

THE POST HOUSE
— CLAPHAM COMMON —



Introducing the latest addition to fashionable Clapham: The Post House.

14 design-led one and two bedroom apartments offered with Help to Buy, the ideal place to start your homeownership journey.



Clapham Living

Clapham offers a village feel yet is home to some of the best restaurants, pubs and bars that the Capital has to offer. The Post House is found on the edge of The Old Town and a short walk from the Common which provides a healthy antidote to the demands of London life.

Clapham attracts a community of aspirational professionals and creatives drawn to its rich and varied culture. The area boasts an eclectic mix of independent and national retail brands, a café culture and an established foodie scene. Notable neighbourhood restaurants include Baristo, Sorella, and the Michelin-starred Trinity which are all a short walk from The Post House.

Opposite The Post House lies Venn Street, which houses the famous Picture House cinema and live music destination, Venn Street Records. Every Saturday, Venn Street is transformed by market stalls offering street food, artisan retail and a great place to mingle. A healthy lifestyle is on offer with the Common acting as a magnet for the community of like-minded people attracted to the gyms and sporting clubs within reach – as well as the ability to run, cycle and play tennis.





PRINCE OF WALES

THE SUN

GRAFTON SQUARE

THE CLAPHAM TAP

CLAPHAM LEISURE CENTRE

CLAPHAM NORTH

THE FALCON

THE POLYGON

NO.32

THE SAXON

TRINITY

OLD TOWN

BARBITO

PUREGYM

THE PAVEMENT

VENN STREET

THE POST HOUSE
— CLAPHAM COMMON —

CLAPHAM PICTUREHOUSE

MINNOW

Clapham Common

CLAPHAM COMMON

Waitrose

THE LITTLE ORANGE DOOR

CLAPHAM PARK ROAD

NELSONS ROW

CLAPHAM HIGH STREET

EDGELEY ROAD


BEDFORD ROAD

CLAPHAM HIGH STREET

A3


Travel

Clapham Common Underground Station is a one minute walk from The Post House and is served by the Northern Line giving easy access to The City and West End. Clapham High Street Station is nearby and is part of the Overground service.




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Balham	3 mins
Waterloo	10 mins
Leicester Square	12 mins
London Bridge	13 mins
Bank	15 mins
Euston	19 mins
King's Cross	23 mins



THE POST HOUSE
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Brixton	8 mins
Clapham Junction	11 mins
Vauxhall	17 mins
Sloane Square	21 mins
Westminster	36 mins



THE POST HOUSE
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Clapham Junction	9 mins
Battersea	13 mins
Hyde Park	22 mins
Covent Garden	25 mins
Shoreditch High St	29 mins
Richmond Park	38 mins



Timings are station to station
Source: TFL, Google Maps and Citymapper. All travel times from the development are estimated and will vary depending on route of the day of travel and are subject to change.

Help to Buy

Who is eligible?

Help to Buy London equity loans are available to first time buyers. The home you want to buy must be newly built with a price of up to £600,000.

How does it work?

With a Help to Buy London equity loan the government loans you up to 40% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 55% mortgage to make up the rest.

You won't be charged loan fees on the 40% loan for the first 5 years of owning your home.

After this time interest is charged at 1.75% per annum, increasing each year by the Retail Price Index (if any) plus 1%. The equity loan must be repaid after 25 years, or whenever you sell your home.

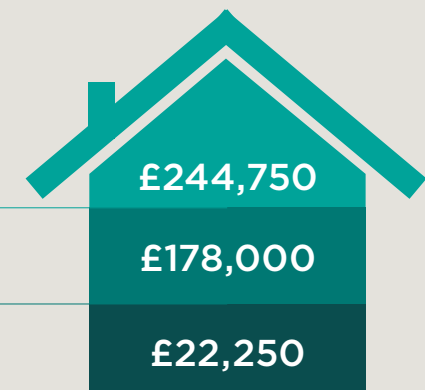
You can pay the loan back over time in different quantities or all at once, and the amount that you reimburse will depend on the value of your home.



55%
LENDER MORTGAGE

40%
GOVERNMENT LOAN

5%
YOUR DEPOSIT



Example home value £445,000



UNIT 1, THE POST HOUSE

CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 456 SQ.FT - 42.32 SQ.M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

UNIT 2, THE POST HOUSE

CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 543SQ.FT - 50.40 SQ.M



FIRST FLOOR

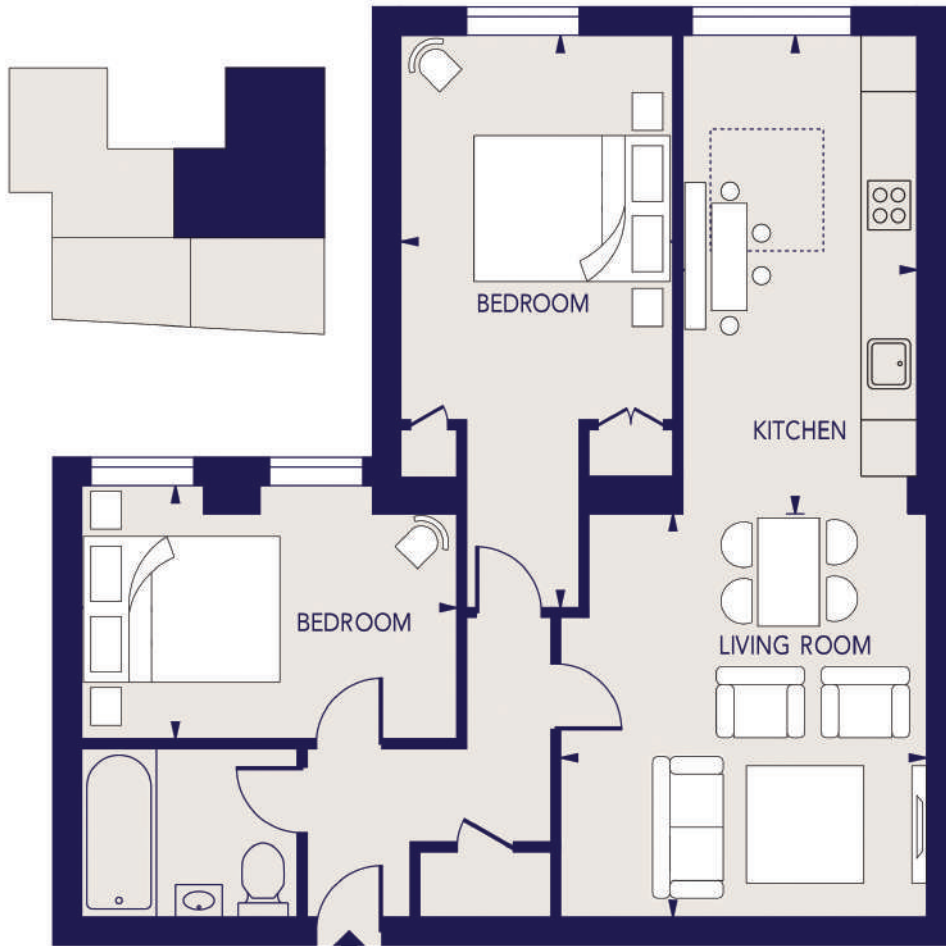
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UNIT 3, THE POST HOUSE

CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 689 SQ FT - 64.01 SQ M



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UNIT 4, THE POST HOUSE

CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 689 SQ FT - 64.01 SQ M



FIRST FLOOR

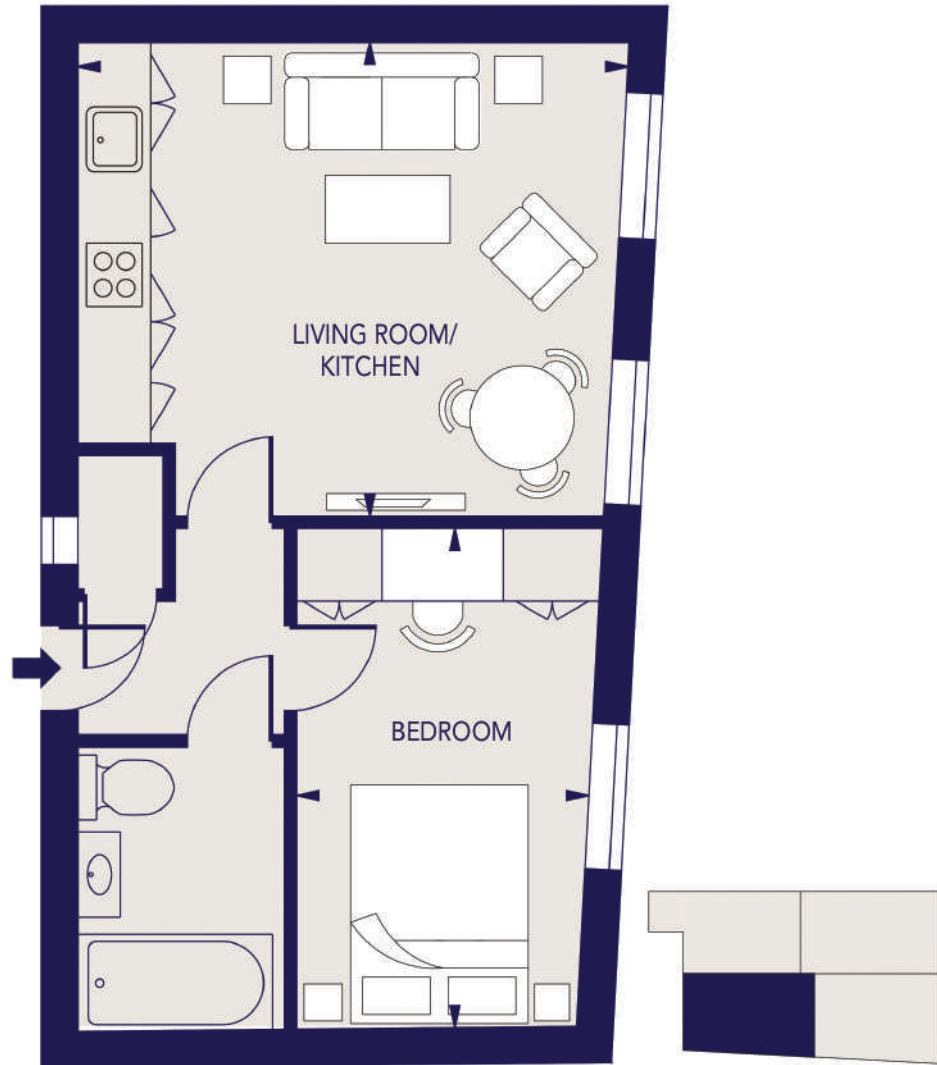
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UNIT 5, THE POST HOUSE

CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 456 SQ FT - 42.32 SQ M



SECOND FLOOR

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UNIT 6, THE POST HOUSE

CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 543 SQ FT - 50.40 SQ M



SECOND FLOOR

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Portobello Homes is proud to be revitalising a prominent building on the edge of Clapham Common.

The Post House offers 14 design-led apartments with the Help to Buy scheme for first time buyers looking to start their home ownership journey.

Eco-friendliness is at the forefront of our design, delivering enhanced carbon efficiency, creating a sustainable, environmentally friendly home.

To help mitigate utility bills, our Smart Grid system, draws electricity from the grid when availability is greatest and cost is lowest.

In addition, LED lighting is provided throughout your home.

On a practical front The Post House offers:

- 10 Year ICW Build Warranty
- Fibre Optic Ready Broadband
- Secure access via a video entry and the property benefits from gated access to the rear
- Underfloor heating throughout which is controlled by the Heatmeiser app
- Generous storage with in built lobby cupboards, bespoke Estetiko bedroom joinery and kitchen furniture





Specification

Peace of mind

- 10 ICW New Build Warranty
- Video Entry and Gated Rear of the Property
- Fibre Optic Ready Broadband
- Lift
Schindler
- Decorative Lighting
Astro / Pooky
- Floor
Minoli / Tapi Sorrento
- Handrail
Oak Handrail

Internal

- Flooring
Engineered Oak Flooring
- Central Heating
Underfloor Heating throughout
- Ironmongery
Armada
- Bedroom Joinery
Fitted Estitiko wardrobes
- Lighting
LED

Kitchen

- Kitchen Furniture
Magnet
- Kitchen Stone & Upstand
Quartz
- LED counter lighting
- Fridge Freezer
Large 70/30
- White Goods
Smeg & Bosch
- Sink (undermounted)
Blanco

Bathrooms

- Sanitaryware
Crosswater
- Tiles
Minoli
- Vanity Unit
Vitra
- Towel Rails
Electric Heated
- WC
Wall hung concealed cistern

UNIT 7, THE POST HOUSE

CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 448 SQ FT - 41.58 SQ M



SECOND FLOOR

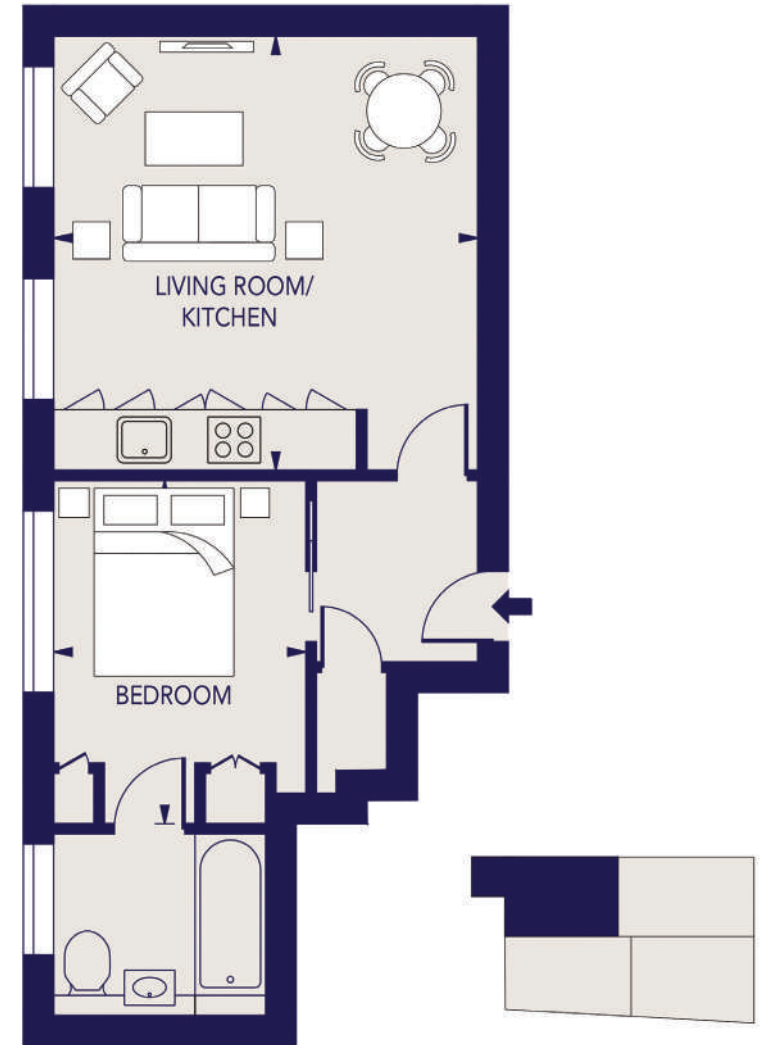
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UNIT 8, THE POST HOUSE

CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 435 SQ FT - 40.43 SQ M



SECOND FLOOR

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UNIT 9, THE POST HOUSE

CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 456 SQ FT - 42.32 SQ M



THIRD FLOOR

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UNIT 10, THE POST HOUSE

CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 543 SQ FT - 50.40 SQ M



THIRD FLOOR

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UNIT 11,
THE POST HOUSE
CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 448 SQ FT - 41.62 SQ M

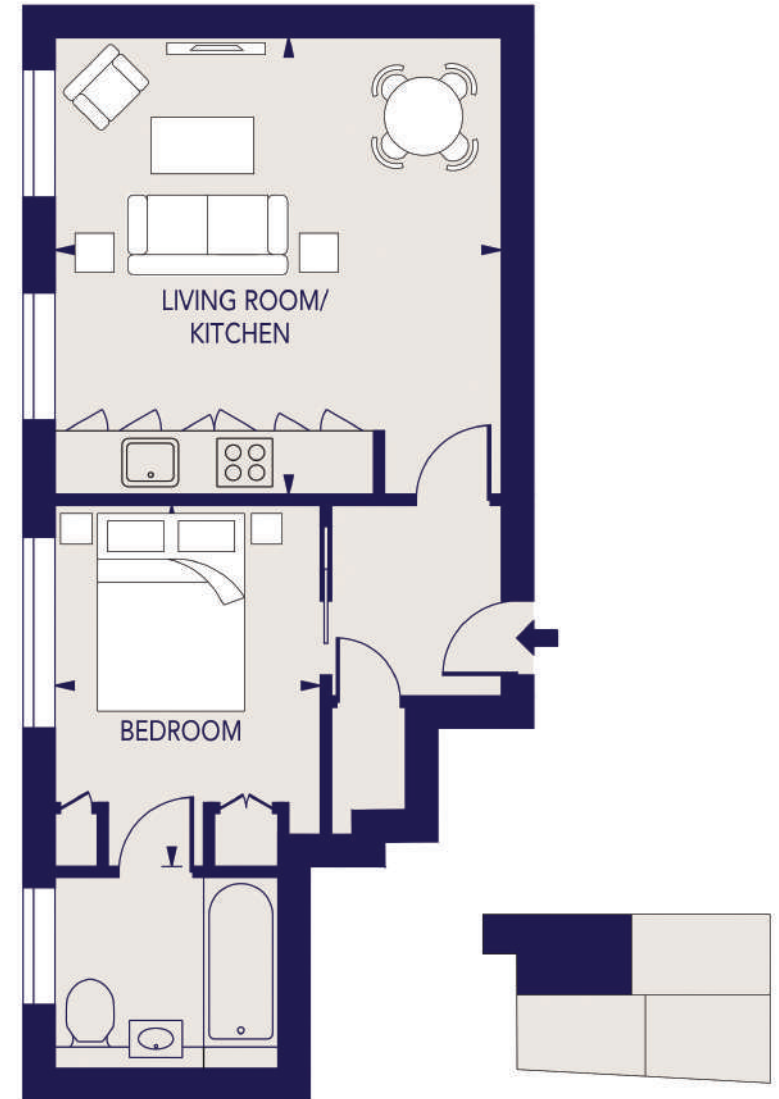


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UNIT 12,
THE POST HOUSE
CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 435 SQ FT - 40.43 SQ M



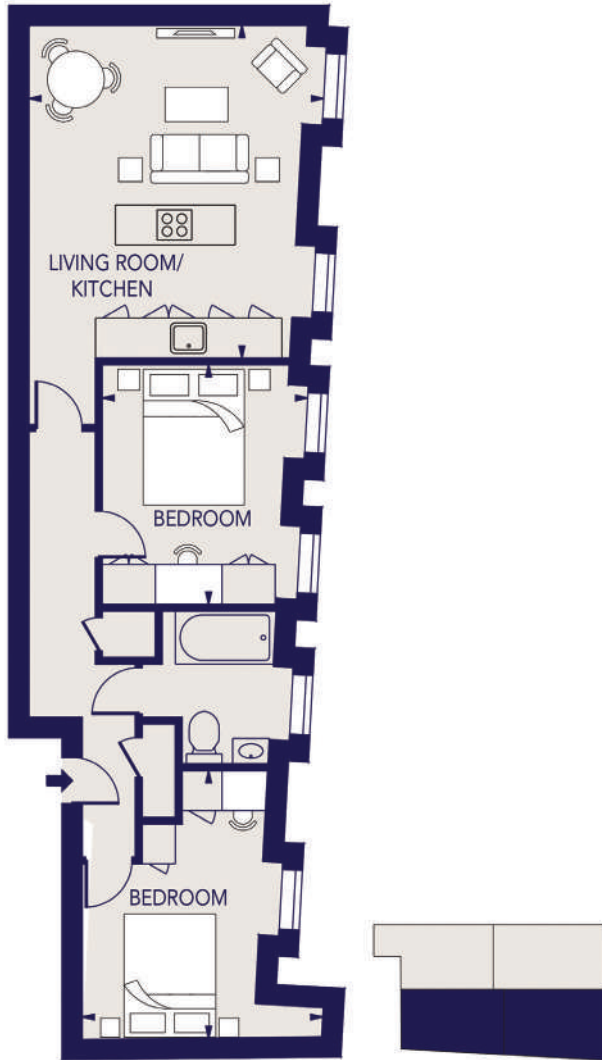
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UNIT 13, THE POST HOUSE

CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 657 SQ.FT - 61.04 SQ.M



FOURTH FLOOR

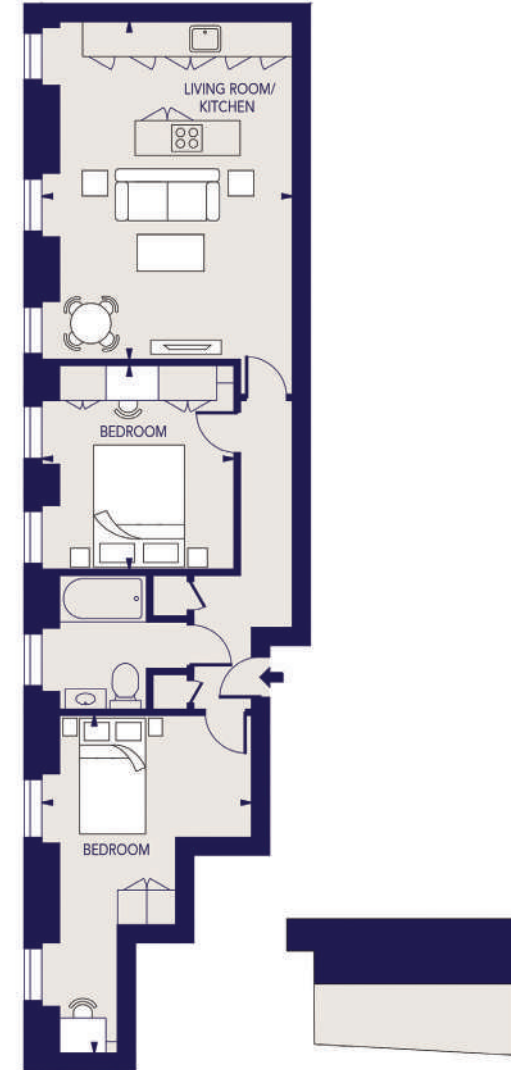
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UNIT 14, THE POST HOUSE

CLAPHAM COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 710 SQ.FT - 65.96 SQ.M



FOURTH FLOOR

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About Portobello Homes

Lifestyle, Designed

Portobello Homes, established in 2012, built an enviable reputation in central London's residential market. Today, our philosophy is to bring that quality to its fashionable neighbourhoods.

Portobello's design has lifestyle at the forefront. Highly specified, practical homes with a consistent design theme are achieved through collaboration with our team of architects and interior designers, driven by an uncompromising attitude to quality.

Our homes are created for design-aware and environmentally conscious buyers who appreciate the subtle details that transform a place to live into an aspirational home.

