



www.streathampark.co.uk



**Streakham
Park**

come to live, come to life.



**come to live,
come to life.**

Streatham Park is an exciting new development in South London offering modern one- and two-bedroom apartments and world-class leisure facilities. Streatham is a known hub in the capital. Rich in culture and history, it is filled with exciting places to eat and lots of opportunities to get involved in sport and exercise. Surrounded by vibrant and beautiful areas, three National Rail stations also make access to the City quick and easy.

beautiful
apartments
surrounded
by leisure,
culture and
open spaces





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Location

The name Streatham means ‘the hamlet on the street’, clearly reflecting the area’s history and its location on the London to Brighton Way.

The South London district was originally a rural village predominantly involved in agriculture, but this was transformed in 1659 when Streatham Wells, two natural springs with medicinal qualities, were discovered. This kick-started a period of development and gentrification that shaped Streatham into the vibrant town it is today. Surrounded by such energy and with many sporting opportunities, this exciting new development will enhance Streatham’s pre-existing reputation as a leisure hub.

once a rural hamlet, now a vibrant london hub





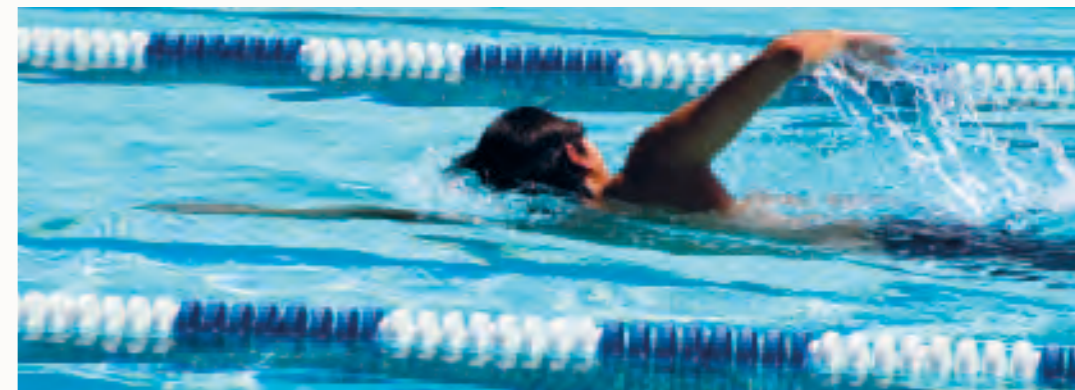
*come to live,
come to refresh.*

Streatham is a recreational hub with numerous ways to get involved in sport and a variety of fun activities, both within the world-class leisure park and in areas nearby. For when you'd prefer to wind down, there are countless opportunities to shop, dine out, explore the local culture or simply socialise, so you'll never run out of ways to make the most of your time.

Leisure Park & Sports

Streatham is renowned for its iconic ice rink. Built in 1931, it has hosted many champion and Olympic ice skaters over the years.

The development's state of the art leisure park will provide a new full-size rink surrounded by 100 spectator seats. The centre will also offer a number of top quality facilities for use by residents and the local public. This includes a six-lane swimming pool, a 13m learning pool, a four-court sports hall and a health and fitness suite.



take a dip,
go for a spin,
have a game

As well as the amenities within the development, there are plenty of other leisure opportunities nearby. Streatham Common is a popular area to jog and is also an important stop on the Capital Ring walking route around Greater London. There are tennis, football and rugby clubs all nearby, and Tooting Bec Athletics Track is just seven minutes away by bus. There is also a lido in Tooting Bec Common, which is consistently popular in the summer months. Herne Hill Velodrome, the last remaining venue from the 1948 Olympic Games, is also just 20 minutes away.

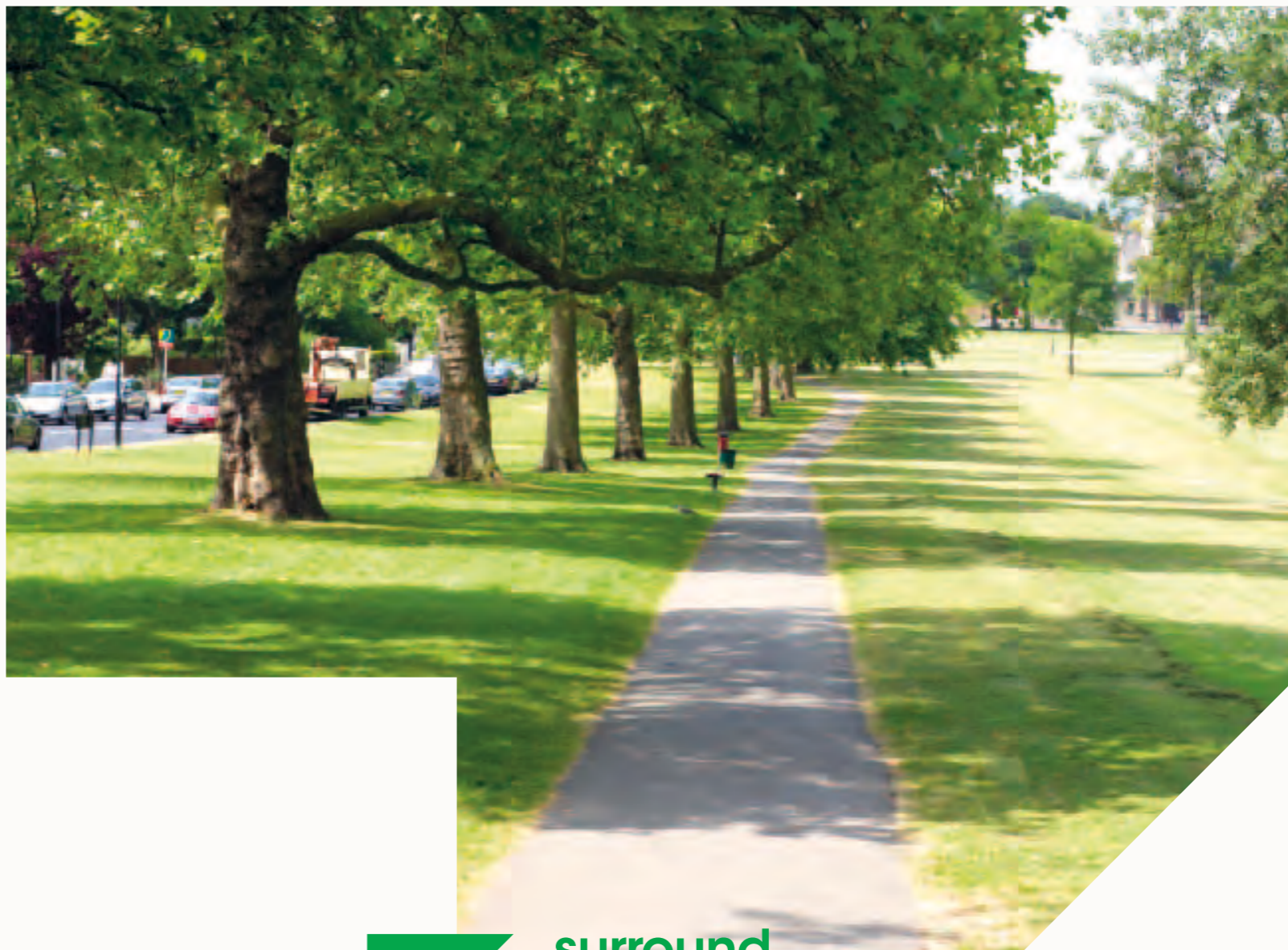
bringing new
life to ice skating
history

Open Spaces

memories made from lazy days

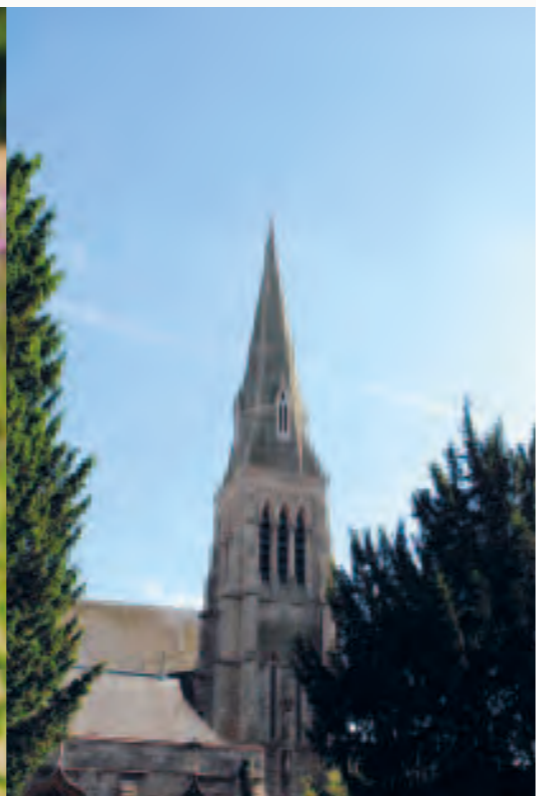
A reminder of its rural past, Streatham boasts a number of beautiful parks and open spaces, ideal for leisurely walks.

Streatham Common is a large open area, over half an acre of which is managed as a Local Nature Reserve. The Common is perfect for relaxing, catching up with friends or spending hours playing football or Frisbee. The Common is also home to the Rookery, a beautiful landscaped garden with a pond and café.



surround yourself with natural beauty

Adjacent to the Rookery is Norwood Grove Recreation Ground which features an early 19th century mansion known as the White House, as well as a tennis court and a bowls club. The Streatham Memorial Gardens are just a three-minute walk from the development and offer a peaceful area filled with old trees and colourful flowers. If you do feel like a change of scenery, Wandsworth Common is just 17 minutes away by train and spans 175 acres.





*come to live,
come to explore.*

The discovery of Streatham Wells in 1659 enabled the town to develop into a hub of leisure and entertainment, embracing London's coffee house culture and even becoming known as 'the West End of South London'. The area is also reputed to have the longest shopping street in Europe with Streatham High Road stretching for over two miles.



Shops & Bars

Nowadays Streatham and its surrounding areas are filled with interesting places to shop, eat and socialise.

When you're not busy making the most of the sporting amenities on offer, you are spoilt for choice with indulgent and relaxing ways to spend your time. From the high street favourites to one-off boutiques and shops stocking ingredients for exotic cuisines, your every need is catered for.

As well as a range of local independent shops and an integrated 24/7 Tesco Extra, there are a number of shopping centres nearby that offer a variety of popular high street brands. Centre Court in Wimbledon is just 11 minutes away by train and Whitgift Centre in Croydon is just 26 minutes away. Europe's largest shopping centre, Westfield in Stratford, is also under an hour away by train.

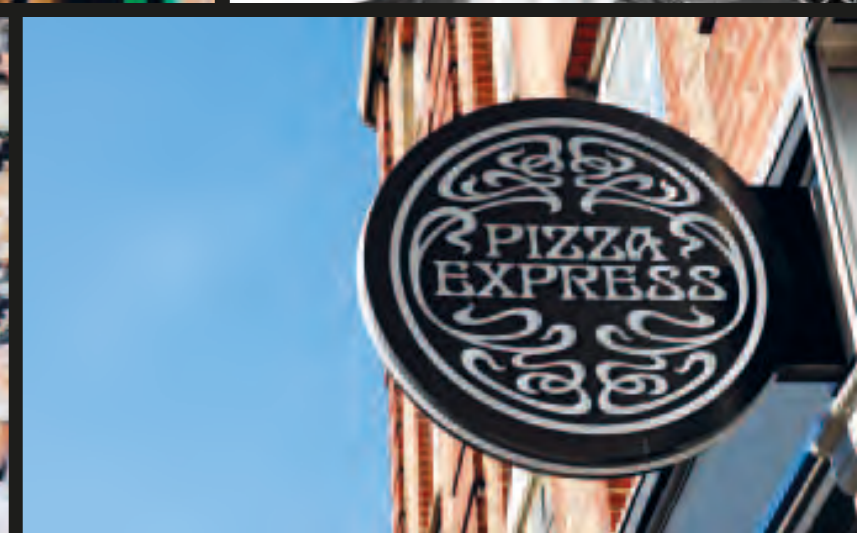
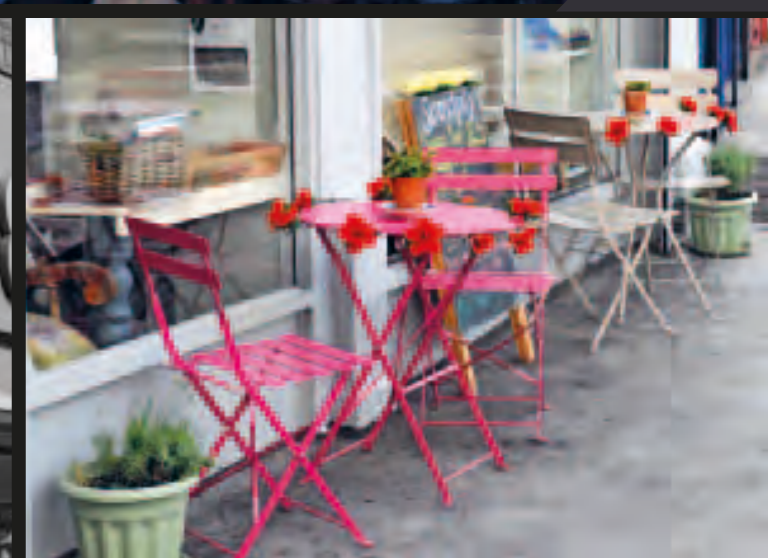
The town boasts a variety of exciting restaurants, cafés and delis. Cuisines from around the world are readily available, including Caribbean, African, Italian, Thai, Japanese and Chinese. A favourite in the area is Hideaway, a renowned jazz club showcasing established musicians, comedians and up-and-coming talent. The club's sister venue, Hideaway Jazz Café, is just a short walk away and serves classic dishes to the sounds of jazz legends. The club also has a business lounge and meeting rooms for hire through its Workspace scheme.

Another local highlight is Wholemeal Café which offers delicious vegetarian and vegan meals. The Exhibit, a boutique cinema and restaurant, is another popular venue. If you'd prefer to go a little further afield, Harrison's, a contemporary brasserie and bar co-owned by Rick Stein, is just 20 minutes away by train. Streatham is also home to an annual Food Festival that attracts over 3,000 people throughout its two-week run. Events include workshops, tastings, cookery contests and open-air markets.

Streatham is equally rich in culture and interesting architecture. Its historic roots can be seen in the building style of The Tate Library, The White Horse Pub and St Leonard's Parish. The annual Streatham Festival offers a range of art- and culture-themed activities and entertainment. The Horniman Museum in Forest Hill, just 30 minutes away, features an aquarium, music gallery, natural history gallery and frequently changing exhibitions, while the Crystal Palace Museum, detailing the history of the famous palace, is also nearby.

RESTAURANTS: MINUTES FROM DEVELOPMENT (WALKING OR PUBLIC TRANSPORT)

Bar 61 (Spanish)	12
Bubba's (Caribbean)	5
Caminata (Italian)	20
Masaledar (Indian)	17
Slurp (Japanese)	8
The Hamlet (Gastro pub)	11
The Hideaway (Gastro pub)	5
The Paddyfield (Thai)	20
The Waterfront (Italian)	3
Wholemeal (Vegan)	6
Zizou Tagine (North African)	20



**put your feet up,
wind down
and indulge**

a lifetime of growth and discovery



No matter the age or ability, Streatham and its surrounding areas have something to offer at every level of education.

Streatham boasts a number of high-achieving schools within the town and close by, with a variety of single-sex, mixed, public and state schools.

Primary schools to achieve highly in recent Ofsted inspections include St Andrew's Catholic Primary School, Julian's School, Streatham Wells Primary School and Kingswood Primary School. (According to the Ofsted website).

The area also benefits from a number of successful secondary schools, including Dunraven Secondary School, Chesnut Grove Academy and Streatham & Clapham High School, all of which achieved Good or Outstanding in recent inspections. (According to the Ofsted and Independent Schools Inspectorate websites).

GOLDSMITHS, UNIVERSITY OF LONDON

Internationally renowned as the institution responsible for producing several of the Brit Art generation of artists, including Damien Hirst, Goldsmiths is widely recognised as the UK's leading creative university. It is easily accessible from Streatham in just over 30 minutes.

LONDON METROPOLITAN UNIVERSITY

One of London's oldest educational institutions, the University is situated in the heart of the capital and has archives, a library and a museum. Its sites in Holloway, Moorgate and Aldgate are all accessible by train or tube.

LONDON SOUTH BANK UNIVERSITY

Just 25 minutes away by train, and within walking distance from London Bridge station, this modern university is attended by over 23,000 students. An amalgamation of a number of London colleges, the University has a reputation for offering pioneering courses.

RAVENSBOROUGH COLLEGE OF ART AND DESIGN

Located in new buildings alongside the O2 Arena on the North Greenwich Peninsula, Ravensbourne College enjoys an international reputation. It is an established centre for excellence in traditional, contemporary and digital art and design and is accessible via train and tube.

ST GEORGE'S, UNIVERSITY OF LONDON

The UK's only independent medical and healthcare higher education institution is just 30 minutes away by bus. The University shares a site with St George's Hospital, one of South London's busiest hospitals.

UNIVERSITY OF THE ARTS, LONDON

Made up of six distinguished Colleges, the University of the Arts is the largest specialist arts and design university with regards to the number of students enrolled. With sites across London, the University is easily accessible from Streatham.

UNIVERSITY OF ROEHAMPTON

A diverse and vibrant university with students from 130 countries, Roehampton is London's only campus university and enjoys 54 acres of parkland. Located in historic buildings, the campus is accessible by public transport.

UNIVERSITY OF WESTMINSTER

Originally the first polytechnic in the UK, the University has continued its reputation as a pioneer. Three of the University's four sites are located in central London and are easily accessible from Streatham by public transport.



*come to live,
come to discover.*

Ideally located in Zone 3 and well-served by three National Rail stations and numerous bus routes, the City is within easy reach for both work and leisure. Streatham is also surrounded by a number of other vibrant areas including Balham, Brixton, Clapham and Wandsworth.

Connections

With three stations just a short walk from the development, travel into the City is quick and easy.

Clapham Junction is less than ten minutes from both Streatham Hill and Streatham Common stations. London Bridge is accessible from Streatham station in just 23 minutes and Blackfriars is only 19 minutes away, making travel throughout the city simple. The London Underground is also available nearby, with Balham station just a four-minute train journey from both Streatham Hill and Streatham Common stations.

BRIXTON

Just 17 minutes away by National Rail is the lively town of Brixton. Known for its vibrant street market and independent shops, Brixton is also home to the Ritzy, the largest independent cinema in the country, complete with its own restaurant and bar. The O2 Brixton Academy, widely regarded as one of London's greatest music venues, is also located here. With a rich rock history, it is the venue in which The Smiths played their last ever gig in 1986.

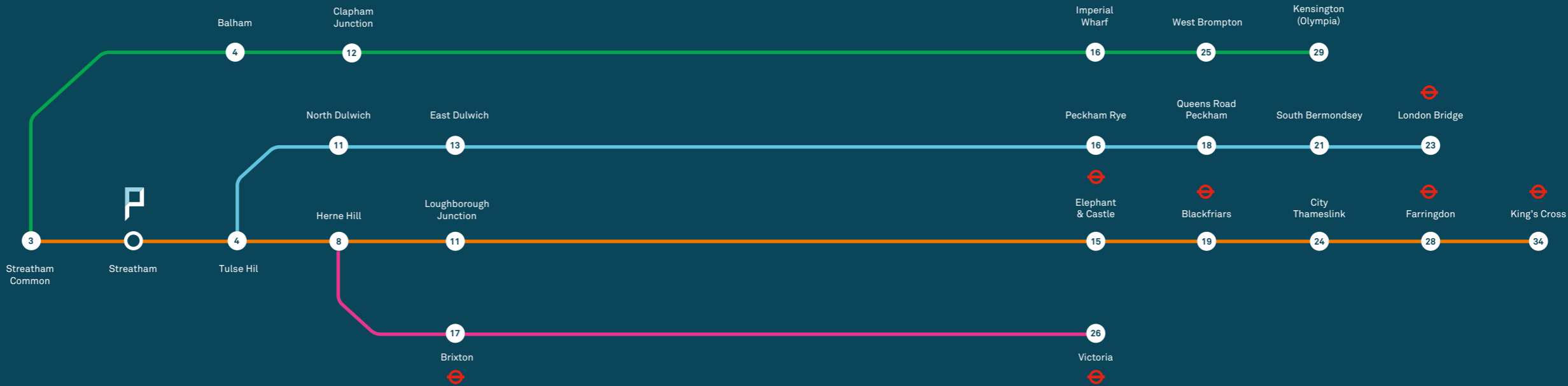
BALHAM

Home to The Bedford, a popular venue for live music and comedy, Balham is a diverse and lively just area a short train journey from the development. Another favourite for live music is The Regent, which also shows major sporting events throughout the year. My Back Pages, one of London's remaining independent bookshops, and a weekly farmer's market are highlights within the area.

KEY

- National Rail
- Tube
- Time from Streatham

Travel times are approximate and have been obtained from Transport for London's online Journey Planner.



making the most of life in the capital

BUS

Streatham is very well connected by bus, with a number of frequent and reliable services linking the town to areas across London. Four bus routes link the development to Brixton in just over 20 minutes and several routes lead to Balham, some in as little as 25 minutes. Route 319 reaches Wandsworth Common in 35 minutes. London Bridge is accessible in under 50 minutes and London Victoria in under 55 minutes.

CYCLE

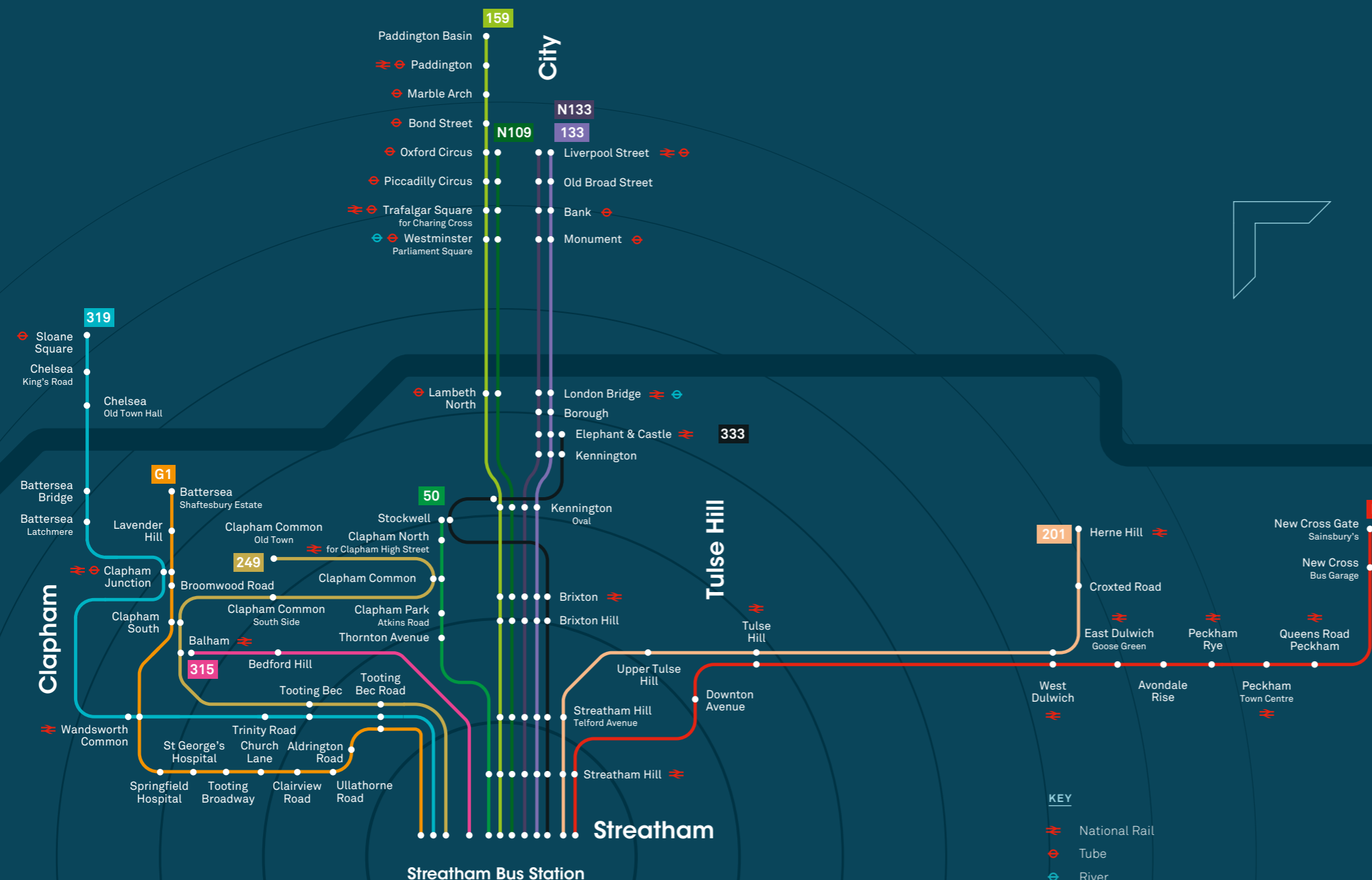
Exploring London by bike is a fun, relaxing way to experience the city. Whether cycling to work or discovering hidden streets on a leisurely morning, you can see the city from an entirely different perspective.

A Cycle Superhighway (route CS7) runs through nearby Balham, just a 13 minute cycle or train journey from the development. Clearly-structured Superhighway routes are a safe and easy way to cycle into the City. The CS7 route runs through Stockwell and Elephant and Castle before finishing at Cannon Street.

AIRPORT

As little as 49 minutes away by public transport is Gatwick Airport, London's second largest international airport with flights to destinations across the globe. Whether you're jetting off for an important business trip or a lazy weekend in the sun, you're never too far away.

With a number of shops, restaurants and seating areas, Gatwick ensures that your travel experience is as relaxing as can be. The option of online check-in provided by several airlines also makes the process quick and easy.



explore, get yourself lost, experience your city

Streatham Park not only provides a wealth of beautiful homes, it also creates a state of the art leisure hub for the community. Offering two swimming pools, a full-size ice rink and health and fitness suite, there is plenty for residents to take full advantage of.

*come to live,
come to relax.*



Architect's Vision

A development which encompasses such a variety of uses and which provides the opportunity to integrate them into a coherent and holistic urban entity rarely presents itself.

We at Michael Aukett Architects have designed Streatham Park to be at the heart of the area and to be an asset to the community. It provides a high quality urban living quarter integrated with a world-class leisure facility, comprehensive retail fully integrated into the surrounding urban environment, with sensitive and generous landscaping. The result is high quality architecture which is safe by design, sustainable and fully emphasises its gateway location, responding to the local townscape character and enhancing the nearby conservation areas.

The apartments have been designed to fully benefit from the stunning views from this location and to provide modern, spacious, energy efficient homes with ample private and communal open spaces wholly consistent with living in an exciting urban environment, yet also providing retreat, so important for modern life.

All of this together with the sensitive integration of an improved cycle, highways and public transport network represents a key achievement, enhancing the local shops, places of work and the economy throughout the day, and makes Streatham Park an exciting place to live.

Chris Bryan
Director and Project Architect



world-class leisure in an urban setting



Internal Specification

the beauty of
a modern
lifestyle
sleek and
stylish, calm and
comfortable



Streatham Park was designed to strike the perfect balance of urban culture and lifestyle with privacy and tranquility.

The Triumph and Podium buildings are set around a landscaped roof courtyard, perfect for relaxing in peace. Each of the 148 apartments has the benefit of underfloor heating throughout, top-quality utilities and is stylishly finished with neutral colours, light wood and modern fittings for a clean-looking, comfortable home. Simple, well-lit bathrooms are the perfect place to refresh, while bedrooms are designed to provide a calm, restful space.



BATHROOMS

- Fully tiled bathroom with semi recessed basin
- Chrome single lever basin mixer
- Mirrored wall cabinet above basin
- Wall-mounted WC with cushion-close lid and contemporary flush plate
- Low profile shower tray
- White gloss bath with shower screen and chrome shower mixer
- Chrome shower set
- Integrated shaver plate socket
- Chrome heated towel rail
- Beige large format floor and wall tiles

KITCHENS

- Stainless steel oven with integrated extractor
- Integrated fridge freezer
- Ceramic hob with touch controls
- Integrated dishwasher and washer dryer
- Stainless steel basin with Franke Mono tap
- Grey or dark grey quartz worktop
- Handle-less drawer system with high gloss lacquer door
- Recessed downlighting
- Oak flooring

BEDROOMS

- Neutral colour quality wool-mix carpet
- Built-in wardrobe with soft-close white glass doors
- Low energy lighting

COMMON AREAS/LIVING ROOMS

- White recessed downlighting
- Oak flooring
- Wall-mounted audio and video answering system

Streatham Park

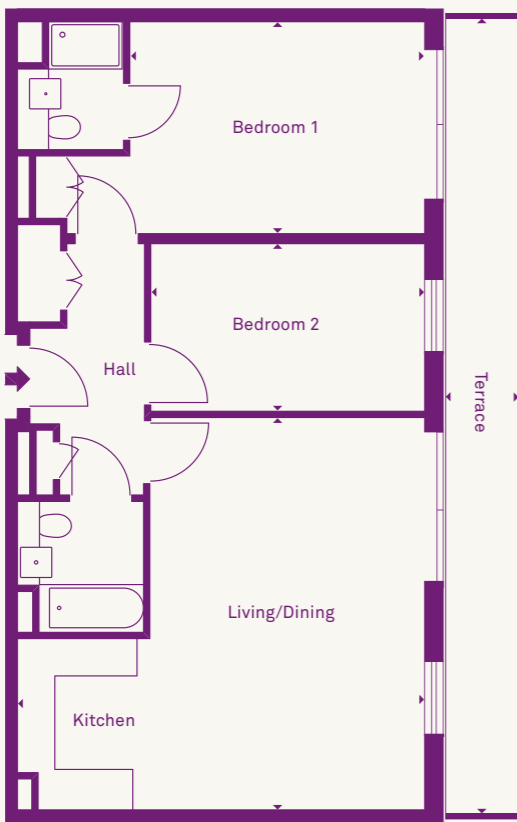


bringing
comfort
and style
to life

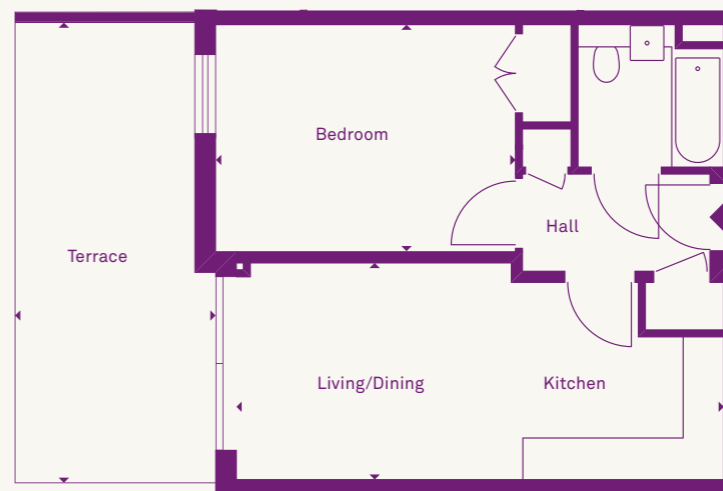
Floor Plans

One and two bedroom apartments in a variety of sizes and layouts are available. Open plan living and dining areas maximise space and the majority of apartments include an integrated terrace.

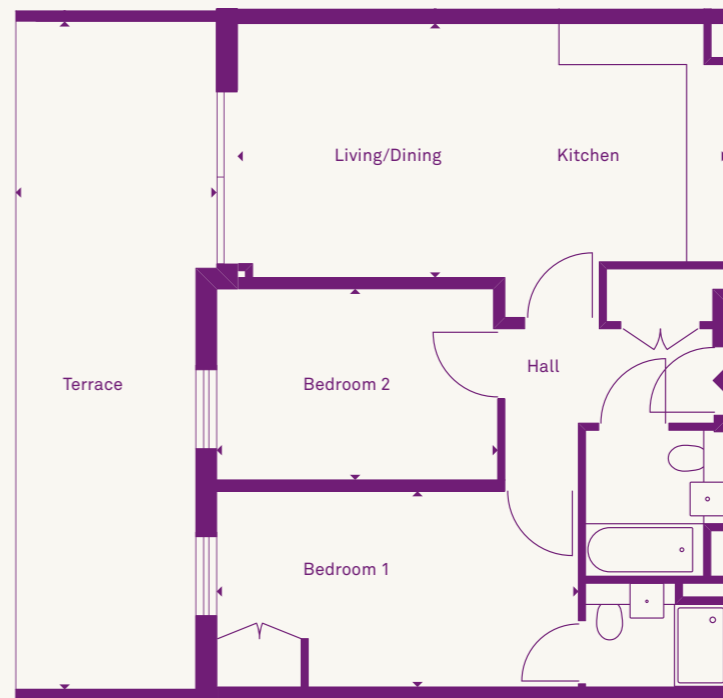
PEA Rating = B The floorplans are examples and for guidance only.




The Podium Building
APARTMENT 173 / LEVEL 6 GIA:
889 SQ FT / 82.6 SQ M



The Podium Building
APARTMENT 58 / LEVEL 3 GIA:
511 SQ FT / 47.5 SQ M



The Podium Building
APARTMENT 57 / LEVEL 3 GIA:
745 SQ FT / 69.2 SQ M



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