



# DIAMOND WHARF

BATTERSEA, SW11 3HA



DIAMOND  
WHARF

TWO BEAUTIFULLY DESIGNED 1 & 2-BED  
SHARED OWNERSHIP APARTMENTS IN A  
STYLISH DEVELOPMENT JUST MOMENTS  
FROM THE RIVER THAMES AND THE  
CHARM OF BATTERSEA SQUARE.



## PRIME LOCATION

Diamond Wharf is located within the area of the exciting regeneration programme for Battersea. It is part of a stunning new development comprising 1-bed and 2-bed Shared Ownership apartments situated a few minutes' walk from the southern banks of the River Thames. Both apartments feature spacious balconies.

The development is conveniently located in close proximity to Cremorne Bridge (to be known as the 'Jubilee Diamond Footbridge'), just a short walk from Battersea Square, Battersea Park, and Clapham Junction, with Kensington and Chelsea located just across the river. With an enviable location and excellent transport links close by, a home at Diamond Wharf offers an excellent quality of life.







## LOCATION

Diamond Wharf is situated on Gwynne Road in Battersea, just a short distance from many of central London's biggest attractions. As well as offering a quick commute, life-enhancing pursuits such as great bars and restaurants, world-class shopping, access to the arts and sports activities galore are all within easy reach.

- |                    |                   |
|--------------------|-------------------|
| 1. Kew             | 11. Earlsfield    |
| 2. Acton           | 12. Battersea     |
| 3. Chiswick        | 13. Balham        |
| 4. Barnes          | 14. Clapham       |
| 5. Hammersmith     | 15. Westminster   |
| 6. Shepherd's Bush | 16. Vauxhall      |
| 7. Roehampton      | 17. Brixton       |
| 8. Putney          | 18. Waterloo      |
| 9. Fulham          | 19. Camberwell    |
| 10. Kensington     | 20. London Bridge |

### BY TRAIN:

With the proposed Diamond Jubilee Footbridge, Imperial Wharf Overground station will be around an eight-minute walk from Diamond Wharf. Clapham Junction station, with excellent connections to central London, is just under 20 minutes away.

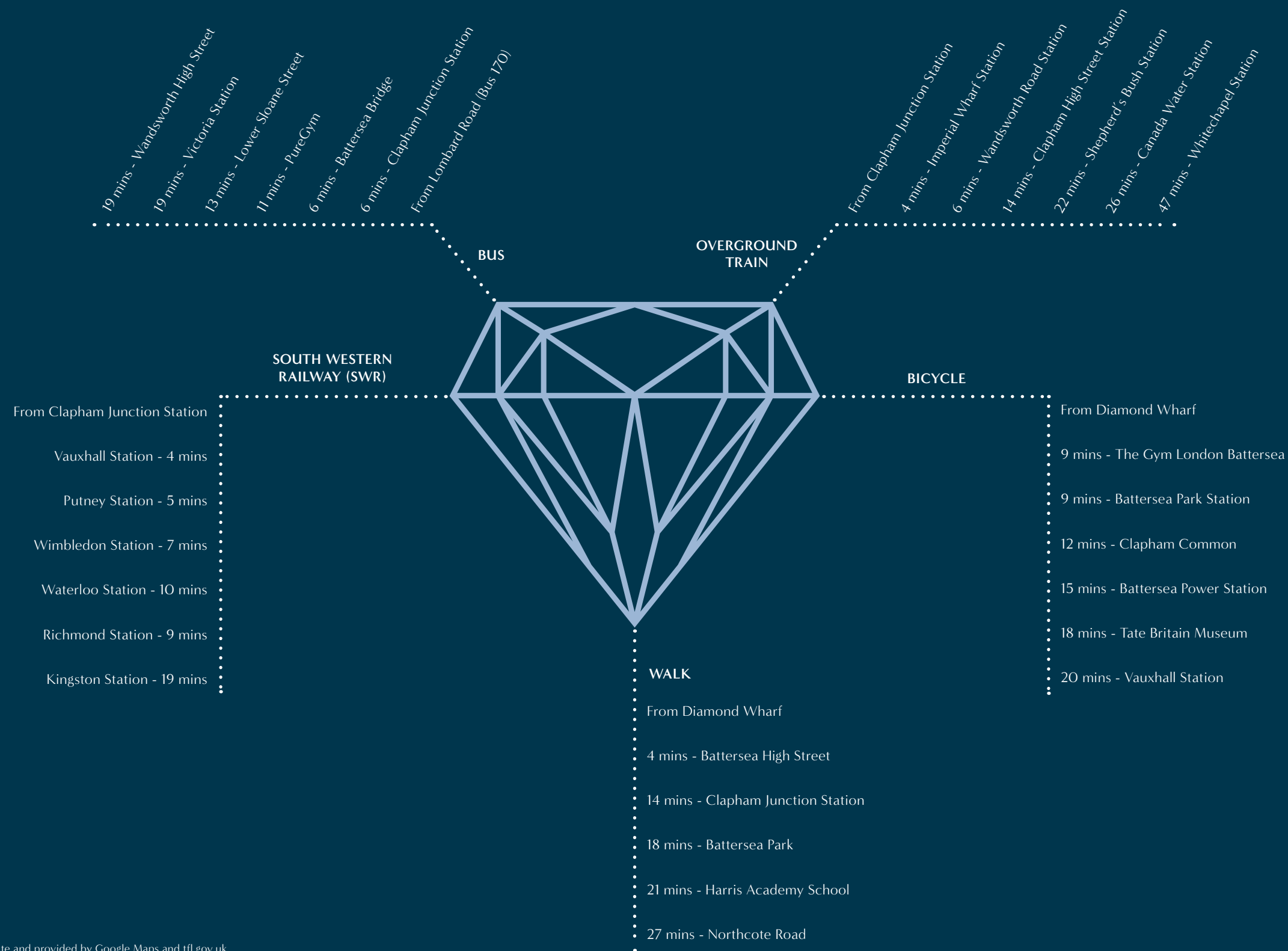
### BY BUS:

The area has an excellent network of bus routes to a wide range of destinations north and south of the river.

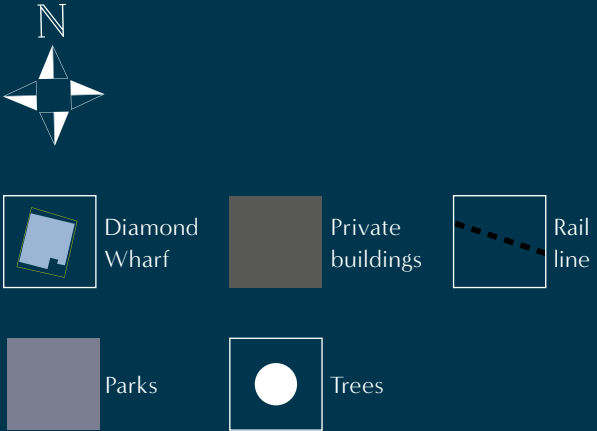
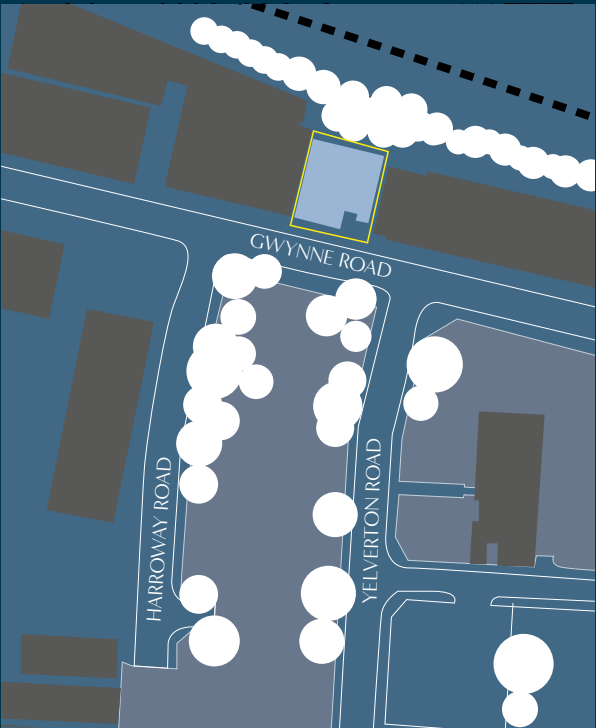
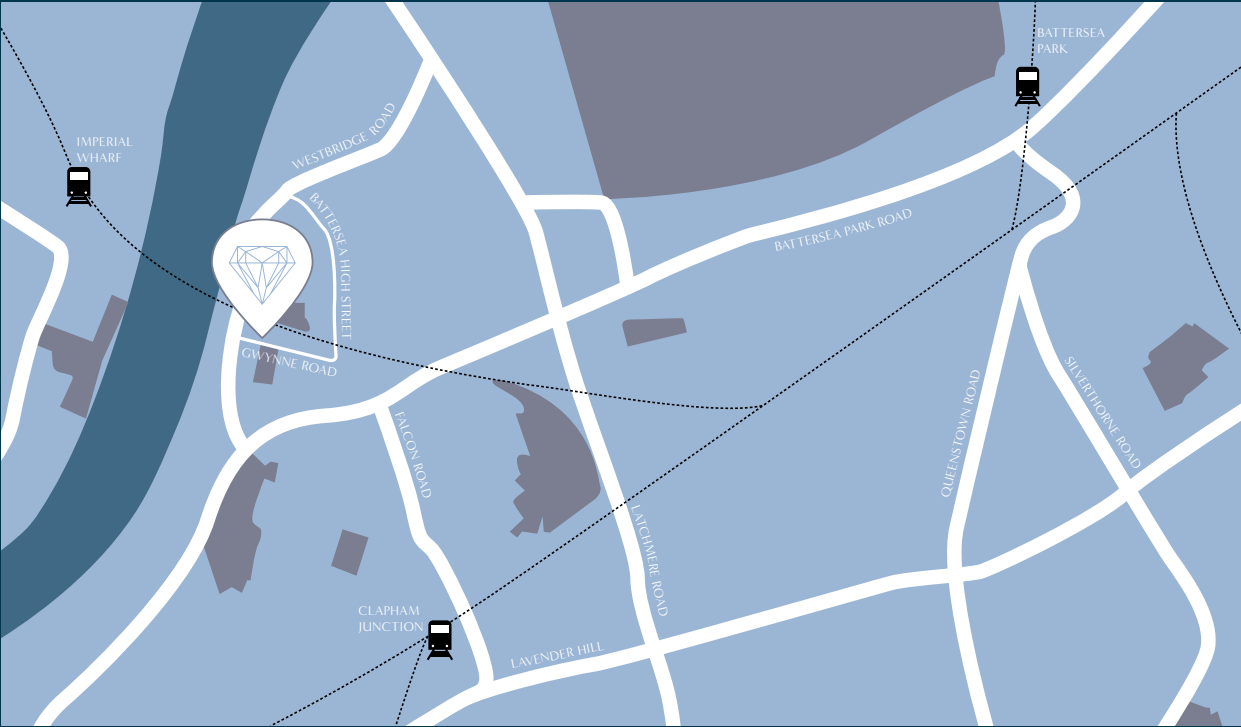
### BY BIKE

Clapham Junction is well-connected by local cycle routes, including a popular corridor linking Wandsworth to Westminster. Public bike hire is also available nearby, offering a convenient option for getting around the area.

This map is for illustrative purposes only and is not to scale. The map shown, along with reference points and travel distances, is approximate and intended as a general guide only.

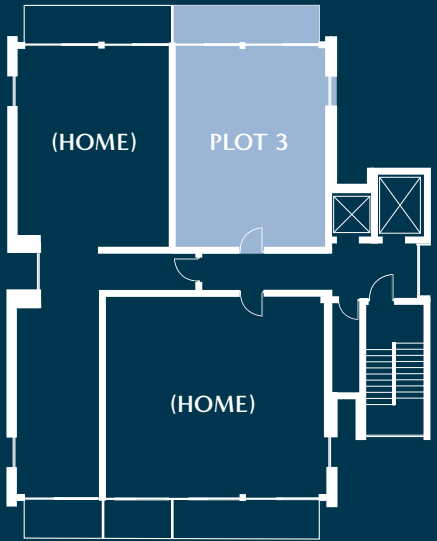


NB: All times quoted are approximate and provided by Google Maps and tfl.gov.uk.



This stylish development features a mix of Shared Ownership and private homes. Diamond Wharf is launching two breathtaking contemporary 1 & 2-bed Shared Ownership apartments.

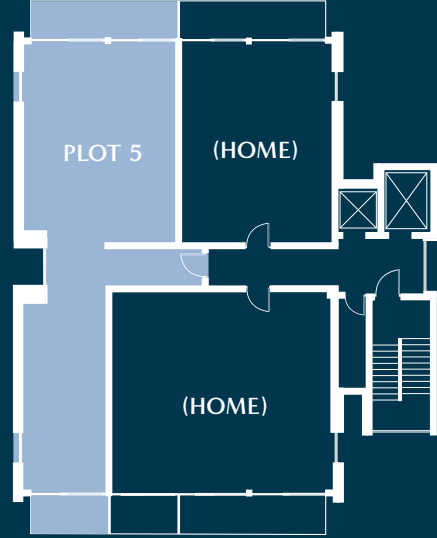
TYPE A  
PLOT 3  
LEVEL 1  
1-BED  
SHARED  
OWNERSHIP  
APARTMENT



KEY

- SHARED OWNERSHIP APARTMENTS
- LIFTS
- STAIRS

TYPE C  
PLOT 5  
LEVEL 2  
2-BED  
SHARED  
OWNERSHIP  
APARTMENT



HOMES	LEVEL 12
HOMES	LEVEL 11
HOMES	LEVEL 10
HOMES	LEVEL 9
HOMES	LEVEL 8
HOMES	LEVEL 7
HOMES	LEVEL 6
HOMES	LEVEL 5
HOMES	LEVEL 4
HOMES	LEVEL 3
PLOT 5   HOMES	LEVEL 2
PLOT 3   HOMES	LEVEL 1

The Shared Ownership units available at Diamond Wharf are highlighted in light blue in the apartment layout diagrams, located on Levels 1 and 2.

A

F

P

Y

T

# Plot 3

## ROOM SIZE

55.3m<sup>2</sup>

## KITCHEN / LIVING ROOM

5.4 x 3.2m

## BEDROOM 1

4.5 x 2.7m

## BATHROOM

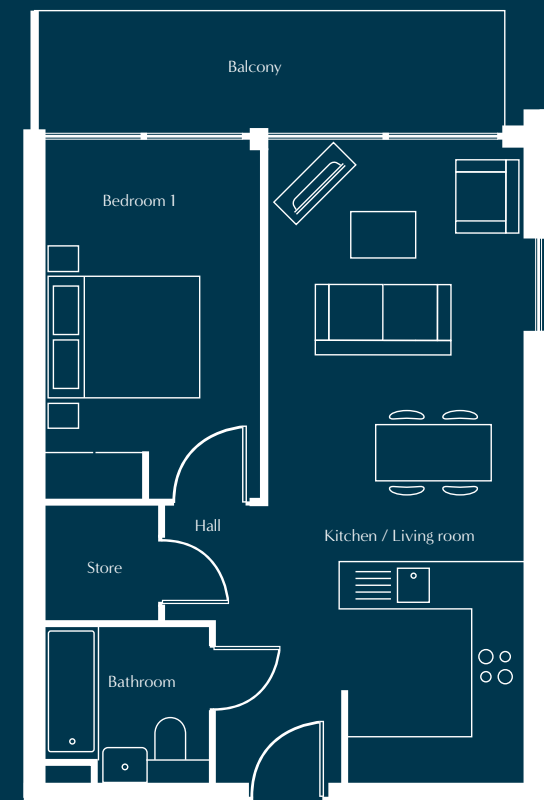
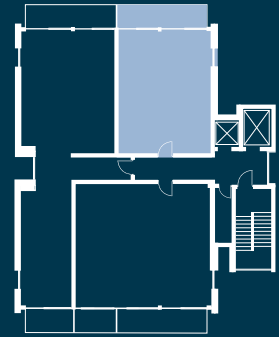
2.0 x 1.9m

## BALCONY

5.9 x 1.5m

	LEVEL 12
	LEVEL 11
	LEVEL 10
	LEVEL 9
	LEVEL 8
	LEVEL 7
	LEVEL 6
	LEVEL 5
	LEVEL 4
	LEVEL 3
3	LEVEL 2
	LEVEL 1

The dimensions are only approximate. Any details and layouts are subject to change. The plans are not drawn to scale. Any layouts and details shown are for guidance only and should not be relied upon for carpet sizes, appliance sizes or items of furniture. No responsibility is taken for any error, omission or misstatement. The floorplans may not include all information, as some elements have been omitted.





# Plot 5

## ROOM SIZE

90.8m<sup>2</sup>

## KITCHEN / LIVING ROOM

7.7 x 3.2m

## BEDROOM 1

4.5 x 3.2m

## BEDROOM 2

2.7 x 5.9m

## BATHROOM

2.0 x 2.2m

## ENSUITE

2.0 x 1.9m

## BALCONY 1

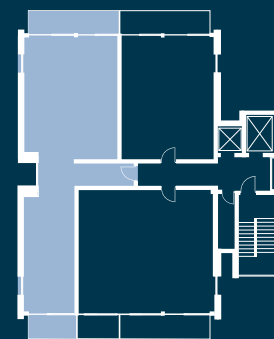
6.0 X 1.5m

## BALCONY 2

3.0 X 1.5m

	LEVEL 12
	LEVEL 11
	LEVEL 10
	LEVEL 9
	LEVEL 8
	LEVEL 7
	LEVEL 6
	LEVEL 5
	LEVEL 4
	LEVEL 3
5	LEVEL 2
	LEVEL 1

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# EXCLUSIVE DESIGN SPECIFICATIONS

AS YOU WOULD EXPECT FROM A DEVELOPMENT OF THIS CALIBRE, EACH APARTMENT AT DIAMOND WHARF IS FINISHED TO A VERY HIGH STANDARD.

## INTERNAL FEATURES

- › Silver chrome door handles
- › Wood-effect flooring to kitchen, living area, and hallway
- › Bedrooms feature high quality beige carpet flooring
- › Built-in wardrobes to bedrooms
- › Video entryphone system to each apartment from main entrance
- › Passenger lifts
- › Bike storage
- › Refuse area

## EXTERNAL FEATURES

- › Secure main entrance with fob access
- › Private balconies
- › Bike storage

## KITCHEN

- › Custom-designed range of wall and base units
- › Neff electric oven, dishwasher, fridge/freezer, microwave and washer/dryer

A limited selection of apartment imagery is shown for illustrative purposes only. Some images may have been digitally enhanced or staged to better represent the space. These visuals do not reflect every room or layout, and some layouts may differ from those shown. Both apartments are sold as seen. We strongly recommend viewing the property in person to fully understand the layout, condition, and features. Plot 5 includes both an en-suite and a bathroom, while Plot 3 has a bathroom.

- › White worktop

## BATHROOMS/ENSUITE\*

- › Contemporary white Villeroy & Boch sanitaryware
- › Chrome-finish monobloc mixer taps with pop-up waste
- › Chrome-finish shower to Flat 5's en-suite
- › Ceramic wall and floor tiling
- › Fitted feature shower screen to baths
- › Fitted mirrored cabinet with integrated lighting
- › Shaver points





## CONTACT DETAILS & OTHER USEFUL INFORMATION



### ABOUT US

Paragon Asra Housing, known as PA Housing, owns more than 23,000 homes in London, Surrey and the Midlands. We specialise in providing Shared Ownership homes in London, Surrey and the Midlands.

PA Housing is committed to working together with our stakeholders to make a difference to our customers and communities. We are dedicated to finding innovative ways to involve our residents, while empowering our people to be unashamedly bold, doing whatever it takes to deliver more quality homes and services we can all be proud of.

### OUR CONTACT DETAILS

E: [diamondwharf@pahousing.co.uk](mailto:diamondwharf@pahousing.co.uk)

W: [www.pahousing.co.uk/diamondwharf](http://www.pahousing.co.uk/diamondwharf)

### DISCLAIMER

The particulars within this document are for illustrative purposes and should be treated as guidance only. Floor plans are intended to give a general indication of the proposed floor layout only and there may be variances. Dimensions are not intended to be used for carpet sizes, appliances space or items of furniture and are for guidance only. All images and dimensions are not intended to form part of any contract or warranty. They cannot be relied upon as accurately describing any of the specified matters prescribed. All photography is indicative of typical home styles only. Internal and external finishes at Diamond Wharf may differ.

### ELIGIBILITY

The maximum per household income is £90,000 annum.

Applicant is unable to purchase a suitable home to meet their housing needs on the open market.

Applicant does not already own a home or will have sold their current home before completion.

Terms and conditions apply.

