

**H**  
**HORIZON**  
BATTERSEA



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BATTERSEA

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Developed by Thornsett, this exclusive collection of 11 brand new apartments and penthouses reaches new heights, elevates living standards and provides residents with exclusive, stunning views across the London horizon.

With beautifully appointed and stylish accommodation, open spaces, and a thriving London neighbourhood right outside your door, Horizon offers the very best of London living.

Boasting a prime location in the heart of Battersea, moments away from established Chelsea and Fulham and just 7 minutes' walk from Clapham Junction station, Horizon buzzes with city energy.

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## NEW HORIZONS, ENDLESS POSSIBILITIES.

Horizon is nestled in the vibrant heart of Battersea, an area that has seen substantial investment and undergone significant transformation in recent years. The Battersea Power Station area serves as a prime example, reimagined into a lively riverside destination filled with world-class galleries, an array of desired shops, markets, and restaurants. And for those seeking local charm, the acclaimed bars, eateries, boutiques, and cafés of St John's Hill and Northcote Road are all within easy reach, inviting exploration at every corner.



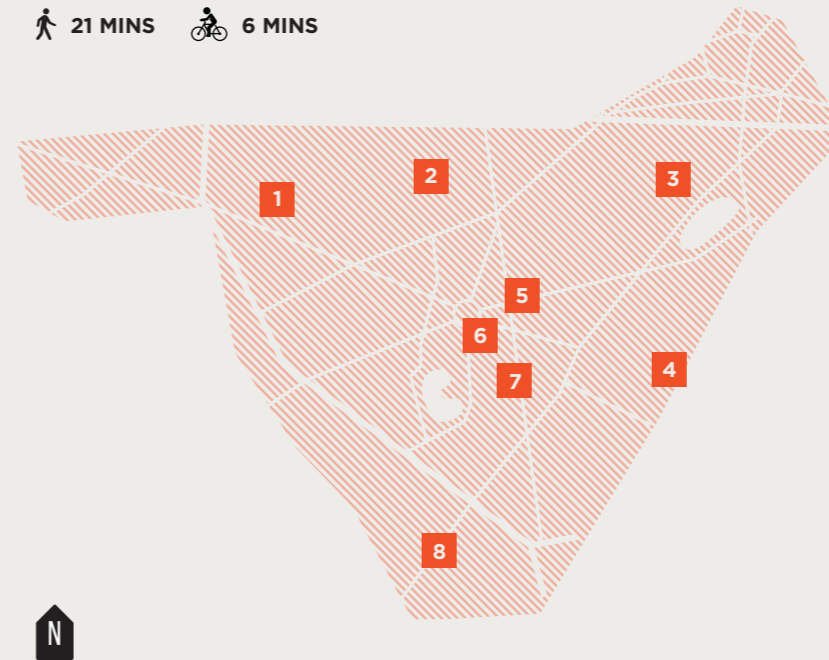
# GREEN SPACES



Battersea Park

## CLAPHAM COMMON

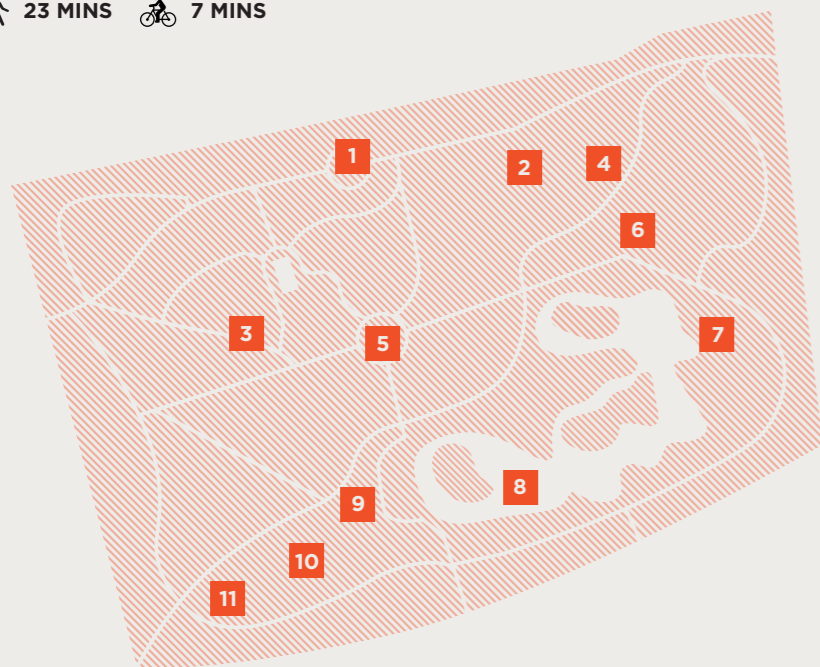
21 MINS 6 MINS



- 1 Football Pitches
- 2 Cricket Oval
- 3 Skatepark
- 4 The Windmill 🍷
- 5 Pear Tree ☕
- 6 Bandstand
- 7 Butterfly Garden 🦋
- 8 Cricket Nets

## BATTERSEA PARK

23 MINS 7 MINS



- 1 The London Peace Pagoda
- 2 Children's Zoo
- 3 Old English Garden 🌳
- 4 Tennis Ground
- 5 The Bandstand
- 6 Millennium Arena 🏃
- 7 Pear Tree ☕
- 8 Boating Lake
- 9 Sub Tropical Garden 🌴
- 10 All Weather Sports Ground
- 11 Go Ape

← Battersea Park

# NATURE ON YOUR DOORSTEP

Battersea is renowned for its abundant green spaces, and with the development overlooking York Gardens, you'll always have immediate access to lush greenery. Just down the road is Wandsworth Common with its immaculate 171 acres of lawns, boasting six tennis courts, lively playgrounds, and charming cafes. Nearby, Clapham Common offers another delightful green space, popular for picnics, sports, and outdoor events throughout the year. Only a little further away there's Battersea Park, with wide, sun-dappled boulevards, a serene boating lake and even a zoo. The Thames runs along the bottom of Plough Road and from here you can join the 180 magical miles of Thames Path on foot or bicycle, stretching to Putney, Barnes Village, and even the Cotswolds.



# LEISURE

## BATTERSEA'S VIBRANT HEARTBEAT

Horizon is perfectly positioned at the heart of the action, offering access to Michelin-starred restaurants, cosy cafes, stylish boutiques, and lively music venues.

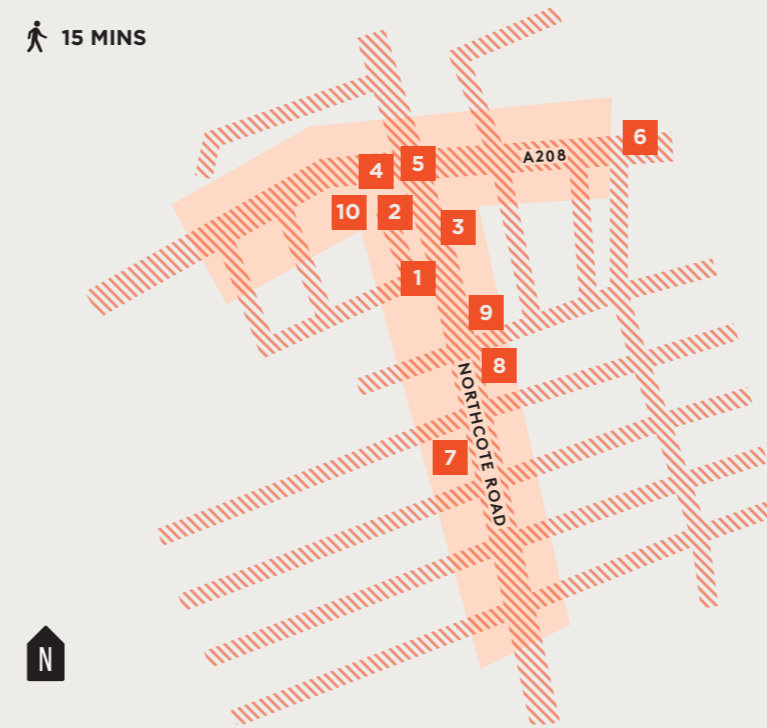
Start your day with a sunny morning break at Story Coffee on St John's Hill, then wander to lively Northcote Road to explore chic boutiques, antique treasures, and enticing food stalls. Whether you're craving pizza from Franco Manca, savouring French dishes at Sinabro, picking up artisan breads from the renowned Bread Stall, or indulging in authentic meringues from Aux Merveilleux, whatever your taste, Northcote Road has it covered.

Franco Manca →  
Battersea Power Station ↓

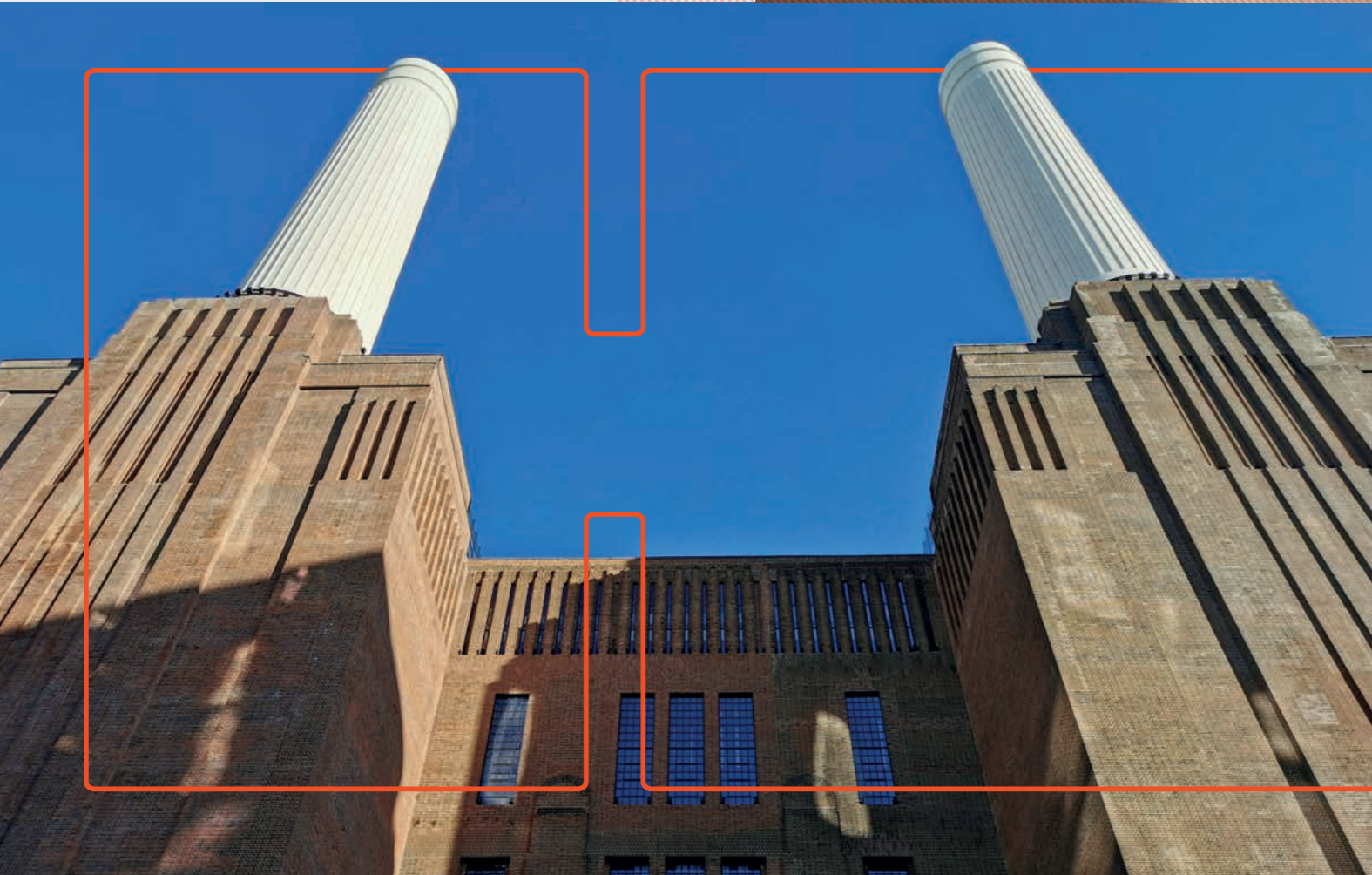


### NORTHCOTE ROAD

15 MINS



- 1 Buonasera 🍷
- 2 Northcote Records 📀
- 3 The Old Bank 🍷
- 4 Vagabond 🍷
- 5 The Northcote 🍷
- 6 Sinabro 🍷
- 7 Franco Manca 🍷
- 8 Aux Merveilleux de Fred ☕
- 9 Ole & Steen ☕
- 10 Bluebird Brothers ☕



**“THE AREA HAS ALWAYS HAD A LIVELY MUSIC AND FOOD SCENE, THERE’S ALWAYS SOMETHING NEW AND EXCITING TO CHECK OUT.”**

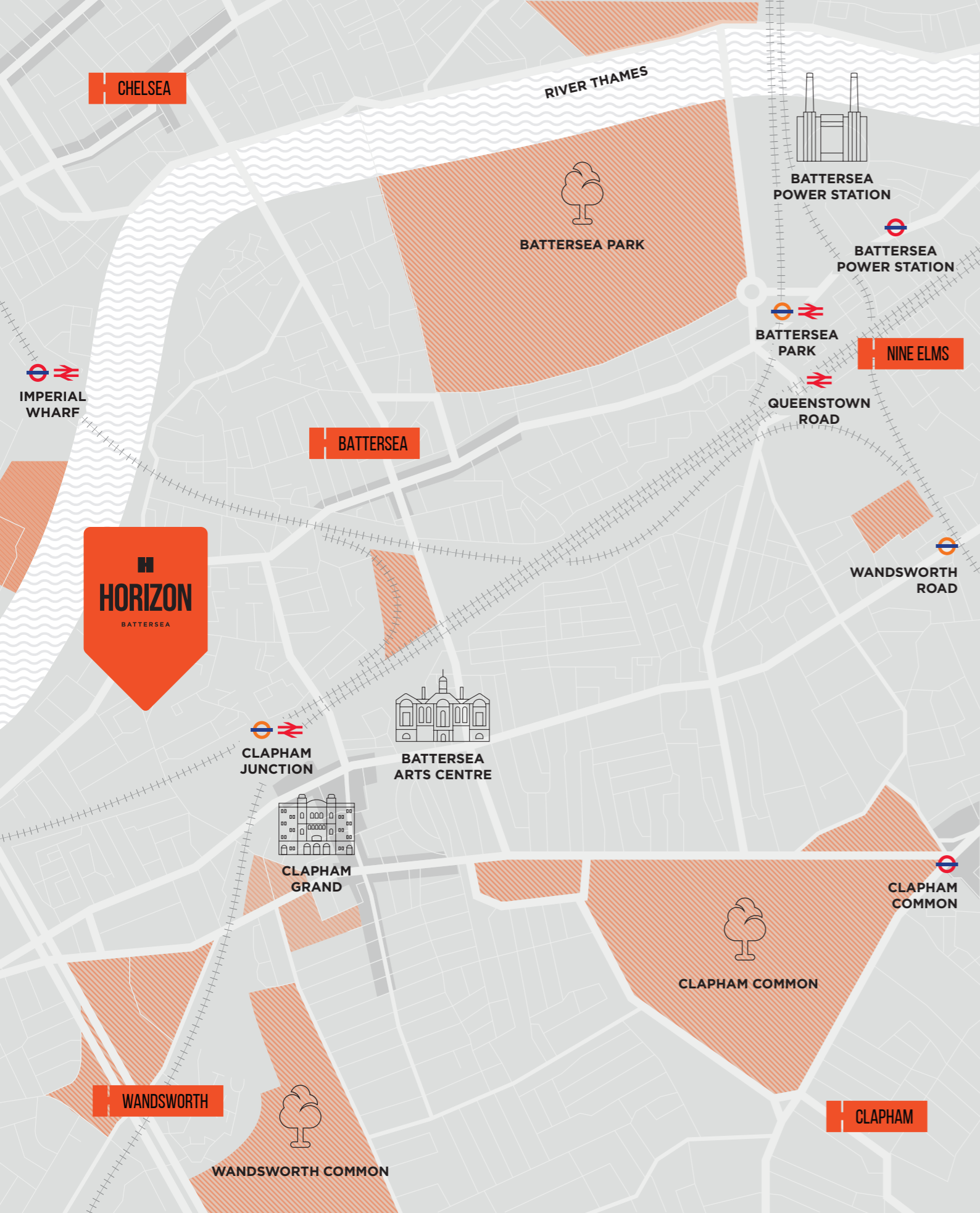
Local Resident

Slightly beyond, the transformation of Battersea Power Station has sparked a vibrant drink and food scene, solidifying Battersea as London’s most exciting new shopping and leisure destination.

As the sun dips below the horizon, Northcote Records springs to life. Boasting the friendliest bar staff south of the river, expert cocktail making, a fantastic playlist and regular live music, it’s a place where the evening comes to life. For something a little cosier, there’s the local favourite, The Roundhouse Pub, popular for its regular film nights - combining good wine and food with classic movies and popcorn.



Northcote Records ↑



# CONNECTIVITY

## WALKING

Clapham Junction  
7 MINS

Northcote Road  
15 MINS

Clapham Common  
21 MINS

Battersea Park  
23 MINS

## CYCLING

Battersea Power Station  
14 MINS

University of Roehampton  
21 MINS

Richmond Park  
25 MINS

South Bank  
28 MINS

## TRAIN

London Waterloo  
10 MINS

London Bridge  
15 MINS

Kings Cross St Pancras  
25 MINS

Gatwick Airport  
58 MINS

# CONNECTED TO THE CAPITAL

Train times start from Clapham Junction  
All journey times taken from TFL and Google Maps

Horizon boasts unparalleled connectivity, offering seamless transport links across the capital. Significant investment in transport infrastructure has paved the way for new underground stations and extended routes, improving accessibility throughout London. Nearby Clapham Junction, one of London's most well connected stations, residents are just one stop from zone one. With frequent trains to Waterloo and Victoria, direct overground routes, and easy access to the London Bus Network, commuting across the city has never been simpler.

# APARTMENTS



Bedroom ↑  
 Kitchen →  
 Living Room ↓



Images from another Development by Thornsett

# SPECIFICATION

## APARTMENT INTERIORS

- Luxury Vinyl Karndean wood-effect flooring throughout (apart from bathrooms)
- Walls and ceilings are painted in neutral contemporary colours
- All joinery is primed and decorated with an eggshell finish
- Internal solid core doors with modern brushed stainless steel handles
- Brushed stainless steel light switches and electric sockets (except at high level TV locations)
- Double glazed windows with a mixture of single leaf and sliding doors to external areas
- Sliding glass roof box providing access to private roof terraces\*

## KITCHENS

- Pedini kitchens featuring a combination of matt grey and timber effect units with handle-less cupboard and drawer detail
- Florim Amani Grey porcelain splashbacks
- Fenix worktops
- Integrated Bosch appliances comprising electric oven, microwave, cooker hood, induction hob, dishwasher and fridge-freezer
- Freestanding Bosch washer dryer to store room\*\*
- Integrated wine cooler\*\*\*
- Undermounted 1.5 bowl stainless steel sink integrated into worktop with drainer grooves
- 4-in-1 tap which provides filtered drinking water and boiling water on demand

## BEDROOMS

- Master bedrooms to have full height built-in Dall'Agnese wardrobes in white matt finish

## BATHROOMS

- Wall-hung mirrored cabinet with shaver socket
- Kaldewei Saniform steel baths
- Semi-recessed basin with modern chrome mixer tap
- Modern wall-hung WC with concealed cistern, chrome flush push plate and soft close seat and cover
- Glass screens to baths and showers
- Chrome Grohe thermostatic mixer
- Fixed chrome shower head and handheld shower hose in baths and showers
- Electric chrome towel radiator
- Discreet extractor fan
- 60x60 Cerim Grey Limestone tiles to floors and walls

## EXTERNAL SPACES

- Glass balustrading to balconies and privacy screening to terraces
- Architectural lighting

## HEATING & ELECTRICS

- Underfloor heating and hot water powered by individual Air Source Heat Pumps
- Recessed LED downlights
- Generous supply of power points, USB sockets, telephone points and TV/FM points throughout
- SkyQ points to living rooms and bedrooms
- Hyperoptic and Openreach broadband available (subject to subscription)
- CAT 5 cabling to receptions and bedrooms

## SECURITY

- Video entry phone system
- CCTV cameras are installed at key positions around the development
- Security fob access for residents
- Hard-wired smoke and heat detectors
- Sprinklers and Evacuation Alert System installed
- Daytime Concierge serving all apartments

## SUSTAINABILITY

- Photovoltaic panels generating electricity which is fed back to the landlords supply to power communal lighting/sockets
- Roof planters to promote biodiversity
- Low energy LED lighting throughout
- Heating and hot water supplied by individual Air Source Heat Pumps

## BUILDING STANDARDS

- All elements of the development are compliant with the relevant building and fire regulations

## WARRANTY

- All apartments are covered by a 10 year ICW warranty against structural defects

## LEASE

- Approximately 240 years unexpired

\* Private roof terraces to apartments 57, 58 & 59

\*\* Washer-dryer integrated in kitchen of apartments 52 & 53

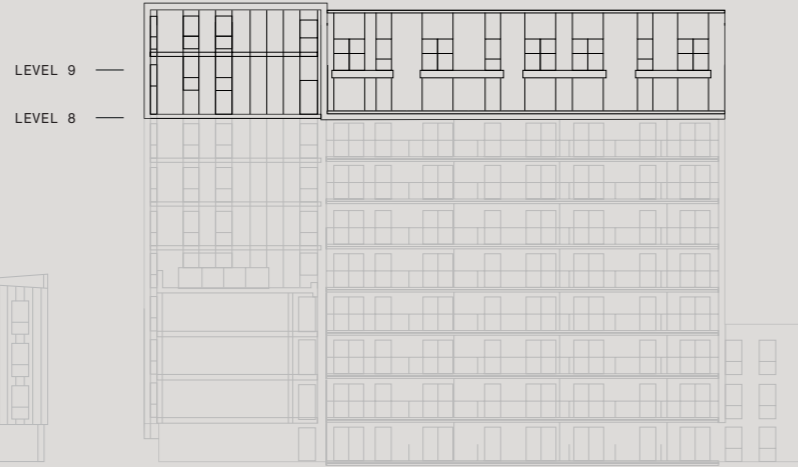
\*\*\* Not included in apartment 52

# APARTMENT INDEX

21 Plough Rd,  
London, SW11 2DE



West Elevation



South Elevation

NO	BEDROOMS	INTERNAL AREA	BALCONY	ROOF TERRACE
NO 52	2	63m <sup>2</sup> 678ft <sup>2</sup>		
NO 53	1 (+ study)	59m <sup>2</sup> 635ft <sup>2</sup>		
NO 54	2	83m <sup>2</sup> 893ft <sup>2</sup>	9m <sup>2</sup> 97ft <sup>2</sup>	
NO 55	2	89m <sup>2</sup> 958ft <sup>2</sup>	10m <sup>2</sup> 108ft <sup>2</sup>	
NO 56	2	82m <sup>2</sup> 883ft <sup>2</sup>	9m <sup>2</sup> 97ft <sup>2</sup>	
NO 57	2	83m <sup>2</sup> 893ft <sup>2</sup>	9m <sup>2</sup> 97ft <sup>2</sup>	68m <sup>2</sup> 732ft <sup>2</sup>

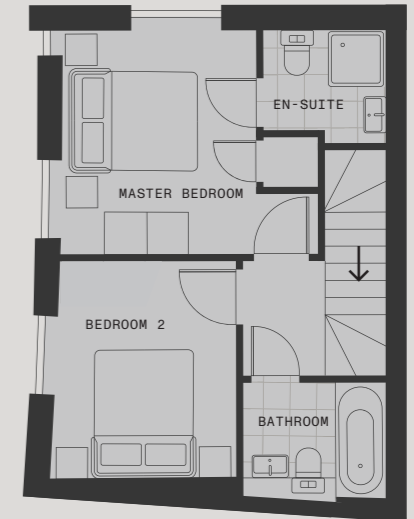
NO	BEDROOMS	INTERNAL AREA	BALCONY	ROOF TERRACE
NO 58	2	89m <sup>2</sup> 958ft <sup>2</sup>	10m <sup>2</sup> 108ft <sup>2</sup>	69m <sup>2</sup> 743ft <sup>2</sup>
NO 59	2	82m <sup>2</sup> 883ft <sup>2</sup>	9m <sup>2</sup> 97ft <sup>2</sup>	64m <sup>2</sup> 689ft <sup>2</sup>
NO 60	3	100m <sup>2</sup> 1076ft <sup>2</sup>	8m <sup>2</sup> 86ft <sup>2</sup>	8m <sup>2</sup> 86ft <sup>2</sup>
NO 61	1	51m <sup>2</sup> 549ft <sup>2</sup>	8m <sup>2</sup> 86ft <sup>2</sup>	
NO 62	1	51m <sup>2</sup> 549ft <sup>2</sup>	5m <sup>2</sup> 54ft <sup>2</sup>	

## APARTMENT 52

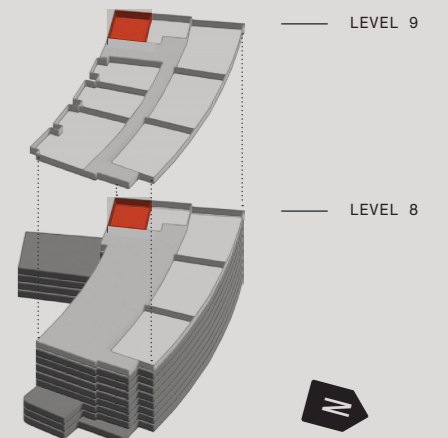
2 Bedroom  
Duplex

Level 8

Level 9



<b>TOTAL AREA</b>	63m <sup>2</sup>	678ft <sup>2</sup>
<b>KITCHEN/LIVING/DINING</b>	6.6m x 4.9m	21'7" x 16'2"
<b>MASTER BEDROOM</b>	3.8m x 3.3m	12'4" x 10'10"
<b>BEDROOM 2</b>	3.2m x 2.7m	10'6" x 8'11"

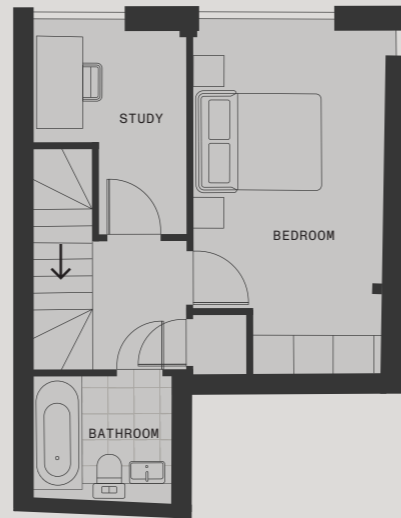




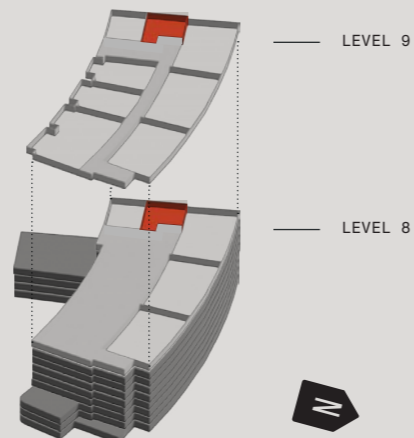
Level 8



Level 9



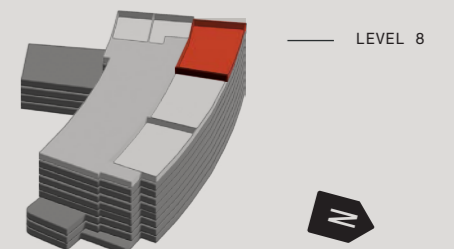
<b>TOTAL AREA</b>	59m <sup>2</sup>	635ft <sup>2</sup>
<b>KITCHEN/LIVING/DINING</b>	5.3m x 5.2m	17'6" x 16'12"
<b>MASTER BEDROOM</b>	5.2m x 2.9m	16'12" x 9'6"
<b>STUDY</b>	3.0m x 2.3m	9'11" x 7'7"



Level 8



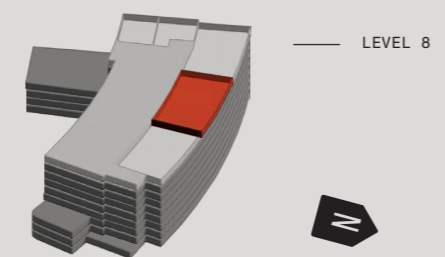
<b>TOTAL AREA</b>	83m <sup>2</sup>	893ft <sup>2</sup>
<b>BALCONY</b>	9m <sup>2</sup>	97ft <sup>2</sup>
<b>KITCHEN/LIVING/DINING</b>	6.3m x 5.8m	20'7" x 19'2"
<b>MASTER BEDROOM</b>	5.4m x 2.8m	17'8" x 9'2"
<b>BEDROOM 2</b>	4.1m x 3.4m	13'4" x 11'1"



Level 8



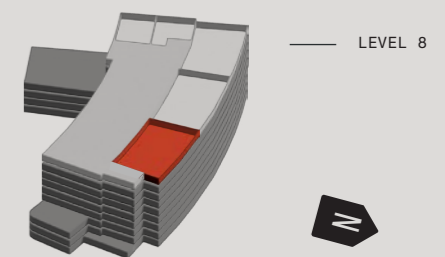
<b>TOTAL AREA</b>	89m <sup>2</sup>	958ft <sup>2</sup>
<b>BALCONY</b>	10m <sup>2</sup>	108ft <sup>2</sup>
<b>KITCHEN/LIVING/DINING</b>	7.5m x 5.8m	24'6" x 19'1"
<b>MASTER BEDROOM</b>	5.4m x 2.8m	17'9" x 9'2"
<b>BEDROOM 2</b>	4.1m x 3.4m	13'5" x 11'2"



Level 8



<b>TOTAL AREA</b>	82m <sup>2</sup>	883ft <sup>2</sup>
<b>BALCONY</b>	9m <sup>2</sup>	97ft <sup>2</sup>
<b>KITCHEN/LIVING/DINING</b>	6.3m x 5.8m	20'7" x 19'2"
<b>MASTER BEDROOM</b>	5.4m x 2.8m	17'8" x 9'2"
<b>BEDROOM 2</b>	4.1m x 3.4m	13'4" x 11'1"

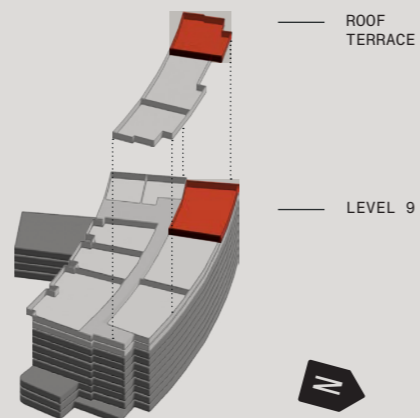


Level 9

Roof Terrace

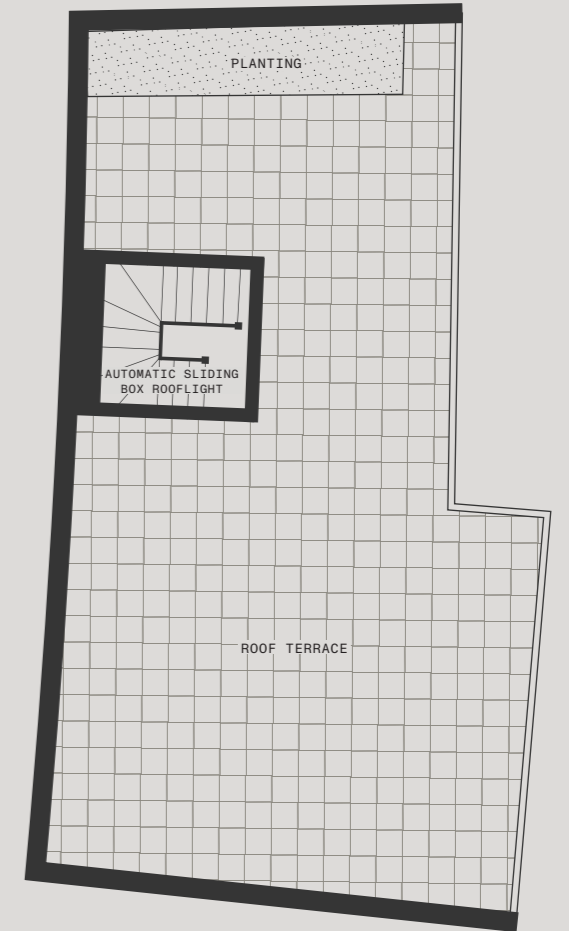
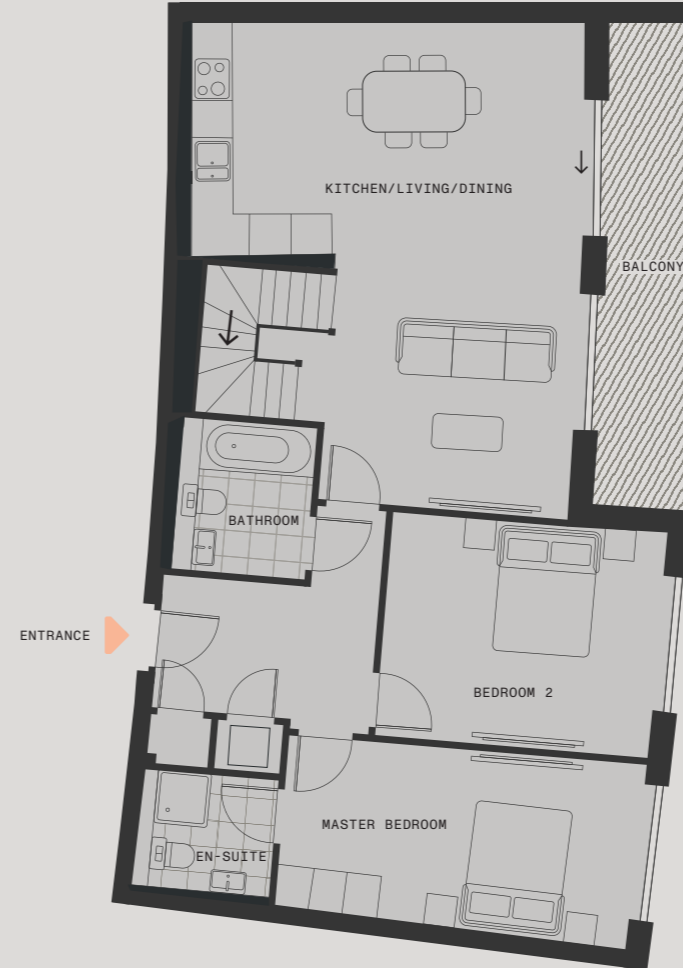


<b>TOTAL AREA</b>	83m <sup>2</sup>	893ft <sup>2</sup>
<b>BALCONY</b>	9m <sup>2</sup>	97ft <sup>2</sup>
<b>ROOF TERRACE</b>	68m <sup>2</sup>	732ft <sup>2</sup>
<b>KITCHEN/LIVING/DINING</b>	6.3m x 5.8m	20'7" x 19'2"
<b>MASTER BEDROOM</b>	5.4m x 2.8m	17'8" x 9'2"
<b>BEDROOM 2</b>	4.1m x 3.4m	13'4" x 11'1"

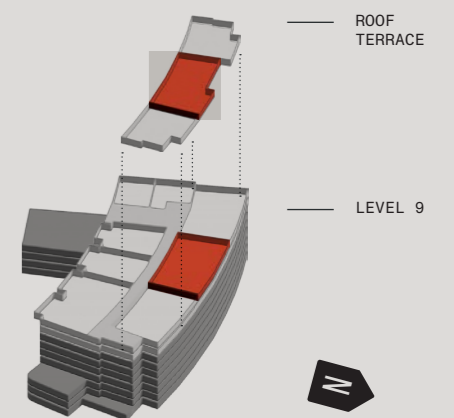


Level 9

Roof Terrace



<b>TOTAL AREA</b>	89m <sup>2</sup>	958ft <sup>2</sup>
<b>BALCONY</b>	10m <sup>2</sup>	108ft <sup>2</sup>
<b>ROOF TERRACE</b>	69m <sup>2</sup>	743ft <sup>2</sup>
<b>KITCHEN/LIVING/DINING</b>	7.5m x 5.8m	24'6" x 19'1"
<b>MASTER BEDROOM</b>	5.4m x 2.8m	17'9" x 9'2"
<b>BEDROOM 2</b>	4.1m x 3.4m	13'5" x 11'2"



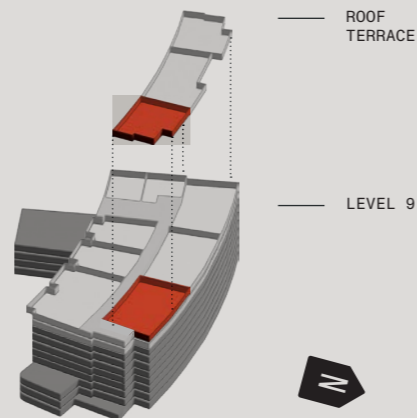
Level 9



Roof Terrace



<b>TOTAL AREA</b>	82m <sup>2</sup>	883ft <sup>2</sup>
<b>BALCONY</b>	9m <sup>2</sup>	97ft <sup>2</sup>
<b>ROOF TERRACE</b>	64m <sup>2</sup>	689ft <sup>2</sup>
<b>KITCHEN/LIVING/DINING</b>	6.2m x 5.8m	20'4" x 19'2"
<b>MASTER BEDROOM</b>	5.4m x 2.8m	17'9" x 9'2"
<b>BEDROOM 2</b>	4.1m x 3.4m	13'5" x 11'2"



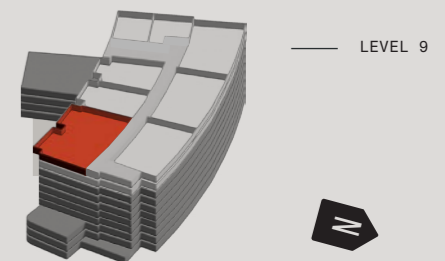
— ROOF TERRACE  
— LEVEL 9



Level 9



<b>TOTAL AREA</b>	100m <sup>2</sup>	1076ft <sup>2</sup>
<b>BALCONY 1</b>	8m <sup>2</sup>	86ft <sup>2</sup>
<b>BALCONY 2</b>	8m <sup>2</sup>	86ft <sup>2</sup>
<b>KITCHEN/LIVING/DINING</b>	7.3m x 4.3m	24'1" x 14'1"
<b>MASTER BEDROOM</b>	5.5m x 3.2m	17'12" x 10'5"
<b>BEDROOM 2</b>	3.8m x 2.8m	12'7" x 9'2"
<b>BEDROOM 3</b>	3.8m x 2.9m	12'6" x 9'6"



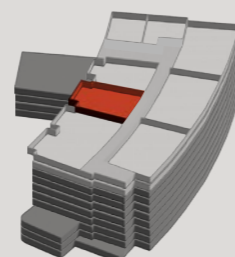
— LEVEL 9



Level 9



<b>TOTAL AREA</b>	51m <sup>2</sup>	549ft <sup>2</sup>
<b>BALCONY</b>	8m <sup>2</sup>	86ft <sup>2</sup>
<b>KITCHEN/LIVING/DINING</b>	7.3m x 3.6m	23'10" x 11'11"
<b>MASTER BEDROOM</b>	4.8m x 3.1m	15'11" x 10'0"



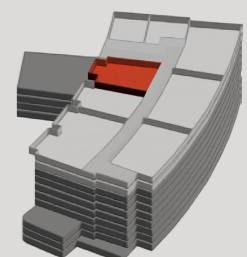
LEVEL 9



Level 9



<b>TOTAL AREA</b>	51m <sup>2</sup>	549ft <sup>2</sup>
<b>BALCONY</b>	5m <sup>2</sup>	54ft <sup>2</sup>
<b>KITCHEN/LIVING/DINING</b>	7.5m x 3.5m	24'8" x 11'4"
<b>MASTER BEDROOM</b>	4.8m x 3.2m	15'8" x 10'4"



LEVEL 9



# THORNSETT IS A BESPOKE PROPERTY DEVELOPMENT COMPANY.

We pride ourselves on our refreshing and creative approach to providing homes where people want to live. Our homes are all built to the highest standards and incorporate the latest in contemporary design enhanced by traditional skills and experience. For the past 35 years, our reputation has been earned through providing quality and value for money that meets the expectations of today's sophisticated buyer.



WIMBLEDON PLACE, WIMBLEDON



MOSAIC PLACE, PURLEY



HOXTON HOUSE, HOXTON

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THORNSETT

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