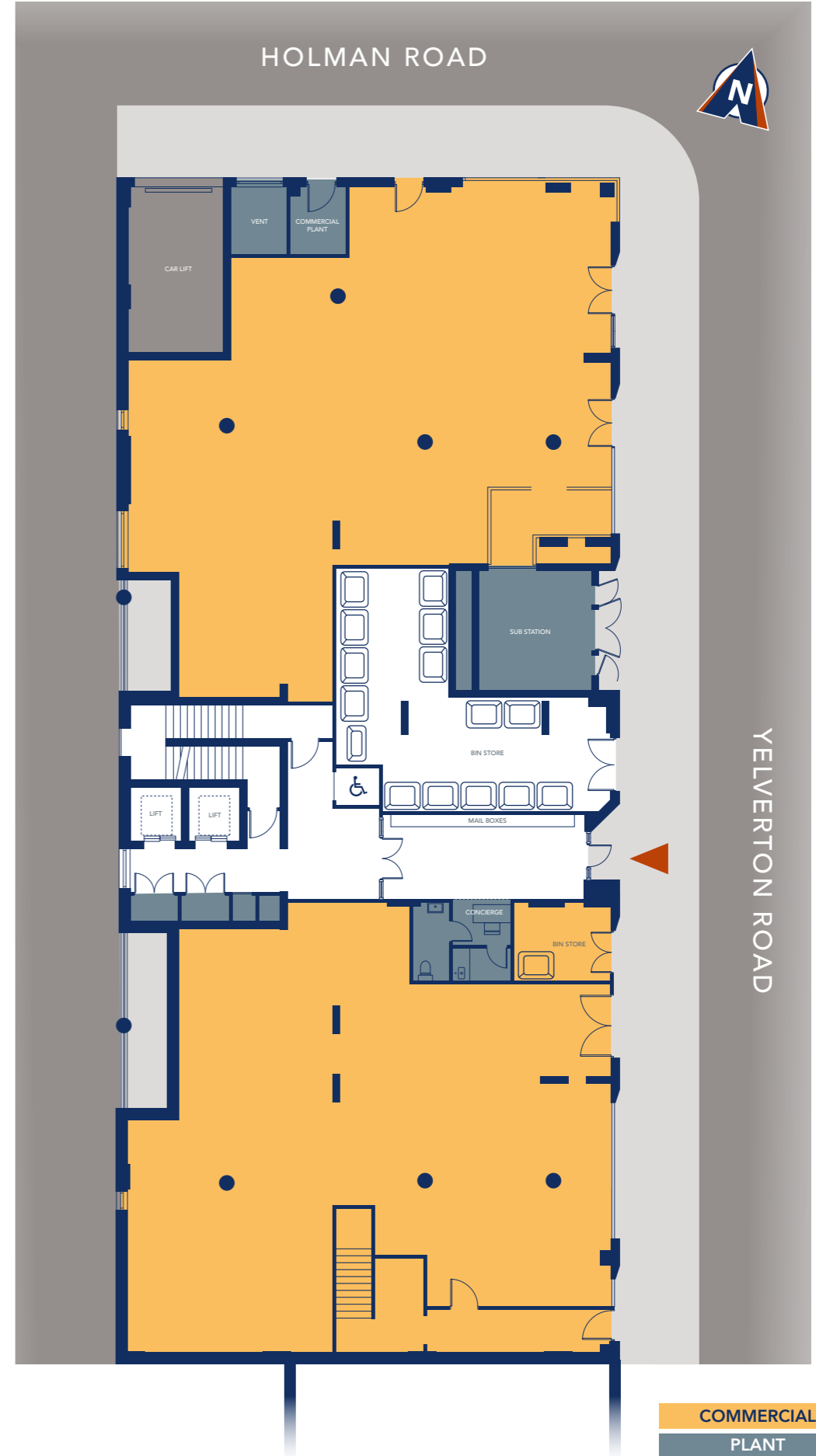
LOWER GROUND FLOOR SITEMAP



COMMERCIAL
PLANT

Neither parking spaces nor parking permits will be issued. Parking permits are at the discretion of the Local Authority. Please ask our Sales & Marketing Team for details. Not to scale.

GROUND FLOOR SITEMAP

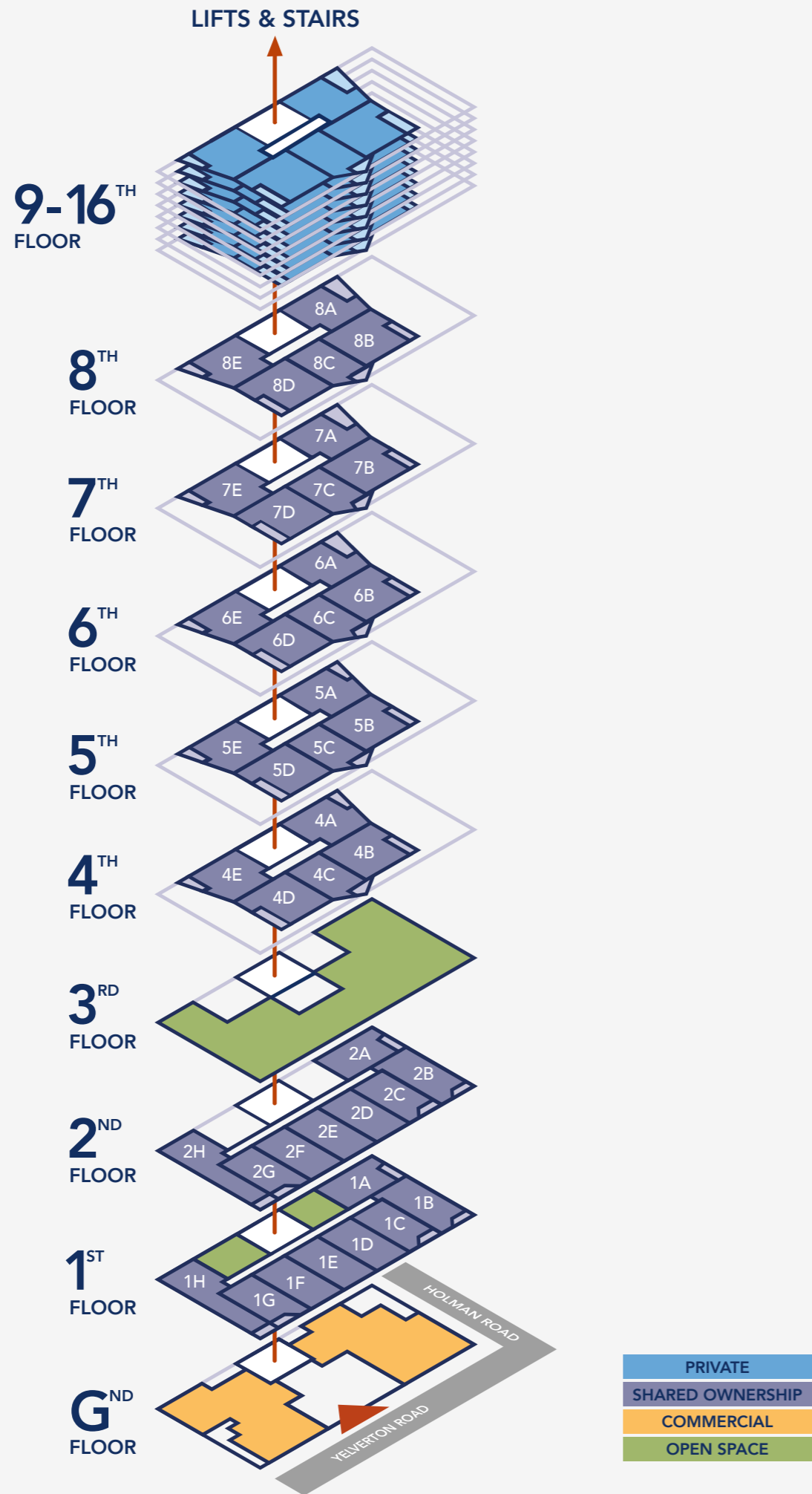


COMMERCIAL
PLANT

Neither parking spaces nor parking permits will be issued. Parking permits are at the discretion of the Local Authority. Please ask our Sales & Marketing Team for details. Not to scale.



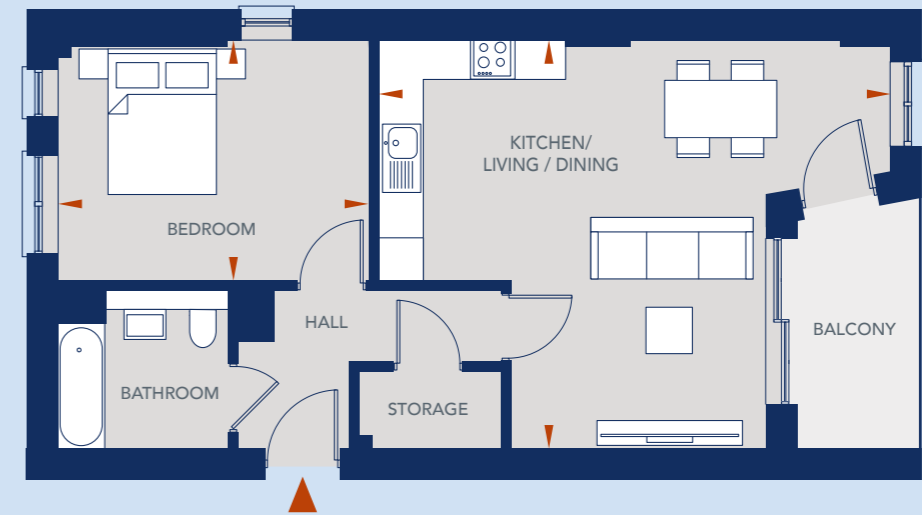
APARTMENT LOCATOR



Arrangement as shown is subject to change. Please ask our Sales & Marketing Team for details. Not to scale.

PLOTS 1A & 2A

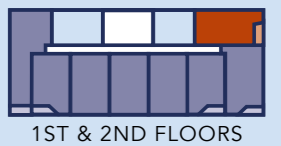
1 BEDROOM APARTMENTS



TOTAL: 55.2 Sq M

Kitchen/Living/Dining: 6.85 x 5.51 M

Bedroom: 4.21 x 3.29 M



All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

PLOTS 1B & 2B

2 BEDROOM APARTMENTS

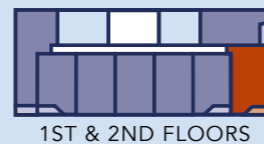


TOTAL: 65.5 Sq M

Kitchen/Living/Dining: 3.22 x 9.10M

Bedroom 1: 2.86 x 4.87M

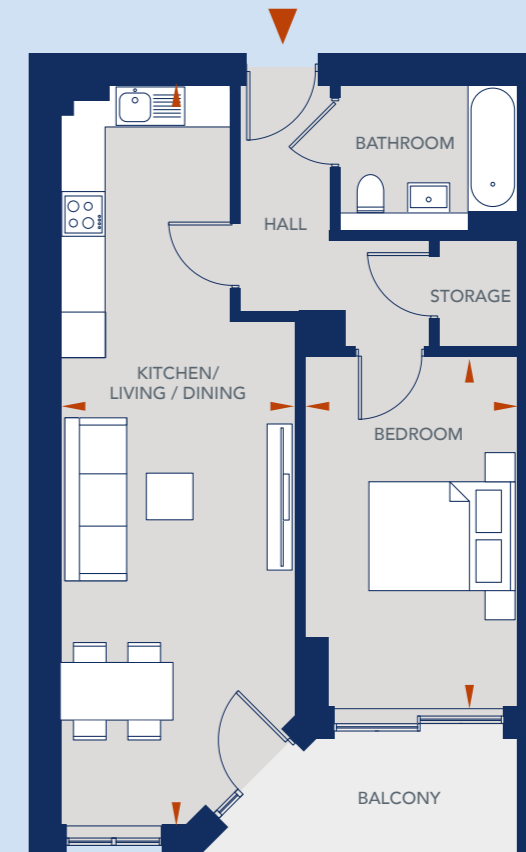
Bedroom 2: 2.55 x 2.87M



All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

PLOTS 1C & 2C

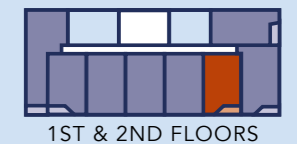
1 BEDROOM APARTMENTS



TOTAL: 54.1 Sq M

Kitchen/Living/Dining: 3.15 x 9.90M

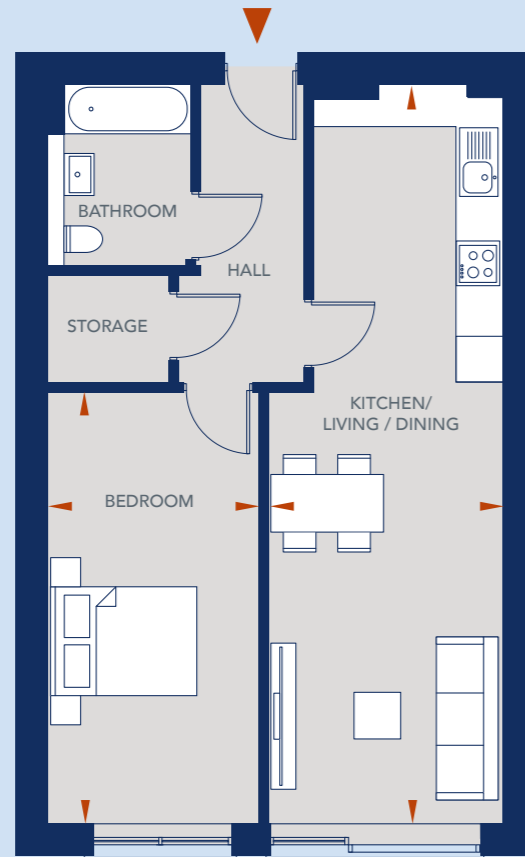
Bedroom: 2.79 x 4.69M



All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

PLOTS 1D, 2D, 1E, 2E, 1F & 2F

1 BEDROOM APARTMENTS

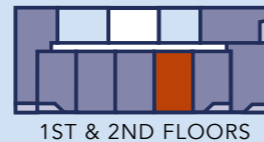


1D & 2D

TOTAL: 58.7 Sq M

Kitchen/Living/Dining: 3.10 x 9.90M

Bedroom: 2.77 x 5.82M

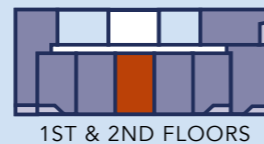


1E & 2E

TOTAL: 62.7 Sq M

Kitchen/Living/Dining: 3.33 x 9.90M

Bedroom: 2.87 x 5.82M

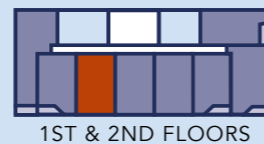


1F & 2F

TOTAL: 58.9 Sq M

Kitchen/Living/Dining: 3.11 x 9.90M

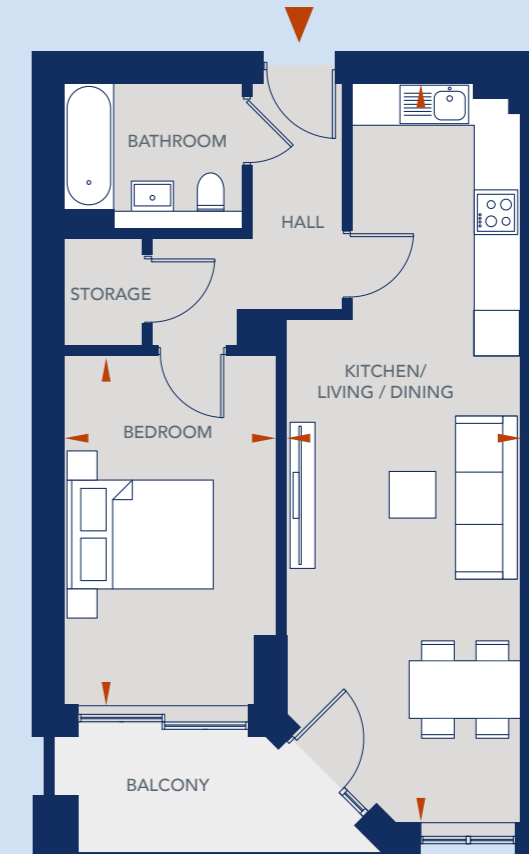
Bedroom: 2.76 x 5.82M



All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

PLOTS 1G & 2G

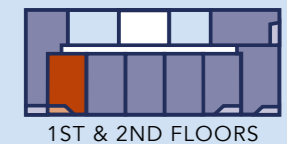
1 BEDROOM APARTMENTS



TOTAL: 54.3 Sq M

Kitchen/Living/Dining: 3.15 x 9.90M

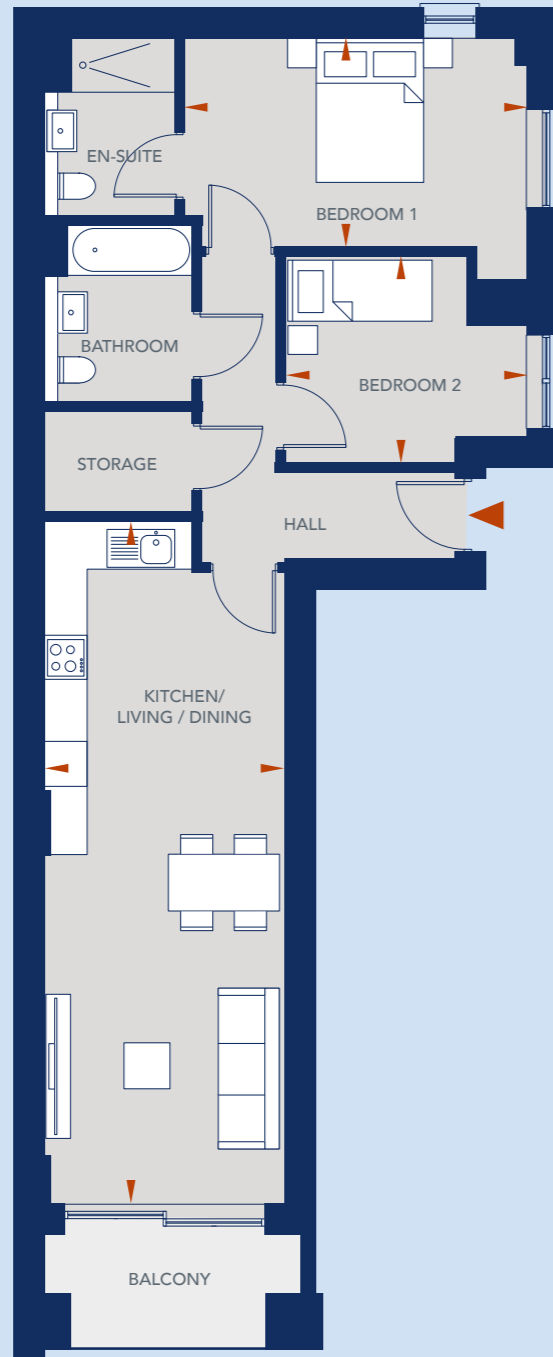
Bedroom: 2.82 x 4.69M



All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

PLOTS 1H & 2H

2 BEDROOM APARTMENTS

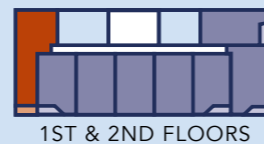


TOTAL: 73.2 Sq M

Kitchen/Living/Dining: 3.30 x 9.20M

Bedroom 1: 4.68 x 2.86M

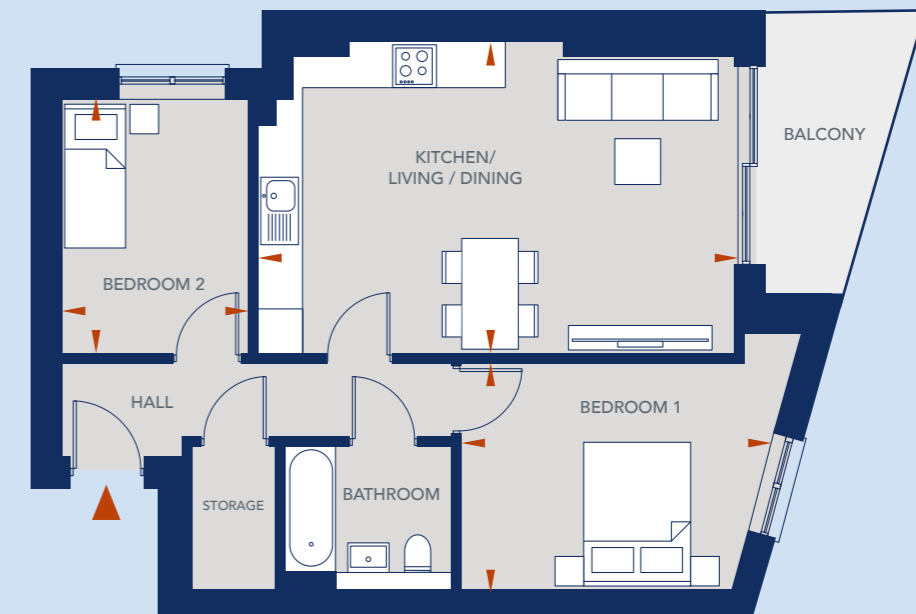
Bedroom 2: 3.33 x 2.83M



All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

PLOTS 4A, 5A, 6A, 7A & 8A

2 BEDROOM APARTMENTS

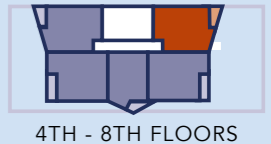


TOTAL: 62.7 Sq M

Kitchen/Living/Dining: 6.46 x 4.16M

Bedroom 1: 4.10 x 3.10M

Bedroom 2: 2.67 x 3.38M

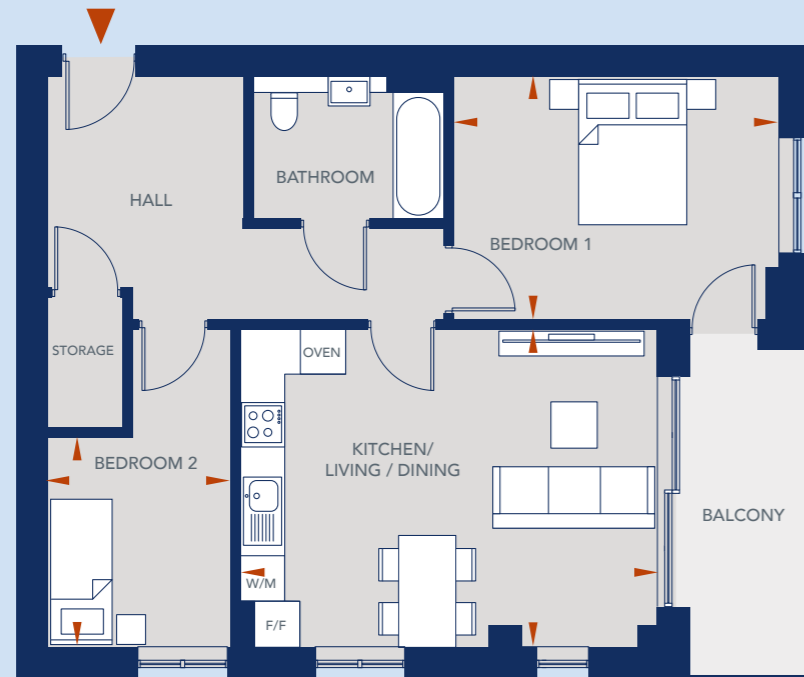


All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

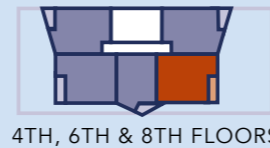
PLOTS 4B & 6B



2 BEDROOM APARTMENTS



TOTAL:	67.9 Sq M
Kitchen/Living/Dining:	5.56 x 4.27M
Bedroom 1:	4.32 x 3.34M
Bedroom 2:	2.47 x 4.27M

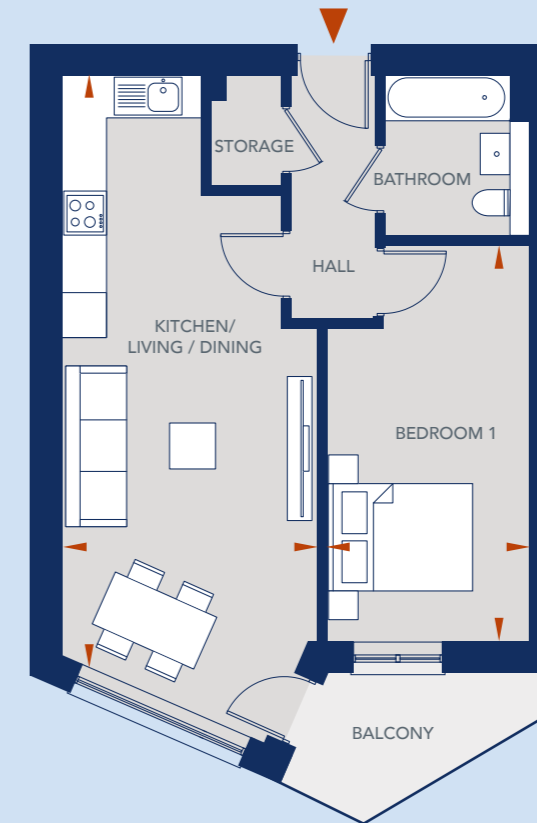


4TH, 6TH & 8TH FLOORS

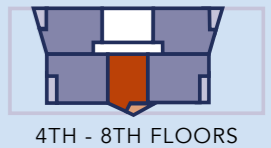
All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

PLOTS 4C, 5C, 6C, 7C & 8C

1 BEDROOM APARTMENTS



TOTAL:	51.1 Sq M
Kitchen/Living/Dining:	3.44 x 7.86M
Bedroom:	2.77 x 5.37M

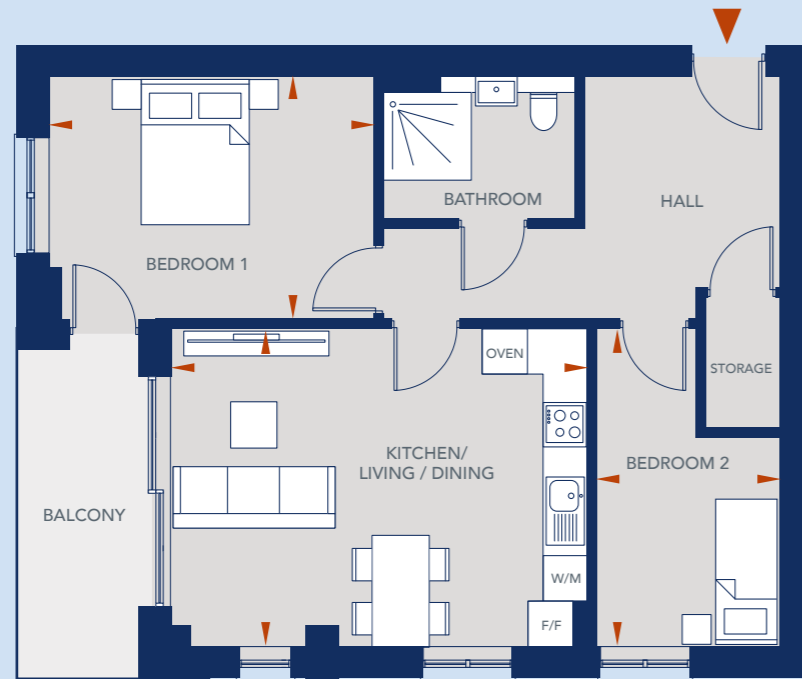


4TH - 8TH FLOORS

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

PLOTS 4D & 6D

2 BEDROOM APARTMENTS



TOTAL: 67.9 Sq M

Kitchen/Living/Dining: 5.57 x 4.27M

Bedroom 1: 4.32 x 3.34M

Bedroom 2: 2.47 x 4.27M

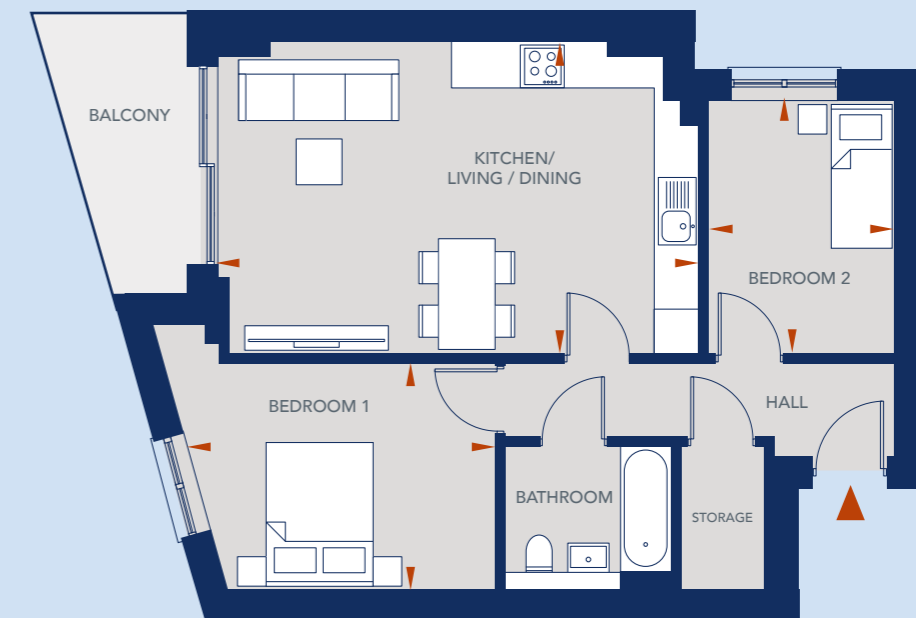


4TH, 6TH & 8TH FLOORS

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

PLOTS 4E, 5E, 6E, 7E & 8E

2 BEDROOM APARTMENTS



TOTAL: 62.2 Sq M

Kitchen/Living/Dining: 6.44 x 4.16M

Bedroom 1: 4.12 x 3.10M

Bedroom 2: 2.55 x 3.38M

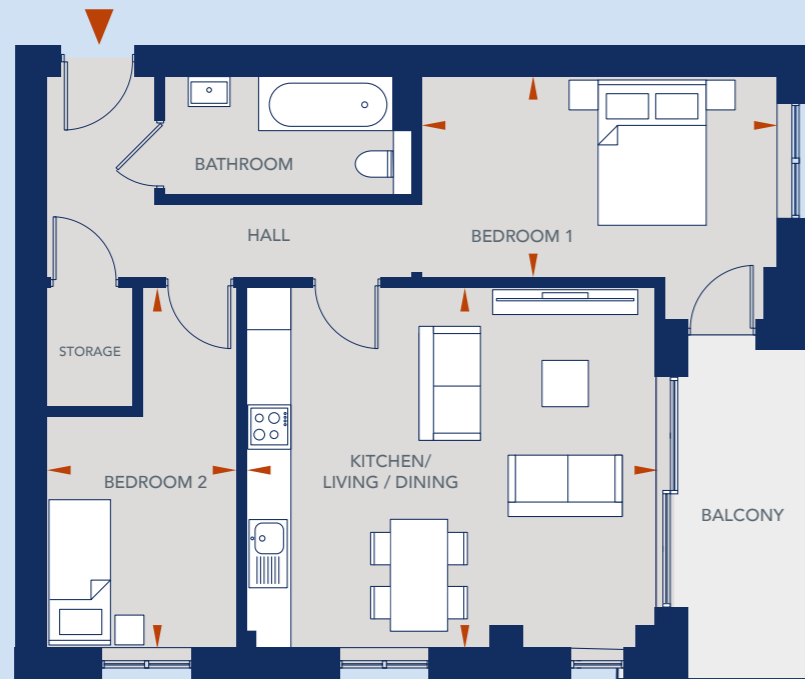


4TH - 8TH FLOORS

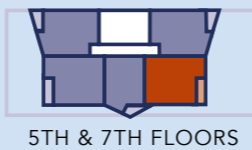
All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

PLOTS 5B, 7B & 8B

2 BEDROOM APARTMENTS



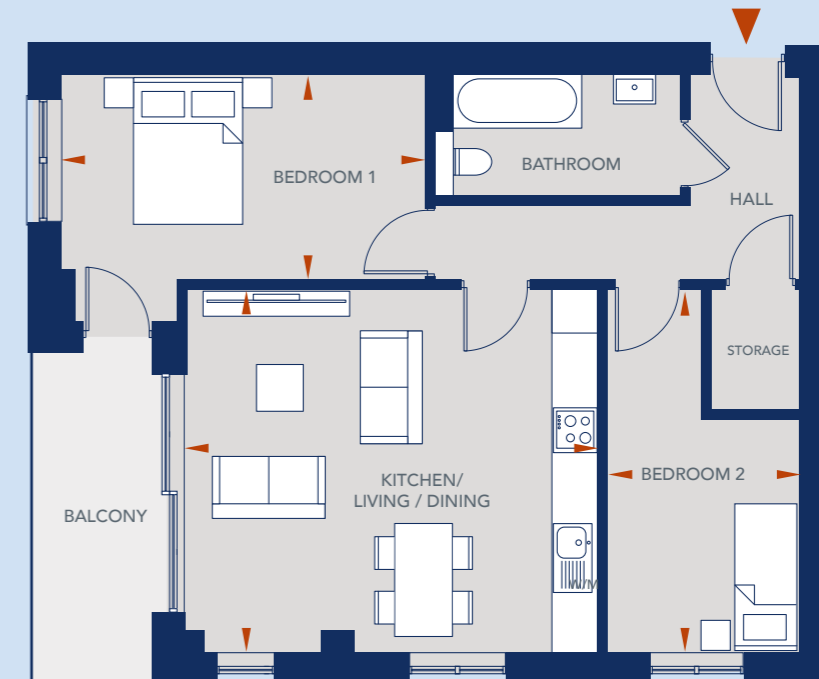
TOTAL:	67.9 Sq M
Kitchen/Living/Dining:	5.46 x 4.81M
Bedroom 1:	4.75 x 2.80M
Bedroom 2:	2.57 x 4.81M



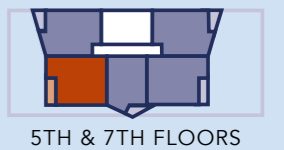
All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

PLOTS 5D, 7D & 8D

2 BEDROOM APARTMENTS



TOTAL:	67.9 Sq M
Kitchen/Living/Dining:	5.46 x 4.81M
Bedroom 1:	4.75 x 2.80M
Bedroom 2:	2.57 x 4.81M



All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.

QUALITY LIVING

Contemporary and comfortable, your new Vertex Edge Shared Ownership apartment combines a sleek exterior with stylish interior design and the highest standard of building techniques and materials. Quality is the hallmark of this crisp, modern development.

Every home offers open-plan living with individual heating control for each room, including under floor heating.

Each bedroom has a TV point with Sky Q, and some have the advantage of an ensuite bathroom.

All homes are created in the style you love, in the location you want and come with the added bonus of a private balcony or winter garden which you could even turn into your home office.



SPECIFICATIONS

KITCHEN

Kitchen

Fully fitted kitchen "Soho" range in midnight-blue or forest-green

Under cabinet lighting

Moon composite white worktops and upstands

Moon Composite hot splashback

Zanussi fridge/freezer, washer/dryer, dishwasher, electric oven and ceramic hob.

BATHROOM

Vanity unit in Lava grey

Peninsula Place Stone Smoke matt finish tiles

Flomaster electric towel rail

FLOORING

Engineered oak flooring to hallways, kitchen & living areas

Wembley Carpet Sandston carpet to bedroom(s)

Concrete Ceniza tiles to bathroom

GENERAL

Video entry system

LED downlights



Computer Generated Image



Computer Generated Image



Computer Generated Image



Computer Generated Image

SHARED OWNERSHIP

Shared Ownership is a Government-funded, low-cost home ownership programme that aims to help people who can't afford to buy a home at full value by enabling you to buy in affordable, manageable stages.

If eligible, you're able to buy a share in your property, usually between 25% and 75% and pay rent on the share you don't own. You also have to pay any service charges and ground rent.

ABOUT US

PA Housing is an award-winning provider of affordable, quality homes, but our business is about more than property – it's about people.

We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands London, the Home Counties and the South East. We hold almost 23,000 homes and employ 600 plus staff to provide the best service to our customers.

AM I ELIGIBLE?

To be eligible to purchase a home at Vertex Edge, you must live or work in the London Borough of Wandsworth. You must also be registered with Wandsworth Council. For further information and an application form, please contact Wandsworth Council by email at housesales@wandsworth.gov.uk or telephone 020 8871 6016.

Please note that income caps apply to certain units. Please speak to the sales officer for more details.

OTHER ELIGIBILITY CRITERIA

A maximum household income £90,000 per annum applies and Local Authority income caps may also apply to some properties. Please speak to the Sales & Marketing Team for more information.

Your name, or the name of any joint applicant, must not be on the deeds of another property (in the UK or abroad) at the point of exchange.

The percentage of the home you can purchase is linked to your income and is subject to a financial assessment by an independent Financial Adviser (IFA).

The particulars within this document are for illustrative purposes and should be treated as guidance only. They cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under The Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it. Details are correct at time of going to print: May 2023.



CONTACT US:

sales.pahousing.co.uk/vertexedge

vertexedge@pahousing.co.uk

0203 3940 078

