

EO

10

ALDERBROOK ROAD

SW12



AN EXCLUSIVE COLLECTION OF FIVE NEWLY BUILT APARTMENTS

Comprising one, two and three bedroom homes, ideally positioned moments from Clapham Common and within easy reach of Clapham South. Thoughtfully designed for contemporary living, each home combines refined interiors with a high specification throughout.

Crafted by an experienced boutique developer, the apartments showcase careful attention to detail and a cohesive, modern aesthetic. Interiors feature a neutral palette complemented by oak-effect herringbone flooring, bespoke joinery and feature wall panelling in selected areas.

The kitchens feature quartz worktops, hot water taps, fully integrated appliances and sleek dual-tone cabinetry, while bathrooms are finished with natural-toned tiling and brushed brass fittings. Generous storage is incorporated throughout, including fitted wardrobes and bespoke cabinetry.

Each apartment is designed for immediate occupation, with features such as underfloor heating, triple-glazed windows and secure video entry providing comfort and peace of mind. Energy efficiency is a key focus, with solar panels contributing to strong EPC ratings and reduced environmental impact.



A COVETED ADDRESS IN SW12

Ideally positioned in the heart of Clapham South, the development is just moments from the open green spaces of Clapham Common. The vibrant amenities of Abbeville Village are a short stroll away, offering a charming mix of independent shops, cafés, bars, and restaurants.

Residents can enjoy a variety of dining options, from Mediterranean dishes at Megan's on the Hill and Italian favourites at Ciullosteria and Bucci, to Asian cuisine at Kanji Balham and Rosa's Thai. Local pubs such as The Cyclist and The Devonshire provide friendly neighbourhood hubs, while Betto Tapas & Cocktail Bar offers a stylish spot for tapas and drinks.

Families benefit from a selection of highly regarded schools nearby, including Alderbrook Primary, Henry Cavendish Primary (Outstanding), and Holy Ghost Catholic Primary.

ABOUT THE DEVELOPER

Pad Pad Limited is an experienced and highly regarded house builder specialising in the design and construction of exceptional residential developments across South West London. The company focuses exclusively on smaller-scale, boutique schemes, allowing for a meticulous level of detail and craftsmanship in every project.



SPECIFICATION

Interiors

- Neutral colour palette
- Feature wall panelling to selected areas
- Oak-effect herringbone flooring throughout
- Bespoke joinery and built-in storage
- Fitted wardrobes in select bedrooms
- Striking ebony black internal doors

Kitchens

- Quartz worktops with marble-effect finish
- Sleek dual-tone cabinetry
- Fully integrated appliances (Bosch or similar)
- Induction hob and hot water tap
- Selected units with wine cooler
- Designed by specialist kitchen designers

Bathrooms

- Natural-toned tiling with coordinated floor finishes
- Brushed brass fittings
- Vanity units with quartz surfaces
- Overhead showers and heated towel rails

General

- 10-year building warranty
- Share of freehold
- Peppercorn ground rent
- Low service charge
- Selected apartments benefit from private outdoor space
- Developed by an experienced boutique housebuilder

Comfort & Technology

- Underfloor heating throughout
- Triple-glazed and high-performance double-glazed windows
- Secure video entry system
- Fibre-optic broadband ready
- USB sockets and modern electrical fittings

Energy Efficiency

- Solar panels with energy storage
- Designed to achieve A-rated EPC
- Enhanced insulation and reduced CO₂ emissions

FLAT A - 3 BEDROOM APARTMENT



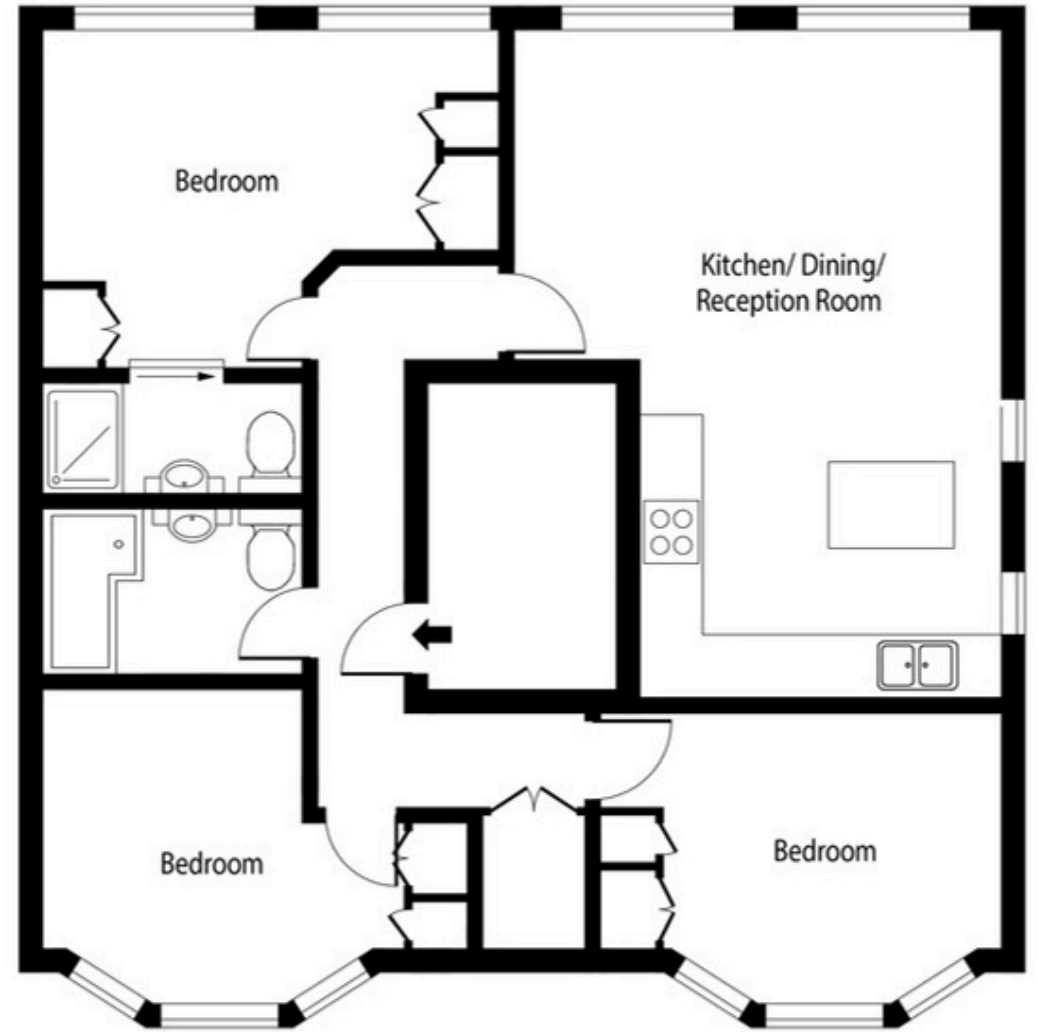
Ground Floor

Approx Gross Internal Area **796 Sq Ft - 73.98 Sq M**

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FLAT B - 3 BEDROOM APARTMENT



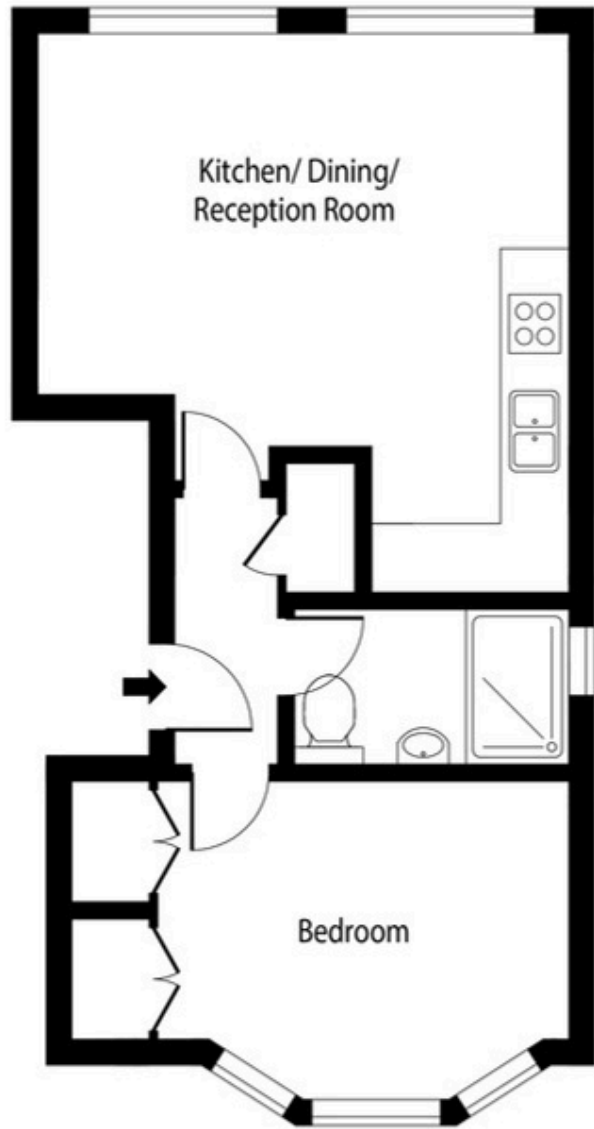
First Floor

Approx Gross Internal Area **820 Sq Ft - 76.18 Sq M**

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FLAT C - 1 BEDROOM APARTMENT



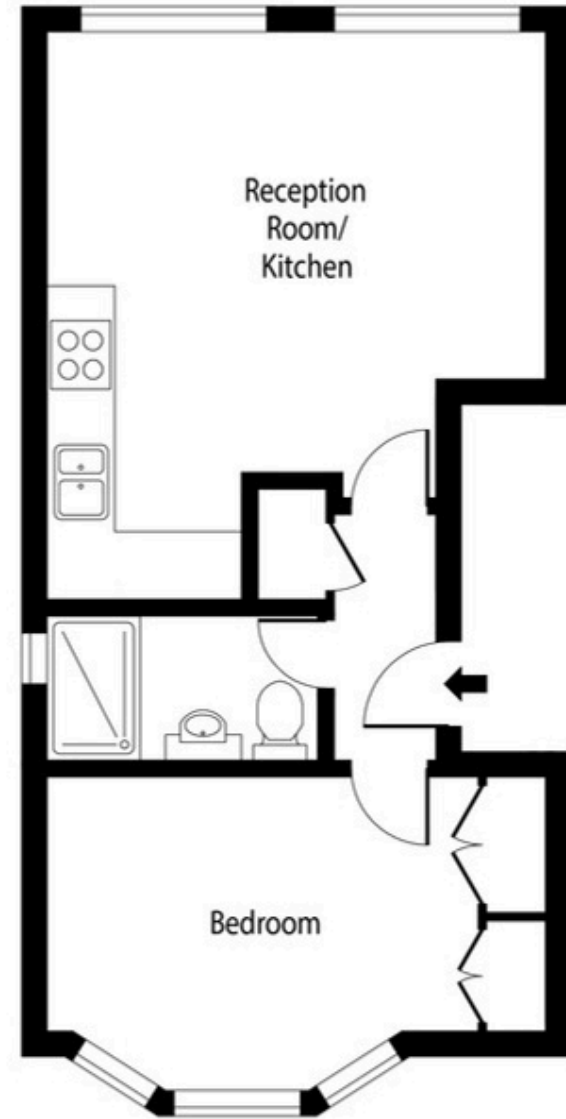
Second Floor

Approx Gross Internal Area **410 Sq Ft - 38.05 Sq M**

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FLAT D - 1 BEDROOM APARTMENT



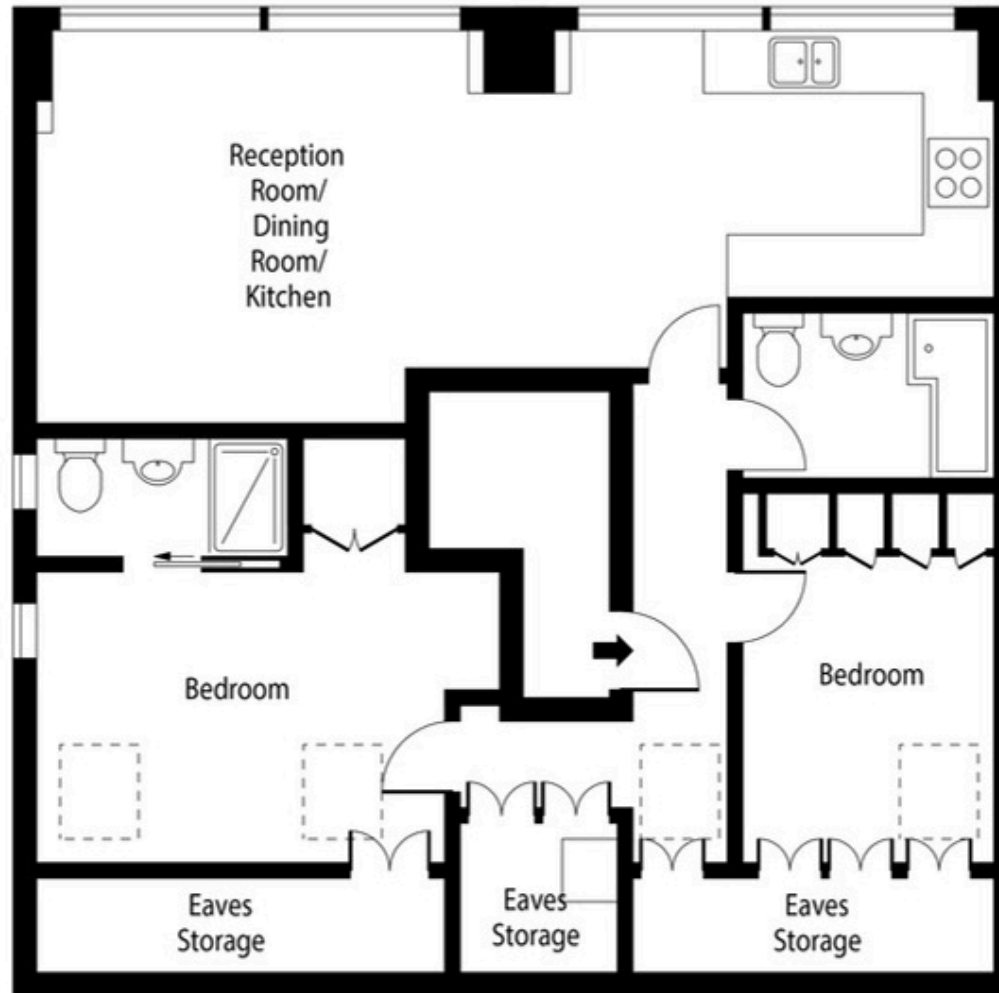
Second Floor

Approx Gross Internal Area **399 Sq Ft - 37.09 Sq M**

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FLAT E - 2 BEDROOM APARTMENT



Third Floor

Approx Gross Internal Area **842 Sq Ft - 78.27 Sq M**

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