



**ST  
JOHN'S  
WAY**

**SW11**

**ONE, TWO & THREE-BED APARTMENTS  
AVAILABLE THROUGH SHARED OWNERSHIP**

## LET LIFE FLOURISH

Nestled between London's most glorious green spaces, this unique neighbourhood in the heart of SW11 fizzes with life, energy and independent spirit. Perfectly placed to let you to live your very best life.

Meet friends for brunch or drinks on St John's Hill, meander down Northcote Road to browse the shops, or take some time for yourself in nearby Clapham Common or Battersea Park. This destination really does have it all, as well as being one of the best connected places in London.

With a choice of homes beautifully styled and finessed for city living, take advantage of light-filled interiors, private outdoor space, landscaped grounds and the clean lines of urban design. 1, 2 & 3 bedroom contemporary homes, all made possible through Shared Ownership.

Welcome to St John's Way.



VIEW FROM COMYN ROAD

Computer generated image indicative only

## MONARCH SQUARE



Computer generated image is indicative only

The second phase of this landmark regeneration has been meticulously designed, with each building having their own distinct architectural style and identity.

Every step through the development reveals something new. Award-winning bespoke brick relief sculptures by artist Rodney Harris, inspired by local history are embedded into the fabric of the buildings. Monarch Square acts as the focal point and heart of the place, creating a sanctuary in which to escape the hustle of modern life or a place to meet friends old and new.



Photography from previous phase

## LET LIFE FLOW TO THE RHYTHM OF THE CAPITAL

As the River Thames sweeps through the heart of the capital under its famous bridges, it passes the landmark Battersea Power Station, the iconic Grade II listed building and surrounding area that is being brought back to life. One of the most exciting and innovative neighbourhoods in the world, here you can enjoy a unique blend of restaurants, shops, parks and cultural spaces, just a 15-minute cycle away.

Hop across Battersea Bridge and go celeb-spotting on the world-famous King's Road, where The Ivy Asia and over 300 boutiques await for that 'Made in Chelsea' makeover. A little further afield, you are just 4 miles upstream from Westminster and 6 miles from the heart of the City's Square Mile.

All distances quoted are approximate from Clapham Junction station and taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [tfl.gov.uk](https://www.tfl.gov.uk)



## MEET THE NEIGHBOURS

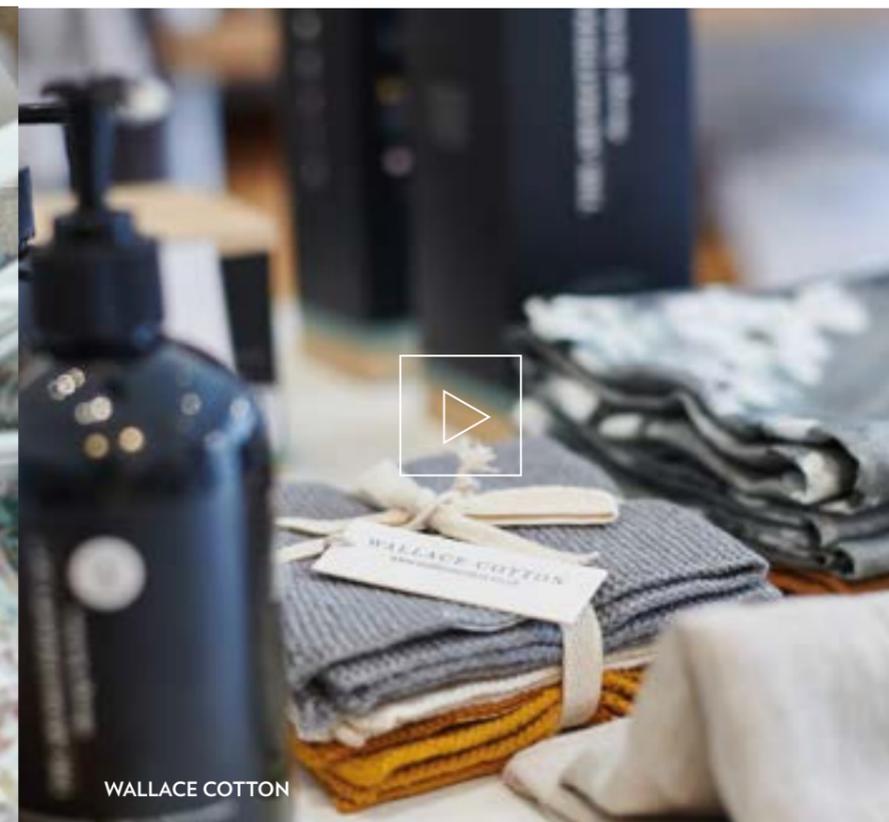
Living at the centre of a well-planned neighbourhood like St John's Way produces a genuine sense of community.

Locals cross paths in shops and cafés to relax and pass conversation, while intriguing markets and street stalls also bring residents together. Open spaces such as Battersea Park and Clapham Common and the wonderful vistas of the Thames, brighten up the cloudiest day, while pubs with character offer relaxation and entertainment. Clapham is an urban village; a bustling community of like-minded souls pleased to belong to an exciting area.

[WATCH FILM >](#)



WALLACE COTTON



*“All of our designs are really inspired from nature, the designs bring a sense of the outdoors in. We are a family run business and have an incredibly passionate team, every time we speak to people who come through the door we try to give them advice as if it were our home.”*

SOPHIE, WALLACE COTTON,  
LUXURY BEDDING & ACCESSORIES



TAG RUGBY

*“Tag Rugby is obviously a great way to keep fit, but at the heart of what we do here is community, teammates become friends for life. You can be sure there is always a post match social.”*

WILL, TAG RUGBY PLAYER

## PARKS & GREEN SPACES

Whether you are feeling active and sociable, or looking to slow things down a little, St John's Way is uniquely positioned to make the most of the green areas of both Clapham and Wandsworth Commons and Battersea Park.

Take a stroll on Wandsworth Common and spot the bird life from herons to cormorants, join the ever-growing community of dog walkers or enjoy a picnic with friends in an inspired setting. Feeling energetic? The parks are a hive of activity, and weekends you'll be spoilt for choice with a host of organised activities to keep you both active and social. Take your pick from running clubs, skate groups, tag rugby, football, tennis or softball. Whatever your interests and ability, you'll be sure to find something you love.

Head to Battersea Park's riverside setting, undoubtedly one of London's best parks. Here you can while away an afternoon on the lake, play some crazy golf or if your up to it, a treetop walk at Go Ape with spectacular views across Battersea.

Clapham Common is also host to a raft of festivals, keeping you busy all year round – from music to food, beer and dance – while winter welcomes the festive Christmas market.



**596 ACRES  
OF PARK**

WITHIN 1.3 MILES





## GREEN SPACES

### CLAPHAM COMMON

1.3 miles

Windmill Drive, SW4 9DE

An oasis of peace with a number of cafés, sporting facilities, two playgrounds and a skate park, making this common a lively recreational facility for locals.

### BATTERSEA PARK

1.1 miles

SW11 4NJ

A large 200 acre Victorian park, built between 1854 and 1870 with a riverside promenade, a large lake, many notable trees and ecological areas, zoo, the Pump House gallery, ceremony venue and sports facilities.

### WANDSWORTH COMMON

1.1 miles

Trinity Road, SW18 3RT

One of the best places south of the Thames to walk your dog on a Sunday morning. There is also a fantastic coffee shop inside the park where you can meet friends and catch up on the week.

### FALCON PARK

0.6 miles

14 Cranleigh Mews, SW11 2QL

Open, wide, and flat park, with small copses of trees. Located between the two curving railway lines, hence its other name 'Banana Park'. Used for occasional sports and dog exercise, it is a quiet calm place.

## THINGS TO DO...

### TAG RUGBY

Clapham Common

A small, friendly running club set up in 2005 with members of all abilities, ages and experience. Offering coaching sessions, Tag Rugby fitness sessions or free turn-up & play sessions at certain times of the year.

### GO APE

Battersea Park

If you have a head for heights, Go Ape is the adventure-activity chain venue where you can explore the forest canopy via a treetop rope course. Made up of 25 poles and 12 of Battersea Park's trees, you can enjoy spectacular views across Battersea and the park.

### SKATEPARK

Clapham Common

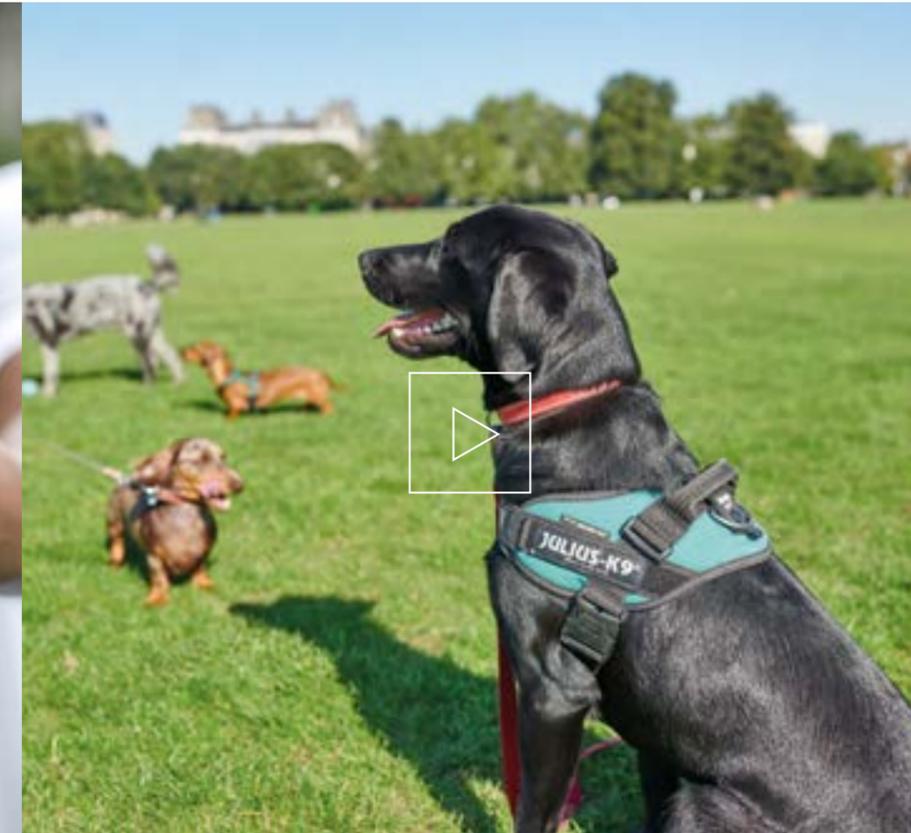
Refurbished and opened to the public since January 2012. This free park has been well designed with ramps, ledges, flat rails, a curved ledge variation and interesting obstacles, all the right places for nice long flowing lines.

### RUNNING CLUBS

Clapham Common

You'll have plenty of company if running is your way to let off some steam, with no fewer than four running clubs running various sessions throughout the week on the Common for various abilities.





**LUCKY PAWS DOG WALKING**  
Clapham Common

Lucky Paws is a compassionate, professional and reliable dog walking and cat sitting service run by and for pet owners. Perfect for pet-friendly St John's Way if your pooch needs a wander round Clapham Common while you work.

**TENNIS**  
Clapham Common & Battersea Park

Tennis fans will be spoilt for choice here, whether you want to join a league, or just have a friendly knock-about. Clapham Common has five flood-lit tennis courts available for public use and Battersea Park has 19 flood-lit and astro courts.

**MINI GOLF**  
Battersea Park & Wandsworth Park

Putt in the Park has become hugely popular over the last eight years, basing their success on great food, great service and of course a passion for mini golf. Each carefully designed hole is equipped with tunnels, jumps and bridges and will challenge even the most experienced golfer.

**SOFTBALL**  
Wandsworth Common

Fun, friendly, mixed softball club 'The Mob' and 'The Mafia', are welcoming new players regardless of experience. They practice every Sunday on Wandsworth Common during the Summer months.

*"Living in South West London is beautiful. We all need trees and greenery to have balance in our life, so we're not feeling hemmed-in."*

SHAY, LUCKY PAWS

[WATCH FILM >](#)

## FOOD & DRINK

Whether you breakfast late, linger over lunch or dine long into the evening, Clapham is the destination of choice for food lovers,

At St John's Way local life is London at its most cosmopolitan. Transport yourself from a corner of la belle France, to the best of the Mediterranean, through to the delights of the East. You will find everything from some of the best gastropubs in the area to Michelin-starred venues.

For casual drinking or nights out there is an array of relaxed pubs, spots with pulsating DJ nights, watering holes down by the river and places known for the chicest cocktails – Clapham is somewhere you can really mix it up.



A HOST OF GREAT  
RESTAURANTS & BARS  
WITHIN ONE MILE





KIBOU



KIBOU



CHEEKY CHICOS

## FOOD & DRINK

### BIRDHOUSE

0.2 miles

123 St John's Hill, SW11 1SZ

Cool décor and gourmet coffee is amongst some of the best in the capital.

### HATCHED

0.3 miles

189 St John's Hill, SW11 1TH

Delivering exciting dishes, from around the world in a cosy and relaxed atmosphere. Seasonally changing A la carte menu or experimental set menus, all accompanied by excellent wine and cocktails for all occasions.

### CHEEKY CHICOS

0.3 miles

126 St John's Hill, SW11 1SL

Mexican-inspired tacos, tostadas, and sharing plates that blend locally sourced and more exotic ingredients for a truly unique set of flavours. Brunch on Saturday and Sunday.

### KIBOU

0.4 miles

175 Northcote Road, SW11 6QF

Japanese hot kitchen, ramen and sushi bar. Inspired by the nostalgia of Tokyo's bustling streets, it's a laid back, eclectic, day-to-night eating and drinking den.

### SINABRO

0.4 miles

28 Battersea Rise, SW11 1EE

Gastro meets bistro with roots in French fine dining. The head chef has worked at Michelin starred restaurants Hélène Darroze at the Connaught, Galvin at Windows.

### BREW

0.4 miles

45 Northcote Road, SW11 1NJ

Customers relax outside on sunny days or under patio heaters when there is a chill in the air. Breakfast/brunch is famous with treacle-cured bacon topped with tomato jam. Open late for main courses.

### THE BREAKFAST CLUB

0.5 miles

5-9 Battersea Rise, SW11 1HG

Quirky interior inspired by a 1950s kitchen and 1980s launderette, the café serves breakfasts and is licensed so you can have a Bloody Mary too – or simply drink.

## FOOD & DRINK

### AUX MERVEILLEUX DE FRED

0.5 miles

55 Northcote Road, SW11 1NP

Visit this luxurious French patisserie for their wide collection of brioche, confectionery and cakes in numerous flavours and designs.

### FRANCO MANCA

0.5 miles

76 Northcote Road, SW11 6QL

Pizzas made from slow-rising sourdough and baked in an authentic Napolese wood-burning brick oven by a specialised artisan.

### GAIL'S CAFÉ

0.5 miles

64 Northcote Road, SW11 6QL

A true artisan bakery producing 30 types of bread every day. Customers visit for specialities like Pecan Canadian-style drop scones drizzled with a maple glaze.

### THE BOLINGBROKE

0.8 miles

174 Northcote Road, SW11 6RE

The emphasis is on high quality British food and traditional pub food. The pub's Hampshire farm provides free-range meat. Fish is sourced from south-coast boats and steaks are aged in-house, in the aroma of freshly brewed coffee.

### UNCOMMON

0.8 miles

184 Northcote Rd, SW11 6RE

Go-to destination for smoothies and juice shots, sandwiches, superfood salads, chia pots, and the kind of coffee that makes you almost feel OK about the fact you had to wake up at 6am.

### GORDON RAMSAY'S LONDON HOUSE

1.0 miles

7-9 Battersea Square, SW11 3RA

The Ramsay in Battersea includes dishes with Cartmel Valley venison, Norfolk chicken and Cumbrian beef, and desserts like chocolate tart with Jerusalem artichoke ice-cream and salted caramel.

### CHEZ BRUCE

1.4 miles

2 Bellevue Road, SW17 7EG

Top notch Michelin starred food in a relaxed atmosphere in a restaurant serving classical and regional French/Mediterranean cuisine.



UNCOMMON



AUX MERVEILLEUX DE FRED



## FOOD & DRINK

### SCHOOLHOUSE

0.1 miles

139 St John's Hill, London SW11 1TD

Re-live your childhood in our fun, school-themed restaurant. Serving a collection of over 60 craft beers, a science lab of weird and wonderful cocktails and a very naughty wine list!

### DEVOTION COFFEE TRADERS

0.1 miles

St John's Hill, SW11 1RZ

Independent Coffee Shop, open early every day until 2pm everyday for your morning brew or lunchtime treat.

### THE CLAPHAM GRAND

0.1 miles

21-25 St John's Hill, SW11 1TT

Renowned nightclub, music and sports screening venue. Its Saturday night parties are amongst London's hottest when house DJs spin the best of the 80s, 90s, club classics and chart hits.

### THE PLOUGH

0.1 miles

89 St John's Hill, SW11 1SY

Inspired by the exposed brick and industrial style of New York bars, the Plough serves craft beer and cocktails with a twist – as well as brunch, lunch and dinner with an Anglo-American menu.

### POWDER KEG

0.1 miles

147 St John's Hill, SW11 1TQ

Take a step back in time at this quirky bar and British conservatory restaurant filled with Victoriana, including costumed bar staff.

### STORY COFFEE

0.2 miles

115 St John's Hill, SW11 1SZ

Petite, bright cafe with sidewalk seating offering takeaway drinks, lunch, fresh bakes and sophisticated light bites.

### 2 LOVE TEA & COFFEE HOUSE

0.3 miles

89 St John's Rd, SW11 1QY

Quaint locale featuring tea and coffee from around the globe, plus sandwiches & slices of cake.

### THE GOAT

0.3 miles

66a Battersea Rise, SW11 1EQ

With its distinctive period frontage and tower, the venue is a popular meeting point for locals who enjoy its collection of craft beer, extensive wine list, and pop-up food menu.

### NORTHCOTE RECORDS

0.3 miles

8-10 Northcote Road, SW11 1NT

Live bands most nights of the week at this laid-back, trendy pub that also serves pizza made by their talented pizzaiolo.

### BAR SOCIAL

0.4 miles

245 Lavender Hill, SW11 1JW

Reputedly one of the best cocktail bars in South London, with stylish surroundings and an extensive award-winning cocktail list expertly concocted by mixologists.

### THE MERCHANT

0.5 miles

23-25 Battersea Rise, SW11 1HG

A friendly local offering a dinner menu, a quiet corner for a working lunch, a cosy corner for reading and a bar for a quick visit after work.

### THE DRAFT HOUSE

0.6 miles

94 Northcote Road, SW11 6QW

For those who take their beer seriously – with an emphasis on provenance, cellaring and serving to maximise its taste. Expect to find a wide choice with some more unusual and wonderful brews.

### FOX AND HOUNDS

0.6 miles

66 Latchmere Road, SW11 2JU

Mediterranean-inspired food and craft beers in a spacious Victorian local with bare boards, colourful window boxes and red leatherette sofas. Fresh flowers and daily papers on the bar.

### LE QUECUMBAR

1.1 miles

42-44 Battersea High Street, SW11 3HX

The ambience and sounds of a Parisian-style brasserie circa 1930 – the bar is dedicated to Django Reinhardt and live gypsy swing music, serving bellinis, chocolate martinis and more.

### THE WOODMAN

1.1 miles

60 Battersea High Street, SW11 3HX

A bit of the country pub in London – family and dog-friendly local serving award-winning Badger Ales. The menu of home cooked meals uses locally sourced ingredients from Covent Garden market.

## SHOPPING & AMENITIES

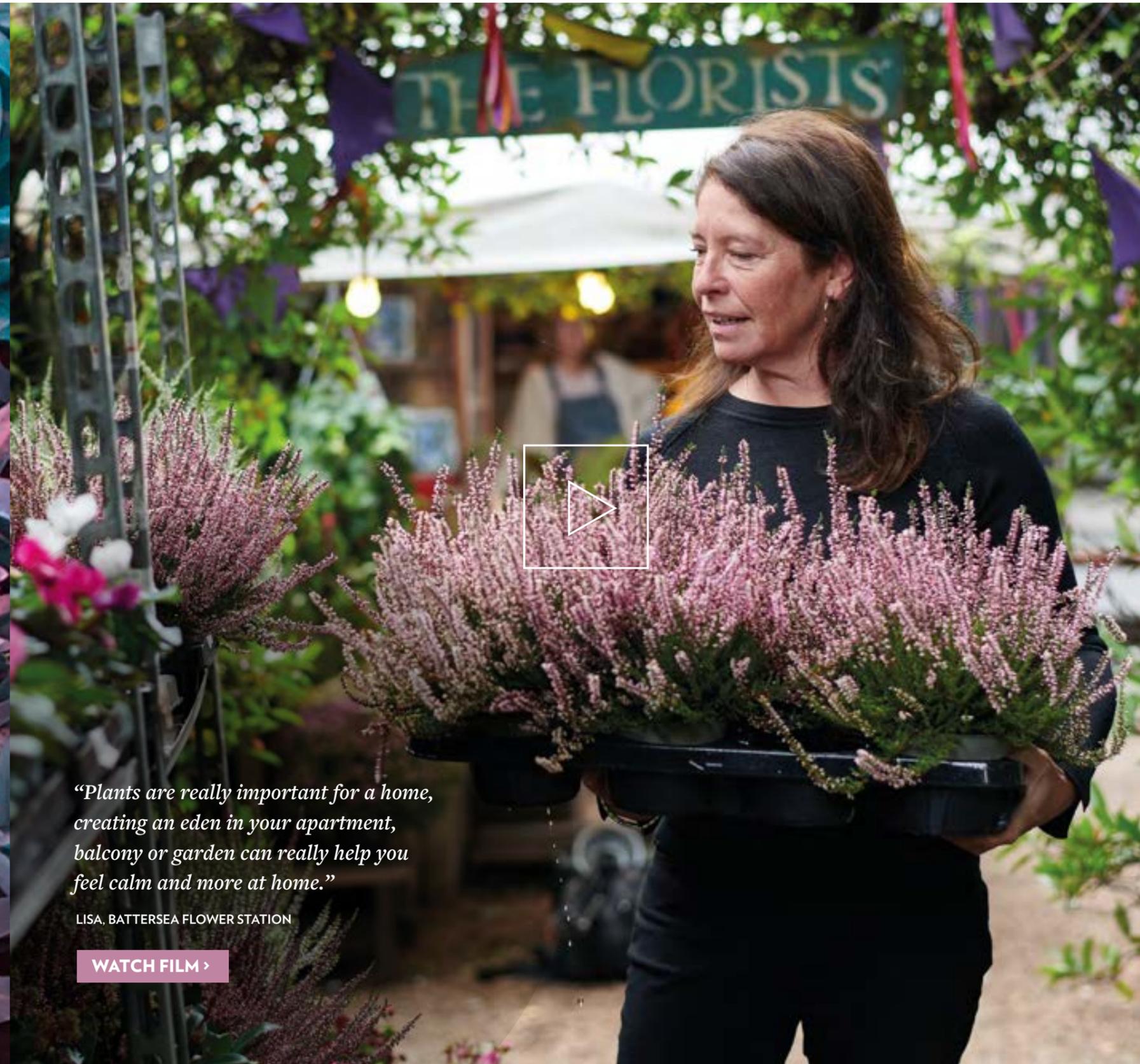
If you love to shop local, the bustling, quirky shops of Northcote Road is the place for you. Discover boutique fashion, modern and antique homewares and the best of artisan food and drink

Everyday practicalities are well taken care of, from grocery shopping to keeping fit and looking good, you find everything you need and more within a short distance from your front door.

For a serious day of shopping, luxuriate in the experience that is Westfield, White City, just a bus ride away or take the direct train from Clapham Junction, just 25 minutes from your door.



A HOST OF MAINSTREAM AND BOUTIQUE RETAILERS ON YOUR DOORSTEP



*“Plants are really important for a home, creating an eden in your apartment, balcony or garden can really help you feel calm and more at home.”*

LISA, BATTERSEA FLOWER STATION

[WATCH FILM >](#)



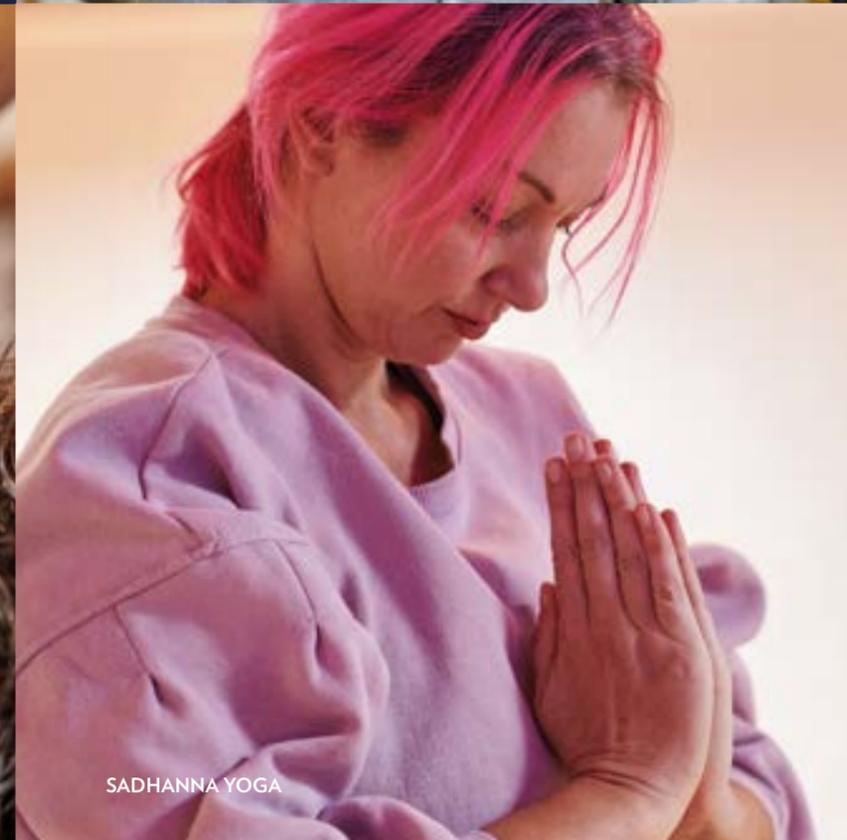
12 ROUNDS BOXING GYM



NYSA WINE & SPIRITS



HYPER SALON



SADHANNA YOGA

## SHOPPING & AMENITIES

### SADHANNA YOGA

0.1 miles  
91 St Johns Hill, SW11 1SY

London's hottest yoga hangout featuring a brand new state-of-the-art facility which has been custom-built for the purpose.

### 12 ROUNDS BOXING GYM

0.1 miles  
1 St John's Hill, SW11 1TN

Boxing classes for beginners through to pro-boxing coaching, for fun, fitness or serious fighting.

### SAINSBURY'S LOCAL

0.1 miles  
20 St John's Hill, SW11 1SA

Convenience store to pick up everything from a carton of milk to a Friday night pizza.

### WAITROSE

0.2 miles  
40-44 St John's Road, SW11 1PW

Famous for its quality own brand food, artisan produce, and tempting bakery and patisserie section.

### NYSA WINE & SPIRITS

0.2 miles  
129 St John's Hill, SW11 1TG

Purveyors of exceptional wines and spirits from independent producers around the world.

### HYPER SALON

0.2 miles  
St John's Hill, SW11 1TG

Award-winning hairdresser, colourist and owner, Alberto brings his passion and expertise for hairdressing to Clapham.

### BOOTS

0.2 miles  
20 St John's Road, SW11 1RU

High street favourite for your beauty counter staples, picking up a prescription – or lunch on-the-go. Don't forget to use your points!

### LONDON CYCLE WORKSHOP

0.2 miles  
125 St John's Hill, SW11 1SZ

An independent shop open for servicing and repairs and a workshop open 7 days a week.

### WATERSTONES

0.3 miles  
70 St John's Road, SW11 1PT

Browse for hours or snap up a novel, cookbook or hot off the press autobiographies.

### KIEHL'S

0.4 miles  
20 Northcote Road, SW11 1NX

Dating back to 1851, this beauty chain sells skincare, hair and beauty products for men and women.

**SHOPPING & AMENITIES**

**MADE THE EDIT**  
0.5 miles  
79 Northcote Rd, London SW11 6PJ  
Beautifully made shoes and accessories from the best ateliers and independent brands from across the UK and Europe.

**ODDONO'S GELATI**  
0.5 miles  
69 Northcote Road, SW11 1NP  
This award-winning gelato shop makes fresh Italian-style ice-cream with a variety of mouth-watering natural flavours to satisfy your sweet tooth.

**MAISON CURATE**  
0.5 miles  
61 Northcote Rd, SW11 1NP  
Local lifestyle store offering a lovingly curated range of homewares, gifts and botanicals, set up in 2015 by ex fashion buyer Emma Sullam.

**WHISTLES**  
0.5 miles  
75 Northcote Road, SW11 6PJ  
Stylishly upmarket chain for contemporary women's fashion, accessories & shoes.

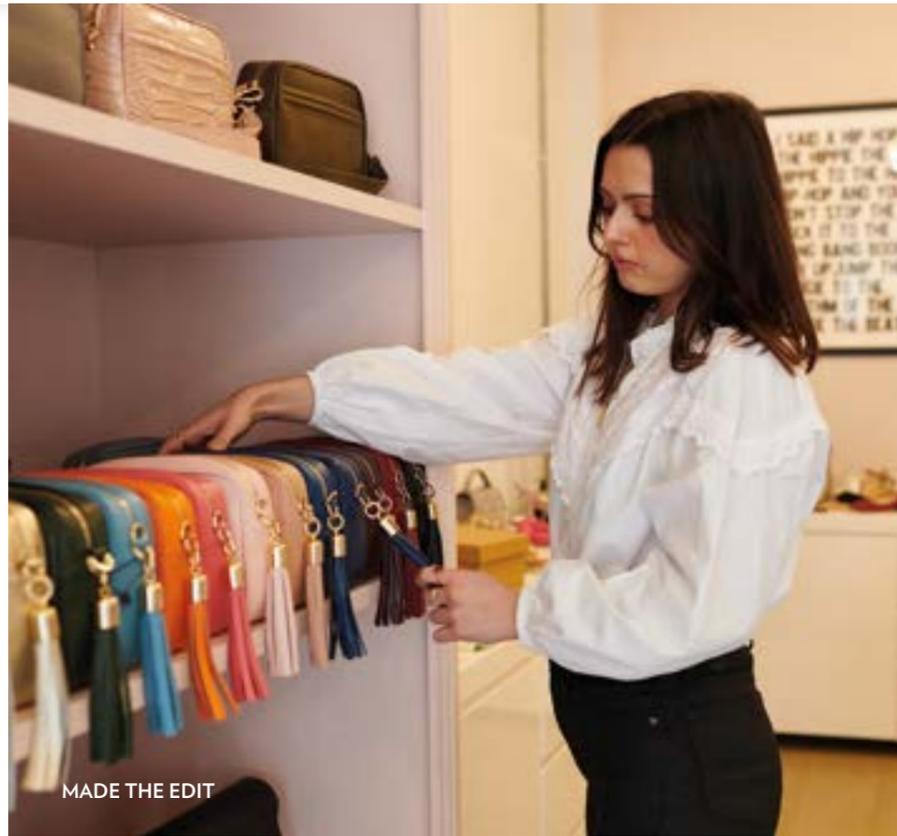
**SÉRAPHINE**  
0.6 miles  
102 Northcote Road, SW11 6QW  
A place for women to fall in love with when shopping for maternity clothing – designed for comfort and style.

**PETIT BATEAU**  
0.7 miles  
133 Northcote Road, SW11 6PX  
Clothing from children to adults with French laid-back chic and plenty of Breton t-shirts.

**NORTHCOTE ROAD ANTIQUES MARKET**  
0.7 miles  
155a Northcote Road, SW11 6QB  
Bright indoor market with 30 stalls stocking collectibles such as furniture, costumes and ceramics.

**BATTERSEA FLOWER STATION**  
0.8 miles  
320 Battersea Park Rd, SW11 3BX  
An award-winning, independent urban centre & florist, claiming to be the 'longest garden centre in London' (possibly!). The perfect place for plants for your home and terrace.

**TIERRA VERDE**  
0.8 miles  
48 Webbs Road, SW11 6SF  
A location to find Spanish organic produce from jamon to honey, wines and some of the best olives you might ever taste.



MADE THE EDIT



UNCOMMON



BATTERSEA FLOWER STATION



NORTHCOTE ANTIQUES

# SUPERBLY POSITIONED IN EVERY WAY

With extensive travel connections and links to all of London's transport services you'll find St John's Way is perfectly located for commuting. It takes under 15 minutes to be in the centre of the capital and whether you're commuting, shopping or seeking entertainment, you'll be there in no time at all.

Trains are plentiful, and with the liveliest hub of overground trains in the whole of Europe close by, you'll find any trip by rail to be an easy task. Underground and bus services also serve the area and provide an easy alternative.

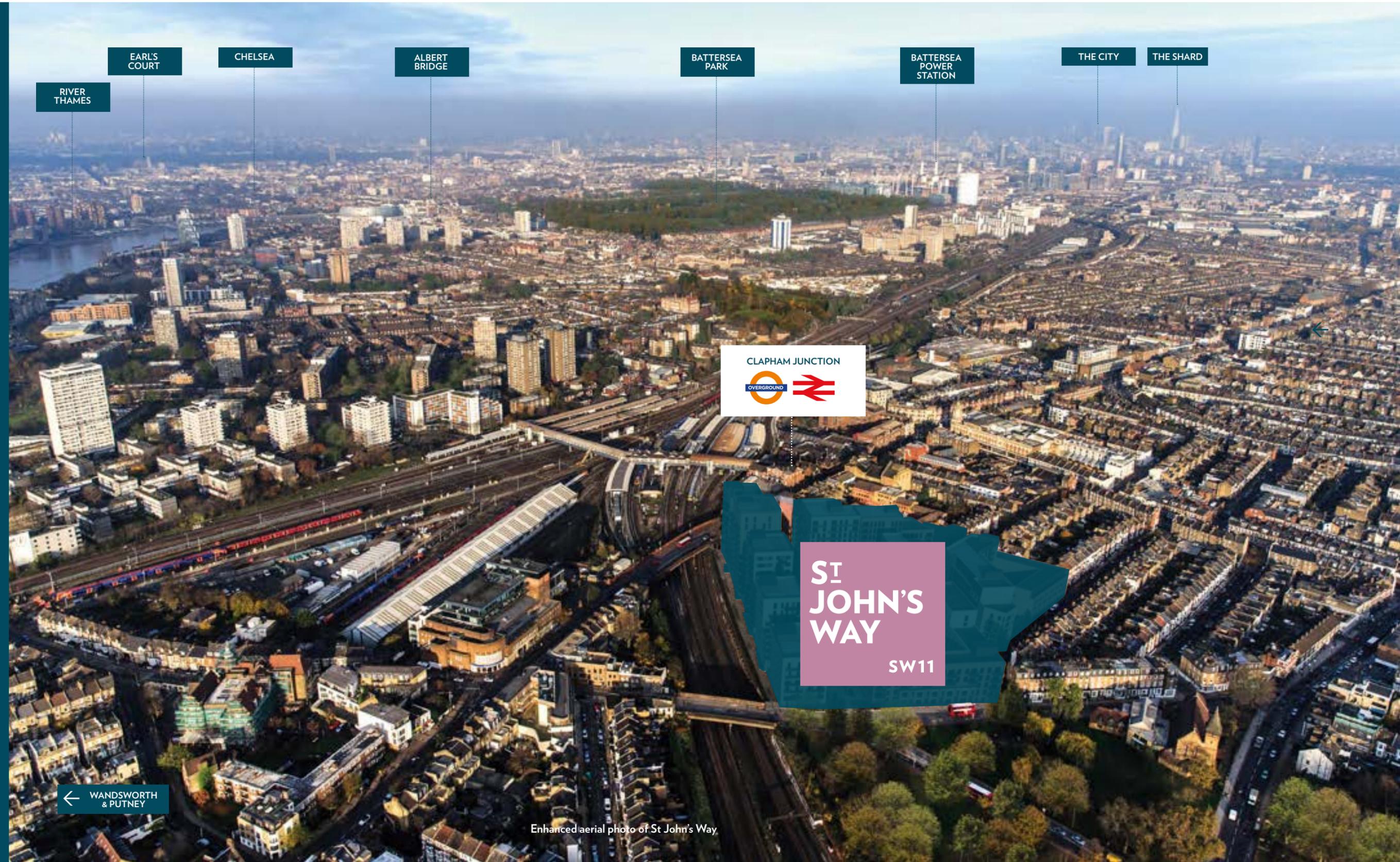
If you are looking further afield and wish to travel by air then Heathrow is less than 40 minutes away by taxi and Gatwick Airport is just 24 minutes by train.

With London's superb network of services you will always have alternative ways of travelling – one of the benefits of living in the centre of our lively capital.



3 MINS WALK TO CLAPHAM JUNCTION

122 TRAINS AN HOUR IN PEAK TIMES

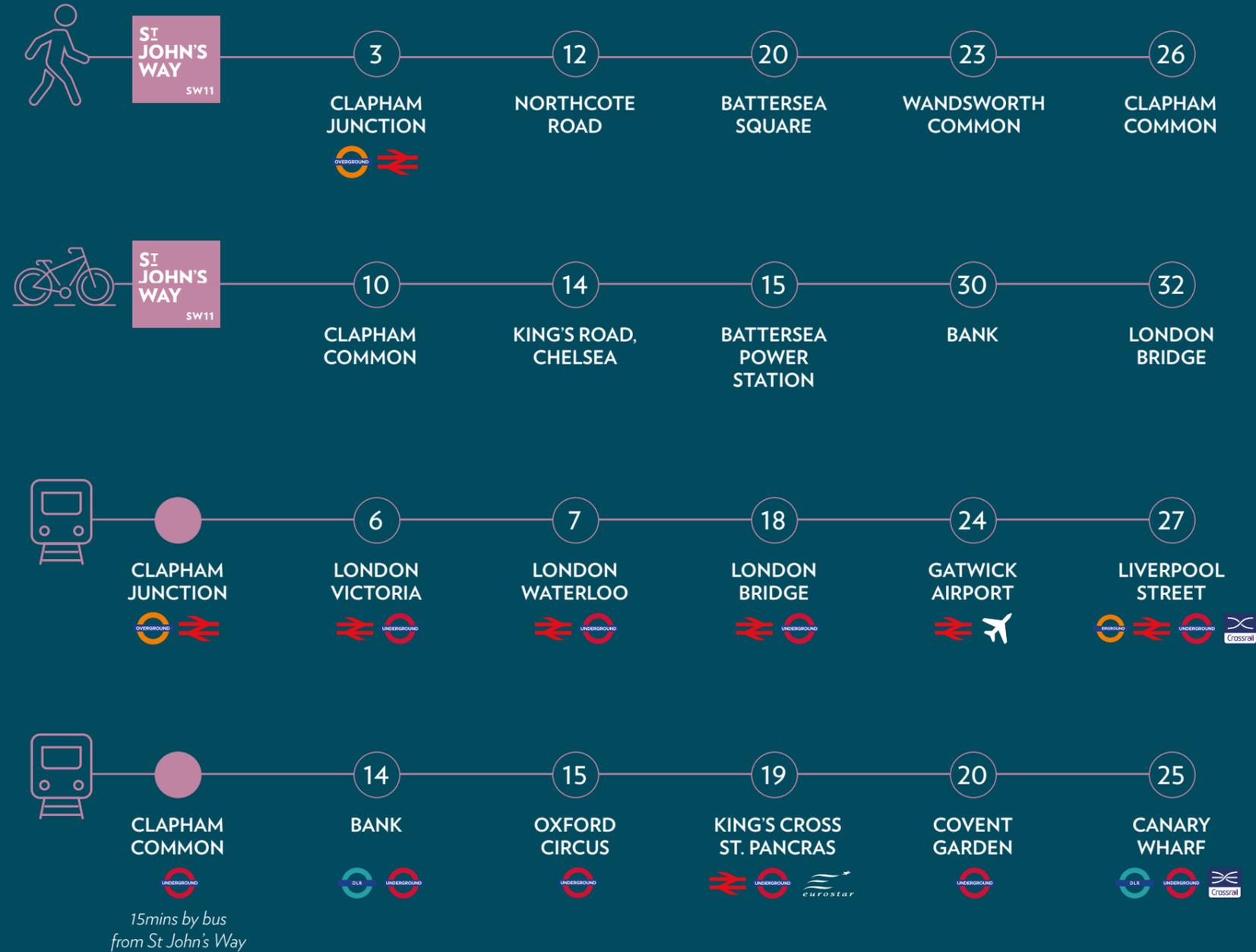


ST JOHN'S WAY SW11

← WANDSWORTH & PUTNEY

## WELL CONNECTED IN EVERY WAY

St John's Way offers superb links to the city and beyond. For commuters, Clapham Junction is an excellent transport hub with London Waterloo and Victoria rail stations just minutes away. With over a hundred stopping trains per hour, Clapham Junction is one of the most well-served stations in the country providing consistent links to the city. Bus routes including night buses network the area meaning you can enjoy life in the capital long into the night. And to cap it all, several new docking stations for hire bikes add to your options and establish Battersea as an energetic focus for travel.

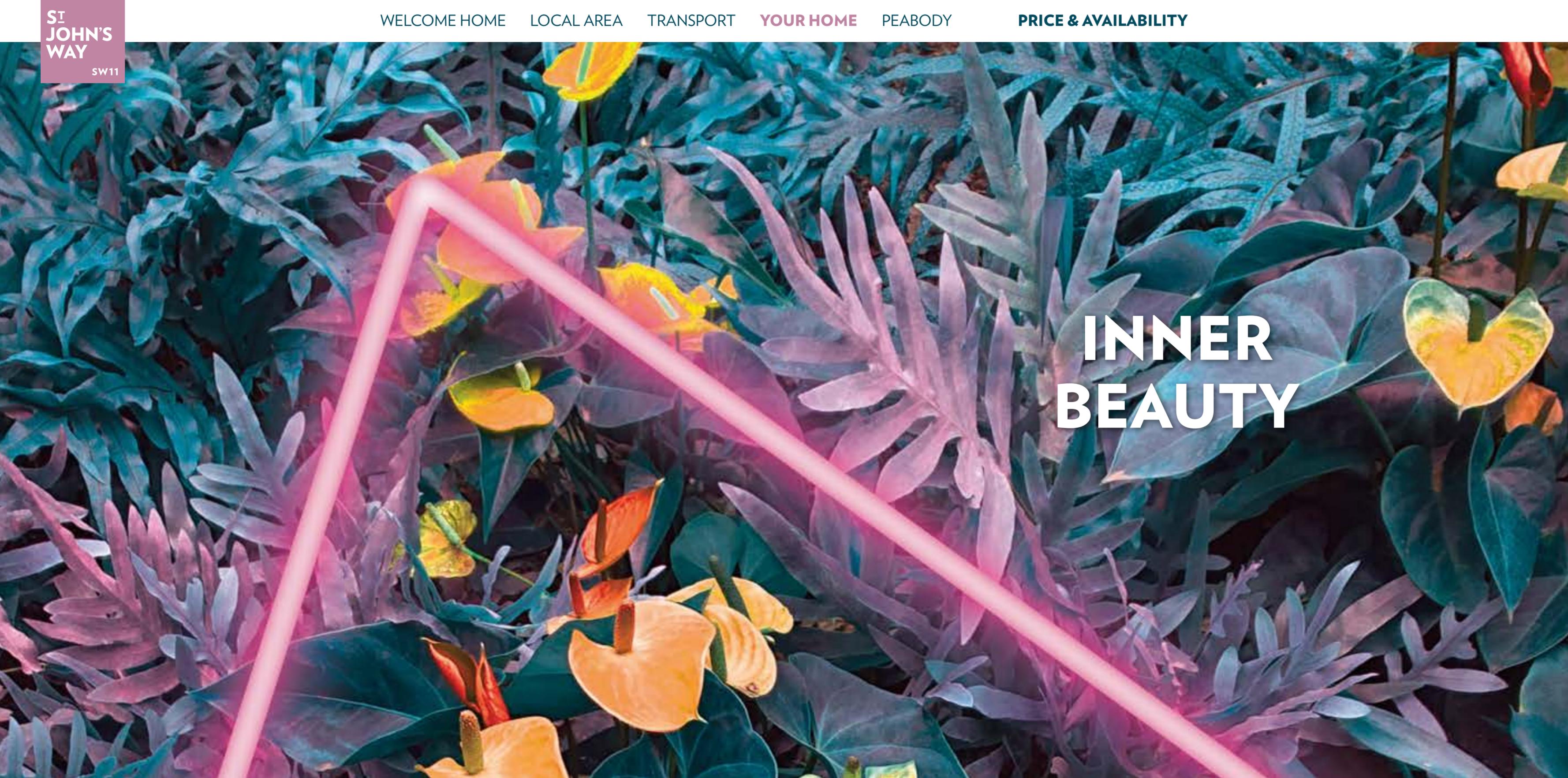


Walking, cycling and travel times in minutes, sourced from maps.google.co.uk and tfl.gov.uk and taken from postcode/station.

ST JOHN'S HILL  
CLAPHAM  
SW11 1UA  
020 3369 0782  
STJOHNSWAYS11.CO.UK



Map not to scale



# INNER BEAUTY



## DESIGNED FOR EASY LIVING

The apartments within the St John's Way collection exude aspirational and inspirational living. Designed to offer varied layouts and exceptional finishes, this is an inspiring place to call home.

Lounge, dining and kitchen spaces are the perfect, flexible living spaces for hosting, relaxing and working. Private balconies act as an extension to your living space, seamlessly bringing the outside in.

Generously proportioned rooms capture the sun and make the most of natural light, while photovoltaic solar panels harness the same natural energy. All homes are comfortable to live in and protective of the environment.

Bedrooms are spacious, with luxury carpet underfoot and built-in wardrobes for storage. Three bed apartments and some two beds also benefit from an ensuite and are perfect for sharing your home with others.

For both convenience and peace of mind, we offer an on-site concierge desk to attend to your needs.

[TAKE THE VIRTUAL TOUR >](#)



ON-SITE  
CONCIERGE  
SERVICE



The kitchen is at the heart of every home and at St John's Way they are designed to fit beautifully within any contemporary home design.

Offering a sleek, clean-lined look, the handleless sprayed and lacquered high gloss units come in two tones of grey. Paired with white stone composite worktops and upstand for a modern look, but with a elegance that is timeless.

Integrated appliances by Bosch complete the look, and includes a black glass ceramic hob, single oven, fridge/freezer and dishwasher. Everything you need for cooking up a storm from the moment you move in.

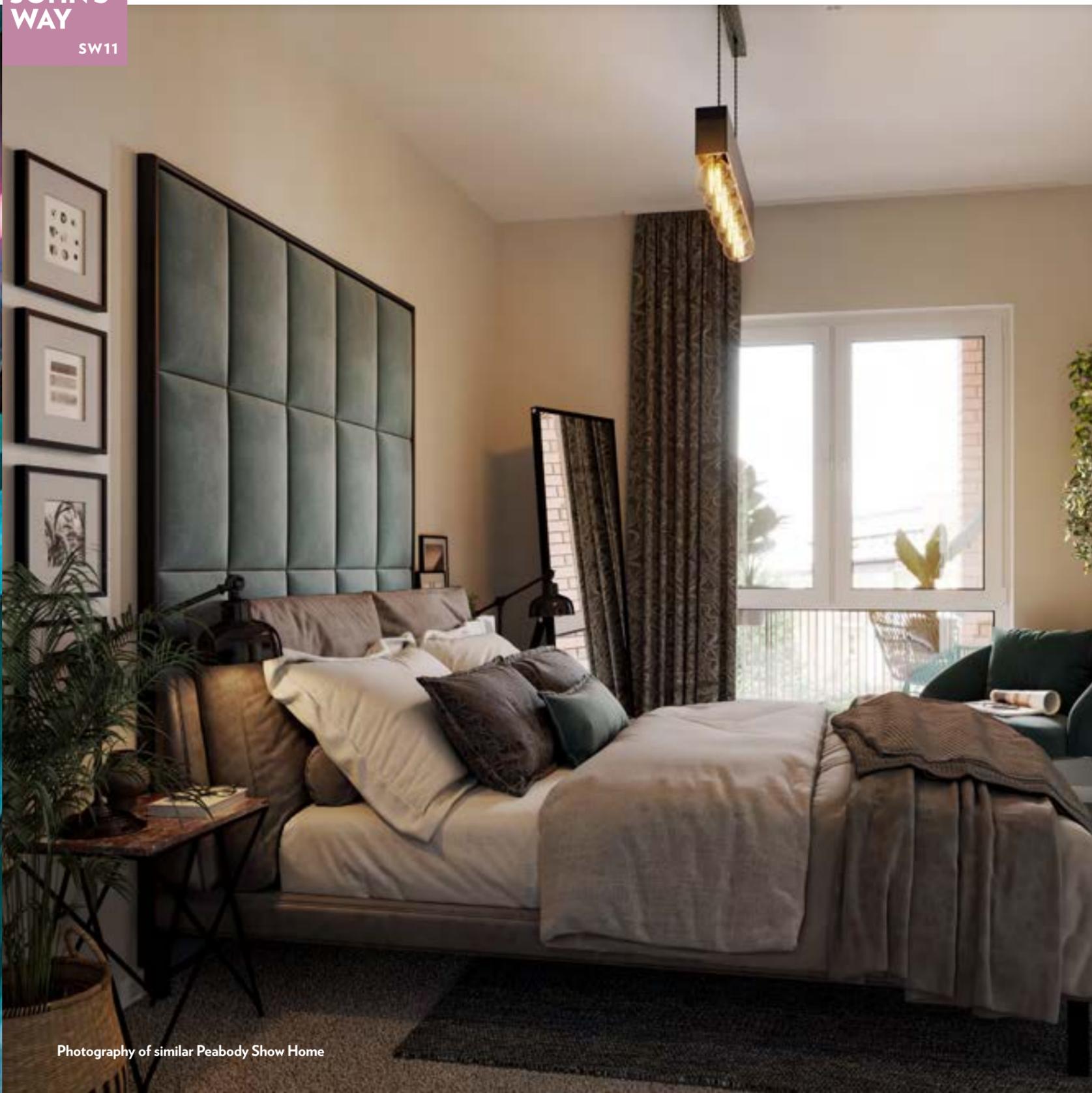




Digital illustration is indicative only

Bathrooms are a space to pamper and indulge with a contemporary, fresh and sleek look.

Large format porcelain stone to the floor and walls, chrome furniture give the space a luxurious finish, whilst mirrored cabinets, floating basin, vanity and heated towel rail mean that both style and function are found in equal measure.



Photography of similar Peabody Show Home

## THE FINER DETAILS

### LIVING/KITCHEN/DINING

Contemporary high gloss handleless kitchen with dust grey base units and light grey wall units

Composite stone worktops in white with corresponding upstand

Full height glass splashback behind hob

Stainless steel 1.5 undermounted sink

Single lever chrome mixer tap

Bosch integrated appliances: black glass ceramic hob, single electric oven, extractor hood, fridge/freezer and dishwasher

### BATHROOM

Large format porcelain stone floor and wall tiles

Aspect square bath in white with polished chrome dual control mixer tap and pivot bath screen

Hansgrohe Crometta shower with handheld option

Selnova WC with soft close seat and concealed cistern

Selnova square semi recessed hand basin with polished chrome mixer tap

Vanity unit in stone grey

Mirrored cabinet above hand basin and shaver socket

Flat panel chrome heated towel rail

### BEDROOM

Built-in wardrobe to master bedroom with white glass sliding doors, with blanket shelf and hanging rail

### ENSUITE\*

Large format porcelain stone floor and wall tiles

Hansgrohe Crometta shower with handheld option

Selnova WC with soft close seat and concealed cistern

Selnova hand basin with polished chrome mixer tap

Vanity unit in stone grey

Mirrored cabinet above hand basin and shaver socket

Flat panel chrome heated towel rail

### INTERIOR FINISHES

Pergo laminate flooring in hallway, kitchen, living room and dining rooms

High quality carpet in bedrooms

Brushed stainless steel ironmongery

American white oak veneered doors

White satinwood finish to woodwork and skirting

White paint finish to walls and ceilings throughout

### ELECTRICAL

Washing Machine located in storage cupboard

Recessed LED downlighters in white to all rooms

White switches and sockets

TV connection points to living room and master bedroom

Pre-wired for Virgin media hyperoptic

### SECURITY AND PEACE OF MIND

Solid laminated timber door with multi-point lock

Stainless steel door viewer on front door

Access to apartments via black & white audio visual door entry system

Mains operated smoke detectors

10-year NHBC warranty cover

2 year defect warranty from practical completion date (not purchase date)

250-year lease

### HEATING

Heating and hot water provided by central plant and charged separately

### ENERGY EFFICIENCY

Predicted Energy Assessment Level B

Code for Sustainable Homes Level 4

PV roof panels

### EXTERIOR

Bespoke artist-designed brick relief sculptures embedded in exterior facades

Landscaped areas and tree-lined streets

Cycle stands and cycle stores

Concierge service

Zip car club available

\*En suite to selected units - see floorplans for more details.. Whilst every effort has been taken to ensure the accuracy of the information provided, it has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice. Specification may vary on shared ownership homes. Peabody Show Apartment images are indicative only and are used as a guide to the craftsmanship and finish.

FIND YOUR PERFECT PLACE

Enhanced aerial photo of St John's Way

### YOUR NEW SETTING

Entrances to blocks

- PHASE ONE
- PHASE TWO
- PHASE THREE

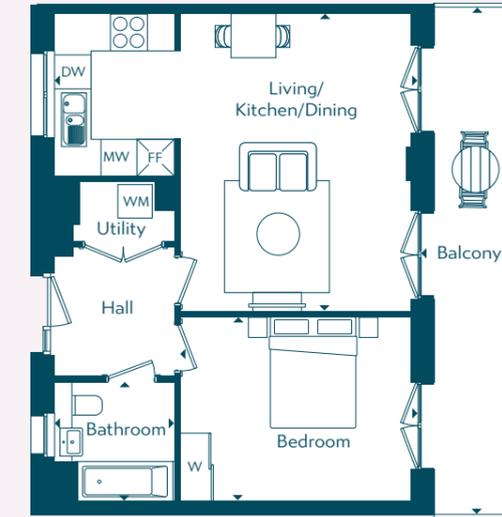


SO - Shared Ownership | SR - Social Rent | IR - Intermediate Rent. Tenure is subject to change. Site plan not to scale. Landscaping is indicative only. Phase Three massing subject to change.

# ONE BEDS

## MARSHWOOD APARTMENTS

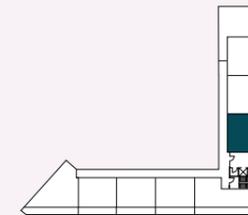
One bedroom. Apartment 16



Site Location



Floor Plan



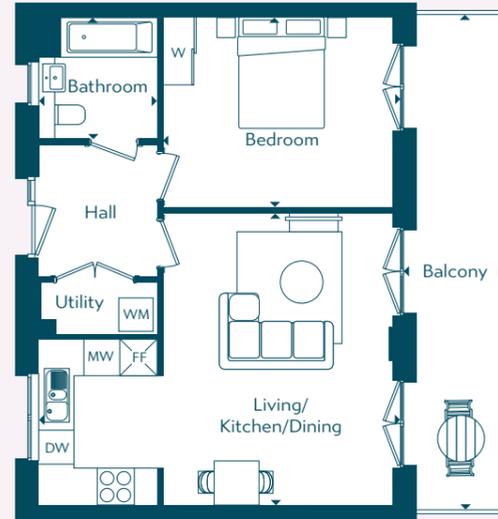
Floor	Apt. No.
3	16

**Total Floor Area 68.5m<sup>2</sup> / 737ft<sup>2</sup>**

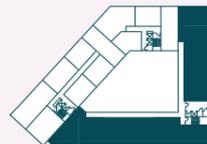
Living/Kitchen/Dining	6.3m x 5.2m	20'11" x 17'3"
Bedroom	4.1m x 3.2m	13'9" x 10'8"
Bathroom	2.1m x 2.1m	6'11" x 6'11"
<b>Internal Floor Area</b>	<b>53.6m<sup>2</sup></b>	<b>577ft<sup>2</sup></b>
Balcony	1.7m x 8.9m	5'9" x 29'6"
<b>External Floor Area</b>	<b>14.9m<sup>2</sup></b>	<b>160ft<sup>2</sup></b>

## MARSHWOOD APARTMENTS

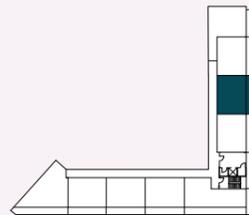
One bedroom. Apartment 17



Site Location



Floor Plan



Floor	Apt. No.
3	17

**Total Floor Area 68.4m<sup>2</sup> / 736ft<sup>2</sup>**

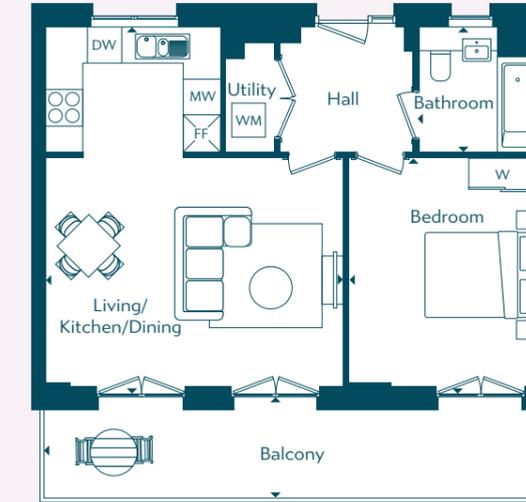
Living/Kitchen/Dining	6.3m x 5.1m	20'11" x 16'11"
Bedroom	4.1m x 3.3m	13'9" x 10'11"
Bathroom	2.1m x 2.1m	6'11" x 7'1"
<b>Internal Floor Area</b>	<b>53.8m<sup>2</sup></b>	<b>579ft<sup>2</sup></b>
Balcony	1.7m x 8.8m	5'9" x 28'11"
<b>External Floor Area</b>	<b>14.6m<sup>2</sup></b>	<b>157ft<sup>2</sup></b>

X - Lift | S - Storage | WM - Washing Machine | MW - Microwave Oven | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

## MARSHWOOD APARTMENTS

One bedroom. Apartments 12\*, 13 & 14\*

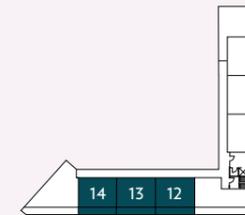
\* Handed to floorplan shown



Site Location



Floor Plan



Floor	Apt. No.
3	14
3	13
3	12

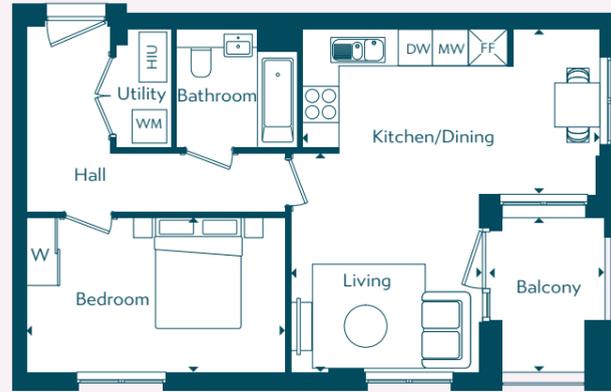
**Total Floor Area 68.8m<sup>2</sup> / 741ft<sup>2</sup>**

Living/Kitchen/Dining	5.2m x 6.5m	17'2" x 21'4"
Bedroom	3.3m x 4.1m	10'10" x 13'8"
Bathroom	2.1m x 2.2m	7'7" x 7'7"
<b>Internal Floor Area</b>	<b>54.3m<sup>2</sup></b>	<b>584ft<sup>2</sup></b>
Balcony	8.7m x 1.7m	28'10" x 5'9"
<b>External Floor Area</b>	<b>14.5m<sup>2</sup></b>	<b>157ft<sup>2</sup></b>

X - Lift | S - Storage | WM - Washing Machine | MW - Microwave Oven | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

## MARSHWOOD APARTMENTS

One bedroom. Apartment 1



Site Location



Floor Plan



Floor	Apt. No.
2	1

**Total Floor Area 59.8m<sup>2</sup> / 644ft<sup>2</sup>**

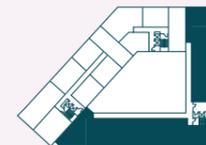
Living	3.3m x 3.8m	11'0" x 12'9"
Kitchen/Dining	5.2m x 2.9m	17'2" x 9'7"
Bedroom	4.5m x 2.7m	14'11" x 9'0"
Bathroom	2.1m x 2.0m	6'11" x 6'10"
<b>Internal Floor Area</b>	<b>54.8m<sup>2</sup></b>	<b>590ft<sup>2</sup></b>
Balcony	2.0m x 2.7m	6'8" x 8'12"
<b>External Floor Area</b>	<b>5m<sup>2</sup></b>	<b>54ft<sup>2</sup></b>

## MARSHWOOD APARTMENTS

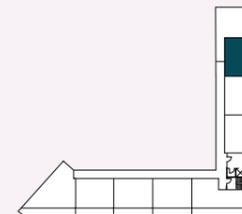
One bedroom. Apartment 18



Site Location



Floor Plan



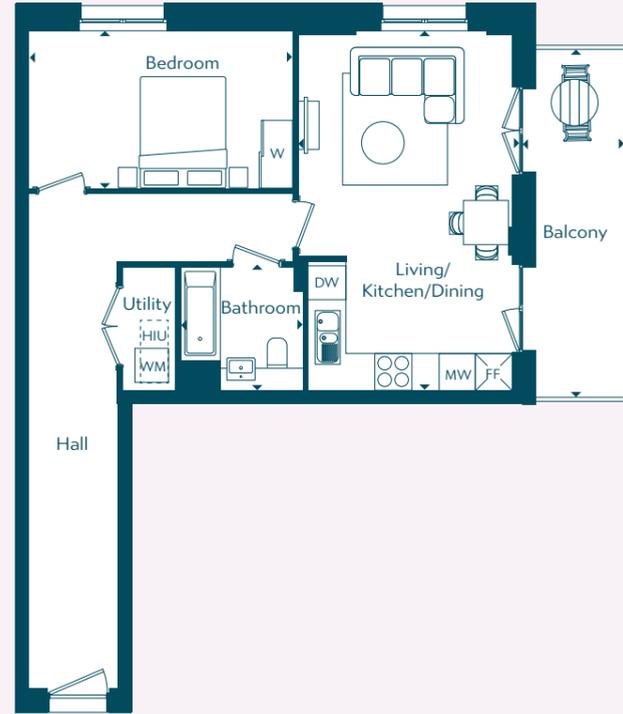
Floor	Apt. No.
3	18

**Total Floor Area 70.3m<sup>2</sup> / 757ft<sup>2</sup>**

Living/Kitchen/Dining	6.8m x 5.3m	22'4" x 17'5"
Bedroom	4.5m x 3.2m	15'0" x 10'7"
Bathroom	2.1m x 2.0m	6'11" x 6'8"
<b>Internal Floor Area</b>	<b>55.6m<sup>2</sup></b>	<b>598ft<sup>2</sup></b>
Balcony	1.7m x 8.8m	5'9" x 29'1"
<b>External Floor Area</b>	<b>14.7m<sup>2</sup></b>	<b>159ft<sup>2</sup></b>

## MARSHWOOD APARTMENTS

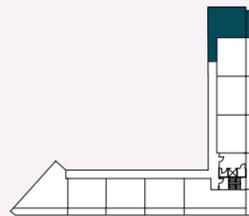
One bedroom. Apartment 19



Site Location



Floor Plan



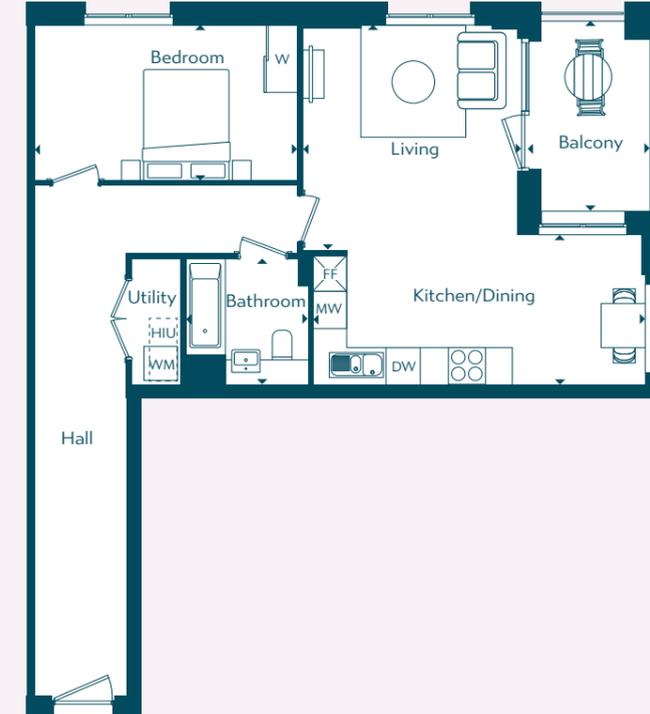
Floor	Apt. No.
3	19

**Total Floor Area 72.5m<sup>2</sup> / 780ft<sup>2</sup>**

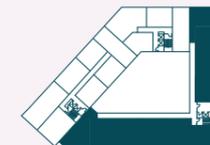
Living/Kitchen/Dining	3.9m x 6.3m	12'10" x 20'10"
Bedroom	4.6m x 2.8m	15'1" x 9'2"
Bathroom	2.1m x 2.1m	7'1" x 7'2"
<b>Internal Floor Area</b>	<b>62.3m<sup>2</sup></b>	<b>670ft<sup>2</sup></b>
Balcony	1.7m x 6.1m	5'9" x 20'2"
<b>External Floor Area</b>	<b>10.2m<sup>2</sup></b>	<b>110ft<sup>2</sup></b>

## MARSHWOOD APARTMENTS

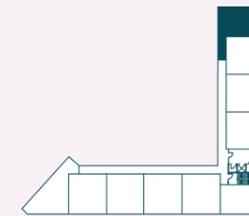
One bedroom. Apartment 10



Site Location



Floor Plan



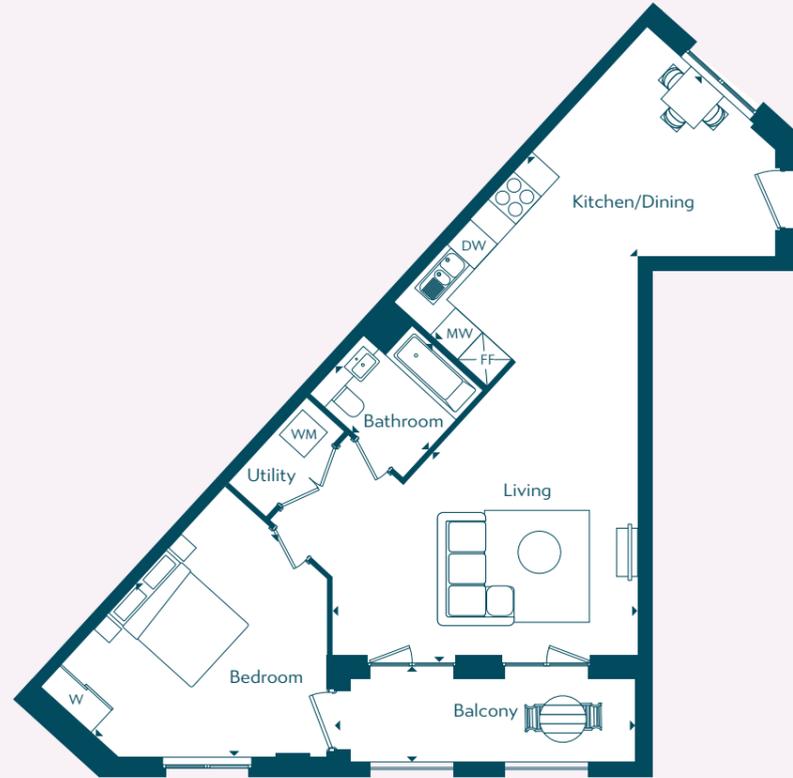
Floor	Apt. No.
2	10

**Total Floor Area 75.8m<sup>2</sup> / 816ft<sup>2</sup>**

Living	3.8m x 3.9m	12'7" x 13'1"
Kitchen/Dining	5.8m x 2.6m	19'2" x 8'10"
Bedroom	4.6m x 2.7m	15'3" x 9'0"
Bathroom	2.1m x 2.2m	7'0" x 7'3"
<b>Internal Floor Area</b>	<b>69m<sup>2</sup></b>	<b>743ft<sup>2</sup></b>
Balcony	2.1m x 3.3m	7'0" x 11'1"
<b>External Floor Area</b>	<b>6.8m<sup>2</sup></b>	<b>73ft<sup>2</sup></b>

## MARSHWOOD APARTMENTS

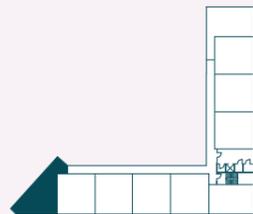
One bedroom. Apartment 6



Site Location



Floor Plan



Floor	Apt. No.
2	6

### Total Floor Area 78.2m<sup>2</sup> / 841ft<sup>2</sup>

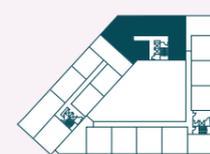
Living	6.5m x 2.6m	21'7" x 8'7"
Kitchen/Dining	5.3m x 3.8m	17'7" x 12'6"
Bedroom	4.3m x 3.5m	14'3" x 11'7"
Bathroom	2.1m x 2.1m	6'10" x 7'11"
<b>Internal Floor Area</b>	<b>70.1m<sup>2</sup></b>	<b>755ft<sup>2</sup></b>
Balcony	5.2m x 1.6m	17'4" x 5'7"
<b>External Floor Area</b>	<b>8.1m<sup>2</sup></b>	<b>86ft<sup>2</sup></b>

## LACE APARTMENTS

One bedroom. Apartments 1, 8, 12 & 16



Site Location



Floor Plan



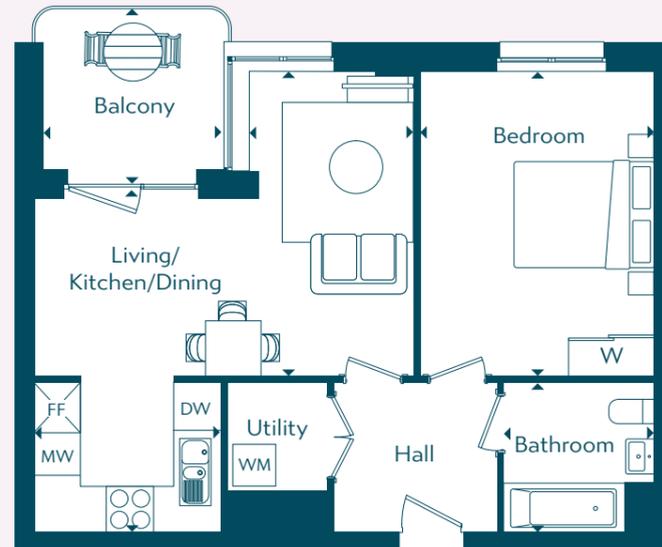
Floor	Apt. No.
5	16
4	12
3	8
2	1

### Total Floor Area 58.1m<sup>2</sup> / 625ft<sup>2</sup>

Kitchen/Dining/Living	5.1m x 6.4m	16'10" x 21'1"
Bedroom	3.0m x 4.6m	10'0" x 15'2"
Bathroom	2.1m x 2.1m	6'11" x 6'11"
<b>Internal Floor Area</b>	<b>50.7m<sup>2</sup></b>	<b>546ft<sup>2</sup></b>
Balcony	2.8m x 2.7m	9'3" x 8'11"
<b>External Floor Area</b>	<b>7.4m<sup>2</sup></b>	<b>79ft<sup>2</sup></b>

## LACE APARTMENTS

One bedroom. Apartments 3, 6, 10 & 14



Site Location



Floor Plan



Floor	Apt. No.
5	14
4	10
3	6
2	3

### Total Floor Area 56.9m<sup>2</sup> / 612ft<sup>2</sup>

Living	2.3m x 4.3m	7'7" x 14'2"
Kitchen/Dining	2.6m x 4.8m	8'6" x 15'11"
Bedroom	3.2m x 4.3m	10'10" x 14'2"
Bathroom	2.1m x 2.1m	6'11" x 6'11"
<b>Internal Floor Area</b>	<b>50.7m<sup>2</sup></b>	<b>546ft<sup>2</sup></b>
Balcony	2.5m x 2.4m	8'3" x 8'2"
<b>External Floor Area</b>	<b>6.2m<sup>2</sup></b>	<b>66ft<sup>2</sup></b>

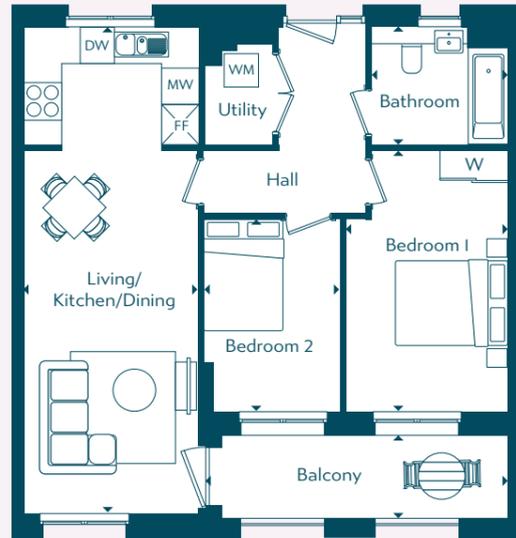


# TWO BEDS

## MARSHWOOD APARTMENTS

Two bedroom. Apartments 2, 4 & 7\*

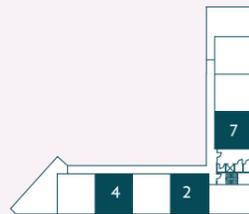
\* Handed to floorplan shown



Site Location



Floor Plan



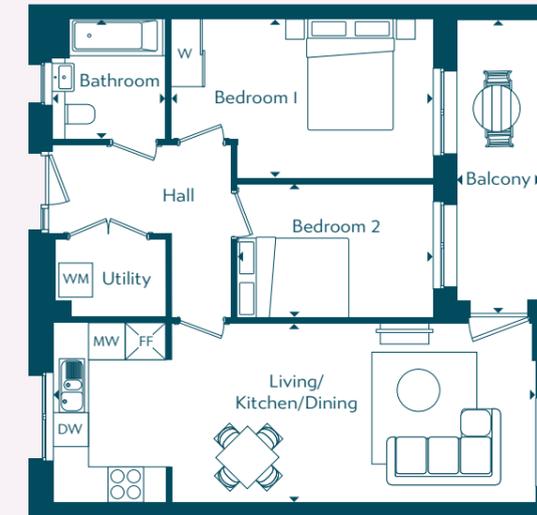
Floor	Apt. No.
2	7
2	4
2	2

### Total Floor Area 71m<sup>2</sup> / 764ft<sup>2</sup>

Living/Kitchen/Dining	3.0m x 8.6m	10'0" x 28'3"
Bedroom 1	2.8m x 4.6m	9'4" x 15'2"
Bedroom 2	2.4m x 3.4m	7'10" x 11'3"
Bathroom	2.3m x 2.1m	7'9" x 11'0"
<b>Internal Floor Area</b>	<b>63.3m<sup>2</sup></b>	<b>681ft<sup>2</sup></b>
Balcony	5.2m x 1.5m	17'2" x 4'11"
<b>External Floor Area</b>	<b>7.7m<sup>2</sup></b>	<b>83ft<sup>2</sup></b>

## MARSHWOOD APARTMENTS

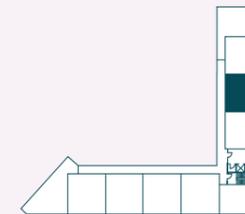
Two bedroom. Apartment 8



Site Location



Floor Plan



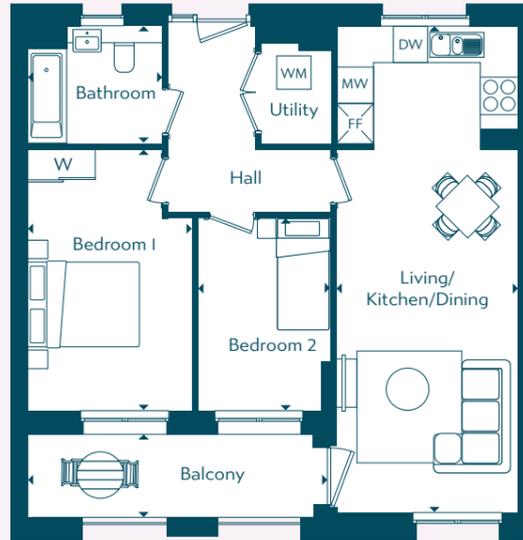
Floor	Apt. No.
2	8

### Total Floor Area 71.1m<sup>2</sup> / 766ft<sup>2</sup>

Living/Kitchen/Dining	8.5m x 3.1m	27'11" x 10'6"
Bedroom 1	4.6m x 2.8m	15'1" x 9'3"
Bedroom 2	3.4m x 2.3m	11'4" x 7'10"
Bathroom	2.0m x 2.1m	6'7" x 7'0"
<b>Internal Floor Area</b>	<b>63.6m<sup>2</sup></b>	<b>684ft<sup>2</sup></b>
Balcony	1.5m x 5.1m	4'11" x 17'0"
<b>External Floor Area</b>	<b>7.5m<sup>2</sup></b>	<b>82ft<sup>2</sup></b>

## MARSHWOOD APARTMENTS

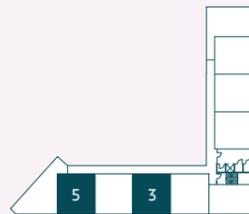
Two bedroom. Apartments 3 & 5



Site Location



Floor Plan



Floor	Apt. No.
2	5
2	3

**Total Floor Area 71.9m<sup>2</sup> / 774ft<sup>2</sup>**

Living/Kitchen/Dining	3.1m x 8.6m	10'5" x 28'3"
Bedroom 1	2.8m x 4.6m	9'6" x 15'2"
Bedroom 2	2.3m x 3.4m	7'9" x 11'3"
Bathroom	2.3m x 2.0m	7'10" x 6'10"
<b>Internal Floor Area</b>	<b>64.3m<sup>2</sup></b>	<b>692ft<sup>2</sup></b>
Balcony	5.2m x 1.5m	17'2" x 4'11"
<b>External Floor Area</b>	<b>7.6m<sup>2</sup></b>	<b>82ft<sup>2</sup></b>

## MARSHWOOD APARTMENTS

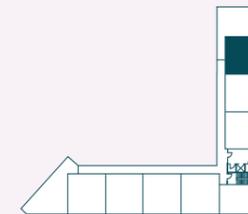
Two bedroom. Apartment 9



Site Location



Floor Plan



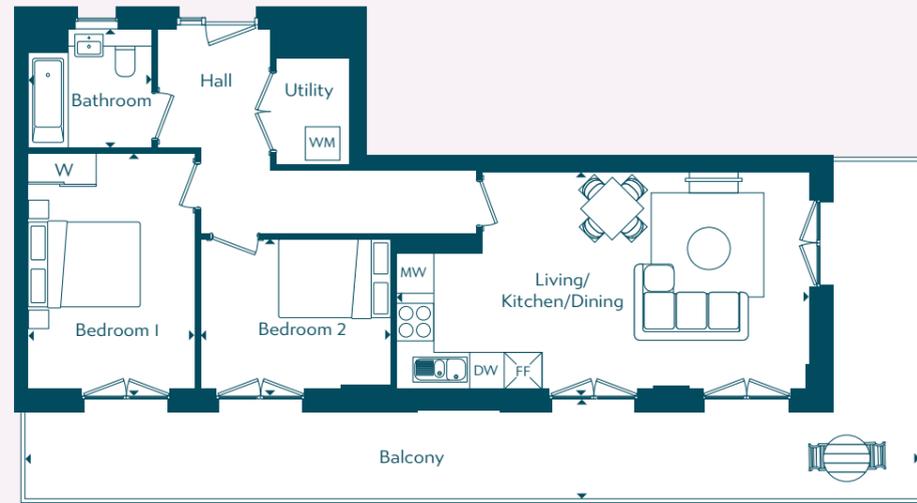
Floor	Apt. No.
2	9

**Total Floor Area 72.8m<sup>2</sup> / 784ft<sup>2</sup>**

Living/Kitchen/Dining	8.8m x 2.9m	29'1" x 9'6"
Bedroom 1	4.8m x 2.8m	15'9" x 9'4"
Bedroom 2	3.4m x 2.6m	11'3" x 8'9"
Bathroom	2.2m x 2.2m	7'4" x 7'5"
<b>Internal Floor Area</b>	<b>64.8m<sup>2</sup></b>	<b>697ft<sup>2</sup></b>
Balcony	1.5m x 5.5m	4'11" x 18'1"
<b>External Floor Area</b>	<b>8m<sup>2</sup></b>	<b>87ft<sup>2</sup></b>

## MARSHWOOD APARTMENTS

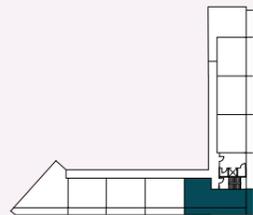
Two bedroom. Apartment 11



Site Location



Floor Plan



Floor	Apt. No.
3	11

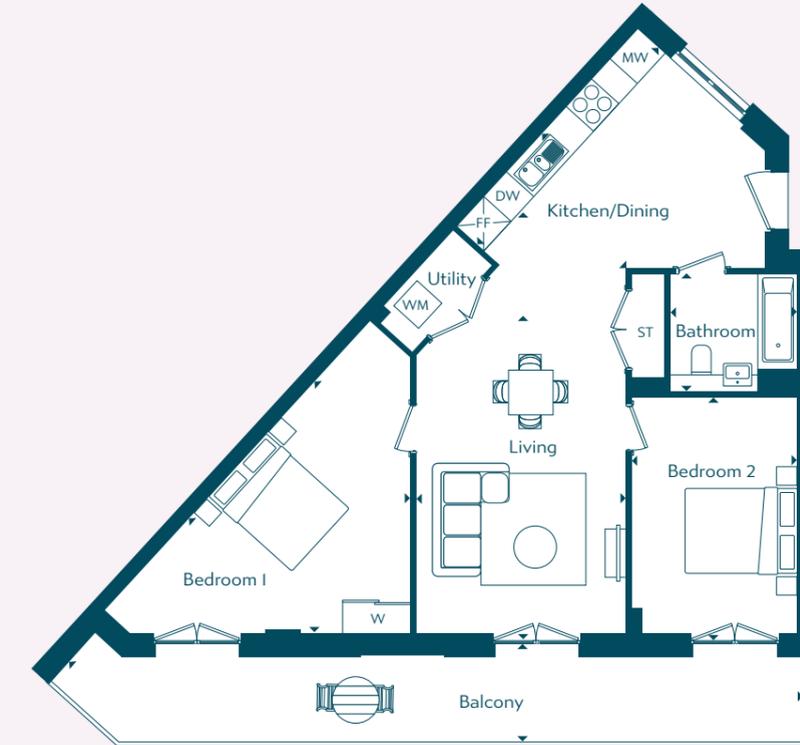
**Total Floor Area 99.4m<sup>2</sup> / 1070ft<sup>2</sup>**

Living/ Kitchen/Dining	7.2m x 3.9m	23'9" x 13'0"
Bedroom 1	2.9m x 4.3m	9'8" x 14'1"
Bedroom 2	3.3m x 2.7m	11'0" x 9'2"
Bathroom	2.1m x 2.1m	7'2" x 6'11"
<b>Internal Floor Area</b>	<b>66.6m<sup>2</sup></b>	<b>717ft<sup>2</sup></b>
Balcony	15.7m x 1.7m	51'9" x 5'9"
<b>External Floor Area</b>	<b>32.8m<sup>2</sup></b>	<b>353ft<sup>2</sup></b>

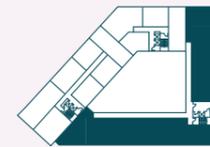
X - Lift | S - Storage | WM - Washing Machine | MW - Microwave Oven | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

## MARSHWOOD APARTMENTS

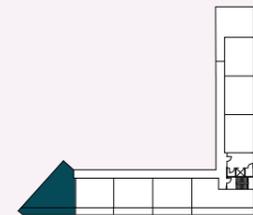
Two bedroom. Apartment 15



Site Location



Floor Plan



Floor	Apt. No.
3	15

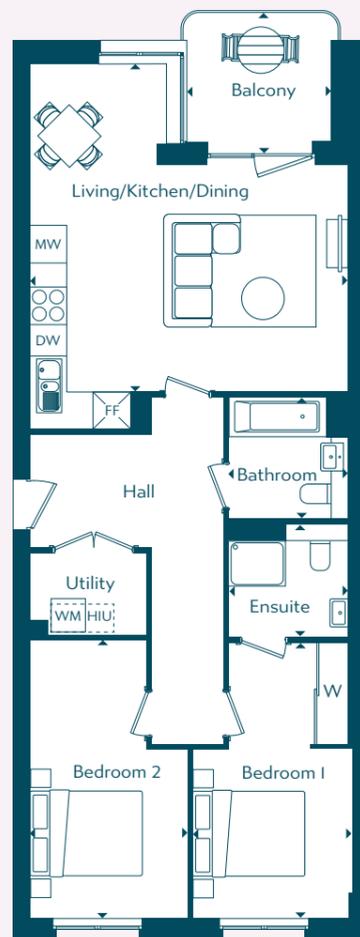
**Total Floor Area 98.1m<sup>2</sup> / 1056ft<sup>2</sup>**

Living	3.6m x 5.4m	12'1" x 18'0"
Kitchen/Dining	2.7m x 4.7m	8'11" x 15'6"
Bedroom 1	3.9m x 4.4m	12'10" x 14'7"
Bedroom 2	2.9m x 4.3m	9'6" x 14'2"
Bathroom	2.2m x 2.0m	7'4" x 6'9"
<b>Internal Floor Area</b>	<b>77.2m<sup>2</sup></b>	<b>831ft<sup>2</sup></b>
Balcony	13.9m x 1.7m	45'8" x 5'9"
<b>External Floor Area</b>	<b>20.9m<sup>2</sup></b>	<b>225ft<sup>2</sup></b>

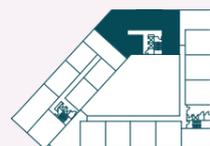
X - Lift | S - Storage | WM - Washing Machine | MW - Microwave Oven | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

## LACE APARTMENTS

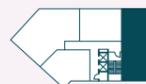
Two bedroom. Apartments 4 & 7



Site Location



Floor Plan



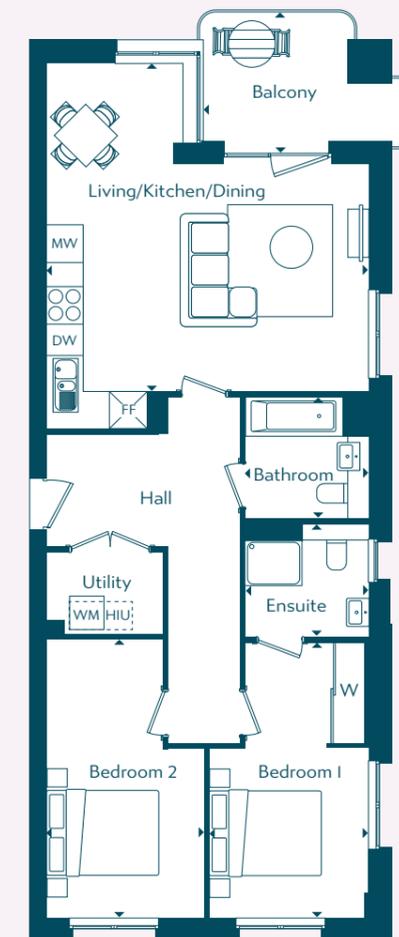
Floor	Apt. No.
3	7
2	4

**Total Floor Area 85.4m<sup>2</sup> / 919ft<sup>2</sup>**

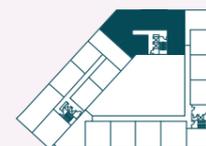
Living/Kitchen/Dining	5.6m x 5.8m	18'5" x 19'1"
Bedroom 1	2.7m x 4.8m	9'1" x 16'0"
Bedroom 2	2.7m x 4.9m	9'0" x 16'2"
Bathroom	2.1m x 2.1m	6'11" x 7'0"
<b>Internal Floor Area</b>	<b>79.2m<sup>2</sup></b>	<b>852ft<sup>2</sup></b>
Balcony	2.5m x 2.4m	8'3" x 8'2"
<b>External Floor Area</b>	<b>6.2m<sup>2</sup></b>	<b>67ft<sup>2</sup></b>

## LACE APARTMENTS

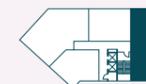
Two bedroom. Apartments 11 & 15



Site Location



Floor Plan



Floor	Apt. No.
5	15
4	11

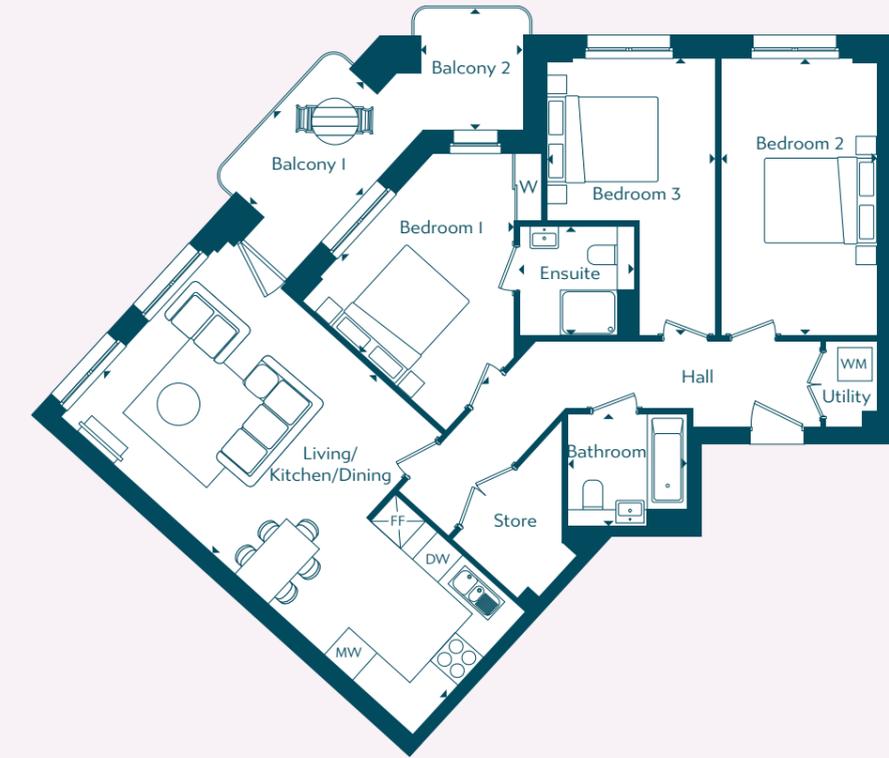
**Total Floor Area 87.7m<sup>2</sup> / 944ft<sup>2</sup>**

Living/Kitchen/Dining	5.6m x 5.8m	18'7" x 19'1"
Bedroom 1	2.7m x 4.8m	9'1" x 16'1"
Bedroom 2	2.7m x 4.9m	9'0" x 16'2"
Bathroom	2.1m x 2.1m	7'1" x 7'0"
<b>Internal Floor Area</b>	<b>80.1m<sup>2</sup></b>	<b>862ft<sup>2</sup></b>
Balcony	3.7m x 2.5m	12'5" x 8'2"
<b>External Floor Area</b>	<b>7.6m<sup>2</sup></b>	<b>82ft<sup>2</sup></b>

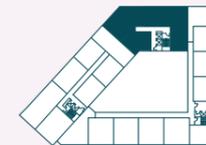
# THREE BEDS

## LACE APARTMENTS

Three bedroom. Apartments 2, 5, 9 & 13



Site Location



Floor Plan



Floor	Apt. No.
5	13
4	9
3	5
2	2

**Total Floor Area 106.7m<sup>2</sup> / 1148ft<sup>2</sup>**

Living/Kitchen/Dining	4.2m x 8.3m	14'0" x 27'4"
Bedroom 1	3.4m x 3.4m	11'2" x 11'2"
Bedroom 2	2.7m x 4.8m	9'0" x 16'1"
Bedroom 3	2.9m x 4.8m	9'8" x 16'1"
Bathroom	2.1m x 2.0m	6'11" x 6'7"
<b>Internal Floor Area</b>	<b>95.3m<sup>2</sup></b>	<b>1026ft<sup>2</sup></b>
Balcony 1	2.9m x 2.1m	9'8" x 7'1"
Balcony 2	1.8m x 2.1m	5'11" x 7'1"
<b>External Floor Area</b>	<b>11.4m<sup>2</sup></b>	<b>122ft<sup>2</sup></b>

# THE JOURNEY TO OWNING YOUR OWN HOME THROUGH SHARED OWNERSHIP IS SIMPLE...



1

Register your interest in St John's Way and complete the application form

(you must have already registered with Wandsworth Council)



2

Take a quick financial assessment to ensure you meet all the criteria



3

View the home, in person or virtually and reserve for £500



4

Within seven days, we will confirm whether we are able to offer you a Shared Ownership home with an offer letter



5

Take a full financial assessment with an Independent Mortgage Advisor (IMA) from our selected panel of experts, appoint a Solicitor & Mortgage Advisor and complete an Offer Acceptance Form



6

Submit a mortgage application within two working days of your financial assessment and a Peabody's solicitor and your solicitor will organise the legal paperwork so contracts can exchange



7

On completion day, the money to buy your home is transferred to our solicitors. You now legally own your home through Shared Ownership!



8

Move in and start enjoying your new home!

In partnership with



STILL UNSURE ON SHARED OWNERSHIP?

Peabody has a range of resources to help you learn more about what is involved.

[FIND OUT MORE >](#)



Peabody creates great places where people want to live, adding value through long-term, patient investment. This historic organisation is known for upholding high design standards to create homes in great locations which are safe, easy to maintain and long-lasting.

160  
+

#### BUILDING HISTORY

Peabody has over 160 years of experience and expertise in managing property in London. Founded by the American financier and philanthropist George Peabody in 1862, the organisation now manages over 66,000 homes. Peabody is well-placed to build thousands more top quality, well-maintained homes each year.



#### CUSTOMER FOCUS

Peabody creates and invests in great places where people want to live. Placing customers at the forefront, Peabody recently achieved 'Gold' in the latest, wholly independent, customer satisfaction awards. Over 90% of customers said they would recommend Peabody. Its ambition is to create communities that are healthier, wealthier and happier.



#### SOCIAL HEART

In line with the social purpose of its founder, the organisation re-invests its surpluses to provide more homes and services. Last year it generated a surplus of £197m, investing £313m in building new homes, and £113m in maintaining existing homes. It also runs a community foundation, helping to create prosperity and success for people in London and the south-east of the UK.



#### QUALITY, SUSTAINABILITY & INNOVATIVE DESIGN

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality and innovative design. This has been achieved by working with the best designers and robust procedures to monitor quality throughout the design, development and procurement process. Peabody has a long and proud history of providing well-designed, sustainable homes.



#### FINANCIAL STRENGTHS

Peabody delivers long-term returns on investment. It has a strong balance sheet with low gearing and a modest debt burden. Astute business planning, together with robust governance, and an asset base of £8bn, means that Peabody is well placed to build thousands more top quality, well-maintained homes each year.



#### AWARD WINNING

Since 2017 Peabody has been recognised and awarded more than 55 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and 'Best Family Home' at the 2021 Evening Standard New Homes Awards. We also work with award winning architects and partners to deliver our high-quality design standards, creating homes in great locations which are safe, easy to maintain and long-lasting.



ARDEN AT PARKSIDE SE10



**New Mansion Square**  
Battersea

**St John's Way**  
Clapham Junction

More than just  
a place to live

**Willow Walk**  
Wandsworth

 **Peabody**

Discover the wonder of Wandsworth at two more great locations close-by, all available through Shared Ownership.

**Find your perfect place at**  
[peabodysales.co.uk/wandsworth](https://peabodysales.co.uk/wandsworth)

**New Mansion Square**

BATTERSEA SW8

The Shared  
Ownership  
Collection

**WILLOW  
WALK**

LONDON SW18

**A place to be iconic**

Studio, 1 and 2-bed homes, part of the iconic Battersea Power Station development. Within minutes of Battersea Power Station, Battersea Park and the new Battersea underground station.



**GREAT AMENITIES NEARBY**



**NORTHERN LINE UNDERGROUND 2 MINS WALK**

**A place to reside by the river**

A superb collection of new apartments just a short walk from the tranquillity of the River Thames. Located within a growing neighbourhood at Wandsworth Riverside Quarter, with riverside eateries nearby.



**CLOSE TO WANDSWORTH PARK**



**RIVERSIDE BARS & RESTAURANTS NEARBY**



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Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Measurements are rounded down and we work towards 5% tolerance. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments. All balcony/terrace dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Please speak to the sales team for more information. Information correct as of January 2022.