

**COBALT
PLACE**
SW11
BATTERSEA VILLAGE

PRELIMINARY SALES PACK



HEART & SOUL

Cobalt Place is the new residential heart of Battersea Village. With its range of strikingly modern apartments, and a location in one of London's trendiest neighbourhoods it combines the fun and friendliness of an urban village lifestyle with the inspiration of living in one of the world's greatest cities. Sustainable design is at the very soul of Cobalt Place with a range of eco features that set exemplary standards.

Cobalt Place. Blue is the new green.



CITY & VILLAGE

To put Cobalt Place on the map, it's in Battersea Village, London SW11, one of the most flourishing neighbourhoods south of the river and only a five minute walk from the Thames itself. Chelsea starts on the north side of Battersea Bridge and the West End is less than five miles away.

Battersea's historic streets have conservation areas and cobblestones, and they possess genuine London character and style. It provides a unique mix that's attracted some excellent restaurateurs and businesses, some with A-list status. Victoria Beckham runs her fashion empire from Battersea and Gordon Ramsey has chosen Battersea Square for his latest London venture. What better recommendation could there be?

At Cobalt Place you'll be in very good company.

EAST & WEST

The two apartment buildings of Cobalt Place face each other across a landscaped square. Low-rise and tastefully contemporary in style, they merge happily into the surrounding conservation area streets and allow good vantage points and sunlight to all the apartments.

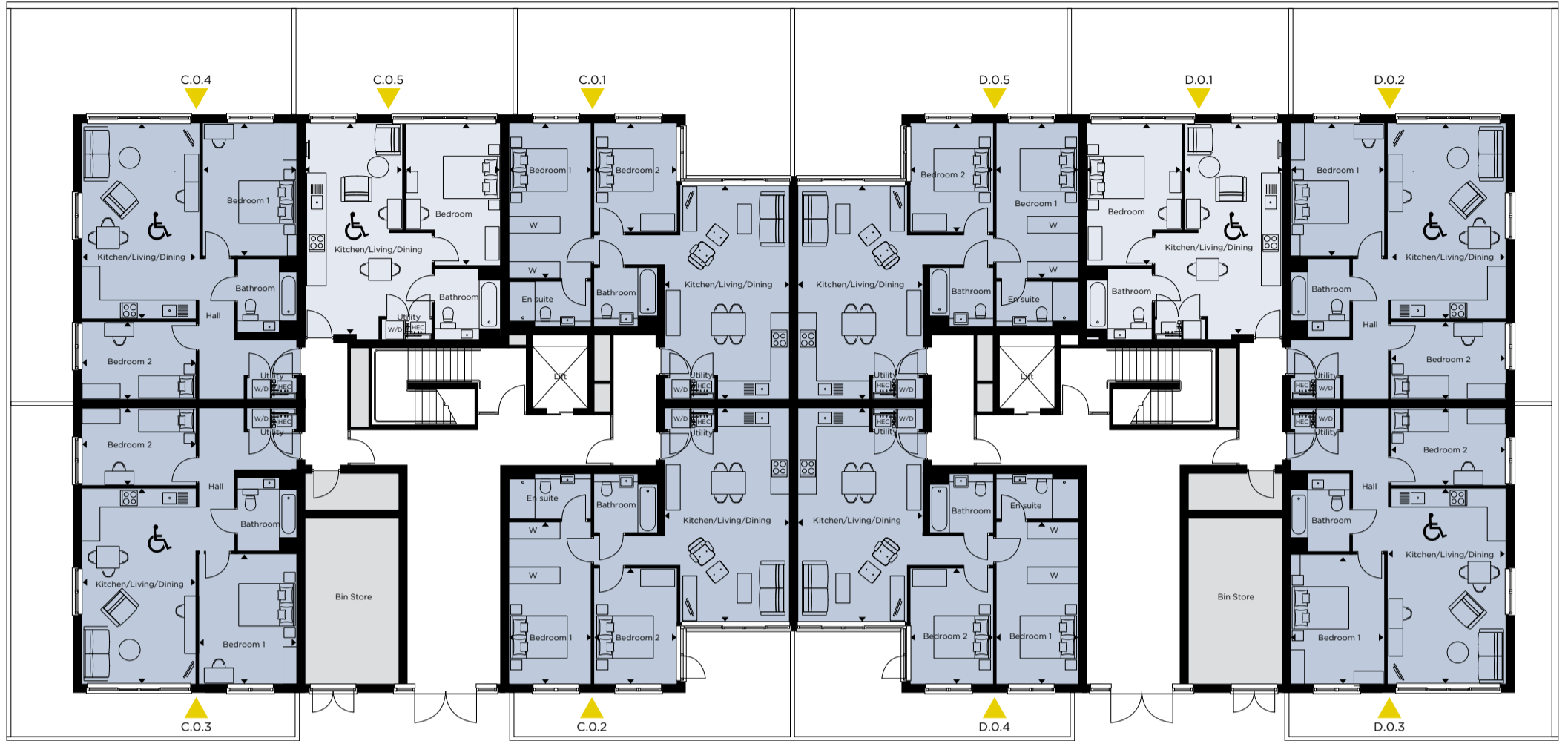
There's a feeling of openness and greenery, a surprising yet welcome feature in a London development. Landscaped areas surround the development and they include a communal garden and play space for residents to use.

Design in tune at Cobalt Place

COBALT PLACE EAST



This image is illustrative/indicative only, please see disclaimer on back page of this brochure.



Key

One Bedroom	W	Wardrobe
Two Bedroom	W/D	Washer Dryer
▲	HEC	Heating & Electrical Controls
▲		Dimension Indicator

GROUND FLOOR

ONE BEDROOM APARTMENTS

APARTMENTS C.0.5 & D.0.1

Kitchen/Living/Dining Room	3850mm x 7440mm	12'8" x 24'5"
Bedroom 1	2850mm x 4190mm	9'4" x 13'9"
Total apartment area	52 sq m	563 sq ft

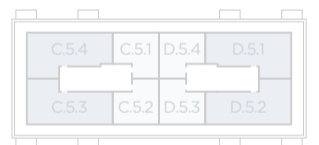
TWO BEDROOM APARTMENTS

APARTMENTS C.0.4, C.0.3, D.0.2 & D.0.3

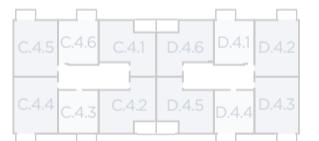
Kitchen/Living/Dining Room	4000mm x 6890mm	13'1" x 22'7"
Bedroom 1	3400mm x 3390mm	11'2" x 11'1"
Bedroom 2	4000mm x 2750mm	13'1" x 9'0"
Total apartment area	73.9 sq m	795 sq ft

APARTMENTS D.0.4, D.0.5, C.0.1 & C.0.2

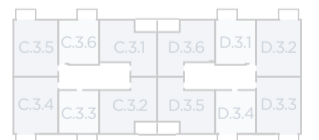
Kitchen/Living/Dining Room	4400mm x 7850mm	14'5" x 24'10"
Bedroom 1	2850mm x 5475mm	9'4" x 17'12"
Bedroom 2	2850mm x 3840mm	9'4" x 12'7"
Total apartment area	74.4 sq m	801 sq ft



Fifth Floor



Fourth Floor



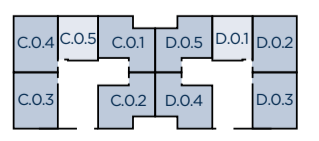
Third Floor



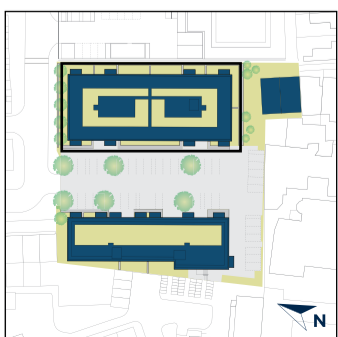
Second Floor

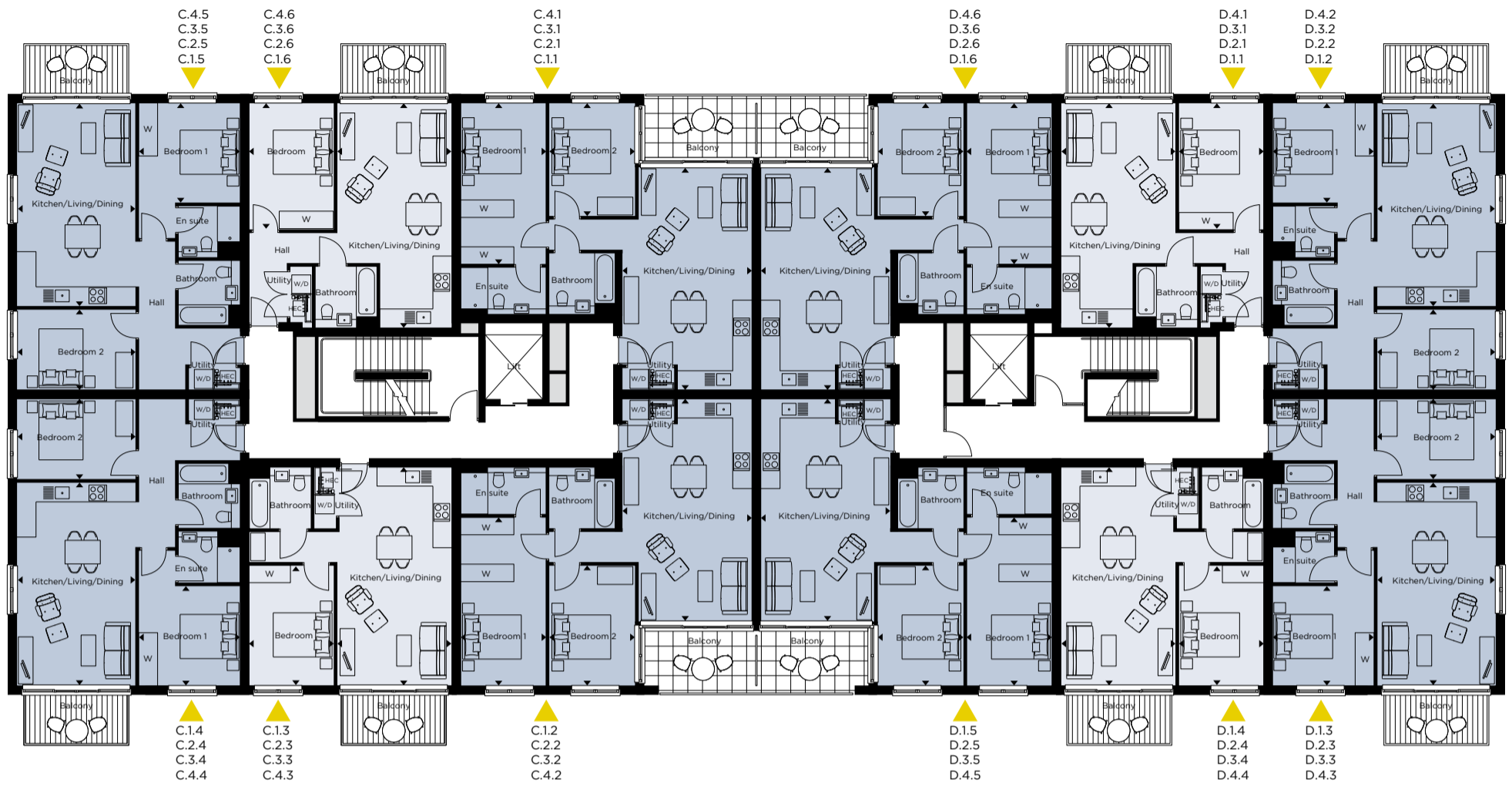


First Floor



Ground Floor





Key

One Bedroom	W	Wardrobe
Two Bedroom	W/D	Washer Dryer
▲	HEC	Heating & Electrical Controls



FLOORS 1, 2, 3 & 4

ONE BEDROOM APARTMENTS

APARTMENTS C.1.3, C.2.3, D.1.1, D.1.4, D.2.1, D.2.4, C.3.3, D.3.1, D.3.4, C.4.3, D.4.1 & D.4.4

Kitchen/Living/Dining Room	3850mm x 7440mm	12'8" x 24'5"
Bedroom 1	2850mm x 4090mm	9'4" x 13'5"
Total apartment area	51.3 sq m	552 sq ft

APARTMENTS C.1.6, C.2.6, C.3.6 & C.4.6

Kitchen/Living/Dining Room	3850mm x 7640mm	12'8" x 25'1"
Bedroom 1	2850mm x 4290mm	9'4" x 13'5"
Total apartment area	52.3 sq m	563 sq ft

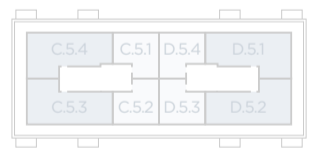
TWO BEDROOM APARTMENTS

APARTMENTS C.2.4, C.2.5, D.2.2, D.2.3, C.1.4, C.1.5, D.1.2, D.1.3, C.3.4, C.3.5, D.3.2, D.3.3, C.4.4, C.4.5, D.4.2 & D.4.3

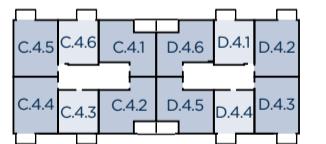
Kitchen/Living/Dining Room	4000mm x 6890mm	13'1" x 22'7"
Bedroom 1	3400mm x 3390mm	11'1" x 11'2"
Bedroom 2	4000mm x 2750mm	13'1" x 9'0"
Total apartment area	73.9 sq m	795 sq ft

APARTMENTS C.2.1, C.2.2, D.2.5, D.2.6, C.1.1, C.1.2, D.1.5, D.1.6, C.3.1, C.3.2, D.3.5, D.3.6, C.4.1, C.4.2, D.4.5 & D.4.6

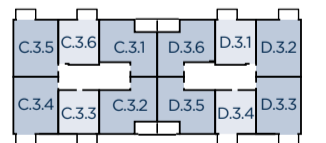
Kitchen/Living/Dining Room	4400mm x 7850mm	14'5" x 24'10"
Bedroom 1	2850mm x 5475mm	9'4" x 17'12"
Bedroom 2	2850mm x 3840mm	9'4" x 12'7"
Total apartment area	74.4 sq m	801 sq ft



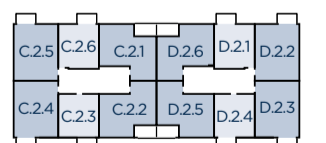
Fifth Floor



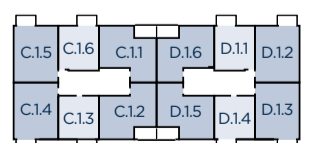
Fourth Floor



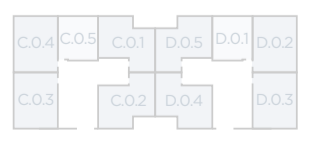
Third Floor



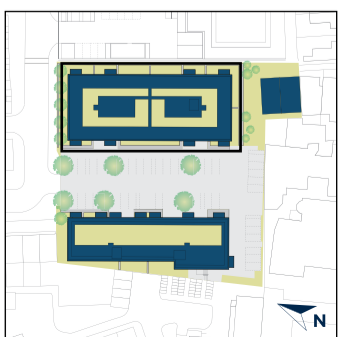
Second Floor

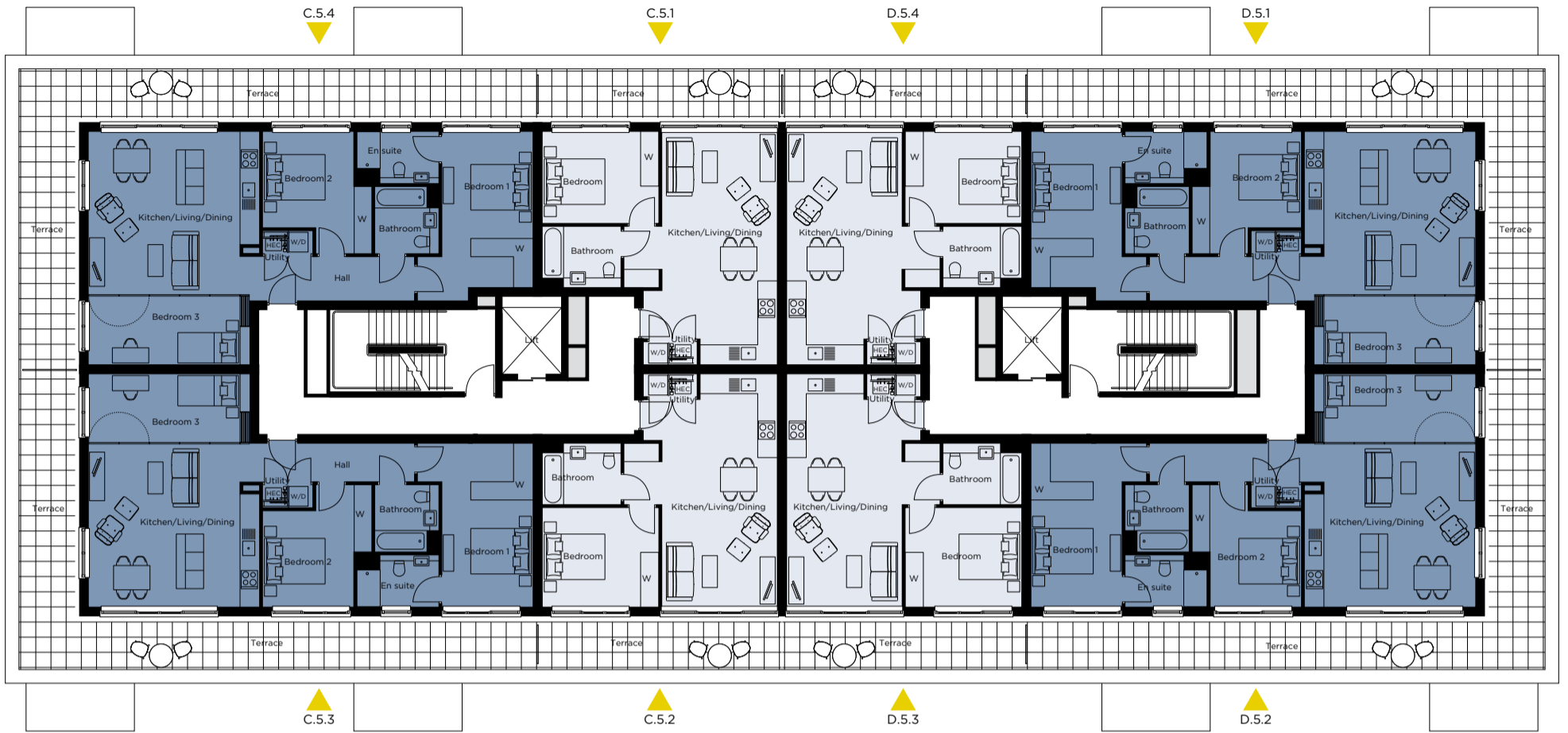


First Floor



Ground Floor





Key

One Bedroom	W	Wardrobe
Three Bedroom	W/D	Washer Dryer
▲	HEC	Heating & Electrical Controls



FLOOR 5

ONE BEDROOM APARTMENTS

APARTMENTS C.5.1 & D.5.4

Kitchen/Living/Dining Room	3800mm x 7950mm	12'6" x 25'7"
Bedroom 1	3840mm x 3020mm	12'7" x 9'11"
Total apartment area	50.9 sq m	548 sq ft

APARTMENTS C.5.2 & D.5.3

Kitchen/Living/Dining Room	3800mm x 7795mm	12'6" x 25'7"
Bedroom 1	3850mm x 3270mm	12'7" x 10'9"
Total apartment area	51.7 sq m	556 sq ft

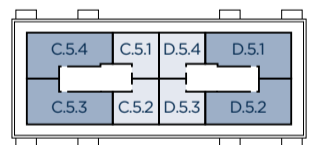
THREE BEDROOM APARTMENTS

APARTMENTS C.5.3 & D.5.2

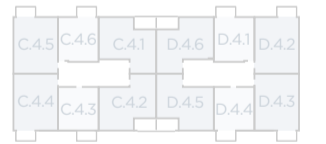
Kitchen/Living/Dining Room	5635mm x 5370mm	18'6" x 17'7"
Bedroom 1	3000mm x 5370mm	9'10" x 17'7"
Bedroom 2	3000mm x 3170mm	9'10" x 10'5"
Bedroom 3	5290mm x 2255mm	17'4" x 7'5"
Total apartment area	90.8 sq m	977 sq ft

APARTMENTS C.5.4 & D.5.1

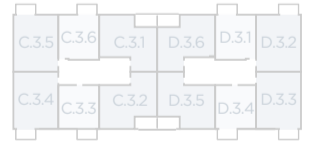
Kitchen/Living/Dining Room	5635mm x 5370mm	18'6" x 17'7"
Bedroom 1	3000mm x 5120mm	9'10" x 16'10"
Bedroom 2	3000mm x 3170mm	9'10" x 10'5"
Bedroom 3	5290mm x 2255mm	17'4" x 7'5"
Total apartment area	91.6 sq m	986 sq ft



Fifth Floor



Fourth Floor



Third Floor



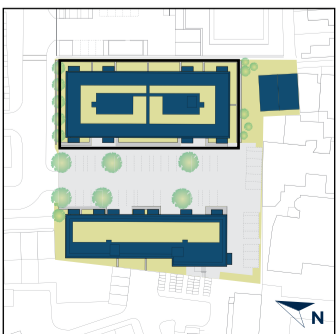
Second Floor



First Floor



Ground Floor



COBALT PLACE WEST



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Key

One Bedroom	W	Wardrobe
Two Bedroom	W/D	Washer Dryer
▲	HEC	Heating & Electrical Controls
▲		Dimension Indicator



GROUND FLOOR

ONE BEDROOM APARTMENTS

APARTMENT A.O.2

Kitchen/Living/Dining Room	3930mm x 7390mm	12'11" x 24'3"
Bedroom 1	3500mm x 4240mm	11'6" x 13'11"
Total apartment area	54 sq m	581 sq ft

TWO BEDROOM APARTMENTS

APARTMENT A.O.1

Kitchen/Living/Dining Room	4190mm x 7650mm	13'9" x 25'1"
Bedroom 1	2940mm x 4955mm	9'8" x 16'3"
Bedroom 2	2860mm x 3660mm	9'5" x 12'0"
Total apartment area	72.9 sq m	785 sq ft

APARTMENT A.O.3

Kitchen/Living/Dining Room	4940mm x 5855mm	16'2" x 19'3"
Bedroom 1	4190mm x 2950mm	13'9" x 9'8"
Bedroom 2	3955mm x 2860mm	12'12" x 9'5"
Total apartment area	77 sq m	829 sq ft

APARTMENT B.O.1

Kitchen/Living/Dining Room	4915mm x 5855mm	16'2" x 19'3"
Bedroom 1	4190mm x 2950mm	13'9" x 9'8"
Bedroom 2	2860mm x 3660mm	9'5" x 12'0"
Total apartment area	75.5 sq m	813 sq ft



Fourth Floor



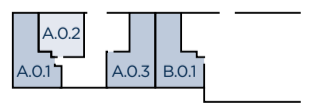
Third Floor



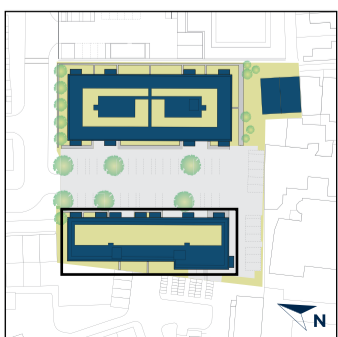
Second Floor



First Floor



Ground Floor





Key

One Bedroom	W	Wardrobe
Two Bedroom	W/D	Washer Dryer
▲	HEC	Heating & Electrical Controls



FLOORS 1, 2, 3 & 4

ONE BEDROOM APARTMENTS

APARTMENTS A.2.2, A.2.3, A.4.2, A.1.2, A.1.3, A.3.2 & A.4.3

Kitchen/Living/Dining Room	3915mm x 7390mm	12'10" x 24'3"
Bedroom 1	3485mm x 4240mm	11'5" x 13'11"
Total apartment area	54 sq m	581 sq ft

TWO BEDROOM APARTMENTS

APARTMENTS A.2.1, A.2.4, A.4.1, A.4.4, A.1.1, A.1.4, A.3.1 & A.3.4

Kitchen/Living/Dining Room	4190mm x 7650mm	13'9" x 25'1"
Bedroom 1	2940mm x 4955mm	9'8" x 16'3"
Bedroom 2	2860mm x 3660mm	9'5" x 14'1"
Total apartment area	72.9 sq m	785 sq ft

TWO BEDROOM APARTMENTS

APARTMENTS B.1.1, B.2.1, B.3.1 & B.4.1

Kitchen/Living/Dining Room	4190mm x 7650mm	13'9" x 25'1"
Bedroom 1	2941mm x 4955mm	9'8" x 16'3"
Bedroom 2	2860mm x 3660mm	9'5" x 12'0"
Total apartment area	75.1 sq m	808 sq ft

APARTMENTS B.1.2, B.2.2, B.3.2 & B.4.2

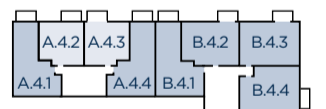
Kitchen/Living/Dining Room	3850mm x 7390mm	12'8" x 24'3"
Bedroom 1	2760mm x 5040mm	9'1" x 16'6"
Bedroom 2	2800mm x 3890mm	9'2" x 12'9"
Total apartment area	70.5 sq m	759 sq ft

APARTMENTS B.1.3, B.2.3, B.3.3 & B.4.3

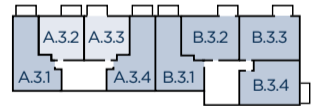
Kitchen/Living/Dining Room	7040mm x 3800mm	23'1" x 12'6"
Bedroom 1	3476mm x 3400mm	11'5" x 11'2"
Bedroom 2	2950mm x 3740mm	9'8" x 12'3"
Total apartment area	74.6 sq m	803 sq ft

APARTMENTS B.1.4, B.2.4, B.3.4 & B.4.4

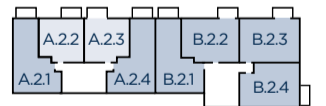
Kitchen/Living/Dining Room	7040mm x 3830mm	23'1" x 12'7"
Bedroom 1	3475mm x 3460mm	11'5" x 11'4"
Bedroom 2	2950mm x 3830mm	9'8" x 12'7"
Total apartment area	70.9 sq m	763 sq ft



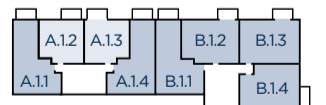
Fourth Floor



Third Floor



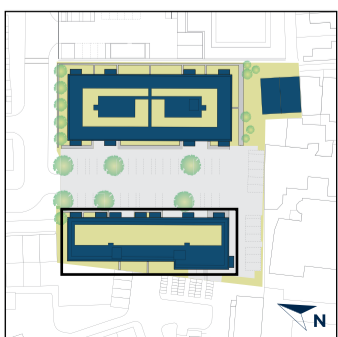
Second Floor



First Floor



Ground Floor





Computer generated image of interior is of a typical Lend Lease development and is indicative only.

Interior Finishes

- Non-toxic materials used for interior finishes
- Two colour palette options available
- Engineered timber flooring to hallway, kitchen and living room
- Carpet to bedrooms
- White painted plasterboard ceilings, walls, skirtings and architraves
- White painted solid core internal apartment doors
- Timber painted entrance doors to apartment
- Contemporary high quality ironmongery
- Utility cupboards
- Built-in wardrobe to master bedrooms
- Double glazed windows with sliding or casement doors to balconies, terraces and back gardens

Kitchens

- Contemporary kitchen with handleless doors
- Composite stone worktop
- Stainless steel sink with chrome mixer tap
- Glass kitchen splash back
- Energy efficient appliances - (Bosch or similar)
- Stainless steel single oven
- Induction hob with integrated recirculation fan above
- Integrated full-height fridge/freezer
- Integrated multi-function dishwasher
- Space saving waste and recycling bins

Bathrooms/En suites

- White sanitaryware generally as indicated on plan
- White steel bath with semi-frameless glass screen to the main bathrooms
- White shower tray with glass screen (to en suite)
- Chrome thermostatic bath/shower mixer with shower head
- White semi-recessed basin (to main bathroom) with chrome monoblock mixer tap
- White dual flush floor mounted WC with concealed cistern
- Large format contemporary floor tiling
- Contemporary wall tiles
- Fitted storage cabinet with mirrored door and shaver socket
- Heated towel rail

Balconies/Terraces

- Well-proportioned balconies and terraces with metal balustrades
- Decking finish on terraces and balconies
- Paving to ground floor apartments

Gardens (Ground Floor Apartments)

- Well-proportioned front and back gardens with paving finish
- Planted hedge to front gardens

Heating

- Combined Heat and Power system providing individually metered heating and hot water to each home
- Underfloor heating to living rooms and main bedrooms only
- Individual thermostatic temperature controls in all main rooms

Building Fabric

- Cross Laminated Timber (CLT) frame, raft slab on piled foundations
- Brick cladding
- Soundproofing of walls and floors separating homes to outperform current Building Regulations
- Green and brown roofs

Electrical Fittings

- Energy efficient recessed ceiling downlighters throughout
- Television (terrestrial and Sky+) points to living room and master bedroom
- Condensing washer/dryer unit in utility cupboard
- Contemporary white switch plates and sockets
- Fresh air ventilation to each home
- Task lighting to underside of kitchen wall units and bathroom cabinets
- Shaver socket integrated in bathroom cabinets
- Fibre optic broadband

Management and Security

- Development designed in liaison with police to ensure security
- Electronic access control to buildings
- CCTV system in public realm and building entrances
- Multi-locking system to front door of each home
- Audio visual door entry system to each home
- Interconnected mains supply smoke/heat detection system with battery back-up to each home
- 10 year NHBC warranty to each home, from completion of the building

Communal Areas

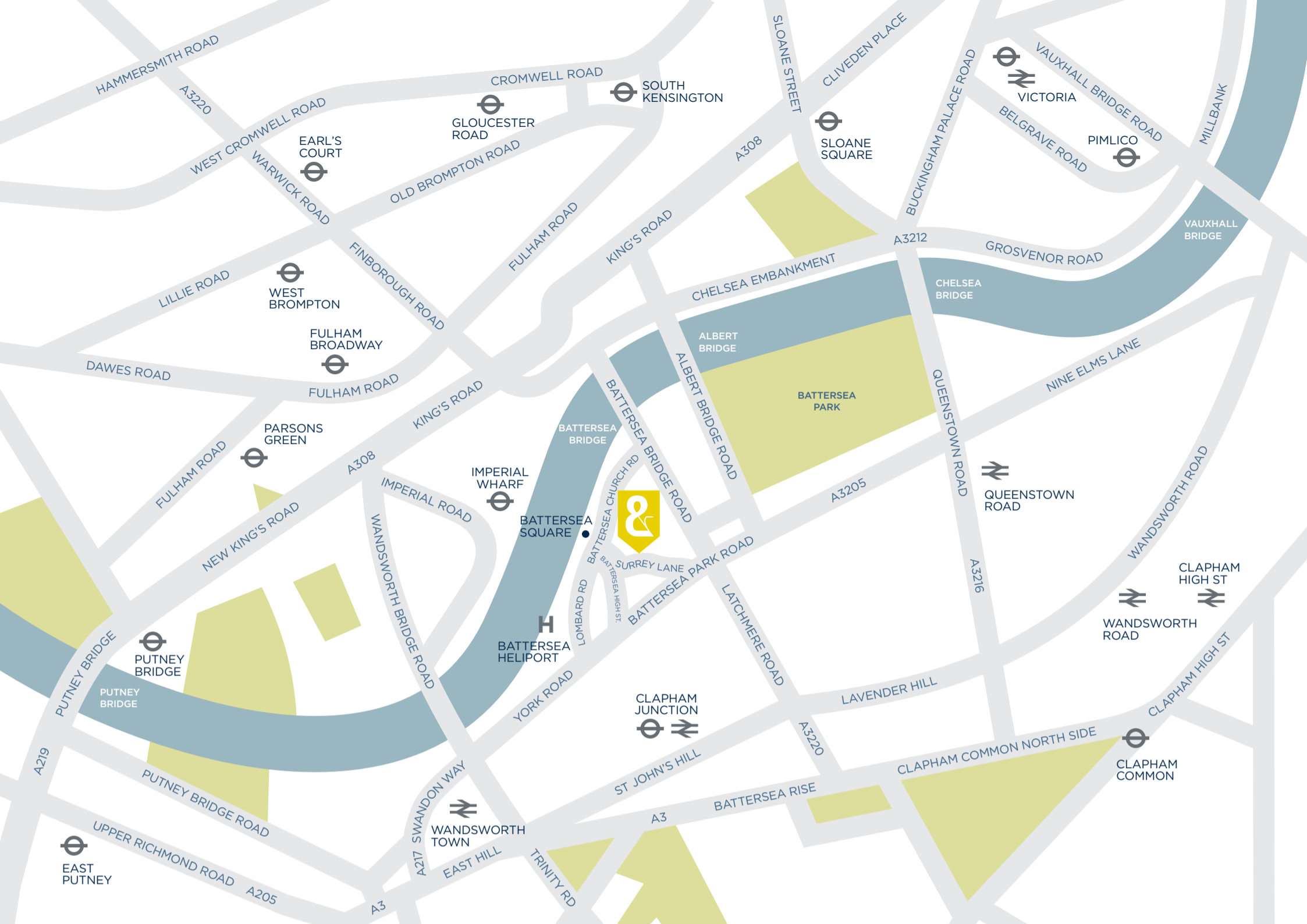
- Main lobby with feature wall finishes
- Passenger lifts and stair access from all levels
- Carpeted floors and painted walls to upper level communal corridors
- Ground floor refuse/recycling store
- Mailboxes located in each main communal core entrance

External Communal Areas

- Landscaped public areas around the development
- Communal play space garden for resident only access

Transport

- Cycle space for every home in lockable communal stores
- Car parking spaces available to purchase with selected homes



TRANSPORT & LINKS

Clapham Junction station is less than twenty minutes on foot or about ten minutes by bus, which means that Cobalt Place residents have the UK's busiest rail interchange at their service. As well as London Waterloo and London Victoria, you can reach Brighton, East Croydon, Wimbledon and Richmond from Clapham Junction. Change at Vauxhall for the London Underground Victoria Line. As well as mainline services you can jump on the London Overground at Clapham Junction and head east towards Stratford and Canary Wharf via Canada Water, or north towards Willesden Junction, Wembley and Watford.

For sustainable travel, you couldn't be in a better place than Cobalt Place.

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