



KNAPTON NEWS



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CGI shows Living/Kitchen space looking out onto balcony.

A PLACE TO CALL HOME

8 EXCLUSIVE CONTEMPORARY HOMES BRING MODERN LIVING TO THIS THRIVING LONDON SUBURB.

An exciting new collection of eight mews-inspired 1 and 2 bedroom apartments in a unique boutique gated development boasting generous private and shared amenity space, and with open plan living and kitchen areas.

You'll be the first resident in your new, energy efficient home. A few minutes' walk from Tooting Tube, you'll be perfectly placed for travel throughout the city and beyond.

SLEEK HANDLELESS FITTED UNITS GIVE THE CHIC KITCHEN A CONTEMPORARY LOOK. STONE WORKTOPS AND MATCHING SPLASHBACKS ARE AS PRACTICAL AS THEY ARE STRIKING.

Dimmable lighting lets you choose the mood in your new, fully integrated high-quality kitchen – with induction hob, extractor hood, dishwasher, fridge-freezer and a washer-dryer.

CGI shows spacious kitchen area.



RELAX AND UNWIND

CONTEMPORARY LIVING SPACE,
ARCHITECT DESIGNED AND
BRIMMING WITH STYLE AND
UTILITY.

You'll find en suite bathrooms and outdoor access in your master bedroom. All bedrooms come with fitted carpets, offsetting the wood-strip flooring in the main living areas.

Your new bathroom comes fitted with a pure white bathroom suite, stylish taps and mixers, and an overhead rain shower.



CGI shows spacious bedroom with balcony view.

CGI shows balcony view looking into the living space.

THERE ARE PRIVATE OUTSIDE SPACES FOR THE GROUND FLOOR WHILE THE UPSTAIRS APARTMENTS HAVE GENEROUS BALCONIES.

Garden furniture, planters and lighting all combine to create a relaxing environment. Additional shared outside space enjoys low-maintenance, bespoke planting and landscaping to give you year-round colour and texture. Attractive exterior lighting is the finishing touch.

YOURS TO EXPLORE



LIFE IN TOOTING

VOTED ONE OF THE TOP 10 COOLEST NEIGHBOURHOODS IN THE WORLD BY LONELY PLANET AND JUST 20 MINUTES DOWN THE NORTHERN LINE FROM LONDON BRIDGE.

You'll find a diverse community, lots of green space, lively high streets and the UK's largest lido. This along with a good choice of schools and Tooting's rising popularity with young families, means there's always loads going on in this vibrant suburb.





CLOSE TO THE GREAT OUTDOORS

**NEARBY TOOTING BEC
COMMON TRANSPORTS
YOU TO A TRANQUIL
OASIS OF GREENERY
AND WILDLIFE.**

Cycle, picnic or sit and watch the world go by with friends. Flocks of beautiful green parakeets fill the trees, sharing the space with woodpeckers and bats.

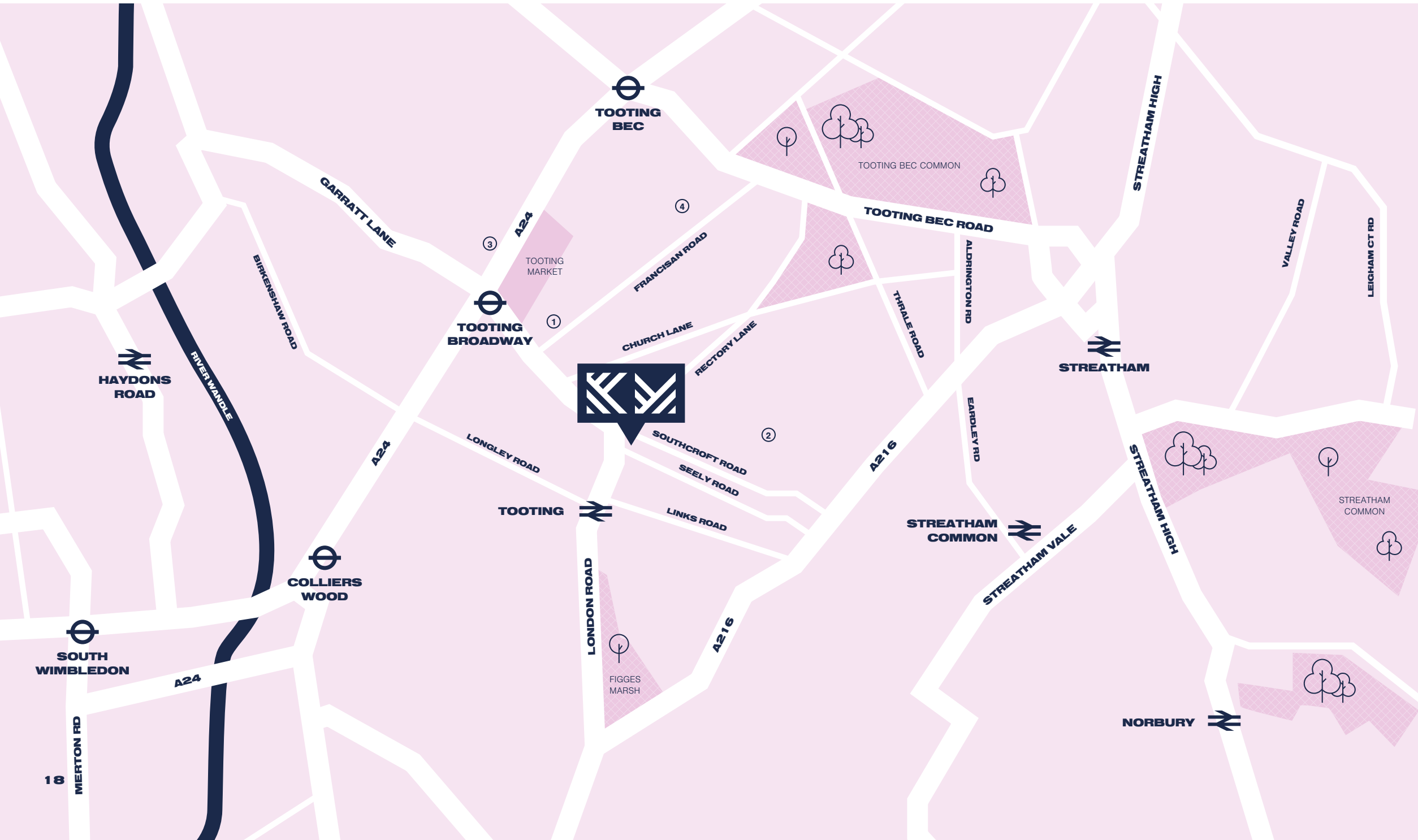
London itself is reportedly the greenest major city in Europe and the third greenest city of its size in the world.

LIFE MADE EASY

TRANSPORT TO AND FROM ANYWHERE IN TOOTING IS EASY, AND CENTRAL LONDON IS JUST HALF AN HOUR AWAY.

The Northern Line runs a 24-hour service on Fridays and Saturdays, you'll be within easy walking distance of markets, bustling high streets and green spaces.

The south coast is within easy driving distance, with trains running from London Bridge. And Countryside locales, like the Surrey Hill Area of Outstanding Natural Beauty, are less than an hour away by car.



TRAVEL TIMES

BY FOOT

Tooting Station	3 mins
Tooting Broadway	12 mins
Tooting Market	13 mins
Tooting Bec	26 mins

BY BIKE

Tooting Bec Common	4 mins
Wandsworth Common	14 mins
Clapham Common	18 mins
Wimbledon Park	21 mins

BY TUBE

FROM TOOTING BROADWAY

Battersea	27 mins
Waterloo	28 mins
Hyde Park	35 mins
Richmond	44 mins

SCHOOLS

BY FOOT

① St Boniface RC	11 mins
② Graveney	11 mins
③ Gatton	17 mins
④ Hillbrook	19 mins

Travel times taken from Google Maps.

MODERN LIFE MODERN DESIGN

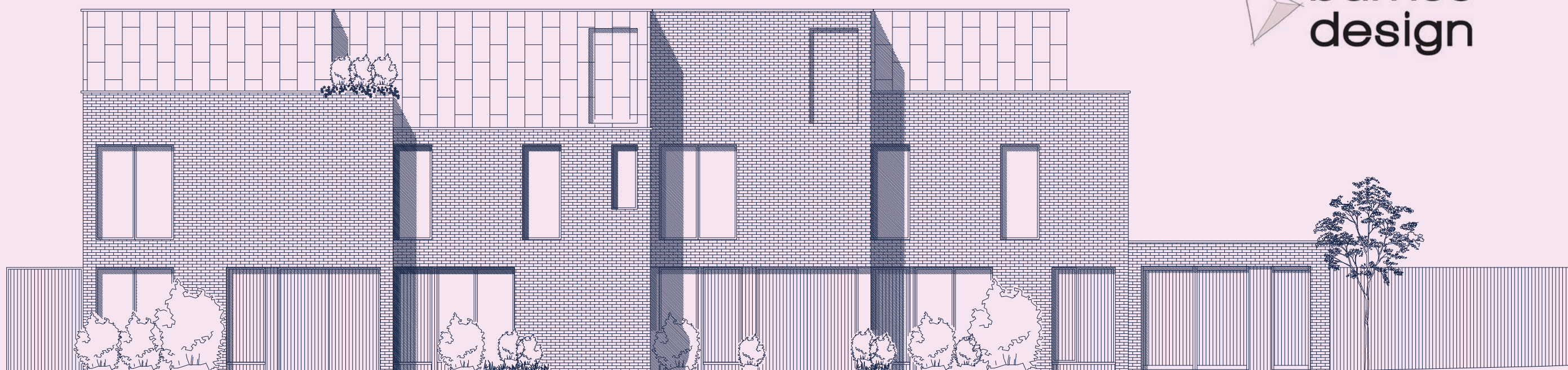
WELL-DESIGNED ENVIRONMENTS GO FURTHER THAN THE MINIMUM, THEY ENHANCE A SENSE OF WELL-BEING, ENABLE HEALTHY LIFESTYLES AND CREATE DELIGHT.

Barnes Design is an award winning creative design consultancy committed to quality and high standards. Development of Knapton Mews has utilised a high-quality design led approach with a focus on creating beautiful vibrant spaces where people want to live. Reference to the location, character and history of the area has shaped the layout and external appearance.

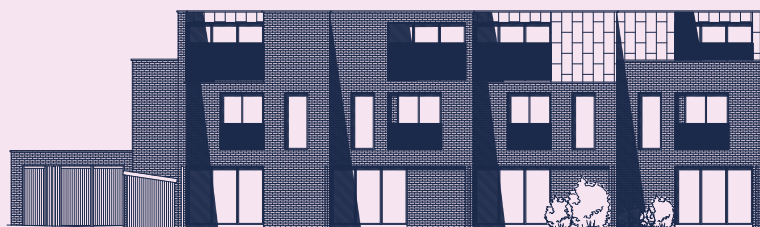
An integrated approach to design is reflected in generous room proportions and ceiling heights and the effective utilisation of space to create a flowing functional home.

Particular attention to daylight, air quality and ventilation has created a light filled environment for living, with flexible and adaptable open plan spaces for multi-functional activity which takes account of modern lifestyles. Smart technologies to manage your environment are standard, including remote monitoring and heating control at your fingertips, creating a “connected” home ideal for home working and a flexible lifestyle. Low touch fittings support home hygiene.

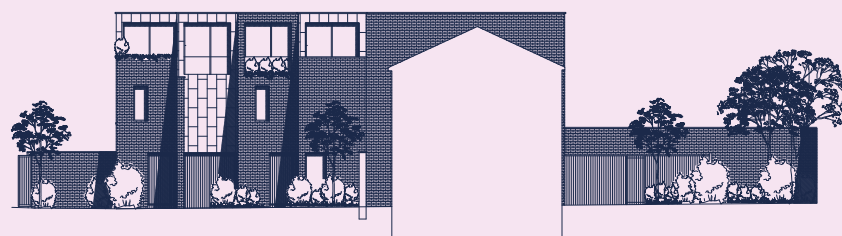
Secured by Design (SBD) is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. Knapton Mews achieves compliance with these standards providing you with the comfort you need to enjoy your new home.



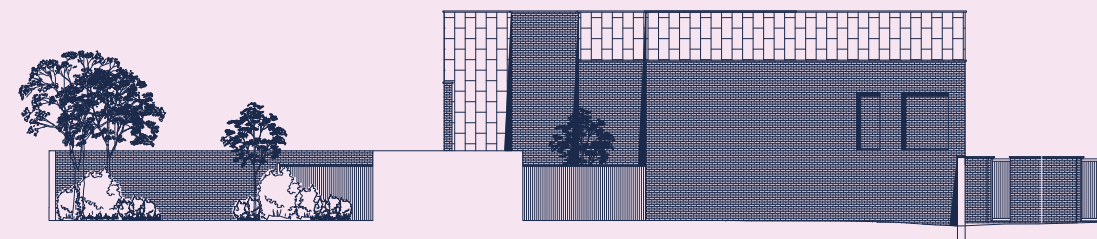
FRONT ELEVATION (ALONG SEELY MEWS)



REAR ELEVATION



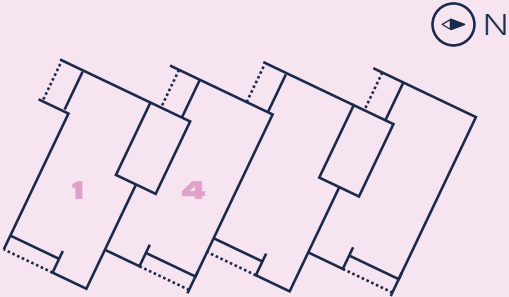
SOUTH WEST ELEVATION



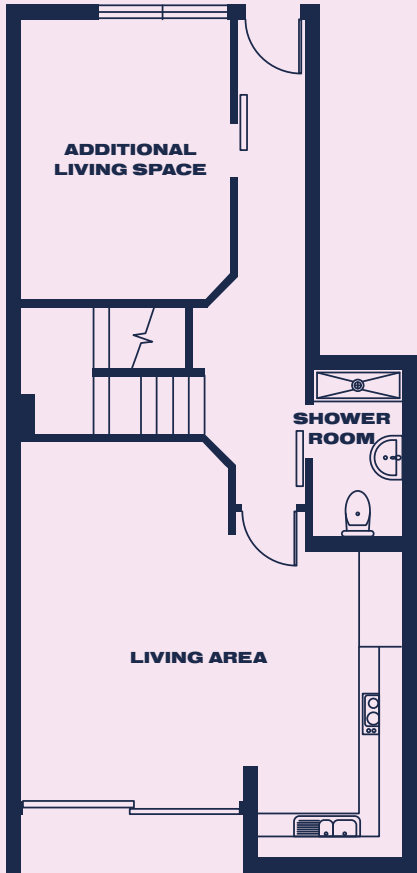
NORTH EAST ELEVATION

2 BED APARTMENTS

WITH ADDITIONAL LIVING SPACE FOR FLEXIBLE OPTIONS



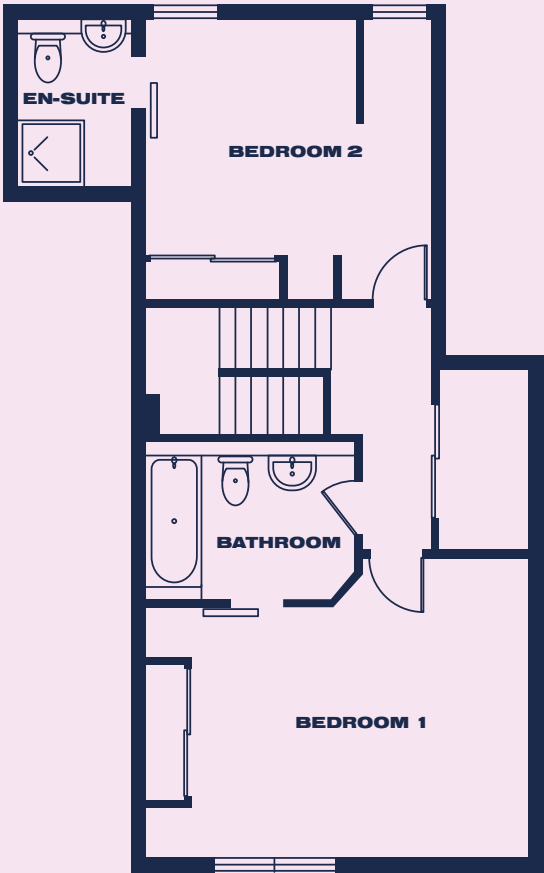
GROUND FLOOR



APARTMENT 1 GROUND FLOOR

Living Area	24 sq m
Lounge	11 sq m
Overall	51 sq m
Outside Space	18 sq m

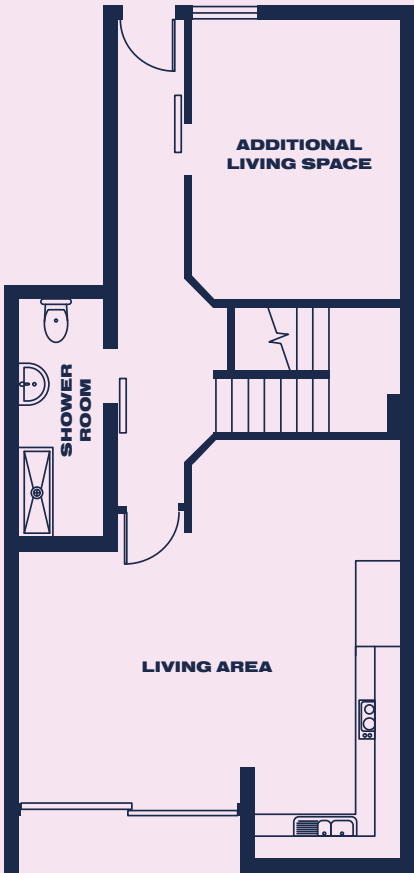
FIRST FLOOR



FIRST FLOOR

Bedroom 1	20 sq m
Bedroom 2	15 sq m
Ensuite	4 sq m
Bathroom	6 sq m
Overall	58 sq m

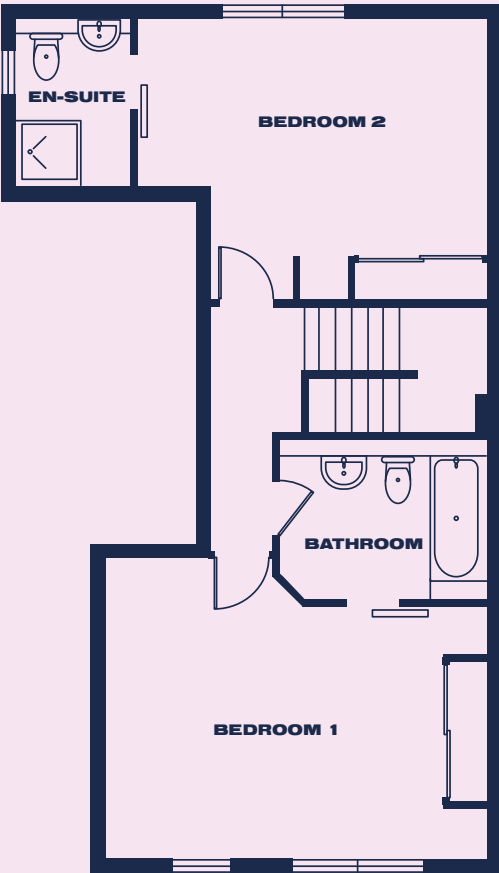
GROUND FLOOR



APARTMENT 4 GROUND FLOOR

Living Area	24 sq m
Lounge	11 sq m
Overall	53 sq m
Outside Space	25 sq m

FIRST FLOOR

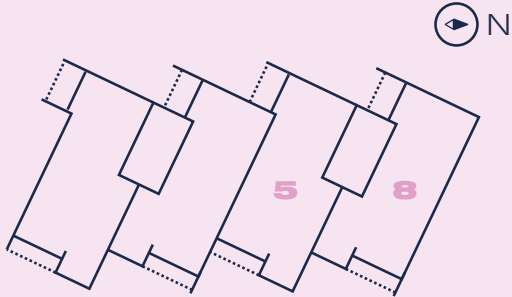


FIRST FLOOR

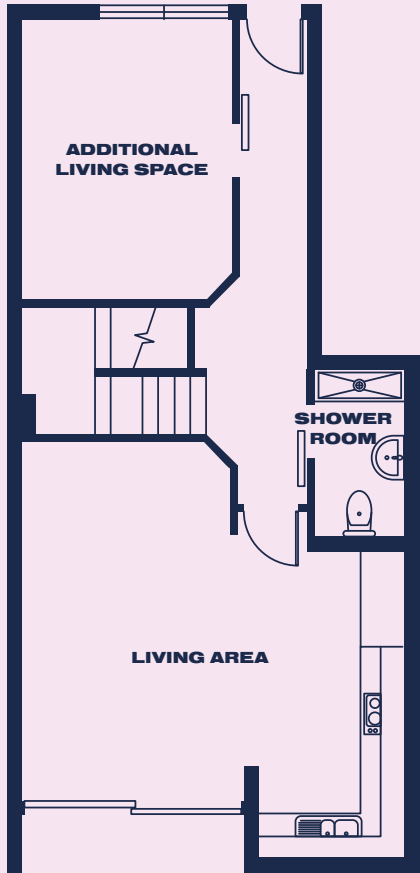
Bedroom 1	20 sq ft
Bedroom 2	17 sq m
Ensuite	4 sq m
Bathroom	6 sq m
Overall	56 sq m

2 BED APARTMENTS

WITH ADDITIONAL LIVING SPACE FOR FLEXIBLE OPTIONS



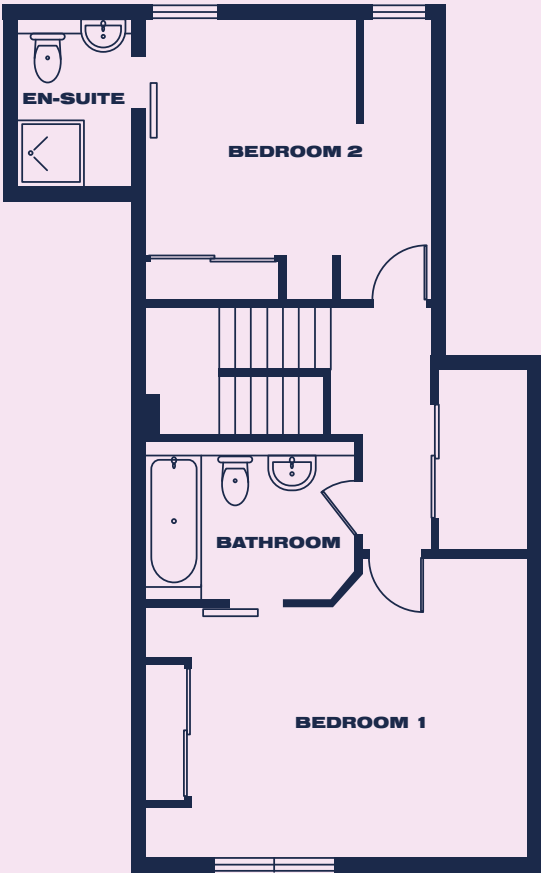
GROUND FLOOR



APARTMENT 5 GROUND FLOOR

Living Area	26 sq m
Lounge	11 sq m
Overall	51 sq m
Outside Space	15 sq m

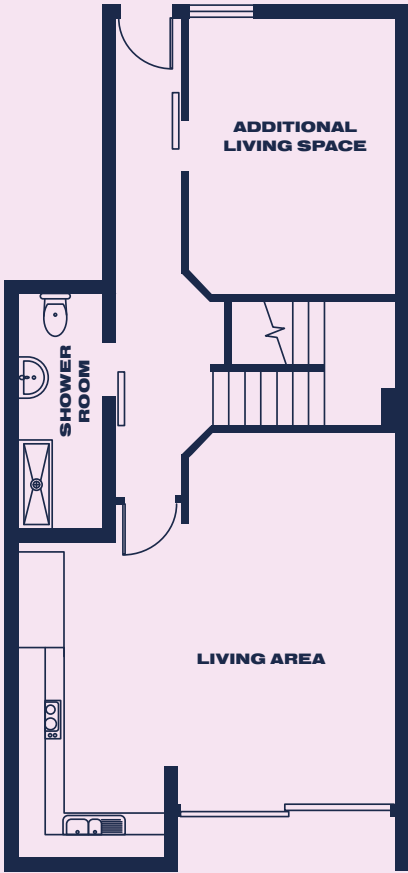
FIRST FLOOR



FIRST FLOOR

Bedroom 1	20 sq m
Bedroom 2	15 sq m
Ensuite	4 sq m
Bathroom	6 sq m
Overall	58 sq m

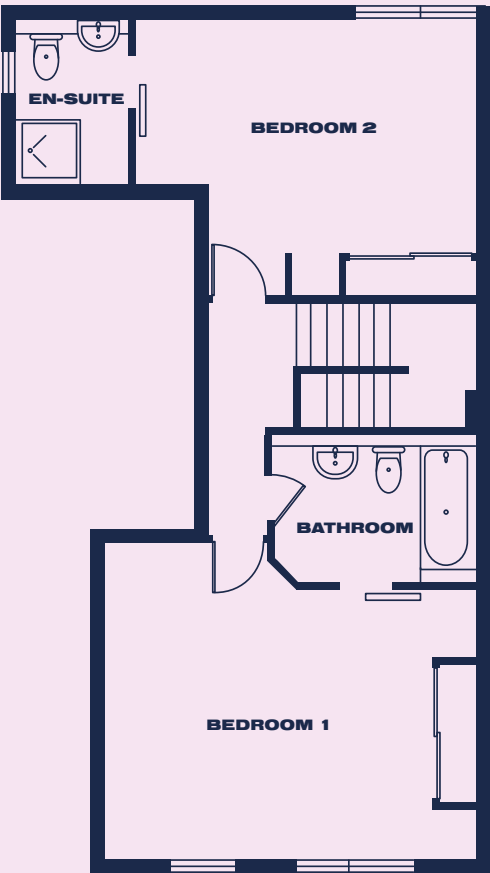
GROUND FLOOR



APARTMENT 8 GROUND FLOOR

Living Area	26 sq m
Lounge	11 sq m
Overall	54 sq m
Outside Space	20 sq m

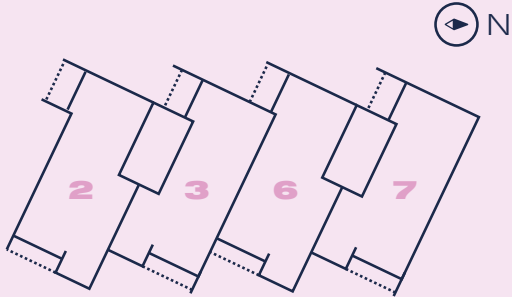
FIRST FLOOR



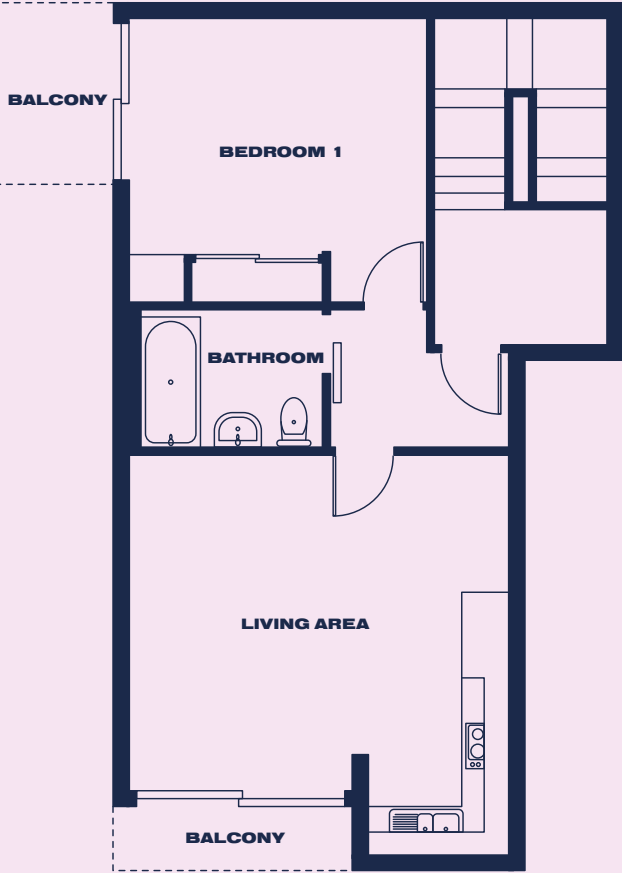
FIRST FLOOR

Bedroom 1	21 sq m
Bedroom 2	17 sq m
Ensuite	4 sq m
Bathroom	6 sq m
Overall	57 sq m

1 BED APARTMENTS



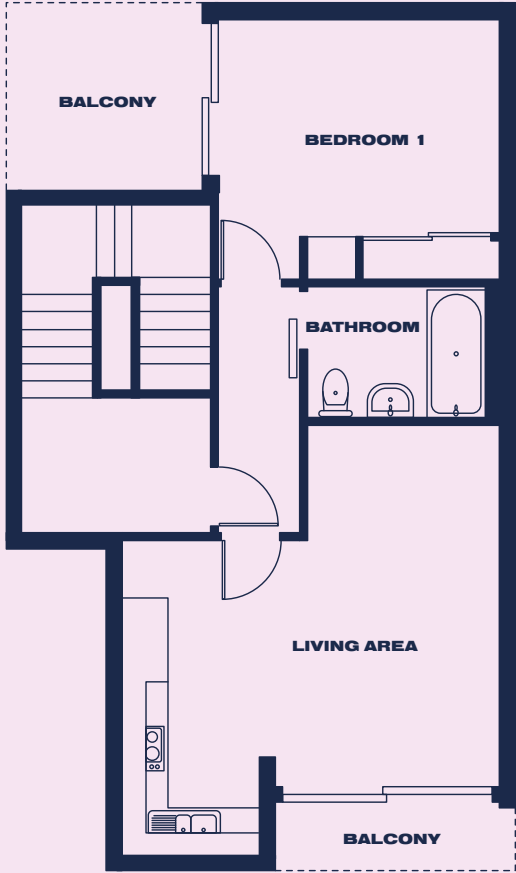
SECOND FLOOR



APARTMENT 2
SECOND FLOOR

Living Area	20 sq m
Bedroom 1	12 sq m
Bathroom	4 sq m
Overall	50 sq m
Outside Space	6 sq m

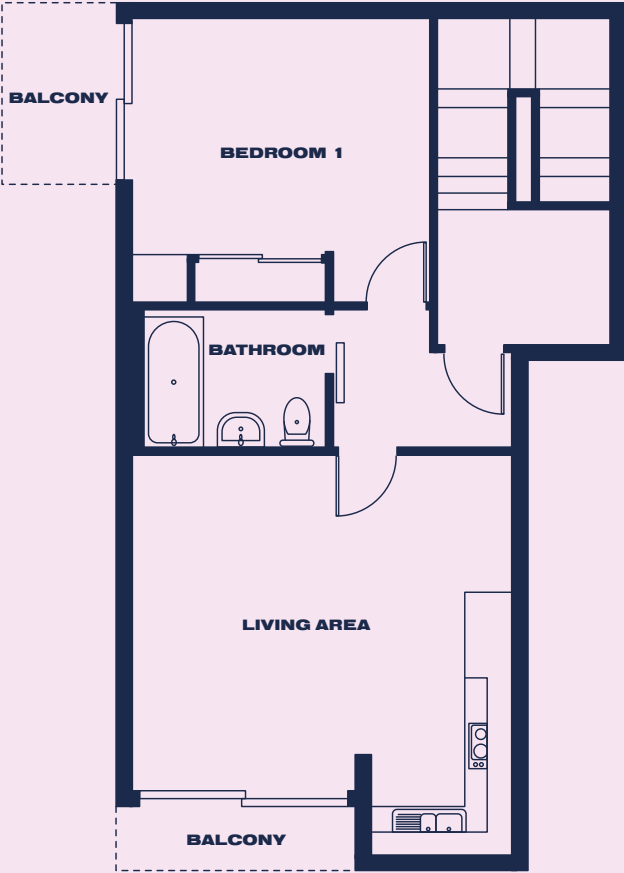
SECOND FLOOR



APARTMENT 3
SECOND FLOOR

Living Area	22 sq m
Bedroom 1	14 sq m
Bathroom	4 sq m
Overall	54 sq m
Outside Space	8 sq m

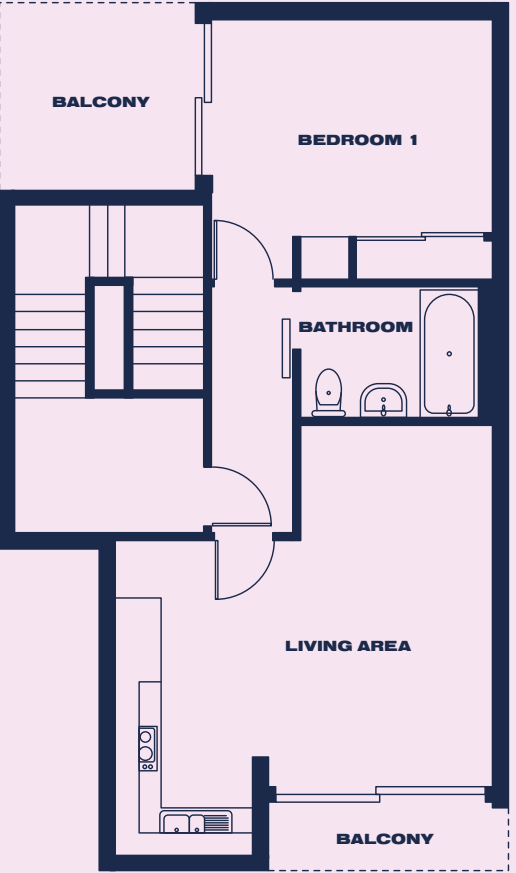
SECOND FLOOR



APARTMENT 6
SECOND FLOOR

Living Area	20 sq m
Bedroom 1	12 sq m
Bathroom	4 sq m
Overall	50 sq m
Outside Space	6 sq m

SECOND FLOOR



APARTMENT 7
SECOND FLOOR

Living Area	22 sq m
Bedroom 1	14 sq m
Bathroom	4 sq m
Overall	54 sq m
Outside Space	8 sq m

SPECIFICATION



LIVING AREA

- Wood strip flooring to all living areas and hallways
- Smart home technology for connected living
- Dimmable lighting design
- Adjustable underfloor heating



KITCHEN

- Sleek and contemporary kitchen with modern integrated appliances
- White low energy LED spotlights with adjustable lighting scheme
- Mains fed smoke/heat detectors
- Adjustable underfloor heating



BATHROOM

- Stylish toning wall and floor tiling
- Adjustable underfloor heating
- Contemporary bathroom fixtures
- Low touch fittings maintain home hygiene
- Smart wiring allowing personal design options



BEDROOMS

- Built in wardrobes maximising space
- Toning expertly fitted carpet
- Smart home technology for connected living
- Adjustable underfloor heating



GENERAL

- Low maintenance and noise reducing carpet fitted to internal stairs and landings
- Low level lighting



SECURITY & SAFETY

- Video entry system linked to telephone (including mobile phones)
- Main entrance accessible via a personal electronic key fob
- Security locks to all windows and balcony doors.
- Smoke alarms
- Heat detector fitted in kitchen



EXTERNAL

- Private outside space for each apartment
- Terrazzo tiles to balconies
- Electric main front gate with pedestrian entrance by keypad
- Smart Parcel Box for each apartment
- Car free development with bike store and easy access to transport
- Sustainable heating for energy efficiency
- Low maintenance bespoke planting and landscaping
- Attractive exterior lighting to rear of ground floor homes



NEW BUILD SECURITY

Your 10-year New Build Warranty is provided by BLP, a Registered User of the Consumer Code for New Homes (CCNH), approved by the Chartered Trading Standards Institute. This provides support and protection to you as a purchaser of a new build home and assures high standards of construction.

CGI shows generic bathroom.





FINLAW BRINGS TOGETHER EXTENSIVE INTERNATIONAL LIFESTYLE AND DEVELOPMENT EXPERTISE TO PROVIDE PROPERTIES OF UNPARALLELED STYLE AND SOPHISTICATION WITHIN PRIME CENTRAL LONDON.

Finlaw is fast differentiating itself as the 'go to developer' for more considered design, enduring quality, growing value, and ease of lifestyle. Knapton Mews presents a unique opportunity for off-street tranquillity of a London Mews, within a vibrant and well-connected urban setting.



HELP TO BUY AT KNAPTON MEWS

WHETHER YOU'RE A FIRST-TIME BUYER OR LOOKING TO MOVE UP THE PROPERTY LADDER, THE 'HELP TO BUY' SCHEME CAN HELP TO GET YOU MOVING.

WHAT IS HELP TO BUY?

Help to Buy is a scheme set up by the government to help you purchase your dream property with only a 5% deposit.

- **YOU'LL ONLY NEED A 5% CASH DEPOSIT. (MINUS THE DEVELOPER RESERVATION FEE)**
- **THE GOVERNMENT LENDS YOU UP TO 20% OF THE VALUE OF THE PROPERTY**
- **FOR THE FIRST FIVE YEARS OF OWNERSHIP THE LOAN IS INTEREST FREE***
- **YOU'LL THEN NEED A 75% MORTGAGE FOR THE REST OF THE VALUE**

These are just some of the basic facts relating to Help to Buy. We recommend that you also visit www.helptobuy.gov.uk for further information.

WHO IS ELIGIBLE?

The equity loan is available for First Time Buyers or existing Home Owners who want to move up or down the property ladder - there are some specific eligibility criteria you need to consider:

- **PROPERTY YOU WANT MUST BE NEWLY BUILT**
- **IT MUST COST NO MORE THAN £600,000**
- **YOU MUST BE BUYING THE PROPERTY TO LIVE IN AND NOT FOR BUY-TO-LET**
- **YOU MUST NOT OWN ANY OTHER PROPERTY AT THE TIME YOU BUY THE NEW HOME**

(You must have completed the sale of your existing home by the time you complete on the sale of the new one)

Finlaw property is currently registering for the Help to Buy scheme. If you have any questions, don't hesitate to get in touch.

GET IN CONTACT

**FOR MORE INFORMATION ABOUT KNAPTON
MEWS, OR TO ARRANGE A VIEWING PLEASE
CONTACT INFO@FINLAWPROPERTY.COM**

or register your interest on our website at

KNAPTONMEWS.COM



KNAPTON MEWS

1F Seely Road
Tooting
London
SW17 9QP

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