TAKE YOUR PLACE IN LONDON’S MOST EXCITING NEW DISTRICT

WATERFORD POINT

NINE ELMS
POINT SW8
London’s new go-to destination

Nine Elms is known as the most exciting regeneration project to take place in the recent history of the capital. This brand new destination will create 20,000 new homes, 25,000 jobs, fantastic office and commercial space, including the US Embassy, as well as leisure facilities, parks and squares.

Add to that, two brand new Underground stations, a proposed new bridge across the Thames to Pimlico, an array of shops, restaurants, bars and cafes and it’s easy to see how Nine Elms is fast becoming an incredibly captivating area. All just moments from the heart of London.

And it’s here that Barratt London is bringing together some of the finest contemporary urban architecture to create Nine Elms Point. This collection of 647 contemporary studios, apartments and penthouses is set across seven buildings and built around more than an acre of private landscaped gardens.

With an exceptional central London location, Nine Elms Point enjoys fantastic Zone 1 transport connections, as well as an array of resident facilities built with 21st century living in mind.
WELCOME TO YOUR PIECE OF LONDON
Nine Elms is one of the largest regeneration schemes in Europe and one of the last areas of central London to be redeveloped. Often referred to as a ‘new global city’, it covers three kilometres of the south bank of the Thames and will include a new cultural quarter that aims to bring the energy, authenticity and edginess that defines a modern city.

Occupying such a prime position on the water’s edge made Nine Elms a truly industrial powerhouse. The building that embodies the area’s industrial heritage is Battersea Power Station. It is still one of the city’s most well-known and well-loved landmarks, a Grade II listed building that creates a spectacular and revitalised backdrop to the Nine Elms regeneration.

Stretching the entire length of Nine Elms will be a linear park, connecting riverside walkways and cycle paths with a number of wide green spaces and areas for outdoor recreation. New Covent Garden Market, just minutes away, is being rejuvenated and will become the food and flower centre for London boasting over 200 stalls.

Such is the excitement surrounding Nine Elms that a number of prestigious institutions have already made it their future home. The US Embassy will move from Mayfair to its iconic new home in summer 2017, establishing a new diplomatic district with the Dutch Embassy also set to join it. Apple has also announced it will set up its new UK headquarters here, housing around 1,400 staff.
The development is situated in one of the most convenient locations within Nine Elms. Whether you’re heading to the south end, the city, or beyond, commuting couldn’t be easier.

With Vauxhall station providing national rail and Victoria Line underground services just a short walk away, the Nine Elms Extension will add to Nine Elms Point’s existing great Zone 1 transport connections, bringing two brand new Tube stops to provide a fast, high capacity transport link into the centre of London. The original Nine Elms railway station opened in 1838 with steamboats connecting it to the rest of the city. Nine Elms Point’s existing great Zone 1 transport connections, bringing two brand new Tube stops to provide a fast, high capacity transport link into the centre of London. The original Nine Elms railway station opened in 1838 with steamboats connecting it to the rest of the city. Nine Elms Point’s existing great Zone 1 transport connections, bringing two brand new Tube stops to provide a fast, high capacity transport link into the centre of London. The original Nine Elms railway station opened in 1838 with steamboats connecting it to the rest of the city. Nine Elms Point’s existing great Zone 1 transport connections, bringing two brand new Tube stops to provide a fast, high capacity transport link into the centre of London. The original Nine Elms railway station opened in 1838 with steamboats connecting it to the rest of the city. Nine Elms Point’s existing great Zone 1 transport connections, bringing two brand new Tube stops to provide a fast, high capacity transport link into the centre of London. The original Nine Elms railway station opened in 1838 with steamboats connecting it to the rest of the city. Nine Elms Point’s existing great Zone 1 transport connections, bringing two brand new Tube stops to provide a fast, high capacity transport link into the centre of London.
Nine Elms has outstanding leisure facilities to help residents get the most out of their downtime. Battersea Power Station itself will become a local destination for shopping and leisure, featuring a brand new high street, a riverside park and a luxury hotel.

Just down the road and popular among young professionals and families for its café culture and village-like atmosphere, Battersea has a diverse array of shops including butchers and delicatessens, pubs, cafes and restaurants lining a number of prominent high streets.

Northcote Road is a great place to peruse boutiques and independent stores, or meander through the stalls of one of many markets at the weekend. Battersea Arts Centre is a hive of activity, hosting plays, talks and activities for children.

For a little calm and relaxation you can head to the quiet green spaces of Battersea Park, renowned for its Victorian sub-tropical garden, children’s zoo and lakeside restaurant, along with a host of events including its spectacular annual fireworks display and outdoor cinema screenings.

Vauxhall Park, complete with model village, along with the historic Vauxhall Pleasure Gardens, also offer a welcome local retreat.

Home to some of London’s hidden gems
Renowned as a world-class city to study in, London hosts some of the top 10 universities in the world. In fact, over 400,000 students live, study and play here. 

Love learning Institutions such as University College London and the London School of Economics are just a short journey away. And just over the road in Battersea you will find the Royal College of Art, hailed as the world’s finest college for art and design. Catering to every aspect of the arts, students can follow in the footsteps of revered alumni such as David Hockney, Tracey Emin and Ridley Scott.

The area has a number of excellent schools, with the nearby Belleville and Honeywell schools both rated outstanding by Ofsted. A wide choice of private schools includes the local preparatory schools Thomas’s Battersea, Newton Prep and Eaton House The Manor, while Emanuel and Thames Christian College provide private education for 11-18 year olds.

Cycling from Nine Elms Point*

17 minutes to King’s College
18 minutes to The London School of Economics and Political Science
24 minutes to University College London
33 minutes to University of the Arts London, King’s Cross

Tube and train from Vauxhall**

12 minutes to Imperial College London and Royal College of Music (South Kensington)
12 minutes to Royal Academy of Music (Regent’s Park)
16 minutes to Birkbeck College (Goswell Street)
16 minutes to London Business School (Baker Street)
17 minutes to School of Oriental and African Studies (Russell Square)
23 minutes City University London (Barbican)

* Source: www.google.co.uk/maps from Wandsworth Road, Lambeth, London SW8 2LF
** Source: www.tfl.gov.uk from Vauxhall station (nine minute walk) to destination station

Barratt London
Nine Elms Point SW8

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Adjacent to the new Nine Elms Underground station, residents at Nine Elms Point enjoy private landscaped gardens at the heart of the development, coupled with the convenience of fantastic transport connections, an on-site superstore and a range of superb resident amenities.
Creating the centrepiece of Nine Elms Point, Waterford Point comprises 231 studios, one, two, three and four-bedroom apartments and penthouses. Forming the final phase of the development, its unique structure is made up of intricate angles to make the most of the incredible views on offer across the 37 floors.

Apartments feature stylish open-plan living areas with floor to ceiling windows that let natural light flood in. All homes also come with a private balcony or terrace*, boasting views of the landscaped gardens or the wider capital.

Residents also have the use of a host of services including a 24-hour concierge, cinema room, private dining room, lounge, business suite and residents-only fitness suite.

*Excluding Plots 459, 468, 477 and 486.
More than an acre of beautifully landscaped gardens sit at the centre of the development, providing a peaceful sanctuary which pays tribute to the London square gardens of years gone by.

A cascading water feature, hidden forest and secluded seating provide residents with a welcome chance to relax away from the hustle and bustle of city life.
Designed to provide an enhanced lifestyle, Nine Elms Point gives residents a luxurious assortment of on-site amenities, including a 24-hour concierge service, private dining room with fully equipped kitchen and dinner service for up to 10 guests, a business suite with boardroom table, and a cinema room for movie and sports nights. If it’s a little peace and quiet you’re after, there’s also a relaxing residents’ lounge. All of these facilities are open now, free for residents to use and include a dedicated private wifi network.

The development offers fantastic leisure amenities too, with a state-of-the-art residents-only fitness suite and workout area. A flagship Sainsbury’s supermarket underneath the development, which also includes a range of other outlets, and a brand new adjoining Underground station just add to the convenience.
Enjoy a state-of-the-art residents-only gym with a mezzanine workout area.
Kitchens come complete with silestone worktops and sleek handleless cupboards and draws. All the appliances you need come fully fitted, including integrated fridge/freezer, combi microwave/grill and fan oven, induction hob with extractor, dishwasher and wine cooler.
With underfloor heating throughout and comfort cooling for the living room and master bedroom, the homes at Nine Elms Point are designed with your comfort in mind.
### Kitchen
- German handleless furniture
- Silestone worktops
- Stainless steel underhung sink
- Chrome finish mixer tap
- Under-unit lighting
- AEG stainless steel integrated single oven
- AEG stainless steel integrated microwave
- AEG induction hob
- AEG fully integrated extractor hood/ Island cooker hood (branded Electrolux)
- AEG fully integrated dishwasher (slimline dishwasher to some one-bedroom homes)
- AEG integrated fridge-freezer
- Integrated wine cooler

### Bathroom and en suites
- Chrome finish brassware
- Integrated vanity unit with under lit mirrored cabinet and incorporated shaver socket
- Level-access shower with contemporary fixed glass screen
- Rainshower wall-mounted shower arm and head with separate hand shower
- Chrome finish towel rail
- Porcelain wall and floor tiling (colour choice available – subject to stage of construction)

### Internal specification
- Underfloor heating
- Comfort cooling to living room and master bedroom
- Amtico flooring to living area, kitchen and hall (colour choice available – subject to stage of construction)
- Carpets to bedrooms (colour choice available – subject to stage of construction)
- Chrome finish ironmongery
- Fitted wardrobes to bedroom 1 (for additional wardrobe options please speak to a Sales Adviser)
- AEG freestanding washer/dryer in utility cupboard

### Electrical specification
- Recessed downlighters to all rooms
- External lighting to all balconies/terrace

### Communal areas/services
- 24-hour concierge service
- CCTV security system coverage
- Lifts
- Private landscaped gardens
- Allocated underground car parking
- Allocated motorcycle bays
- Secure storage lockers
- Residents-only fitness suite
- Residents’ Lounge
- Private Dining Room and Kitchen
- Business Suite
- Cinema Room

*Available by separate negotiation