



# PRINT WORKS

139 CLAPHAM ROAD LONDON SW9



Brand new apartments designed for exclusive artisan warehouse living - within a unique conservation area surrounded by opulent tree lined Georgian terraces and Regency villas.

THE  
ZHAOU





Residents will be within 10 minutes walk of tube connections to the heart of London's world class shopping streets, its iconic landmarks, Royal parks and exhilarating West End entertainment.

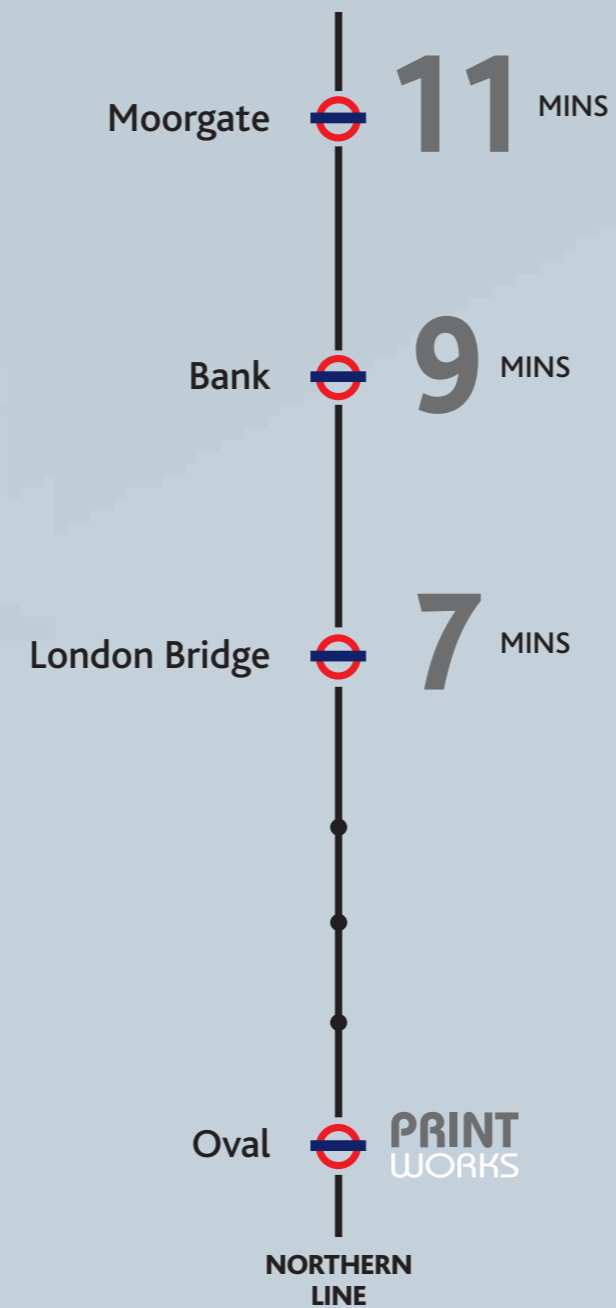


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They will also be brilliantly placed for the City itself - the symbolic powerhouse of global finance, commerce and culture with the Capital's most futuristic new London Bridge Quarter and More London nearer still.



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Welcome to the

# PRINT WORKS

the lifestyle that connects





Taking its name from being a former printworks dating back well over 100 years, the grand façade on Clapham Road is today a symbol of regeneration and opportunity in one of Galliard Homes' most innovative and successful developments south of the river.

The Printworks is strategically located for road, tube and mainline connections with The Houses of Parliament, Victoria, Chelsea, Clapham Common and The South Bank all within a 2 mile radius.

## Luxury living in a cosmopolitan enclave located so deceptively close to the heart of the metropolis

Residents will be within a 10 minute walk of both Stockwell (Victoria & Northern line) and Oval (Northern line) stations.

*Average journey times from Stockwell include:*

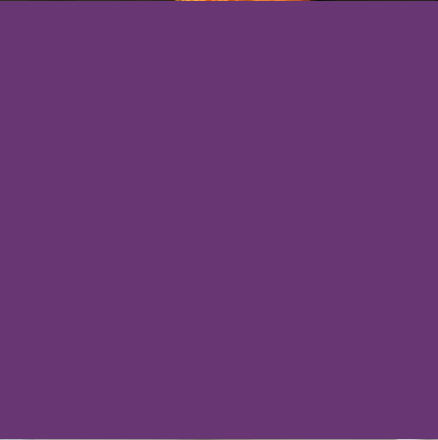
■ Clapham Common	2 mins
■ Victoria	6 mins
■ Green Park	8 mins
■ Oxford Circus	10 mins
■ London Bridge	10 mins
■ Bank	12 mins
■ Westminster	13 mins
■ Waterloo	15 mins
■ King's Cross	16 mins
■ Canary Wharf	24 mins





The Printworks has it all virtually on its doorstep - from the Capital's most prized shopping streets to its world renowned universities and iconic cultural landmarks.

With London Bridge Quarter, The Shard and More London just a 10 minute hop on the tube, residents can enjoy the very best of both worlds - an apartment minutes from the leafy rural haven of Clapham Common and the shimmering spectacle of The Shard.



## London

A kaleidoscope of dazzling colour, sights, experiences and sensational style







## **Westminster**

The home of government for over 800 years, a UNESCO World Heritage site and little over 10 minutes from The Printworks by tube or taxi.



## Clapham

A district of diversity, vibrant streetlife, fashion and wide open green space

Clapham South 4 MINS

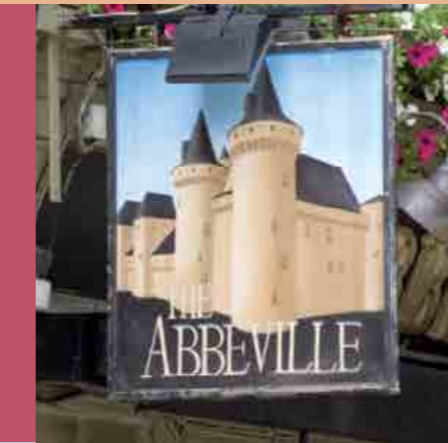
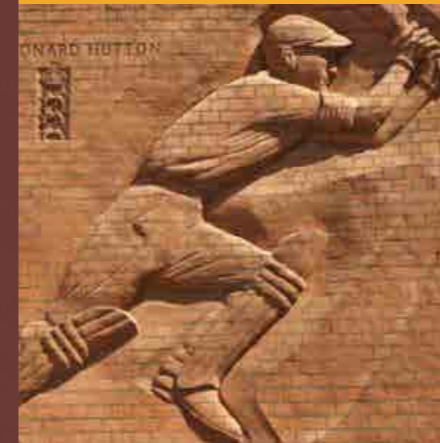
Clapham Common 2 MINS

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NORTHERN  
LINE

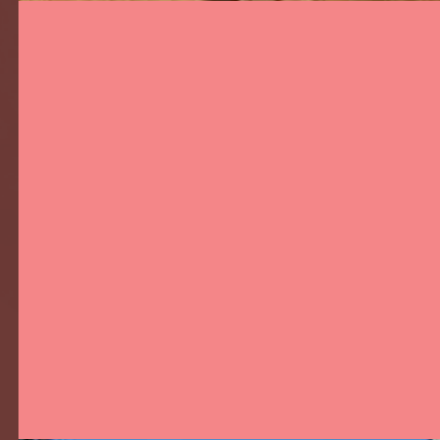


The apartments are ideally placed to enjoy Clapham's eclectic mix of bars, boutiques, restaurants and 'old town' atmospheric charm. In equally pleasant contrast, the Common, famous for its bandstand, the oldest in Europe, offers around 200 acres of open green tranquil space... together this diverse environment, its surrounding conservation status and close proximity to the Printworks combine to further endorse the district as a niche pocket of London.



### Within the locality:

- New Covent Garden market
- High street shopping
- Tate Britain
- The Saatchi gallery
- The Oval cricket ground
- Clapham Common
- Battersea Park
- Clapham Picture House



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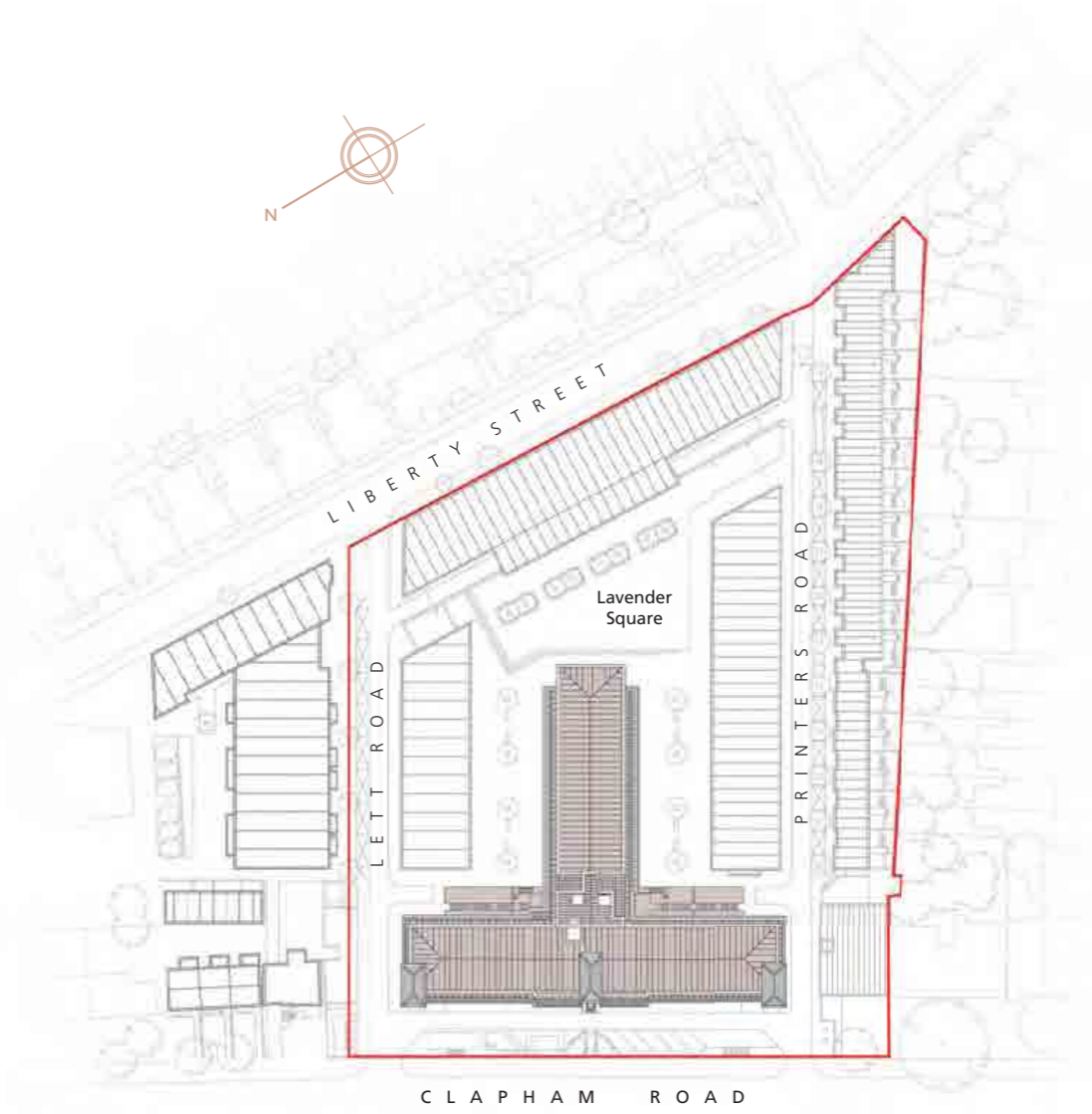
A masterpiece of  
classic & contemporary  
elegance

The Printworks offers a choice of brand new studio and 1 bedroom apartments created within the building's imposing and magnificently restored façade.

Each highly specified apartment will be finished and equipped for luxurious living with emphasis on functionality and style. All studio and 1 bedroom living areas will benefit from extensive natural light with the majority featuring distinctive, classically styled arched windows.







*Development features include:*

- Imposing character façade with retained architectural features.
- Located within a unique conservation area.
- Secure lower ground parking (limited and at additional cost).
- Two lifts serving each apartment level.
- Opulent entrance foyer.
- 24 hour security and daytime concierge.
- Piazza style rear terracing with landscaping.
- NHBC conversion warranty.





All images are a show suite at another similar Galliard development.



Exclusive finishes include real oak one strip engineered flooring and reconstituted stone worktops.

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Studio apartment features and finishes



Integrated kitchen area with reconstituted stone worktop.



Bespoke pull down bed.



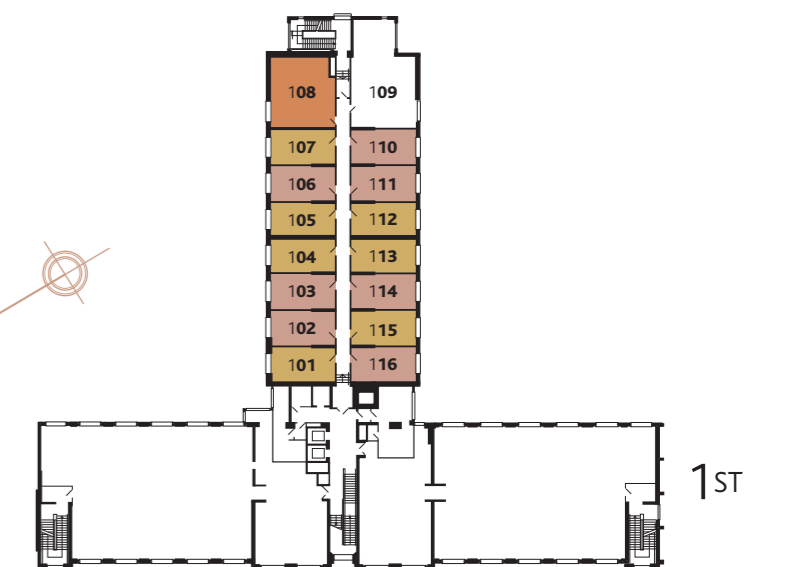
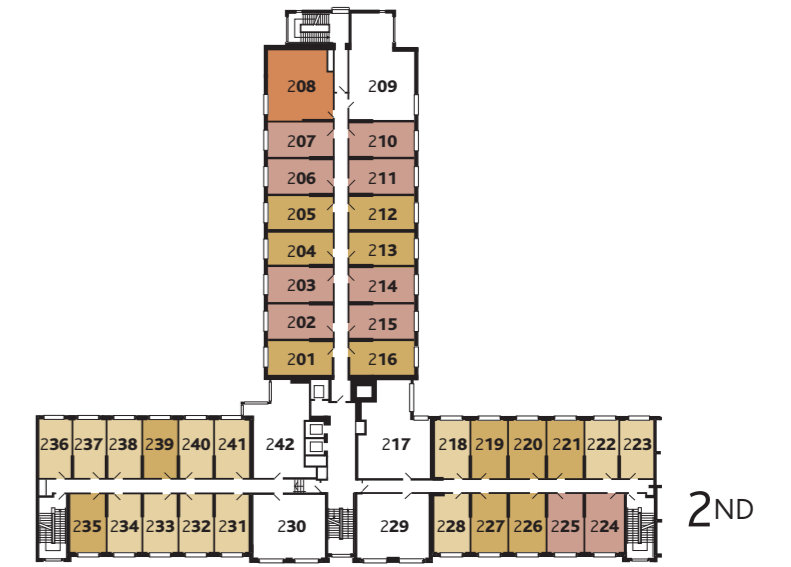
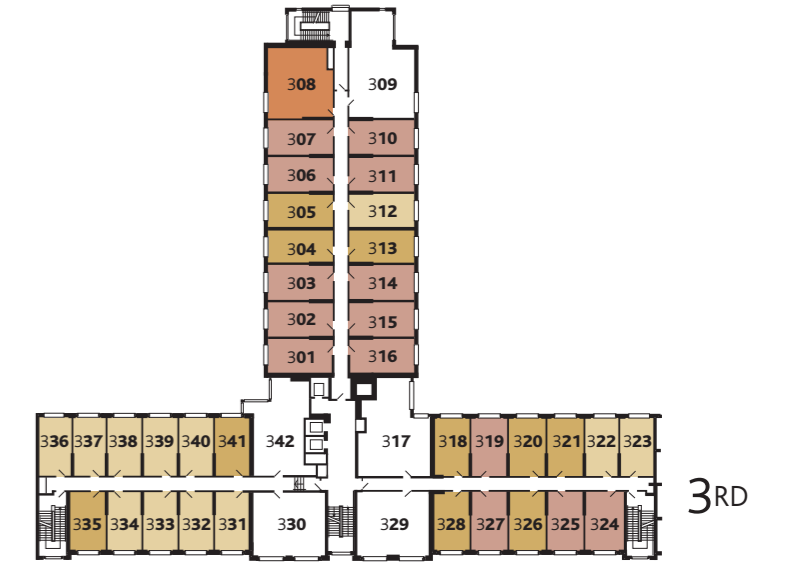
Contemporary living area with real oak one strip engineered flooring.



Fold down dining table shown with bed up.



# Studios designed for executive living



## Studio Apartment 25.7 - 26.9 sq.m.

- 223 232 234 323 Area: 25.7 sq.m. (277 sq.ft.)
- 231 240 Area: 25.8 sq.m. (278 sq.ft.)
- 238 Area: 25.9 sq.m. (279 sq.ft.)
- 233 241 332 340 Area: 26.0 sq.m. (280 sq.ft.)
- 222 322 Area: 26.1 sq.m. (281 sq.ft.)
- 237 334 337 Area: 26.2 sq.m. (282 sq.ft.)
- 236 312 336 338 Area: 26.3 sq.m. (283 sq.ft.)
- 228 Area: 26.6 sq.m. (286 sq.ft.)
- 218 Area: 26.7 sq.m. (287 sq.ft.)
- 331 333 Area: 26.8 sq.m. (288 sq.ft.)
- 339 Area: 26.9 sq.m. (289 sq.ft.)

## Studio Apartment 27.2 - 28.9 sq.m.

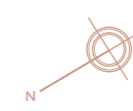
- 219 221 227 239 Area: 27.2 sq.m. (293 sq.ft.)
- 341 Area: 27.3 sq.m. (294 sq.ft.)
- 104 220 226 Area: 27.5 sq.m. (296 sq.ft.)
- 213 Area: 27.6 sq.m. (297 sq.ft.)
- 113 Area: 27.8 sq.m. (299 sq.ft.)
- 105 235 Area: 27.9 sq.m. (300 sq.ft.)
- 205 212 321 Area: 28.0 sq.m. (301 sq.ft.)
- 112 305 Area: 28.2 sq.m. (303 sq.ft.)
- 304 320 328 Area: 28.4 sq.m. (306 sq.ft.)
- 326 Area: 28.5 sq.m. (307 sq.ft.)
- 318 335 Area: 28.6 sq.m. (308 sq.ft.)
- 204 Area: 28.7 sq.m. (309 sq.ft.)
- 107 201 216 313 Area: 28.8 sq.m. (310 sq.ft.)
- 101 115 Area: 28.9 sq.m. (311 sq.ft.)

## Studio Apartment 29.0 - 31.0 sq.m.

- 116 Area: 29.0 sq.m. (312 sq.ft.)
- 102 114 303 Area: 29.1 sq.m. (313 sq.ft.)
- 110 225 Area: 29.2 sq.m. (314 sq.ft.)
- 202 210 215 307 Area: 29.3 sq.m. (315 sq.ft.)
- 103 106 111 302 Area: 29.4 sq.m. (316 sq.ft.)
- 224 306 314 Area: 29.5 sq.m. (317 sq.ft.)
- 325 Area: 29.6 sq.m. (318 sq.ft.)
- 310 324 Area: 29.7 sq.m. (320 sq.ft.)
- 203 214 311 319 Area: 30.0 sq.m. (323 sq.ft.)
- 315 Area: 30.1 sq.m. (324 sq.ft.)
- 206 327 Area: 30.3 sq.m. (326 sq.ft.)
- 207 Area: 30.4 sq.m. (327 sq.ft.)
- 211 Area: 30.5 sq.m. (328 sq.ft.)
- 316 Area: 30.7 sq.m. (330 sq.ft.)
- 301 Area: 31.0 sq.m. (334 sq.ft.)

## Studio Deluxe Apartment 57.2 - 58.5 sq.m.

- 108 Area: 57.2 sq.m. (615 sq.ft.)
- 208 Area: 58.5 sq.m. (629 sq.ft.)
- 308 Area: 57.8 sq.m. (622 sq.ft.)



Apartment plans are intended to be correct but precise details may vary. Furniture and floor finishes are shown for illustrative purposes only. Internal areas are accurate to within 5%.



# Beautifully proportioned 1 bedroom and 1 bedroom plus apartments



**1 Bed Apartment**

**242** Area: **63.6** sq.m. (684 sq.ft.)  
**342** Area: **65.2** sq.m. (702 sq.ft.)



**1 Bed Plus Apartment**

**109** Area: **76.8** sq.m. (826 sq.ft.)  
**209** Area: **77.7** sq.m. (836 sq.ft.)  
**309** Area: **80.1** sq.m. (862 sq.ft.)



**1 Bed Plus Apartment**

**217** Area: **75.1** sq.m. (808 sq.ft.)  
**317** Area: **76.9** sq.m. (827 sq.ft.)



Apartment plans are intended to be correct but precise details may vary. Furniture and floor finishes are shown for illustrative purposes only. Internal areas are accurate to within 5%.



## Studio Apartment Specification

### GENERAL

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- Real oak one strip engineered timber flooring.
- White matt emulsion finish to walls & ceilings.
- White lacquered doors with brushed stainless steel door furniture.
- Brushed metal switch and socket plates.
- Low energy LED recessed downlights.
- Communal heating system with flat panelled radiators.
- Video entryphone security.

### LIVING AREA

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- Bespoke white matt lacquered wall shelving unit with free standing flat screen TV included.
- TV socket set cabled to enable Sky + (subject to subscription), terrestrial digital TV and FM radio.
- Telephone socket.

### KITCHEN AREA

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- Designer kitchen units with tobacco wood coloured base units and off white lacquered wall units.
- Mid brown coloured stone worktop.
- White glass splashback up to underside of wall units.
- Integrated appliances to include:
  - Single oven
  - Microwave oven
  - 2 ring ceramic hob
  - Recirculating cooker hood
  - Under-counter fridge with ice box
  - Compact dishwasher
  - Stainless steel under-mounted single bowl sink with lever tap.
  - Washer/dryer (freestanding where located in service cupboard).
- Underlighting to wall units.
- Centralised appliance switch panel.

### BEDROOM AREA

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- Bespoke white matt lacquered pull down bed with veneer dining table feature.
- TV socket set cabled to enable Sky + (subject to subscription), terrestrial digital TV and FM radio.
- Telephone extension socket.

### SHOWER ROOM (AND BATHROOM)

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- Large format porcelain floor and wall tiling.
- Bespoke timber veneered vanity unit with glass shelves, mirrored doors and feature lighting.
- Shaver socket.
- White sanitaryware.
- Chrome plated square profile taps, shower mixer, fixed and hand held shower attachments.
- Chrome plated square profile heated towel rail.
- Clear glass semi-framed shower enclosure and door.

### SERVICE CUPBOARD

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- Washer/dryer to selected studios.

## 1 bedroom apartment variations:-

### BEDROOM

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- Beige tone fully fitted carpet.

### BATHROOM

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- Clear glass semi-framed bath screen.

### KITCHEN AREA

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- Integrated appliances to include:
  - Single oven.
  - 4 ring ceramic hob.
  - Recirculating cooker hood.
  - Tall fridge/freezer.
  - Microwave oven.
  - Dishwasher.
  - Washer/dryer (freestanding where located in service cupboard).



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