



THE
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THE EARLSFIELD COLLECTION

2 bedroom apartments

INTRODUCTION

The Earlsfield Collection at The Switch

Introducing our final collection of 2 bedroom apartments at The Switch. Luxurious homes, perfectly placed in south west London with Earlsfield, Wimbledon and Tooting on your doorstep. All apartments are available through Shared Ownership* and ready to move in now.



*Shared Ownership - Terms and conditions apply. This scheme with Peabody is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. Please speak to a member of our Sales Team for more details.



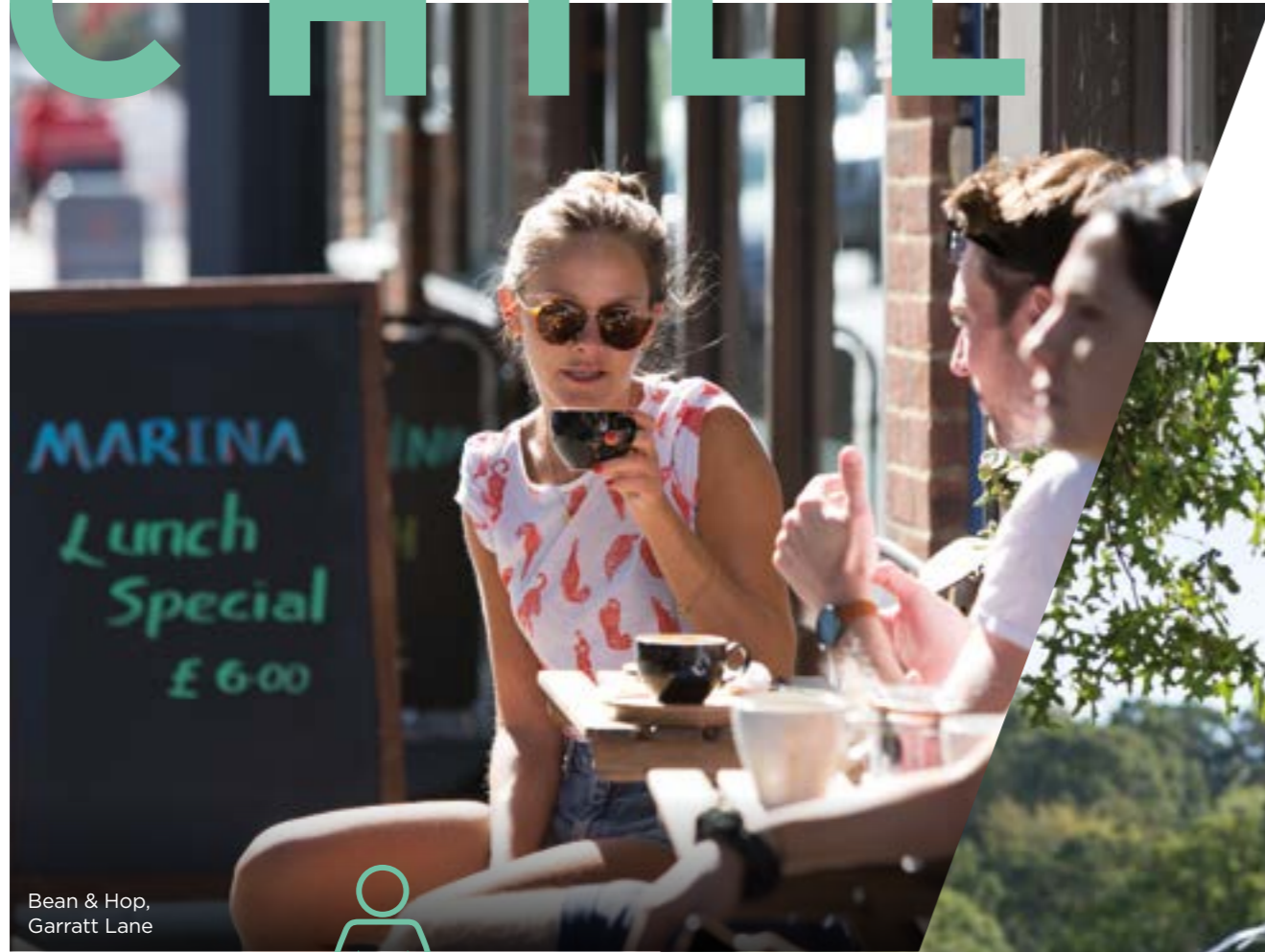
The Switch is part of an extensive regeneration programme, set across a large mixed-use project complete with a new purpose-built Wimbledon Football Club Stadium, which has transformed the surrounding area.

The Earlsfield Collection is just moments from a host of eclectic cafés, restaurants, bars and independent boutiques on Garratt's Lane. Don't miss out on our final remaining homes, situated only a 13-minute* walk from Earlsfield train station.

*Walking times taken from www.google.co.uk/maps and are approximate only.



CHILL



Bean & Hop,
Garratt Lane



Tooting Common



Boasting some of London's finest outside spaces, Wimbledon is one of the capital's most sought-after locations, with the likes of Wimbledon Park, Richmond Park and Wimbledon Common all within easy reach.

The home of lawn tennis, the All-England Lawn Tennis Club is just a 10-minute drive* away and Wimbledon Common Golf Club is just one of a selection of courses nearby.

Closer to your doorstep lies the Wandle Meadow Nature Park, an idyllic five-acre nature reserve perfect for tranquil woodland walks and reconnecting with nature.

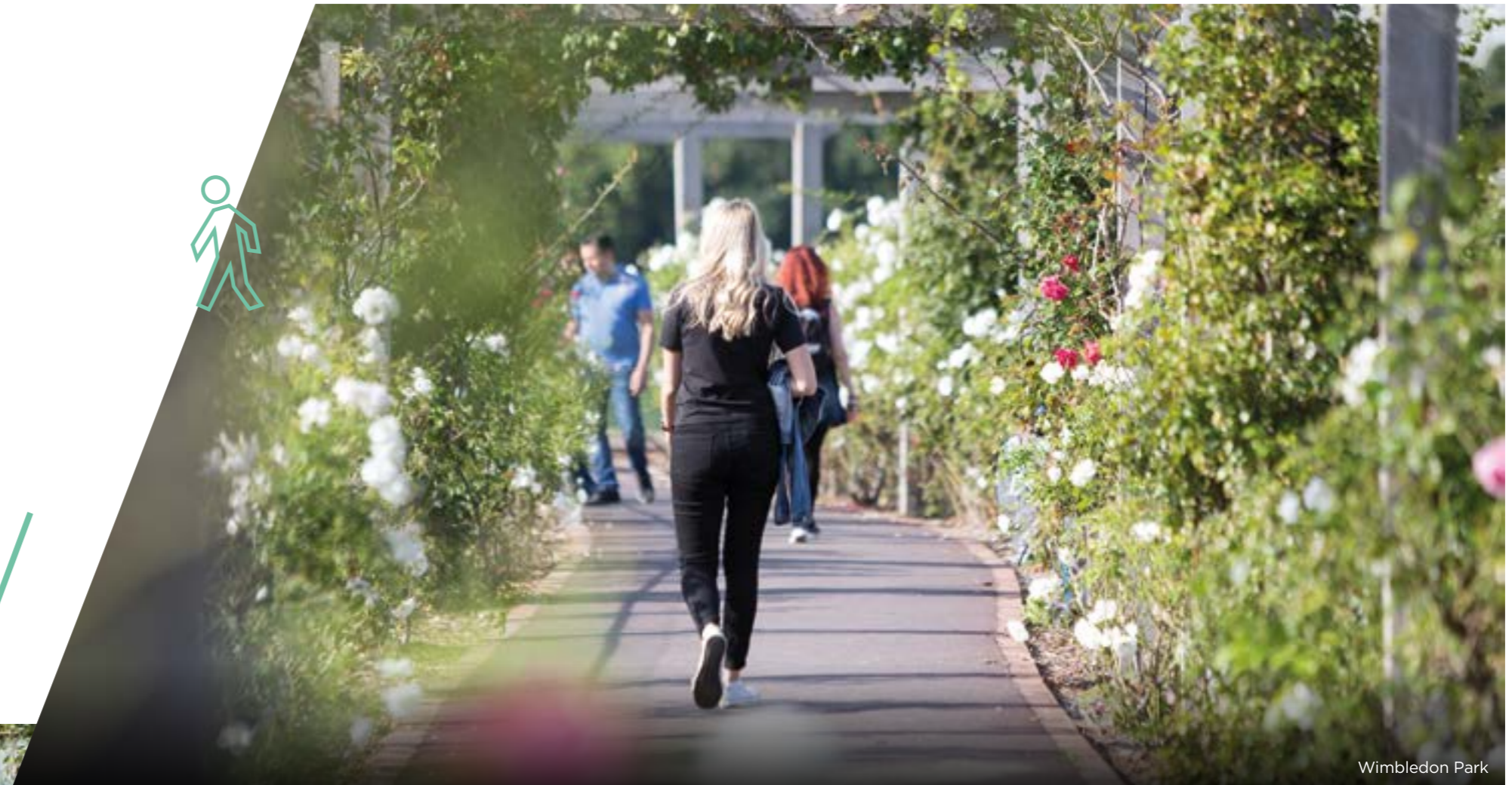
Dog walkers and joggers should head for Tooting Common, which also hosts an open-air cinema in the summer along with its famous 92-metre lido for those looking to cool off.

*Time taken from [google.co.uk/maps](https://www.google.co.uk/maps).

OUT

Whilst you're out and about, Wimbledon is also home to some great places to relax and chill. Wimbledon Village is packed with charming period buildings and unique boutiques, chic galleries, cafés and bistros, making it a corner of London with considerable appeal.

Coffee aficionados are spoilt for choice locally on Garratt Lane, with a host of cool cafés in the area. There's upmarket bakery chain GAIL's, alongside independents such as Bean & Hop, which is equally renowned for its brunch and pizza, and the suitably-named Eclectic Collection on Garratt Lane itself, with some fiendishly tempting pastries served alongside their exquisite brews.



Wimbledon Park



Leather Bottle, Garratt Lane

When it comes to dining out, there are plenty of options for all palates and pockets right on your doorstep. Try the super-fresh sushi served at locals' favourite Maki & Co, or Roxie which has become legendary for its casual dining, steaks, Sunday roasts and mighty meat feasts.

There's no shortage of great watering holes nearby either. Take your pick from the likes of the Leather Bottle, a traditional pub dating back to the 1700s with an expansive beer garden, or friendly gastropub The Selkirk. Just across the road from The Switch sits By the Horns Brewery and Taproom, serving a fantastic range of distinctive craft beers, keeping the vibe more contemporary.





DuGard & Daughters
Garratt Lane



RETAIL

Whether it's boutique or big brands, Wimbledon town centre offers all the prime shopping and leisure you need. There are all the high street chains you'd expect to find at Centre Court Shopping, as well as designer fashion outlet Matches, Elys department store and an ODEON cinema.

For your day-to-day shopping, there's a Tesco Express on the corner of Garratt Lane, while nearby on Plough Lane you'll find a large Lidl store.



Richmond Park



THERAPY

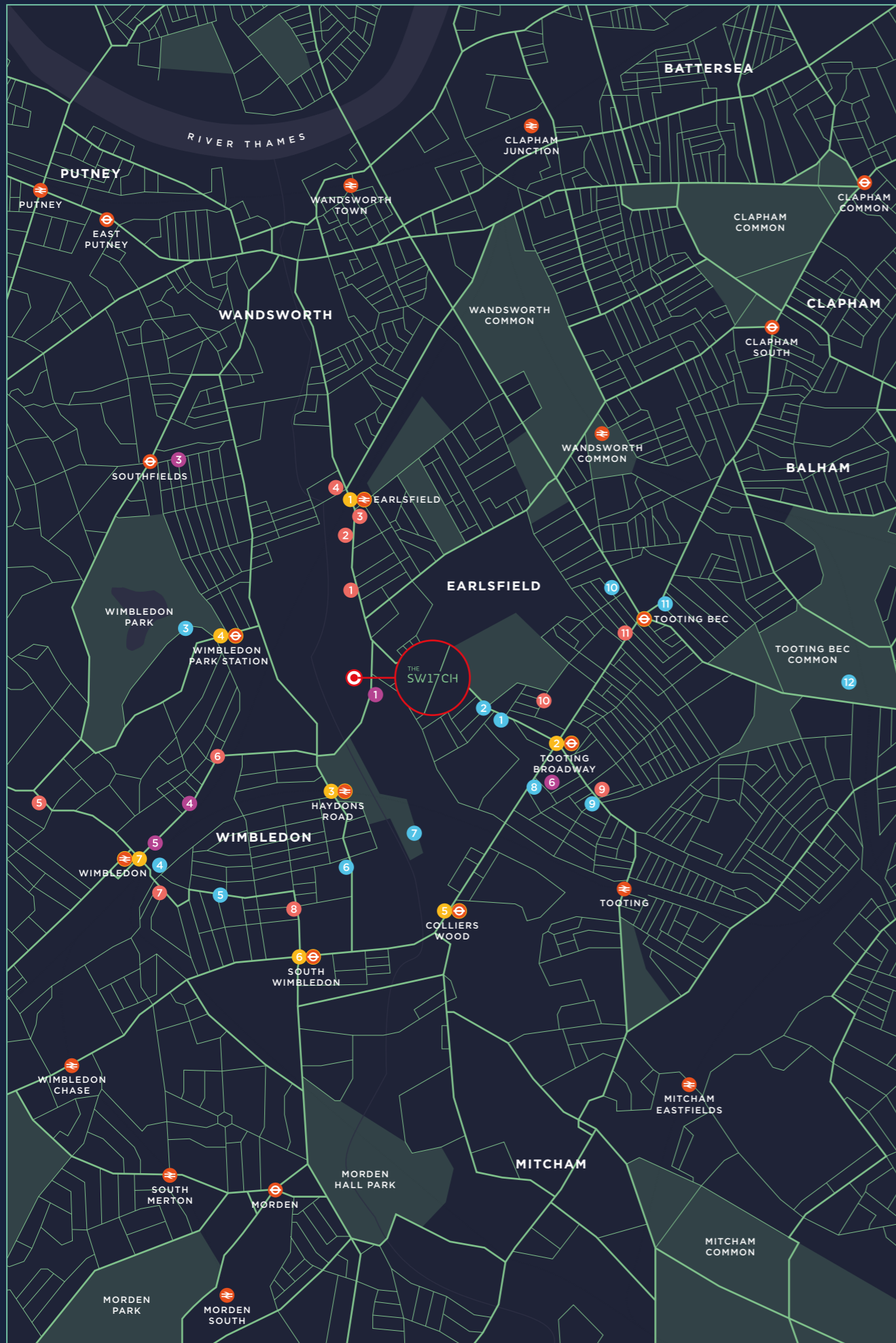
There are scores of small independent boutiques. Foodies will love specialty store Bayley & Sage, or you can slide into the perfect denims at Trilogy Stores.

And for those who want to stay in shape there's plenty here too.

Check out The Gym, Tooting on Garratt Lane, with over 60 free classes and state-of-the-art kit, which stays open around the clock. Limber up at one of 20 different yoga centres all within 10 minutes' walk*, with everything from Ashtanga and Bikram to Yin and power yoga on the menu.

Make use of an extensive network of cycling lanes, including a number of Quietways routes, which are found in quieter residential streets.

*Time taken from google.co.uk/maps.



LOCATION

TRANSPORT

- 1 Earlsfield Train Station
- 2 Tooting Broadway Tube Station
- 3 Haydons Road Train Station
- 4 Wimbledon Park Station
- 5 Colliers Wood Tube Station
- 6 South Wimbledon Tube Station
- 7 Wimbledon Tram Stop

DINING & DRINKING

- 1 Leather Bottle
- 2 Bean & Hop
- 3 Gail's Bakery Earlsfield
- 4 The Wandle of Earlsfield
- 5 Chango Empanadas Wimbledon
- 6 NYEAT Restaurant & Cocktail Bar
- 7 The Garratt & Gauge
- 8 Makiyaki
- 9 Mud
- 10 The Selkirk SW17
- 11 Meat and Shake

HEALTH & LIFESTYLE

- 1 Tooting Leisure Centre
- 2 The Gym London Tooting
- 3 Wimbledon Park Tennis Courts
- 4 ODEON Wimbledon
- 5 New Wimbledon Theatre
- 6 Haydons Road Recreation Ground
- 7 Wandle Meadow Nature Park
- 8 Anytime Fitness Tooting
- 9 Yorkys Gym
- 10 CrossFit Tooting
- 11 Fitness First Balham
- 12 Tooting Bec Lido

RETAIL

- 1 Lidl
- 2 Tesco Express
- 3 Waitrose & Partners
- 4 Centre Court Shopping
- 5 Sainsbury's Superstore



Map is not to scale. Positions of places are approximate only.

WORK HARDPLAY HARD

For those with ambitious career plans or an active social life making The Switch is a really smart move. You need never miss a meeting or get-together with friends with the mainline station at Earlsfield (only 13 minutes* to Waterloo), plus you can access the Northern Line easily, with the nearest tube station at Tooting Broadway.

Wimbledon Park and Haydon's Road support direct links to a variety of stations across central London and the City, including London Bridge, Blackfriars, Charing Cross, Victoria, Euston and King's Cross St Pancras.

Buyers might also benefit from the future connectivity and economic benefits of the Crossrail 2 project, which will connect Wimbledon with swathes of North London, Surrey and Hertfordshire.

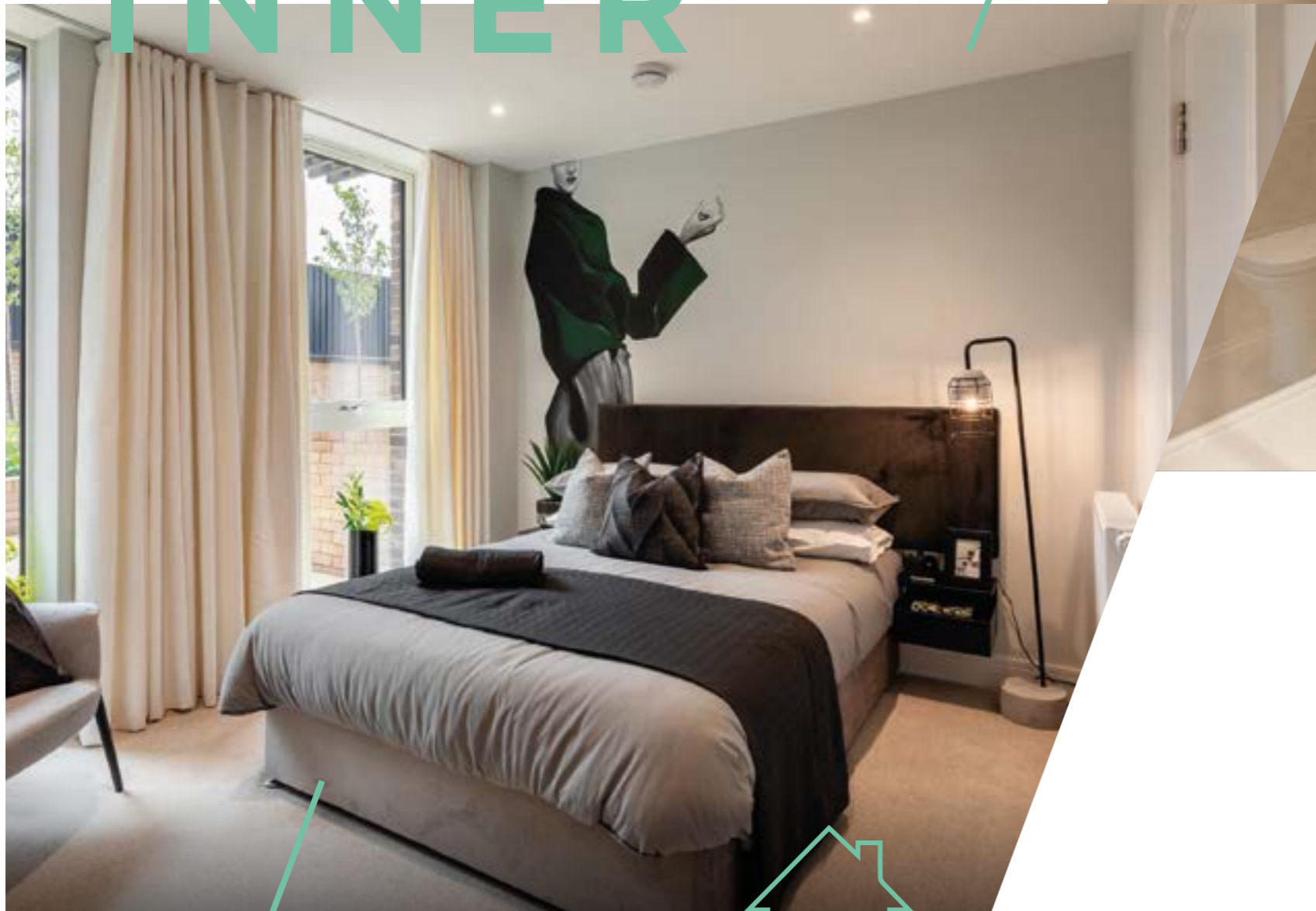
Construction for Crossrail 2 is due to start in 2023 which will significantly cut journey times across London. Stations on the new line include Tooting Broadway, Clapham Junction, Chelsea's Kings Road, Tottenham Court Road and Euston St. Pancras.



*Travel times taken from google.co.uk/maps and are approximate only.

As you'd expect from any Peabody New Homes property, your new quality apartment at The Switch offers luminous living spaces with premium fittings and finishes throughout. All are carefully designed to fully meet the demands of modern living without sacrificing contemporary style.

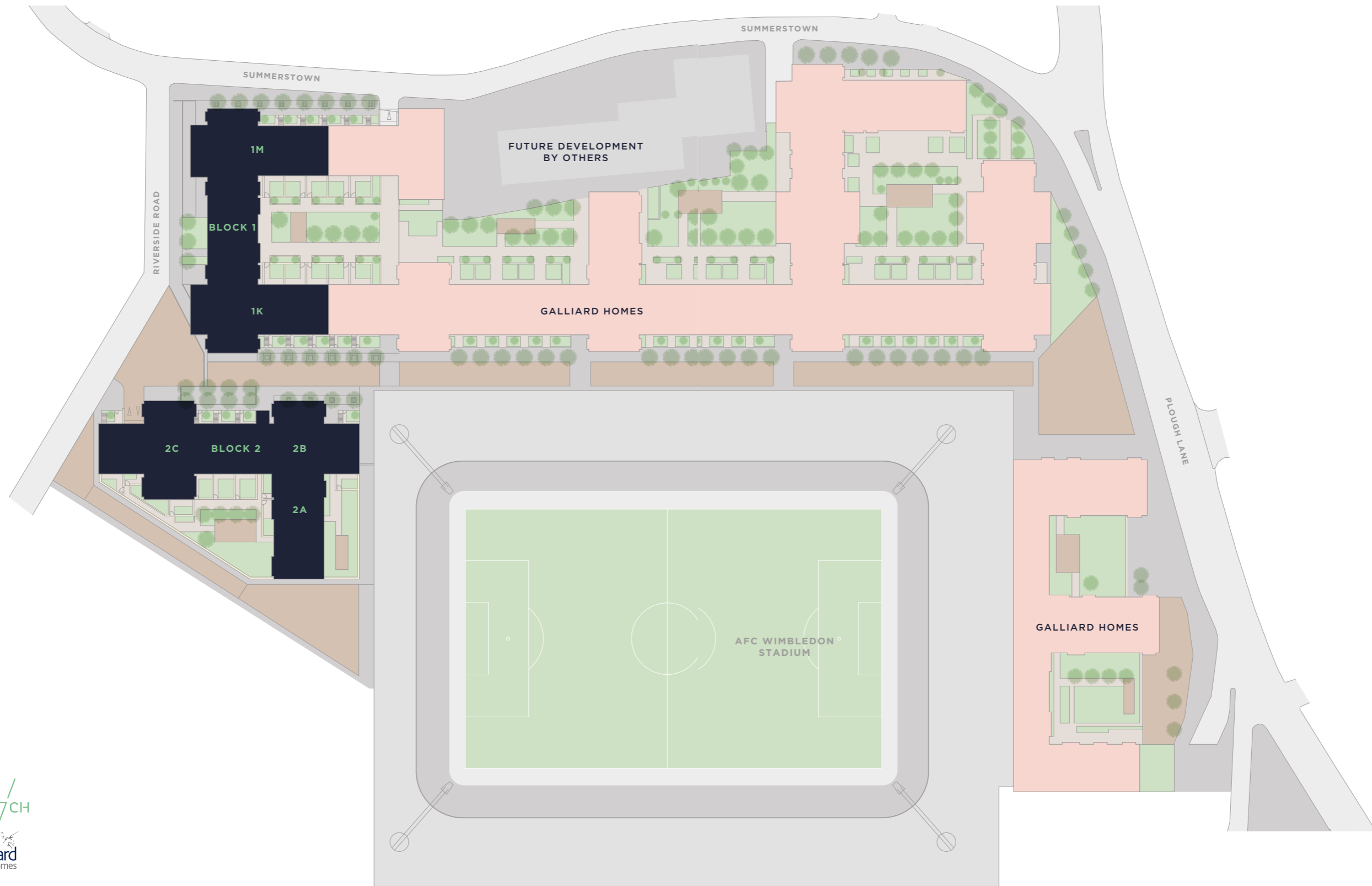
INNER



BEAUTY

SITE PLAN

THE SWITCH



Key



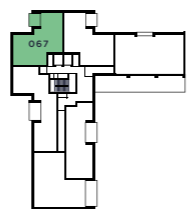
The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Executive prior to reservation.

THE BURGESS

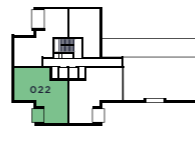
PLOTS 004, 010, 016, 022, 045', 053', 061' & 067'

SECOND - FIFTH FLOORS 2 BEDROOM APARTMENT

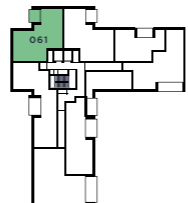
NORTH



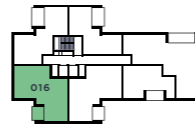
Block 1 M - Fifth Floor



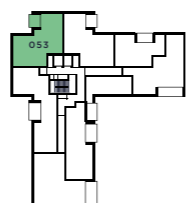
Block 1 K - Fifth Floor



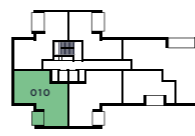
Block 1 M - Fourth Floor



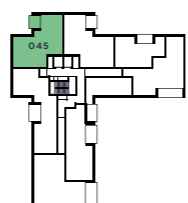
Block 1 K - Fourth Floor



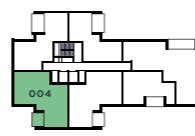
Block 1 M - Third Floor



Block 1 K - Third Floor



Block 1 M - Second Floor



Block 1 K - Second Floor

KITCHEN/LIVING/DINING	6.03m x 5.95m	19'7" x 19'5"
BEDROOM 1	5.56m x 3.36m	18'2" x 11'0"
BEDROOM 2	4.25m x 2.73m	13'9" x 8'9"
BATHROOM	2.20m x 2.05m	7'2" x 6'7"

GROSS INTERNAL AREA

78.1 sq m / 840 sq ft

C = Cupboard ▲ = Entrance F/F = Fridge/Freezer W = Wardrobe

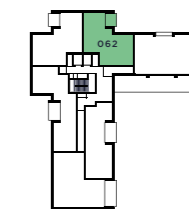
*Plots are handed. Windows vary on each floor, please speak to a member of our Sales Team for more details. Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Apartment layout sizes and window locations may vary slightly from one another depending on the floor level - please refer to the price list or the Sales Team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. The Heat Interface Unit is fixed to the wall of the utility cupboard.

THE CALICO

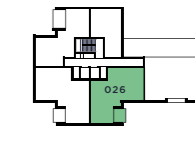
PLOTS 009, 015, 021, 026, 038', 046', 054' & 062'

SECOND - FIFTH FLOORS 2 BEDROOM APARTMENT

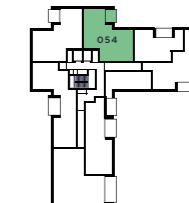
NORTH



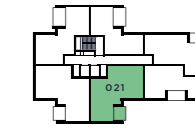
Block 1 M - Fifth Floor



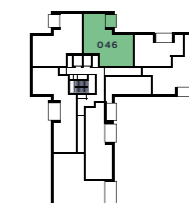
Block 1 K - Fifth Floor



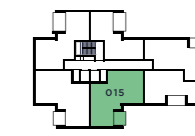
Block 1 M - Fourth Floor



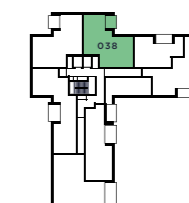
Block 1 K - Fourth Floor



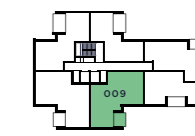
Block 1 M - Third Floor



Block 1 K - Third Floor



Block 1 M - Second Floor



Block 1 K - Second Floor

KITCHEN/LIVING/DINING	7.00m x 4.39m	22'11" x 14'4"
BEDROOM 1	4.61m x 2.69m	15'1" x 8'9"
BEDROOM 2	4.76m x 2.85m	15'6" x 9'4"
BATHROOM	2.19m x 2.07m	7'2" x 6'9"

GROSS INTERNAL AREA

79.2 sq m / 852 sq ft

C = Cupboard ▲ = Entrance F/F = Fridge/Freezer W = Wardrobe

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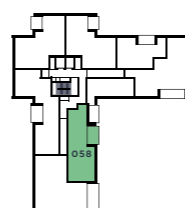
THE JESTER

PLOTS 042, 050 & 058

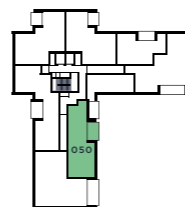
SECOND - FOURTH FLOORS 2 BEDROOM APARTMENT



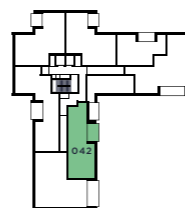
NORTH



Block 1 M - Fourth Floor



Block 1 M - Third Floor



Block 1 M - Second Floor

KITCHEN/LIVING/DINING	8.31m x 3.84m	27'3" x 12'7"
BEDROOM 1	3.92m x 3.60m	12'10" x 11'9"
BEDROOM 2	4.26m x 3.46m	13'11" x 11'4"
BATHROOM	2.27m x 2.08m	7'5" x 6'9"

GROSS INTERNAL AREA

69.5 sq m / 748 sq ft

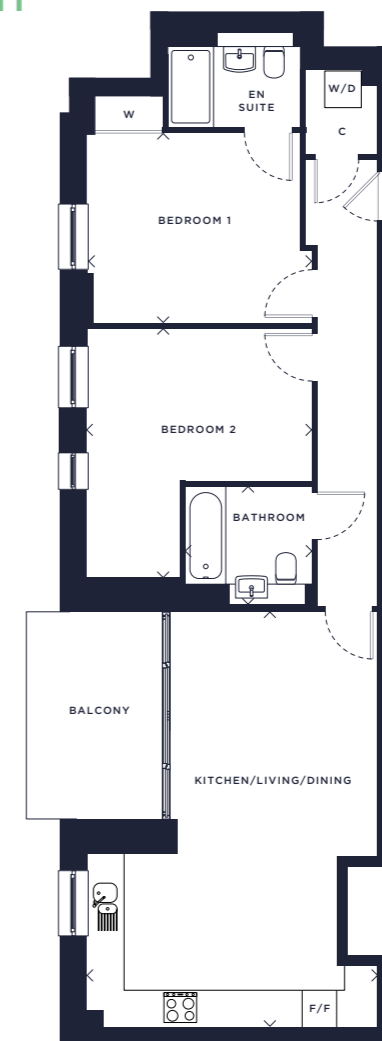
▲ = Entrance F/F = Fridge/Freezer W = Wardrobe

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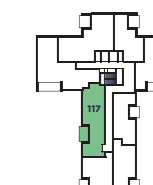
THE TUFNELL

PLOTS 093, 101, 109 & 117

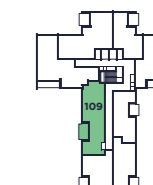
SECOND - FIFTH FLOORS 2 BEDROOM APARTMENT



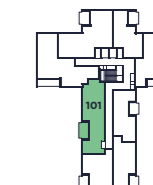
NORTH



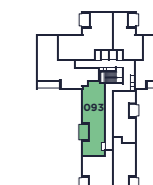
Block 2 A & B - Fifth Floor



Block 2 A & B - Fourth Floor



Block 2 A & B - Third Floor



Block 2 A & B - Second Floor

KITCHEN/LIVING/DINING	7.19m x 5.06m	23'5" x 16'6"
BEDROOM 1	3.94m x 3.91m	12'9" x 12'8"
BEDROOM 2	4.39m x 3.93m	14'4" x 12'8"
BATHROOM	2.22m x 2.09m	7'2" x 6'8"

GROSS INTERNAL AREA

76.2 sq m / 820 sq ft

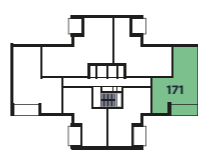
C = Cupboard ▲ = Entrance F/F = Fridge/Freezer W = Wardrobe W/D = Washer/Dryer

Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Apartment layout sizes may vary slightly from one another depending on the floor level - please refer to the price list or the Sales Team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. The Heat Interface Unit is fixed to the wall of the utility cupboard.

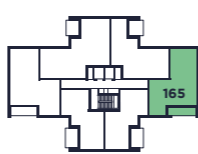
THE SLENDOUR

PLOTS 153, 159, 165 & 171

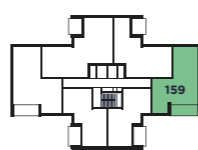
SECOND - FIFTH FLOORS
2 BEDROOM APARTMENT



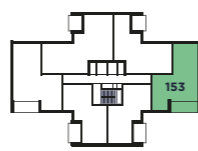
Block 2C - Fifth Floor



Block 2C - Fourth Floor



Block 2C - Third Floor



Block 2C - Second Floor

KITCHEN/LIVING/DINING	5.68m x 4.58m	18'6" x 15'0"
BEDROOM 1	3.60m x 2.96m	11'8" x 9'7"
BEDROOM 2	4.34m x 2.91m	14'2" x 9'5"
BATHROOM	2.22m x 2.08m	7'2" x 6'8"

GROSS INTERNAL AREA

72.5 sq m / 780 sq ft

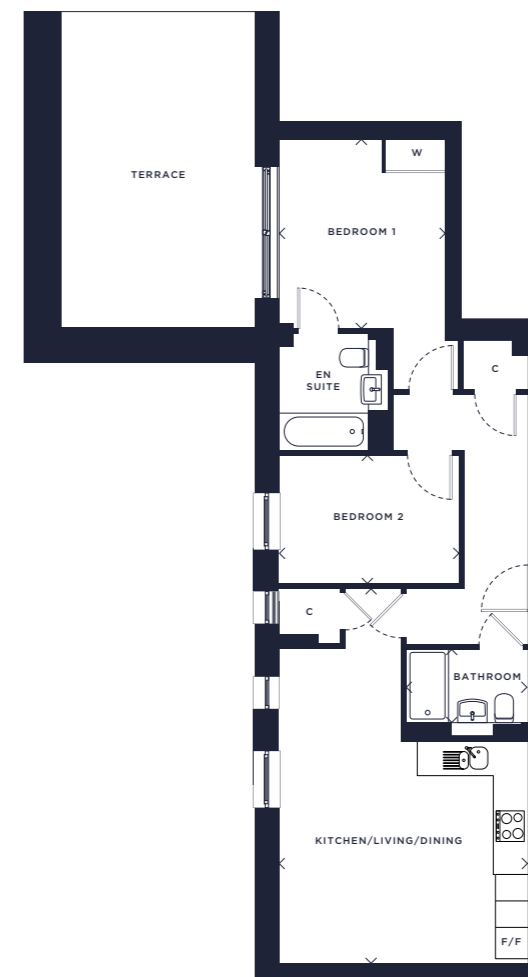
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THE HOLLYOAK

PLOT 071

SIXTH FLOOR
2 BEDROOM APARTMENT



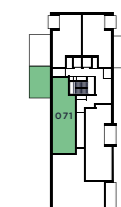
KITCHEN/LIVING/DINING	6.00m x 4.71m	19'8" x 15'5"
BEDROOM 1	3.63m x 3.16m	11'10" x 10'4"
BEDROOM 2	3.42m x 2.44m	11'2" x 8'0"
BATHROOM	2.20m x 2.07m	7'2" x 6'9"

GROSS INTERNAL AREA

67.7 sq m / 729 sq ft

C = Cupboard ▲ = Entrance F/F = Fridge/Freezer W = Wardrobe

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Block 1 M - Sixth Floor

SPECIFICATION

GENERAL SPECIFICATION

- Satin white finish door linings, architraves and skirtings.
- Satin white finish internal doors.
- Brushed stainless steel door furniture including lever door handles.
- Brushed metal switch and socket plates, selected with USB sockets.
- Recessed LED downlighting with white bezels.
- Thermostatically controlled central heating via wall mounted radiators.
- Pressurised water supplies.
- All with private balcony or terrace.*
- Cabled for broadband internet.
- Limited parking and electrical charging points available.

HALLWAY & LANDING

- Audio/visual entryphone system connected to communal entrance door.
- Amtico flooring.

KITCHEN

- Gloss grey designer kitchen units, all with soft-close doors and concealed handles.
- Stone worktop with upstand and glass splashback.
- Fully integrated electric appliances to include:
 - / Single oven
 - / 4-ring ceramic hob
 - / Internal ventilation system with boost facility
 - / Washer/dryer (freestanding if within utility cupboard)
 - / Dishwasher
 - / Fridge/freezer
 - / Microwave
 - / Stainless steel mounted sink with monobloc mixer tap.
- Low energy wall unit underlighting.
- Centralised appliance isolator.
- Amtico flooring.

LIVING/DINING

- TV socket for Sky Q, Sky+, Sky HD, (subject to Sky subscription), Freeview and terrestrial TV.
- All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data sockets.
- Amtico flooring.

BATHROOMS

- Oak veneered vanity unit with feature mirror, LED downlight over basin. Mirrored cabinet and white reconstituted stone vanity top.
- Two-pin socket.
- Contemporary bathroom suites.
- Chrome-plated thermostatic electric heated towel rail.
- Clear glass hinged bath screen/shower enclosure with polished silver frame.
- Full height tiled walls and floor.

BEDROOM

- All main bedrooms feature floor-to-ceiling fitted wardrobes with interior shelf, hanging rail and drawers.
- TV socket for Sky Q, Sky+, Sky HD, (subject to Sky subscription), Freeview and terrestrial TV.
- All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data extension sockets.
- Carpet with underlay (or continuation of oak plank effect click flooring).

COMMUNAL AREAS

- Interior designed entrance foyer and lift lobby with fully tiled floor, feature décor and lighting.
- All with access to Podium Level landscaped areas.
- Low energy wall light fittings.
- Lifts to all apartment levels.
- Communal secure cycle storage.

Please note: colours and tonal palettes stated above may be subject to enhancement through future design trends.

*105 Mauger House alone does not have private outdoor space.

OUR PROMISE



CONRAD BROWN

Buyer at Southmere, SE2

“I had accumulated some savings during lockdown, and when I heard about the Shared Ownership scheme it sounded like a great opportunity for myself to get a foot back on the property ladder. I was originally sceptical about being a leaseholder - I had real tunnel vision about wanting to own a freehold property, however, after doing some research I realised what I could get through Shared Ownership and it was a no brainer.”



BUILDING HISTORY

Formed 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK’s oldest and largest housing associations. Together with Catalyst Housing who joined the group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.



QUALITY DESIGN & SUSTAINABILITY

Peabody’s reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.



STRONG GROWTH

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



CUSTOMER FOCUS

Over 90% of customers said they would recommend Peabody. Our customers’ feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved ‘Gold’ in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.



SOCIAL IMPACT

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



AWARD-WINNING

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times ‘Homebuilder of the year’ and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award-winning partners who share our values, and high design standards, and focus on great customer experience.

