



SWANDON GARDENS

WANDSWORTH SW18

A decorative graphic on the left side of the page, consisting of several overlapping, stylized leaves. Each leaf is composed of numerous fine, parallel lines that create a sense of depth and texture. The leaves are arranged in a vertical, slightly curved pattern, with some pointing upwards and others downwards. The overall effect is a modern, organic design.

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# WELCOME

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**Enjoy urban city living at its finest.**

Located in vibrant Wandsworth SW18, Swandon Gardens is a stunning new development boasting a contemporary design and a high-specification finish.

All you could ask for is on hand in this desirable, urban neighbourhood: first class shopping, leisure, arts & entertainment, schooling and lush green spaces are all within easy reach, providing a welcoming community lifestyle which is hard to beat. Residents also benefit from excellent transport links, with nearby Wandsworth Town Train Station offering a quick commute across the capital and beyond.



# OUT AND ABOUT

Whatever you're looking for, it's all happening in your neighbourhood.

London's hotspots are all within reach, but there's always a buzz in Wandsworth. Stroll around the corner and soak up the village atmosphere of the Old York Road, with its cosy cafés, bars, eateries, indie grocery stores and boutiques. Call in to Konnigans or Frenchie for a lazy brunch or enjoy drinks at The Alma.

Southside Shopping Centre in central Wandsworth has a host of branded and independent retailers. Enjoy a fun night out at The Backyard Cinema or the exciting Gravity Max immersive entertainment centre.

Find the perfect place to unwind at one of the many beautiful green spaces nearby. The riverside Wandsworth Park has a café, playground facilities, plus cricket and bootcamps. Adjoining the town centre and bordered by the River Wandle, King George's Park is a welcome oasis. Nearby Wandsworth Common and Clapham Common offer a huge range of sporting opportunities for all ages.

Just 12 minutes by bike, Battersea Park is one of London's iconic green spaces; stroll or cycle round the beautiful 200-acre parkland, visit the playground, have a bite to eat at the lakeside Pear Tree Café, Go Ape! or simply relax and breathe it all in.



Ham House



HURLINGHAM CLUB

SOUTH PARK

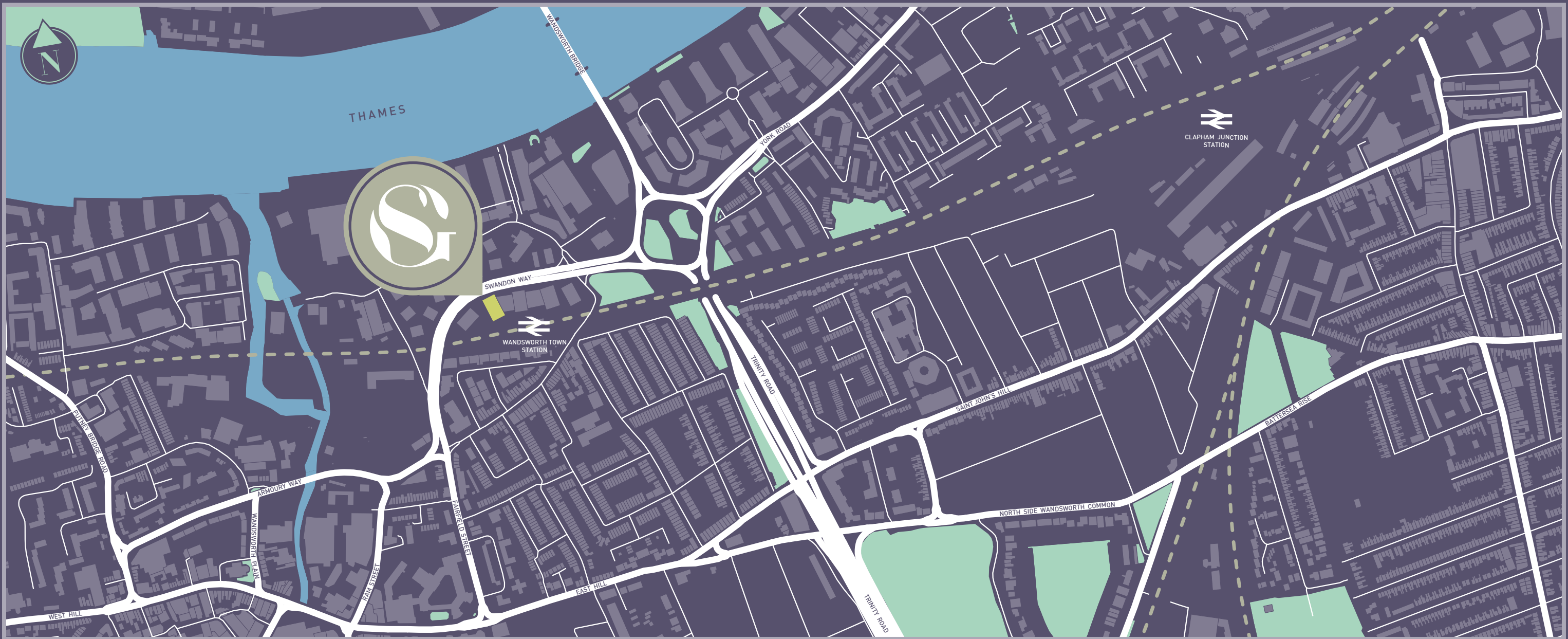
BOTANY HOUSE

WANDSWORTH BRIDGE

BATTERSEA BRIDGE







# TRANSPORT

The world is your oyster

Whether you are living it up locally, commuting for work or heading into the heart of the capital to experience the London high life, the travel options are first class.

Around the corner is Wandsworth Town Train Station, on the South Western Railway. Reach London Waterloo in about 18 minutes, or head out to Weybridge in under an hour. Clapham Junction Interchange is roughly just under 5 minutes by train or around 11 minutes by bus, with easy connections to Gatwick Airport or Victoria Station.

The area is well served by multiple bus routes with stops nearby on Swandon Way.

## ON FOOT



## BY BIKE



## BY TRAIN (WANDSWORTH TOWN STN)



# SITEMAP



- PA Housing Shared Ownership Homes
- Private Sale Homes

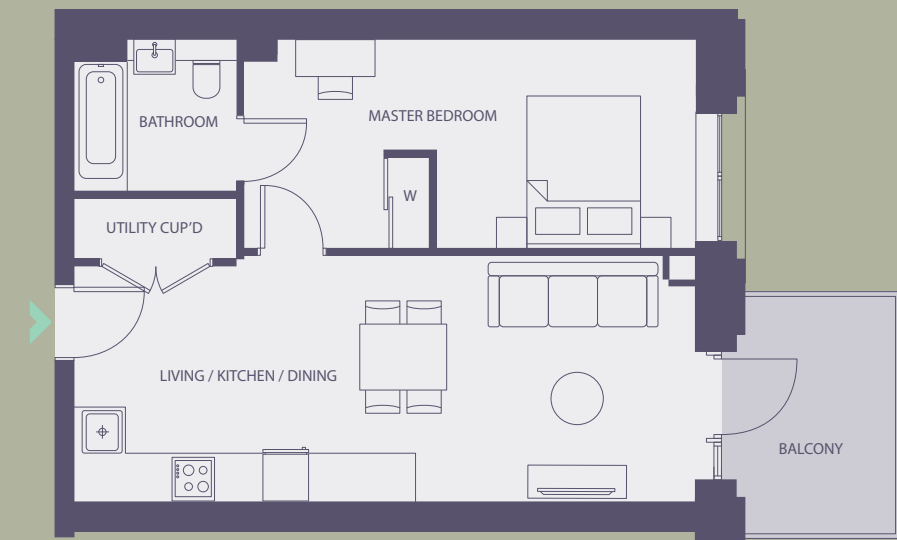
TYPE 4  
**1 BEDROOM APARTMENT**

BLOCK D | BOTANY HOUSE



TYPE 5  
**1 BEDROOM APARTMENT**

BLOCK D | BOTANY HOUSE



**TOTAL AREA: 50.8m<sup>2</sup>**  
 Plot D-04-AP08: Level 4  
 Plot D-05-AP08: Level 5  
 Plot D-06-AP03: Level 6  
 Plot D-06-AP08: Level 6

Plot D-07-AP03: Level 7  
 Plot D-07-AP08: Level 7  
 Plot D-08-AP03: Level 8  
 Plot D-08-AP08: Level 8  
 Plot D-09-AP03: Level 9

Plot D-09-AP08: Level 9  
 Plot D-10-AP03: Level 10  
 Plot D-10-AP08: Level 10

**TOTAL AREA: 51.2m<sup>2</sup>**  
 Plot D-04-AP04: Level 4  
 Plot D-04-AP07: Level 4  
 Plot D-05-AP04: Level 5  
 Plot D-05-AP07: Level 5

Plot D-06-AP04: Level 6  
 Plot D-06-AP07: Level 6  
 Plot D-07-AP04: Level 7  
 Plot D-07-AP07: Level 7  
 Plot D-08-AP04: Level 8

Plot D-08-AP07: Level 8  
 Plot D-09-AP04: Level 9  
 Plot D-09-AP07: Level 9  
 Plot D-10-AP04: Level 10  
 Plot D-10-AP07: Level 10



TYPE 6  
**2 BEDROOM APARTMENT**

BLOCK D | BOTANY HOUSE



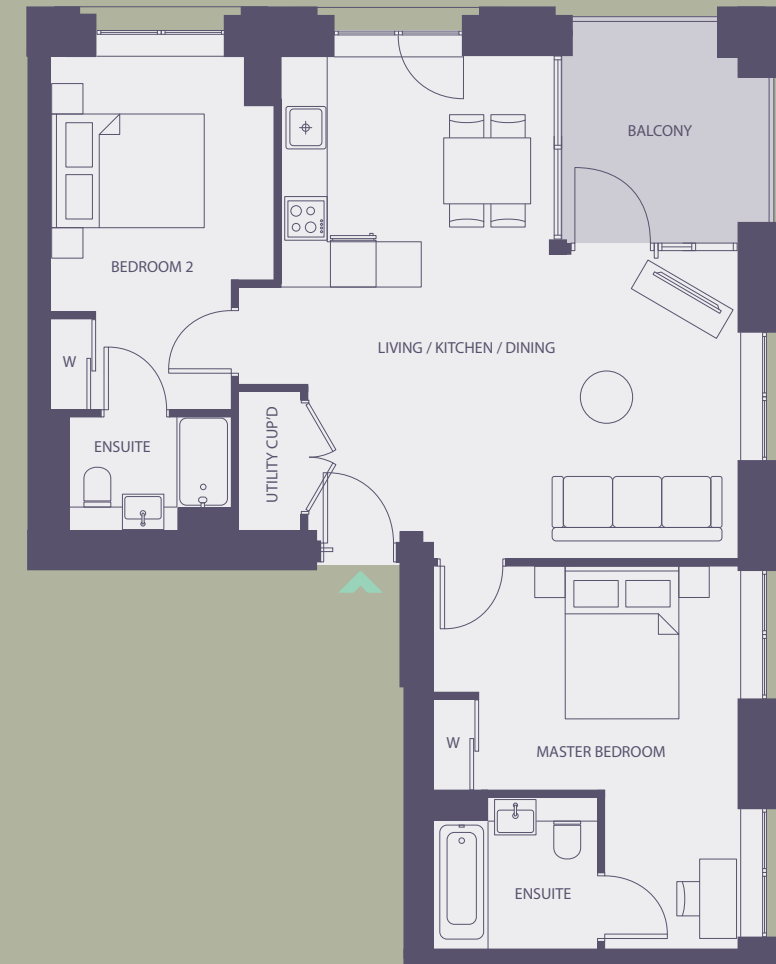
**TOTAL AREA: 74m<sup>2</sup>**  
 Plot D-04-AP05: Level 4  
 Plot D-04-AP06: Level 4  
 Plot D-05-AP05: Level 5  
 Plot D-05-AP06: Level 5  
 Plot D-06-AP05: Level 6

Plot D-06-AP06: Level 6  
 Plot D-07-AP05: Level 7  
 Plot D-07-AP06: Level 7  
 Plot D-08-AP05: Level 8  
 Plot D-08-AP06: Level 8  
 Plot D-09-AP05: Level 9

Plot D-09-AP06: Level 9  
 Plot D-10-AP05: Level 10  
 Plot D-10-AP06: Level 10

TYPE 15  
**2 BEDROOM APARTMENT**

BLOCK D | BOTANY HOUSE



**TOTAL AREA: 75.4m<sup>2</sup>**  
 Plot D-04-AP01: Level 4  
 Plot D-05-AP01: Level 5  
 Plot D-06-AP01: Level 6

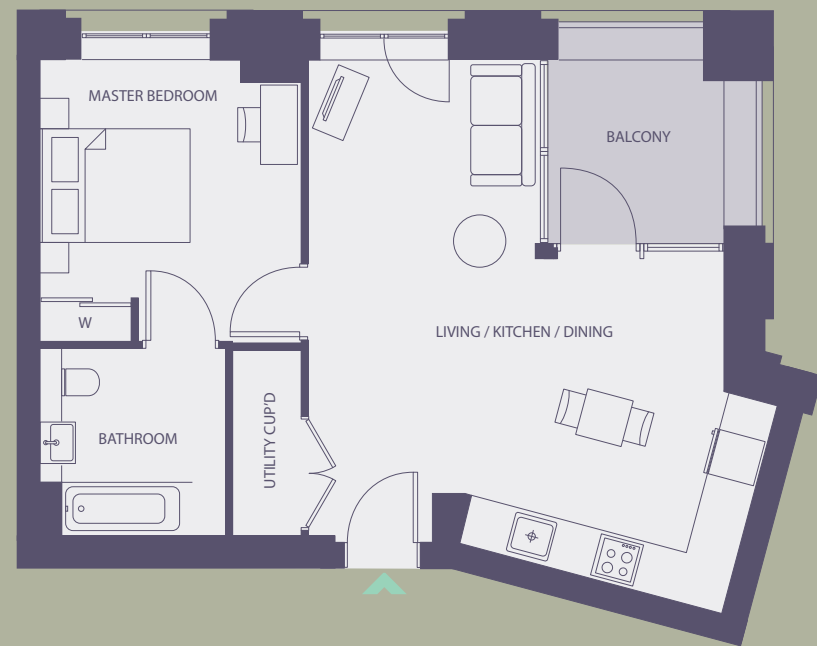
Plot D-07-AP01: Level 7  
 Plot D-07-AP02: Level 7  
 Plot D-08-AP01: Level 8  
 Plot D-08-AP02: Level 8

Plot D-09-AP01: Level 9  
 Plot D-09-AP02: Level 9  
 Plot D-10-AP01: Level 10  
 Plot D-10-AP02: Level 10



TYPE 16  
**1 BEDROOM APARTMENT**

BLOCK D | BOTANY HOUSE



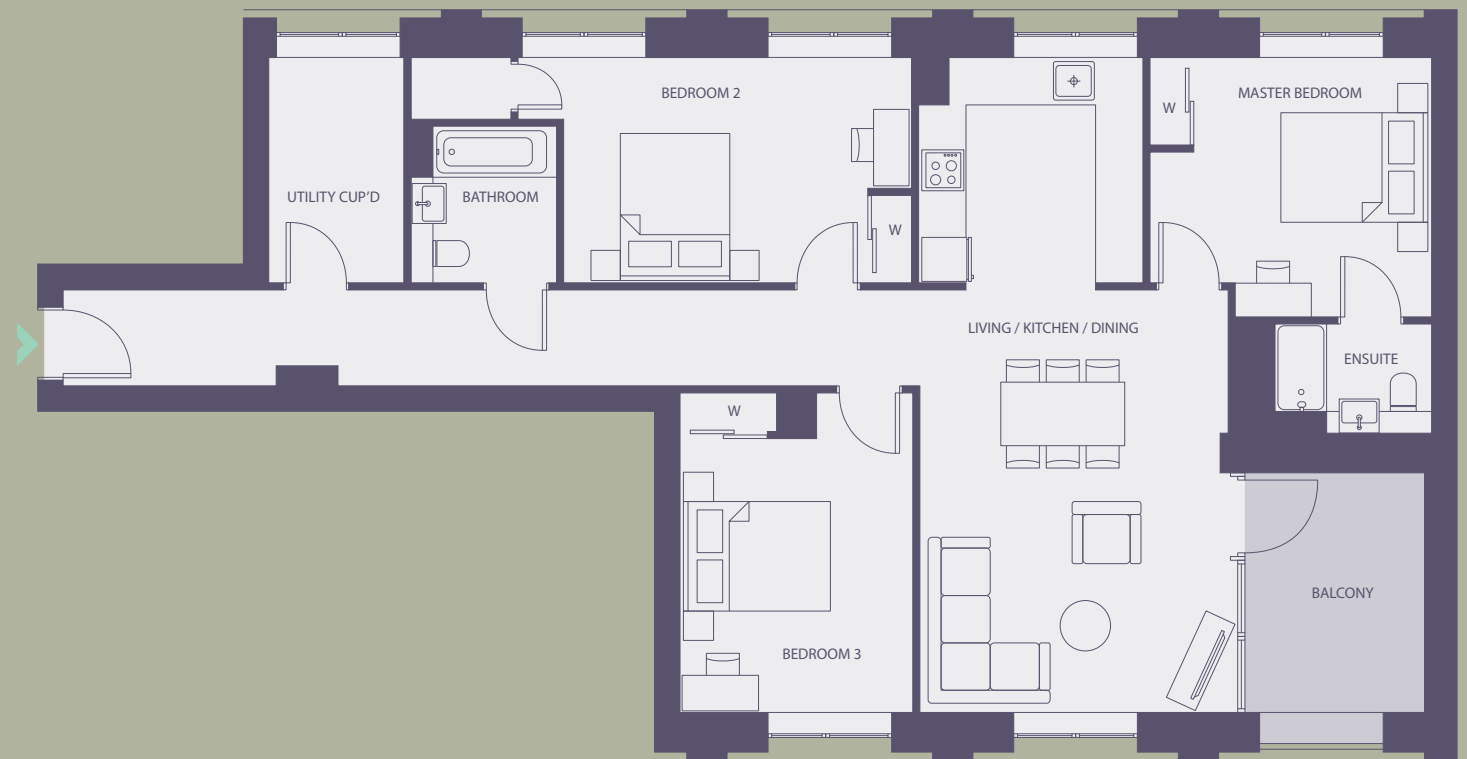
TOTAL AREA: 54.8m<sup>2</sup>

Plot D-04-AP02: Level 4

Plot D-05-AP02: Level 5

TYPE 22  
**3 BEDROOM APARTMENT**

BLOCK D | BOTANY HOUSE



TOTAL AREA: 115.1m<sup>2</sup>

Plot D-04-AP09: Level 4

Plot D-05-AP09: Level 5



TYPE 23  
**2 BEDROOM APARTMENT**

BLOCK D | BOTANY HOUSE



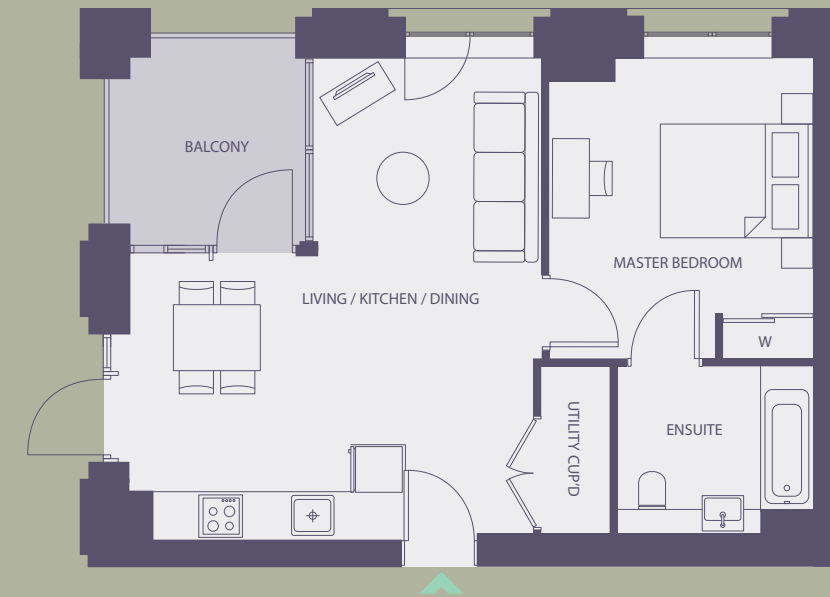
TOTAL AREA: 81.3m<sup>2</sup>

Plot D-04-AP03: Level 4

Plot D-05-AP03: Level 5

TYPE 25  
**1 BEDROOM APARTMENT**

BLOCK D | BOTANY HOUSE



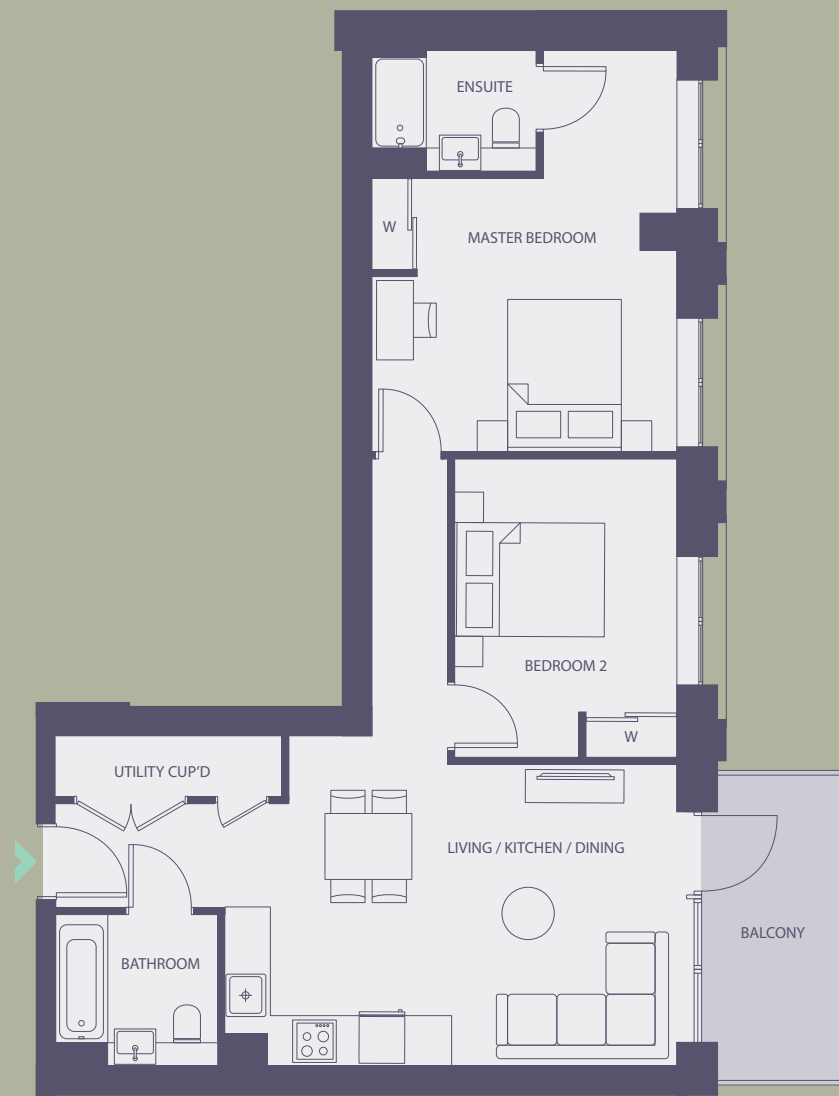
TOTAL AREA: 52.1m<sup>2</sup>

D-06-AP02: Level 6



TYPE 26  
**2 BEDROOM APARTMENT**

BLOCK D | BOTANY HOUSE



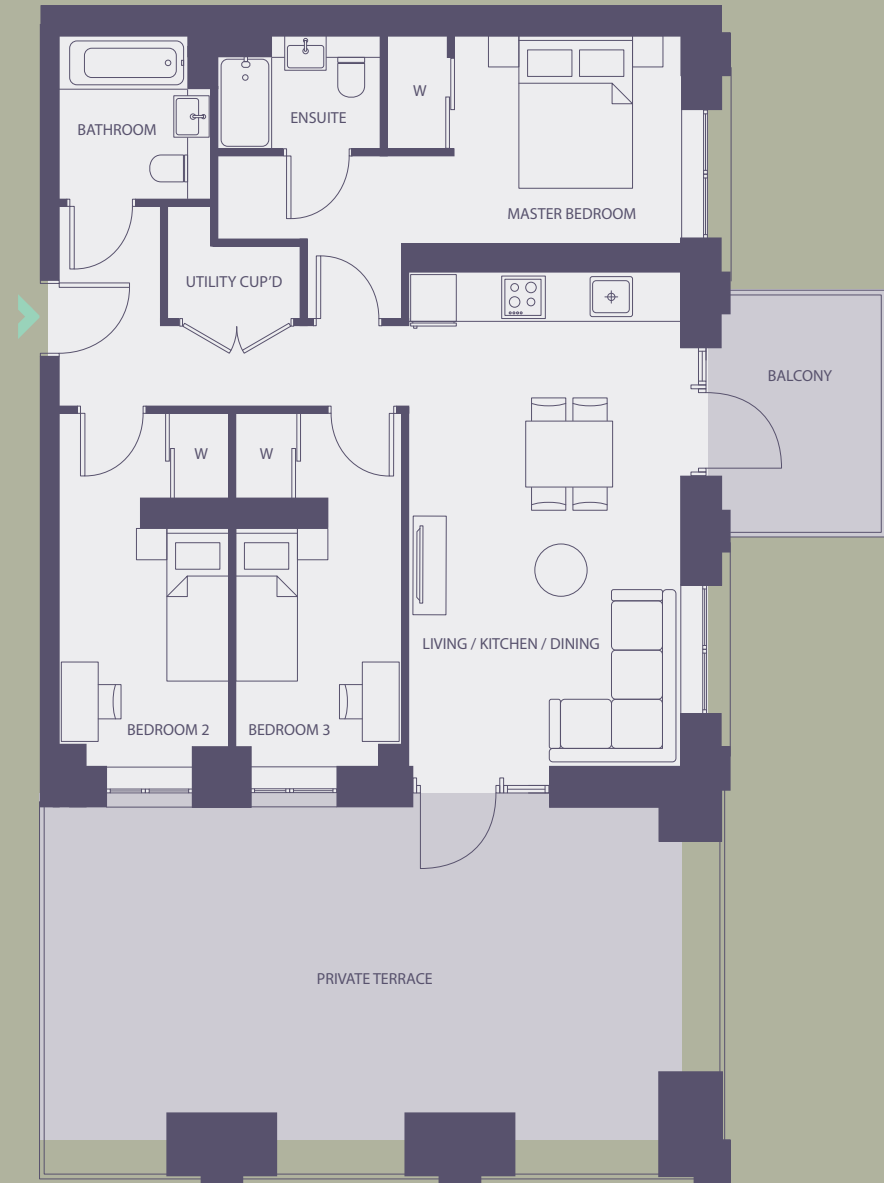
TOTAL AREA: 74.5m<sup>2</sup>

Plot D-11-AP01: Level 11

Plot D-11-AP02: Level 11

TYPE 27  
**3 BEDROOM APARTMENT**

BLOCK D | BOTANY HOUSE



TOTAL AREA: 81.9m<sup>2</sup>

Plot D-11-AP03: Level 11

Plot D-11-AP04: Level 11



# QUALITY LIVING

## A superb new development in the best of locations

With an eye-catching, modern exterior and a full range of 1, 2 and 3-bed Shared Ownership apartments on offer, Swandon Gardens is a hugely attractive development for singles, couples, professionals and families.

Each open plan home enjoys comfortable, contemporary and carefully considered interiors including sleek kitchens and stylish bathrooms.

Well-planned exteriors include an attractive courtyard podium, together with convenient pedestrian/cycle access around the development.

Available through the Shared Ownership scheme, these smart, stylish, urban homes are now within reach.





### Kitchen

Indigo blue handleless kitchen units to selected plots\*

Angora grey handleless kitchen units to selected plots\*

Gris Expo worktop to selected plots\*

Blanco City worktop to selected plots\*

Samsung single electric oven & ceramic hob,

Zanussi extractor fan

Beko fridge/freezer, washer/dryer and dishwasher

### Bathroom & Ensuite

White sanitaryware by Vitra, with stylish chrome brassware and fittings by Grohe

Glass shower screen

Palette 1: Light-toned tiles to selected plots\*

Palette 2: Dark-toned tiles to selected plots\*

Heated chrome towel rail

### Flooring

Cloudy Bay carpets to bedrooms

Laminate timber flooring to kitchen, living and dining areas

Dark Griega to bathrooms/ensuites

### General

Video entry system

Manual Blinds installed in the bedrooms, Window Blind(s) installed in the living area

Brushed stainless steel sockets to kitchen

\*Kitchen, bathroom & en-suite specifications may vary between plots, offering a mix-and-match approach with either light or dark colour palettes. For more information on each plot's specifications, please ask the Sales & Marketing Team. These new homes are under construction at time of issue. Specification is subject to change due to availability or design alterations. Computer generated images are for illustrative purposes only.



Computer generated image



Computer generated image



Computer generated image





Computer generated image

## THINGS TO DO

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### Amble along The Old York Road

Shop and socialise along the length of this trendy, leafy Wandsworth gem. Pedestrianised and plenty of outdoor seating, it's the place to see and be seen.

### Picnic in the park

From Wandsworth Park to King George's Park, Wandsworth Common to Clapham Common, the local green spaces are much-loved retreats.

## REASONS TO BUY

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### A stylish home of your own

Contemporary, comfortable and yet oh so stylish – you'll enjoy showing off your new home. With a superb social life on offer in the vicinity, what's not to love?

### Invest in your future

Make it happen with an affordable and manageable investment; buy a share of your home and rent the rest, then increase your share over time.



Computer generated image



# ABOUT US

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## Register your interest

swandonggardens@pahousing.co.uk  
www.pahousing.co.uk/swandonggardens



## About Us

Paragon Asra Housing, known as PA Housing, owns more than 23,000 homes in London, Surrey and the Midlands. We specialise in providing Shared Ownership homes in London, Surrey and the Midlands.

PA Housing is committed to working together with our stakeholders to make a difference to our customers and communities. We are dedicated to finding innovative ways to involve our residents, while empowering our people to be unashamedly bold, doing whatever it takes to deliver more quality homes and services we can all be proud of.



**PA Housing**

## Am I Eligible?

To be eligible to purchase a home at Swandon Gardens, 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](mailto:housesales@wandsworth.gov.uk) or telephone 020 8871 6016.

Please note that income caps apply to certain apartments. 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. Specifications are subject to change. Details are correct at time of going to print: February 2024.



