

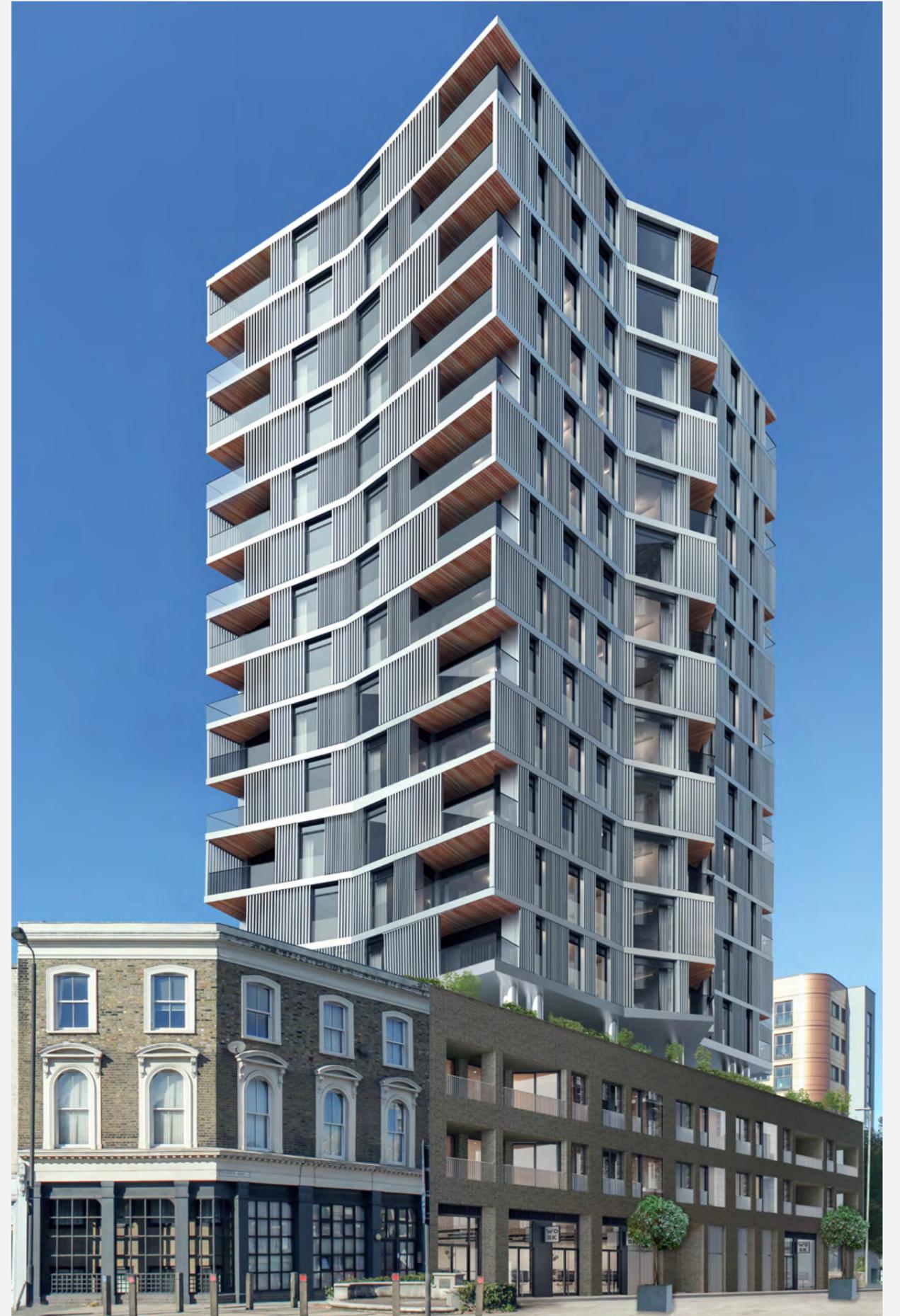


VISION POINT

BATTERSEA  
LONDON  
SW11



VP



DRAMATIC AND UNIQUE



Oyster Pier

## VISION POINT

AN ICONIC 17 STOREY DEVELOPMENT,  
MOMENTS FROM THE RIVER AND  
WITH FAR REACHING VIEWS OVER  
LONDON AND THE THAMES, JUST 20  
MINS TO CENTRAL LONDON

- \* 77 immaculately designed 1 and 2 bedroom apartments together with 2 spectacular penthouses
- \* Unique, multi faceted design by award-winning Grid Architectural Practice
- \* Superb location for all that Battersea has to offer and beyond
- \* Luxurious specification and thoughtfully designed apartments
- \* Dedicated concierge service on site
- \* Convenient access to transport links in and out of London
- \* Secure basement cycle storage facility with direct lift access
- \* 6,000 square foot third floor residents amenity space with internal, covered and landscaped external areas

Battersea is experiencing a swathe of investment as its extraordinarily central riverside location becomes internationally recognised. The Northern line extension has further enhanced the area's already superb transport links. The Winstanley Estate, just south of Vision Point, is currently undergoing a £1.4bn regeneration, centred around a new park and featuring amenities such as a health centre, a co-working space and library. These changes together with the total transformation of the area between Vision Point and Wandsworth have created an inspiring and aspirational new residential area in the heart of the capital and alongside the River Thames.



Battersea Park



SETTING THE BAR FOR  
CONTEMPORARY  
BATTERSEA LIVING

Chelsea Bridge





RIVERSIDE LIVING IN A  
SOUGHT AFTER LONDON  
VILLAGE, CONNECTED TO  
THE CITY AND BEYOND



Bayley & Sage Battersea



Mazar Battersea

## VISION POINT'S LOCATION JUST A FEW MOMENTS FROM BATTERSEA SQUARE AND THE THAMES PATH, PUTS THE BEST OF BATTERSEA ON YOUR DOORSTEP

Whilst sitting just across the river from its immediate neighbours Chelsea and Fulham, Battersea has a unique charm and character of its own...it's younger, it's vibrant and a little more villagey.

Clapham Common, Battersea Square Northcote Road, Battersea Rise, St Johns Hill, Parkgate Road, The Thames Side Path, but if you don't, just discover and enjoy!

Vision Point is perfectly placed to explore the restaurants bars boutiques and pubs of Battersea's numerous lively streets. If you know and love Battersea you will appreciate the charms of Battersea Park,

The transformation of the iconic Power Station has created a destination for entertainment, high-end luxurious living along with its own new underground station.

Markets. Cafés. Restaurants. Bars. Boutiques. Whenever you want to up the tempo, Battersea's vibrant culture is ready for you. With Clapham, Chelsea, Northcote Road, Wandsworth and St John's Hill all close by and central London, there's always something to explore and experience.



Battersea Park

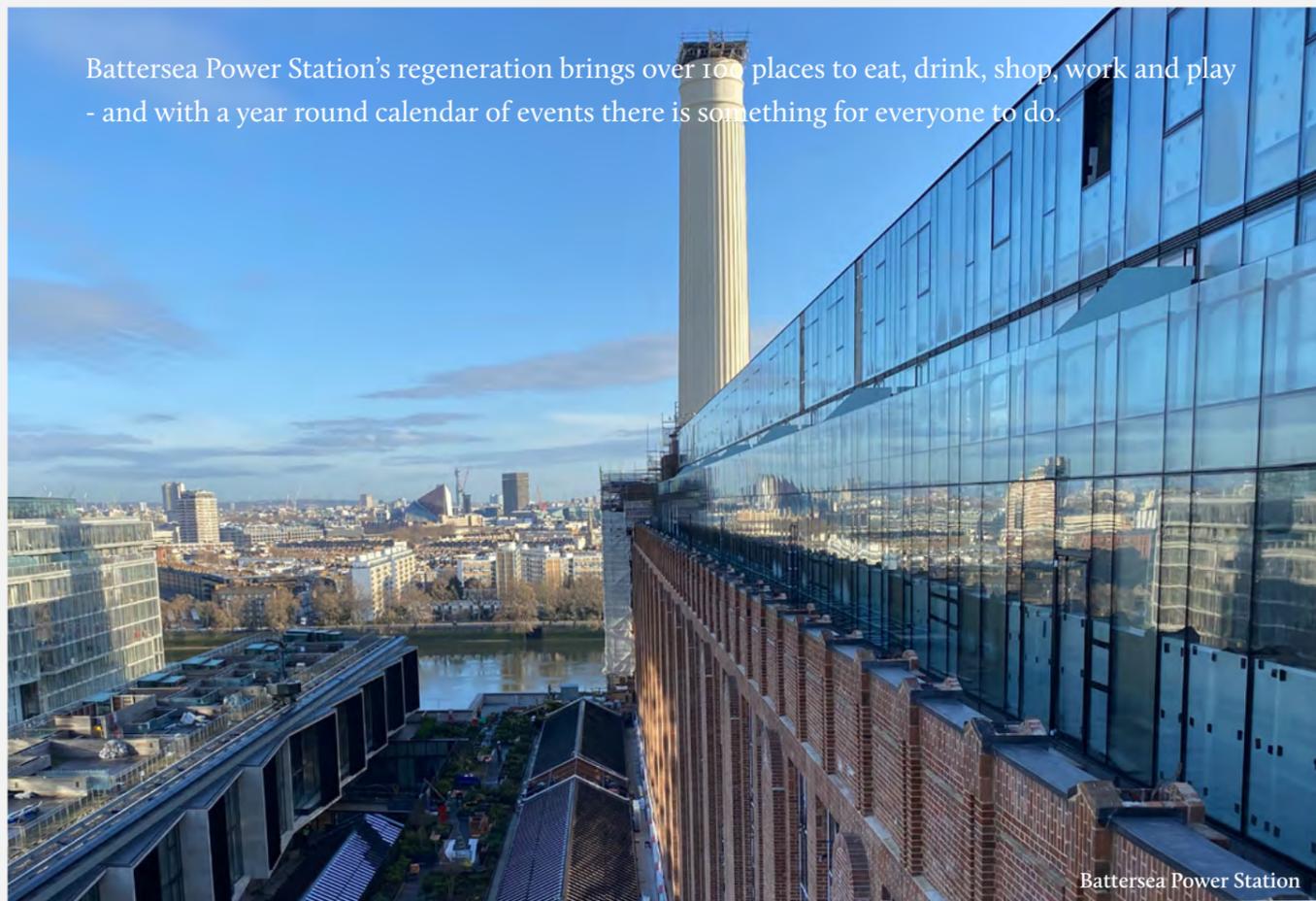


Le Quecum Bar Battersea



The Thames Path Battersea

Battersea Power Station's regeneration brings over 100 places to eat, drink, shop, work and play - and with a year round calendar of events there is something for everyone to do.



Battersea Power Station



Buckingham Palace



Oxford Street

Head to Harrods, visit Buckingham Palace, hit the shops on Oxford Street and the boutiques of Kings Road, or Covent Garden and the West End to see a show...so many options!



Harrods Knightsbridge

# TRANSPORT CONNECTIONS

IN THE HEART OF BATTERSEA CONNECTED TO THE CITY WITH GREAT TRANSPORT LINKS TO THE REST OF LONDON AND BEYOND

## UBER BOAT THAMES CLIPPERS

From Plantation Wharf



- Chelsea Cadogan Pier
- Battersea Power Station
- Embankment
- Blackfriars
- Canary Wharf

- 11 mins
- 17 mins
- 30 mins
- 34 mins
- 58 mins

## UNDERGROUND

Via rail from Clapham Junction



- South Kensington
- Green Park
- Oxford Circus
- London Bridge
- Bond Street
- Bank
- Sloane Square
- Canary Wharf
- King's Cross

- 15 mins
- 18 mins
- 20 mins
- 20 mins
- 22 mins
- 24 mins
- 26 mins
- 27 mins
- 28 mins

## TRAIN

Clapham Junction, Britain's busiest station, has 2000 trains each day to:



## DRIVE



- Vauxhall
- Victoria
- Waterloo
- Richmond
- East Croydon
- Westfield
- Gatwick Airport

- 4 mins
- 7 mins
- 7 mins
- 8 mins
- 11 mins
- 12 mins
- 26 mins

- Chelsea
- King's Road
- Sloane Square
- Kensington
- Hyde Park
- Mayfair
- Heathrow Airport
- City Airport

- 8 mins
- 9 mins
- 12 mins
- 20 mins
- 22 mins
- 25 mins
- 33 mins
- 55 mins



  
20 MINS  
to Gatwick Airport

  
12 MINS  
to Embankment

  
7 MINS  
to Victoria

VP



# VP START EXPLORING



- 01 The Ship
- 02 The Alma
- 03 Powder Keg
- 04 The Plough Bar and Kitchen
- 05 The Northcote
- 06 The Bank
- 07 The Latchmere
- 08 The Prince Albert



- 09 Bens Canteen
- 10 Deli Boutique
- 11 Biscuiteers Boutique
- 12 Brew



- 13 Gordon Ramsay's London house
- 14 Queenswood
- 15 Bluebird Chelsea



- 16 Bunga Bunga
- 17 Augustine Kitchen
- 18 The Ivy Chelsea Garden
- 19 Claude Bosi at Bibendum



- 20 Hetu Zero Waste Store
- 21 Gail's Bakery
- 22 Aux Merveilleux de Fred
- 23 Bayley and Sage



- 24 The Grand Clapham
- 25 Chelsea FC
- 26 Yoga Works
- 27 CrossFit Shapemiths
- 28 Energie Fitness
- 29 Fitness First Clapham



- 30 The Bobbin
- 31 The King & Co
- 32 The Railway Tavern



- 33 The Breakfast Club
- 34 Sendero Specialty Coffee
- 35 Tart



- 36 Pi Pizza
- 38 22 North Street
- 39 WC Wine & Charcuterie



- 40 Emporio Armani
- 41 Harrods
- 42 Gucci
- 43 Dior
- 44 Prada



- 45 Rolex
- 46 Harvey Nichols
- 47 Tom Ford
- 48 Versace
- 49 Chanel
- 50 Cartier
- 51 Tiffany & Co
- 52 Calvin Klein
- 53 Venn Street Market



- 54 Battersea Arts Centre
- 55 Saatchi Gallery
- 56 Omnibus Theatre
- 57 Battersea Power Station
- 58 Clapham Picture House
- 59 Clapham Common Sports Fields
- 60 Battersea Park Sports Fields

# LONDONS FINEST SCHOOLS

Like its retail and entertainment offering, educationally few cities can rival London. Battersea itself is home to some of the capital's very finest primary and secondary schools, with many others within easy reach including Thomas's Battersea which was attended by Prince George

## Primary Schools

### Eaton Square School

[eatonsquareschool.com](http://eatonsquareschool.com)  
16 mins \*, car

### Kensington Prep School

[kensingtonprep.gdst.net](http://kensingtonprep.gdst.net)  
17 mins \*, car

### Westminster Cathedral Choir School

[choirschool.com](http://choirschool.com)  
18 mins \*, car

### Thomas's Battersea

[thomas-s.co.uk](http://thomas-s.co.uk)  
5 mins \*, car

### Newton Prep School

[newtonprepschool.co.uk](http://newtonprepschool.co.uk)  
8 mins \*, car

### Dolphin School

[dolphinschool.org.uk](http://dolphinschool.org.uk)  
10 mins \*, car

### Thomas's Fulham

[thomas-s.co.uk](http://thomas-s.co.uk)  
12 mins \*, car

### Eaton House

[eatonhouseschools.com](http://eatonhouseschools.com)  
14 mins \*, car

### Hurlingham School

[hurlingham-school.co.uk](http://hurlingham-school.co.uk)  
15 mins \*, car

## Secondary schools

### The London Oratory School

[london-oratory.org](http://london-oratory.org)  
16 mins †, train

### St Paul's School for Girls

[spgs.org](http://spgs.org)  
21 mins †, train

### Westminster School

[westminster.org.uk](http://westminster.org.uk)  
22 mins †, train

## Universities

### University College London

[ucl.ac.uk](http://ucl.ac.uk)  
22 mins †, train

### King's College London

[kcl.ac.uk](http://kcl.ac.uk)  
22 mins †, train to Strand campus

### Imperial College London

[imperial.ac.uk](http://imperial.ac.uk)  
26 mins †, train

### London School of Economics

[lse.ac.uk](http://lse.ac.uk)  
26 mins †, train

### Central Saint Martins

[arts.ac.uk/csm](http://arts.ac.uk/csm)  
30 mins †, train

### Goldsmiths, University of London

[gold.ac.uk](http://gold.ac.uk)  
36 mins †, train

*Travel times stated are approximate, calculated at optimum travel times \*from Vision Point using [google.co.uk/maps](http://google.co.uk/maps) and †from Clapham Junction using [tfl.gov.uk](http://tfl.gov.uk).*







FAR REACHING VIEWS OVER THE  
RIVER THAMES AND LONDON





Photographs from other prestigious Vision developments



Photographs from other prestigious Vision developments



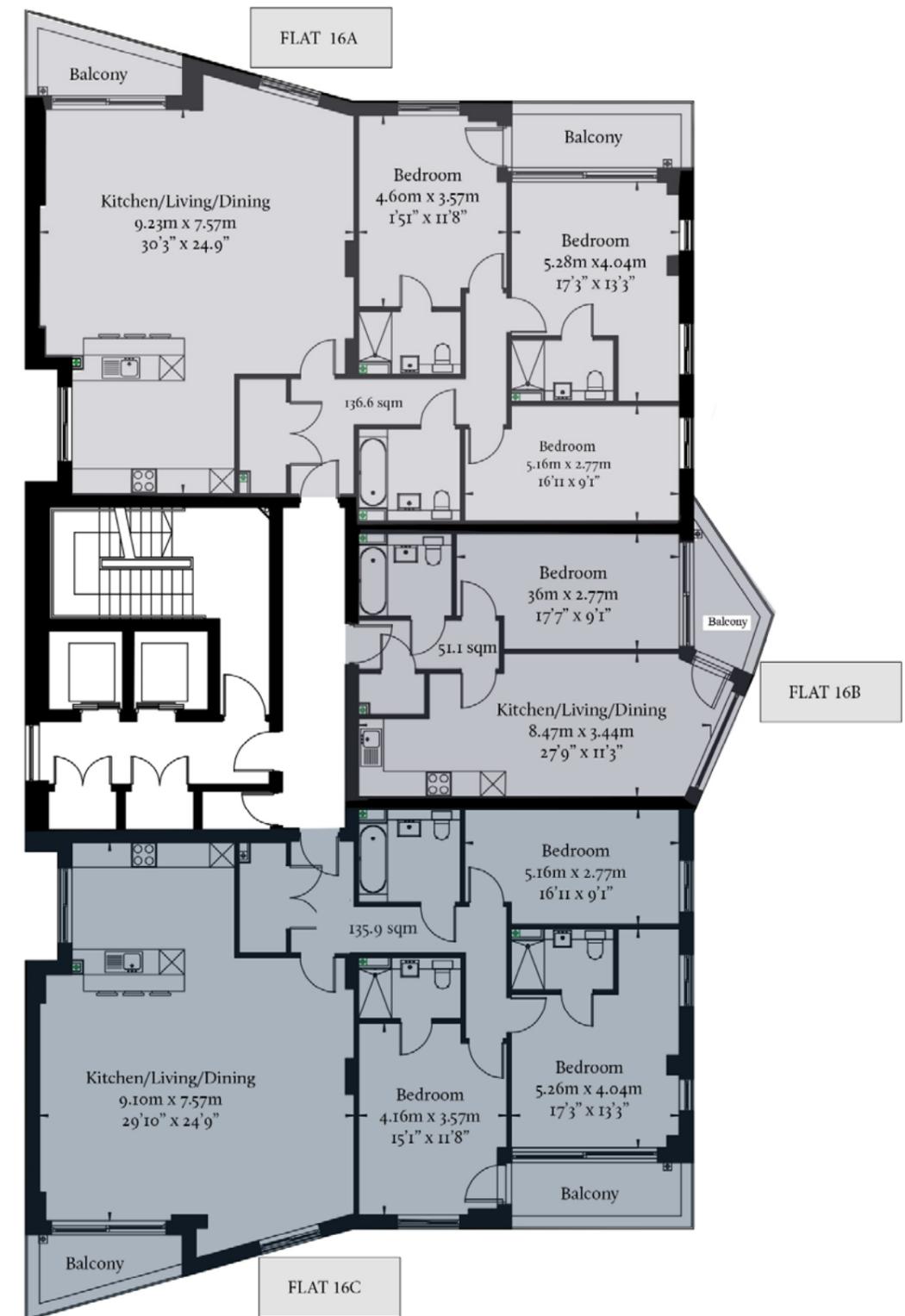
## FLOORPLANS 9, 10, 12, 14, 15TH FLOORS



Kitchen and Bathroom layouts are indicative only



## FLOORPLAN 16TH FLOOR PENTHOUSES



Kitchen and Bathroom layouts are indicative only

TYPE A FLATS



Kitchen and Bathroom layouts are indicative only

TYPE B FLATS



Kitchen and Bathroom layouts are indicative only

TYPE C FLATS



Kitchen and Bathroom layouts are indicative only

TYPE D FLATS



Kitchen and Bathroom layouts are indicative only

TYPE E FLATS



Kitchen and Bathroom layouts are indicative only

PENTHOUSE A 16TH



PENTHOUSE C 16TH



Kitchen and Bathroom layouts are indicative only

## SPECIFICATIONS

# LUXURY ELEGANT FINISHES

Superb quality fully designed interior finishes throughout. Whether you are seeking a spacious penthouse or a pied-a-terre, discover a unique and nurturing space to call home. Every apartment is designed with care and perfectly positioned, just like Vision Point itself. Find your match here.

### Kitchen

- Designer fitted kitchen featuring handle-less soft-close wall and base units in two finishes
- Quooker hot water tap
- Composite stone worktops with drainer grooves
- Toughened glass splashback
- Undermounted one-and-a-half bowl stainless steel sink with chrome mixer tap
- Integrated refuse containers
- A-rated integrated appliances including:
  - Fridge/freezer
  - Ceramic hob with extractor and stainless steel splashback
  - Under cabinet or chimney extractor (depending on layout)
  - Oven
  - Microwave
  - Dishwasher
  - Washer dryer (in hallway cupboard or kitchen)

### Bathrooms & Ensuites

- Contemporary style bath with tiled bath panel and toughened glass shower screen to bathrooms
- Stone resin shower tray with toughened glass screen to ensuites
- Wall hung wash basin with single lever chrome mixer tap and vanity unit
- Recessed mirror
- Back to the Wall WC with soft close seat and chrome flush plate
- Contemporary sanitaryware and single lever chrome mixer taps
- Thermostatically controlled shower over bath
- Rain shower head with separate handheld shower
- Large format porcelain wall and floor tiling
- Polished chrome towel rail
- Satin chrome shaver sockets

### Flooring and Finishing Touches

- Engineered oak flooring to hall, living, dining and kitchen areas
- Carpet to bedrooms
- Porcelain floor tiling to bathrooms and ensuites
- Matt emulsion painted walls and ceilings
- White horizontal panelled internal doors with satin chrome ironmongery
- Architraves and skirting finished in white

### Mechanical and Electrical Fittings

- Underfloor heating throughout
- Electronically programmed heating and hot water system
- Audio/visual entry phone system
- TV/fm/am outlets and Sky Q (by subscription)
- Telephone point to living area
- Recessed LED downlights in white to hall, kitchens, living areas and bedrooms
- Screwless satin chrome sockets to kitchen
- Screwless white sockets with USB ports to living area and bedrooms
- Screwless satin steel dimmer switches to kitchen, living area and bedrooms
- Screwless satin steel light switch to bathroom and ensuite
- Cat 6 wiring to living area and principal bedroom
- Superfast Hyperoptic Internet available

### External

- Decking to balconies

### Communal Areas

- Interior designed entrance lobby
- Concierge
- Communal landscaped roof garden
- Secure basement bike storage with lift access
- Individual Post Boxes in entrance lobby

### Warranty

- 10 year Build Zone New Homes Warranty

NB: Items may be subject to change during construction



Photographs from other prestigious Vision developments

## OUR FOCUS, YOUR HOME

VISION POINT IS A LUXURY RESIDENTIAL SCHEME BY VISION DEVELOP, A COMPANY WITH A SUPERB TRACK RECORD OF DELIVERING OUTSTANDING HOMES ACROSS LONDON AND THE SOUTH EAST

The team at Vision Develop have been creating landmark residential developments for over fifteen years. With a passion for excellence and an eye for style, we have delivered exceptional homes in over thirty successfully completed schemes in and around London.

[visiondevelop.co](http://visiondevelop.co)



Vision Point is a marketing name and the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. Sources: tfl.gov.uk, crossrail.co.uk & google.co.uk/maps. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or his agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.



VISION POINT

4 YELVERTON ROAD  
LONDON  
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