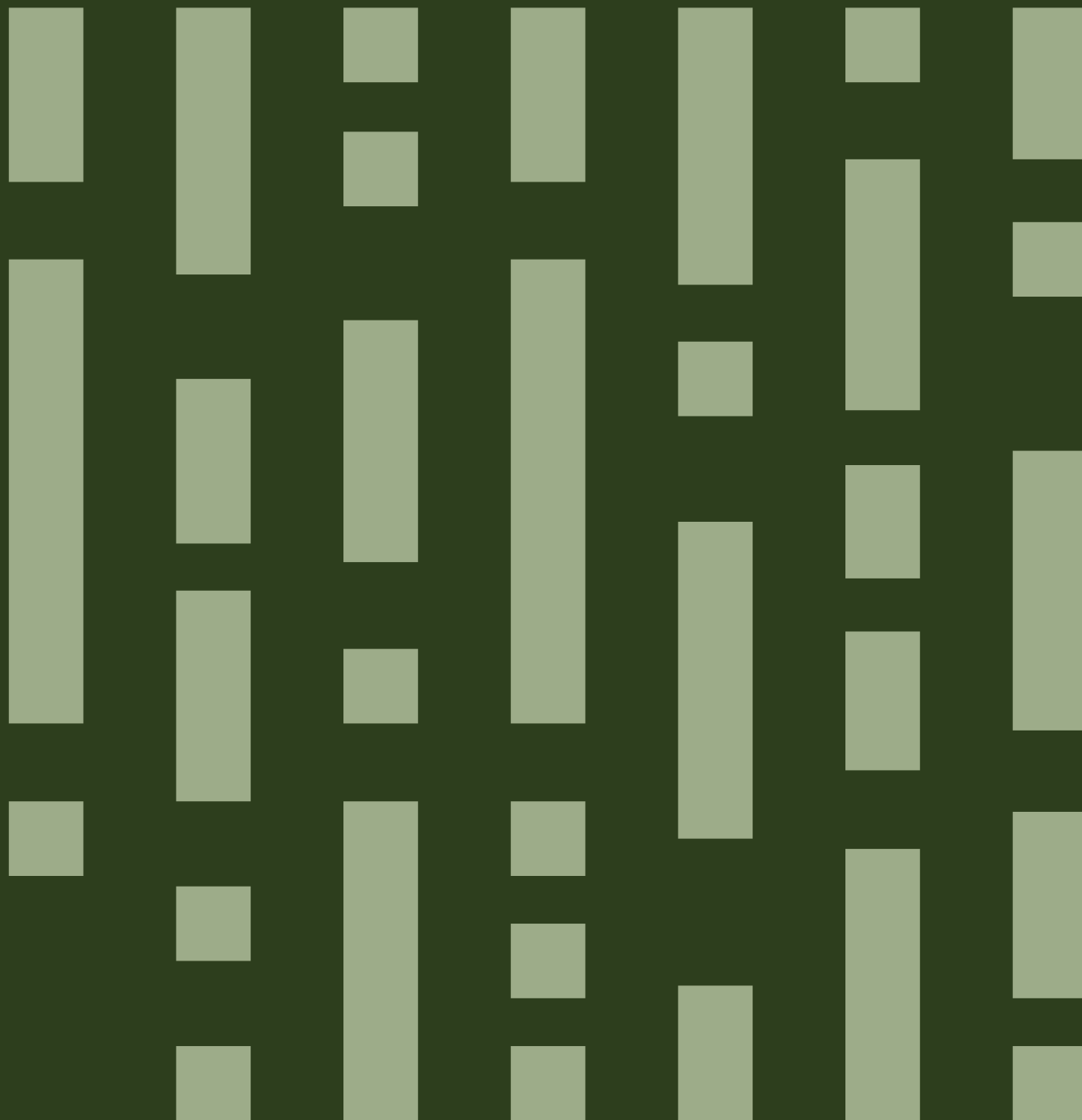




LINTONS REACH





A STROLL BY
THE RIVER
A PICNIC IN
THE PARK
DRINKS ON
THE BALCONY
WELCOME
TO YOUR
NEW HOME



WANDSWORTH
SW18



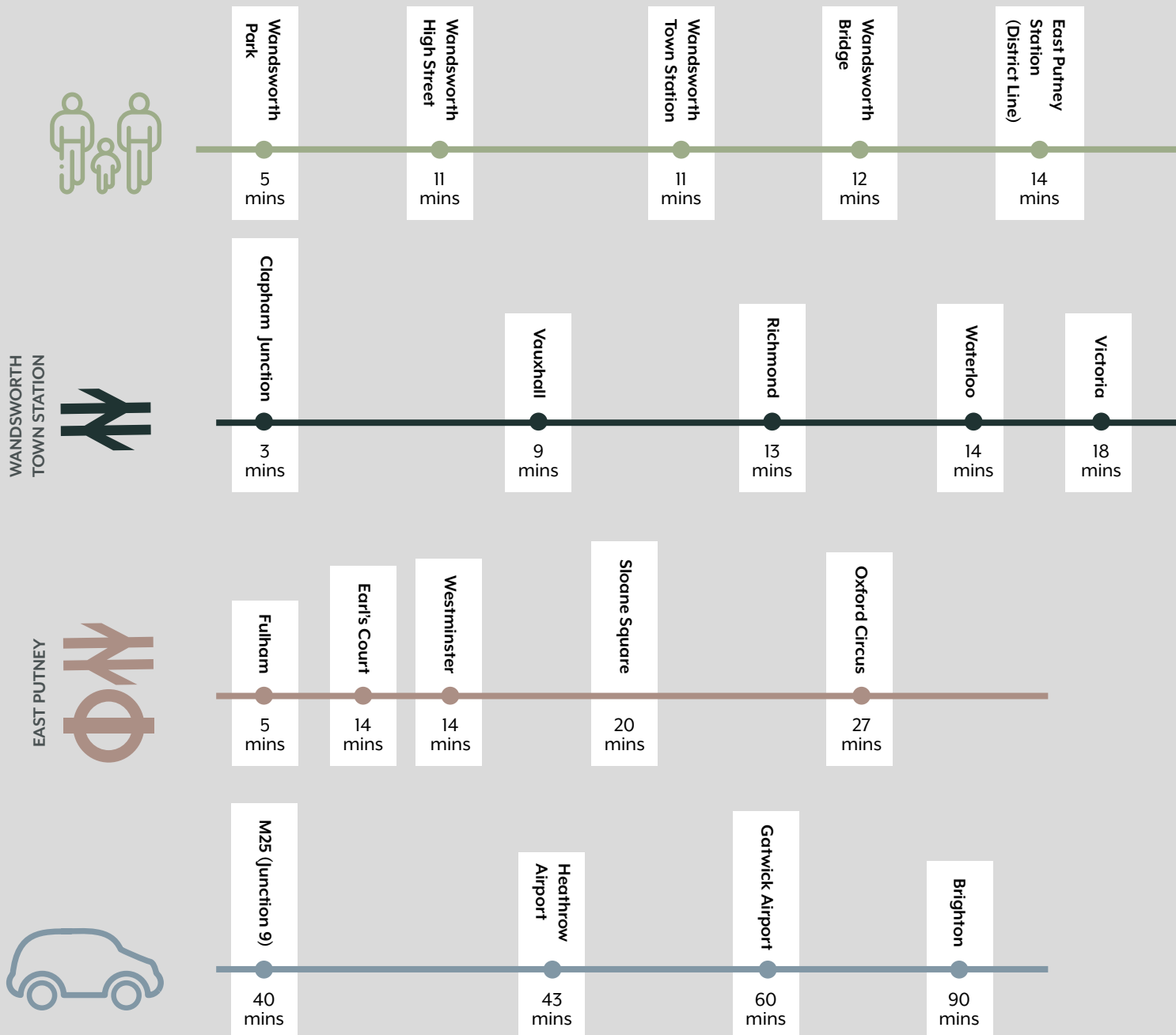


Set by the river in the heart of Wandsworth, one of the most popular places to live in the UK, Lintons Reach is a stunning collection of contemporary 1 and 2 bedroom apartments. Each with its own balcony, all with access to a private residents' landscaped garden. London living meets green open spaces. It really is the best of both worlds.

THE LOCATION
YOU WANT
THE SPACE
YOU NEED
THE LIFESTYLE
YOU LOVE



ACCESS
ALL
AREAS



From Lintons Reach, you can enjoy great transport connections across London, and beyond.

Tube

You're just a 14-minute walk to East Putney Underground station (zone 2) where the District line gets you into the West End and City in 15 to 20 minutes

Train

It helps to be close to Clapham Junction, one of Britain's busiest railway stations. Take a 11 minute walk to Wandsworth Town Station which connects you to Clapham Junction, and Vauxhall, London Victoria and London Waterloo. Jump on the Gatwick Express from Clapham Junction and it's a 30-minute ride to Gatwick Airport, and the world.

Bus

London's buses cover a huge network. From Lintons Reach, buses are plenty and often, taking you West to Putney, Barnes and Richmond, and East to Clapham and central London.

Bicycle

Santander Cycle Hire docking station is right on your doorstep, and close to the Wandsworth to Westminster Cycle Superhighway.

Road

Your new home is conveniently close to the A205 South Circular which directly links to arterial roads to South London, Croydon and North Surrey. It also feeds into the A306 South Circular, and the A3, A3, M23 and M25 orbital motorway around London.

River Bus

Surely the most relaxing commute to work, hop on to the River Bus RB6 from Wandsworth Riverside Quarter and arrive at Chelsea Harbour in 10 minutes, or Blackfriars in 42 minutes.

HOMIE

...is where the heart is

■ and where the river is...

take a stroll along the Thames and take in the views.

■ and the shops...

Sainsbury's is close by, Gail's Bakery is just across the road, Southside Centre has all the high street names, and Chelsea and Fulham are just across the river.

■ and the eateries...

drop in at Café Fleur and Espressino for serious coffee culture. Go global with world foods, from Ethiopia to Sri Lanka, at a selection of eateries. Take a seat in a hip pop-up or a posh restaurant, including two with Michelin stars: Chez Bruce and Trinity.

■ and the pubs, gastro-pubs and bars...

Wandsworth is the most pub-friendly council in the country – raise your glass at The Ship, The Cat's Back, Archer Wine Bar and Vagabond.




■ and the entertainment...

walk to the Backyard Cinema, or head to Southside Cineworld with its 14 screens.
Tune in to live music at Northcote Records and The Kings Arm.



and the parks...

there are dozens of them, including Wandsworth Park and Battersea Park – with a children's zoo, connected by riverside paths.



and the schools...

Ofsted rates them among the best in the country.



and the gym...

PureGym and The Gym are just two.



and the pool...

Tooting Bec Lido one of the largest outdoor freshwater swimming pools in Europe.

and everything else you want and need.

PUT YOURSELF IN THE PICTURE

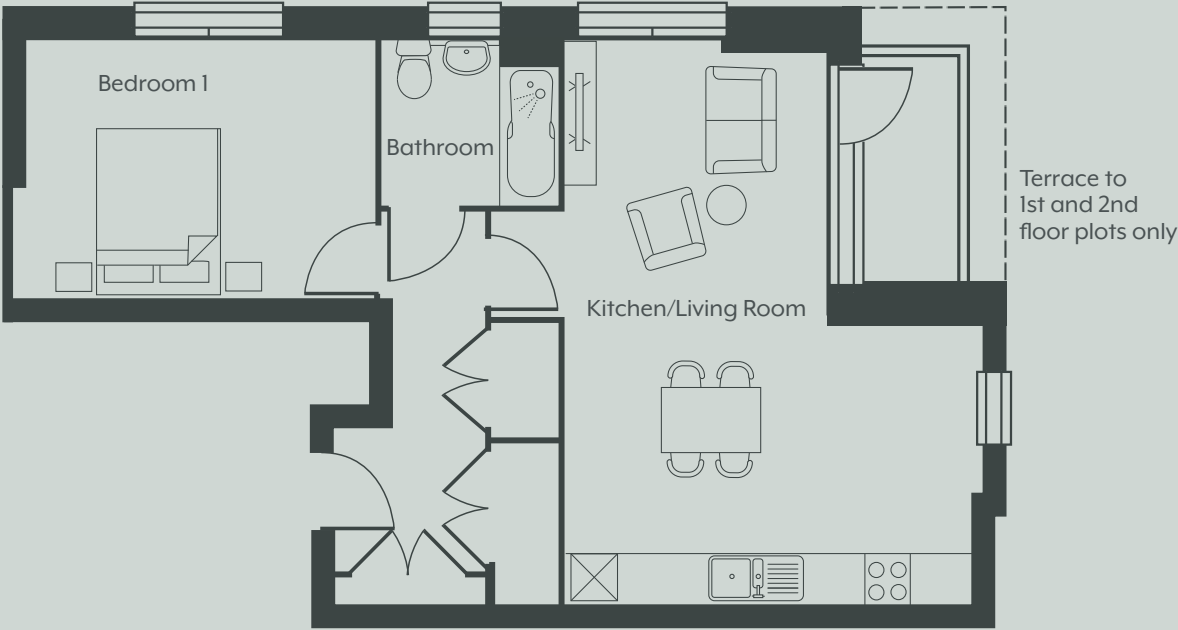


APARTMENT TYPE A

1 Bedroom apartment – Lintons Reach, Lintons House

Plot numbers; 1 / 2 / 6 / 10 / 14 / 18 / 22 / 26 / 30

Floors; 1ST / 2ND / 3RD / 4TH / 5TH / 6TH / 7TH / 8TH / 9TH



Kitchen/Living Room

6.9m x 5.0m

Bedroom 1

4.4m x 3.2m

Bathroom

2.1m x 2.0m

Balcony

2.7m x 1.4m

Terrace

3.4m x 1.8m

Total internal floor area 59.1 sq m

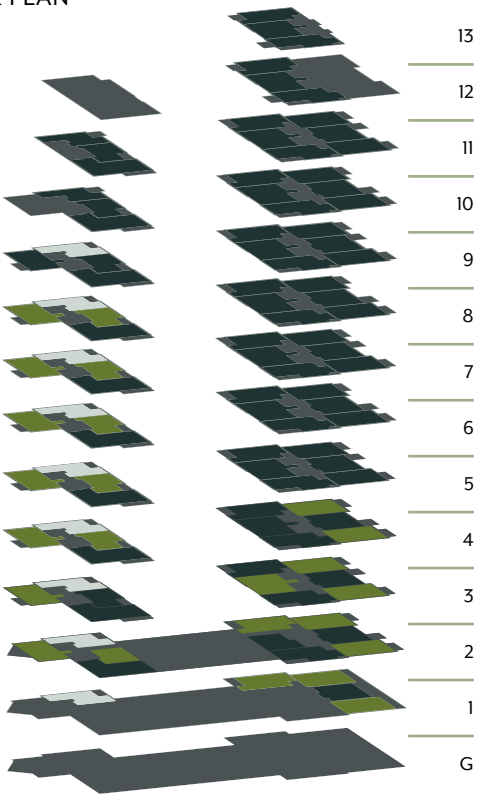


SITE PLAN

- APARTMENT A
- SHARED OWNERSHIP
- PRIVATE UNITS



BLOCK PLAN

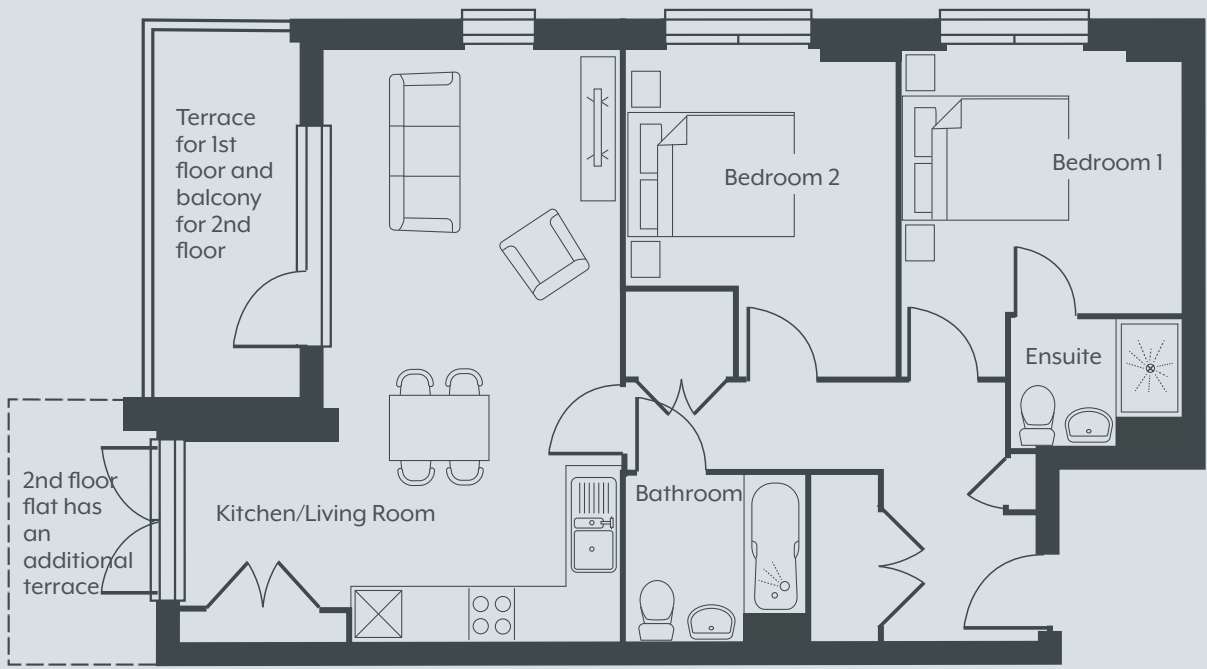


APARTMENT TYPE B

2 Bedroom apartment - Lintons Reach, Causeway House

Plot numbers; 40 / 44

Floors; 1ST / 2ND



Kitchen/Living Room	Bedroom 1	Bedroom 2	Bathroom	Balcony
7.2m x 5.3m	4.0m x 3.4m	4.03m to 4.0m	2.1m x 2.0m	4.1m x 1.2m
	Ensuite			Terrace
	2.1m x 1.5m			4.6m x 1.8m & 2.8m x 1.8m

Total internal floor area 75.7 sq m

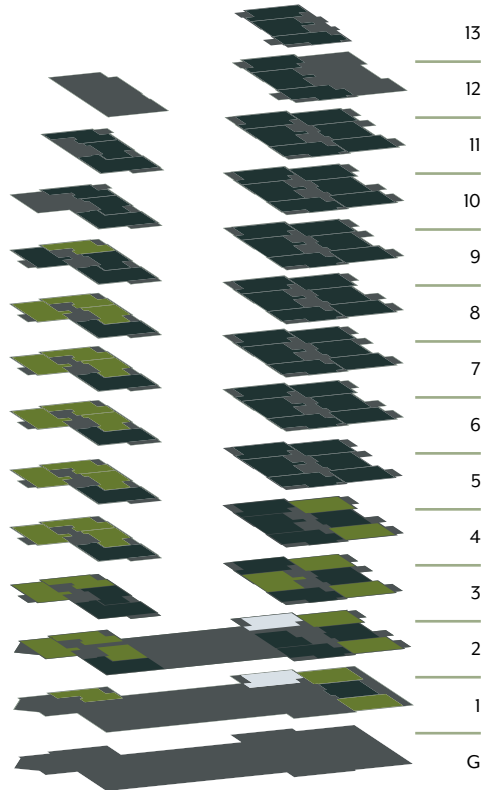


SITE PLAN

- APARTMENT B
- SHARED OWNERSHIP
- PRIVATE UNITS



BLOCK PLAN

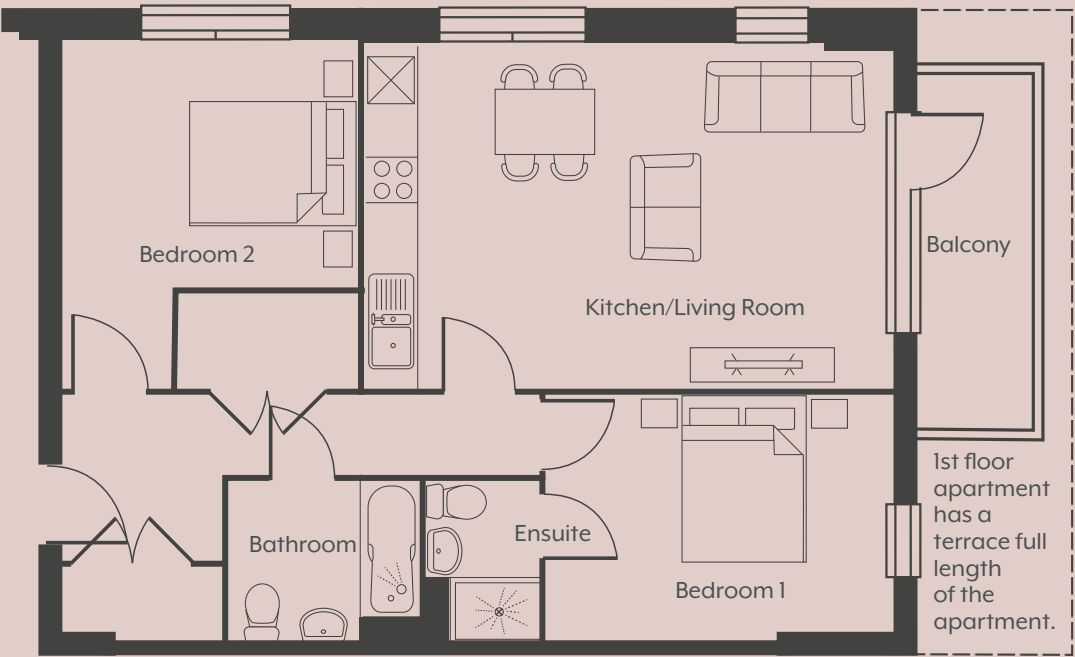


APARTMENT TYPE C

2 Bedroom apartment – Lintons Reach, Causeway House

Plot numbers; 41 / 45 / 51 / 57

Floors; 1ST / 2ND / 3RD / 4TH



Kitchen/Living Room	Bedroom 1	Bedroom 2	Bathroom	Balcony
6.2m x 4.2m	4.2m x 3.6m	4.0m x 3.0m	2.3m x 2.0m	4.2m x 1.3m
	Ensuite			Terrace
	2.0m x 1.4m			7.8m x 1.8m

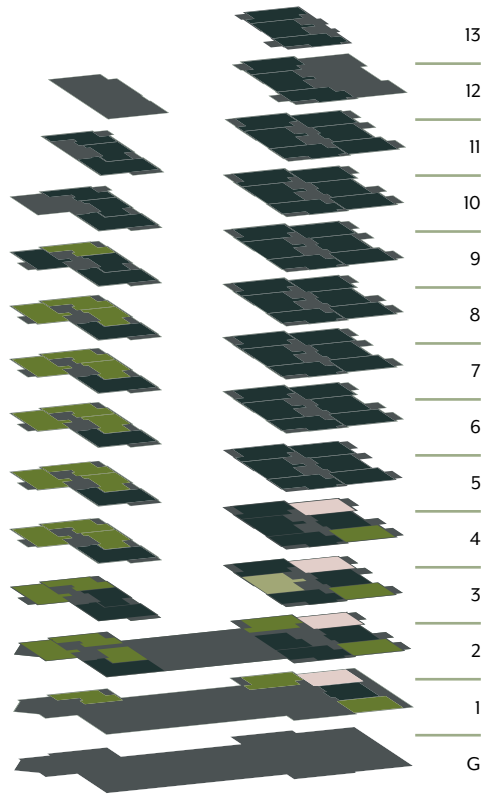
Total internal floor area 73.4 sq m

SITE PLAN

- APARTMENT C
- SHARED OWNERSHIP
- PRIVATE UNITS



BLOCK PLAN



APARTMENT TYPE E

1 Bedroom apartment – Lintons Reach, Causeway House

Plot numbers; 43 / 47 / 53 / 59

Floors; 1ST / 2ND / 3RD / 4TH

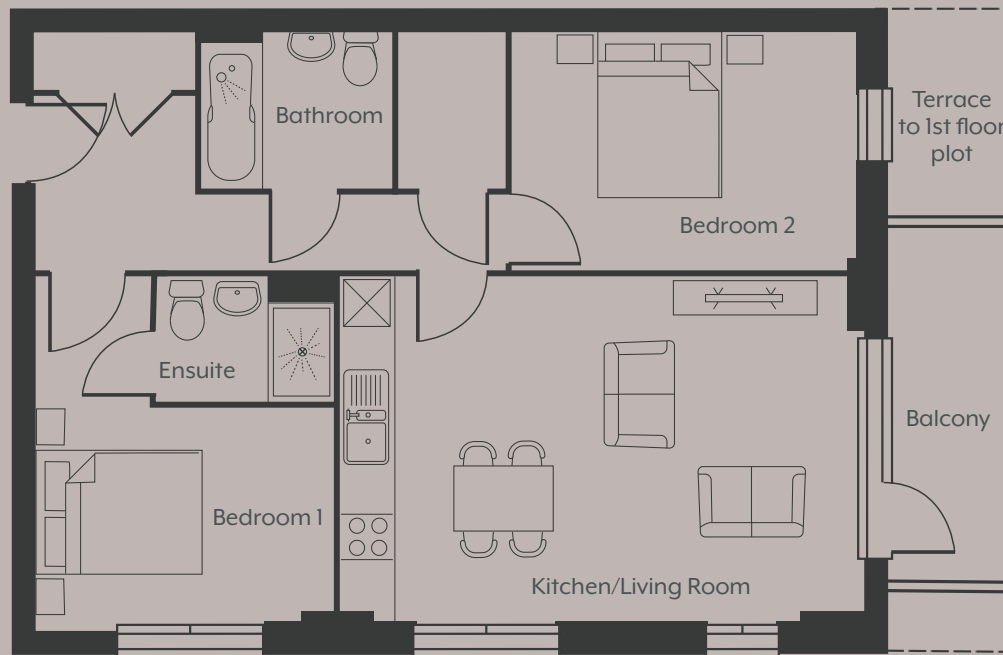
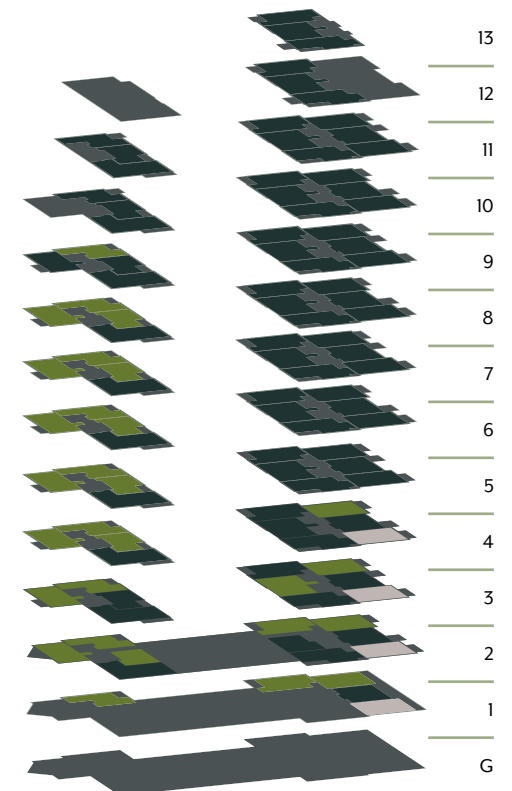


SITE PLAN

- APARTMENT E
- SHARED OWNERSHIP
- PRIVATE UNITS



BLOCK PLAN



Kitchen/Living Room	Bedroom 1	Bedroom 2	Bathroom	Balcony
6.2m x 4.2m	4.2m x 3.6m	4.1m x 3.0m	2.3m x 2.0m	4.2m x 1.3m
	Ensuite			Terrace
	2.1m x 1.4m			7.8m x 1.8m

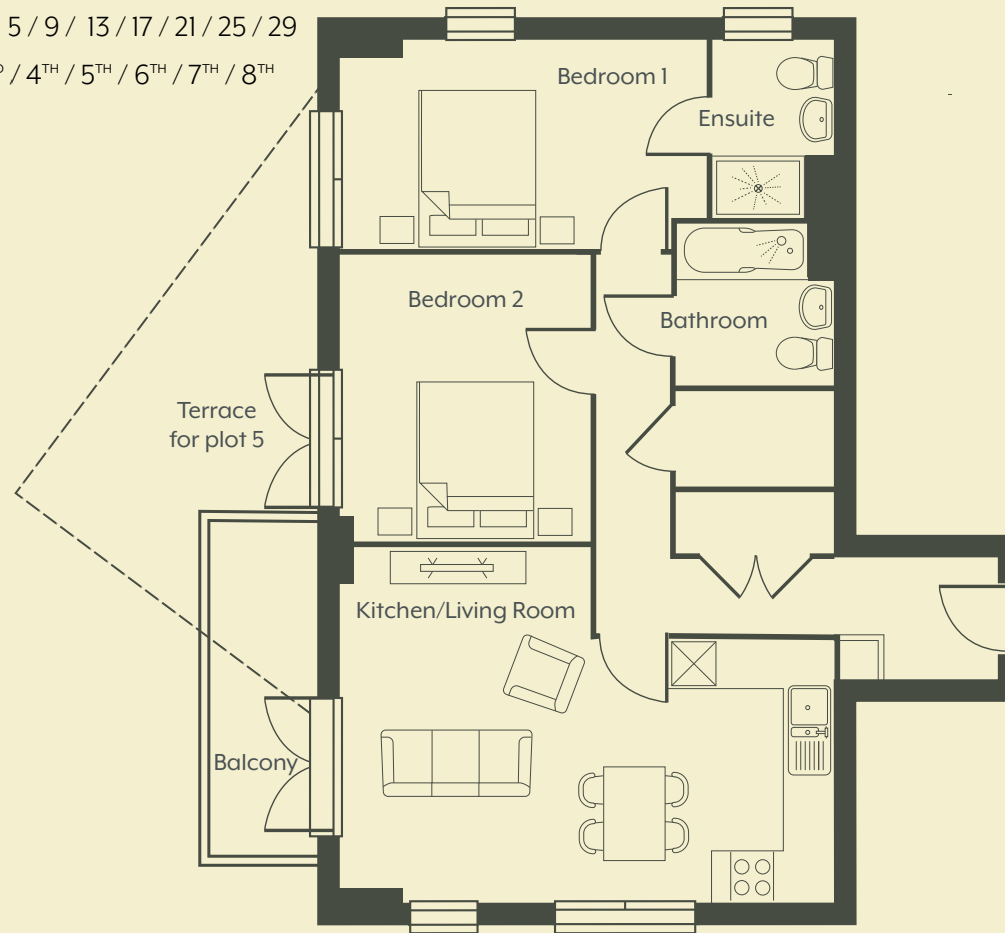
Total internal floor area 73.6 sq m

APARTMENT TYPE F

2 Bedroom apartment – Lintons Reach, Lintons House

Plot numbers; 5 / 9 / 13 / 17 / 21 / 25 / 29

Floors; 2ND / 3RD / 4TH / 5TH / 6TH / 7TH / 8TH



Kitchen/Living
Room
6.3m x 4.5m

Bedroom 1
4.6m x 2.5m
Ensuite
2.2m x 1.5m

Bedroom 2
3.7m x 3.1m

Bathroom
2.0m x 2.0m

Balcony*
4.1m x 1.3m

Total internal floor area 72.3 sq m

*Balcony for plot 5 floor is different layout

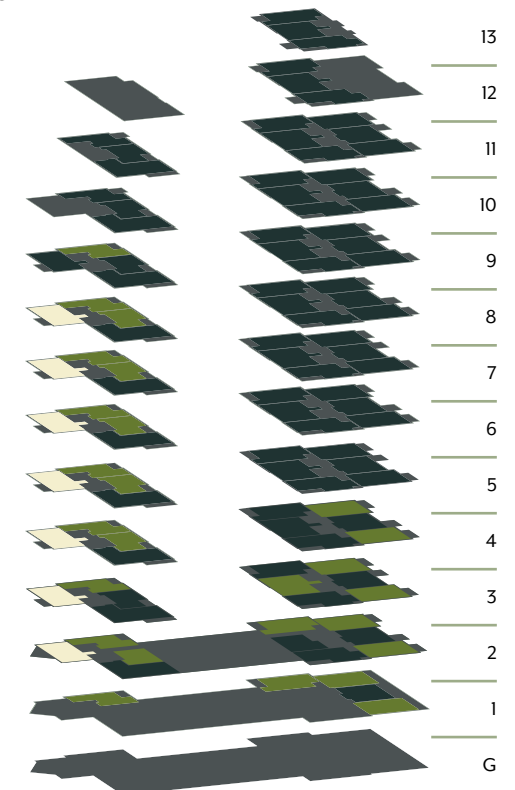


SITE PLAN

- APARTMENT F
- SHARED OWNERSHIP
- PRIVATE UNITS



BLOCK PLAN

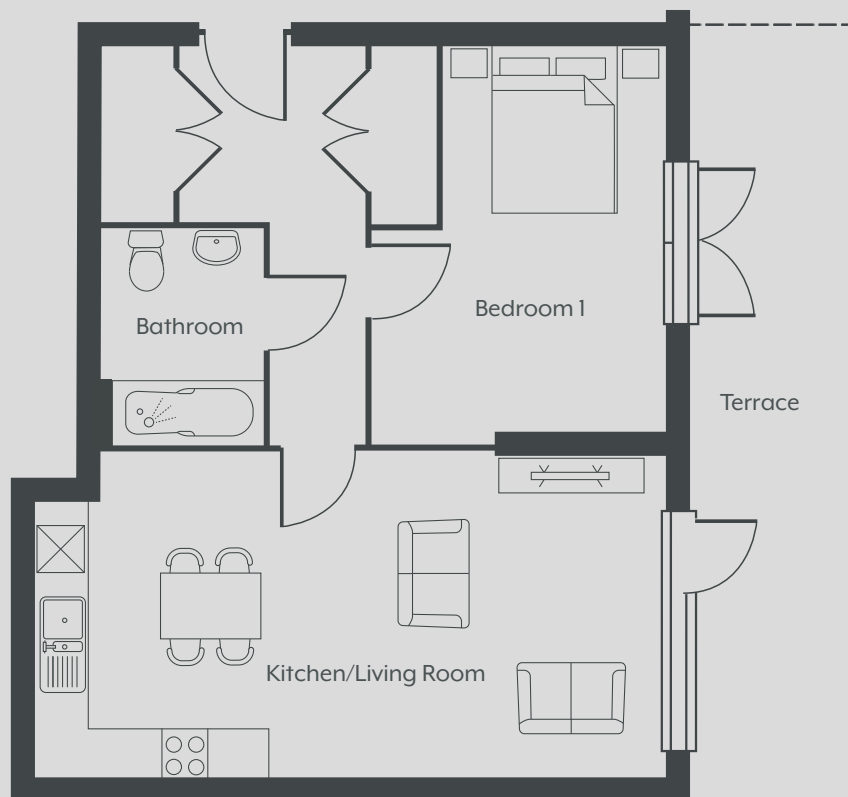


APARTMENT TYPE G

1 Bedroom apartment – Lintons Reach, Lintons House

Plot number; 3

Floor; 2ND



Kitchen/Living Room

7.0m x 3.6m

Bedroom 1

4.3m x 3.2m

Bathroom

2.4m x 1.8m

Terrace

8.0m x 1.7m

Total internal floor area 54 sq m

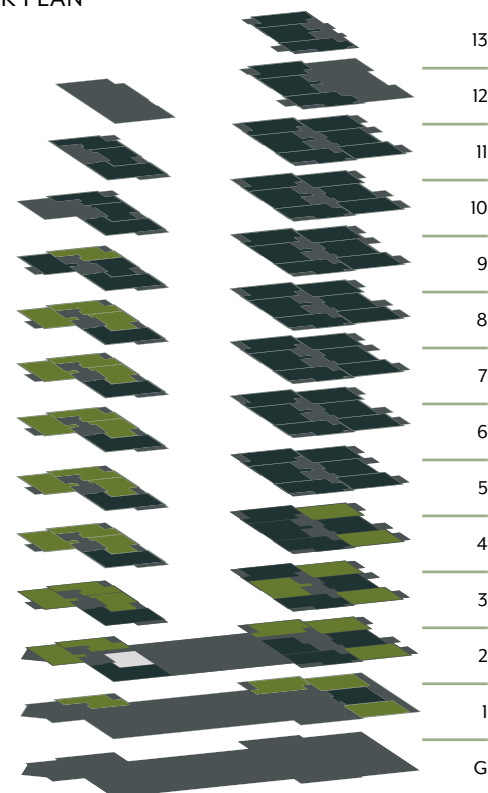


SITE PLAN

- APARTMENT G
- SHARED OWNERSHIP
- PRIVATE UNITS



BLOCK PLAN

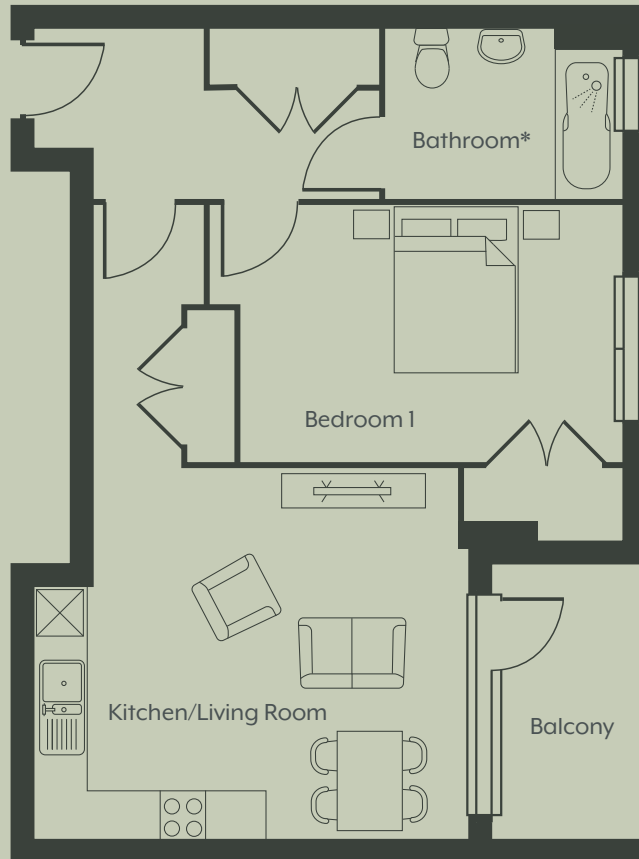


APARTMENT TYPE M

1 Bedroom apartment – Lintons Reach, Lintons House

Plot numbers; 7 / 11 / 15 / 19 / 23 / 27

Floors; 3RD / 4TH / 5TH / 6TH / 7TH / 8TH






Kitchen/Living Room	Bedroom 1	Bathroom	Balcony
5.2m x 4.6m	4.9m x 3.1m	2.8m x 2.2m	3.2m x 1.8m

Total internal floor area 60.4 sq m

*WC adaptable units

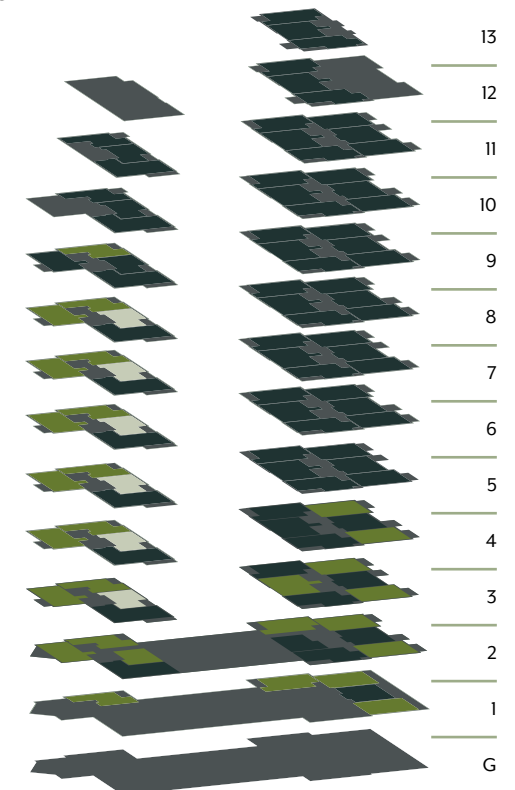


SITE PLAN

-  APARTMENT M
-  SHARED OWNERSHIP
-  PRIVATE UNITS



BLOCK PLAN





Your new Lintons Reach shared ownership apartment combines contemporary interior design and the highest standard of building techniques and materials to ensure your home is one of quality. Each apartment boasts its own balcony and is bathed in natural light, letting the outdoors in. Living areas are designed for the life you want to live, and feature integrated appliances for ease of use and a sleek, luxury look. Inside and out, it's a breath of fresh air.



Kitchen

- Fully fitted Manhattan Kitchen
- **Lintons House -**
Gloss White doors with Bellato Grey laminate worktops and up stands
- **Causeway House -**
Gloss Dust Grey doors with Carrara Marble laminate worktop and up stand
- Stainless splashback
- A rated single electric oven
- Electric ceramic hob with cooker hood
- Stainless steel 1.5 bowl sink with single lever mixer kitchen tap
- Integrated fridge freezer and dishwasher
- LED down lighters

Bathrooms and Ensuites

- Fully fitted white bath and sanitary ware
- Thermostatically controlled shower mixer to bath
- Single lever basin mixer tap
- Glass folding shower screen
- Chrome towel radiator
- Ceramic wall tiling
- Vinyl flooring.
- Full height wall mirror above sink*
- Recessed under basin vanity unit



QUALITY THAT DOESN'T COST THE EARTH

Internal Features

- Karndean flooring to living, kitchen, dining and hallway.
- Carpet to bedrooms
- PVCu Double glazed windows throughout
- Private balcony or terrace to all apartments**
- Juliette balconies to living areas and bedrooms in selected plots
- Washer dryer in hallway cupboard.
- Walls painted white throughout
- Heat detectors
- Internal sprinkler system
- Communal Heating System, serving apartment's hot water and heating, individual meters to each apartment.
- Video door entryphone system
- TV/SAT/DAB/FM aerial point in living area and main bedroom
- Sky Q compatible, independent satellite contract required per unit

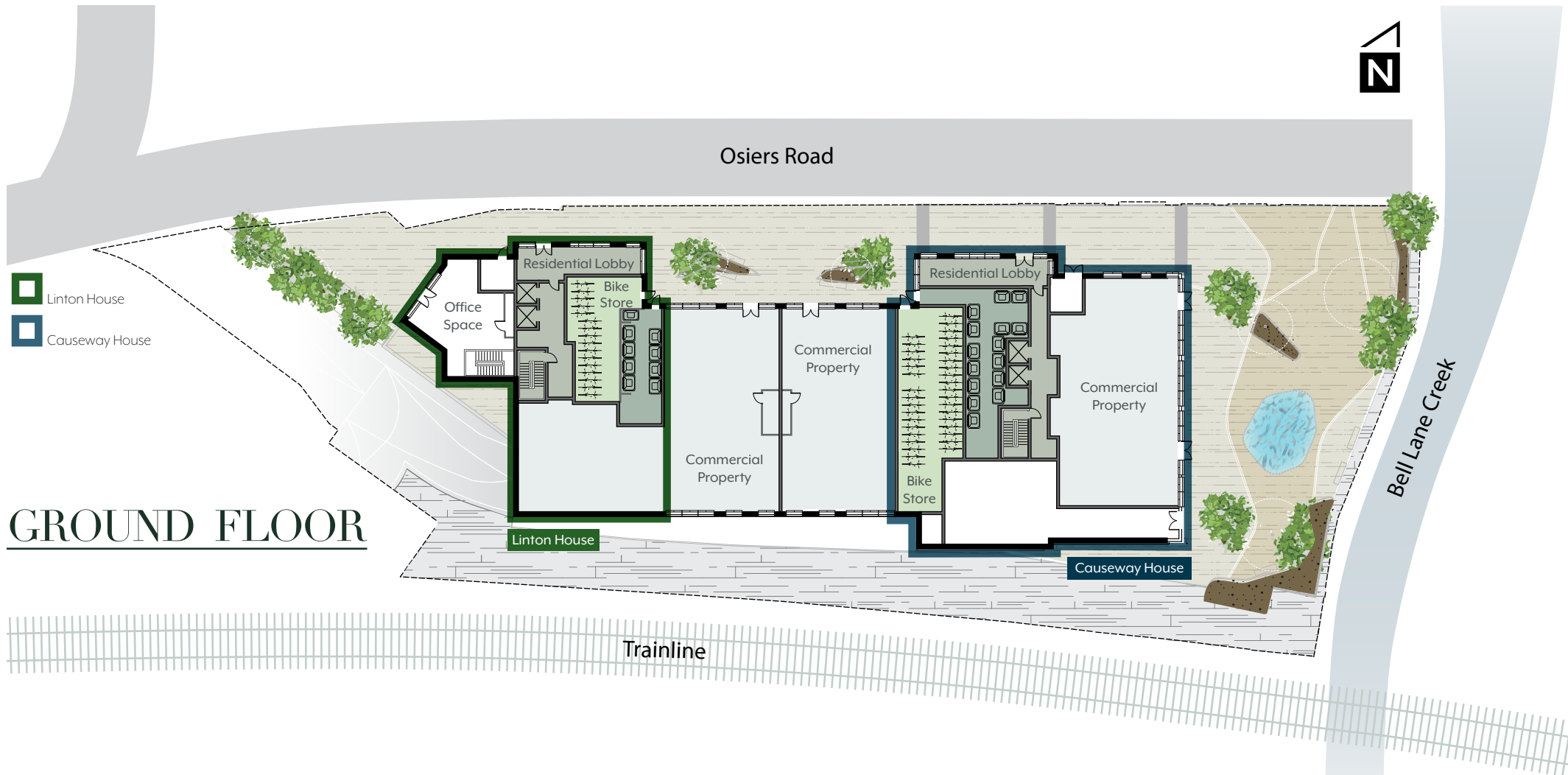
Externally

- Lift to all floors.
- Secure bicycle store
- NHBC Warranty
- Communal garden
- Refuse storage area
- Car parking space available to selected plots.

*Mirror position may vary in some plots, ask the sales adviser for further information.

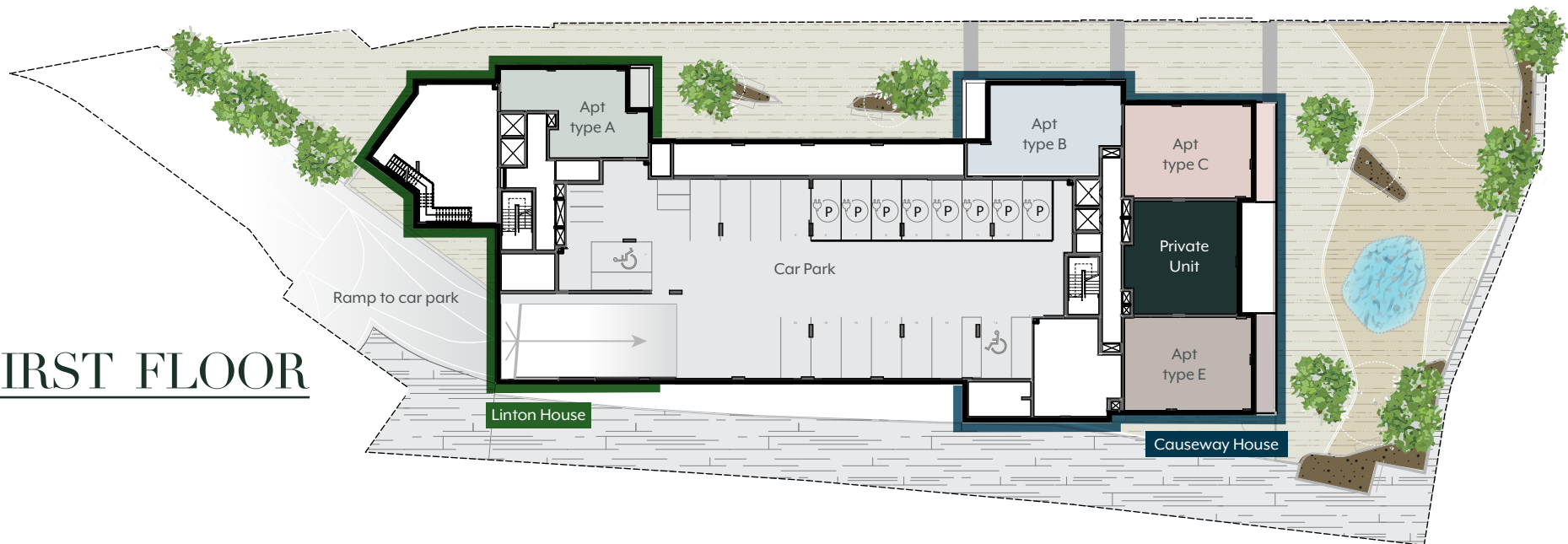
**Please ask the sales adviser for further information.

EVERYTHING YOU NEED IN PLACE

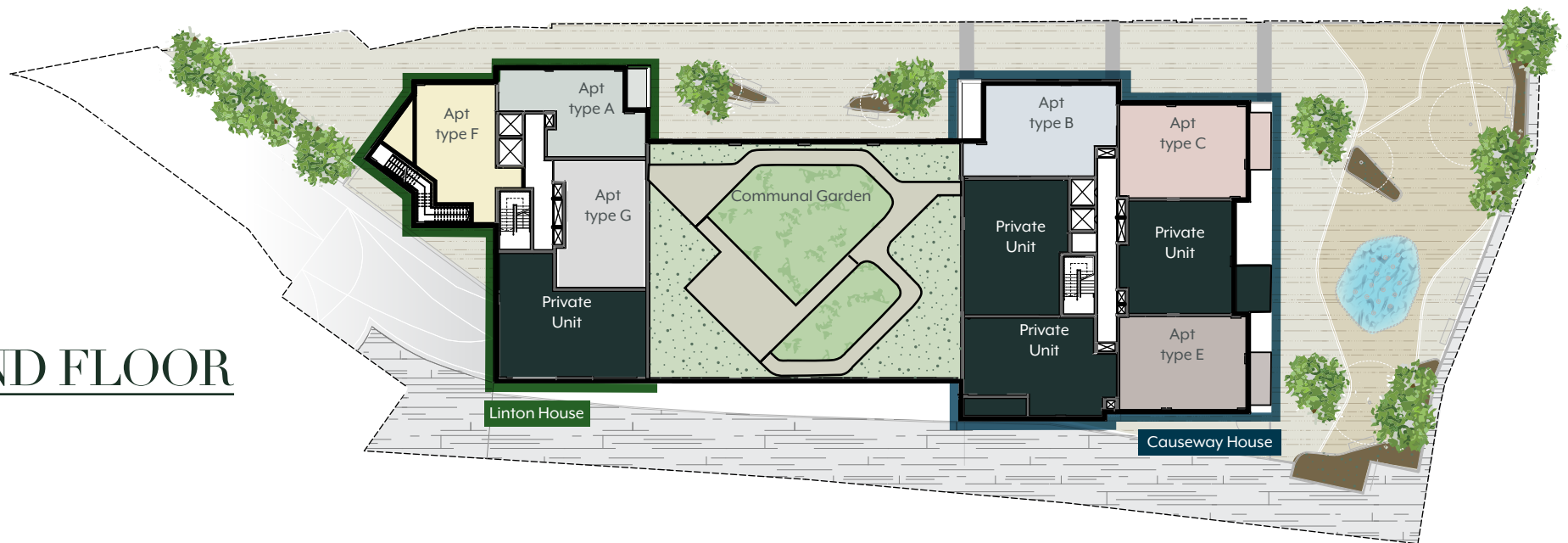


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Please check with the Sales & Marketing Team.

FIRST FLOOR



SECOND FLOOR





OUR GOOD REPUTATION IS YOUR PEACE OF MIND

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, Home Counties and South East. We hold almost 23,000 homes and employ 600 plus staff to provide best service to our customers.

Find out more

E: sales@pahousing.co.uk

W: sales.pahousing.co.uk

T: 01932 559 809

Working in partnership with Wandsworth Borough Council



Eligibility

You must have a local connection to the area with priority going to applicants who live in the Borough.

You must be registered with Wandsworth Council, for further information please contact Wandsworth Council at housesales@wandsworth.gov.uk or **020 8871 6016** for an application form.

All photography is indicative of typical home styles only. Internal finishes at Lintons Reach may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed.



LINTONS REACH

