

—
Viewpoint
Battersea
—

A stunning new development
in Battersea, London SW11 3SS



Linden
HOMES



A popular neighbourhood with so much to offer

Conveniently located on York Road in Battersea, moments away from Wandsworth Bridge, Viewpoint is an exciting new development of 1, 2 and 3 bedroom apartments, many featuring stunning views across the river or city skyline. Situated close to a superb range of local amenities and a short distance from Chelsea's fashionable Kings Road, this is an ideal opportunity to buy a brand-new home in a much sought-after, desirable area.

Centred around attractive landscaped outdoor space, Viewpoint consists of four buildings, each offering stylish, contemporary

new apartments. Each home enjoys a private balcony or terrace, perfect for alfresco dining or taking in the breath-taking outlook, together with bright, light and spacious open-plan living space for the ultimate urban abode.

With its close proximity to central London, cool café culture, wonderful riverside and bridges, acres of parkland, good schools and excellent shopping, Battersea has cast off its industrial past and is now heralded as one of London's most popular neighbourhoods. With Apple UK HQ and the new American Embassy relocating to Battersea, and the

regeneration of the iconic Battersea Power Station gathering pace, the area continues to evolve. Within easy reach of Viewpoint, you'll find several distinct areas for shops, bars, cafés and restaurants, including Battersea Village, Lavender Hill, Northcote Road and Wandsworth town centre. Battersea Arts Centre on Lavender Hill is a hive of cultural activity, while there's an Olivier award-winning theatre above The Latchmere pub on Battersea Park Road and a multiplex cinema in the Southside Shopping Centre in nearby Wandsworth.



Conveniently placed and so well connected

Less than a mile from Viewpoint, the 200 acres of Battersea Park has been a favourite with Londoners for over 150 years. With its formal gardens, sports grounds, iconic peace pagoda, boating lake, children's zoo, art gallery and a host of events throughout the year, it's a wonderful place for relaxing and recharging.

With the added advantage of excellent road and rail links, putting Fulham, Chelsea and the West End within easy reach, living at Viewpoint provides huge opportunities for

work and leisure. The local area, which is in Zone 2, is well served by buses and several Overground stations, while nearby Clapham Junction provides Overground and mainline services in and out of central London. An extension of the Northern line Underground to Battersea is due for completion in 2020 and there are several Santander cycle docking stations in the area. Battersea is also home to London's only licensed heliport - the NetJets London Heliport.

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries)

0.8 MILES TO
CLAPHAM JUNCTION STATION

6 MINUTES BY TRAIN
TO LONDON VICTORIA

7 MINUTES BY TRAIN
TO LONDON WATERLOO

25 MINUTES BY TRAIN
TO GATWICK AIRPORT

1.4 MILES TO
A3

1.5 MILES TO
SOUTH CIRCULAR ROAD

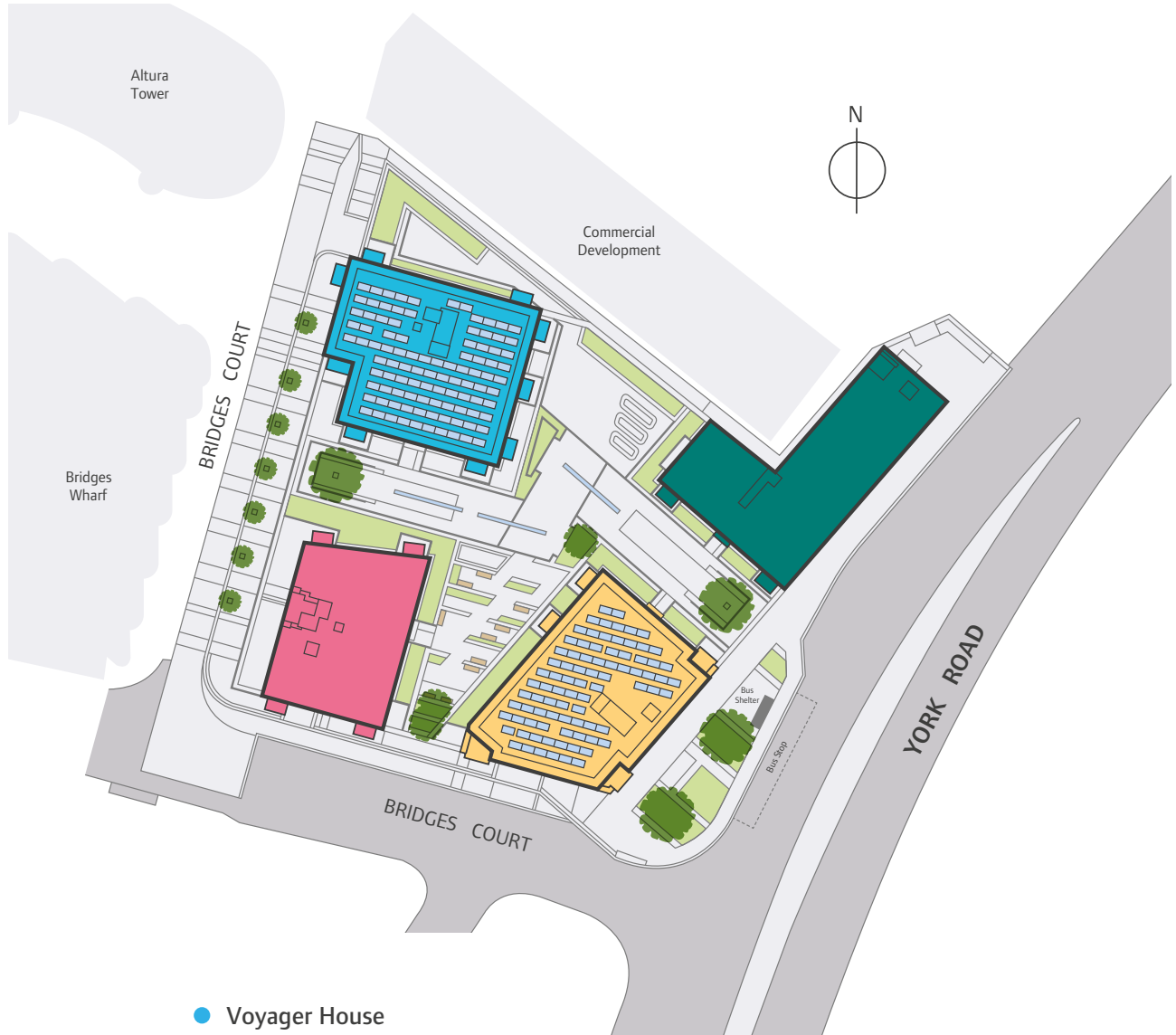


- | | | | |
|--|--------------------------------------|--|--------------------------------------|
| 1 SOUTHSIDE SHOPPING CENTRE | 5 BATTERSEA ARTS CENTRE | 9 STAMFORD BRIDGE - CHELSEA FC | 13 BATTERSEA POWER STATION |
| 2 NORTHCOTE ROAD | 6 THE LATCHMERE - THEATRE 503 | 10 CHELSEA & WESTMINSTER HOSPITAL | 14 BATTERSEA DOGS & CATS HOME |
| 3 THE GRAND - NIGHTCLUB, FILM & MUSIC VENUE | 7 BATTERSEA VILLAGE | 11 KINGS ROAD | 15 PUMP HOUSE GALLERY |
| 4 CLAPHAM JUNCTION STATION | 8 CHELSEA HARBOUR | 12 PEACE PAGODA | 16 LAVENDER HILL |

For all sales enquiries please call
020 3553 0756
lindenhomes.co.uk



Linden
 HOMES



● **Voyager House**
1, 2 & 3 bedroom apartments
Homes 1 to 54

● **Brunskill House**
2 bedroom apartments
Homes 55 to 67*, 68 to 74

● **Wilson House**
1, 2 & 3 bedroom apartments
Homes 75 to 143

● **Palmitine House**
Affordable apartments
Homes 144 to 173*

* Affordable Housing

Kitchens

	1 bedroom apts	2 bedroom apts	3 bedroom apts
Symphony fitted kitchen with composite stone worktops, upstand and splashback behind hob	•	•	•
Single stainless steel undermount sink with grooved drainer within composite stone worktop and chrome monobloc mixer tap	•	•	•
Single stainless steel under worktop oven, ceramic black glass hob and integrated grey cooker hood	•	•	•
Integrated 70/30 fridge/freezer or under counter fridge plus separate freezer (refer to Sales Executive for details)	•	•	•
Integrated dishwasher (refer to Sales Executive for details)	•	•	•
Free standing washer/dryer	•	•	•

Bathrooms

White sanitaryware with contemporary chrome fittings	•	•	•
Concealed cistern WC with soft close seat & cover	•	•	•
Semi-countertop hand basin with single lever mixer tap	•	•	•
Half height wall mirror above sanitaryware	•	•	•
Luxurious double-ended bath	•	•	•
Combined bath filler & waste	•	•	•
Folding bath screen	•	•	•
Built-in thermostatic 3 outlet bath shower mixer	•	•	•
Ceiling mounted rain showerhead	•	•	•
Pull out hand shower set	•	•	•
Half height ceramic tiling to walls behind sanitaryware and full height around bath	•	•	•
Chrome finish heated towel rail	•	•	•
Ceramic floor tiles	•	•	•

En-suites

White sanitaryware with contemporary chrome fittings	•	•
Concealed cistern WC with soft close seat & cover	•	•
Hand basin with single lever mixer tap	•	•
Half height wall mirror above sanitaryware	•	•
Shower tray with clear glass shower enclosure or wet room screen (refer to Sales Executive for details)	•	•
Built-in thermostatic shower mixer	•	•
Ceiling mounted rain showerhead	•	•
Shower hose and handspray	•	•
Half height ceramic tiling to walls behind sanitaryware and full height around the shower	•	•
Chrome finish heated towel rail	•	•
Ceramic floor tiles	•	•

Continued over...

Electrical & lighting

	1 bedroom apts	2 bedroom apts	3 bedroom apts
Surface mounted white LED downlights throughout, dimmable in living/dining area	•	•	•
LED strip pelmet lighting under kitchen units	•	•	•
Brushed stainless steel thin edge switch plates and sockets to kitchen	•	•	•
Brushed stainless steel thin edge switch plates and slimline white sockets elsewhere	•	•	•
Quadplex TV outlet to living/dining area and bedroom(s)	•	•	•
Sky Q master socket to living area (subject to subscription)	•	•	•
BT master socket for telephone and broadband positioned in cupboard, further sockets to living/dining area and bedroom(s)	•	•	•
Video door entry system via mobile phone	•	•	•
Spur provided for future installation of intruder alarm	•	•	•

Heating & ventilation

Mechanical Ventilation/Heat Recovery unit	•	•	•
Heat Interface Unit linked to centralised boiler system	•	•	•
Underfloor heating throughout with individual room thermostats	•	•	•

Internal finishes

Internal doors in white satin finish with polished chrome lever on rose door handles	•	•	•
Matt white emulsion walls and smooth matt white emulsion ceilings	•	•	•
Satinwood white woodwork	•	•	•
Karndean flooring to hall, kitchen/living/dining areas	•	•	•
Fully carpeted bedroom(s)	•	•	•
Built-in wardrobe to bedroom 1	•	•	•

General

Aluminium powder coated entrance doors to each building	•	•	•
Polished ceramic tiles and carpet to communal areas	•	•	•
Lift and stair access to each floor	•	•	•
Oak effect finish entrance doors to each apartment	•	•	•
Aluminium powder coated double glazed windows	•	•	•
Aluminium powder coated double glazed French windows/sliding doors with multipoint locking (as applicable)	•	•	•
Terrace or balcony	•	•	•
All homes are fitted with a sprinkler system to provide enhanced fire protection	•	•	•

Peace of mind

Each home will be independently surveyed during construction by the NHBC, who will issue their 10-year warranty certificate on completion of the home
Linden Homes will provide a 2-year Customer Care Warranty covering defective parts or installation with support from our in-house Customer Service Team and 24-hour emergency cover

London Help to Buy

5% deposit, 55% mortgage, 100% your home.*

Why rent when you can buy?

The government's London Help to Buy* scheme could help you realise the dream of owning your own home in the capital. You could be closer to saving your deposit than you think.

London Help to Buy

To reflect the current property prices in London, from 1 February 2016 the Government increased the Help to Buy Equity Loan scheme's upper loan limit from 20% to 40% for buyers in all London boroughs.

How does it work?

With London Help to Buy the Government lends you up to 40% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 55% mortgage to make up the rest. You won't be charged loan fees on the 40% loan for the first five years of owning your home.

BENEFITS INCLUDE

- Buy with a 5% deposit
- 55% mortgage and 100% your home
- The remaining 40% is provided as an equity loan from the government



Who is eligible?

London Help to Buy is available to first-time buyers as well as homeowners looking to move. To qualify for a mortgage supported by this scheme:

- The property you want to buy must be newly built with a price tag of up to £600,000
- You cannot let out the property to somebody else
- You cannot enter a Part Exchange deal on your old home
- You must not own any other property at the time you buy your new home

Further conditions do apply.

The London Help to Buy scheme is a variation of the main Help to Buy: Equity Loan scheme. For full Terms and Conditions, more information and FAQs visit:

helptobuy.gov.uk

Or contact the Help to Buy agent for London

helptobuylondon.co.uk

0300 5000996

Look out for the Help to Buy logo on our new-build developments and ask the on-site Sales Team about how the scheme could work for you.



EXAMPLE FOR A HOME WITH A £394,950 PRICE TAG

- Purchase Price: £394,950
- London HTB 40%: £157,980
- Deposit: £19,750
- Interest rate: 1.39% 2 year fixed
- Monthly payment: £738.26
- Mortgage Term (years): 30



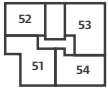
Photographs shown are representative of a typical Linden home.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR OTHER DEBT SECURED ON IT. Credit is secured against your home. Photographs show typical Linden homes. Interior may include optional upgrades or extras available at additional cost. *Subject to status, Help to Buy Terms & Condition. Available on selected properties in England only. Eligible applicants will be offered an equity loan up to a maximum of 40% of the purchase price (based on the open market value). Applicants are required to fund at least 60% of the purchase price by means of a conventional mortgage, savings/deposit where required. The equity loan is provided by the HCA and held as a second charge. This offer is not available in conjunction with any other promotion. Full details will be provided on request. Details correct at time of going to print. April 2017.



Type A

Homes 4, 10, 16, 22, 28, 34 & 40



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



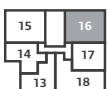
Eighth Floor



Seventh Floor



Sixth Floor



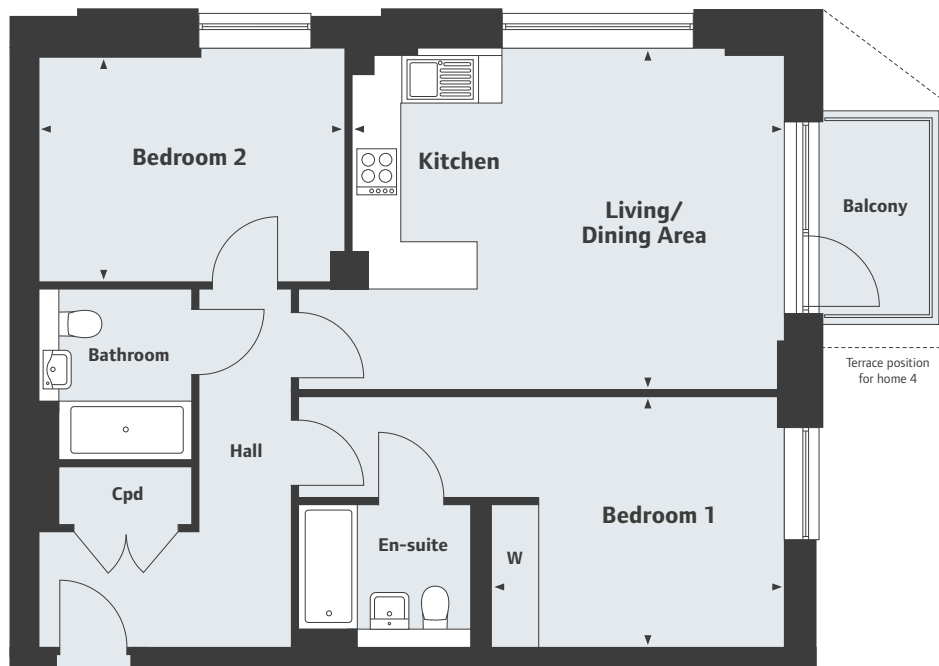
Fifth Floor



Fourth Floor

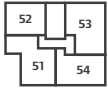


Third Floor



Third to Ninth Floors

Kitchen/Living/Dining Area	
5600 x 4420mm	18'0" x 14'6"
Bedroom 1	3795 x 3250mm
Bedroom 2	3960 x 2905mm
	12'5" x 10'8"
	13'0" x 9'6"



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



Fifth Floor



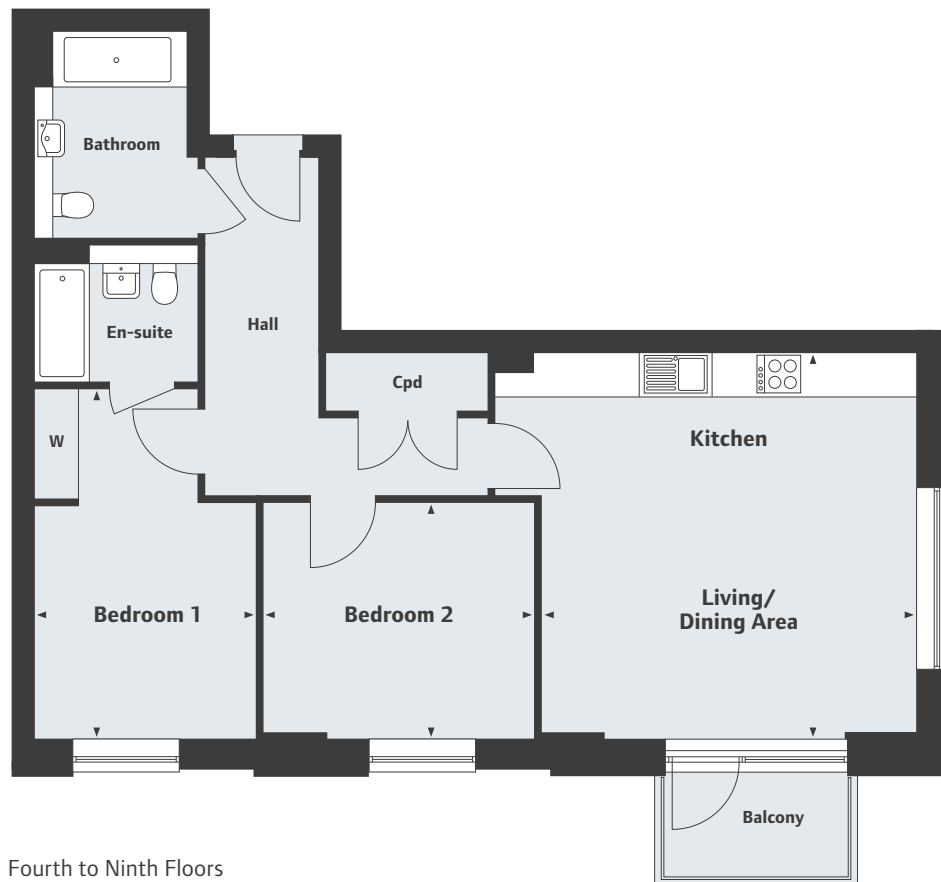
Fourth Floor



Third Floor

Type F

Homes 12, 18, 24, 30, 36 & 42



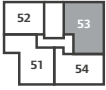
Fourth to Ninth Floors

Kitchen/Living/Dining Area	5125 x 5270mm	16'9" x 17'3"
Bedroom 1	3030 x 4775mm	9'11" x 15'8"
Bedroom 2	3695 x 3220mm	12'1" x 10'7"



Type G

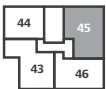
Homes 45, 49 & 53



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



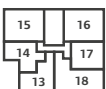
Eighth Floor



Seventh Floor



Sixth Floor



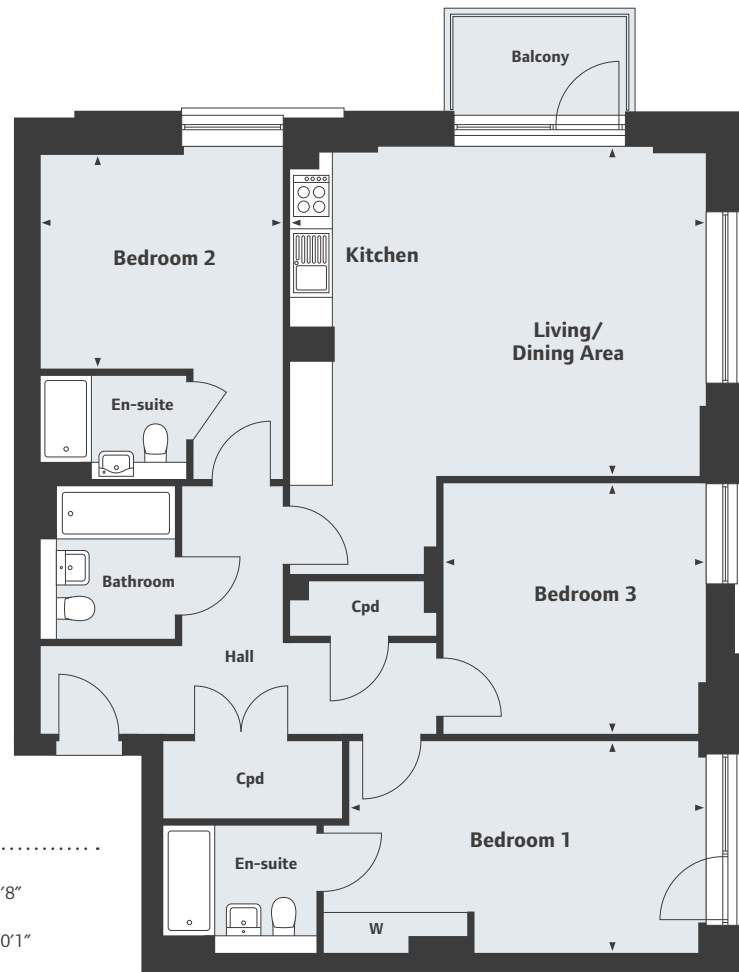
Fifth Floor



Fourth Floor



Third Floor



Tenth to Twelfth Floors

Kitchen/Living/Dining Area	6020 x 4790mm	19'9" x 15'8"
Bedroom 1	5145 x 3080mm	16'10" x 10'1"
Bedroom 2	3540 x 3115mm	11'7" x 10'2"
Bedroom 3	3795 x 3640mm	12'5" x 11'11"



Type H

Homes 46, 50 & 54



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



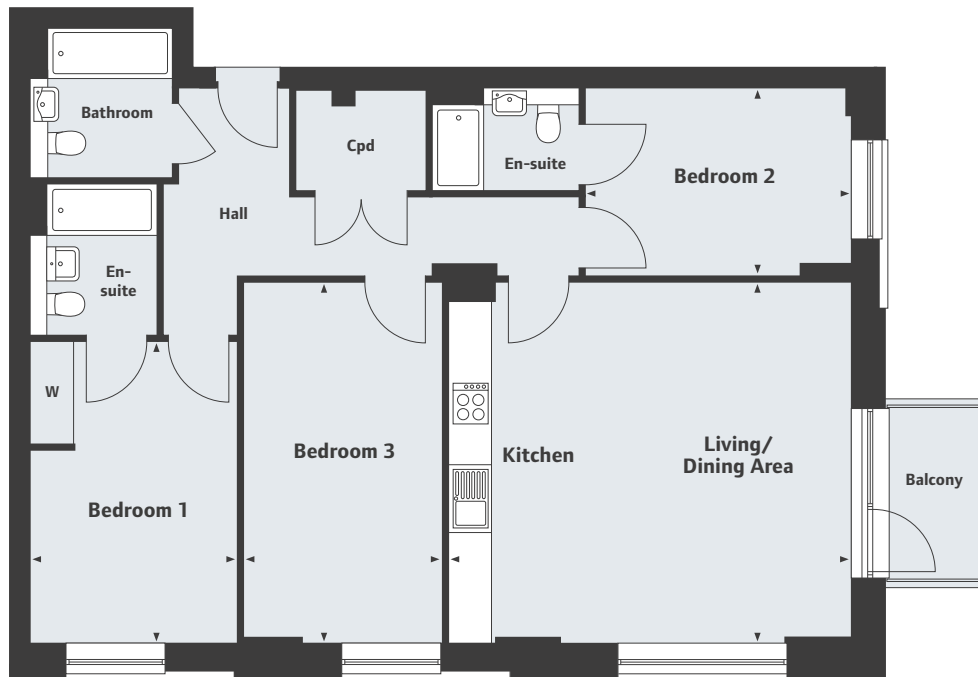
Fifth Floor



Fourth Floor



Third Floor



Tenth to Twelfth Floors

Kitchen/Living/Dining Area

Kitchen/Living/Dining Area	5910 x 5280mm	19'4" x 17'4"
Bedroom 1	3030 x 4410mm	9'11" x 14'5"
Bedroom 2	3905 x 2750mm	12'10" x 9'0"
Bedroom 3	2910 x 5280mm	9'6" x 17'4"



Type I

Homes 43, 47 & 51



Twelfth Floor



Eleventh Floor



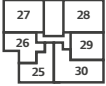
Tenth Floor



Ninth Floor



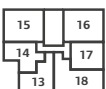
Eighth Floor



Seventh Floor



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



Tenth to Twelfth Floors

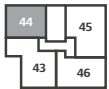
Kitchen/Living/Dining Area	7865 x 4195mm	25'9" x 13'9"
Bedroom 1	3550 x 4425mm	11'8" x 14'6"
Bedroom 2	2755 x 4990mm	9'0" x 16'4"
Bedroom 3	3930 x 3250mm	12'10" x 10'8"



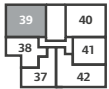
Twelfth Floor



Eleventh Floor



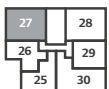
Tenth Floor



Ninth Floor



Eighth Floor



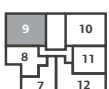
Seventh Floor



Sixth Floor



Fifth Floor



Fourth Floor



Third Floor

Type J

Homes 3, 9, 15, 21, 27, 33, 39, 44, 48 & 52



Third to Twelfth Floors

Kitchen/Living/Dining Area	5600 x 4420mm	18'4" x 14'6"
Bedroom 1	3970 x 3250mm	13'0" x 10'8"
Bedroom 2	3950 x 3025mm	12'11" x 9'11"

Please note: Balcony positions vary between homes, please refer to Sales Executive for details.

Viewpoint

Battersea

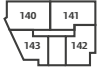
Wilson House

1 bedroom apartment



Type O

Home 77



Sixteenth Floor



Fifteenth Floor



Fourteenth Floor



Thirteenth Floor



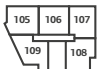
Twelfth Floor



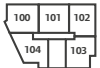
Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



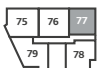
Sixth Floor



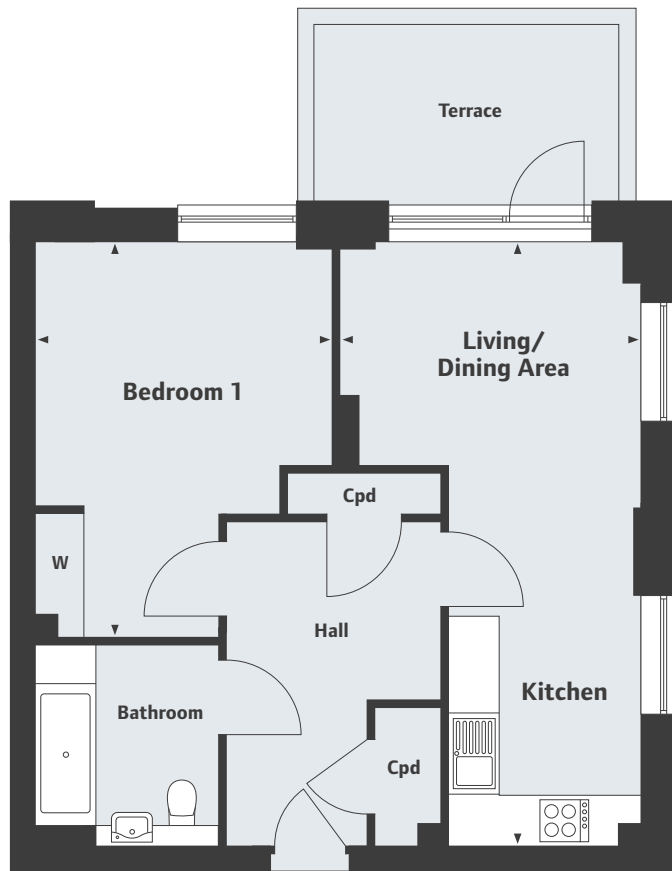
Fifth Floor



Fourth Floor



Third Floor



Third Floor

Kitchen/Living/Dining Area

3680 x 7405mm 12'1" x 24'3"

Bedroom 1

3640 x 4845mm 11'11" x 15'10"

Viewpoint

98 York Road, Battersea SW11 3SS
1, 2 & 3 bedroom apartments

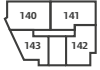
020 3553 0756

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. November 2017.

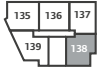


Linden

HOMES



Sixteenth Floor



Fifteenth Floor



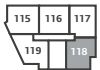
Fourteenth Floor



Thirteenth Floor



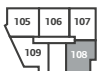
Twelfth Floor



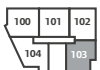
Eleventh Floor



Tenth Floor



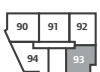
Ninth Floor



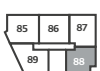
Eighth Floor



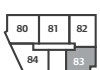
Seventh Floor



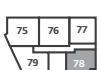
Sixth Floor



Fifth Floor



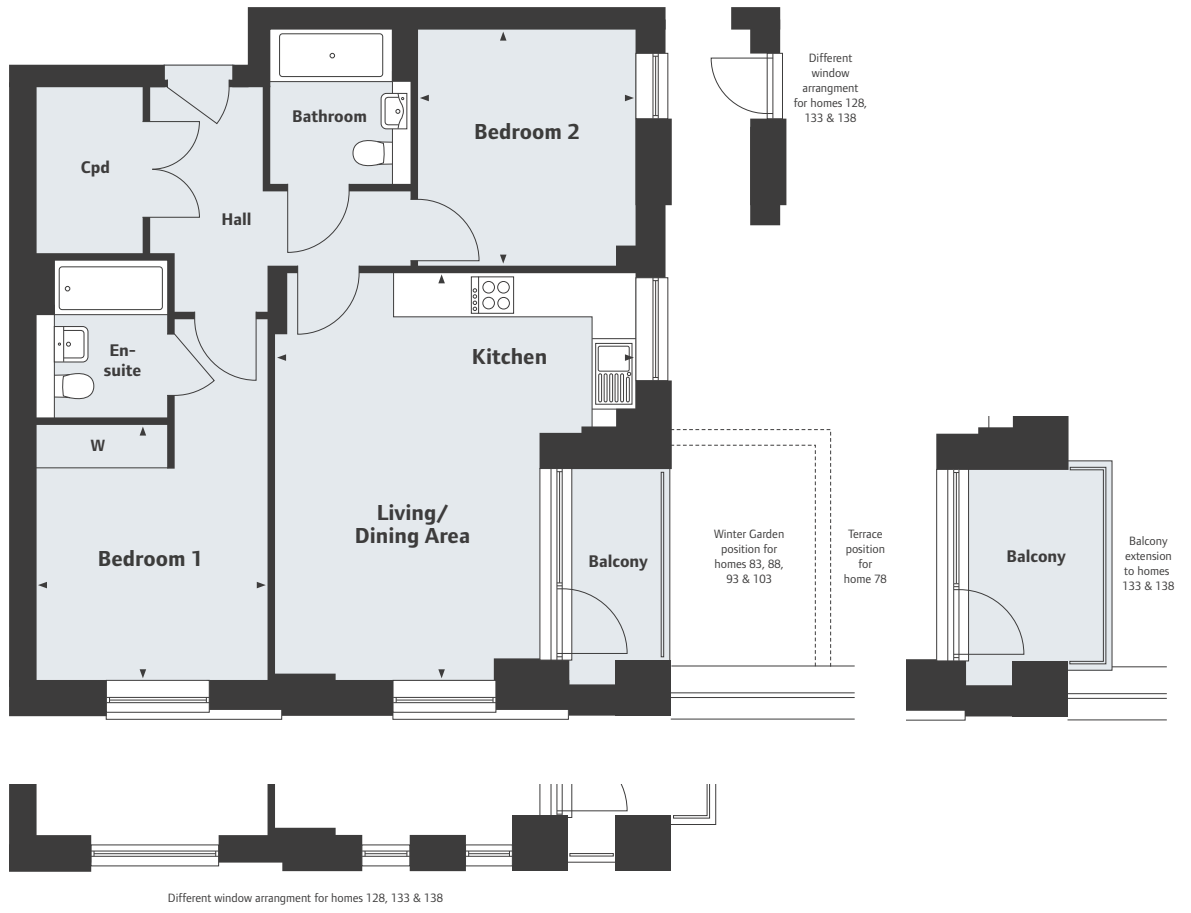
Fourth Floor



Third Floor

Type P

Homes 78, 83, 88, 93, 98, 103, 108, 113, 118, 123, 128, 133 & 138



Third to Fifteenth Floors

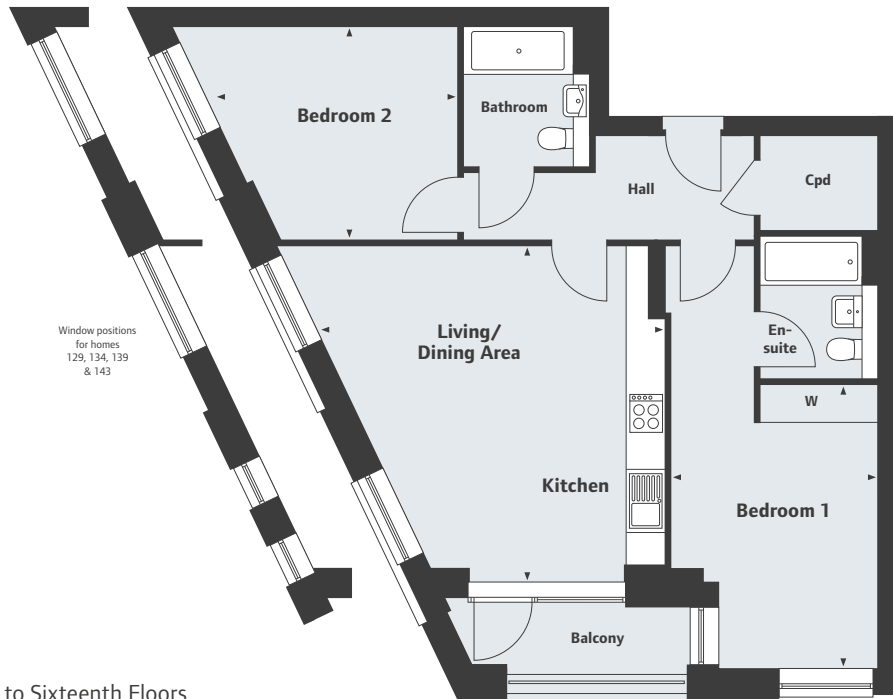
Kitchen/Living/Dining Area	5100 x 5745mm	16'9" x 18'10"
Bedroom 1	3265 x 3600mm	10'8" x 11'9"
Bedroom 2	3085 x 3350mm	10'1" x 11'0"

Please note: Balcony positions vary between homes, please refer to Sales Executive for details.



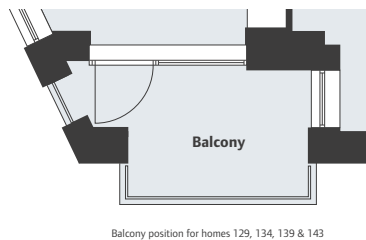
Type Q

Homes 79, 84, 89, 94, 99, 104, 109, 114, 119, 124, 129, 134, 139 & 143



Third to Sixteenth Floors

Kitchen/Living/Dining Area	5420 x 5290mm	17'9" x 17'4"
Bedroom 1	3240 x 4460mm	10'7" x 14'7"
Bedroom 2	3765 x 3345mm	12'4" x 10'11"



Please note: Balcony positions vary between homes, please refer to Sales Executive for details.



Type R

Homes 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130 & 135



Sixteenth Floor



Fifteenth Floor



Fourteenth Floor



Thirteenth Floor



Twelfth Floor



Eleventh Floor



Tenth Floor



Ninth Floor



Eighth Floor



Seventh Floor



Sixth Floor



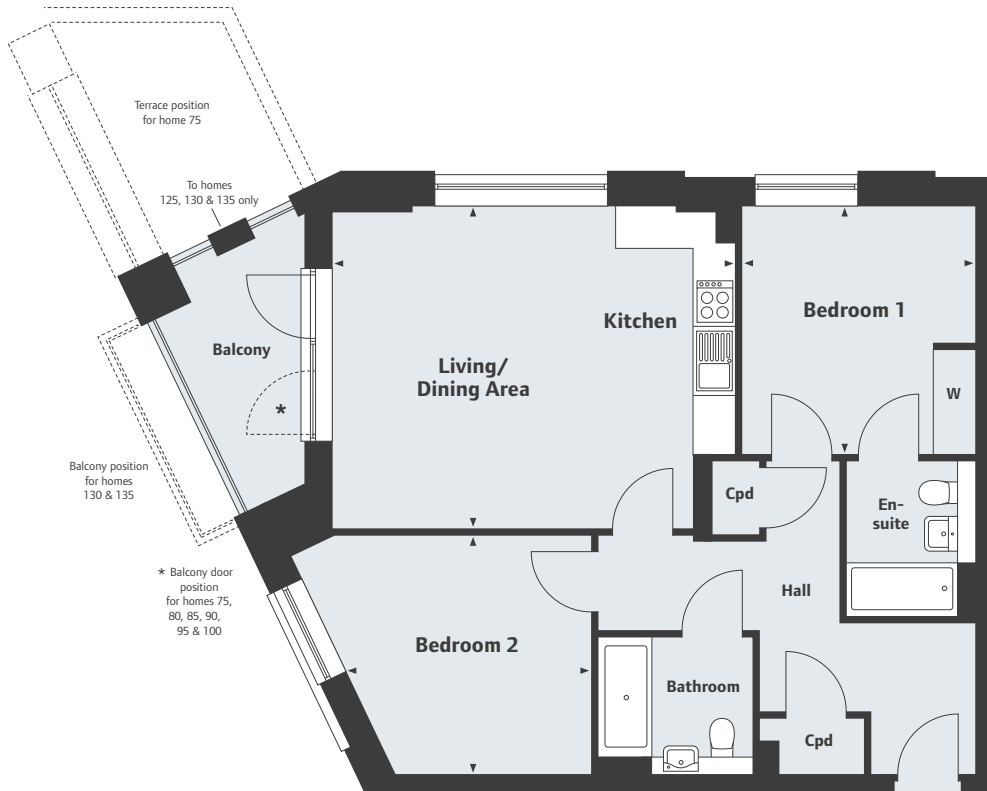
Fifth Floor



Fourth Floor



Third Floor



Third to Fifteenth Floors

Kitchen/Living/Dining Area	
5800 x 4650mm	19'0" x 15'3"
Bedroom 1	
3350 x 3580mm	11'0" x 11'9"
Bedroom 2	
3545 x 3430mm	11'7" x 11'3"

Please note: Balcony positions vary between homes, please refer to Sales Executive for details.

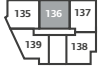


Type S

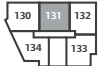
Homes 76, 81, 86, 91, 96, 101, 106, 111, 116, 121, 126, 131 & 136



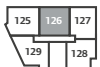
Sixteenth Floor



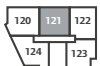
Fifteenth Floor



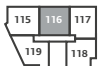
Fourteenth Floor



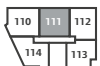
Thirteenth Floor



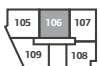
Twelfth Floor



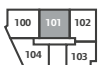
Eleventh Floor



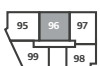
Tenth Floor



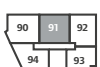
Ninth Floor



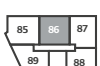
Eighth Floor



Seventh Floor



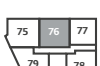
Sixth Floor



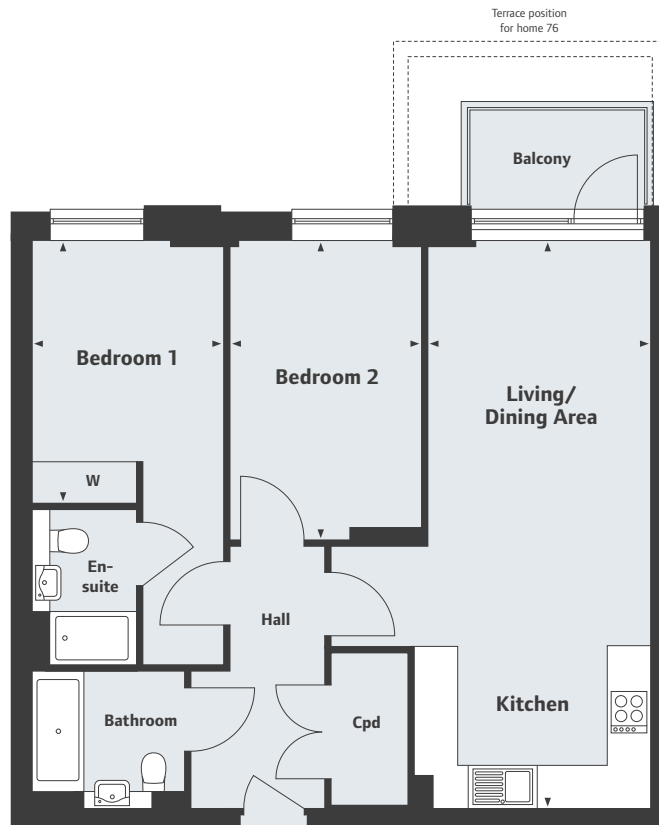
Fifth Floor



Fourth Floor



Third Floor



Third to Fifteenth Floors

Kitchen/Living/Dining Area	
3200 x 8180mm	10'6" x 26'10"
Bedroom 1	2750 x 3780mm
Bedroom 2	2750 x 4305mm
	9'0" x 12'5"
	9'0" x 14'1"

Viewpoint

Battersea

Wilson House

2 bedroom apartment



Type T

Homes 82, 87, 92, 97, 102, 107, 112, 117, 122, 127, 132 & 137



Sixteenth Floor



Fifteenth Floor



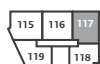
Fourteenth Floor



Thirteenth Floor



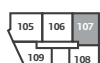
Twelfth Floor



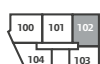
Eleventh Floor



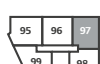
Tenth Floor



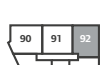
Ninth Floor



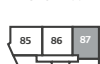
Eighth Floor



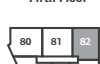
Seventh Floor



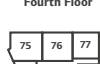
Sixth Floor



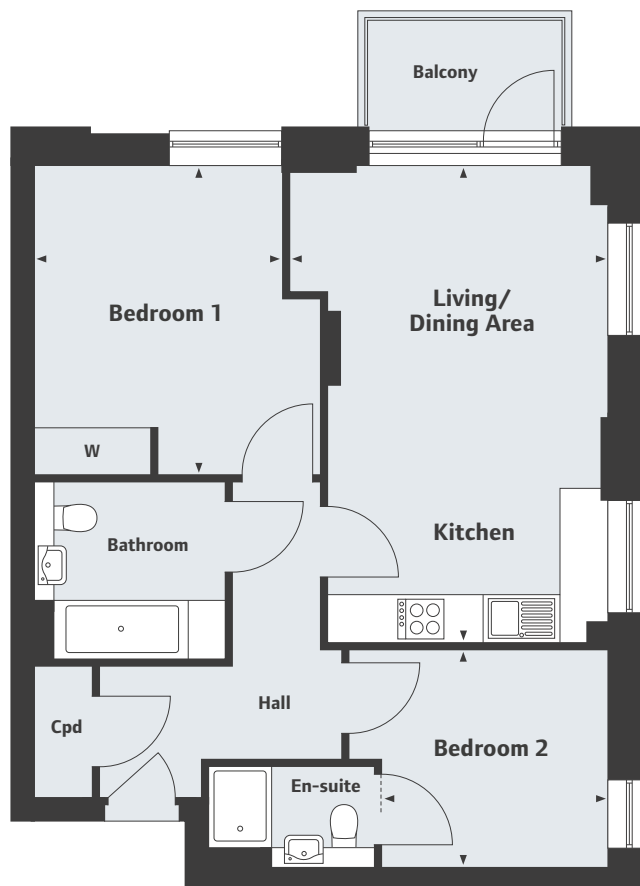
Fifth Floor



Fourth Floor



Third Floor



Fourth to Fifteenth Floors

Kitchen/Living/Dining Area	4115 x 6170mm	13'6" x 20'3"
Bedroom 1	3210 x 3990mm	10'6" x 13'1"
Bedroom 2	2930 x 2800mm	9'7" x 9'2"

Viewpoint

98 York Road, Battersea SW11 3SS
1, 2 & 3 bedroom apartments

020 3553 0756

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Linden
HOMES



Type U

Home 141



Sixteenth Floor



Fifteenth Floor



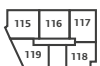
Fourteenth Floor



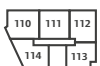
Thirteenth Floor



Twelfth Floor



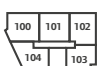
Eleventh Floor



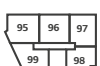
Tenth Floor



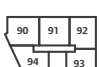
Ninth Floor



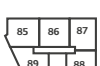
Eighth Floor



Seventh Floor



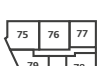
Sixth Floor



Fifth Floor



Fourth Floor



Third Floor



Sixteenth Floor

Kitchen/Living/Dining Area	5770 x 7000mm	18'11" x 22'11"
Bedroom 1	2750 x 3620mm	9'0" x 11'10"
Bedroom 2	3420 x 4680mm	11'2" x 15'4"
Bedroom 3	3195 x 4580mm	10'5" x 15'0"



Sixteenth Floor



Fifteenth Floor



Fourteenth Floor



Thirteenth Floor



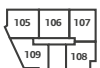
Twelfth Floor



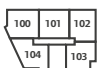
Eleventh Floor



Tenth Floor



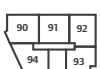
Ninth Floor



Eighth Floor



Seventh Floor



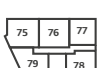
Sixth Floor



Fifth Floor



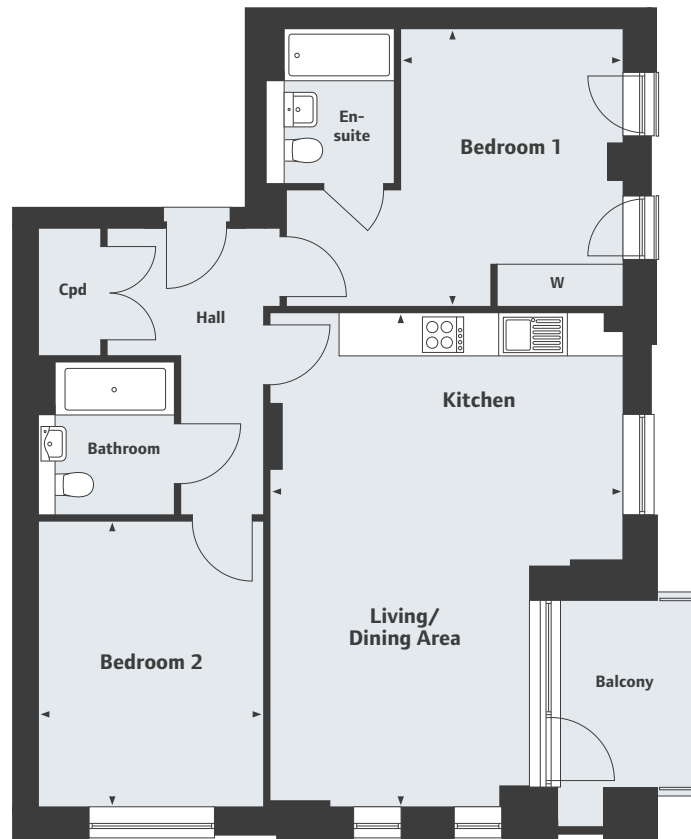
Fourth Floor



Third Floor

Type V

Home 142



Sixteenth Floor

Kitchen/Living/Dining Area	7175 x 5100mm	23'6" x 16'9"
Bedroom 1	4005 x 3210mm	13'1" x 10'6"
Bedroom 2	3265 x 4135mm	10'8" x 13'7"

Viewpoint
Battersea

Wilson House
3 bedroom apartment



Sixteenth Floor



Fifteenth Floor



Fourteenth Floor



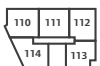
Thirteenth Floor



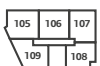
Twelfth Floor



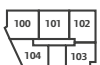
Eleventh Floor



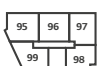
Tenth Floor



Ninth Floor



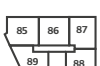
Eighth Floor



Seventh Floor



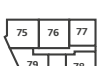
Sixth Floor



Fifth Floor



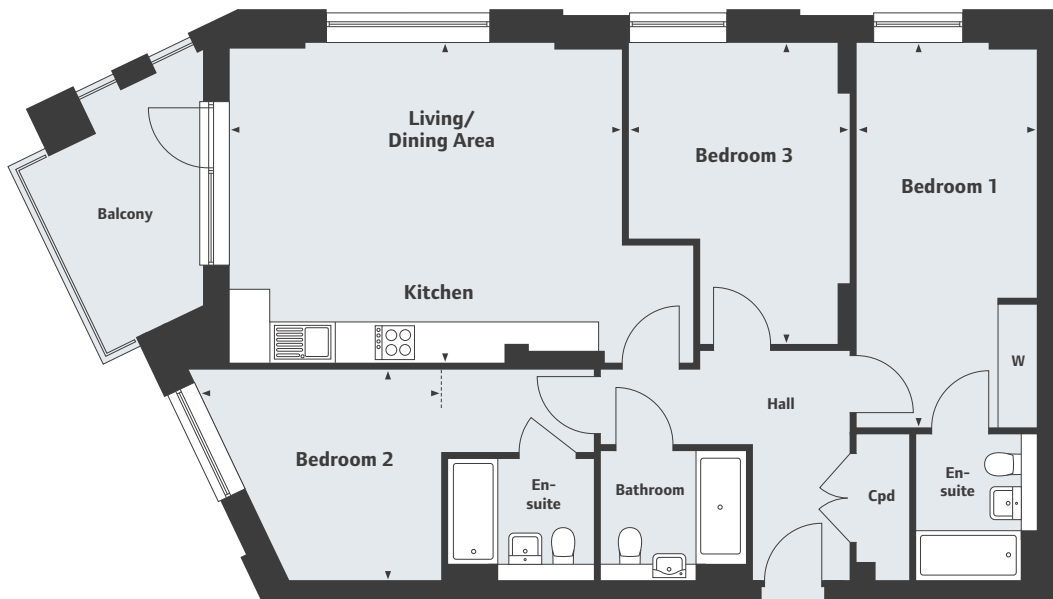
Fourth Floor



Third Floor

Type W

Home 140



Sixteenth Floor

.....	
Kitchen/Living/Dining Area	
5980 x 4865mm	19'7" x 15'11"
Bedroom 1	
2750 x 5855mm	9'0" x 19'2"
Bedroom 2	
3865 x 3215mm	12'8" x 10'6"
Bedroom 3	
3370 x 4580mm	11'0" x 15'0"

Viewpoint
98 York Road, Battersea SW11 3SS
1, 2 & 3 bedroom apartments

020 3553 0756

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