



JESSICA
HOUSE 

191 WANDSWORTH HIGH STREET
LONDON SW18 4LS



New high spec designer studio and 1 & 2 bed apartments offering a contemporary lifestyle within a vibrant, central town centre environment.





Residents at Jessica House will be little over 10 minutes walk from direct mainline connections into the heart of central London.

12 MINS 



3 MINS 

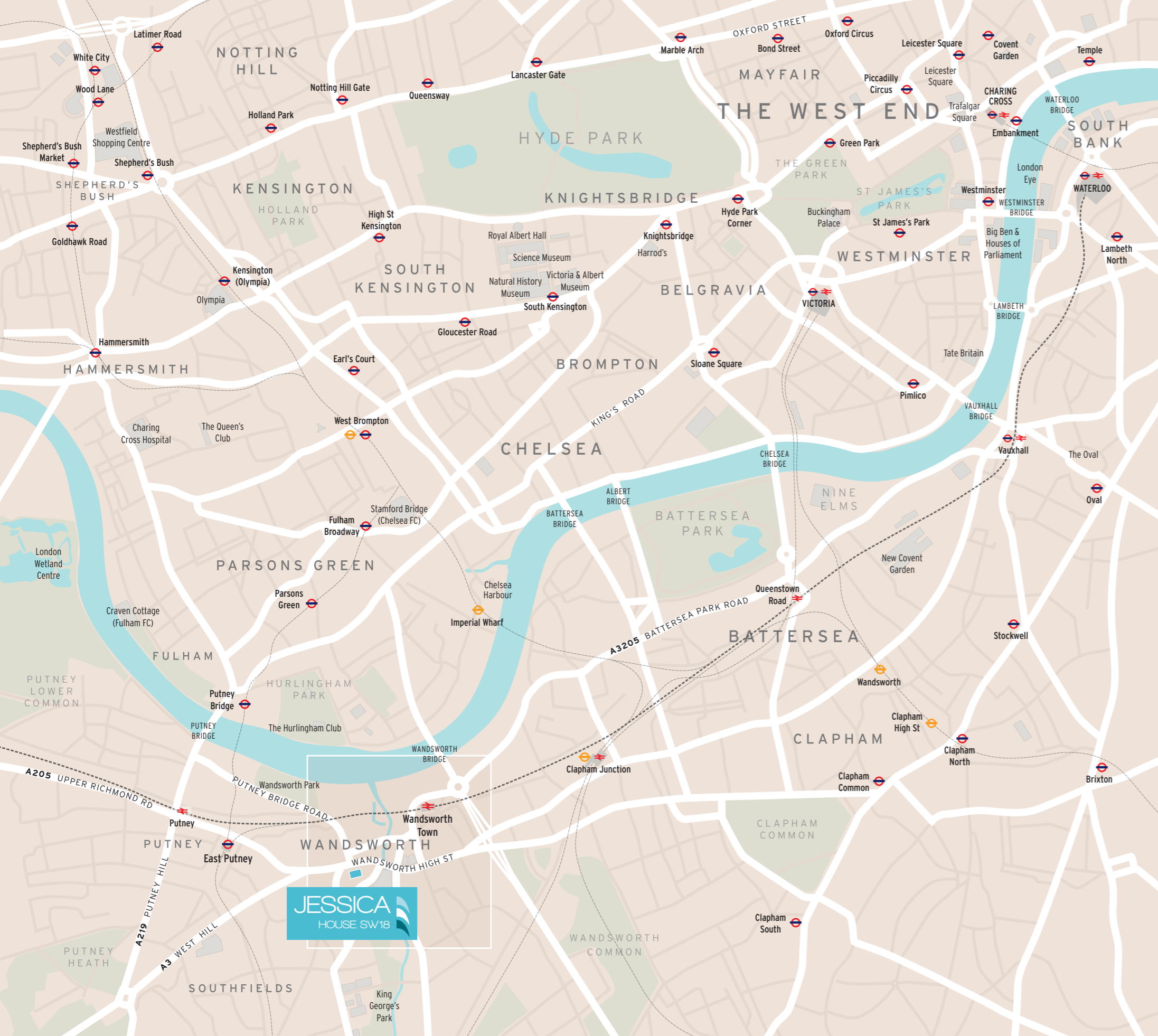


15 MINS 



THE METROPOLIS ON YOUR DOORSTEP





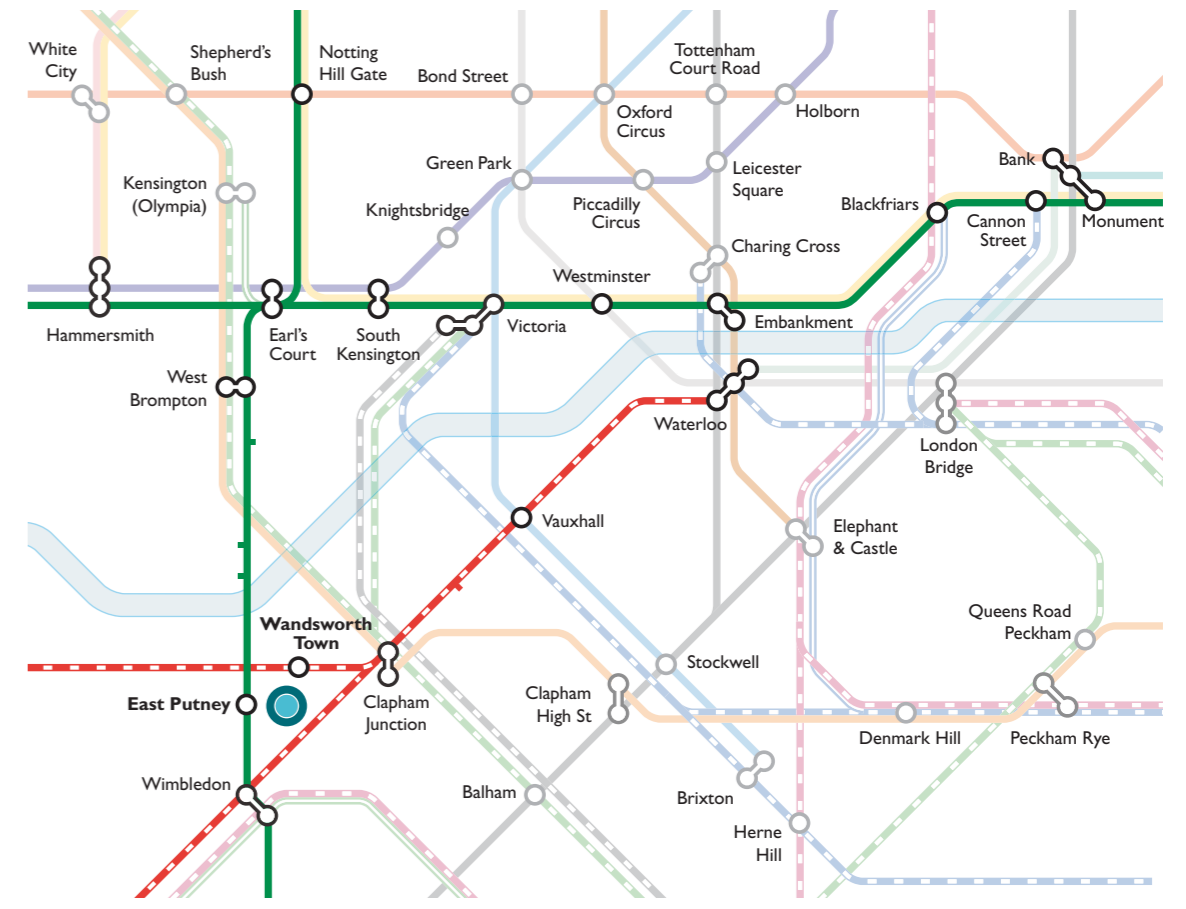
With Zone 1 connectivity within 5 stops at Earl's Court, Overground services within 3 minutes at Clapham Junction and the Jubilee line just 15 minutes away by rail, London's entire transport network interconnects with ease and speed from Jessica House.

Typical journey times from East Putney include:

Earl's Court	10 mins
South Kensington	17 mins
Sloane Square	19 mins
Knightsbridge	20 mins
Victoria	22 mins
Green Park	22 mins
Shepherd's Bush	26 mins
Westminster	28 mins
Bank (Monument)	39 mins

Typical journey times from Wandsworth Town include:

Clapham Junction	3 mins
Vauxhall	9 mins
Waterloo	15 mins

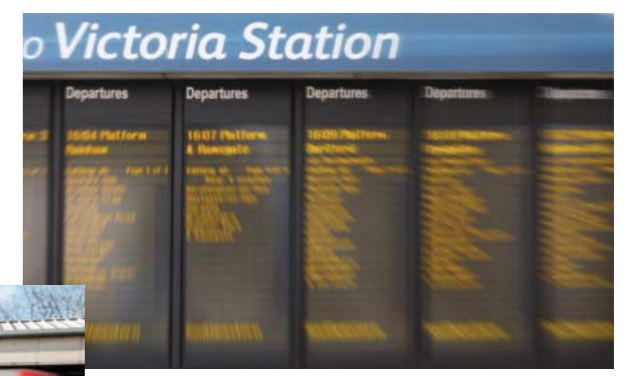


Illustrative diagram showing section of London tube and rail services, highlighting selected stations.

District line services bring Knightsbridge and the West End to around 20 minutes tube travel.

Today, Wandsworth is attracting a whole new generation of young professionals to take root within its rapidly regenerating town centre - lured by efficient connectivity, riverside proximity and a vibrant cultural scene.

In addition, and fuelled by multi-million investment, plans for significant upgrades in public transport will further enhance the district's infrastructure, delivering more travel and transport options including the introduction of the TFL & Santander cycle hire scheme, and realigning the Cycle Superhighway 8 to quieter roads, while also providing an extension through Wandsworth High Street.



10 MINUTES FROM ZONE 1 CONNECTIVITY



The Capital -
an inexhaustable wealth of culture,
cuisine, heritage, entertainment, nightlife and
internationally renowned shopping streets



Wandsworth to the heart of the West End in around 30 minutes - a deceptively short hop that will enable residents at Jessica House to enjoy the Capital's greatest experiences, its Royal parkland, unrivalled entertainment, arts and every cultural pursuit that so defines London as a world class city.



30 MINUTES FROM A WORLD CLASS SHOWCASE





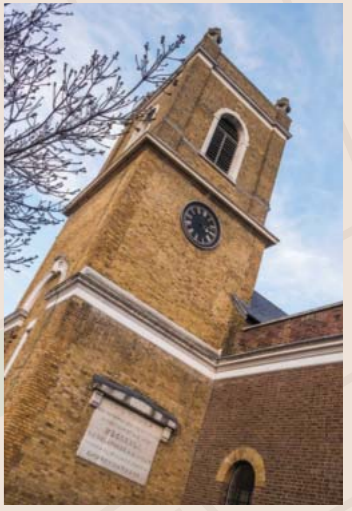
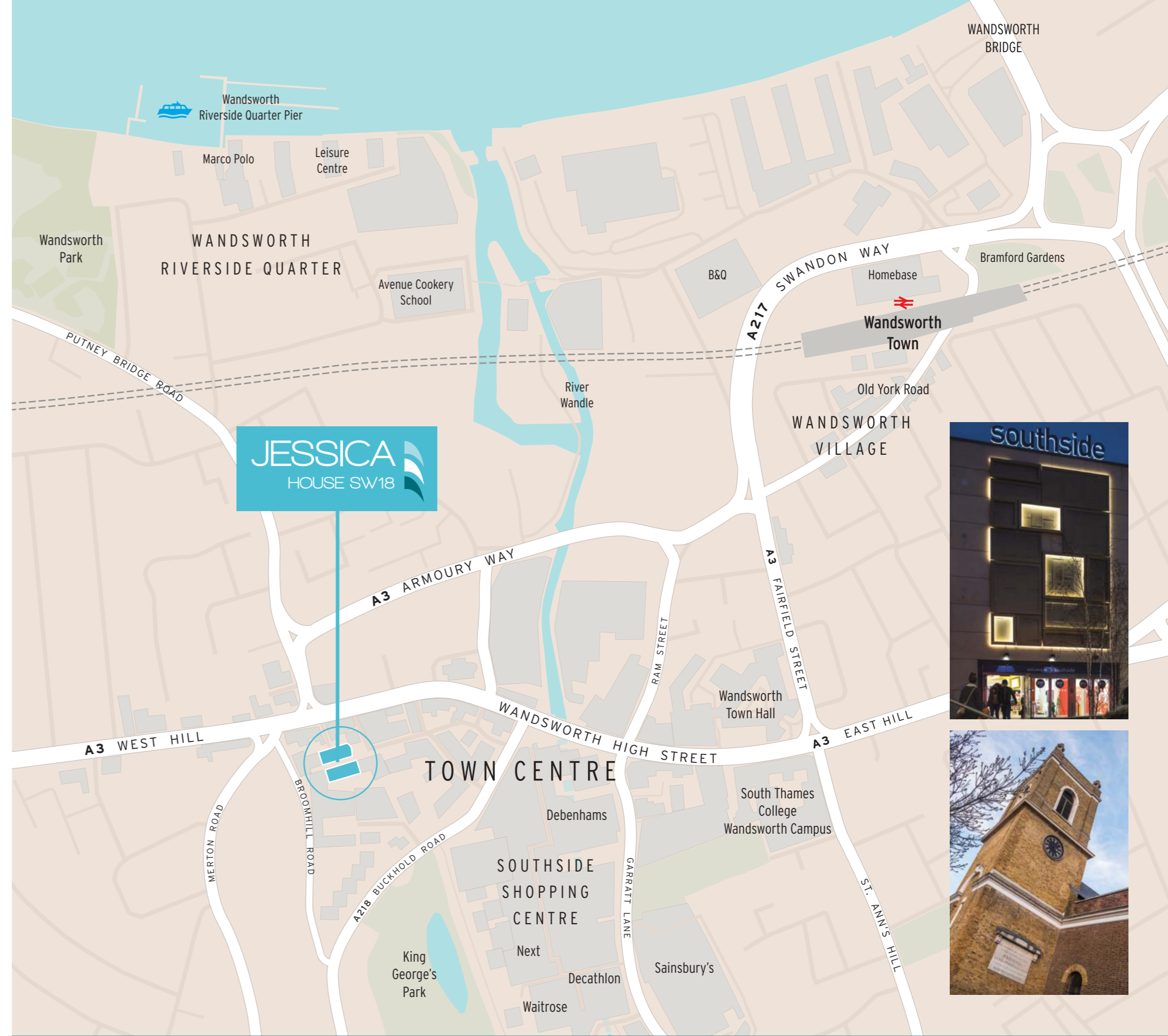
Wandsworth.
A leafy suburban, buzzing centre
alive with chic cafes, gastro bars,
nightclubs and atmospheric
street life.



Wandsworth has a rich past as a hub for artistic crafts and trades - a legacy that is ever present as you saunter amid the quirky independents, boutiques and galleries that stimulate its village atmosphere.



The town is alive with clubs, bars and eateries to suit all tastes, while its principal shopping centre, Southside, has long been a quality retail and leisure destination with all major brands, and remains the 5th largest indoor centre in the Capital.



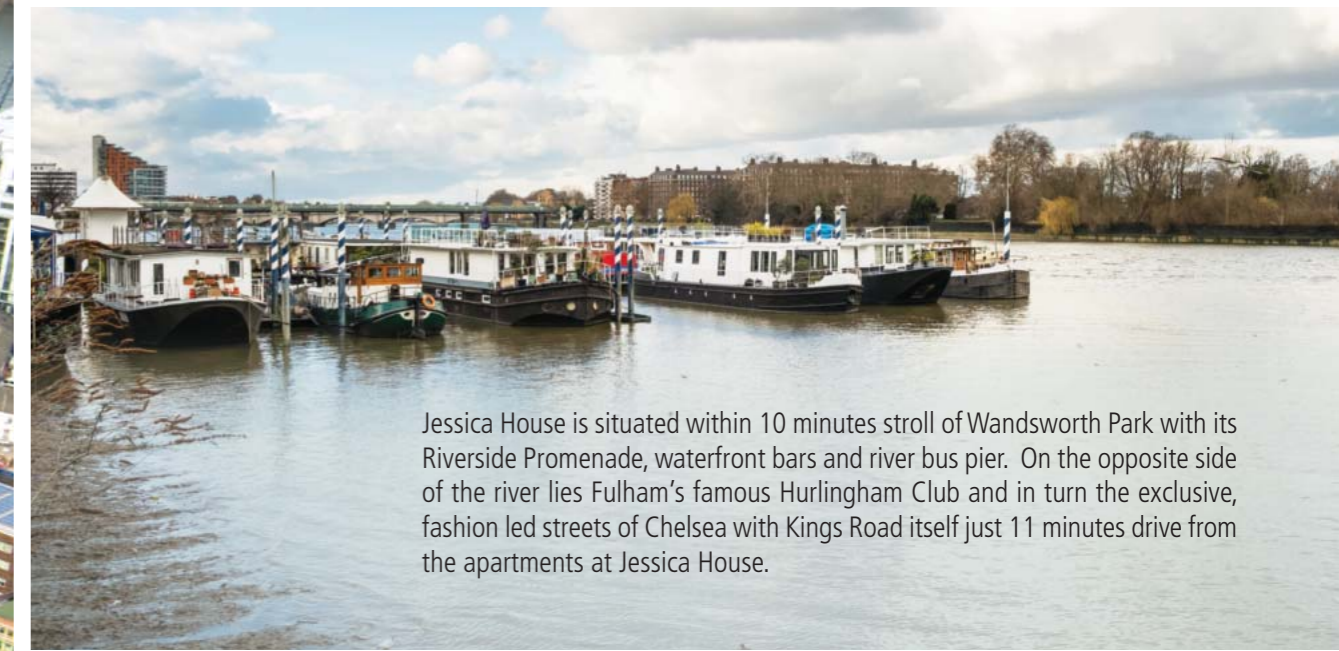
ON THE TOWN

ON THE RIVER AND ON THE UP



Diversity abounds & surrounds Jessica House

FROM HIGH END FASHION TO EDGY, RUSTIC HAUNTS



Jessica House is situated within 10 minutes stroll of Wandsworth Park with its Riverside Promenade, waterfront bars and river bus pier. On the opposite side of the river lies Fulham's famous Hurlingham Club and in turn the exclusive, fashion led streets of Chelsea with Kings Road itself just 11 minutes drive from the apartments at Jessica House.



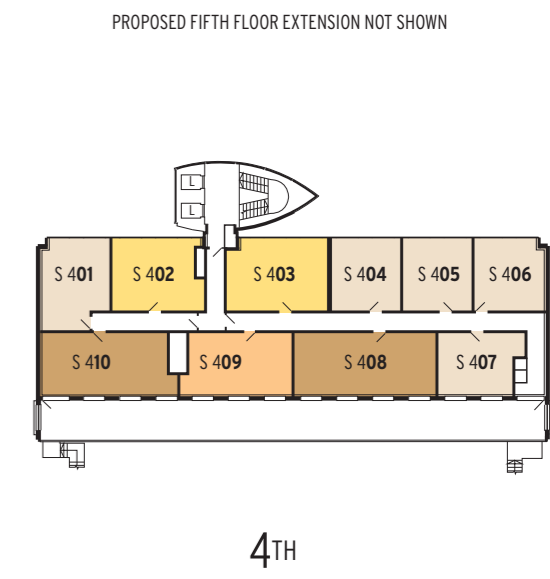
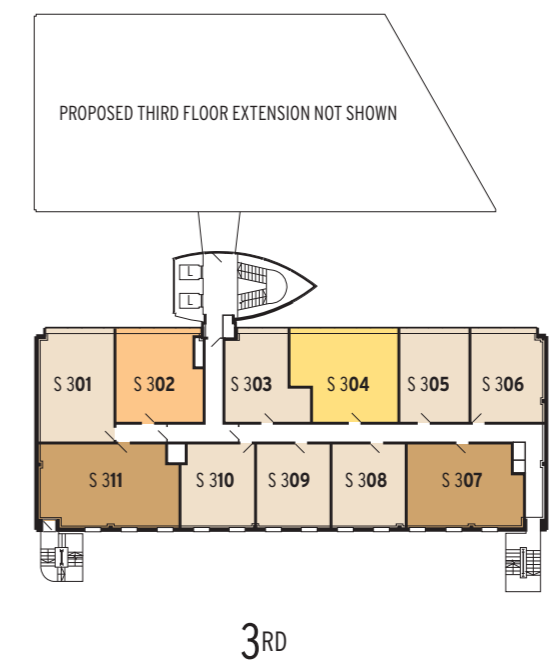
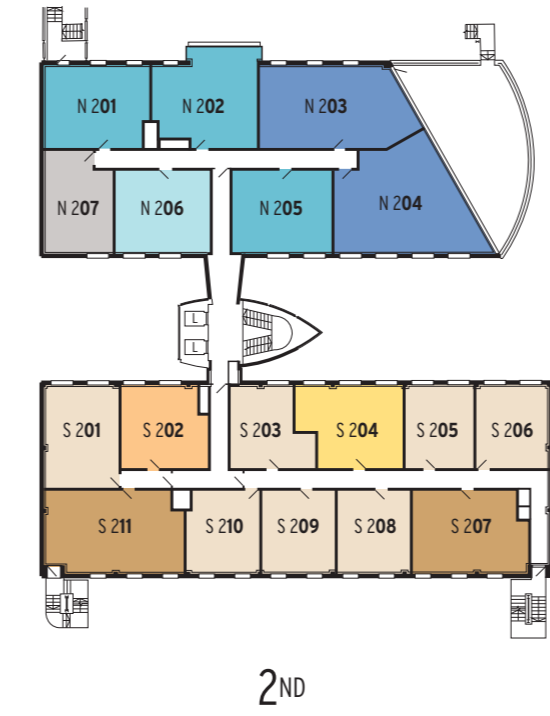
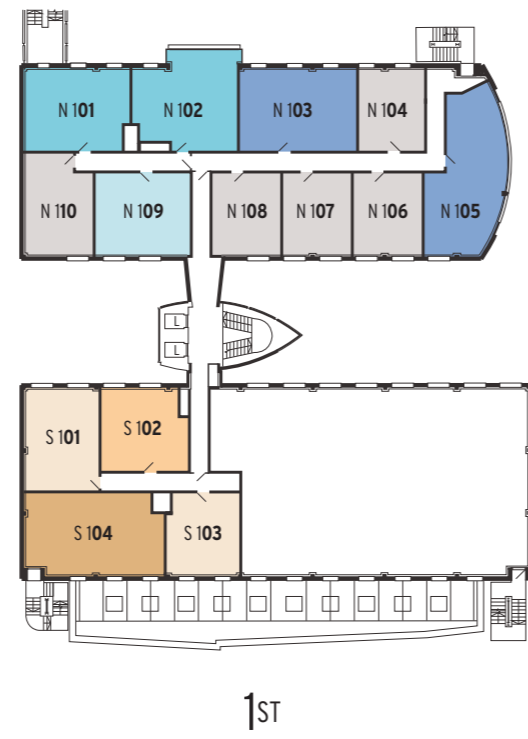
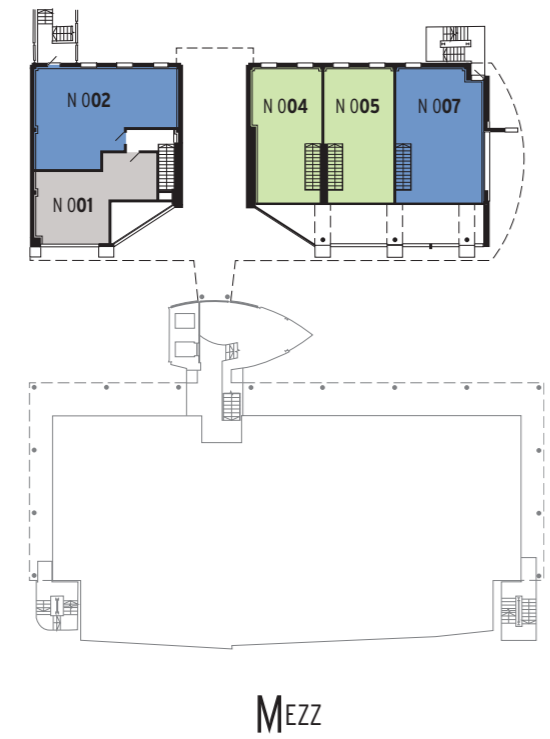
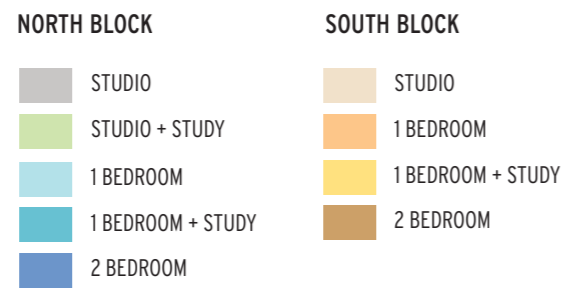
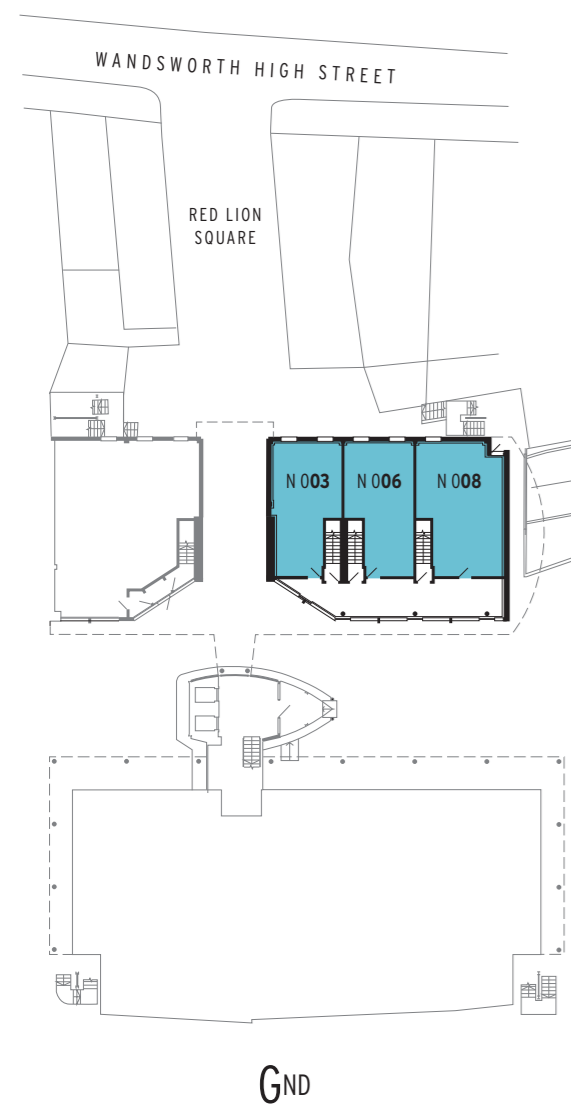
STROLL TO ALMOST 20 ACRES OF GRADE II LISTED PARKLAND



Luxurious living amid an array of high end specifications and sleek designer finishes.



- Choice of studio and 1 & 2 bedroom apartment styles.
- Many with additional study offering flexible space options.
- Refined specifications throughout, including oak plank effect click flooring and large format white marbled floor and wall tiling.
- USB sockets in kitchen, living room and master bedroom.
- Daytime concierge.
- Lower level car parking (available by separate negotiation).
- Private lifts serving both apartment buildings.

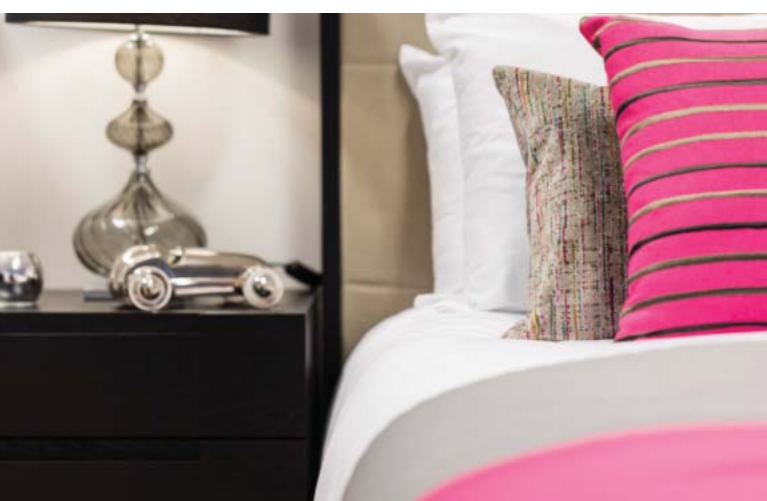


The apartments are arranged in two buildings (North and South), linked at first level by a communal lift and stair core providing a visually striking feature to the development. Ground and mezzanine level apartments will benefit from private entrances, while all apartments will be specified with audio video entryphone security.



STEP INTO SPACE, LIGHT & UNDERSTATED LUXURY

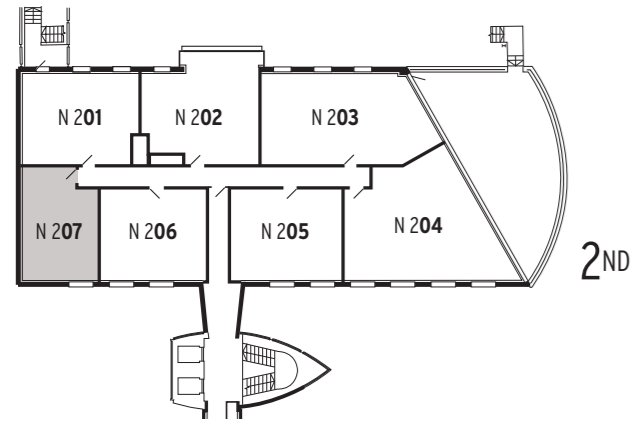




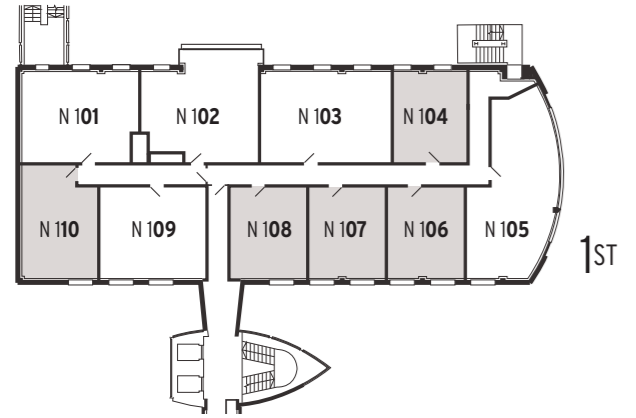
INTERIORS ALIVE WITH STYLE



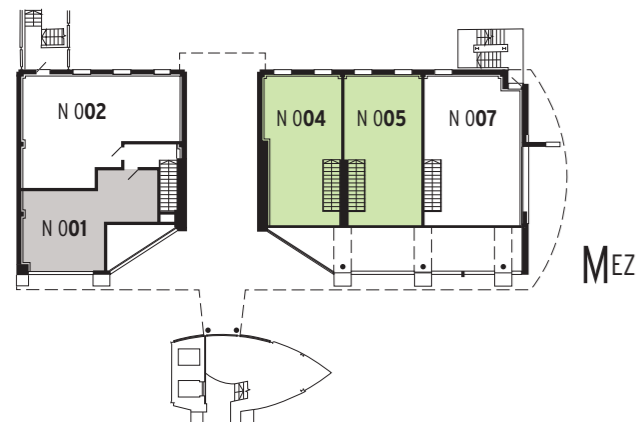
PROPOSED THIRD FLOOR EXTENSION NOT SHOWN



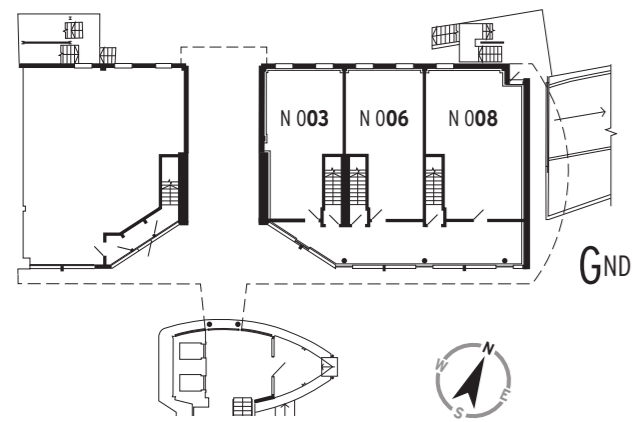
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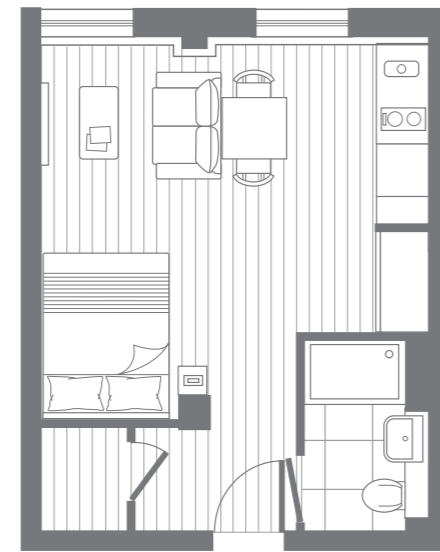
1ST



MEZZ



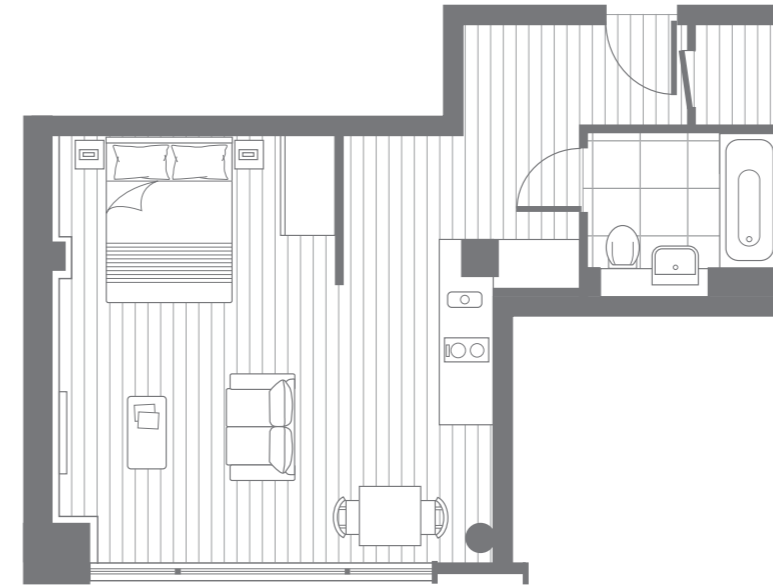
GND



STUDIO N 104
TOTAL AREA 27 sq.m. 291 sq.ft.



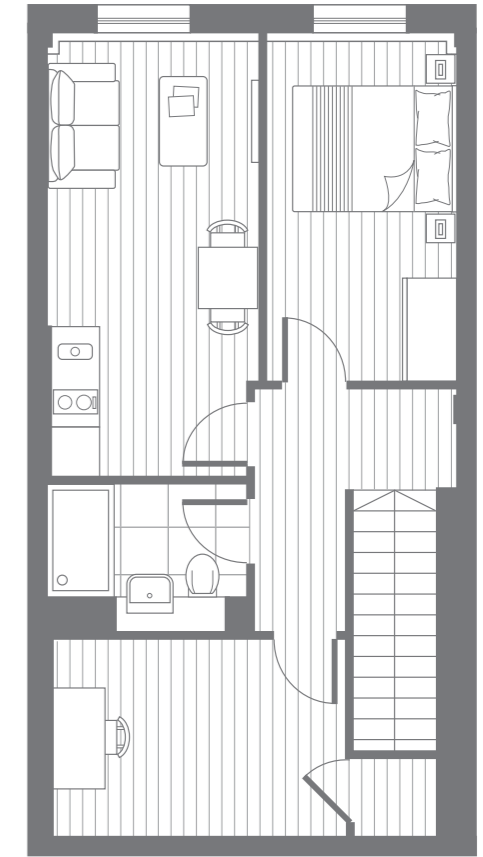
STUDIO N 106 N 107 N 108
TOTAL AREA 28 sq.m. 301 sq.ft.



STUDIO N 001
TOTAL AREA 38 sq.m. 409 sq.ft.



STUDIO N 110 N 207
TOTAL AREA 33 sq.m. 355 sq.ft.



STUDIO + STUDY
N 004
TOTAL AREA 45 sq.m. 484 sq.ft.
N 005 Mirrored layout
TOTAL AREA 46 sq.m. 495 sq.ft.

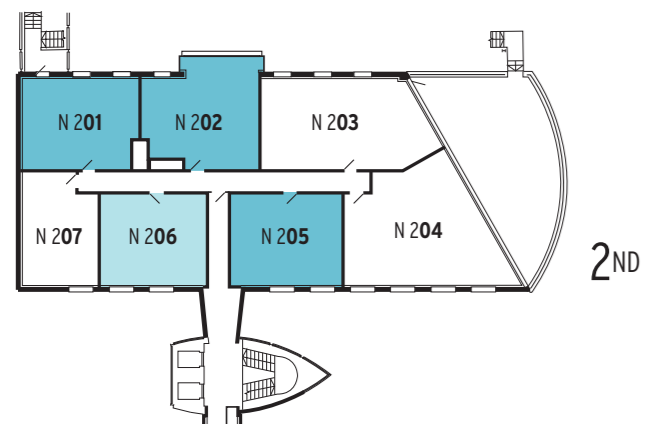
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NORTH BLOCK

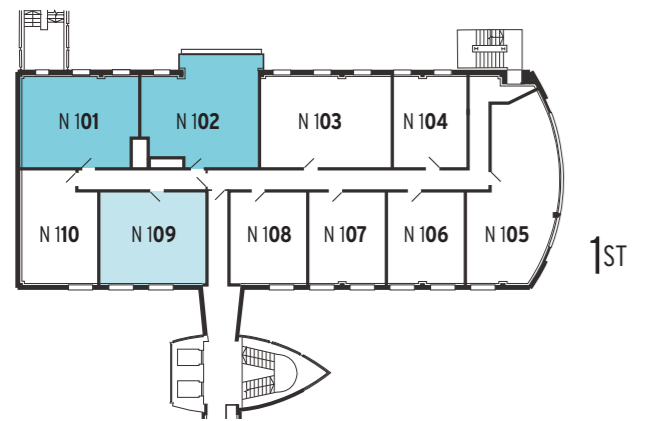
STUDIO AND STUDIO + STUDY



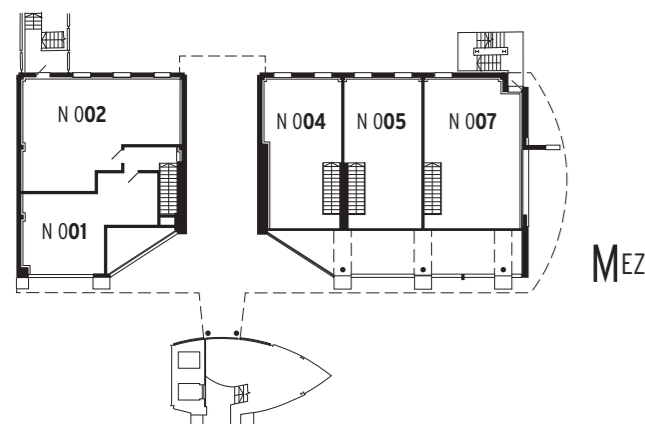
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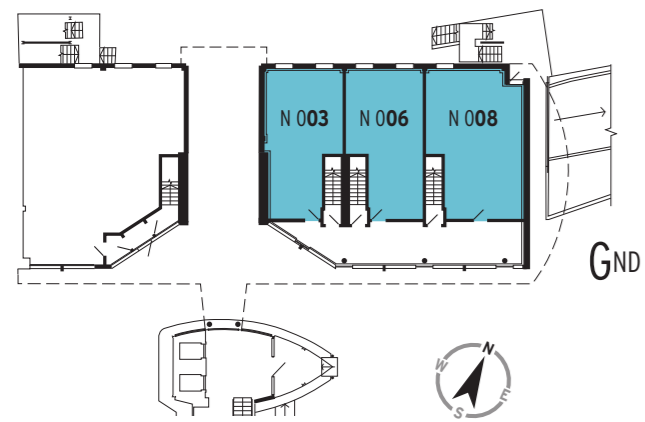
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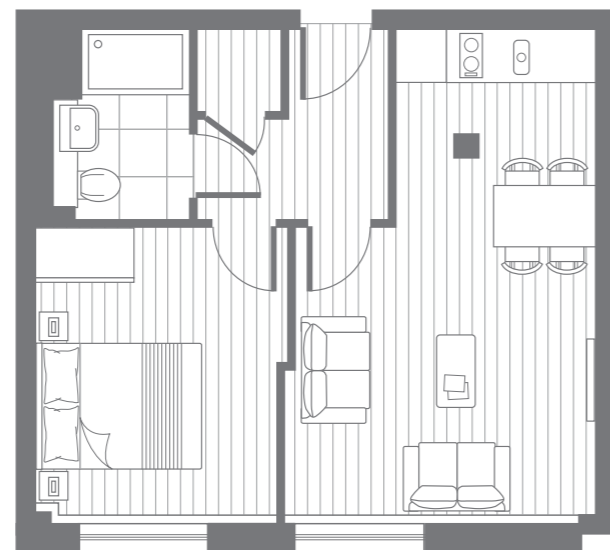
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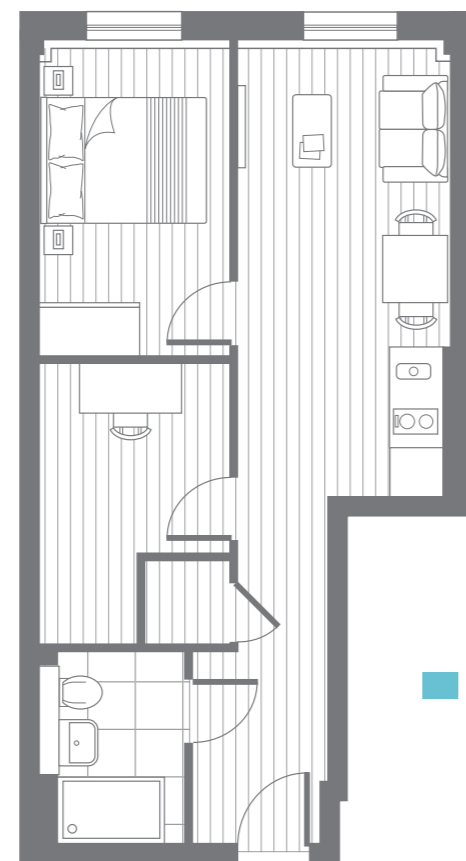
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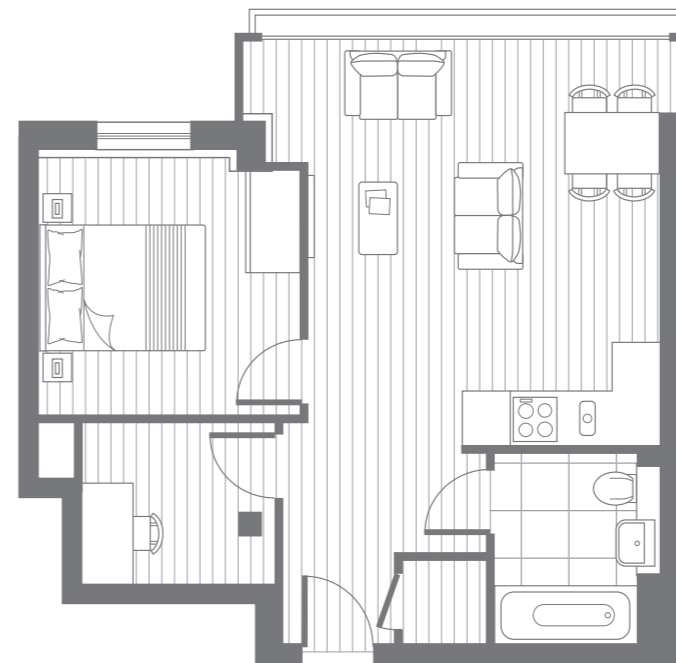
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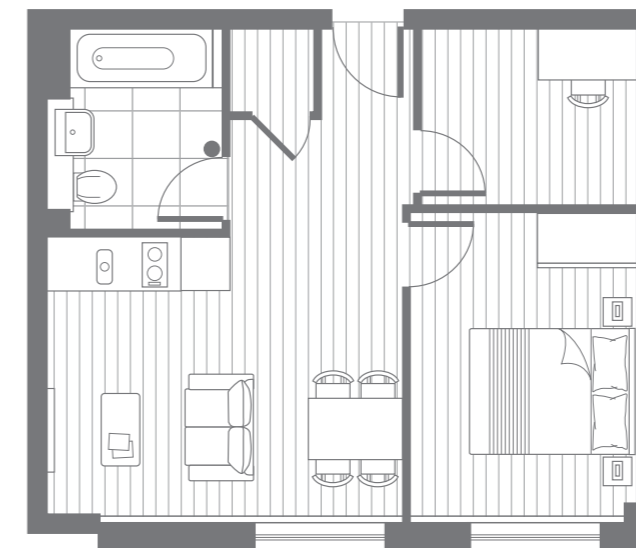
1 BEDROOM N 109
TOTAL AREA 39 sq.m. 420 sq.ft.



1 BEDROOM + STUDY N 003
TOTAL AREA 40 sq.m. 430 sq.ft.
N 006 Mirrored layout
TOTAL AREA 41 sq.m. 441 sq.ft.



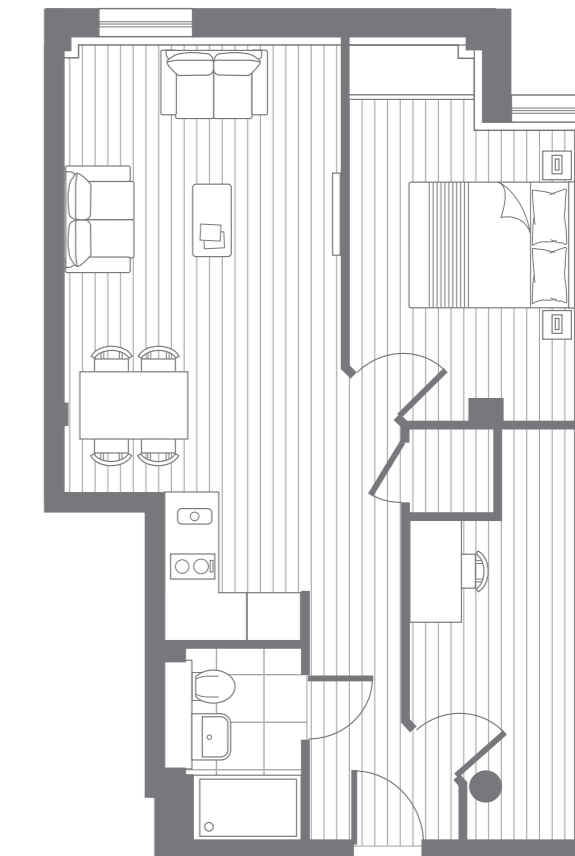
1 BEDROOM + STUDY N 102
TOTAL AREA 48 sq.m. 516 sq.ft.



1 BEDROOM + STUDY N 205
TOTAL AREA 41 sq.m. 441 sq.ft.



1 BEDROOM + STUDY N 201
TOTAL AREA 43 sq.m. 463 sq.ft.



1 BEDROOM + STUDY N 008
TOTAL AREA 52 sq.m. 560 sq.ft.

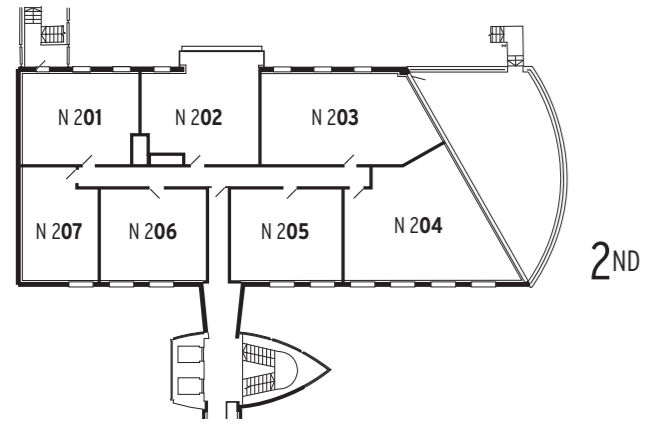
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NORTH BLOCK

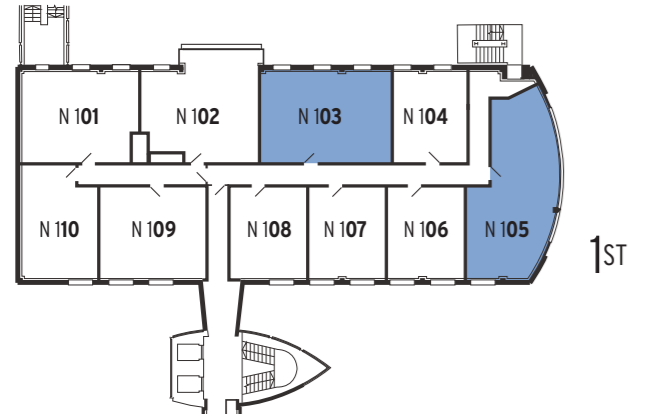
1 BEDROOM & 1 BEDROOM + STUDY

JESSICA HOUSE SW18

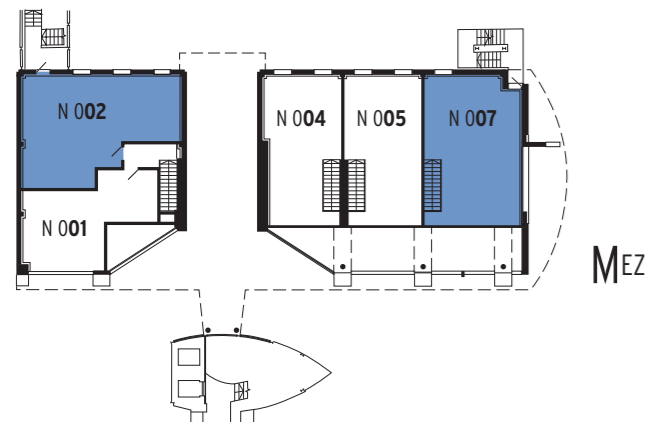
PROPOSED THIRD FLOOR EXTENSION NOT SHOWN



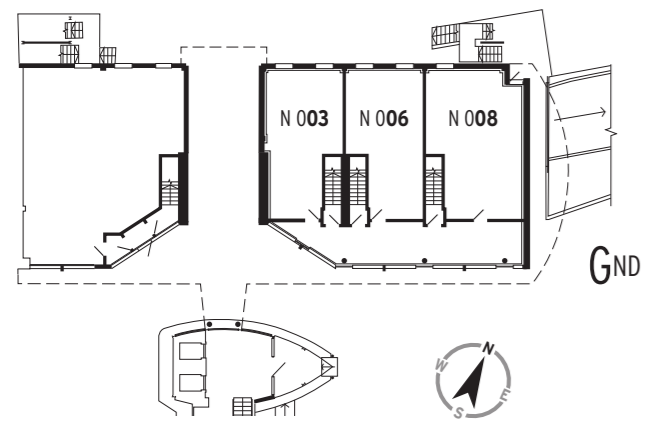
2ND



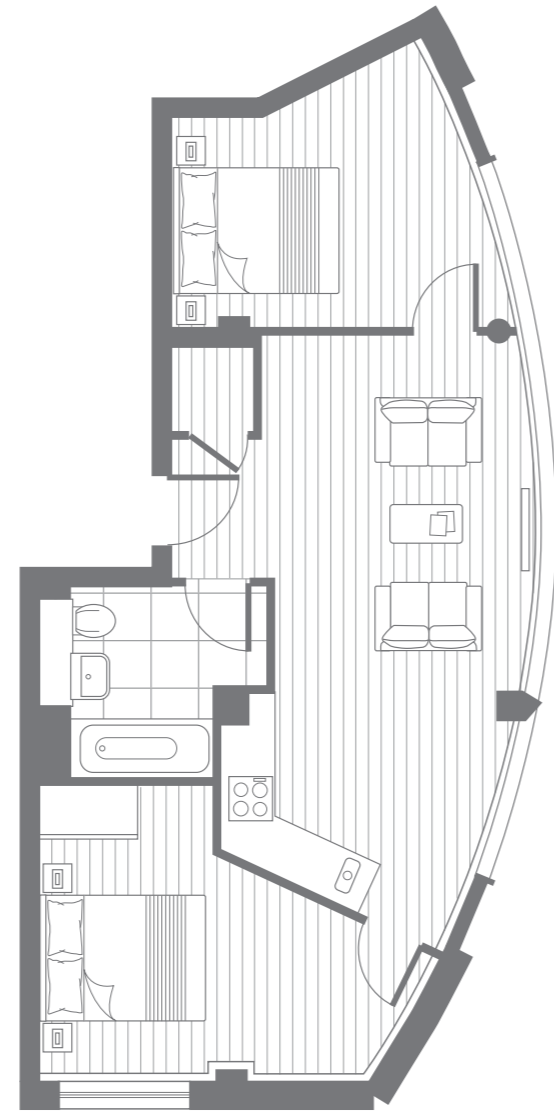
1ST



MEZZ



GND



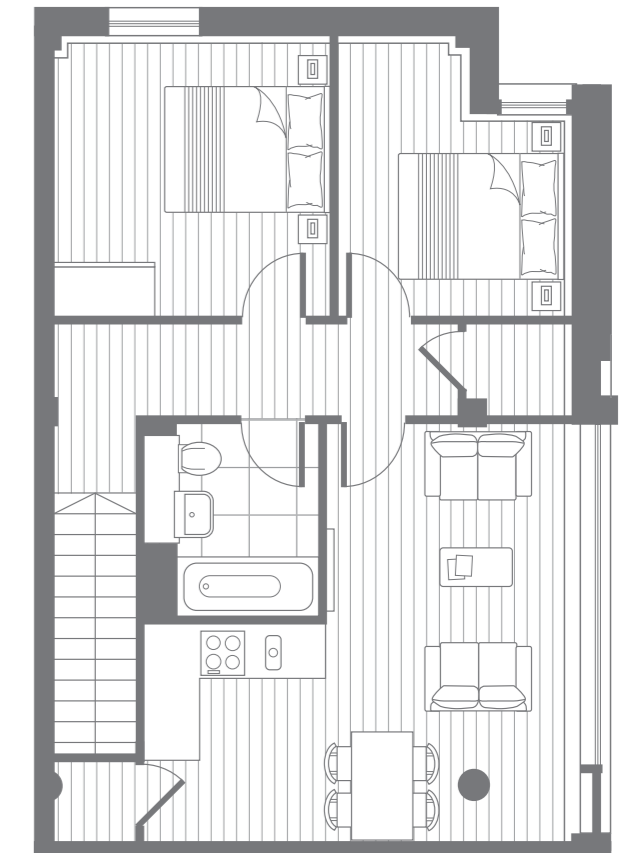
2 BEDROOM N 105
TOTAL AREA 55 sq.m. 592 sq.ft.



2 BEDROOM N 002
TOTAL AREA 59 sq.m. 635 sq.ft.



2 BEDROOM N 103
TOTAL AREA 49 sq.m. 527 sq.ft.

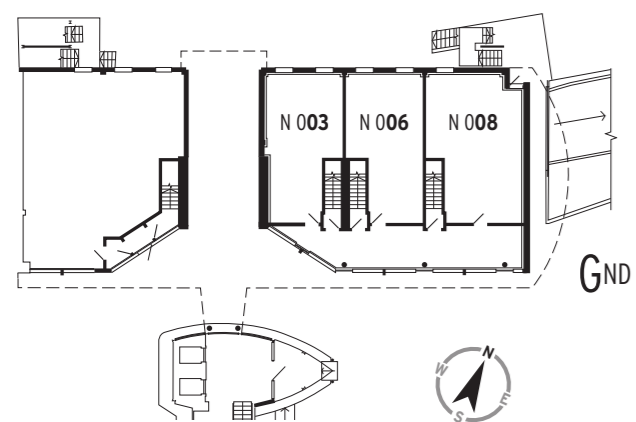
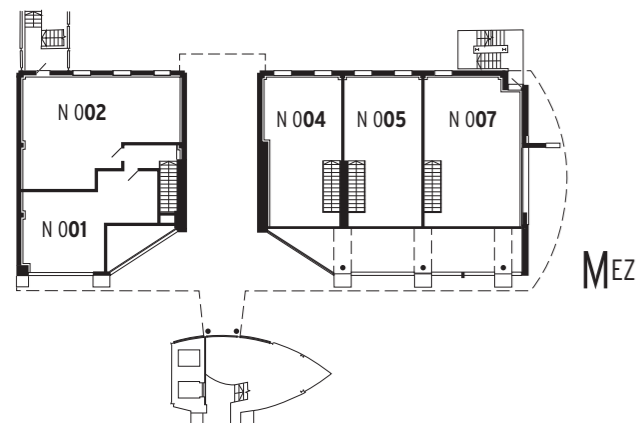
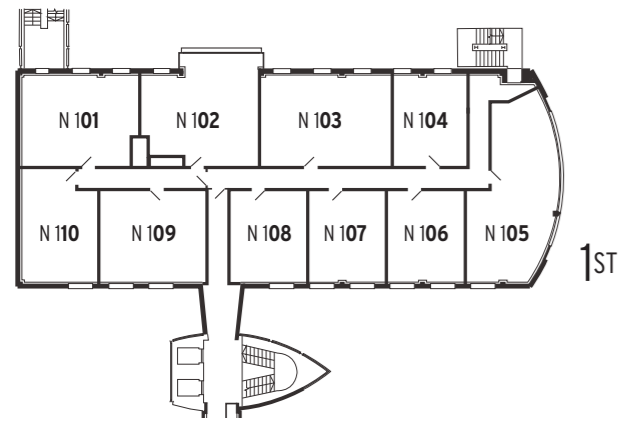
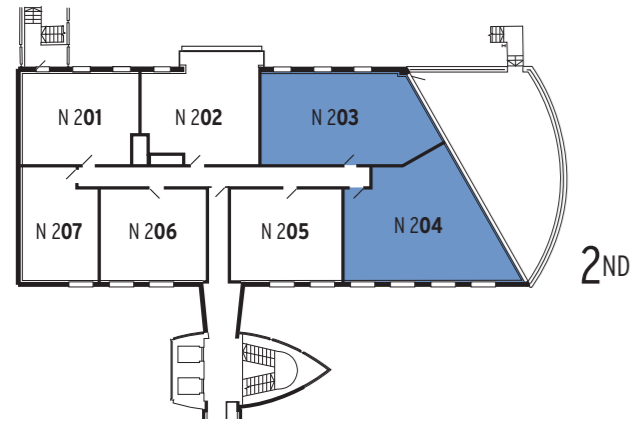


2 BEDROOM N 007
TOTAL AREA 58 sq.m. 624 sq.ft.

Apartment plans are intended to be correct, precise details may vary. Total areas are accurate to within 5%.

NORTH BLOCK 2 BEDROOM APARTMENTS

PROPOSED THIRD FLOOR EXTENSION NOT SHOWN



2 BEDROOM N 203
TOTAL AREA 61 sq.m. 657 sq.ft.



2 BEDROOM N 204
TOTAL AREA 68 sq.m. 732 sq.ft.

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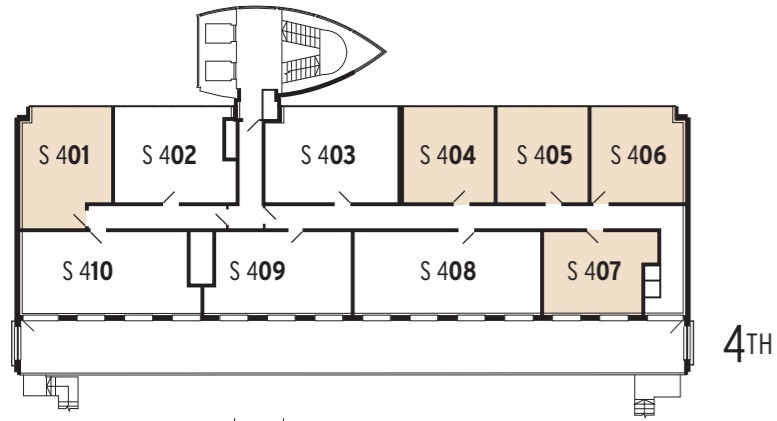


NORTH BLOCK

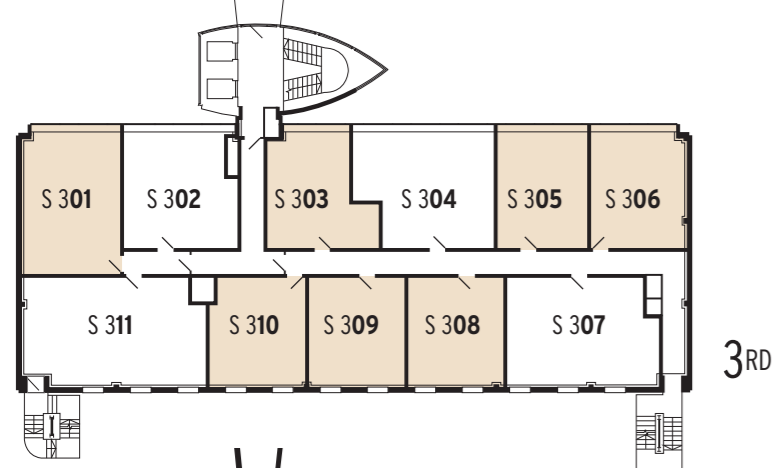
2 BEDROOM APARTMENTS

JESSICA
HOUSE SW18

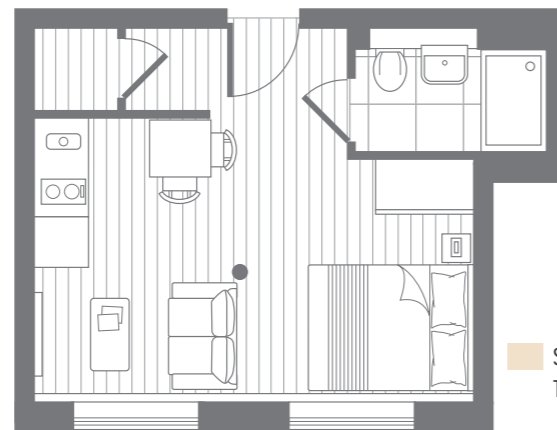
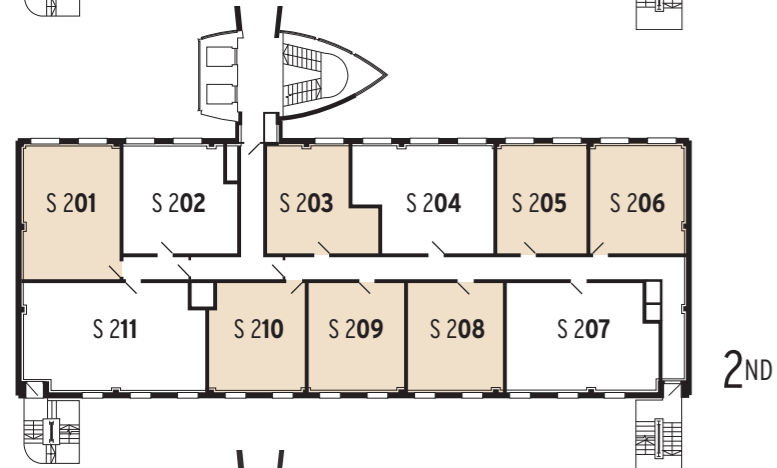
PROPOSED FIFTH FLOOR EXTENSION NOT SHOWN



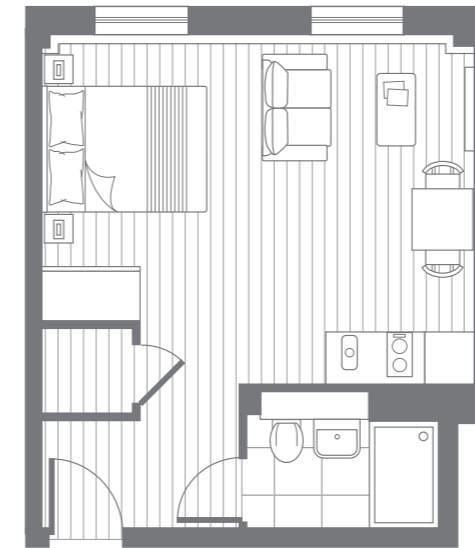
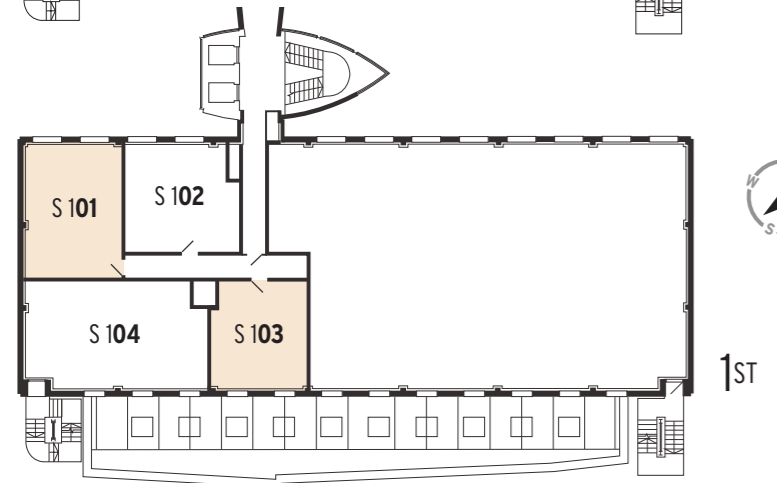
STUDIO S 404 S 405
TOTAL AREA 23 sq.M. 248 sq.FT.



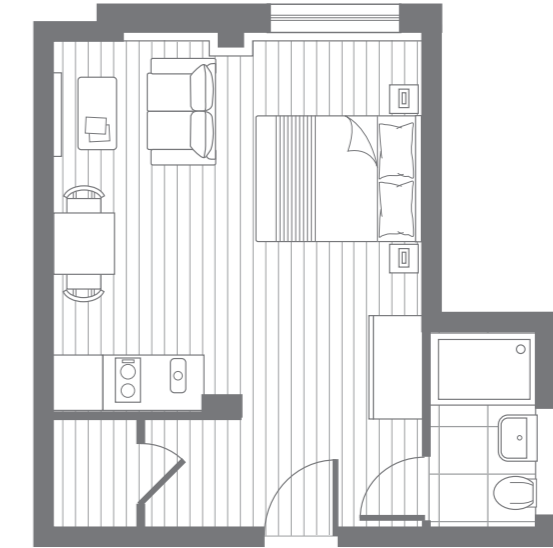
STUDIO S 406
TOTAL AREA 23 sq.M. 248 sq.FT.



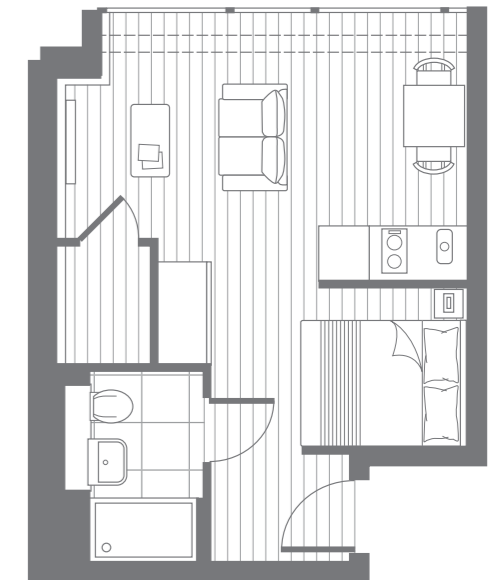
STUDIO S 407
TOTAL AREA 25 sq.M. 269 sq.FT.



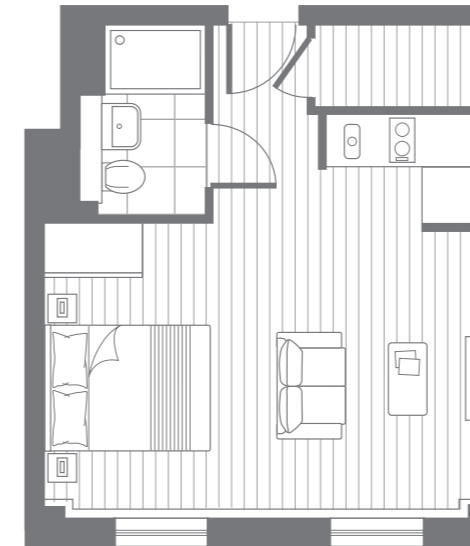
STUDIO S 206 S 306 S 210 S 310
TOTAL AREA 30 sq.M. 323 sq.FT.



STUDIO S 203 S 303
TOTAL AREA 30 sq.M. 323sq.FT.



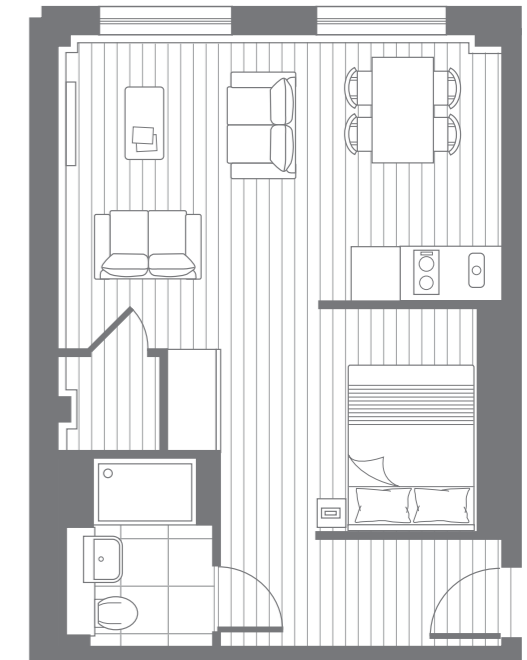
STUDIO S 401
TOTAL AREA 28 sq.M. 301 sq.FT.



STUDIO S 103
TOTAL AREA 30 sq.M. 323 sq.FT.



STUDIO S 205 S 305
TOTAL AREA 29 sq.M. 312 sq.FT.

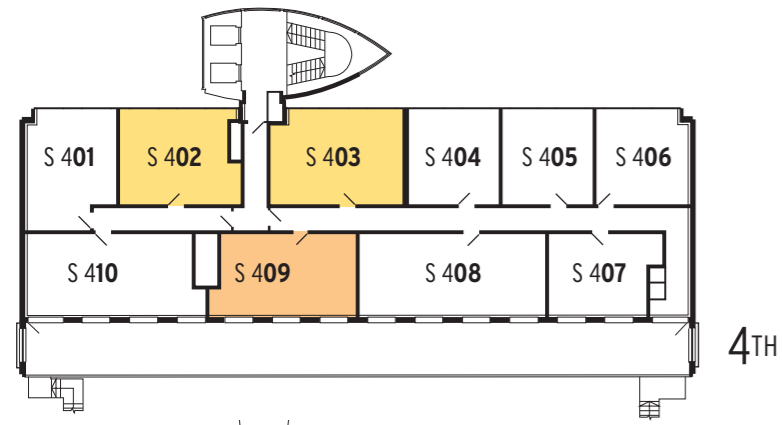


STUDIO S 101 S 201 S 301
TOTAL AREA 38 sq.M. 409 sq.FT.

S 208 S 209 S 308 S 309
TOTAL AREA 30 sq.M. 323 sq.FT.

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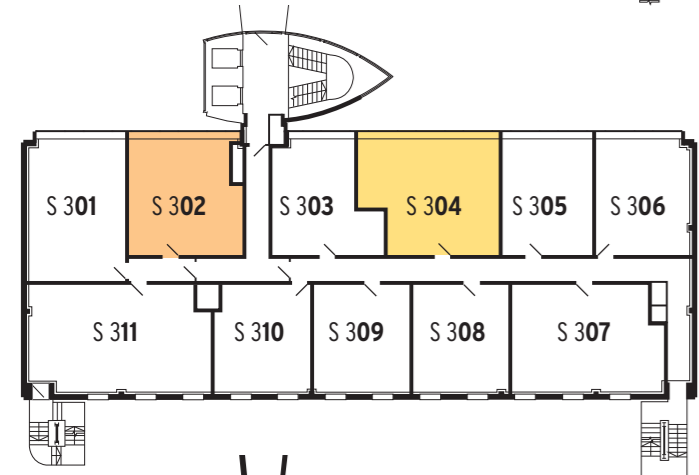
PROPOSED FIFTH FLOOR EXTENSION NOT SHOWN



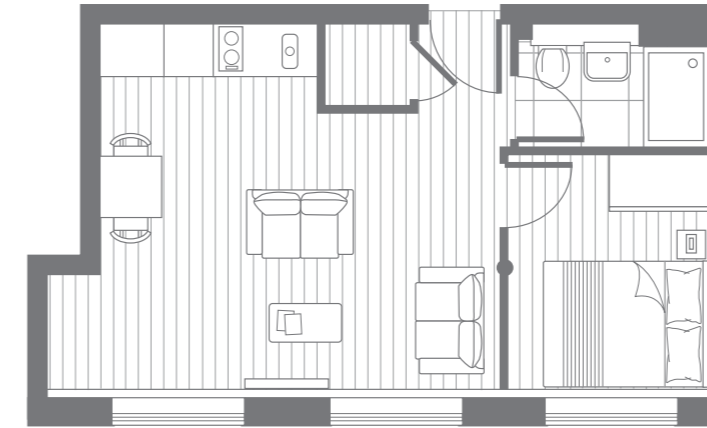
4TH



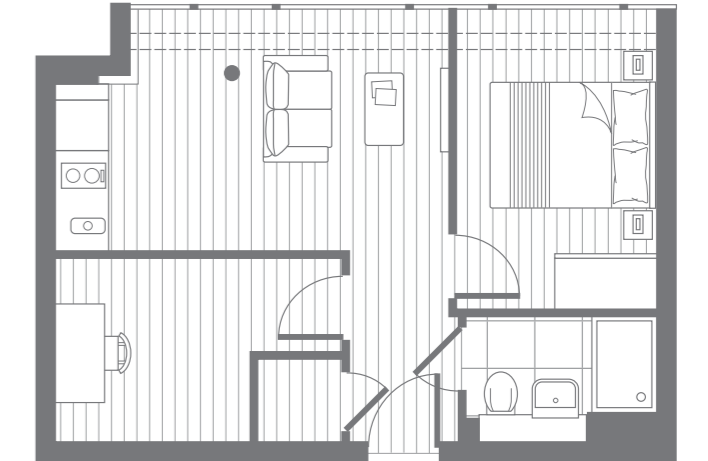
1 BEDROOM S 102
TOTAL AREA 35 SQ.M. 376 SQ.FT.



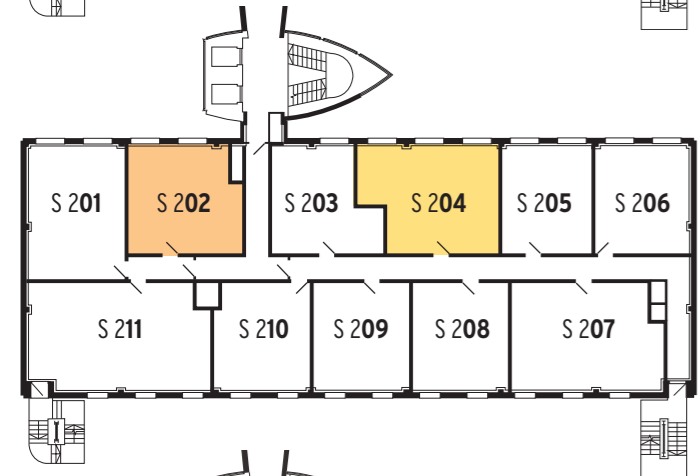
3RD



1 BEDROOM S 409
TOTAL AREA 33 SQ.M. 355 SQ.FT.



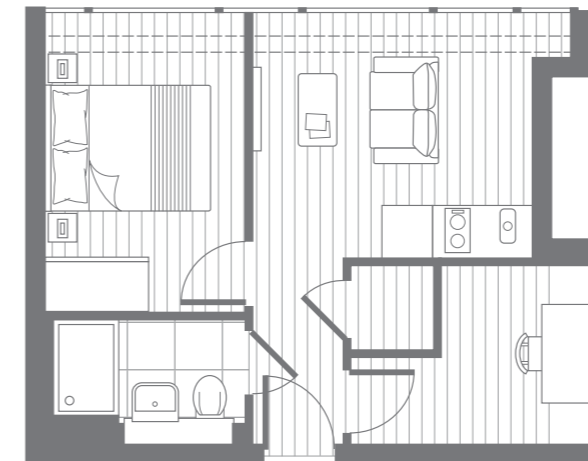
1 BEDROOM + STUDY S 403
TOTAL AREA 34 SQ.M. 366 SQ.FT.



2ND



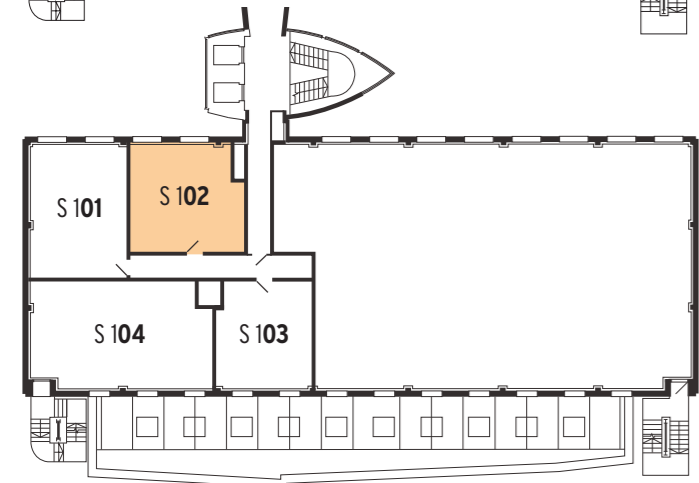
1 BEDROOM S 202 S 302
TOTAL AREA 35 SQ.M. 376 SQ.FT.



1 BEDROOM + STUDY S 402
TOTAL AREA 29 SQ.M. 312 SQ.FT.



1 BEDROOM + STUDY S 204 S 304
TOTAL AREA 41 SQ.M. 441 SQ.FT.



1ST

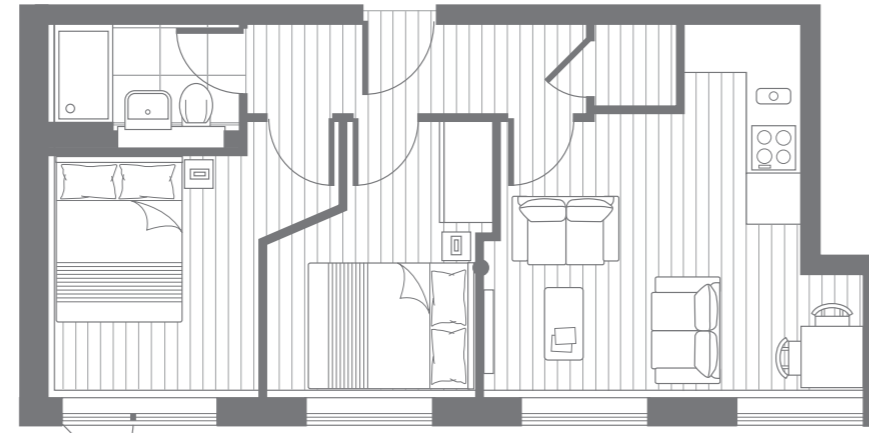
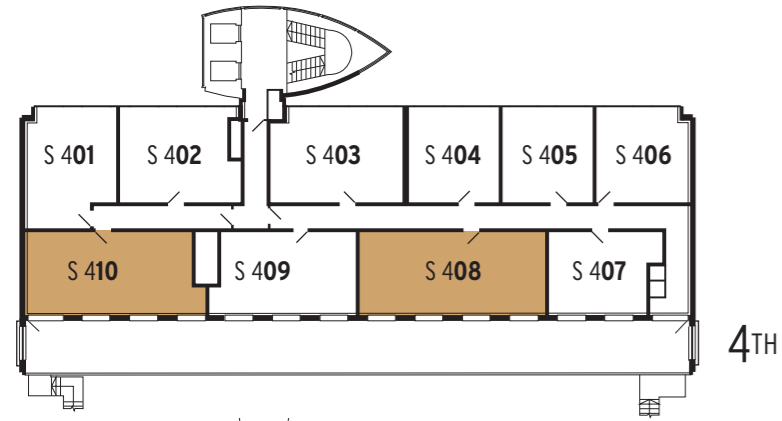


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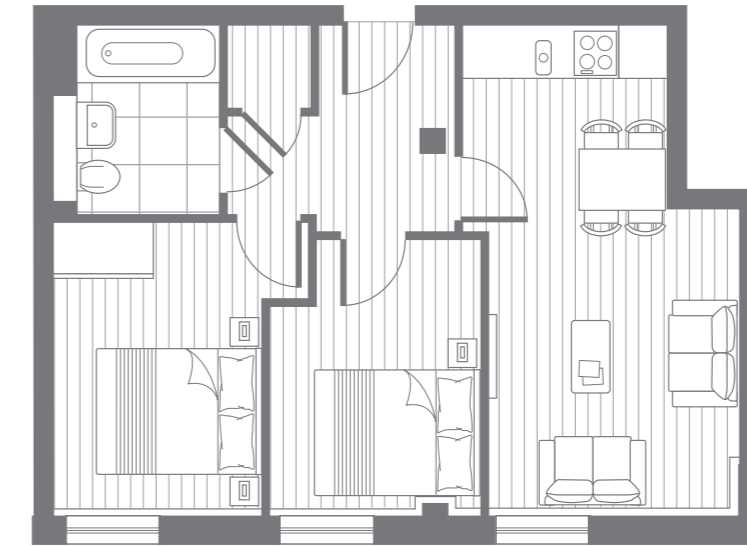
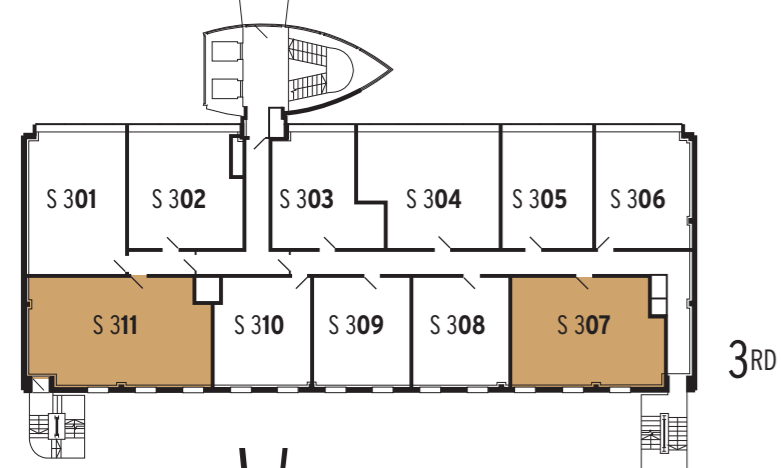
SOUTH BLOCK 1 BED & 1 BED + STUDY APARTMENTS



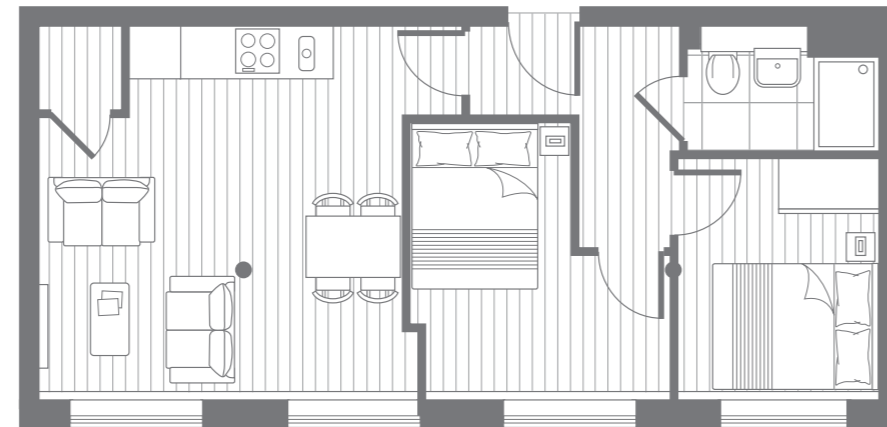
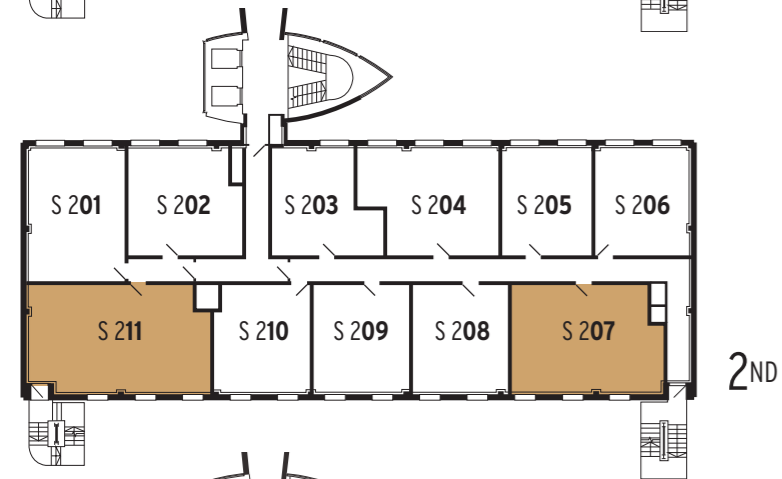
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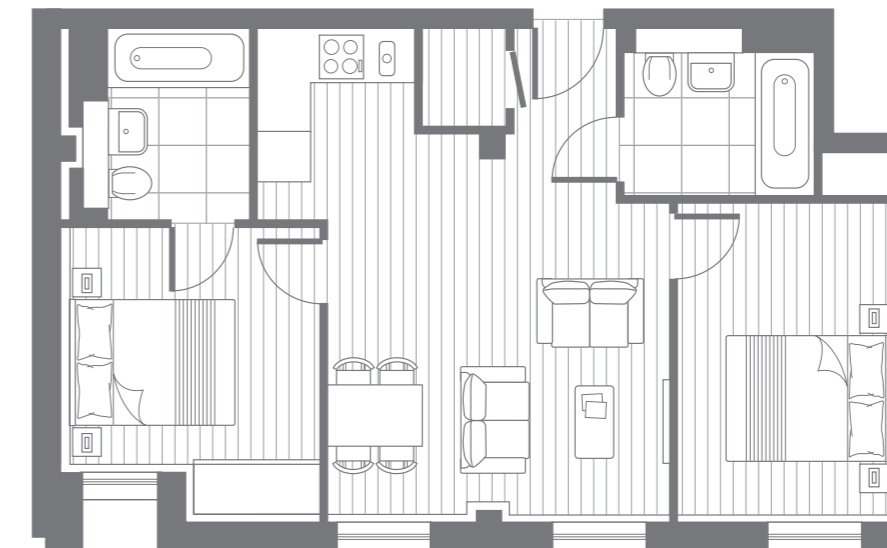
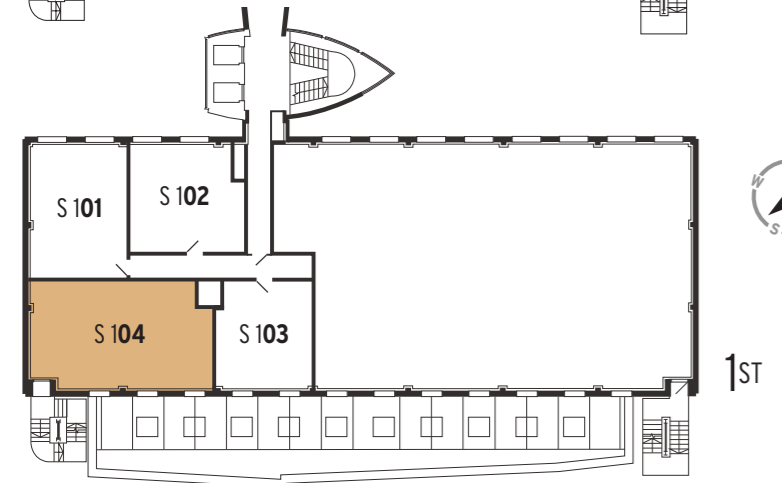
2 BEDROOM S 410
TOTAL AREA 41 SQ.M. 441 SQ.FT.



2 BEDROOM S 207 S 307
TOTAL AREA 46 SQ.M. 495 SQ.FT.



2 BEDROOM S 408
TOTAL AREA 45 SQ.M. 484 SQ.FT.



2 BEDROOM
S 104 S 211 S 311
TOTAL AREA 56 SQ.M. 603 SQ.FT.

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General

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Oak plank style flooring from brand name click collection throughout all apartment types.
- Internal doors in satin white finish.
- Brushed stainless steel door furniture.
- Brushed metal switch & socket plates.
- Recessed twin LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ (or Sky Q) enabled.
- Thermostatically controlled electric space heating via flat panel heaters.

Kitchens

- Designer kitchen in high gloss grey finish with concealed handles.
- White reconstituted stone worktops (with grooved drainer to selected apartments).
- Grey glass splashback to underside of wall units.
- LED underlighting to wall units.
- Stainless steel single bowl undermounted sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
- Integrated electric appliances to include:

Combination microwave oven
Two ring ceramic hob
Re-circulating cooker hood
Fridge with ice box
Slimline dishwasher

(Appliances stated may be enhanced in larger kitchen configurations).

Bedrooms

- Oak plank style flooring from brand name click collection throughout all bedroom areas.
- Built-in wardrobe to bedroom 1 with satin white sliding doors.

Bathroom/Shower Room

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Mirrored inset oak lined alcove with integrated cabinet, white reconstituted stone vanity top and LED feature downlighting.
- Large format white marbled porcelain fully tiled walls.
- Large format white marbled porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head and low level hand shower with hose.
- Clear glass bath screen or shower enclosure as applicable with polished silver frame.
- Thermostatically controlled and pressurised hot and cold water.

Services Cupboard

- Free standing washer/dryer.

Security

- Video entryphone system to each apartment.

Communal Areas

- Fully tiled communal entrance foyer.
- Daytime concierge and services.
- Carpeted lift lobbies, stairs and common corridors.
- Two private residents' lifts serving existing apartment levels.
- Low energy wall lighting.
- Lower level parking.
- Secure cycle store.

JESSICA
HOUSE SW18

SPECIFICATION

new CONCEPT INTERIORS

Galliard Homes' furniture solution specialists

New Concept Interiors can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

www.newconceptinteriors.com

+44(0) 208 502 3308



Galliard Homes' affiliated mortgage specialists

Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

www.visionaryfinance.co.uk

+44(0) 207 100 4754



Galliard Homes' official letting and management agents

LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

www.liferesidential.co.uk

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Disclaimer:

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