

# ERO

A DEVELOPMENT BY

WIMSHURST PELLERITI

A contemporary residential  
development designed for the  
evolving city lifestyle.



*In the heart of up-and-coming Streatham.*

*Less than a minutes walk from Streatham Common Rail Station.*

*Commute to the heart of the city in under 20 minutes.*

*Designed and developed by award-winning architects.*

*An abundance of outdoor living space.*

# Contents

INTRODUCTION

02

CONTEMPORARY  
LONDON LIVING

04

AMENITIES MAP

08

CONNECTIONS

10

STREATHAM LIFE

10

LOCALE

12

LONDON LIFE

18

INTERIORS

26

THE ARCHITECTS

34

THE BUILDING  
& FLOOR PLANS

36

SPECIFICATION

54

THE DEVELOPER

56

CONTACT DETAILS

58





# A Fantastic Opportunity



ERO is a collection of one and two bedroom apartments benefiting from an abundance of local amenities. Nestled into a leafy pocket of London, ERO offers a peaceful retreat from the busy metropolis, while the bustle of the city is less than twenty minutes away. This makes Streatham the ideal London neighbourhood to live in.

Property prices in the area have skyrocketed by almost 30% over the last five years outperforming most areas in London. Values in up-and-coming Streatham are predicted to rise yet further as investment continues streaming into the area.





# Contemporary London Living



ERO is not only designed by award-winning architects, but is developed by them too. This ensures there is no compromise in design and experiential quality.

We are proud that ERO will be of the highest environmental standards with its use of sustainable materials, low carbon technologies and unrivalled energy efficiency.



Computer generated image for indicative purposes only





Computer generated image for indicative purposes only

## Your Own Oasis



At ERO you have access to your very own private garden; a luxury for a boutique residential development in London. The ideal passage to escape from the exuberance of the city and a proven health and wellbeing winner.

Almost every apartment also benefits with its own integrated private terrace.



LEISURE

- 1 Streatham Ice & Leisure Centre
- 2 The Gym
- 3 Squat Gym
- 4 Furzedown Recreational Centre
- 5 Tooting Bec Athletics Track & Gym
- 6 All Star Tennis
- 7 Tooting Bed Lido Swimming Pool
- 8 Wigmore Lawn Tennis Club

MEDICAL

- 1 St George's Hospital
- 2 Springfield University Hospital
- 3 The Greyswood Practice
- 4 Streatham High Practice
- 5 Streatham Common Dental Surgery
- 6 Watts Pharmacy

PUBS, RESTAURANTS & CAFES

- 1 The Railway Gastropub
- 2 Perpericon
- 3 Signor Ciccio
- 4 Lo Paste Tradizionali
- 5 Green Floor Restaurant
- 6 El Chicos
- 7 Bar 61 Restaurant
- 8 Streatham Kitchen
- 9 Big Bad Wolf Coffee
- 10 Rice Republic Chinese Restaurant
- 11 The Rookery Cafe
- 12 The Antelope Pub
- 13 The Selkirk Pub

GROCERY SHOPPING

- 1 Tesco Extra
- 2 Sainsbury's
- 3 Co-operative
- 4 Marks & Spencers
- 5 Aldi
- 6 Lidl

RETAIL SHOPPING

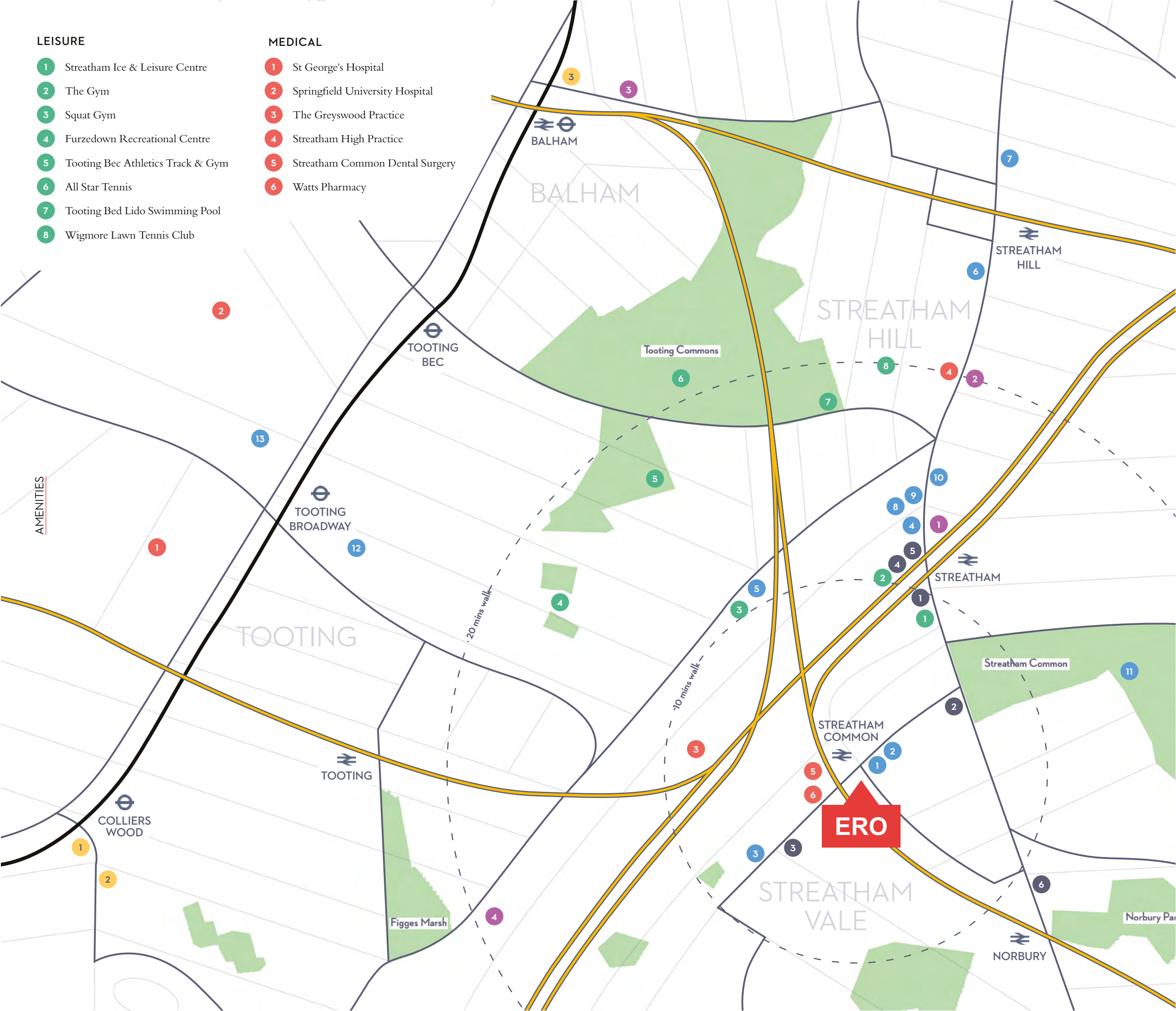
- 1 Priory Retail Park
- 2 Tandem Centre
- 3 Hildreth Street Market

ENTERTAINMENT

- 1 Hideaway Jazz & Comedy Club
- 2 ODEON Cinema
- 3 The Bedford
- 3 TeamSport Go Karting

TRANSPORT

- Southern Rail
- Northern Line



# Transport

London has been hailed as the most connected city in the world. In Streatham, you are a short journey from the five busiest stations in London. Heathrow, Gatwick & London City Airport are all within an hour away.

## ACCESS POINTS

STREATHAM COMMON  
RAIL STATION

< 1

mins walk

TOOTING BEC  
UNDERGROUND

06

mins taxi

HEATHROW INTERNATIONAL  
AIRPORT

40

mins taxi

CONNECTIONS

DESTINATIONS

VICTORIA  
STATION

19

mins **direct** via  
Streatham Common Rail

WATERLOO  
STATION

22

mins via  
Streatham Common Rail

LONDON BRIDGE  
STATION

30

mins **direct** via  
Streatham Common Rail

KING'S CROSS &  
ST. PANCRAS INTL

34

mins **direct** via  
Streatham Rail

LIVERPOOL STREET  
STATION

37

mins via  
Streatham Common Rail

WEST END  
SHOPPING

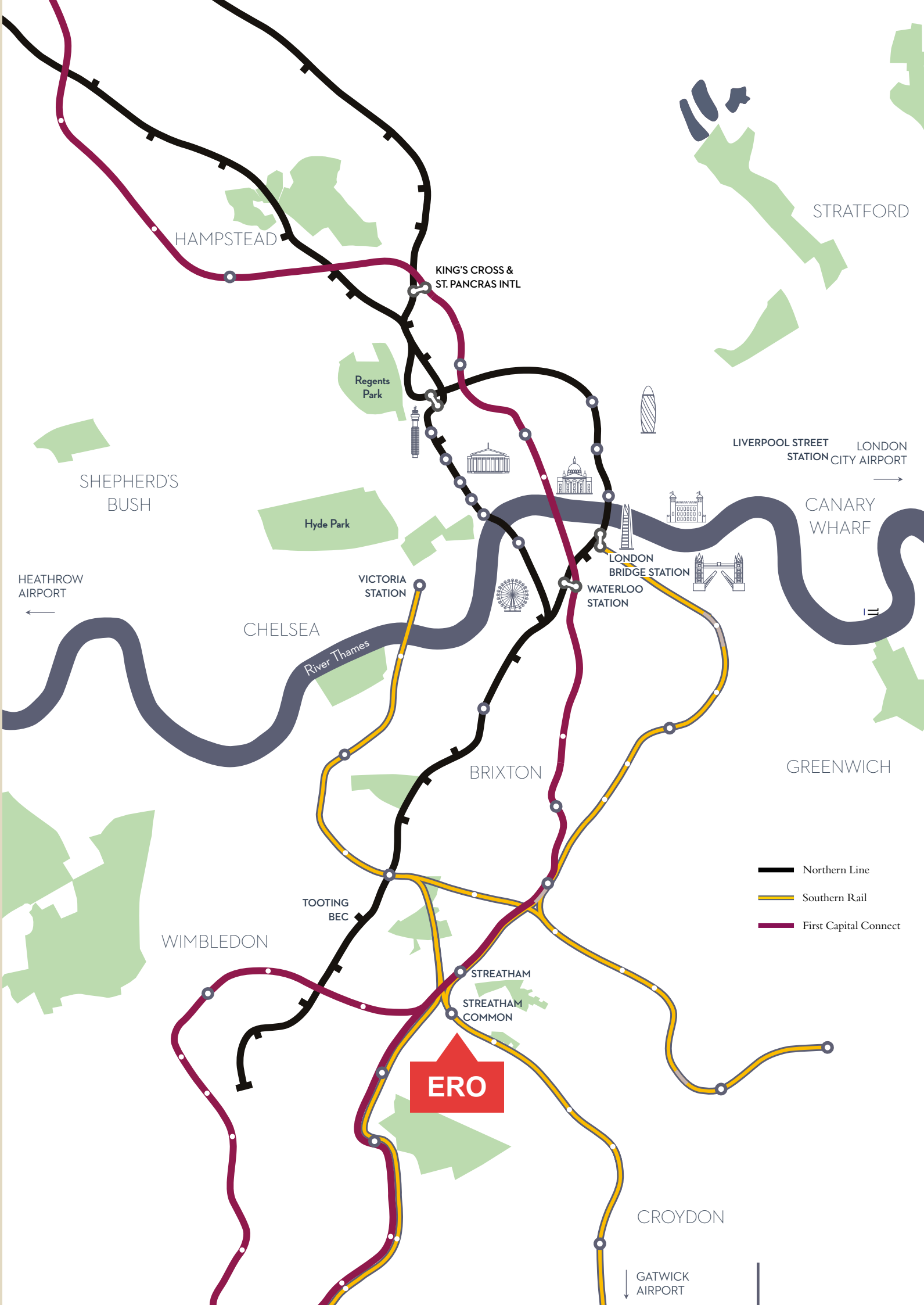
25

mins via  
Streatham Common Rail

GATWICK INTERNATIONAL  
AIRPORT

48

mins **direct** via  
Streatham Common Rail





# Dining & Entertainment



**LEFT**  
The Railway Gastropub, Streatham

Streatham's got a place for all of your moods. From fine dining to comfort food, from live music to a quiet spot, the choices are endless.

Your Sunday Roast is in safe hands with a huge selection of Gastropubs within walking distance of your new home, including family-run 'The Railway' right across the road.

If you are looking for local live entertainment, The Bedford has hosted the likes of Ed Sheeran, U2 and Sam Smith. Enjoy the intimate performances alongside a drink and a mouth-watering meal.

If your own life hasn't become cinematic enough then take stroll down to the Odeon Cinema for all the latest movie releases.

## BELOW

Signor Ciccios, Streatham  
The Bedford, Balham  
The Hideaway, Streatham





# Groceries & Shopping



As well as being a 10 minute walk from every major supermarket, the area boasts numerous farmers markets and street markets which truly attribute to the character of the neighbourhood.

Experience the epitomy of London culture at the famed and historic Borough Market, only a short journey away by train.

When it comes to retail shopping, Streatham high street has established itself as a quirky shopping destination.

The nearby Tandem Centre is home to a number of staple fashion and retail brands. In contrast, the Streatham, Tooting and Balham areas give you access to more boutique brands.



ABOVE  
*Borough Market, London Bridge*





# Leisure & Sport



Whether you live an active or more of a leisure lifestyle, Streatham has everything you can demand. Summer in London has never been more exciting. Enjoy a dip in the newly refurbished outdoor swimming pool at Tooting Lido. For the tennis enthusiasts, not only are the world famous Wimbledon

Championships right on your doorstep, you also have access to fantastic facilities at the Wigmore Lawn Tennis Club.

When it is time to unwind, Streatham Common and Tooting Commons provide the perfect tranquil escape for a leisurely stroll.

## ABOVE

*Wigmore Lawn Tennis Club, Streatham  
Tooting Bec Lido, Tooting Bec*



## ABOVE

*Streatham Common, Streatham*



# London Life

“When a man is tired of London, he is tired of life; for there is in London all that life can afford.”

– Samuel Johnson







# Home of Culture



Being one of the most historically rich cities in the world, London is considered to be the epicentre of British culture. Home to some of the most established museums and art galleries along with its historic buildings and cobbled streets scattered throughout the city, London really has its own distinct charm.

Fashion is quintessential to the culture of the city. Whether you're looking for high end fashion houses at Harrods and Selfridges or boutique handmakers at Apple Market.

## ABOVE

*Harrods, Luxury Department Store, Knightsbridge*

## LEFT

*The Palace of Westminster, Westminster*

## RIGHT

*Shakespeare's Globe, Theatre, Southwark*

## BELOW

*The Apple Market, Covent Garden*





# Vibrant Nightlife



Experience the diversity for which London has gained notoriety. Enjoy every cuisine imaginable, authentically served in world renowned restaurants, every fable dramatised into West End award-winning theatre, and distinct nightlife venues that breathe new life into your favourite music.



**ABOVE**  
Picadilly Circus, Regents Street,  
City of Westminster



**ABOVE**  
Din Tai Fung, Covent Garden  
Royal Albert Hall, Ballet, South Kensington  
Neal's Yard, Covent Garden





# The Development

BUILDING



25

Welcome to an exclusive collection of 9 brand-new contemporary homes, set across 4 floors of this stunning original building.

Choose between a 1-bed or 2-bed apartment, with spacious living areas, stunning full-height windows, and fabulous finishes throughout.



# Kitchen

The custom-designed kitchen features fully integrated appliances, granite countertops and concealed linear lighting.



Computer generated image for indicative purposes only



# Living Room & Dining



The open-plan space has been designed to provide ample room for entertainment, while neutral-tones bring a feeling of warmth. Full height windows allow natural light to sweep through the living quarters.



Computer generated image for indicative purposes only.





Computer generated image for indicative purposes only.

## Bedroom

Soothing tones and luxurious carpeting provides a tranquil space and ideal ambiance to wind down after a long day.  
Fitted joinery provides generous space for storage.



# Bathroom



Bathrooms are tastefully finished with matte tiled floors and shower walls to complement the high quality chromeware and contemporary vanity cupboards.



Computer generated image for indicative purposes only



# The Architects



Wimshurst Pelleriti is an award-winning architectural and design practice comprising a talented team of multi-national architects and designers. The team has worked on a variety of outstanding projects with a particular focus on residential multi-unit schemes. Prior to founding the firm, Will and Leo spent over a decade working together at Rogers Stirk Harbour + Partners, a world leading architectural firm, delivering some of the most iconic buildings across the globe.

Sustainability is at the core of Wimshurst Pelleriti's ethos; who are signatories and strong supporters of Architects Declare, committing to a zero-carbon future.



The cornerstone of Wimshurst Pelleriti is their belief that good architecture should not just appeal on an aesthetic or economic level, it should also be forward-thinking and enhance the health and wellbeing of the end-user and the community it serves.





# Apartment 1

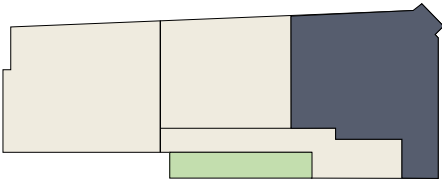
FIRST FLOOR - TWO BEDROOM APARTMENT

LIVING/DINING/KITCHEN	25.4 sq m	273.4 sq ft
MASTER BEDROOM	13.2 sq m	142.1 sq ft
BEDROOM 2	12.4 sq m	133.5 sq ft
MASTER ENSUITE	4.0 sq m	43.1 sq ft
FAMILY BATHROOM	3.4 sq m	36.6 sq ft
TOTAL INTERNAL AREA	70.3 sq m	756.7 sq ft
TOTAL EXTERNAL AREA	3.5 sq m	37.7 sq ft



Important Notice

The seller, Portman London Developments Limited, and the appointed agent(s), give notice that these floor plans and associated particulars are prepared only for the general guidance of prospective buyers. They do not constitute part of an offer or contract. Any information contained herein is given in good faith but must not be relied upon as being a statement or representation of fact. Any areas, measurements or distances referred to herein are approximate only. The layouts are for guidance only and are not necessarily comprehensive. Floor plan illustrations show the layout of the accommodation only and are not to scale. To view the architectural and structural items excluded from these accommodation layouts, please request the architectural plans from the marketing office. Prospective buyers must rely on their own professional advice and satisfy themselves in relation to all the foregoing matters by inspection or otherwise.

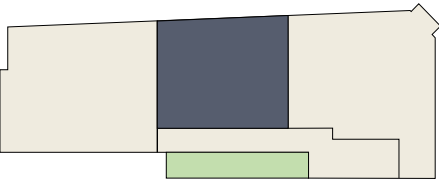
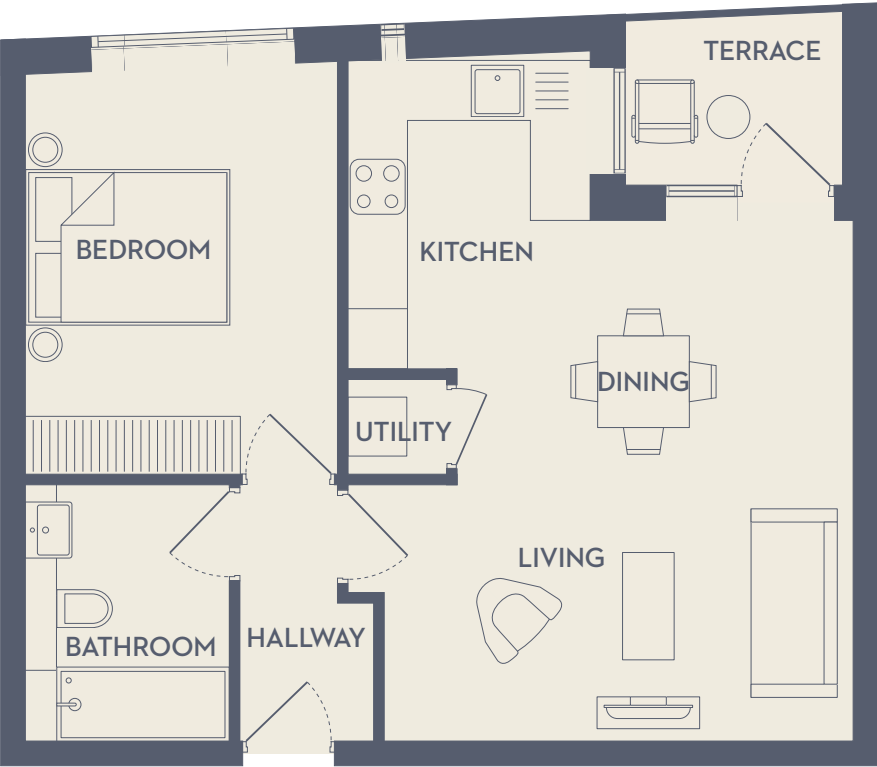




# Apartment 2

FIRST FLOOR - ONE BEDROOM APARTMENT

LIVING/DINING/KITCHEN	27.1 sq m	291.7 sq ft
BEDROOM	12.2 sq m	130.2 sq ft
BATHROOM	4.7 sq m	50.6 sq ft
TOTAL INTERNAL AREA	50.2 sq m	540.4 sq ft
TOTAL EXTERNAL AREA	3.6 sq m	38.8 sq ft



Important Notice

The seller, Portman London Developments Limited, and the appointed agent(s), give notice that these floor plans and associated particulars are prepared only for the general guidance of prospective buyers. They do not constitute part of an offer or contract. Any information contained herein is given in good faith but must not be relied upon as being a statement or representation of fact. Any areas, measurements or distances referred to herein are approximate only. The layouts are for guidance only and are not necessarily comprehensive. Floor plan illustrations show the layout of the accommodation only and are not to scale. To view the architectural and structural items excluded from these accommodation layouts, please request the architectural plans from the marketing office. Prospective buyers must rely on their own professional advice and satisfy themselves in relation to all the foregoing matters by inspection or otherwise.



# Apartment 3

FIRST FLOOR - TWO BEDROOM APARTMENT

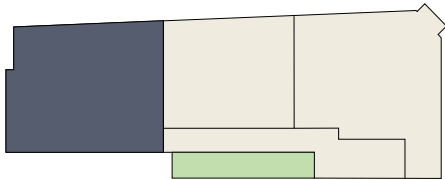
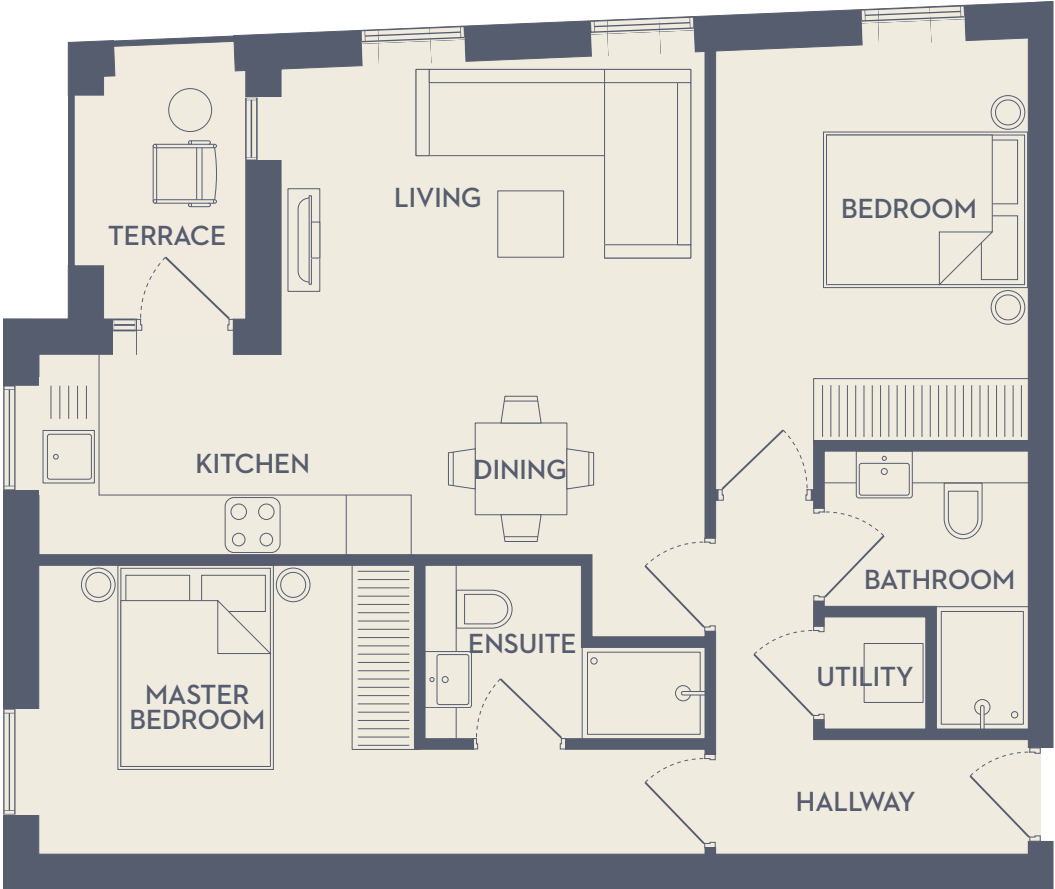
FLOOR PLANS

LIVING/DINING/KITCHEN	25.6 sq m	275.6 sq ft
MASTER BEDROOM	13.0 sq m	139.9 sq ft
BEDROOM 2	12.4 sq m	133.5 sq ft
MASTER ENSUITE	4 sq m	43.1 sq ft
FAMILY BATHROOM	4.1 sq m	44.1 sq ft
<b>TOTAL INTERNAL AREA</b>	<b>70.1 sq m</b>	<b>754.6 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>4.2 sq m</b>	<b>45.2 sq ft</b>



Important Notice

The seller, Portman London Developments Limited, and the appointed agent(s), give notice that these floor plans and associated particulars are prepared only for the general guidance of prospective buyers. They do not constitute part of an offer or contract. Any information contained herein is given in good faith but must not be relied upon as being a statement or representation of fact. Any areas, measurements or distances referred to herein are approximate only. The layouts are for guidance only and are not necessarily comprehensive. Floor plan illustrations show the layout of the accommodation only and are not to scale. To view the architectural and structural items excluded from these accommodation layouts, please request the architectural plans from the marketing office. Prospective buyers must rely on their own professional advice and satisfy themselves in relation to all the foregoing matters by inspection or otherwise.

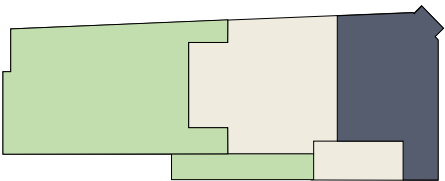
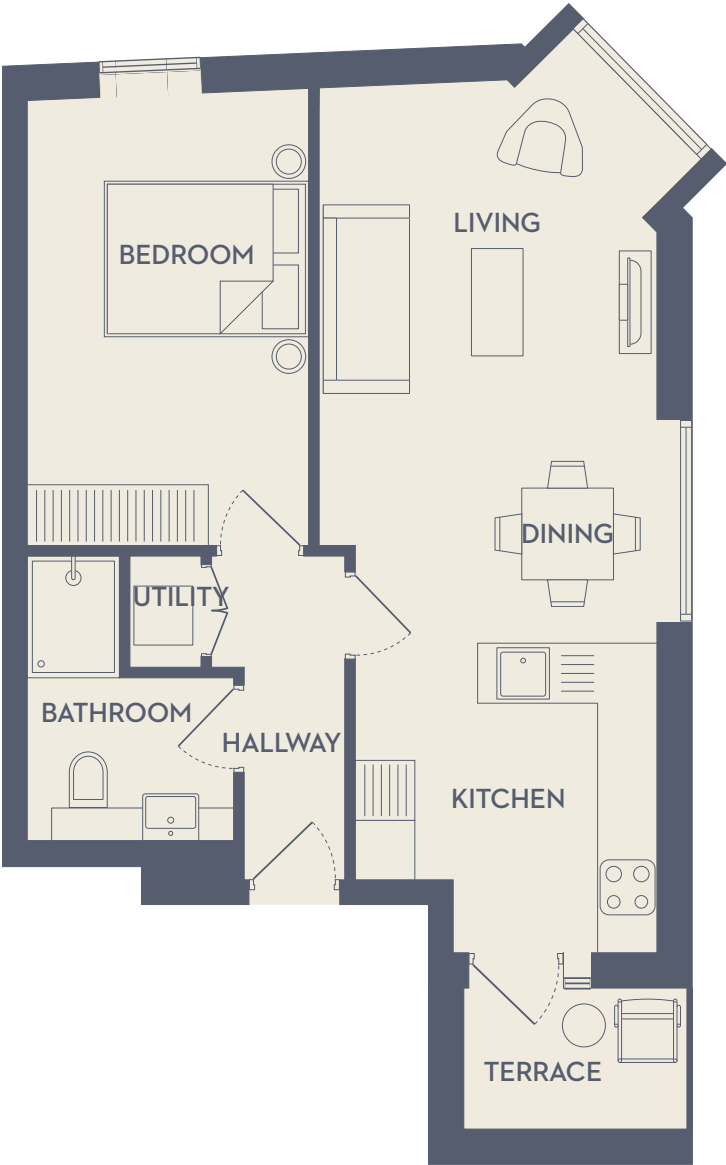




# Apartment 4

SECOND FLOOR - ONE BEDROOM APARTMENT

LIVING/DINING/KITCHEN	26.1 sq m	280.9 sq ft
BEDROOM	12.1 sq m	130.2 sq ft
BATHROOM	4.2 sq m	45.2 sq ft
TOTAL INTERNAL AREA	50.4 sq m	542.5 sq ft
TOTAL EXTERNAL AREA	3.5 sq m	37.7 sq ft



Important Notice

The seller, Portman London Developments Limited, and the appointed agent(s), give notice that these floor plans and associated particulars are prepared only for the general guidance of prospective buyers. They do not constitute part of an offer or contract. Any information contained herein is given in good faith but must not be relied upon as being a statement or representation of fact. Any areas, measurements or distances referred to herein are approximate only. The layouts are for guidance only and are not necessarily comprehensive. Floor plan illustrations show the layout of the accommodation only and are not to scale. To view the architectural and structural items excluded from these accommodation layouts, please request the architectural plans from the marketing office. Prospective buyers must rely on their own professional advice and satisfy themselves in relation to all the foregoing matters by inspection or otherwise.



# Apartment 5

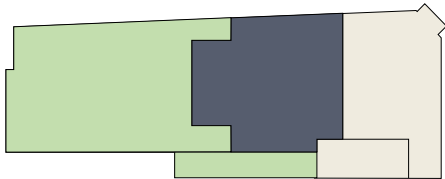
SECOND FLOOR - ONE BEDROOM APARTMENT

LIVING/DINING/KITCHEN	31.6 sq m	340.1 sq ft
BEDROOM	13.0 sq m	139.9 sq ft
BATHROOM	4.3 sq m	46.3 sq ft
TOTAL INTERNAL AREA	57.0 sq m	613.5 sq ft
TOTAL EXTERNAL AREA	12.2 sq m	131.3 sq ft



Important Notice

The seller, Portman London Developments Limited, and the appointed agent(s), give notice that these floor plans and associated particulars are prepared only for the general guidance of prospective buyers. They do not constitute part of an offer or contract. Any information contained herein is given in good faith but must not be relied upon as being a statement or representation of fact. Any areas, measurements or distances referred to herein are approximate only. The layouts are for guidance only and are not necessarily comprehensive. Floor plan illustrations show the layout of the accommodation only and are not to scale. To view the architectural and structural items excluded from these accommodation layouts, please request the architectural plans from the marketing office. Prospective buyers must rely on their own professional advice and satisfy themselves in relation to all the foregoing matters by inspection or otherwise.





# Apartment 6

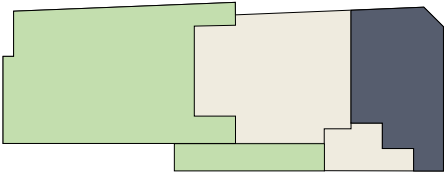
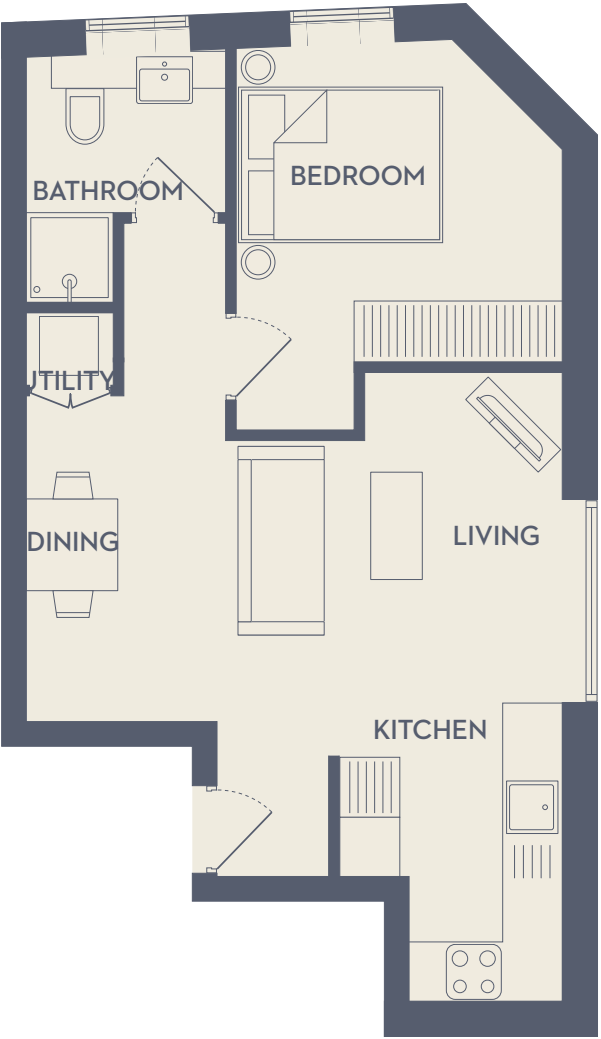
THIRD FLOOR - ONE BEDROOM APARTMENT

LIVING/DINING/KITCHEN	24.7 sq m	265.9 sq ft
BEDROOM	10.6 sq m	114.1 sq ft
BATHROOM	3.9 sq m	42.0 sq ft
<b>TOTAL INTERNAL AREA</b>	<b>43.3 sq m</b>	<b>466.1 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>- sq m</b>	<b>- sq ft</b>



Important Notice

The seller, Portman London Developments Limited, and the appointed agent(s), give notice that these floor plans and associated particulars are prepared only for the general guidance of prospective buyers. They do not constitute part of an offer or contract. Any information contained herein is given in good faith but must not be relied upon as being a statement or representation of fact. Any areas, measurements or distances referred to herein are approximate only. The layouts are for guidance only and are not necessarily comprehensive. Floor plan illustrations show the layout of the accommodation only and are not to scale. To view the architectural and structural items excluded from these accommodation layouts, please request the architectural plans from the marketing office. Prospective buyers must rely on their own professional advice and satisfy themselves in relation to all the foregoing matters by inspection or otherwise.





# Apartment 7

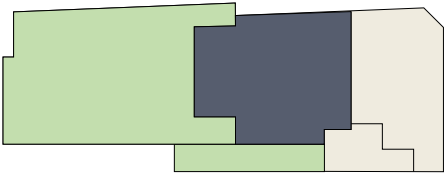
THIRD FLOOR - ONE BEDROOM APARTMENT

LIVING/DINING/KITCHEN	27.4 sq m	294.9 sq ft
BEDROOM	12.9 sq m	138.9 sq ft
BATHROOM	4.3 sq m	46.3 sq ft
<b>TOTAL INTERNAL AREA</b>	<b>50.4 sq m</b>	<b>542.5 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>12.2 sq m</b>	<b>131.3 sq ft</b>



Important Notice

The seller, Portman London Developments Limited, and the appointed agent(s), give notice that these floor plans and associated particulars are prepared only for the general guidance of prospective buyers. They do not constitute part of an offer or contract. Any information contained herein is given in good faith but must not be relied upon as being a statement or representation of fact. Any areas, measurements or distances referred to herein are approximate only. The layouts are for guidance only and are not necessarily comprehensive. Floor plan illustrations show the layout of the accommodation only and are not to scale. To view the architectural and structural items excluded from these accommodation layouts, please request the architectural plans from the marketing office. Prospective buyers must rely on their own professional advice and satisfy themselves in relation to all the foregoing matters by inspection or otherwise.

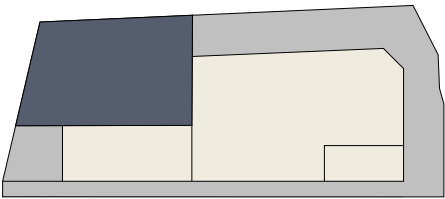
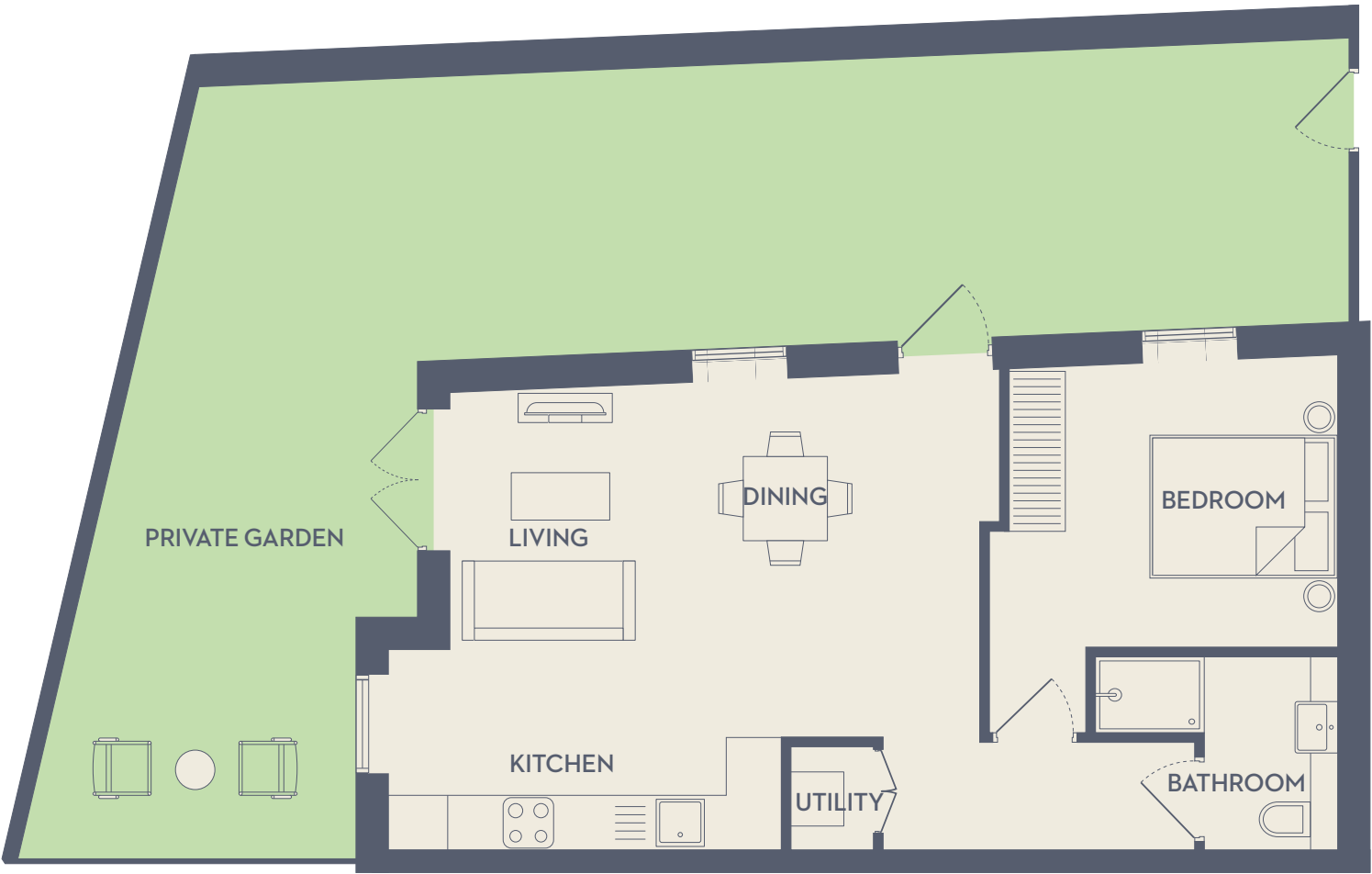




# Garden Apartment 2b

GROUND FLOOR - ONE BEDROOM APARTMENT

LIVING/DINING/KITCHEN	30.7 sq m	330.5 sq ft
BEDROOM	12.1 sq m	130.2 sq ft
BATHROOM	4.1 sq m	44.1 sq ft
TOTAL INTERNAL AREA	50.4 sq m	542.5 sq ft
TOTAL EXTERNAL AREA	55.0 sq m	592.0 sq ft



Important Notice

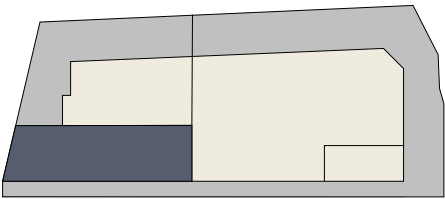
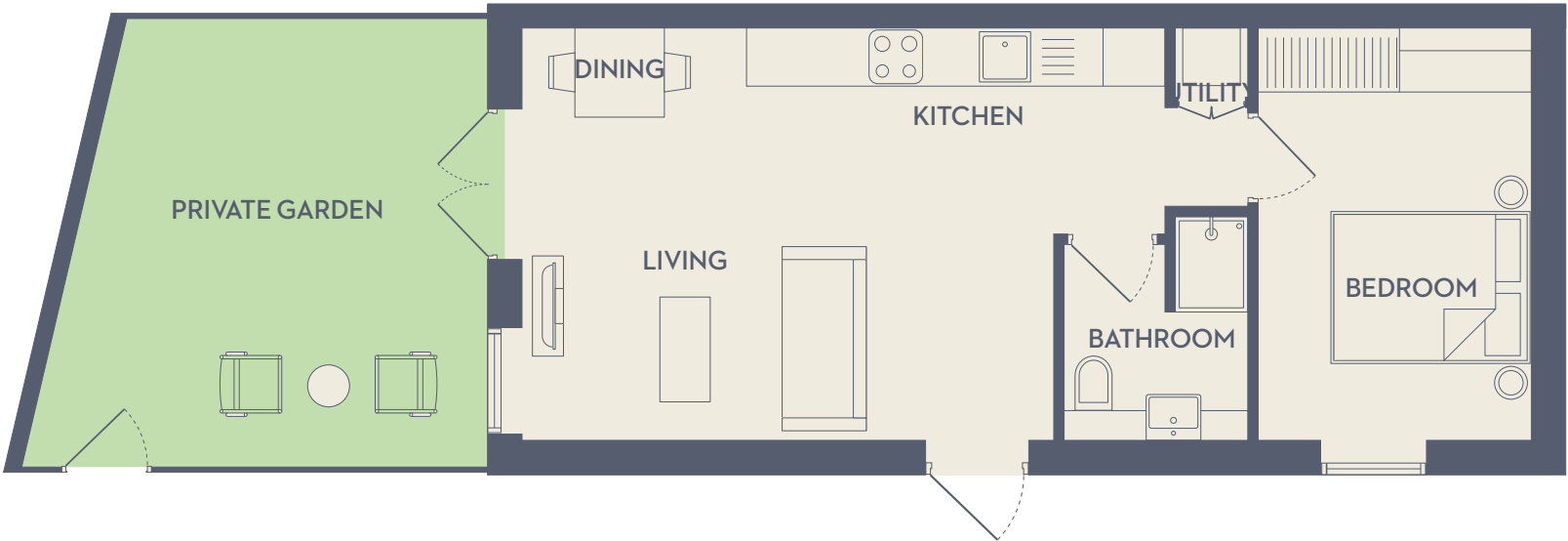
The seller, Portman London Developments Limited, and the appointed agent(s), give notice that these floor plans and associated particulars are prepared only for the general guidance of prospective buyers. They do not constitute part of an offer or contract. Any information contained herein is given in good faith but must not be relied upon as being a statement or representation of fact. Any areas, measurements or distances referred to herein are approximate only. The layouts are for guidance only and are not necessarily comprehensive. Floor plan illustrations show the layout of the accommodation only and are not to scale. To view the architectural and structural items excluded from these accommodation layouts, please request the architectural plans from the marketing office. Prospective buyers must rely on their own professional advice and satisfy themselves in relation to all the foregoing matters by inspection or otherwise.



# Garden Apartment 4a

GROUND FLOOR - ONE BEDROOM APARTMENT

LIVING/DINING/KITCHEN	24.5 sq m	263.7 sq ft
BEDROOM	10.8 sq m	116.3 sq ft
BATHROOM	4.2 sq m	45.2 sq ft
TOTAL INTERNAL AREA	42.1 sq m	453.2 sq ft
TOTAL EXTERNAL AREA	19.0 sq m	204.5 sq ft



Important Notice

The seller, Portman London Developments Limited, and the appointed agent(s), give notice that these floor plans and associated particulars are prepared only for the general guidance of prospective buyers. They do not constitute part of an offer or contract. Any information contained herein is given in good faith but must not be relied upon as being a statement or representation of fact. Any areas, measurements or distances referred to herein are approximate only. The layouts are for guidance only and are not necessarily comprehensive. Floor plan illustrations show the layout of the accommodation only and are not to scale. To view the architectural and structural items excluded from these accommodation layouts, please request the architectural plans from the marketing office. Prospective buyers must rely on their own professional advice and satisfy themselves in relation to all the foregoing matters by inspection or otherwise.



# Specification

BUILDING

- Aluminium double glazing
- Clad in sustainable zinc
- Green roof
- Hot water and heating delivered by renewable energy/air source heat pump
- Highly insulated and energy efficient fabric

EXTERNAL

- Shared landscaped garden
- Covered cycle parking for each apartment
- Covered bin storage

APARTMENTS

- Engineered timber floors from sustainable forests
- Generous terraces in each flat
- Recessed ceiling spot lights
- Audio/Video entry system with app for remote door opening
- Fully cabled for BT Fibre Broadband
- Cat 5 outlets in all principle rooms
- 10 year new build warranty

KITCHEN/LIVING/DINING

- Engineered timber floors
- Fully fitted kitchen with matt handleless units
- Quartz worktop and upstand
- Bosch oven, hob and washer dryer
- Integrated fridge-freezer
- Integrated concealed linear LED lighting

BEDROOM

- Engineered timber floors/luxury fitted carpet
- Bespoke fully fitted wardrobes

BATHROOM

- Italian stone tiles floor to ceiling
- High quality sanitary ware
- High pressure showers
- Toughened glass shower screens
- Large low profile shower trays
- Fitted mirror and bathroom storage
- Heated towel rail
- Underfloor heating



Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Portman London Developments Limited reserves the right to make these changes as required.





# The Developer



Knowing that ERO is developed as well as designed by an award-winning architecture firm gives you the peace of mind that there is no compromise with the quality of your new home.

Wimshurst Pelleriti has acted as both Architect and Developer, delivering numerous projects throughout London and have an exceptional ability to materialise high-quality designs.





