



— THE —

# METROPOLITAN

LONDON • SW 1

WHERE CLASSIC MEETS CONTEMPORARY





— THE —

# METROPOLITAN

LONDON • SW11

*The Metropolitan is Linden Homes' unique development in the heart of vibrant Battersea. A heritage building has been skilfully combined with a modern addition, resulting in an outstanding collection of 1, 2 and 3 bedroom apartments, 2 bedroom duplexes and one studio. It's the ideal base for the fashionable, London village lifestyle of SW11.*

# CONTEMPORARY

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*The new apartment building at The Metropolitan offers a range of 1, 2 and 3 bedroom apartments and 2 bedroom duplexes, all with a balcony or patio. It is linked to the older building by a glass walled staircase atrium.*





# CLASSIC

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*The former Battersea Police Station, a classic civic building from 1911, is doing new duty as a collection of 2 bedroom refurbished apartments and one studio, some with private patios.*



# UNITED

## TWO ARCHITECTURAL ERAS BEAUTIFULLY COMBINED

*Stately Edwardian meets dynamic twenty-first century.  
The former police station building is extended into a  
thoroughly contemporary apartment building,  
unified by a glass-walled staircase.*



Battersea Police Station is a local landmark, and a fine example of the work of John Dixon Butler; a Fellow of the Royal Institute of British Architects, and Surveyor and Architect to the Metropolitan Police. He is celebrated for the many police stations and court buildings he designed, generally in the 'domestic' style with much high quality detail. Battersea Police Station was completed in 1911 and is a red brick building with a mansard attic

storey and dormer windows, bookended by its two distinctive tall chimneys.

To complement this handsome Edwardian edifice, an entirely new element has been added, designed to complement the existing building and to sit comfortably within its local setting. The two are linked by a glass atrium containing a staircase, uniting classic and contemporary into one harmonious whole.











# RESPECTFUL

## OF THE ORIGINAL

*“An exploration in preservation and conservation, the bold new architecture revitalises the handsome police station through the use of a restrained and considered palette of materials, providing exceptional housing with a focus on quality and individuality”*

AWW Architects



The highly respected, award-winning architects AWW are responsible for the design of The Metropolitan, refurbishing the old police station and adding the new apartment building that adjoins it.

Their approach is to retain the original main block of the police station, which is a candidate for inclusion in the Local Heritage List, and to create high quality, modern, sustainable apartments throughout the development.

At the heart of The Metropolitan is a large, south facing courtyard, beautifully landscaped with seating and new trees.

The new extension graduates in height from five storeys to three, acting as a bridge between the police station building and the existing buildings to the rear. All of the apartments within it have private balconies or patios, many of them looking out over the courtyard gardens.



# ABOVE

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*From the air, Battersea's proximity to the river Thames and Chelsea is clear, as is the immense open green space of Battersea Park, one of its most famous features.*



# BELOW

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*But there's more to discover in Battersea's charming historic streets; a flourishing London village lifestyle of shops and markets, quality restaurants and arts venues.*

— THE —  
METROPOLITAN



# DELICIOUS

## DIVERSITY LOCALLY

*Whether you're looking for an extravagant dinner, a sociable lunch or an authentic gelato, you'll have plenty of options within easy range.*



The arrival of Gordon Ramsay's London House restaurant put Battersea Village firmly on the London dining map. It joined other favourites such as Mazar, La Riviera and Melanzana around the cobblestones of Battersea Square.

Other recommendations in SW11 include The Butcher and Grill and The Prince Albert gastropub, both around the

corner from The Metropolitan, and the numerous cafés, restaurants and pubs in Northcote Road and Battersea Rise.

Stroll over Battersea Bridge and you'll soon be in Chelsea, opening up dozens more dining and drinking venues. One of the nearest is Bluebird Chelsea, a fashionable fixture in SW3 since 1997.



LONDON HOUSE

BENNETT  
ESTABLISHED  
1780

LONDON HOUSE

LONDON HOUSE

BATTERSEA SQUARE

LONDON HOUSE





# PEACE

## AND RELAXATION IN THE PARK

*The Children's Zoo, the Pump House Gallery and the Peace Pagoda are just three good reasons to spend some time in Battersea Park.*





Residents at The Metropolitan are lucky enough to have one of London's largest parks about 7 minutes' walk from their door.

Battersea Park, 200 acres in size, opened its gates in 1858 and has undergone much refurbishment in recent years to make it one of London's most interesting green spaces.

There's a great deal to enjoy. The Pump House Gallery puts on regular exhibitions of

contemporary art, while the nature areas are home to, amongst others, twenty species of butterfly. In summer you can go rowing on the lake, and cool off with an ice cream at the lakeside restaurant, or play tennis and football all year round. Stroll along the riverside walkway, take a nostalgic walk through the restored Festival Pleasure Gardens, admire the Vista Fountains. No wonder this is one of London's most popular parks.







# SHOPPING

## YOUR WAY, YOUR STYLE

*The Metropolitan has a best of both worlds location when it comes to shopping. Go to Battersea for independent and artisan retailers, or cross the bridge for upmarket Chelsea chic.*

South of the river, you'll find independent shops around Battersea Square, Battersea Park Road and Northcote Road. The latter is known for its trendy weekend markets when flowers, art and vintage fashion are on offer alongside fresh produce and food-to-go. It's a great road for fashion shopping too, with Whistles, Jigsaw, L K Bennett

and Oliver Bonas, amongst others. You will be equally close to perennially fashionable Chelsea, where designer boutiques rub shoulders with interiors specialists such as Designers Guild and Heals. The Shop at Bluebird, French Sole, Space NK and Brora are just a few of the reasons to shop north of the river.



# INSPIRATION

## FROM ARTS LIFE AND NIGHTLIFE

*Going out takes on a whole new dimension when you're living in Battersea. Why go to the West End when you have all of this on your doorstep?*



Battersea Arts Centre is a highly regarded community cultural space, and there are major plans to expand its facilities further. Its programme encompasses drama, comedy, children's events and dance: and you'll often have the chance to see something new here before it goes 'national'.

Another Battersea art fixture is the annual Affordable Art Fair, held in Battersea Park, and an opportunity to snap up work from artists on the way up. The Pump House Gallery, also in the park, is always worth a visit to view contemporary art.

If you want some exciting nightlife, Battersea will deliver. Bars and clubs include Be At One on Battersea Rise, The Lost Angel on Battersea Park Road, The Peacock Bar and Revolution. Many pubs and bars also provide regular live music, such as The Barrio Cocktail Bar in Battersea Village, which has live jazz on Sundays.

The Doodle Bar, just a short walk away in Parkgate Road, is a unique venue, half pub and half arts centre. It has a ping pong table, performing arts space, and a restaurant – and customers are positively encouraged to draw on the walls!











# EMPOWERED

BATTERSEA IS READY FOR  
REGENERATION



*There's a huge buzz around Battersea, as work begins on the iconic Battersea Power Station and the surrounding Nine Elms and Vauxhall areas.*

Described as 'a new London quarter for the benefit of the whole community', the Vauxhall, Nine Elms and Battersea Opportunity Area is 195 hectares of exciting development. It's creating an uplift effect that goes beyond the boundaries of the regeneration zone.

This is a key part of the new swathe of riverside redevelopment that's changing

the face of central, south London. It will encompass thousands of new homes, parks, leisure and cultural space along the riverfront, and extensions to the transport network including a proposed extension to the Northern Line. The US Embassy is relocating there, and New Covent Garden Market is to be redesigned to include new restaurants and a food quarter. Battersea is definitely a good place to be.

# NORTH

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*Head north for chic Chelsea and the ever-changing arts, entertainment, retail and dining scene of central London. Cruise further down river to reach the financial heart of the Capital.*

Hyde Park

London Eye

The Gherkin

St Paul's Cathedral

Houses of Parliament

Walkie Talkie

The Shard

Chelsea Bridge

CHELSEA

Albert Bridge



# SOUTH

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*South of the river are some of London's largest parks and commons, as well as exciting, contemporary arts and events at the Southbank Centre and Tate Modern.*



Canary Wharf

Vauxhall, Nine Elms and Battersea Opportunity Area

Battersea Power Station

Battersea Park Station

Millennium Arena

Pump House Gallery

Battersea Park Zoo

Battersea Park

Sports Pitches

BATTERSEA



# CULTURE

## CENTRE STAGE IN LONDON

*London is the city to be in if you're seriously interested in art, dance, theatre, opera, museums, or music of any kind. Many leading venues are just across the river from Battersea.*

These include the grand trio of museums in South Kensington: the Natural History Museum, V&A and Science Museum, and the revered Royal Albert Hall.

But there's far more across the whole city, and culture is just one reason why London is now the world's number one visitor attraction\*. Three of the world's

top ten museums\*\* are here: the British Museum, Tate Modern and National Gallery. Add to that the West End theatres, the South Bank, huge performance venues such as the O2, ballet at Sadler's Wells, opera at Covent Garden, and countless galleries and performance spaces, and you have a cultural city that leads the world.





*Saatchi Gallery*

1.7 MILES

*The Natural History Museum*

1.7 MILES

*The Victoria and Albert Museum*

1.7 MILES

*The Science Museum*

1.8 MILES

*The Royal Albert Hall*

1.9 MILES

*Tate Britain*

2.6 MILES

*The National Gallery*

3.8 MILES

*The British Museum*

4.9 MILES

All distances are approximate.  
Source: Google maps





# CAPITAL

LONDON LEADS  
IN BUSINESS



*London is a driver of the UK economy and a major centre for the world's most important businesses.*

PwC's 2014 Cities of Opportunity Index ranked London number one for business, finance and culture, and highly for economic influence, technology readiness and as a city gateway. The City of London is its oldest and

still most important centre of commerce, with over 15,000 businesses located within its square mile. However, Canary Wharf comes a close second for business, particularly in the financial services sector.

# UNIVERSITIES

## THE CITY OF LEARNING

*Three of the world's most respected universities are in London – Imperial College, King's College and University College London. There are a further forty-three universities, and in total, the capital has more than 30,000 courses for students to choose from.*





### CITY UNIVERSITY LONDON

A leading, global university committed to academic excellence, focused on business and the professions.

[www.city.ac.uk](http://www.city.ac.uk)  
Distance: 6.1 miles



### UNIVERSITY COLLEGE LONDON

London's leading, multidisciplinary university, with 8,000 staff and 22,000 students and a particular reputation for scientific research.

[www.ucl.ac.uk](http://www.ucl.ac.uk)  
Distance: 5.4 miles

## Imperial College London

### IMPERIAL COLLEGE LONDON

Imperial College provides world class scholarship, education and research in science, engineering, management and medicine.

[www.imperial.ac.uk](http://www.imperial.ac.uk)  
Distance: 1.9 miles



### UNIVERSITY OF WESTMINSTER

The University of Westminster is a diverse centre for study located in central London, offering undergraduate, postgraduate and research degrees.

[www.westminster.ac.uk](http://www.westminster.ac.uk)  
Distance: 4.4 miles



### UNIVERSITY OF GREENWICH

The university's disciplines include teacher training, architecture and engineering, and there is a specialist maritime institute.

[www.gre.ac.uk](http://www.gre.ac.uk)  
Distance: 8.7 miles



### LONDON METROPOLITAN UNIVERSITY

The largest in London, serving more than 28,525 students and offering the widest choice of degree courses.

[www.londonmet.ac.uk](http://www.londonmet.ac.uk)  
Distance: 7.7 miles



### SCHOOL OF ORIENTAL AND AFRICAN STUDIES

Part of the University of London, SOAS is the world's leading centre for the study of a highly diverse range of subjects concerned with Asia, Africa and the Middle East.

[www.soas.ac.uk](http://www.soas.ac.uk)  
Distance: 5.4 miles



### KING'S COLLEGE LONDON

King's is one of the world's leading research and teaching universities based across five campuses in the heart of London.

[www.kcl.ac.uk](http://www.kcl.ac.uk)  
Distance: 4.7 miles



### LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

A specialist in social sciences from economics, politics and law to sociology, anthropology, accounting and finance.

[www.lse.ac.uk](http://www.lse.ac.uk)  
Distance: 4.6 miles

# HERE

*From The Metropolitan you have an excellent range of public and personal transport options. These are likely to expand in the near future, with the planned extension of the Northern Line to Battersea Park.*



Many of Battersea's local attractions, and those of Chelsea, can be reached in an easy walk. When the new Diamond Jubilee footbridge opens, this will give pedestrians another route for crossing the Thames.

Source: [www.walkit.com](http://www.walkit.com)

The Metropolitan includes secure cycle storage for those who use two wheels to get around. Cycle Superhighway BCS8 (Wandsworth to Westminster) can be joined on Battersea Park Road.

Source: Google maps


There is a bus stop on Battersea Bridge Road conveniently located outside The Metropolitan. It is served by routes 49, 319, 345, N19 and N31.

Source: Google maps



# THERE

- **Gatwick Airport**  
25 MINUTES
- **Shepherd's Bush for Westfield**  
12 MINUTES
- **London Victoria**  
10 MINUTES
- **London Waterloo**  
10 MINUTES
- **East Croydon**  
9 MINUTES
- **Clapham High Street**  
8 MINUTES

TRAIN 

Clapham Junction (Zone 2) is London's busiest railway hub, offering National Rail and London Underground service. Bus routes 49, 319, 345 and N19 run to the station from The Metropolitan, taking 17 minutes on average.

Source: National Rail Enquiries


- **Heathrow**  
40 MINUTES
- **Canary Wharf**  
22 MINUTES
- **Kings Cross St Pancras**  
15 MINUTES
- **Leicester Square**  
9 MINUTES
- **Westminster**  
7 MINUTES
- **Green Park**  
6 MINUTES

TUBE 

London Underground South Kensington is in Zone 1 and provides Piccadilly, District and Circle Line routes. It can be reached by 49 or 345 bus, which stop outside The Metropolitan.

Source: [www.tfl.gov.uk](http://www.tfl.gov.uk)

- **Canary Wharf**  
37 MINUTES
- **London Bridge City**  
26 MINUTES
- **Blackfriars**  
20 MINUTES
- **Embankment**  
15 MINUTES
- **St George Wharf**  
8 MINUTES

BOAT 

Thames Clippers are the fastest and most frequent river boat service, departing from major piers every 20 minutes. The nearest access point is Cadogan Pier, approximately 8 minutes' walk from The Metropolitan.

Source: [www.thamesclippers.com](http://www.thamesclippers.com)

# INSIDE

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*A stylish interior specification includes Symphony fitted kitchens with Okite worktops, Ideal Standard sanitaryware, fitted wardrobes in bedroom 1, and all flooring.*





# OUTSIDE

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*Almost every apartment at The Metropolitan features a balcony or patio for enjoying a little private outdoor space. In addition, the development has a large, south facing courtyard with seating and landscaping.*



























— THE —  
**METROPOLITAN**  
LONDON • SW11

THE FLOOR PLANS

STUDIO, 1, 2 & 3 BEDROOM APARTMENTS AND 2 BEDROOM DUPLEXES





WHERE CLASSIC MEETS CONTEMPORARY

*The Metropolitan cleverly unites classic and contemporary in one exciting new development, in the heart of fashionable Battersea. You can choose from a range of 1, 2 and 3 bedroom apartments, 2 bedroom duplexes and a studio. All have a smart, modern specification by Linden Homes and many have balconies or private patios.*







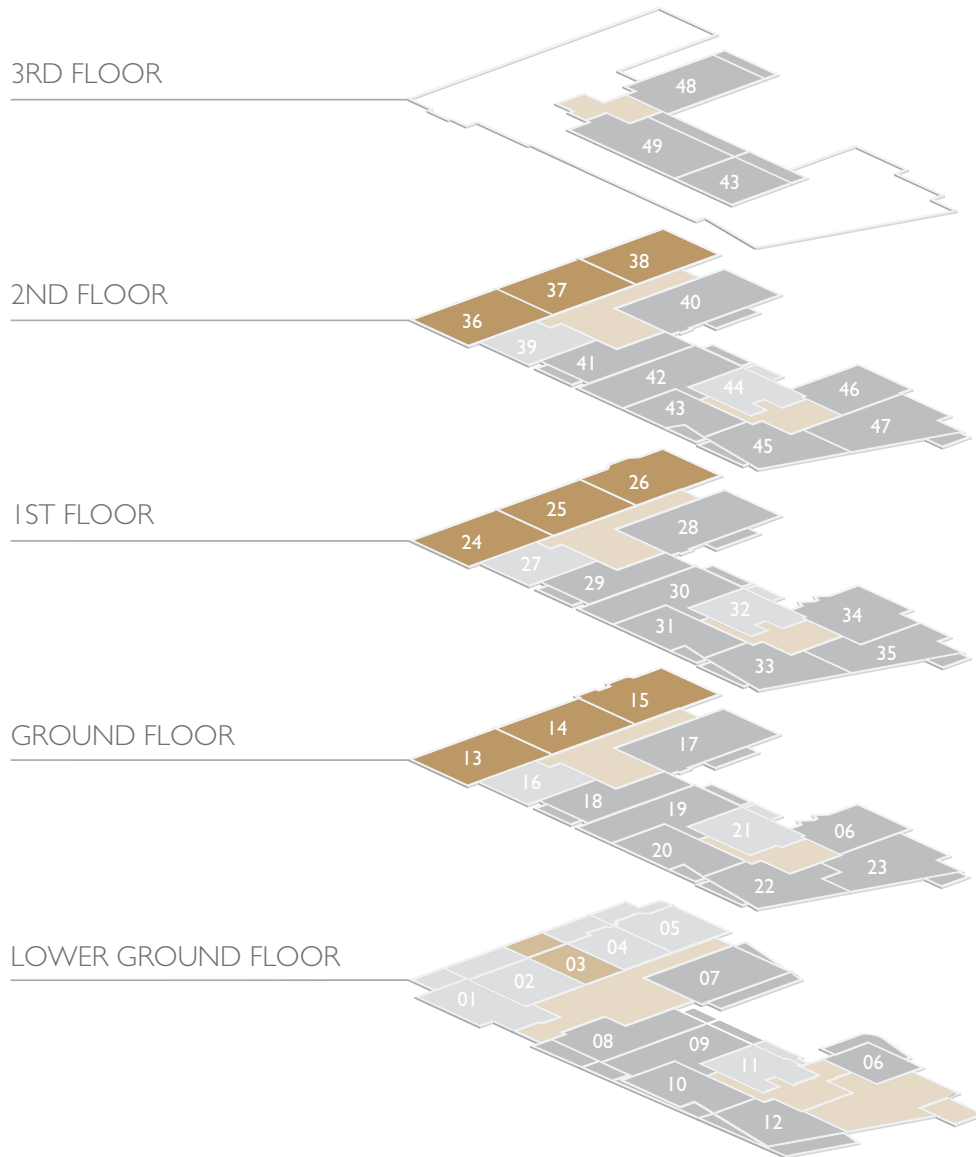
# CLASSIC

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*The former Battersea Police Station is a grand Edwardian building, completed in 1911 and designed by John Dixon Butler, Surveyor and Architect to the Metropolitan Police. This imposing, red brick building, with a mansard roof, dormers and tall chimneys, is considered a classic building of its type and era.*



# CLASSIC PLOT LOCATOR



- STUDIO APARTMENT
- CONTEMPORARY APARTMENTS
- 2 BEDROOM APARTMENTS
- HA UNITS





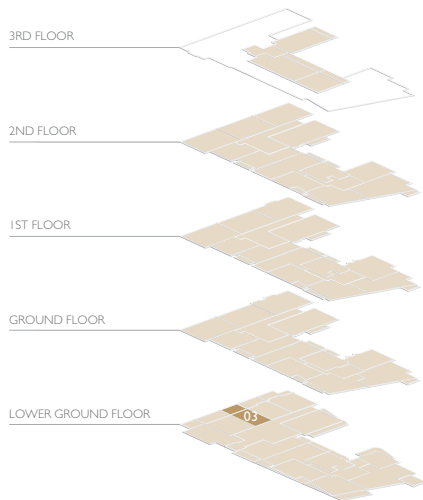
## CLASSIC FLOOR PLANS

### STUDIO APARTMENT PLOT NUMBER 03



Bedroom/Kitchen/Living/Dining	6257mm (max.) x 5285mm (max.)	20' 6" (max.) x 17' 4" (max.)
Total Internal Area	33 sq m	355 sq ft

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



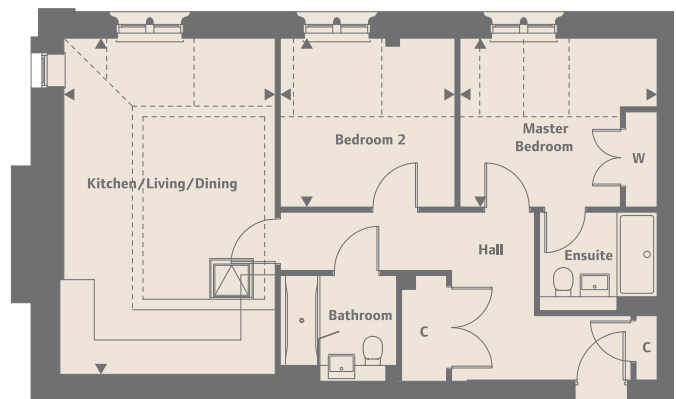
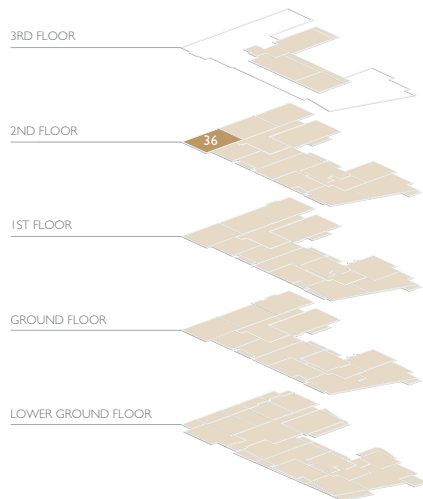
C - Cupboard W - Wardrobe

### 2 BEDROOM APARTMENT PLOT NUMBER 36



Kitchen/Living/Dining	6358mm x 3999mm (max.)	20' 10" x 13' 1" (max.)
Master Bedroom	3729mm x 3194mm	12' 3" x 10' 6"
Bedroom 2	3194mm x 3004mm	10' 10" x 10' 6"
Total Internal Area	72 sq m	774 sq ft

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe

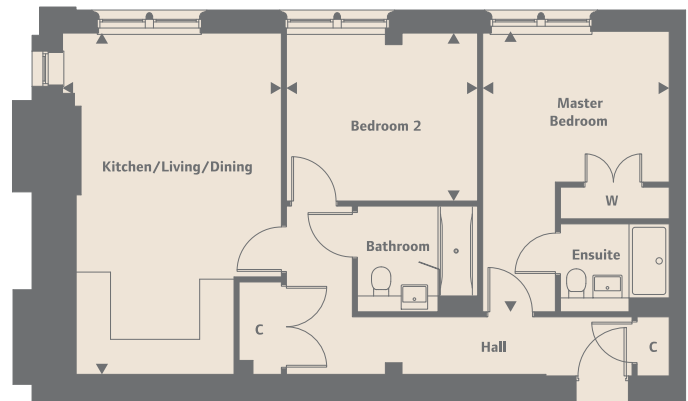
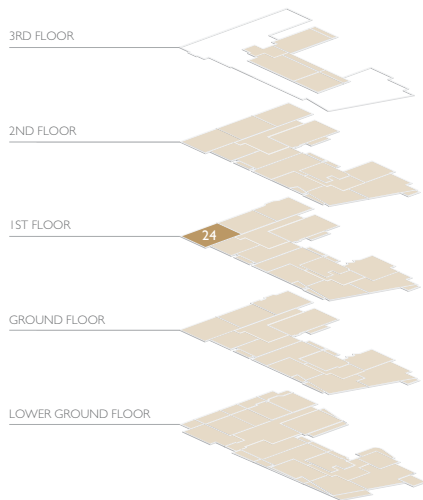
## CLASSIC FLOOR PLANS

### 2 BEDROOM APARTMENT PLOT NUMBER 24



Kitchen/Living/Dining	6453mm (max.) × 4139mm (max.)	21' 2" (max.) × 13' 7" (max.)
Master Bedroom	5304mm (max.) × 3527mm	17' 5" (max.) × 11' 7"
Bedroom 2	3617mm × 3176mm	11' 10" × 10' 5"
<b>Total Internal Area</b>	<b>72.4 sq m</b>	<b>779 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



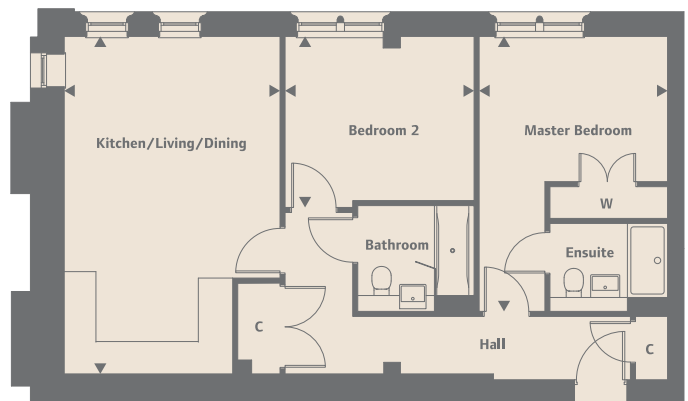
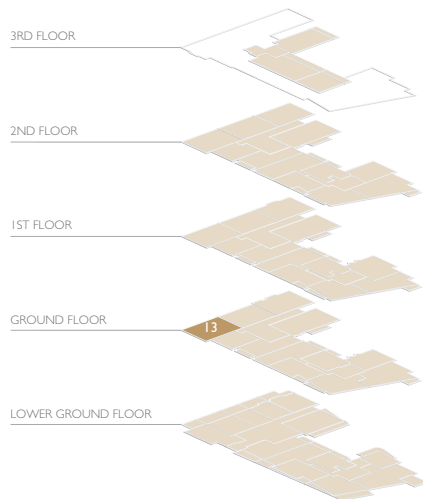
C - Cupboard W - Wardrobe

### 2 BEDROOM APARTMENT PLOT NUMBER 13



Kitchen/Living/Dining	6382mm (max.) × 4082mm	20' 11" (max.) × 13' 5"
Master Bedroom	5199mm (max.) × 3565mm (max.)	17' 1" (max.) × 11' 8" (max.)
Bedroom 2	3575mm (max.) × 3234mm	11' 9" (max.) × 10' 7"
<b>Total Internal Area</b>	<b>73.1 sq m</b>	<b>787 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe



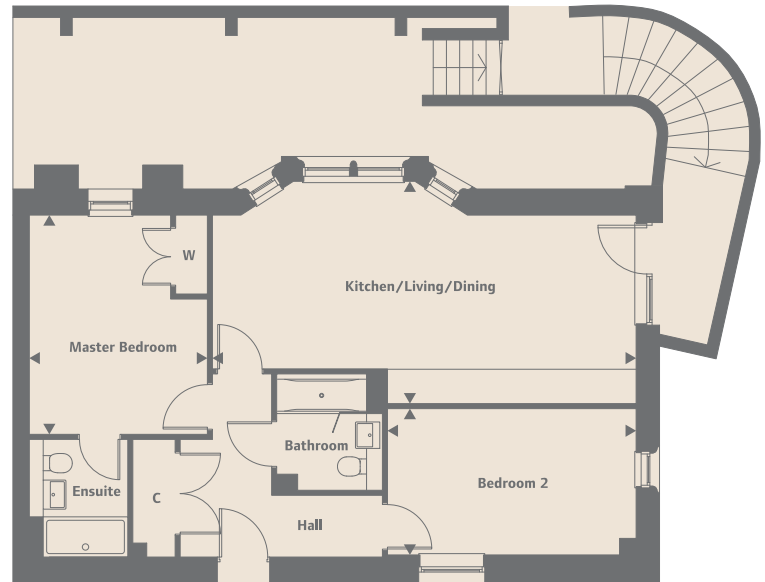
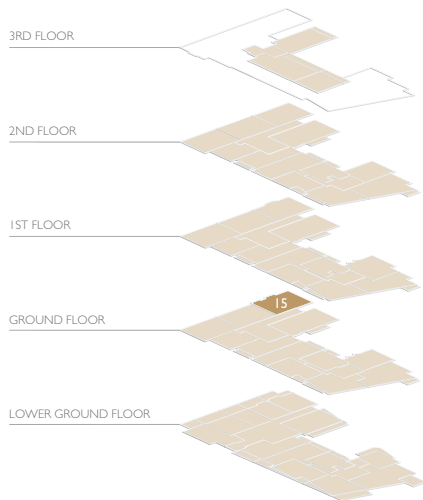
## CLASSIC FLOOR PLANS

### 2 BEDROOM APARTMENT PLOT NUMBER 15



Kitchen/Living/Dining	8013mm (max.) × 4203mm (max.)	26' 3" (max.) × 13' 9" (max.)
Master Bedroom	4146mm (max.) × 3368mm (max.)	13' 7" (max.) × 11' 1" (max.)
Bedroom 2	4703mm × 2766mm	15' 5" × 9' 1"
<b>Total Internal Area</b>	<b>75 sq m</b>	<b>807 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



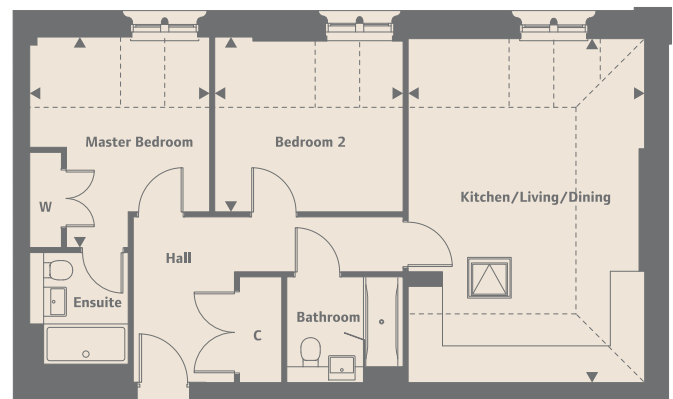
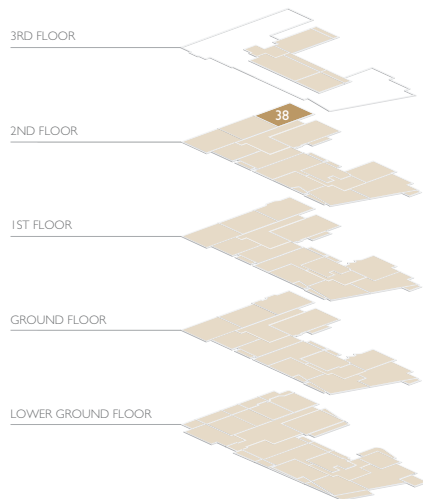
C - Cupboard W - Wardrobe

### 2 BEDROOM APARTMENT PLOT NUMBER 38



Kitchen/Living/Dining	6504mm × 4472mm (max.)	21' 4" × 14' 8" (max.)
Master Bedroom	3981mm (max.) × 3403mm (max.)	13' 1" (max.) × 11' 2" (max.)
Bedroom 2	3563mm × 3306mm	11' 8" × 10' 10"
<b>Total Internal Area</b>	<b>75.2 sq m</b>	<b>810 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



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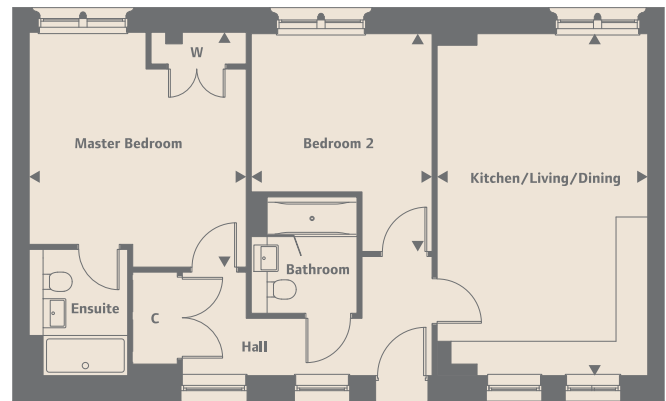
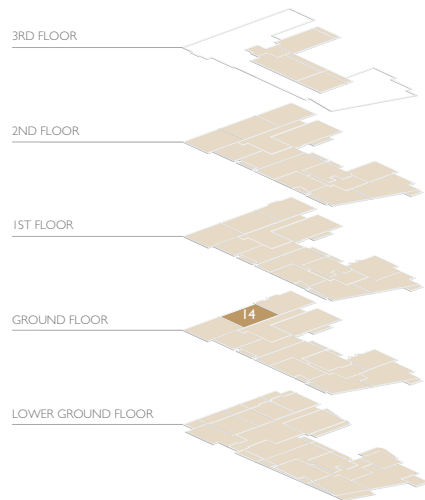
## CLASSIC FLOOR PLANS

### 2 BEDROOM APARTMENT PLOT NUMBER 14



Kitchen/Living/Dining	6466mm x 3984mm	21' 3" x 13' 1"
Master Bedroom	4440mm (max.) x 4105mm	14' 7" (max.) x 13' 6"
Bedroom 2	4118mm (max.) x 3420mm	13' 6" (max.) x 11' 3"
<b>Total Internal Area</b>	<b>75.3 sq m</b>	<b>810 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



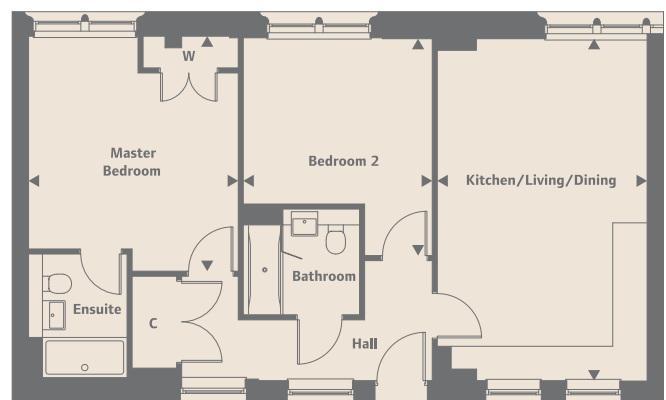
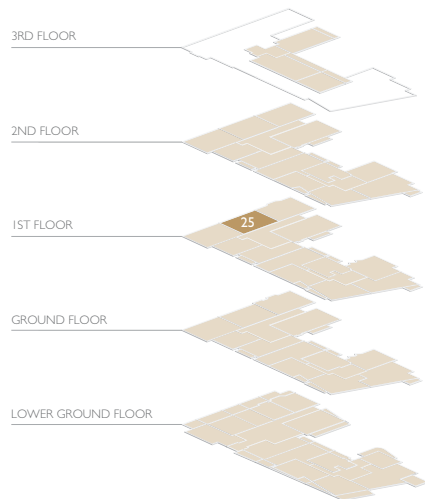
C - Cupboard W - Wardrobe

### 2 BEDROOM APARTMENT PLOT NUMBER 25



Kitchen/Living/Dining	6465mm x 3969mm	21' 3" x 13' 0"
Master Bedroom	4443mm (max.) x 3966mm (max.)	14' 7" (max.) x 13' 0" (max.)
Bedroom 2	4100mm (max.) x 3574mm	13' 5" (max.) x 11' 9"
<b>Total Internal Area</b>	<b>75.3 sq m</b>	<b>810 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



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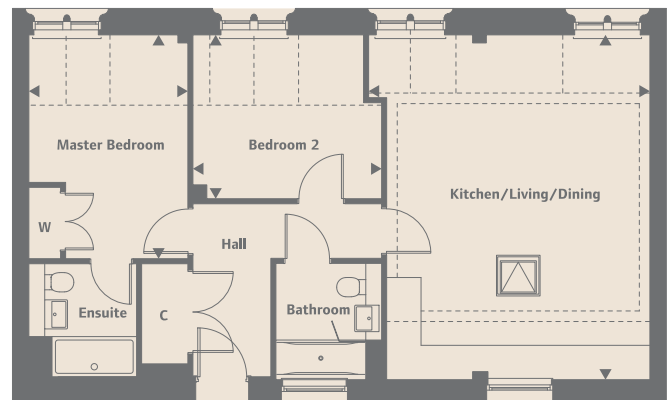
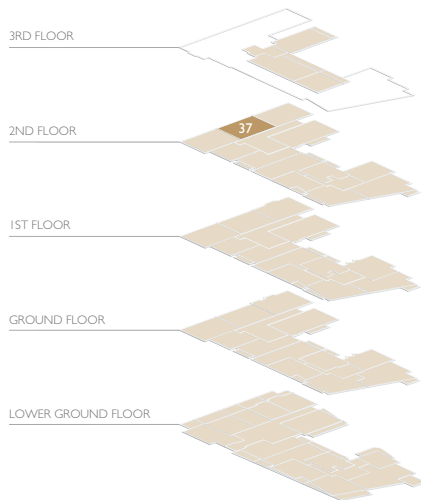
## CLASSIC FLOOR PLANS

### 2 BEDROOM APARTMENT PLOT NUMBER 37



Kitchen/Living/Dining	6520mm x 5320mm (max.)	21' 5" x 17' 5" (max.)
Master Bedroom	4232mm x 3007mm	13' 11" x 9' 10"
Bedroom 2	3570mm x 3098mm	11' 9" x 10' 2"
<b>Total Internal Area</b>	<b>76.1 sq m</b>	<b>819 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



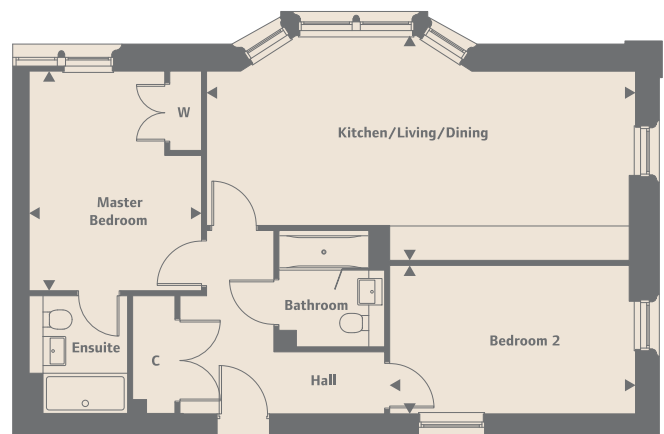
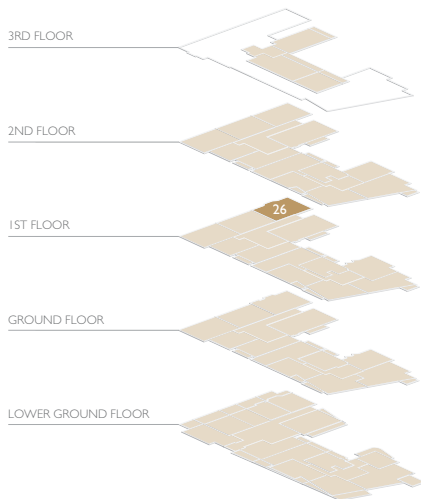
C - Cupboard W - Wardrobe

### 2 BEDROOM APARTMENT PLOT NUMBER 26



Kitchen/Living/Dining	8113mm (max.) x 4249mm (max.)	26' 7" (max.) x 13' 11" (max.)
Master Bedroom	4153mm (max.) x 3261mm (max.)	13' 7" (max.) x 10' 8" (max.)
Bedroom 2	4650mm (max.) x 2807mm	15' 3" (max.) x 9' 3"
<b>Total Internal Area</b>	<b>76.3 sq m</b>	<b>821 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe









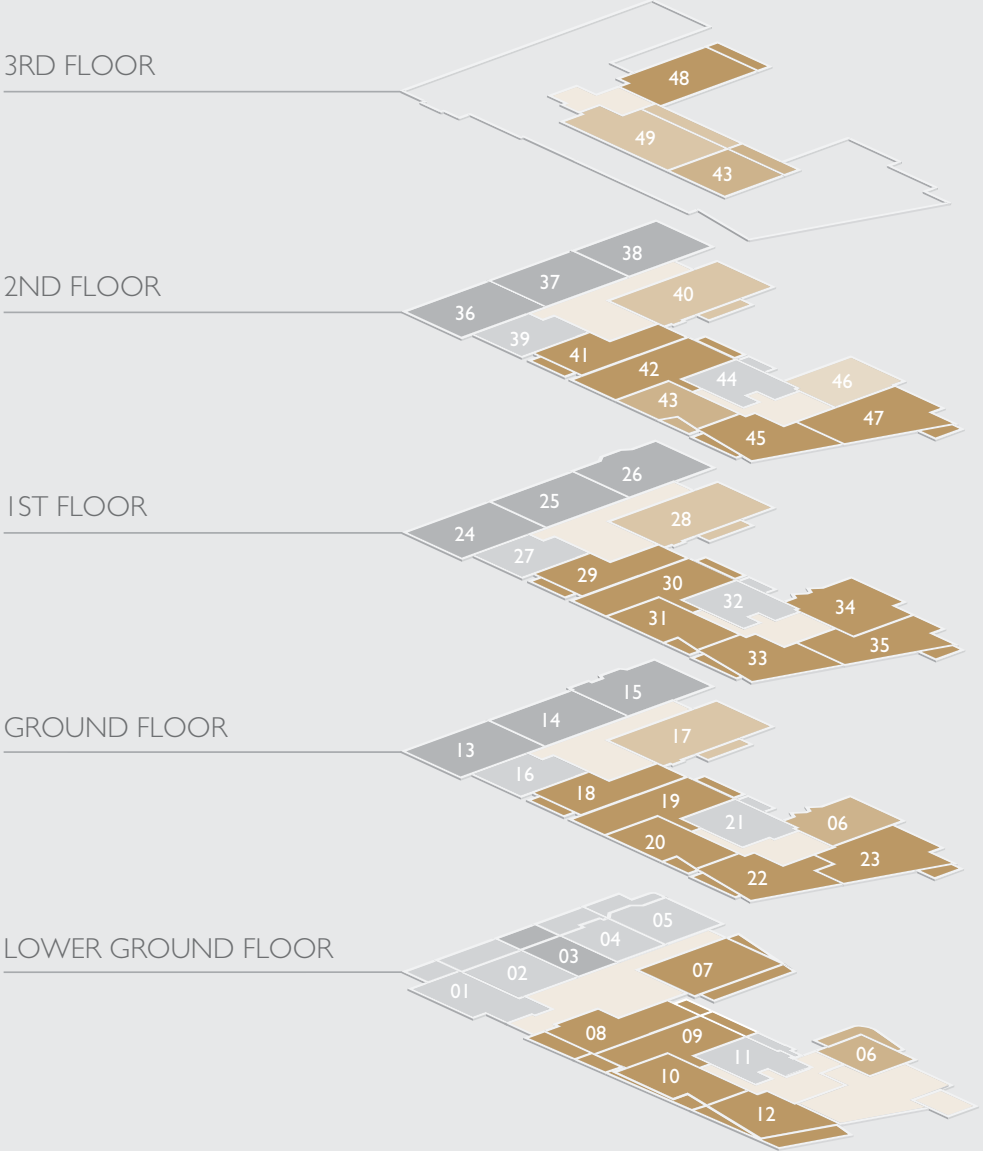
# CONTEMPORARY

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*The new, modern addition is linked to the former police station by a glass walled staircase atrium. It graduates in height from five storeys to three and encloses a large south facing courtyard, where residents can relax outdoors amidst new trees and landscaping.*



# CONTEMPORARY PLOT LOCATOR



- 1 BEDROOM APARTMENT
- 2 BEDROOM DUPLEX
- 2 BEDROOM APARTMENTS
- CLASSIC APARTMENTS
- 3 BEDROOM APARTMENTS
- HA UNITS





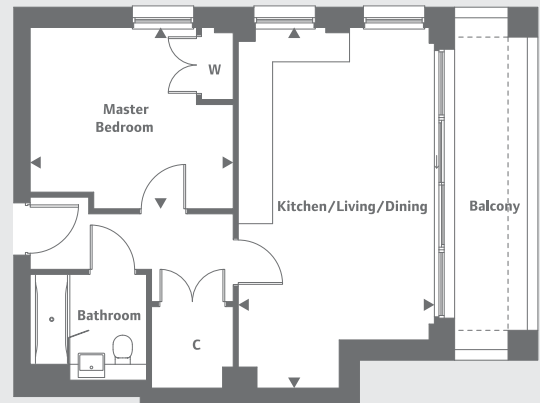
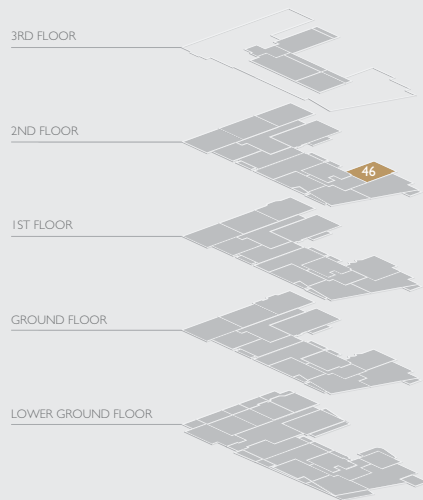
# CONTEMPORARY FLOOR PLANS

## 1 BEDROOM APARTMENT PLOT NUMBER 46



Kitchen/Living/Dining	6818mm (max.) × 3709mm (max.)	22' 4" (max.) × 12' 2" (max.)
Master Bedroom	3840mm (max.) × 3429mm (max.)	12' 7" (max.) × 11' 3" (max.)
<b>Total Internal Area</b>	<b>50.2 sq m</b>	<b>540 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



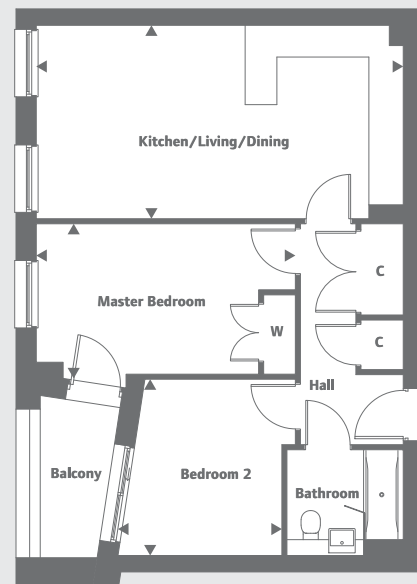
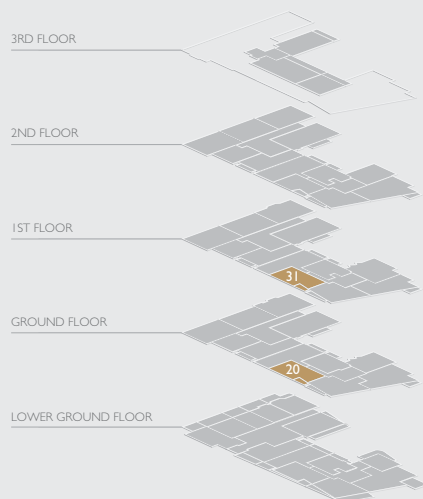
C - Cupboard W - Wardrobe

## 2 BEDROOM APARTMENT PLOT NUMBERS 20 & 31



Kitchen/Living/Dining	6940mm × 3658mm	22' 9" × 12' 0"
Master Bedroom	4900mm (max.) × 3106mm (max.)	16' 1" (max.) × 10' 2" (max.)
Bedroom 2	3333mm (max.) × 3100mm (max.)	10' 11" (max.) × 10' 2" (max.)
<b>Total Internal Area</b>	<b>63.5 sq m</b>	<b>683 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe

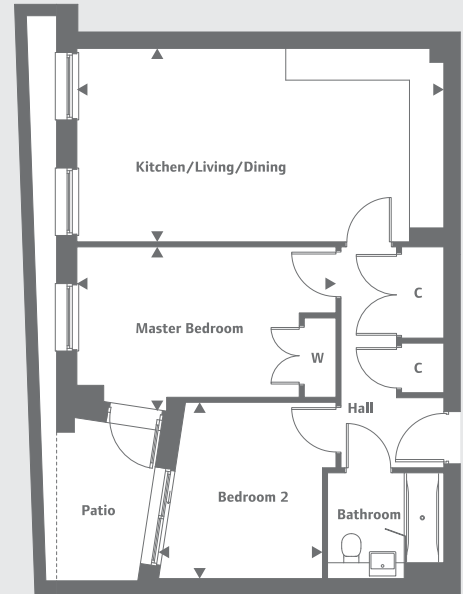
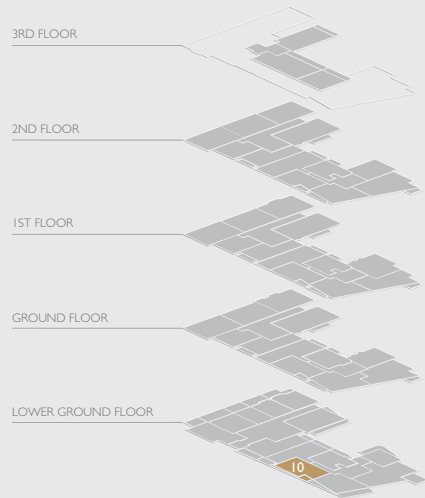
# CONTEMPORARY FLOOR PLANS

## 2 BEDROOM APARTMENT PLOT NUMBER 10



Kitchen/Living/Dining	6940mm x 3658mm	22' 9" x 12' 0"
Master Bedroom	4900mm (max.) x 3106mm (max.)	16' 1" (max.) x 10' 2" (max.)
Bedroom 2	3333mm (max.) x 3100mm (max.)	10' 11" (max.) x 10' 2" (max.)
<b>Total Internal Area</b>	<b>63.5 sq m</b>	<b>683 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



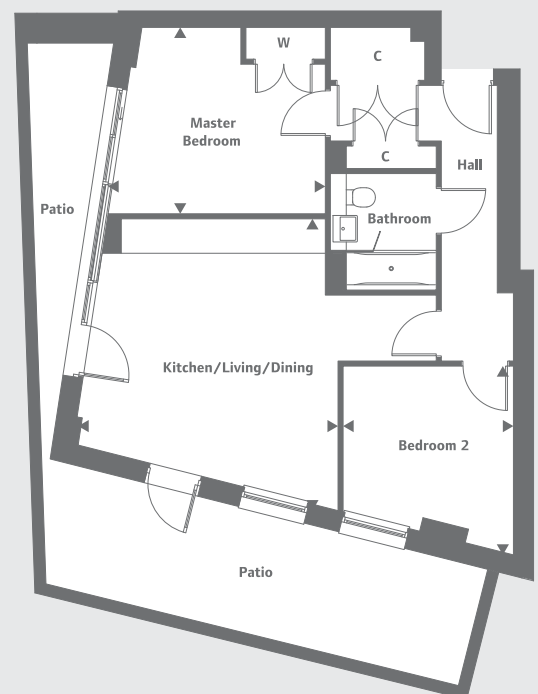
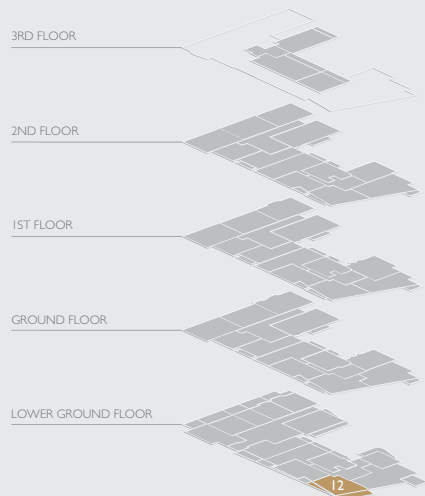
C - Cupboard W - Wardrobe

## 2 BEDROOM APARTMENT PLOT NUMBER 12



Kitchen/Living/Dining	5510mm (max.) x 4909mm (max.)	18' 1" (max.) x 16' 1" (max.)
Master Bedroom	4103mm (max.) x 3520mm (max.)	13' 9" (max.) x 11' 7" (max.)
Bedroom 2	3565mm (max.) x 3218mm (max.)	11' 8" (max.) x 10' 7" (max.)
<b>Total Internal Area</b>	<b>66.3 sq m</b>	<b>714 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe



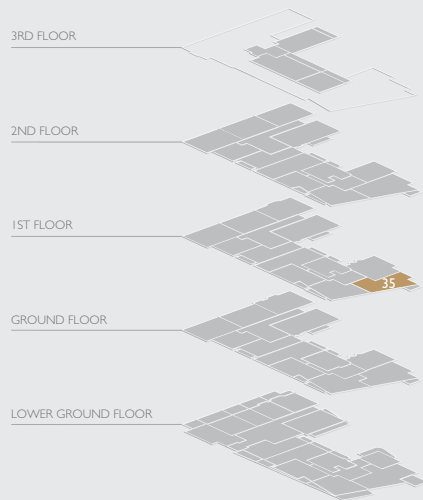
# CONTEMPORARY FLOOR PLANS

## 2 BEDROOM APARTMENT PLOT NUMBER 35



Kitchen/Living/Dining	6448mm (max.) × 4334mm (max.)	21' 2" (max.) × 14' 3" (max.)
Master Bedroom	3980mm (max.) × 3958mm (max.)	13' 1" (max.) × 13' 0" (max.)
Bedroom 2	3317mm (max.) × 3292mm (max.)	10' 11" (max.) × 10' 10" (max.)
<b>Total Internal Area</b>	<b>69.3 sq m</b>	<b>746 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



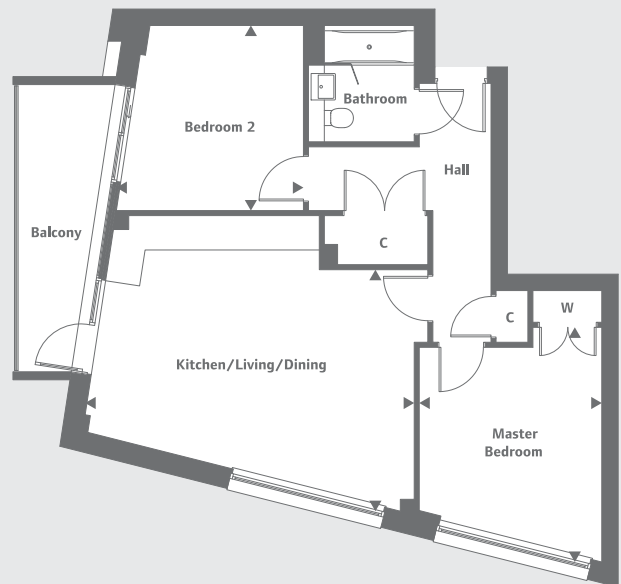
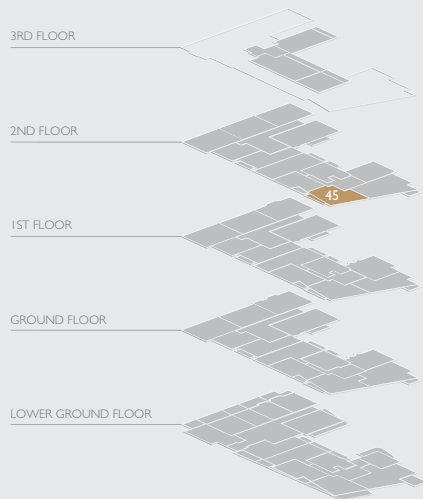
C - Cupboard W - Wardrobe

## 2 BEDROOM APARTMENT PLOT NUMBER 45



Kitchen/Living/Dining	6224mm (max.) × 4567mm (max.)	20' 5" (max.) × 15' 0" (max.)
Master Bedroom	4438mm (max.) × 3452mm (max.)	14' 7" (max.) × 11' 4" (max.)
Bedroom 2	3539mm (max.) × 3500mm	11' 7" (max.) × 11' 6"
<b>Total Internal Area</b>	<b>71 sq m</b>	<b>764 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe

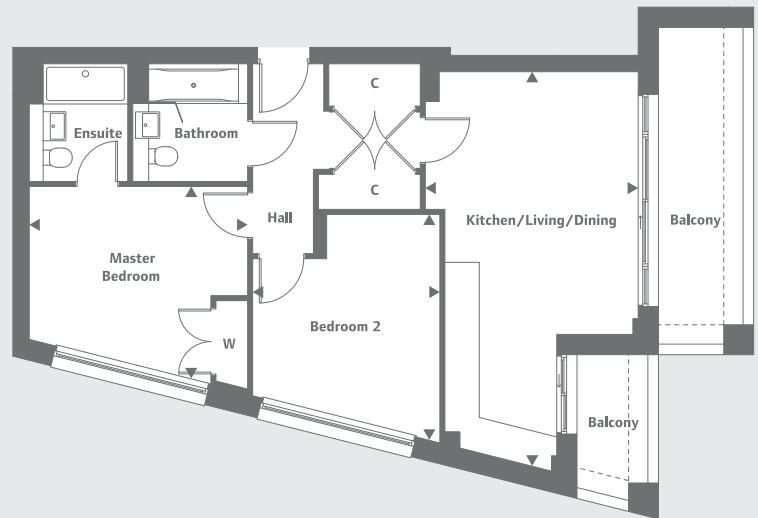
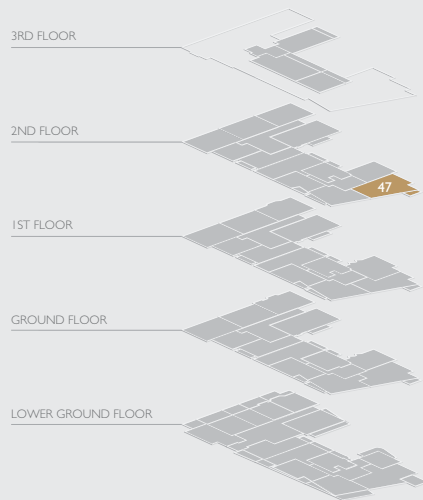
## CONTEMPORARY FLOOR PLANS

### 2 BEDROOM APARTMENT PLOT NUMBER 47



Kitchen/Living/Dining	7551 mm (max.) × 4026mm (max.)	24' 9" (max.) × 13' 3" (max.)
Master Bedroom	4131 mm (max.) × 3757mm (max.)	13' 7" (max.) × 12' 4" (max.)
Bedroom 2	4322mm (max.) × 3541mm (max.)	15' 11" (max.) × 11' 7" (max.)
<b>Total Internal Area</b>	<b>71.8 sq m</b>	<b>773 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



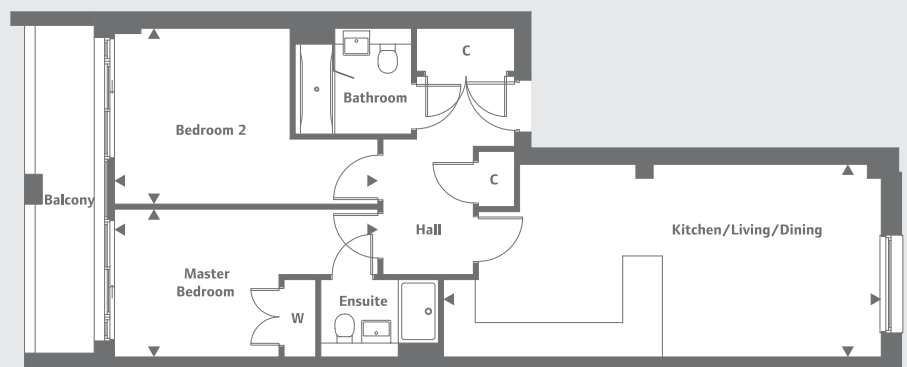
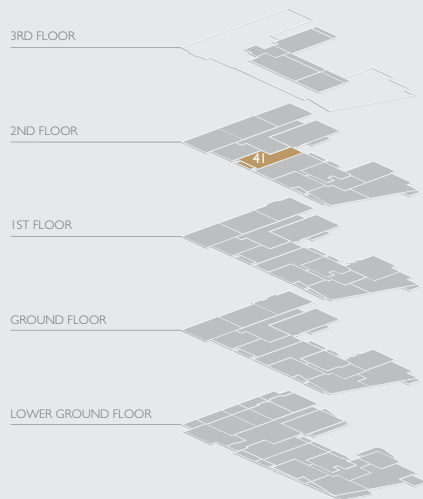
C - Cupboard W - Wardrobe

### 2 BEDROOM APARTMENT PLOT NUMBER 41



Kitchen/Living/Dining	8280mm (max.) × 3643mm	27' 2" (max.) × 11' 11"
Master Bedroom	4983mm (max.) × 2795mm	16' 4" (max.) × 9' 2"
Bedroom 2	4983mm (max.) × 3325mm	16' 4" (max.) × 10' 11"
<b>Total Internal Area</b>	<b>72.3 sq m</b>	<b>778 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe



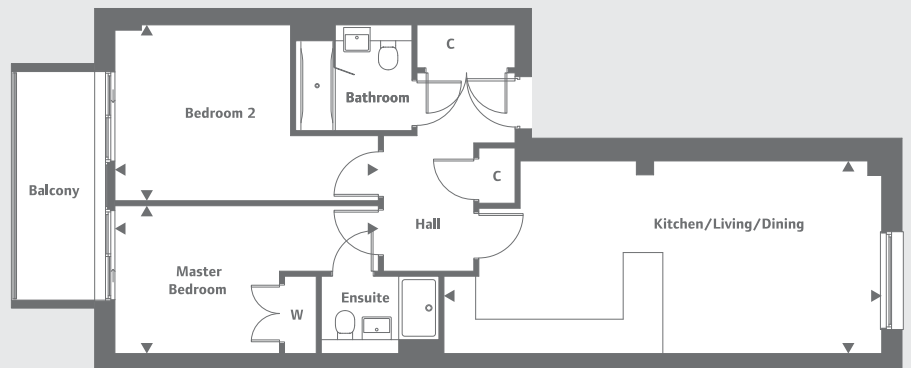
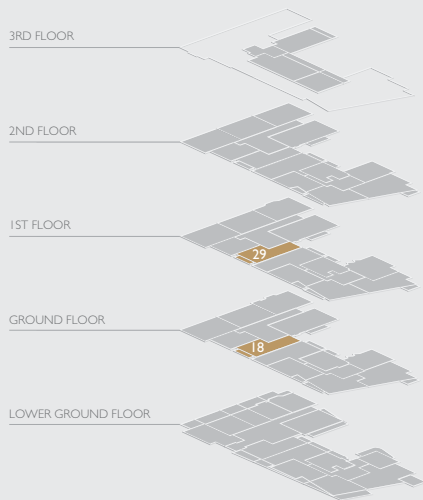
# CONTEMPORARY FLOOR PLANS

## 2 BEDROOM APARTMENT PLOT NUMBERS 18 & 29



Kitchen/Living/Dining	8280mm (max.) × 3643mm	27' 2" (max.) × 11' 11"
Master Bedroom	4983mm (max.) × 2795mm	16' 4" (max.) × 9' 2"
Bedroom 2	4983mm (max.) × 3325mm	16' 4" (max.) × 10' 11"
<b>Total Internal Area</b>	<b>72.3 sq m</b>	<b>778 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



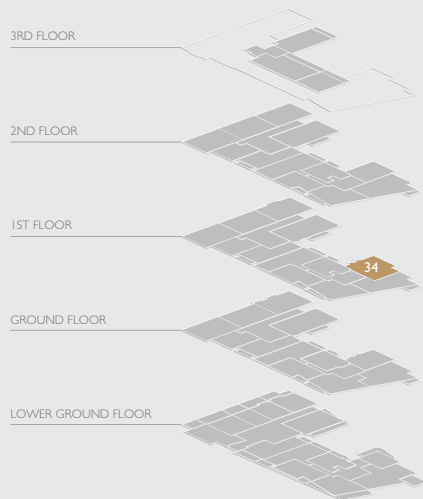
C - Cupboard W - Wardrobe

## 2 BEDROOM APARTMENT PLOT NUMBER 34



Kitchen/Living/Dining	6498mm (max.) × 6033mm (max.)	21' 4" (max.) × 19' 10" (max.)
Master Bedroom	3600mm (max.) × 3570mm (max.)	11' 10" (max.) × 11' 9" (max.)
Bedroom 2	4862mm (max.) × 2885mm (max.)	15' 11" (max.) × 9' 6" (max.)
<b>Total Internal Area</b>	<b>73.3 sq m</b>	<b>790 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe

# CONTEMPORARY FLOOR PLANS

## 2 BEDROOM APARTMENT PLOT NUMBER 08



Kitchen/Living/Dining	8280mm (max.) × 3643mm	27' 2" (max.) × 11' 11"
Master Bedroom	4983mm (max.) × 3203mm	16' 4" (max.) × 10' 6"
Bedroom 2	4983mm (max.) × 3427mm	16' 4" (max.) × 11' 3"
<b>Total Internal Area</b>	<b>75.3 sq m</b>	<b>811 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



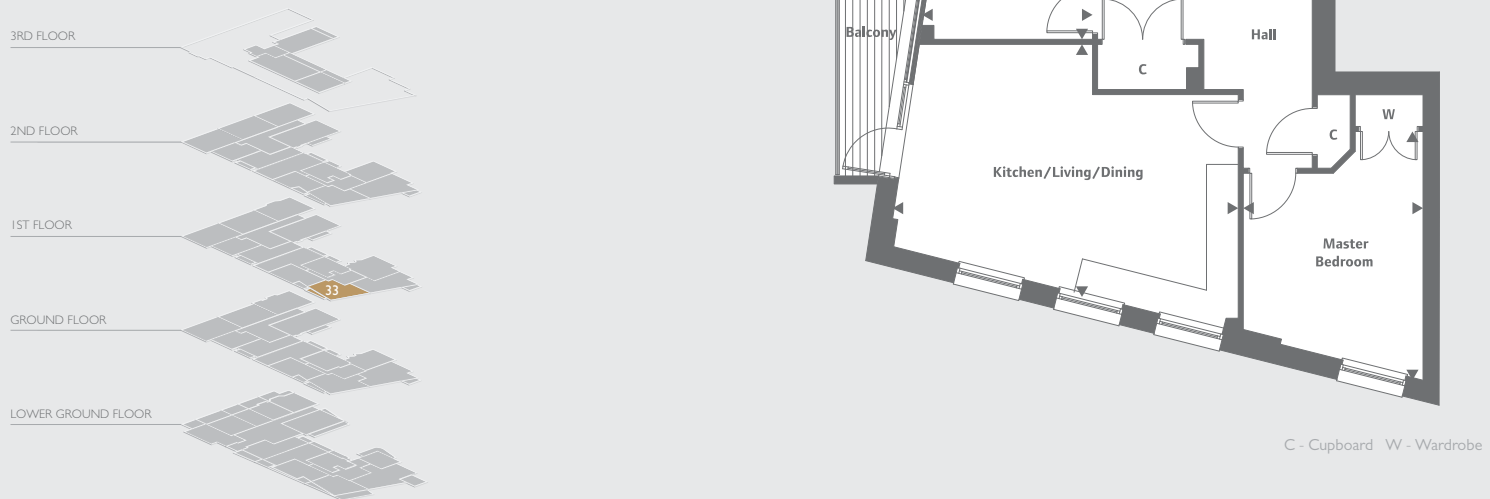
C - Cupboard W - Wardrobe

## 2 BEDROOM APARTMENT PLOT NUMBER 33



Kitchen/Living/Dining	6536mm (max.) × 4775mm (max.)	21' 5" (max.) × 15' 8" (max.)
Master Bedroom	4704mm (max.) × 3400mm (max.)	15' 5" (max.) × 11' 2" (max.)
Bedroom 2	3965mm × 3223mm (max.)	13' 0" × 10' 7" (max.)
<b>Total Internal Area</b>	<b>75.6 sq m</b>	<b>814 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe



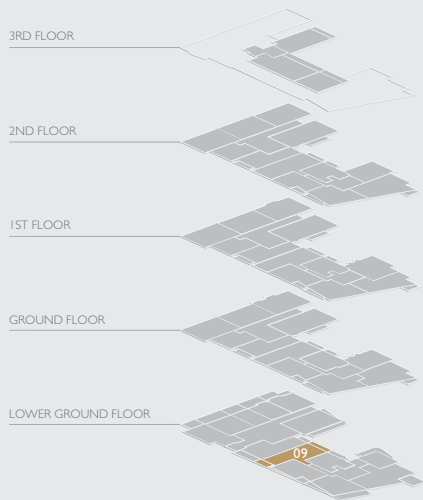
# CONTEMPORARY FLOOR PLANS

## 2 BEDROOM APARTMENT PLOT NUMBER 09



Kitchen/Living/Dining	7630mm x 3965mm	25' 0" x 13' 0"
Master Bedroom	4482mm (max.) x 3163mm (max.)	14' 8" (max.) x 10' 5" (max.)
Bedroom 2	4482mm (max.) x 2820mm (max.)	14' 8" (max.) x 9' 3" (max.)
<b>Total Internal Area</b>	<b>75.9 sq m</b>	<b>817 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



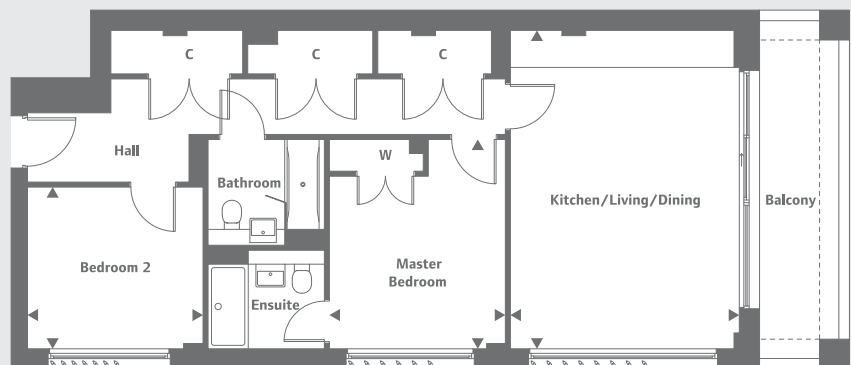
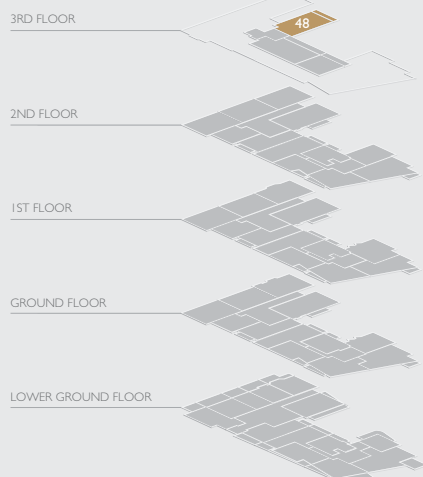
C - Cupboard W - Wardrobe

## 2 BEDROOM APARTMENT PLOT NUMBER 48



Kitchen/Living/Dining	6020mm x 4330mm	19' 9" x 14' 2"
Master Bedroom	3958mm (max.) x 3327mm	13' 0" (max.) x 10' 11"
Bedroom 2	3320mm x 3058mm	10' 11" x 10' 0"
<b>Total Internal Area</b>	<b>78.5 sq m</b>	<b>844 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe

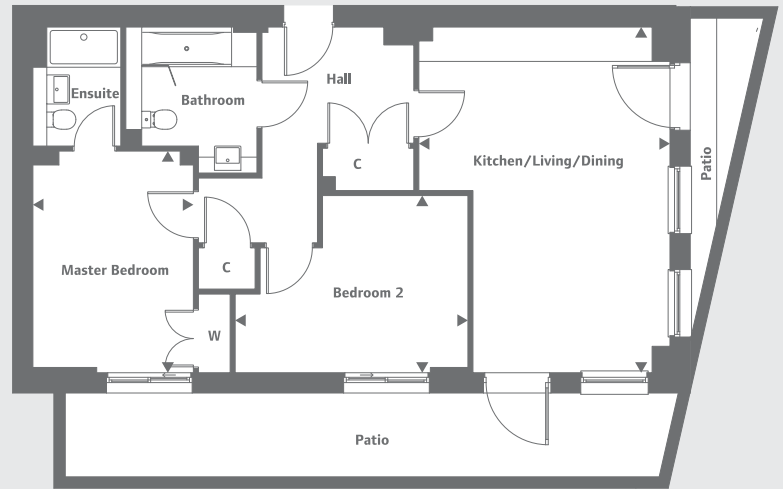
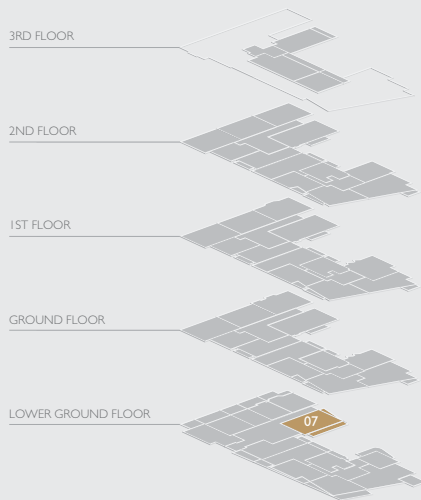
# CONTEMPORARY FLOOR PLANS

## 2 BEDROOM APARTMENT PLOT NUMBER 07



Kitchen/Living/Dining	6536mm (max.) x 4750mm (max.)	21' 5" (max.) x 15' 7" (max.)
Master Bedroom	4191mm x 3035mm	13' 9" x 10' 0"
Bedroom 2	4402mm (max.) x 3350mm (max.)	14' 5" (max.) x 11' 0" (max.)
<b>Total Internal Area</b>	<b>78.6 sq m</b>	<b>846 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



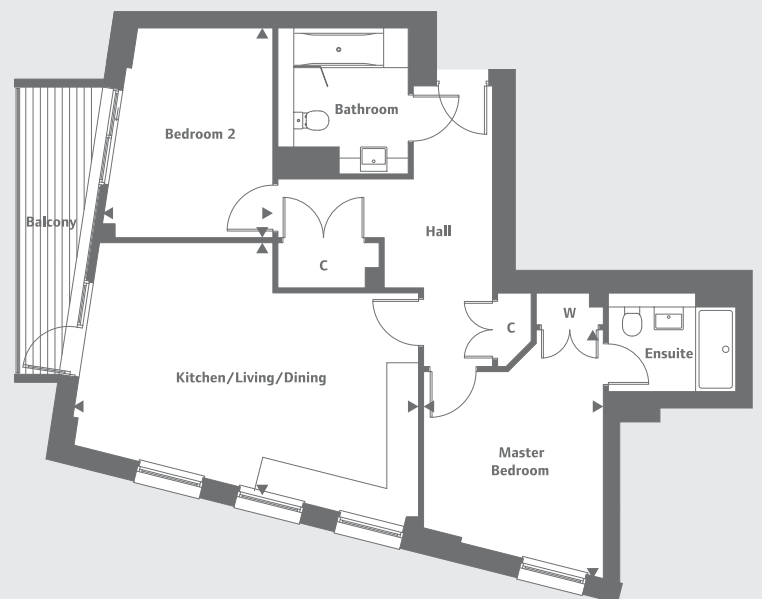
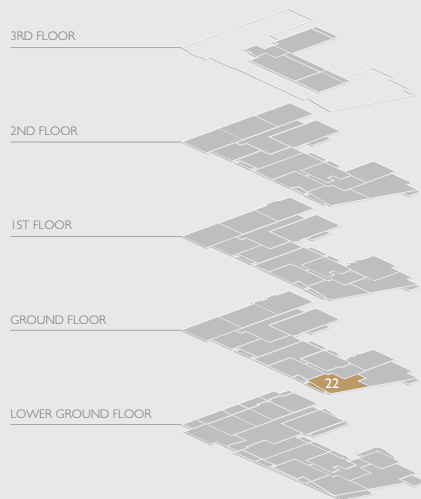
C - Cupboard W - Wardrobe

## 2 BEDROOM APARTMENT PLOT NUMBER 22



Kitchen/Living/Dining	6536mm (max.) x 4775mm (max.)	21' 5" (max.) x 15' 8" (max.)
Master Bedroom	4704mm (max.) x 3400mm	15' 5" (max.) x 11' 2"
Bedroom 2	3965mm x 3223mm (max.)	13' 0" x 10' 7" (max.)
<b>Total Internal Area</b>	<b>80 sq m</b>	<b>861 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe



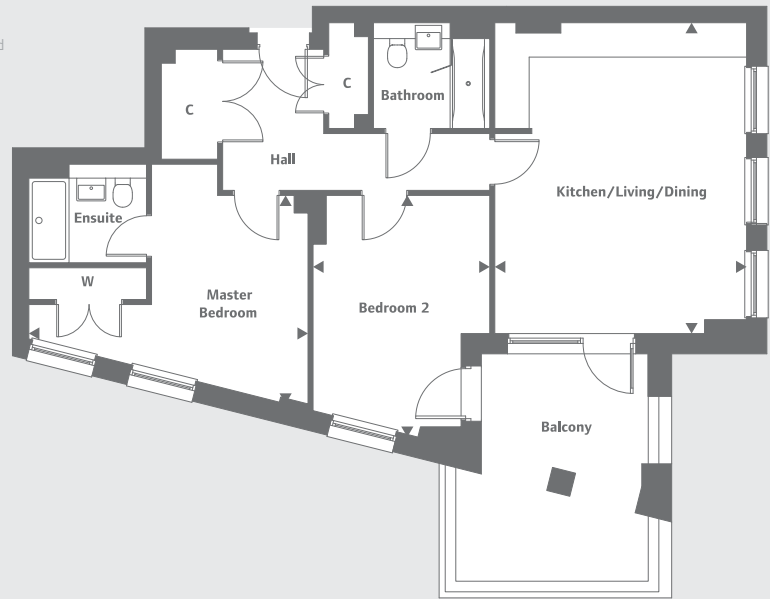
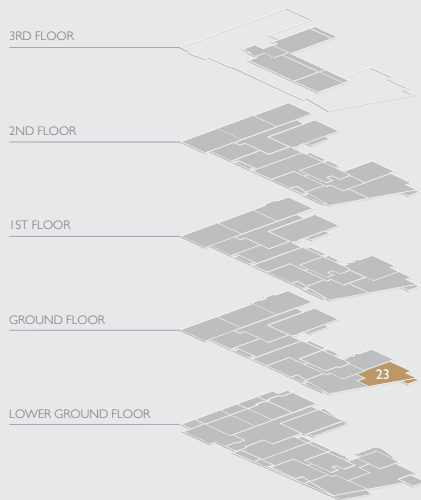
# CONTEMPORARY FLOOR PLANS

## 2 BEDROOM APARTMENT PLOT NUMBER 23



Kitchen/Living/Dining	5877mm x 4762mm	19' 3" x 15' 7"
Master Bedroom	5280mm (max.) x 3943mm (max.)	17' 4" (max.) x 12' 11" (max.)
Bedroom 2	4750mm (max.) x 3343mm (max.)	15' 0" (max.) x 11' 0" (max.)
<b>Total Internal Area</b>	<b>81.1 sq m</b>	<b>873 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



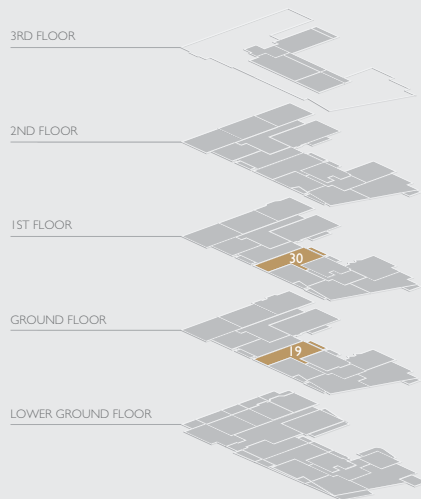
C - Cupboard W - Wardrobe

## 2 BEDROOM APARTMENT PLOT NUMBERS 19 & 30



Kitchen/Living/Dining	8508mm (max.) x 3965mm	27' 11" (max.) x 13' 0"
Master Bedroom	5310mm (max.) x 2803mm	17' 5" (max.) x 9' 2"
Bedroom 2	5310mm (max.) x 2775mm	17' 5" (max.) x 9' 1"
<b>Total Internal Area</b>	<b>82.2 sq m</b>	<b>885 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe

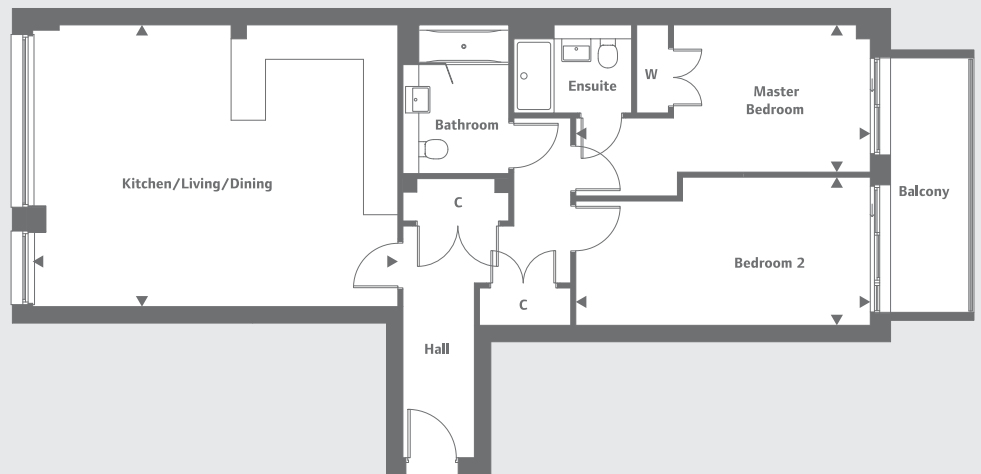
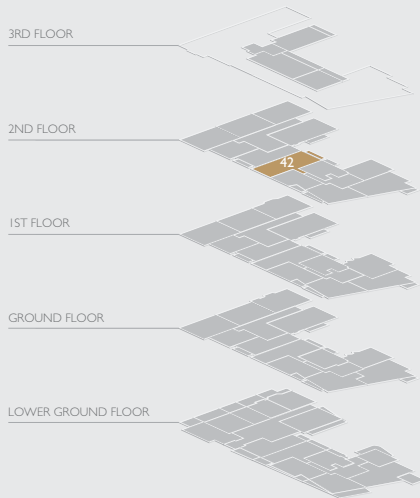
# CONTEMPORARY FLOOR PLANS

## 2 BEDROOM APARTMENT PLOT NUMBER 42



Kitchen/Living/Dining	6897mm x 5320mm	22' 8" x 17' 5"
Master Bedroom	5562mm (max.) x 2780mm	18' 3" (max.) x 9' 1"
Bedroom 2	5562mm (max.) x 2797mm (max.)	18' 3" (max.) x 9' 2" (max.)
<b>Total Internal Area</b>	<b>90.6 sq m</b>	<b>976 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



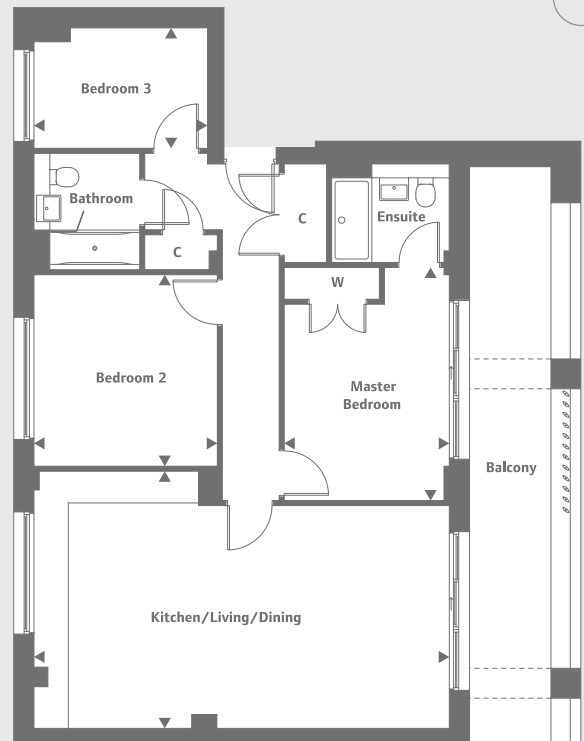
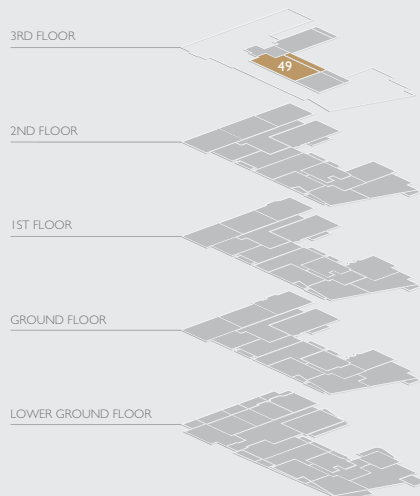
C - Cupboard W - Wardrobe

## 3 BEDROOM APARTMENT PLOT NUMBER 49



Kitchen/Living/Dining	7855mm x 4862mm (max.)	25' 9" x 15' 11" (max.)
Master Bedroom	4407mm (max.) x 3122mm	14' 6" (max.) x 10' 3"
Bedroom 2	3620mm x 3468mm	11' 11" x 11' 5"
Bedroom 3	3282mm x 2277mm	10' 9" x 7' 6"
<b>Total Internal Area</b>	<b>92.3 sq m</b>	<b>993 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe



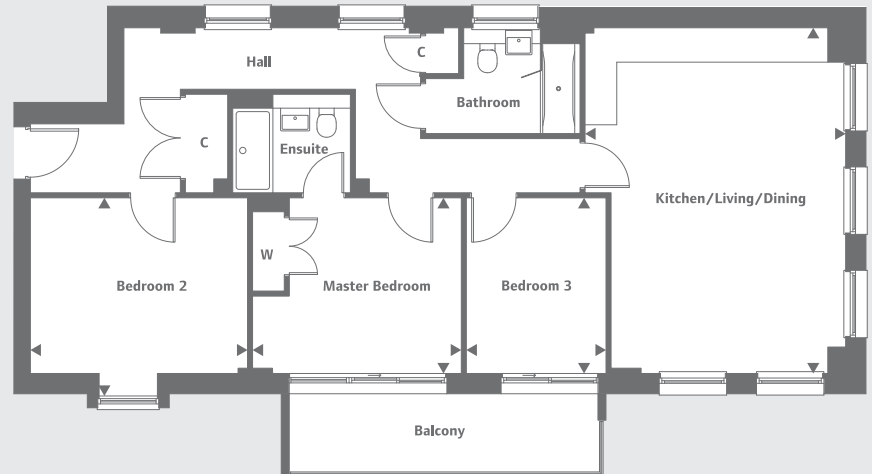
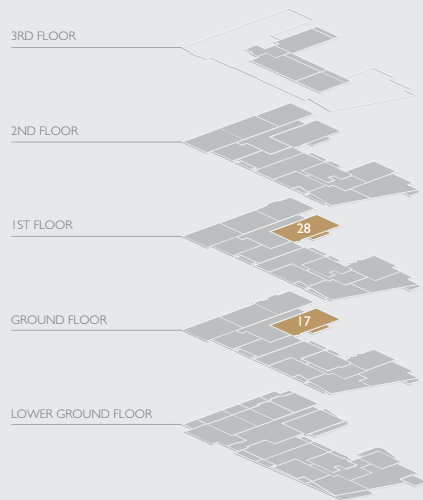
## CONTEMPORARY FLOOR PLANS

### 3 BEDROOM APARTMENT PLOT NUMBERS 17 & 28



Kitchen/Living/Dining	6536mm x 4929mm (max.)	21' 5" x 16' 2" (max.)
Master Bedroom	3948mm (max.) x 3321mm	12' 11" (max.) x 10' 11"
Bedroom 2	4107mm x 3746mm (max.)	13' 6" x 12' 3" (max.)
Bedroom 3	3321mm x 2462mm (max.)	10' 11" x 8' 8" (max.)
<b>Total Internal Area</b>	<b>97.8 sq m</b>	<b>1052 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



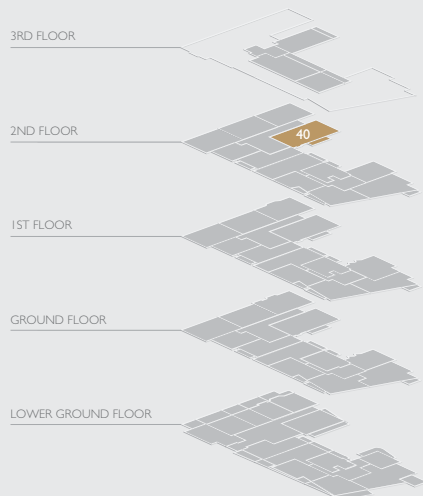
C - Cupboard W - Wardrobe

### 3 BEDROOM APARTMENT PLOT NUMBER 40



Kitchen/Living/Dining	6536mm x 5062mm (max.)	21' 5" x 16' 7" (max.)
Master Bedroom	5229mm (max.) x 3537mm (max.)	17' 2" (max.) x 11' 7" (max.)
Bedroom 2	4133mm x 3045mm	13' 7" x 10' 0"
Bedroom 3	3500mm (max.) x 2708mm	11' 6" (max.) x 8' 11"
<b>Total Internal Area</b>	<b>97.8 sq m</b>	<b>1052 sq ft</b>

Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



C - Cupboard W - Wardrobe

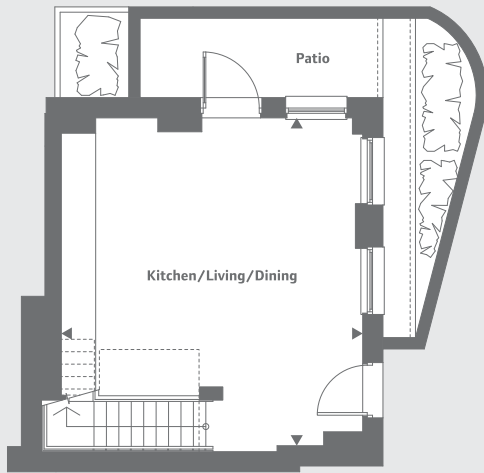
# CONTEMPORARY FLOOR PLANS

## 2 BEDROOM DUPLEX PLOT NUMBER 06

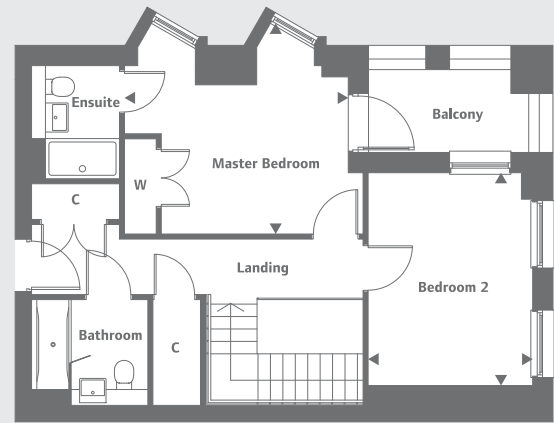


Kitchen/Living/Dining	6199mm (max.) x 5700mm (max.)	20' 4" (max.) x 18' 8" (max.)
Master Bedroom	4232mm (max.) x 3983mm (max.)	13' 11" (max.) x 13' 1" (max.)
Bedroom 2	4023mm x 3113mm	13' 2" x 10' 3"
Total Internal Area	90.6 sq m	975 sq ft

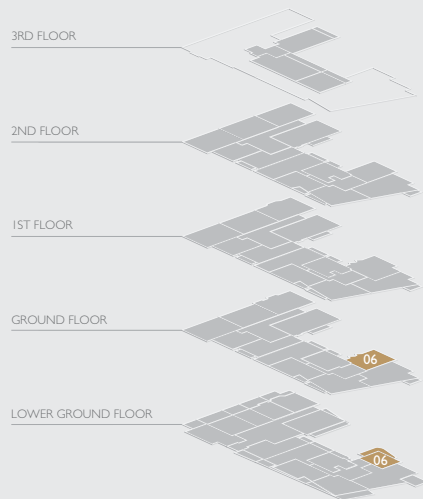
Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



LOWER LEVEL



UPPER LEVEL



C - Cupboard W - Wardrobe



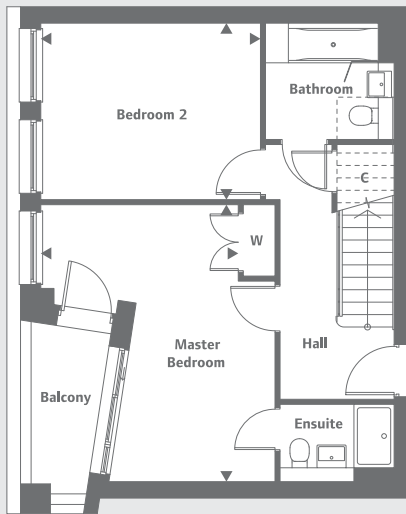
# CONTEMPORARY FLOOR PLANS

## 2 BEDROOM DUPLEX PLOT NUMBER 43

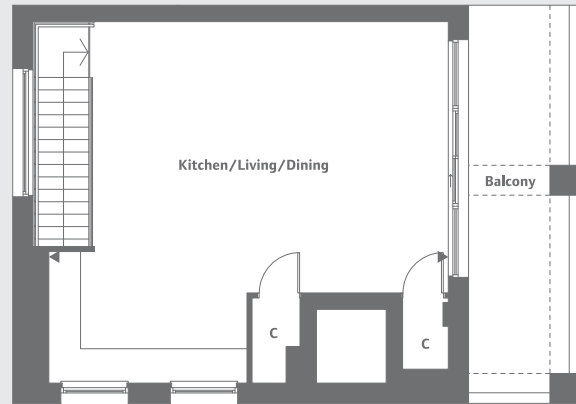


Kitchen/Living/Dining	7555mm (max.) × 6835mm (max.)	24' 9" (max.) × 22' 5" (max.)
Master Bedroom	5238mm (max.) × 3735mm (max.)	17' 2" (max.) × 12' 3" (max.)
Bedroom 2	4155mm × 3338mm	13' 8" × 10' 11"
<b>Total Internal Area</b>	<b>103.3 sq m</b>	<b>1112 sq ft</b>

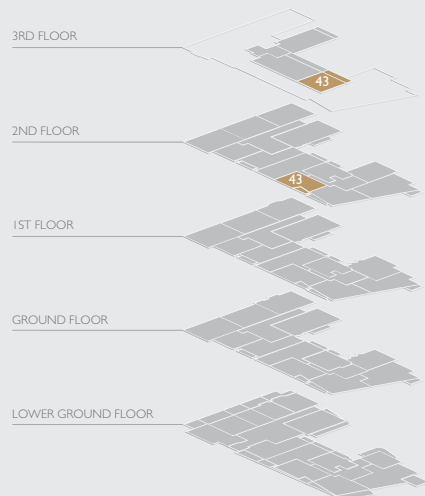
Total internal area excludes patios, balconies and terraces. All dimensions and areas are taken to finished surfaces. Finished dimensions and floor areas may vary due to tolerances with the existing building.



LOWER LEVEL



UPPER LEVEL



C - Cupboard W - Wardrobe

# SPECIFICATION

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## KITCHEN

- Symphony 'Linear' gloss fitted kitchen
- Silent system pneumatic drawers and doors
- Under unit LED lighting
- Okite worktops
- Glass upstands
- Full height glass along hob run
- Blanco 'Zerox' sink
- Blanco 'Cubic' monobloc mixer tap
- AEG integrated electric single oven
- AEG electric hob
- Integrated extractor
- Zanussi integrated fridge/freezer
- AEG integrated dishwasher
- Electrolux integrated washer/dryer when located in kitchen (Electrolux free-standing washer/dryer when in hall cupboard)

## BATHROOM

- Ideal Standard 'Concept' double-ended bath
- Roman 'Collage' folding bath screen
- Ideal Standard 'Concept' cube washbasin
- Ideal Standard 'Concept' WC with soft close seat and cover, concealed cistern
- TT Oposta Thermostatic built-in bath and shower mixer tap
- Ideal Standard 'Idealrain' Rainshower fixed showerhead
- Jado 'Geometry' pull-out shower set
- Multiplex Trio combined bath filler
- Jado 'Geometry' A3 single lever basin mixer tap
- Kelvin KBB woodgrain bath panel in 'Avola Grey'
- LED plinth light
- Kelvin KBB mirrored wall cabinet\*
- Saloni 'Hydra' ceramic wall and floor tiles

## EN SUITE

- Ideal Standard 'Concept' double-ended bath
- Roman 'Collage' shower screen
- Ideal Standard 'Concept' Cube washbasin
- Ideal Standard 'Concept' WC with soft close seat and cover, concealed cistern
- TT Oposta Thermostatic built-in shower mixer
- Ideal Standard 'Idealrain' Rainshower fixed showerhead
- Jado 'Geometry' wall shower set

- Jado 'Geometry' A3 single lever basin mixer tap
- Saloni 'Hydra' ceramic wall and floor tiles
- Kelvin KBB mirrored wall cabinet (where applicable)

## GENERAL FEATURES

- SW timber sliding sash feature windows (Classic apartments)
- Aluminium powder coated double glazed windows (Contemporary apartments)
- Oak faced front door
- Painted, satin finish flush internal doors
- Built in wardrobes to Master Bedroom with painted, satin finish flush doors, including single hanging rail and shelf

## LIGHTING & ELECTRICS

- Inceptor LED low energy downlighters throughout
- Shaver socket to bathrooms and en suites
- Sky+ multi-room provision to living rooms and all bedrooms†
- Telephone points to living/dining room and bedrooms
- 3 months free 'Hyperoptic' broadband and phoneline trial for all residents
- Video entry system to apartments (using phone and TV provided by customer)

## HEATING

- Cylinder unit
- Mechanical ventilation and heat recovery units
- Chrome heated towel rails to bathrooms and en suites
- Exhaust Air Service Heat Pump Units

## FLOORING

- Carpet to bedrooms
- Karndean Knight tiles to hall, living/dining rooms and kitchens
- Ceramic floor tiles to bathrooms and en suites

## COMMUNAL AREAS

- Lift
- Carpeted communal areas
- Ceramic floor tiles to ground floor
- NHBC warranty







**Linden**  
HOMES

*Linden Homes is part of the Galliford Try Group, a market leader with a truly impressive brand, offering a distinctive and diverse product range, both in terms of house styles and specifications.*





Photography depicts a previous Linden Homes development

Dedicated to regenerating brownfield land, we are a responsible, award-winning housebuilder with a reputation for quality and creative, sustainable developments in prime locations. Signature architecture that enhances a development's location is often employed, as are flexible layouts with contemporary design features that maximise space and light.

#### Creative land solutions

Each development has its own individual approach and solution, and we are undertaking more and more mixed-use schemes, providing retail, live/work, nursing home and community facilities, as well as the provision for leisure space. We also have a formal environmental policy producing highly efficient homes, reducing running costs for the customer.

#### Customer experience

Each region has a dedicated customer service team who work with the customer from the initial enquiry right through to legal completion day and beyond. Through our Connections database, we are able to maintain a personal relationship with each customer, advising them of forthcoming events and incentives.

#### Our Customer Charter

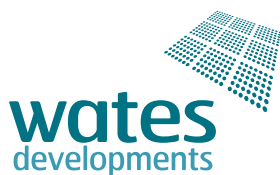
We use our Customer Charter to guide us when it comes to providing you with a first class service in every respect. It includes the procedures and information we follow at each stage of your purchase. Our team is trained to understand their responsibilities to you, the customer, and to know exactly what the charter means to you and us.

You can measure our performance through an external research company; please visit [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)

To download a printed copy of our Customer Charter, or for more information, please visit our website, [lindenhomes.co.uk](http://lindenhomes.co.uk) We will automatically provide you with a printed copy when you reserve a property.



A development by



## THE METROPOLITAN

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Linden Homes and Wates Developments have a long established heritage of developing high-quality residential projects in partnership. We are delighted to be working together on this exciting development in Battersea.

Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Advisor for specific details.





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