

CLAPHAM PARK

**SOUTH
CLAPHAM
SW4**

A stylish collection of
1, 2 & 3 bedroom homes

Find a
home *you*



LOVE

in a place
where



you'll want to stay

FOREVER.

WELCOME TO CLAPHAM PARK

A ground-breaking new development offering a stylish collection of 1, 2 & 3 bedroom homes, in this desirable and well-connected area of South West London.

Synonymous with quality, all the homes at Clapham Park have been carefully designed to maximise space and light, and boast a high specification.

The development itself has been meticulously planned with elegant façades and green spaces that

run ribbon-like throughout, creating places where community cannot just grow, but thrive.

All this in arguably one of the most popular locations in London, isn't it time to make your move?

CREATING PLACES YOU'RE PROUD TO CALL HOME

ANYTIME FITNESS

KINGS AVENUE

THE CRESCENT

CENTRAL PARK

MARKETING SUITE

SPORTS PITCH

CLARENCE AVENUE

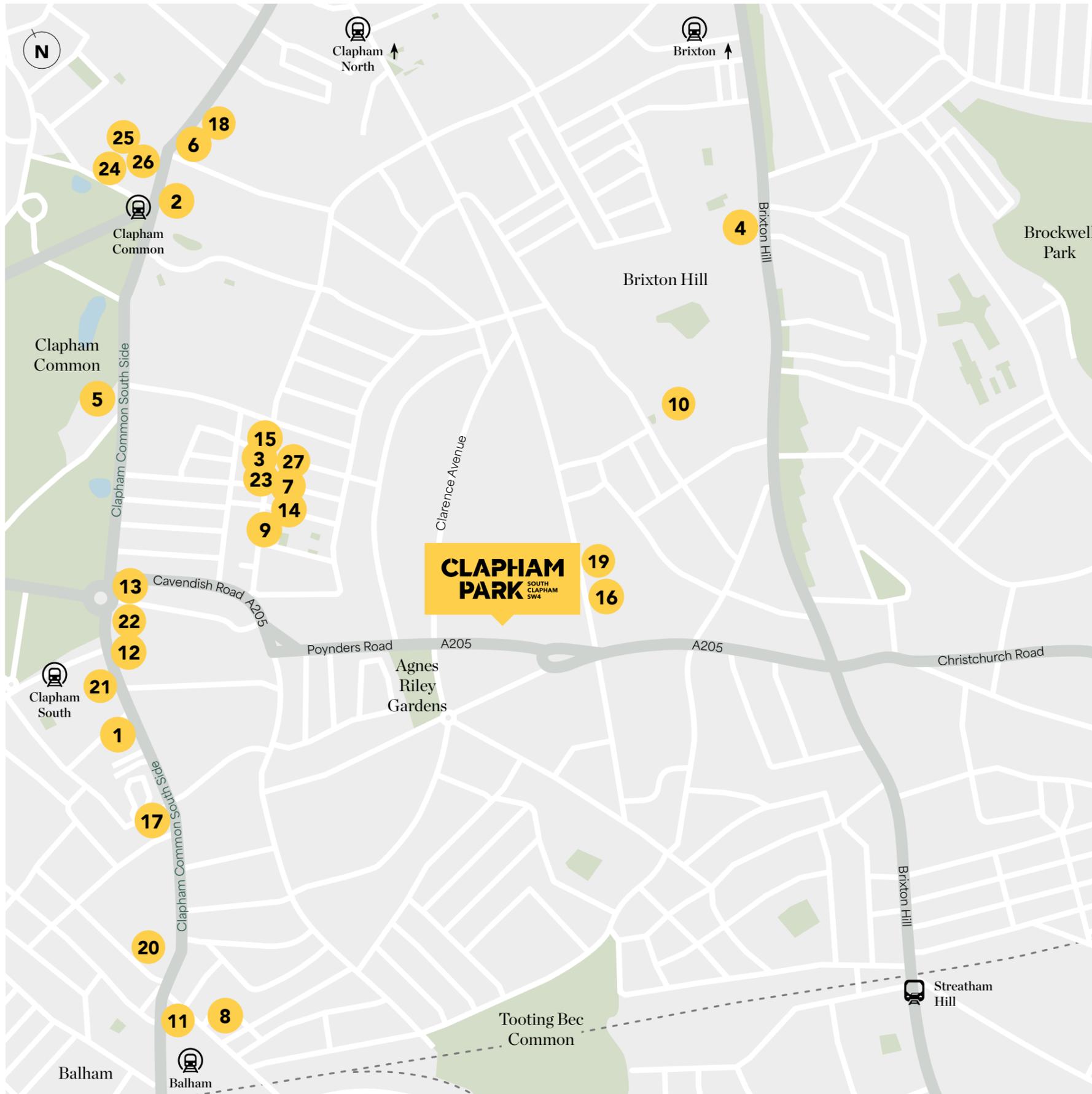
Clapham Park is not just a new development, it is a major regeneration, breathing life and excitement into this prime London location which also abuts a plethora of other well-known and sought after areas.

Spread over 36 hectares (360,000 sq m), the development's centrepiece will be the 300-metre-long Central Park which stretches the entire length of the site, linking the North to the South. This will be further complemented by The Crescent, a large open space designed for the community to come together

and enjoy. Each of the phases will also boast their own outdoor spaces, whether this be private balconies or landscaped podium gardens - the perfect place to escape the hustle and bustle of London life.

On-site local amenities will include a range of commercial and retail facilities including the already open Anytime Fitness and Sainsbury's Local to the North of the development. There is also a state of the art multi-use sport pitch, open for all to enjoy, ideal for letting off steam at the end of a long day.

The illustration shown is a computer generated image of how the development may look and is indicative only. External details and finishes may vary, please speak to our sales consultants for specific details.



LOCAL HIGHLIGHTS

PUBS & BARS

- 1** **The Avalon**
16 Balham Hill, London SW12 9EB
- 2** **The Little Orange Door**
16A Clapham Common South Side, London SW4 7AB
- 3** **The Abbeville**
67-69 Abbeville Road, London SW4 9JW
- 4** **The White Horse**
94 Brixton Hill, London SW2 1QN
- 5** **The Windmill**
Clapham Common South Side, London SW4 9DE
- 6** **Simmons Bar**
165 Clapham High St, London SW4 7ST

RESTAURANTS

- 7** **Bistro Union**
40 Abbeville Rd, London SW4 9NG
- 8** **Megan's on the Hill Restaurant**
41-43 Bedford Hill, London SW12 9EY
- 9** **Osteria Toscana**
31 Abbeville Road, London SW4 9LA
- 10** **The Clink Restaurant Brixton**
HMP Brixton, Jebb Ave, Brixton Hill, London SW2 5XF
- 11** **Milk London**
18-20 Bedford Hill, London SW12 9RG

COFFEE

- 12** **Costa Coffee**
Unit 1, 16 Balham Hill, London SW12 9DY
- 13** **21 Grams Clapham**
1 Cavendish Parade, London SW4 9DP
- 14** **Nue Ground Café & Studio**
32 Abbeville Road, London SW4 9NG
- 15** **GAIL's Bakery**
71 Abbeville Road, London SW4 9JW

FITNESS

- 16** **Anytime Fitness London**
3 Mullins Place, Kings Ave, London SW4 8EU
- 17** **Fitnessworks**
38 Balham Hill, London SW12 9EL
- 18** **Mojo Studios**
149A Clapham High St, London SW4 7SS

SHOPS & LEISURE

- 19** **Sainsbury's Local**
2 Mullins Pl, London SW4 8EU
- 20** **Waitrose**
12 Ramsden Rd, London SW12 8QX
- 21** **M&S Simply Food**
Balham Hill Road Clapham, Barlow Moor Road 435, London SW12 9EA
- 22** **Tesco Superstore**
128 Clapham Common South Side, London SW4 9DF
- 23** **The Ginger Pig**
55 Abbeville Rd, London SW4 9JW
- 24** **Oliver Bonas**
23 The Pavement, London SW4 0JA
- 25** **Clapham Picturehouse**
76 Venn St, London SW4 0AT
- 26** **Venn Street Market**
Venn St, London SW4 0AT
- 27** **MacFarlane's Delicatessen**
48 Abbeville Rd, London SW4 9NF





The Abbeville

INTRODUCING ABBEVILLE VILLAGE

Abbeville Village, just a short walk from the development, is home to an eclectic mix of shops, bars and eateries with a relaxed community feel.

The Abbeville
theabbeville.co.uk

Combining the feel of a proper neighbourhood pub with elevated gastropub cuisine, The Abbeville offers something for everyone. The open fire is a particularly popular spot in the chilly winter months, while tables spill out onto the street in the summer for drinks and dining in the sun.



Osteria Toscana

Osteria Toscana
osteria-toscana.uk

Where else can you find an authentic taste of Italy in Clapham? Osteria Toscana is a family-owned restaurant serving up homemade Italian dishes and outstanding wines to pair with them.

MacFarlane's
macfarlanesdeli.co.uk

A staple in Abbeville Village, MacFarlane's is an old-school deli offering the finest foods to kit out your kitchen pantry, from fresh cheese and cured meats, to breads, chutneys and more.



Nue Ground

Nue Ground
nueground.co.uk

Nue Ground is a wellness café that promotes health in every sense of the word. They take a mindful approach to their menu, with a focus on sustainability and ethically sourced products.



The Ginger Pig



MacFarlane's

The Ginger Pig
thegingerpig.co.uk

Find farm fresh meats in the heart of South West London at The Ginger Pig's butchery counter. You can even grab yourself a snack for the walk home, with hot takeaway lunches and sausage rolls available.



ESCAPE IT ALL

Local parks & recreational facilities



5 mins

**Agnes Riley
Gardens**

Nestled between Clapham, Balham and Streatham, Agnes Riley Gardens has pristinely landscaped lawns as well as a small pond at its centre. There's a playground and multi-use games areas for children to enjoy, alongside a paddling pool for cooling off on summer days and a community garden.



6 mins

**Tooting Bec
Common**

Tooting Bec Common has something to offer all year round, whether it's woodland walks in the winter or a summer splash in the lido. You can stay fit with a selection of sports pitches and facilities, or spend an afternoon relaxing by the lake.



8 mins

**Brockwell
Park**

Brockwell park is packed with things to do and see, from historic buildings, the walled garden and the Brockwell Lido to a ride-on mini railway, a BMX track and a wide selection of sports and play facilities. The community plays an active part in its management and development, with various community groups involved.



18 mins

**Clapham
Common**



You can find something for everyone among Clapham Common's sprawling fields. For those who prefer to live life at a leisurely pace, the three ponds provide a perfect place to sit and relax. A variety of fish species can also be found in Eagle Pond and Mount Pond, making them popular choices for angling. At the centre of the common you'll find the Grade II listed bandstand, the largest in London and host to an array of open-air concerts in the summer.

The park is home to a wide range of sporting facilities, including pitches for cricket, football, rugby and Australian rules football, courts for tennis, basketball and netball, a running track, a bowling green and a skatepark.



A HIVE OF ACTIVITY

Staying fit in South London

There are plenty of ways to stay fit in this bustling corner of South London. The Clapham Common parkrun is a free weekly 5k community event for runners of all levels. There are plenty of local bootcamps to choose from, most of which are also based in the park.

If you prefer to exercise on your own, you can find a number of different gyms in the area, with a mixture of chains and independent offerings.

Or enjoy some zen and relaxation at Nue Ground Studio, which has a full schedule of classes every day. For some 1-to-1 fitness sessions, you can take advantage of the extensive offering of personal trainers in the area.

If you prefer to do your workouts in the water, or just like to do a few leisurely laps, Tooting Bec Lido is close by. This historical outdoor swimming pool opens during the warmer months, from May to September, and has just undergone extensive enhancements.

Out and about

Enjoy some retail therapy in vibrant Northcote Road offering an array of boutique and high street stores. Or pop along to Clapham Junction where you will find everything you need for fashion and gifting.

You can keep your finger on the pulse of the London art scene at Studio Voltaire. It's a non-profit gallery with a focus on contemporary arts and new works, often serving as a platform for up-and-coming artists to display their work and providing opportunities for debut solo exhibitions.

Enjoy a relaxed yet lively night out, starting with a delicious meal at Osteria Mbare, known for its authentic Italian flavours and welcoming atmosphere. Then head around the corner to Simmons for drinks and dancing, where colourful cocktails and a fun, upbeat vibe make it the perfect place to carry on the evening.

The Clapham Picturehouse is the ideal place to catch all the latest film releases. It's an iconic fixture of the local community, providing a comfy setting where you can get lost in the big screen, as well as a selection of inclusive screenings to make sure that everyone can enjoy what it has to offer.

Feel the buzz of Balham

Just down the road you'll find the hotspot of Balham, which has swiftly become popular among young professionals and families alike. Even though it's turning into the next south London hotspot with its mix of diverse eateries, boutique shops and vibrant cultural scene, it still retains its community feel.





LOCAL HOTSPOTS



Clapham Park

Venn Street Records
vennstreetrecords.com

Picture vintage vinyls, old NME posters and album covers combined with amazing live performances. The original of the infamous 'Records' bars, Venn Street is a music-loving den that has become one of the most popular bars in the area.

Venn Street Market
vennstreetmarket.co.uk

30 independent stalls selling street foods from around the world. Venn Street Market, in the heart of Clapham Old Town, is open from 10am to 3pm every Saturday.

Milk London
milk.london

Milk has been serving up brunch on Hildreth Street market, Balham, since 2012. Serving the highest quality, most exciting, creative, contemporary and ultimately delicious food & drink possible.

The Windmill
windmillclapham.co.uk

Situated on the south side of Clapham Common, this well renowned, (dog-friendly) pub is a great place for a pint and some delicious food. Pub garden vibes in summer, and cosy canopy in winter, what more could you want?



EDUCATION

Clapham Park puts you within easy reach of a wide range of schools and universities that cater for all ages, providing peace of mind when you put down roots at Clapham Park.

ual: london college of communication

3.9 miles



4.1 miles

Imperial College London

4.6 miles



5.3 miles



5.4 miles



5.9 miles

UNIVERSITY OF WESTMINSTER

5.9 miles



6.7 miles

13

NURSERIES IN SW4 ALONE

Every kind of early learning, all within walking distance for little legs.

08

PRIMARY SCHOOLS WITHIN 1 MILE

02

SECONDARY SCHOOLS

An array of community and independent schools.

08

TOP UNIVERSITIES UNDER AN HOUR AWAY

London is home to more world-class universities than any other city.

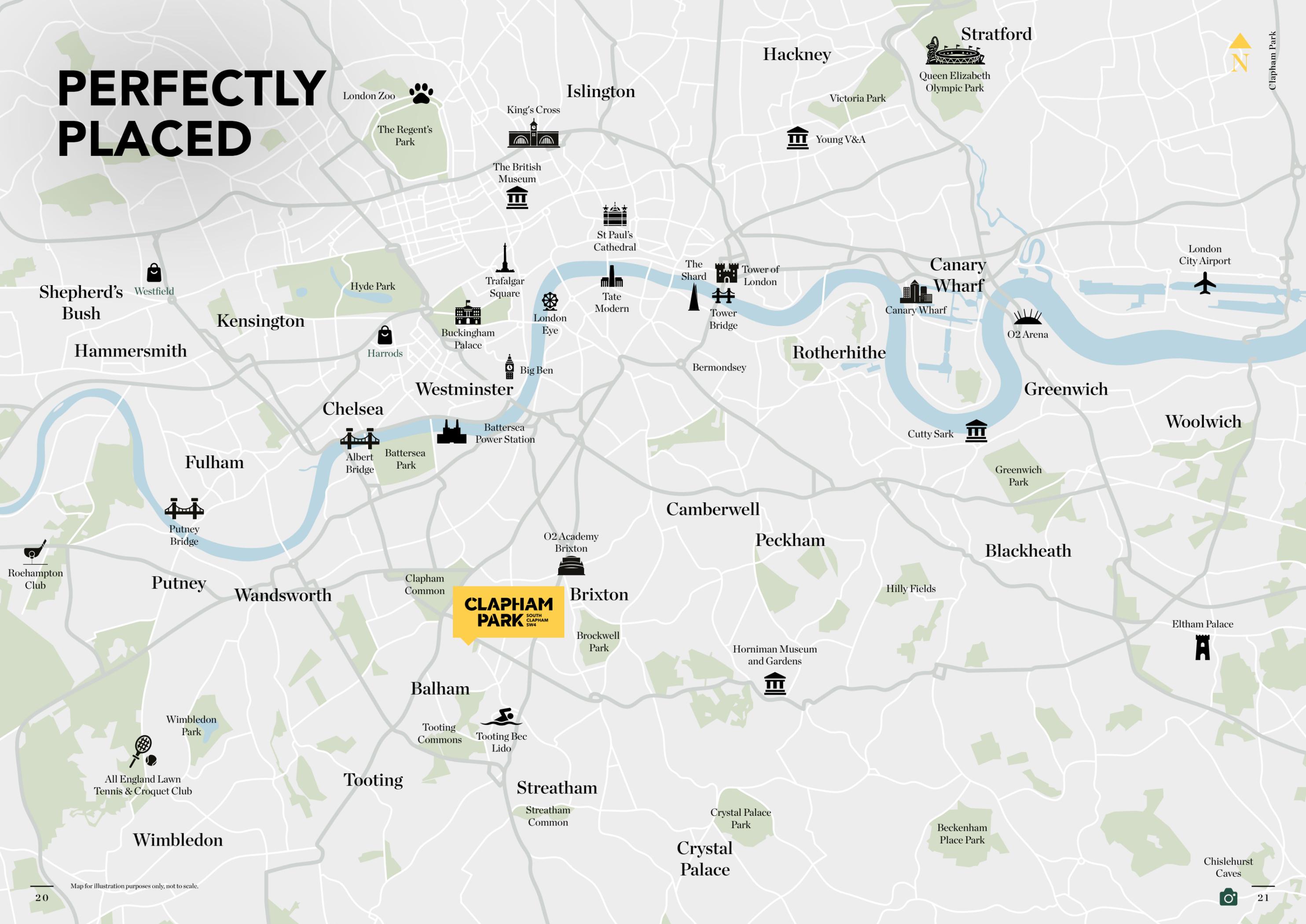
- Maytree Nursery School (0.2 miles / 3 min walk)
- Elm Park Nursery (0.3 miles / 4 min walk)
- Raphael Nursery (0.3 miles / 7 min walk)
- Glenbrook Primary School (0.4 miles / 8 min walk)
- Harris Academy (0.5 miles / 10 min walk)
- Richard Atkins Primary School (0.5 miles / 12 min walk)
- Bonneville Primary School (0.7 miles / 16 min walk)
- South Bank Colleges (1 miles / 5 min cycle)
- Trinity Academy (1 miles / 6 min cycle)
- Lambeth College (1 miles / 6 min cycle)
- The Elms Academy (1.1 miles / 6 min cycle)
- Streatham & Clapham High School (1.3 miles / 10 min cycle)
- Dulwich College (3.3 miles / 20 min cycle)
- Alleyn's School (3.8 miles / 22 min cycle)



London School of Economics

Times taken from www.google.co.uk/maps and are approximate only.

PERFECTLY PLACED



STAY CONNECTED

You also have the ability to travel far and wide (if you want to)...

Clapham South tube station, on the Northern Line, is just a short walk from the development. Boasting quick and easy access into Central London.

Or why not take advantage of the local bus network, offering a range of services both into town and the surrounding areas.

The location also benefits from strong road links, including the A3 and A23 – connecting with Central London to the north and the M25 to the south.

 Clapham South (Northern line)



13 mins on foot from Clapham Park



17 mins
LEICESTER SQUARE



18 mins
BANK



20 mins
WATERLOO



20 mins
TOTTENHAM COURT ROAD



Clapham Park



20 mins
LONDON BRIDGE



23 mins
BATTERSEA POWER STATION



29 mins
KING'S CROSS ST. PANCRAS



29 mins
CAMDEN TOWN

GREENER BY DESIGN

Building homes for our future.

We take steps during the design and build process to ensure that our homes meet the latest building standards, providing our customers with comfortable homes that use modern technology to lower their environmental impact and make them more efficient to run compared to older properties.

And with energy costs at a high, now is the perfect time to buy a home where energy saving features are included as standard.



The illustration shown is a computer generated image of how the property may look and is indicative only. External details and finishes may vary, please speak to our sales consultants for specific details.

THE BENEFITS OF BUYING OUR NEW HOMES



More energy efficient

On average, new build homeowners save over £420 a year on their overall energy bills, compared with those in older properties*



Reduced carbon emissions

Choosing a new build home could cut your household carbon emissions by 50%, compared with an older home*



Lower running costs

Homeowners of older properties pay on average 27% more to power their homes, compared to new build homeowners*



Lowering water usage

Our kitchens and bathrooms use water-saving taps and showers as well as dual flush toilets, delivering efficiency without compromising performance or design



Keeping you cosy

Our homes come with high efficiency double glazing, letting plenty of light and warmth in while minimising heat loss and external noise



Healthy air

Air quality plays a vital role to our health. We install decentralised mechanical ventilation to remove moisture and regulate humidity

Higher resale value

Energy efficient features that come as standard in today's new build homes can add 6% to your home's market value*

*Data is sourced from HBF - Watt a Save Report, January 2026 and Octopus Energy.



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WE'VE GOT YOU COVERED...



Every home at Clapham Park carries our commitment to quality. You also have the added assurance of every home coming with a LABC Warranty.

Each property is quality checked and commissioned by our dedicated Customer Service team before handed over to you. That's why from the moment you reserve your new home to the day you receive your keys and beyond, a dedicated Sales and Customer Service team will ensure you receive the very best service from Countryside Homes.

All of our homes carry the 10-year LABC Warranty, plus a comprehensive two-year Customer Service

Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items. The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home at Clapham Park.

No matter who you are dealing with or what queries or concerns you may have, you can be confident that our procedures will adhere to the terms of the New Homes Quality Code (NHQC).



ABOUT US

Countryside Homes, part of the Vistry Group, is a FTSE 100 company and a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live.



COUNTRYSIDE
Homes



We create places people love

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials unite to create places that stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

From the character of the homes we build, to the planning and unique detailing of environments, our creative approach to place-making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Homes is a HBF 5* developer.



OUR SHARED OWNERSHIP PARTNER



Metropolitan
Thames Valley

Metropolitan is one of the UK's leading providers of affordable housing and care and support services. Metropolitan own and manage a large portfolio of nearly 37,000 homes and serve more than 71,000 customers across London, the East Midlands and the East of England.

Metropolitan are a member of the National Housing Federation and the G15, which represents London's 15 largest housing associations that house 1 in 10 Londoners.

Metropolitan's mission is to be a leading provider of packages offering homes that are affordable, along with access to services that enable customers to maximise their independence.

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HOW TO FIND US

Exit Clapham South tube station and turn right onto Balham Hill towards Sainsbury's and Marks and Spencer. Take the first left onto Hazelbourne Road. Continue along this road as it leads onto Poynders Road.

When you reach the crossroads, beyond Agnes Riley Gardens, with Clarence Avenue the Marketing Suite will be on your right.



Have you visited our Marketing Suite?

107 Clarence Avenue,
London, SW4 8FR

020 3918 3304
claphampark.london



Map for illustration purposes only, not to scale. Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of, and in our show homes and in our show home photography must be treated as general illustration and guidance only. The tenure of all dwellings may be subject to change throughout the course of the development. Furniture and fittings are not included. Countryside Homes operate a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Please speak to our sales consultants for details.

**CLARENCE AVE,
LONDON SW4 8FR**

020 3918 3304

