

WILLOW WALK

LONDON SW18

A collection of 1, 2 & 3 bedroom
Shared Ownership apartments

Bringing a new dimension to Wandsworth's rich fabric

The new apartments at Willow Walk are an exciting opportunity to make a thriving London neighbourhood your home.

Here in the heart of historic Wandsworth, just moments from the riverside and vibrant town centre, Willow Walk offers a new close-knit community in which to weave your own story.

Within this desirable Peabody development there's a place for you, with a total of 84 apartments available through Shared Ownership, including 60 two-bedroom, 18 one-bedroom and 6 spacious three-bedroom apartments.

Willow Walk's contemporary architecture has been carefully designed to blend into and complement its established surroundings through an attractive mix of materials, pedestrianised walkways, leafy courtyards and green terraces below.



Weave your own story

 Peabody



By the riverside

Find the London home you've longed for amongst Wandsworth's uplifting riverside scene and green spaces.

WILLOW WALK
LONDON SW18

Fulham

Wandsworth
Riverside Quarter Pier

The
London Eye

Wandsworth Town
Station

Clapham

Kensington
High Street

The River
Thames

Chelsea
Harbour

Battersea
Power
Station

Canary Wharf

Old York Road





Computer generated image is indicative only.

Craft your own laidback lifestyle in SW18

Experience Wandsworth's irresistible mix of an eclectic food and drink scene, leafy surroundings and plenty of local character – it's all about life's simple luxuries, from catching up with friends over coffee to taking a walk in the park.

Wandsworth is the place for independent cafés and restaurants, artisan delis, bakeries, unique boutiques and authentic London local pubs. For a refreshing change of scene, Battersea and Putney are both just a short walk along the riverside.





A place brimming
with charm and
character



Enjoy going out closer to home

Wandsworth has café culture in abundance. For breakfast, brunch or an afternoon pick-me-up, take your pick from cosy local cafés and cool coffee hang-outs with a twist, including Little Frenchies, Konnigans and Gail's on Old York Road, for a caffeine hit and treats. Life's sweeter in Wandsworth.

By night, the streets are alive with food, entertainment and drink options. The area's storied history of brewing has left its mark with a fantastic choice of atmospheric pubs such as The Cat's Back and The Alma, for an after-work drink, or to while away an evening. Or why not head to Backyard Cinema for an immersive film experience, perfect for a weekend with friends.



Backyard Cinema

Close by is the UK's only theme-changing cinema, offering the chance to share a unique movie experience, with food and drink to match.



Kat Coffee Co., Osiers Road

This independent coffee shop close to Willow Walk will soon become your go-to for great coffee and their famous cinnamon buns, pastries and baguettes – all made fresh daily. Grab a bite to go, or sit in and take in the work of local artists, which is also available to buy.



Wandsworth Park

Head to the riverside for great views, plenty of space and greenery.



This is Wandsworth



Street Cube, SouthSide Shopping Centre

This street-food market serves up a delicious mix of stalls and local vendors with a focus on sustainably-sourced, organic cuisine. The line-up changes regularly, and you can expect everything from noodles and fried chicken to gourmet burgers and mezze. Open six days a week.



The Cat's Back, Point Pleasant

This cosy, hidden gem of a pub close to the riverside combines a traditional local-pub feel with a modern menu and interiors. Enjoy real ale and tapas in the main bar downstairs, the luxurious upstairs snug or out on the year-round terrace.

Megan's, Old York Road

Located on bustling Old York Road, Meghan's is a perfect spot for brunch or a laid-back dinner with friends. The varied, Mediterranean-style menu includes eggs, pancakes, kebabs and salads, including veggie and vegan options. Plus, kids and dogs are welcome.

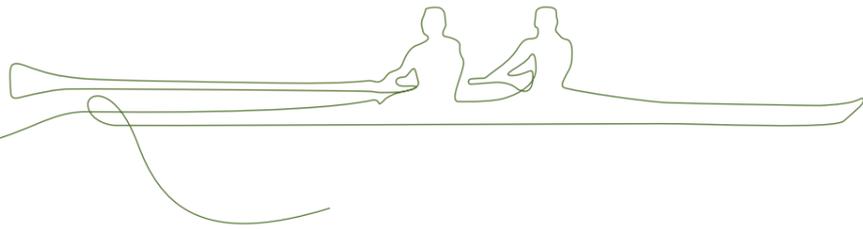


Bayley & Sage, Old York Road

Foodies flock to this Wandsworth outpost of the Bayley & Sage deli chain. Pick up carefully-sourced produce and ingredients, including wine, British cheese, charcuterie, fresh fruit, veg and bread. The store also hosts regular tastings and events.



Take a walk on the quiet side



Wandsworth Park



Putney Bridge



Down by the riverside you're invited to take life at your own pace – whether that's going for a run or simply enjoying the view.

Life south of the river offers the time and space you need to take it easy, and Wandsworth's open spaces and sought-after riverside location provide everyday inspiration for both relaxation and adventure.

Take a walk along the Thames Path, a two-minute stroll from Willow Walk or explore further afield along the Wandle Trail. This 9-mile route takes in the area's diverse history including 'The Spit', where the River Wandle meets the Thames, The Ram – a historic local pub, King George's Park, and plenty of mills, manors and nature reserves to embrace and enjoy.



Shepherd's Bush

Kensington

Belgravia

Westminster

Earl's Court

Chelsea

Pimlico

Fulham

Vauxhall

Battersea

South Lambeth

Putney

Wandsworth

Clapham

Brixton

WILLOW WALK
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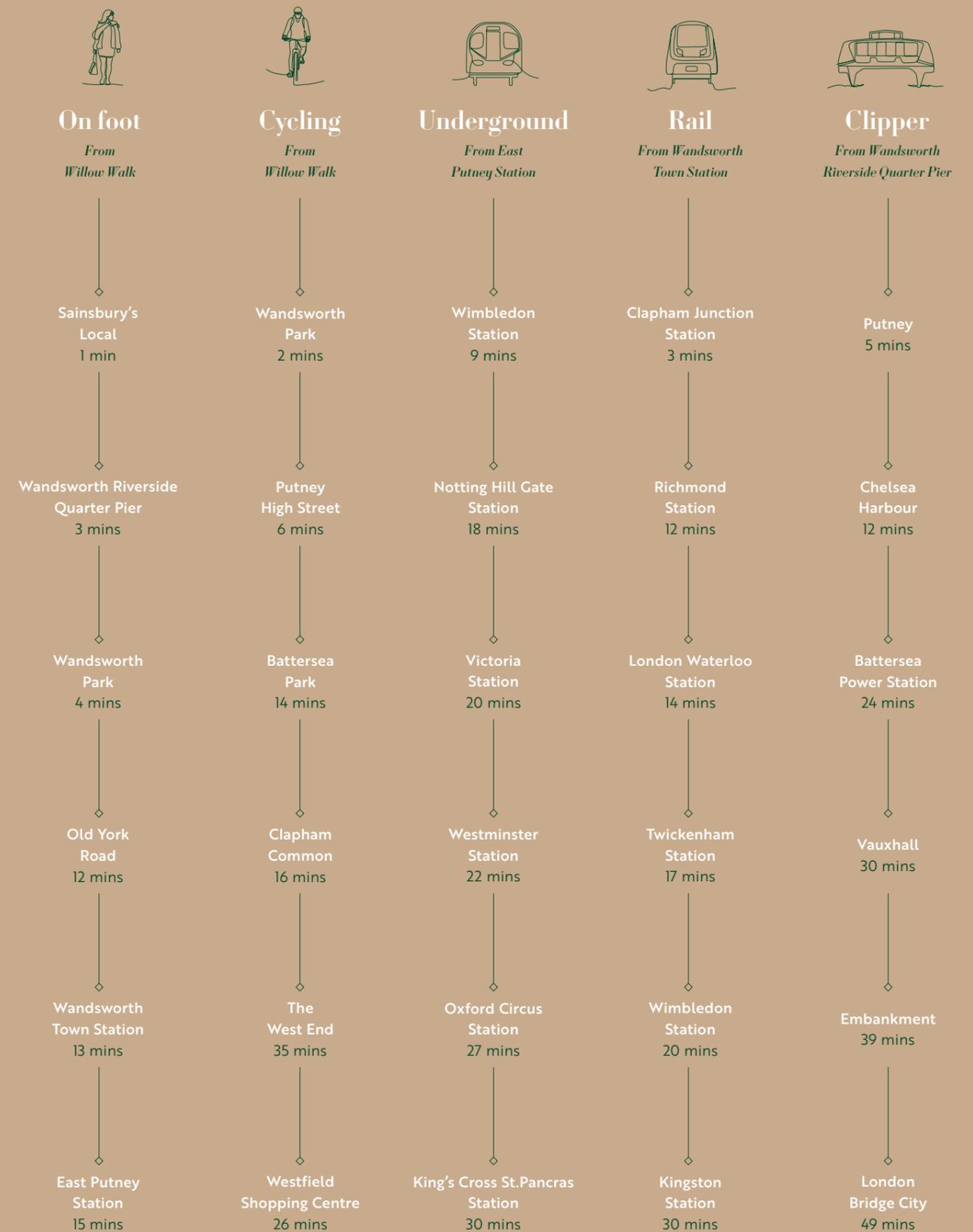
--- Train lines
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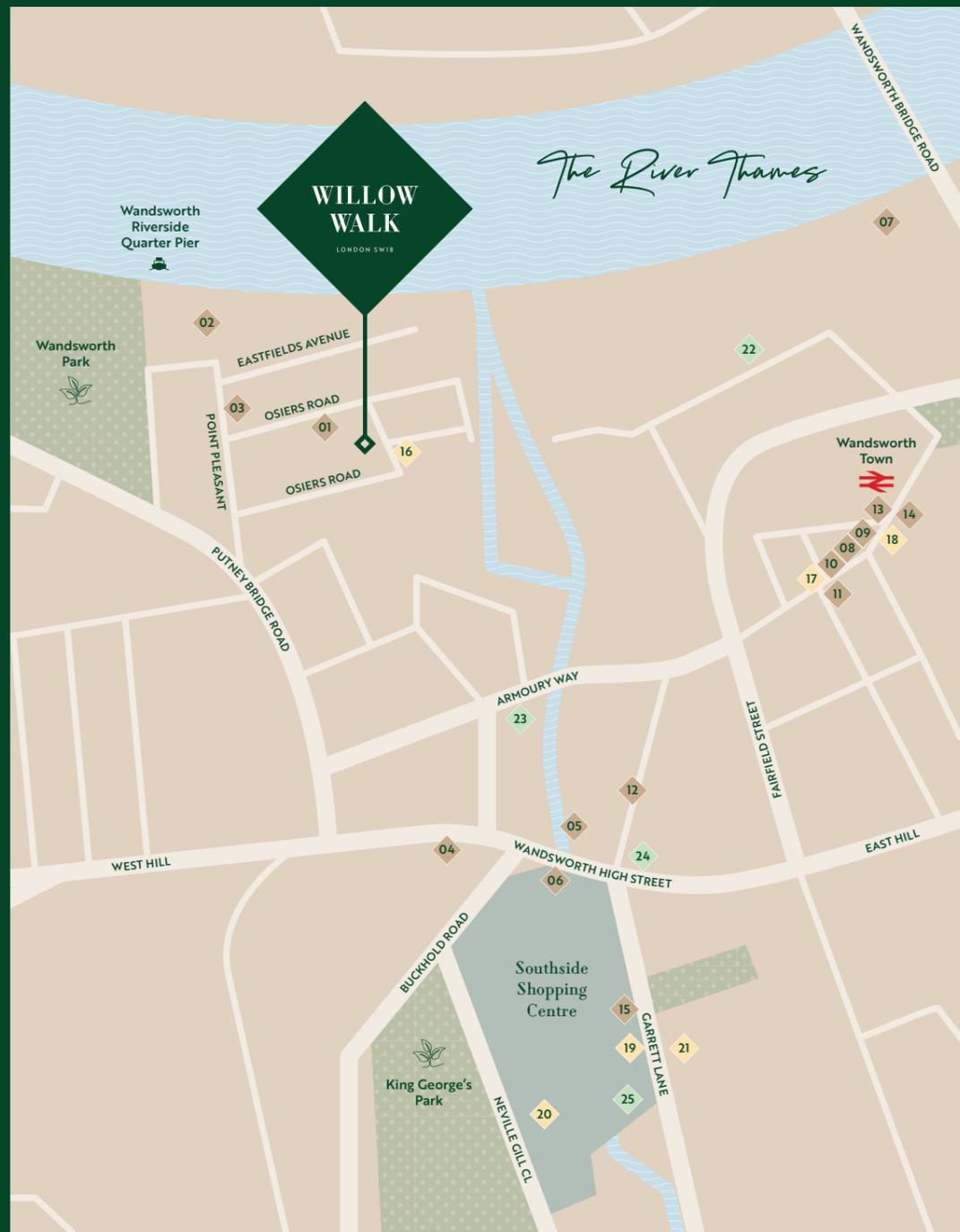
Tap into Wandsworth's great connections

Wherever you're thinking of going, a choice of public transport, cycle routes and walkable stations makes getting around easy.

Take the 13-minute walk to Wandsworth Town Station and from there you can be at Waterloo in just 14 minutes. For the scenic route into central London, London Bridge and Putney, catch the Thames Clipper from Wandsworth Riverside Quarter Pier. Plus, a choice of cycleways makes it easy getting around on two wheels too.



Local Favourites



Eat & Drink

- 01 **Kat Coffee Company** ⌚ 1 min
An independent café who love cats, fresh food and the best coffee you can imagine.
- 02 **Palm Riverside** ⌚ 3 mins
Authentic Lebanese food set against panoramic River Thames views.
- 03 **The Cat's Back** ⌚ 3 mins
A laid back and comfortable; yet striking and impressive pub. Casual and classic dining with a modern twist.
- 04 **Hotaru** ⌚ 9 mins
Japanese dishes which are unique and special for everyone's taste. Mostly gluten free as well.
- 05 **Schooner Bar** ⌚ 11 mins
An classy independent craft beer, wine and cocktail bar.
- 06 **Street Cube** ⌚ 11 mins
The UK's first and only sustainable street food pop-up. It is all about good food that's cooked with passion.
- 07 **The Ship** ⌚ 11 mins
A gastropub with a wood-burning stove, riverside terrace and outdoor barbecue kitchen.
- 08 **Gail's** ⌚ 12 mins
Baked fresh, handmade bread, pastries and cakes every day, served carefully-sourced house blend specialty coffee.
- 09 **Konnigans** ⌚ 12 mins
Deli platters, grills and global-influenced food in quirky spot with shabby-chic decor plus terrace.
- 10 **Little Frenchies** ⌚ 12 mins
Specialty coffee, cake and all day brunch.
- 11 **Megan's** ⌚ 12 mins
A beautiful little restaurant with food from sunny places. Bright & light, with a stunning conservatory.
- 12 **Sambrook's Brewery** ⌚ 12 mins
A modern, craft beer producing taproom.
- 13 **Over Under** ⌚ 13 mins
A small specialised coffee shop that transform into bars by night; opening early, closing late, always good vibes.
- 14 **The Alma Pub** ⌚ 13 mins
A traditional British Victorian pub, restaurant and hotel.
- 15 **Wagamama** ⌚ 14 mins
Asian food inspired by the flavours of Japan.

Shopping

- 16 **Sainsbury's Local** ⌚ 1 min
- 17 **Cleavers** ⌚ 11 mins
An artisan butchers providing the highest quality meat products.
- 18 **Bayley and Sage** ⌚ 12 mins
Delicious, best of the season products from fruit & vegetables to meat or cheese.
- 19 **Planet Organic** ⌚ 14 mins
The UK's first fully certified organic supermarket.
- 20 **Waitrose & Partners** ⌚ 14 mins
- 21 **Sainsbury's** ⌚ 15 mins

Leisure

- 22 **Virgin Active** ⌚ 8 mins
- 23 **Backyard Cinema** ⌚ 9 mins
An independent cinema that creates iconic and immersive experiences where people can watch their favourite films.
- 24 **Pure Gym** ⌚ 12 mins
- 25 **Cineworld** ⌚ 18 mins
Catch up on the latest blockbusters.

A place you can grow into

Discover the local area's choice of schools



Nurseries & Primary Schools

The Roche School

0.1 miles

The Roche School is an independent family owned, co-educational, nursery and primary school offering children a wide range of academic, creative and sporting opportunities.

St Joseph's Catholic Primary and Nursery School

0.2 miles | Ofsted: Good

A forward thinking, successful and joyful school, where diversity is prized and everyone is valued. Their motto 'learning to love, loving to learn' embodies the school ethos, underpinned by Christian values.

West Hill Primary School

0.3 miles | Ofsted: Good

An inclusive community school with children who thrive, a committed staff and a dedicated Governing Body.

Anglo Portuguese School of London

0.4 miles

A free Anglo-Portuguese primary school for children aged 4-11 and a cohort of Reception children. The school is England's first to provide a bilingual curriculum in English and in Portuguese.

St Faith's CofE Primary School

0.4 miles | Ofsted: Good

St Faith's CE Primary School has an established Christian ethos where worship and religious education are integral parts of our school life.

Brandlehow Primary School

0.4 miles | Ofsted: Outstanding

A vibrant school, where children are at the heart of every decision, and are naturally motivated to bring enthusiasm to everything they do. That vitality is nurtured in a friendly and caring environment.

Secondary Schools & Colleges

South Thames College

0.4 miles | Ofsted: Good

Fantastic purpose built teaching facilities, study at South Thames College is exciting, fun and as close as possible to a real working environment.

The Hurlingham Academy

0.5 miles | Ofsted: Good

A close-knit school community that learns together, has fun together and continues on a journey towards all-around excellence.

Ashcroft Technology Academy

0.6 miles | Ofsted: Outstanding

A secondary school for students aged 11-16 and further education for students aged 16-18 in their Sixth Form.

Centre Academy London

0.9 miles | Ofsted: Good

A co-educational special needs school offering a day programme for children aged 9 to 19. The school addresses a broad range of learning challenges including Dyslexia, AD/HD, ASD, Speech and Language needs.

The life and soul of the city



For a change of scene, central London's incredible culture, shopping and entertainment is all within easy reach.

When central London calls, you're just 20 minutes away. Whether it's for work or play, enjoy being within striking distance of the best that the buzzing capital has to offer, from world-class shopping and dining to shows and special nights out.



Site Plan



- River Thames**
3 minutes
- Wandsworth Park**
4 minutes
- Wandsworth
Town Station**
13 minutes
- East Putney**
15 minutes



Spaces woven for style and comfort





Computer generated image is indicative only.

Specification

Living / Kitchen / Dining

- ◇ Matte indigo blue, handleless kitchen units and underside LED strip lighting to wall units
- ◇ White quartz worktops with matching plain white splashback and upstands
- ◇ Under mounted single bowl stainless steel sink with polished chrome tap
- ◇ AEG frameless touch ceramic hob with discreet hood
- ◇ AEG integrated stainless steel multi-function oven
- ◇ AEG integrated fridge / freezer
- ◇ AEG fully integrated dishwasher
- ◇ Integrated recycling bin
- ◇ Grey oak-effect laminate flooring

Bathroom / En-suite

- ◇ White bath and wall mounted chrome overhead hand shower and clear glass bath screen
- ◇ Large format tiles in grey to bath, shower and sink areas
- ◇ Full height and width mirror above white semi-recessed basin with chrome mixer tap
- ◇ Chrome clear glass shower screen and wall-mounted chrome overhead hand shower
- ◇ WC with soft close seat and chrome flushplate
- ◇ Chrome towel radiators

Bedroom(s)

- ◇ Cormar grey carpet with timber thresholds
- ◇ Pendant lighting
- ◇ Built-in wardrobe with stone matt panel and sliding white glass doors to main bedrooms

Security & Peace of Mind

- ◇ Video entry system
- ◇ Sprinkler system
- ◇ Wired smoke detectors and heat alarms

Communal

- ◇ High quality, durable carpeting, and tiled floor finishes throughout
- ◇ Video entry system
- ◇ Secure bicycle storage

Utility / Electricals

- ◇ Heat and hot water Guru metering system to each home
- ◇ HIU communal heating system
- ◇ Chrome towel radiators to all bathrooms, white radiators to all other rooms
- ◇ Recessed downlights fitted to living/dining area and bathrooms
- ◇ Shaver sockets to all bathrooms and en-suites
- ◇ AEG freestanding washing machine to hallway storage cupboards
- ◇ Communal aerial, telephone and satellite system wired for Sky Q and Freeview television to living room and bedroom 1 (Master bedroom)*
- ◇ BT Fibre Optic Broadband connection

General

- ◇ Mechanical Ventilation with Heat Recovery system (MVHR), with controllers in kitchen and bathrooms
- ◇ Communal heating system
- ◇ NHBC 10 Year Building Warranty + additional 2 years cover
- ◇ 12 month defect cover from PC***
- ◇ Balconies to all homes (dark wood decking)
- ◇ Resident only communal podium garden
- ◇ 2 years Santander Cycles Membership (one per household)
- ◇ £100 voucher contribution towards a local car club scheme (first two years)
- ◇ 3 wheelchair adaptable apartments available (apartment 307, 407 and 507)**



Computer generated image is indicative only.

*Leaseholder will be responsible for Sky Q installation and subscription at additional cost.

**Applies to selected apartments only, please see floorplans and speak to sales advisor for further information.

***From practical completion (PC) of the development.

Whilst every effort has been taken to ensure the accuracy of the information provided, the specification has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice. Please ask your sales advisor for more information.





The journey to owning your own home through Shared Ownership is simple...



Want to find out more about Shared Ownership?

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

peabodysales.co.uk/ways-to-buy/shared-ownership/



More than just a place to live.

Peabody creates great places where people want to live, adding value by upholding high design standards, building sustainable, high-quality new homes that stand the test of time and making a positive difference through ongoing commitment to our communities.

160

Building history

Formed 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.



Social impact

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



Customer focus

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.

Our mission is to help people flourish.

Find your place:

peabodysales.co.uk/more-than-just-a-place-to-live/



Quality Design & Sustainability

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.



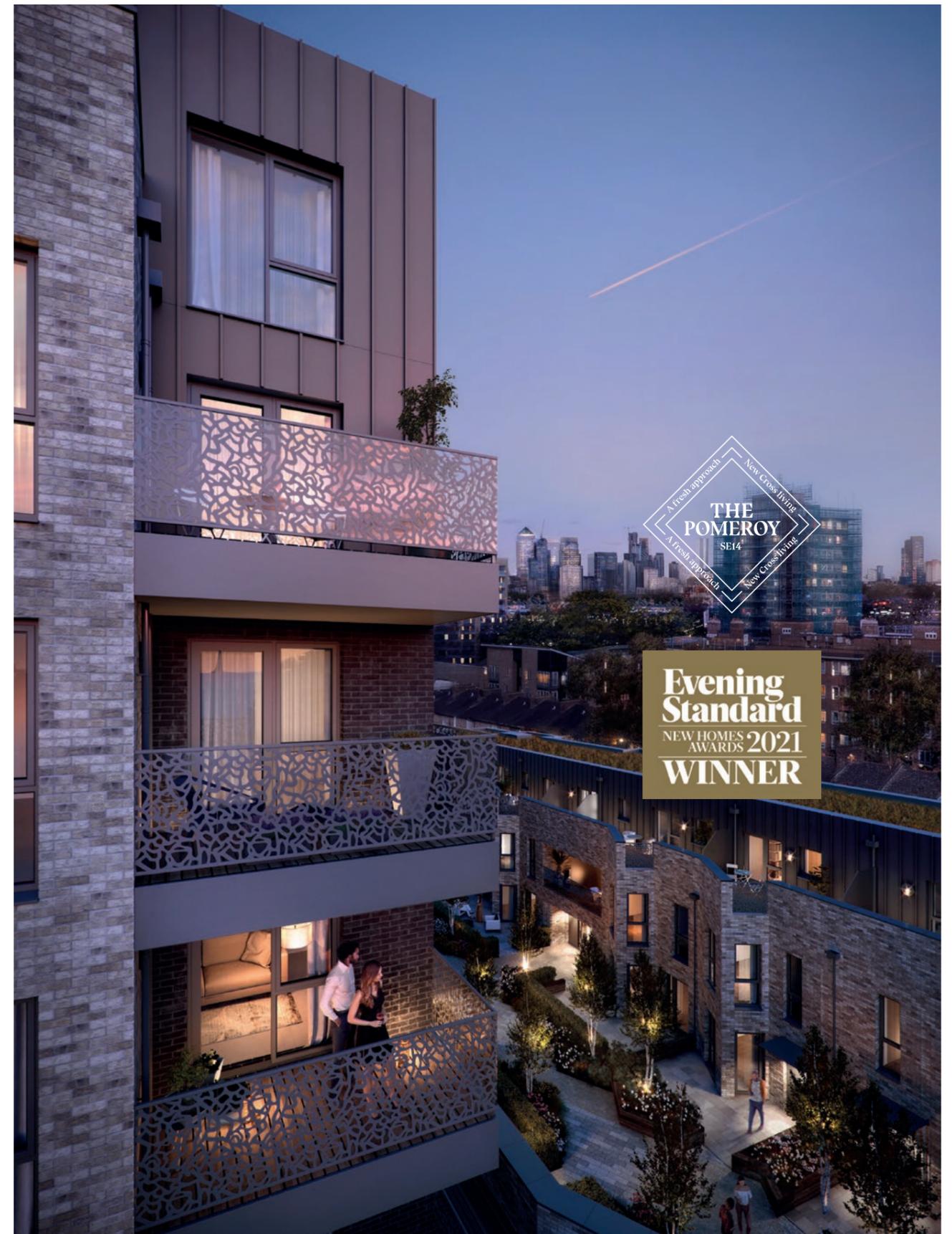
Strong growth

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



Award winning

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.



Evening Standard Awards 2021 - Winner - Best Family Home

WILLOW WALK

LONDON SW18

For all enquiries, call **020 7021 4842**
or visit willowwalk-sw18.com



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