



*Lumiere  
Edition*

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**New  
Mansion  
Square**

BATTERSEA SW8

Working in partnership







Photography of one-bedroom show apartment

# FEEL THE ENERGY

Lumiere, our final edition of one-bedroom apartments at New Mansion Square strike the perfect balance between style and functionality, with a contemporary finish throughout and an open-plan flexible layout that you can make your own.





#### LIVING/KITCHEN/DINING

Contemporary high gloss handleless kitchen with dust grey base units and light grey wall units

Composite stone worktops in grey with corresponding upstand & splashback

Stainless steel undermounted sink

Single lever chrome mixer tap

Integrated appliances: AEG black glass ceramic hob, AEG single electric oven (A), Zanussi extractor hood (D), fridge/freezer (A+) and dishwasher (A+)\*

#### BATHROOM

Large format porcelain stone floor and wall tiles

Inset white bath with stone grey removable bath panel and part fixed shower screen

Polished chrome dual control mixer tap and fixed panel bath screen

Bristan shower with easy clean smooth hose

Geberit WC with soft close seat and concealed cistern

Geberit square semi-recessed hand basin with polished chrome mixer tap

Vanity unit in stone grey

Stelrad chrome heated towel rail

#### BEDROOM

Built-in wardrobe to main bedroom with white glass and stone grey sliding soft close doors and chrome hanging rail and brackets

#### INTERIOR FINISHES

Light matt laminate flooring in Soft Oak to hallways, kitchen/living/dining room and studio bedrooms

High quality grey carpet in bedrooms

Polished stainless steel ironmongery

Painted white wooden doors

White satinwood finish to woodwork and skirting

White paint finish to walls and ceilings throughout

#### ELECTRICAL

Zanussi Washer Dryer located in storage cupboard

Recessed LED downlighters in white

Pendant lighting to bedrooms

White switches and sockets

TV connection points to living room and main bedroom

Pre-wired for Virgin media††

Black graphite balcony lights on private outside areas

#### SECURITY AND PEACE OF MIND

Solid entrance door with multi-point lock

Access to apartments via audio visual door entry system

Mains operated smoke detectors

10-year NHBC warranty cover

2 year defect warranty from practical completion date\*\*

999-year lease

#### HEATING

Heating and hot water provided by central plant and charged separately

#### ENERGY EFFICIENCY

Predicted Energy Assessment Level 84 under SAP 2012

#### EXTERIOR

Landscaped areas and tree-lined pathways

Cycle stands and cycle stores

Concierge service

#### SUSTAINABILITY

Within the ultra low emission zone

Cycle and walking routes in the area

Large cycle store accessible via fob

Green and brown roofs to development

Water butts on site to water the garden

Attenuation tank, permeable paving and swales in the landscaping for drainage

Mechanical ventilation to apartments

Double glazing and good levels of insulation

Bin stores for general waste and recycling bins

#### GENERAL

Zip Car Club

Pet-friendly development†



\*Half size dishwashers added to selected apartments. Please speak to your sales advisor for further info. \*\*2-year defect warranty commences from practical completion of each apartment, which may differ from your purchase date. † up to 2 dogs and/or cats. †† Virgin media is a service that needs to be paid for separately. Whilst every effort has been taken to ensure the accuracy of the information provided, it has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice. Specification may vary on shared ownership homes. Peabody Show Apartment images are indicative only and are used as a guide to the craftsmanship and finish.

# FIND THE PERFECT PLACE

## Building Storeys

Matkin Mansions	9 storeys
Simper Mansions	10 storeys
Higgs Mansions	9 storeys
Tweed Mansions	13 storeys
Foots Row Mansions	18 storeys
Billington Mansions	13 storeys
Arden Mansions	15 storeys



Site Plan is indicative only. Adjacent site to the east is currently under planning. Please speak to the sales team for further information.



# ARDEN MANSIONS

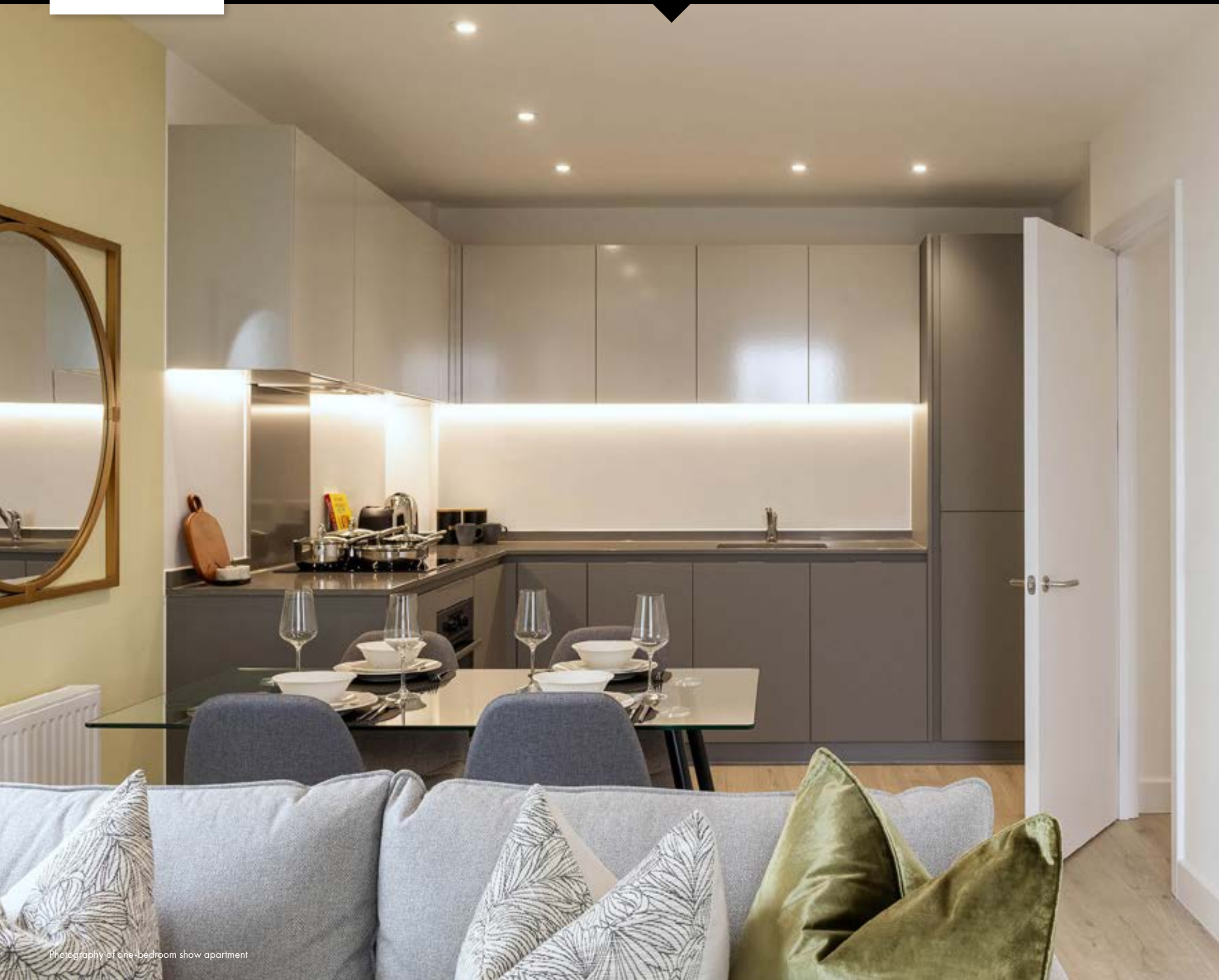
ONE BEDROOM →





Photography of one-bedroom show apartment





Photography of one-bedroom show apartment

With ample space in the living and dining area you can transform your new home into a space that works for you. Your creative hub, wellness retreat, work-from-home haven or culinary sanctuary; the choice is yours.















Photography of one-bedroom show apartment



# ONE BEDROOM ARDEN MANSIONS

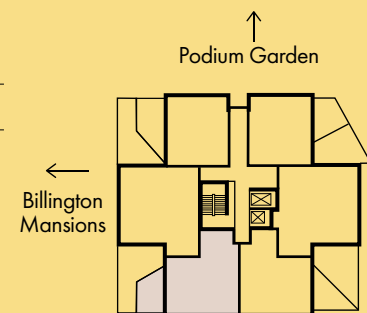
## Apartment 6

**Total Internal Area 53.5m<sup>2</sup> / 576ft<sup>2</sup>**

**Total External Area 12.4m<sup>2</sup> / 133.5ft<sup>2</sup>**

Living/Dining/Kitchen	3.9m x 6.2m	12'9" x 20'3"
Bedroom	3.4m x 3.6m	11'3" x 12'0"
Bathroom	2.2m x 2.0m	7'5" x 6'5"
Terrace	2.8m x 4.2m	9'5" x 14'0"

Floor	Apt. No.
1	6



- S - Storage
- WD - Washer Dryer
- W - Built-in wardrobe
- FF - Fridge/Freezer
- DW - Dishwasher
- HIU - Heat Interface Unit
- MVHR - Mechanical Heat Recovery Unit



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# ONE BEDROOM ARDEN MANSIONS

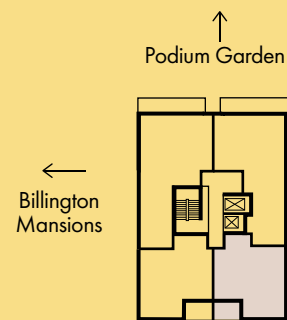
*Apartments 57, 61, 65, 69 & 73*

**Total Internal Area 51.8m<sup>2</sup> / 557ft<sup>2</sup>**

**Total External Area 4.8m<sup>2</sup> / 51.7ft<sup>2</sup>**

Living/Dining/Kitchen	4.5m x 5.3m	14'9" x 17'4"
Bedroom	3.6m x 3.5m	11'8" x 11'4"
Bathroom	2.2m x 2.0m	7'2" x 6'5"
Balcony	2.8m x 1.8m	9'3" x 6'1"

Floor	Apt. No.
10	57
11	61
12	65
13	69
14	73



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer  
DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit

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# ONE BEDROOM ARDEN MANSIONS

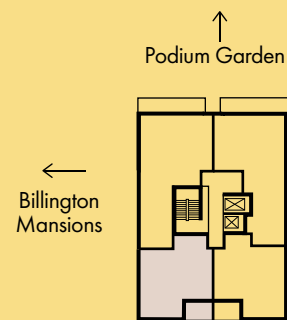
*Apartments 58, 62, 66, 70 & 74*

**Total Internal Area 53m<sup>2</sup> / 570ft<sup>2</sup>**

**Total External Area 4.87m<sup>2</sup> / 52.4ft<sup>2</sup>**

Living/Dining/Kitchen	4.3m x 7.2m	14'1" x 23'6"
Bedroom	4.4m x 2.8m	14'4" x 9'2"
Bathroom	2.0m x 2.2m	6'5" x 7'2"
Balcony	2.8m x 1.8m	9'2" x 5'9"

Floor	Apt. No.
10	58
11	62
12	66
13	70
14	74



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer  
DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit

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# ONE BEDROOM ARDEN MANSIONS

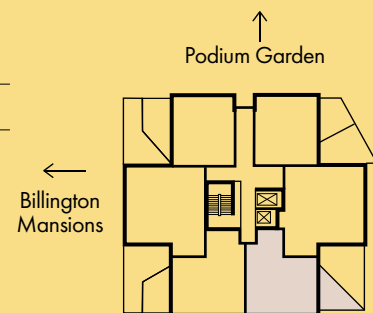
## Apartment 5

**Total Internal Area 52.3m<sup>2</sup> / 563ft<sup>2</sup>**

**Total External Area 5.2m<sup>2</sup> / 56ft<sup>2</sup>**

Living/Dining/Kitchen	3.8m x 7.1m	12'7" x 23'5"
Bedroom	3.4m x 3.6m	11'2" x 11'9"
Bathroom	2.2m x 2.0m	7'4" x 6'5"
Terrace	2.2m x 2.2m	7'4" x 7'5"

Floor	Apt. No.
1	5



- S - Storage
- WD - Washer Dryer
- W - Built-in wardrobe
- FF - Fridge/Freezer
- DW - Dishwasher
- HIU - Heat Interface Unit
- MVHR - Mechanical Heat Recovery Unit



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# ONE BEDROOM ARDEN MANSIONS

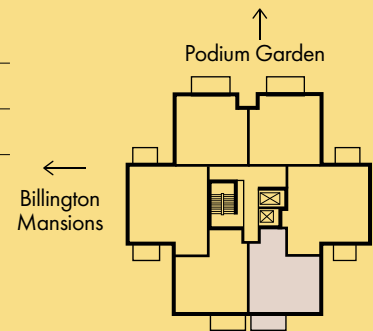
## Apartments 47 & 53

**Total Internal Area 52.3m<sup>2</sup> / 563ft<sup>2</sup>**

**Total External Area 5.4m<sup>2</sup> / 58.1ft<sup>2</sup>**

Living/Dining/Kitchen	3.8m x 7.1m	12'7" x 23'5"
Bedroom	3.4m x 3.6m	11'2" x 11'9"
Bathroom	2.2m x 2.0m	7'4" x 6'5"
Balcony	3.5m x 1.5m	11'5" x 5'0"

Floor	Apt. No.
8	47
9	53



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer

DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit



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# ONE BEDROOM ARDEN MANSIONS

*Apartments 30 & 36*

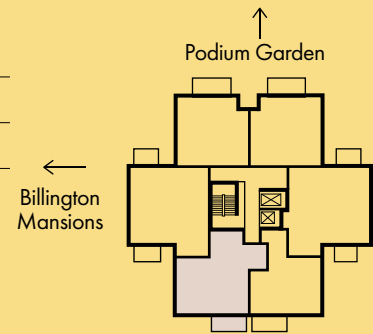


**Total Internal Area 58.6m<sup>2</sup> / 631ft<sup>2</sup>**

**Total External Area 5.4m<sup>2</sup> / 58.1ft<sup>2</sup>**

Living/Dining	3.3m x 4.3m	11'0" x 14'1"
Kitchen	3.8m x 2.3m	12'6" x 7'5"
Bedroom	4.0m x 4.3m	13'1" x 14'3"
Bathroom	2.6m x 2.1m	8'5" x 7'1"
Balcony	3.5m x 1.5m	11'5" x 5'0"

Floor	Apt. No.
5	30
6	36



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer  
DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit

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# ONE BEDROOM ARDEN MANSIONS

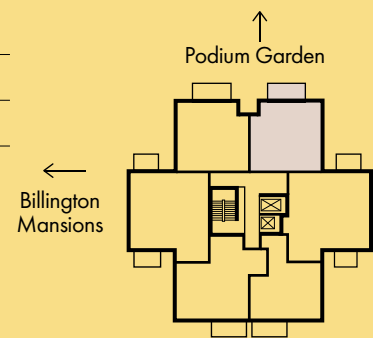
## Apartments 9 & 21

**Total Internal Area 52.3m<sup>2</sup> / 563ft<sup>2</sup>**

**Total External Area 5.9m<sup>2</sup> / 63.9ft<sup>2</sup>**

Living/Dining/Kitchen	4.0m x 7.2m	13'1" x 23'9"
Bedroom	3.3m x 5.0m	11'0" x 16'6"
Bathroom	2.1m x 1.9m	7'1" x 6'5"
Balcony	3.8m x 1.5m	12'7" x 5'0"

Floor	Apt. No.
2	9
4	21



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer  
DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit

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# ONE BEDROOM ARDEN MANSIONS

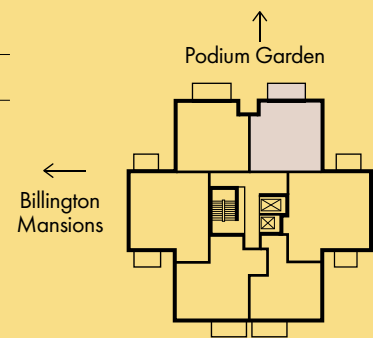
## Apartment 27

**Total Internal Area 52.3m<sup>2</sup> / 563ft<sup>2</sup>**

**Total External Area 5.2m<sup>2</sup> / 55.9ft<sup>2</sup>**

Living/Dining/Kitchen	4.0m x 7.2m	13'1" x 23'9"
Bedroom	3.3m x 5.0m	11'0" x 16'6"
Bathroom	2.1m x 1.9m	7'1" x 6'5"
Balcony	3.3m x 1.5m	11'1" x 5'0"

Floor	Apt. No.
5	27



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer  
DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit



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# ONE BEDROOM ARDEN MANSIONS

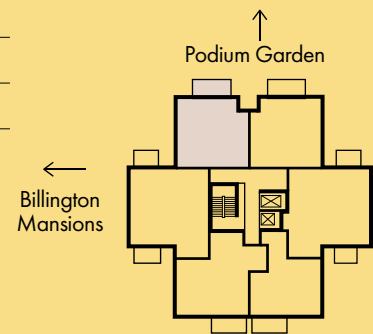
## Apartments 20 & 32

**Total Internal Area 52.3m<sup>2</sup> / 563ft<sup>2</sup>**

**Total External Area 5.9m<sup>2</sup> / 63.9ft<sup>2</sup>**

Living/Dining/Kitchen	4.0m x 7.2m	13'1" x 23'8"
Bedroom	3.3m x 5.0m	11'0" x 16'6"
Bathroom	2.1m x 1.9m	7'1" x 6'5"
Balcony	3.8m x 1.5m	12'7" x 5'0"

Floor	Apt. No.
4	20
6	32



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer

DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit



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# ONE BEDROOM ARDEN MANSIONS

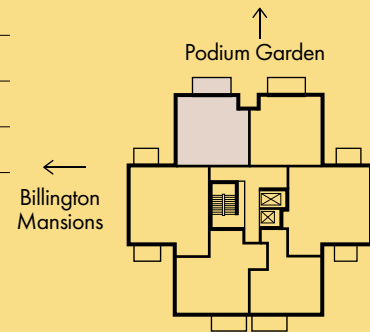
## Apartments 14, 26 & 38

**Total Internal Area 52.3m<sup>2</sup> / 563ft<sup>2</sup>**

**Total External Area 5.2m<sup>2</sup> / 55.9ft<sup>2</sup>**

Living/Dining/Kitchen	4.0m x 7.2m	13'1" x 23'8"
Bedroom	3.3m x 5.0m	11'0" x 16'6"
Bathroom	2.1m x 1.9m	7'1" x 6'5"
Balcony	3.3m x 1.5m	11'1" x 5'0"

Floor	Apt. No.
3	14
5	26
7	38



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer

DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit



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# ONE BEDROOM ARDEN MANSIONS

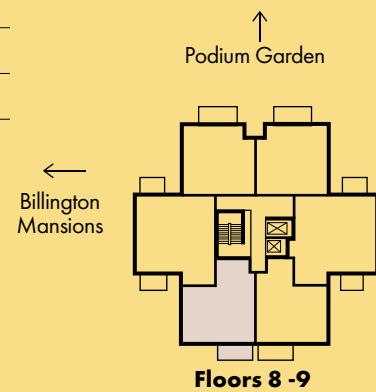
## Apartments 48 & 54

**Total Internal Area 53.4m<sup>2</sup> / 574ft<sup>2</sup>**

**Total External Area 5.0m<sup>2</sup> / 53.9ft<sup>2</sup>**

Living/Dining/Kitchen	3.9m x 6.2m	13'0" x 20'3"
Bedroom	3.3m x 3.6m	11'1" x 12'0"
Bathroom	2.1m x 2.0m	7'1" x 6'5"
Balcony	3.5m x 1.5m	12'7" x 5'0"

Floor	Apt. No.
8	48
9	54



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer  
DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit



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# BILLINGTON MANSIONS

ONE BEDROOM →









Photography of one-bedroom show apartment





Photography of one-bedroom show apartment











# ONE BEDROOM BILLINGTON MANSIONS

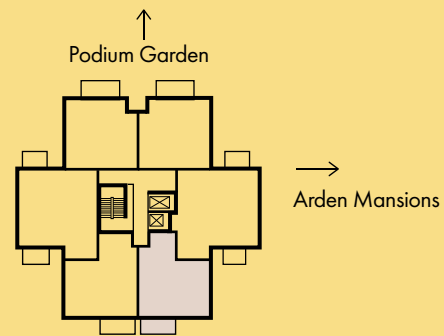
*Apartments 11, 17, 23, 29, 35 & 41*

**Total Internal Area 50.7m<sup>2</sup> / 545.7ft<sup>2</sup>**

**Total External Area 5.01m<sup>2</sup> / 53.9ft<sup>2</sup>**

Living/Dining/Kitchen	4.4m x 5.0m	14'5" x 16'7"
Bedroom	2.9m x 4.2m	9'5" x 13'8"
Bathroom	2.1m x 1.9m	6'8" x 6'5"
Balcony	3.2m x 1.5m	10'7" x 5'0"

Floor	Apt. No.
2	11
3	17
4	23
5	29
6	35
7	41



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer

DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit



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# ONE BEDROOM BILLINGTON MANSIONS

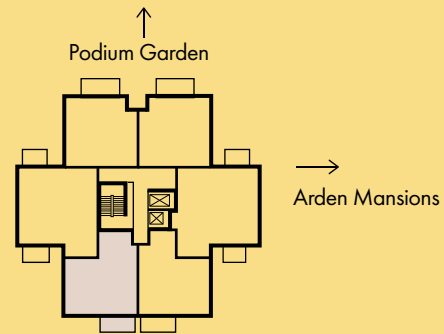
*Apartments 24, 30, 36 & 42*

**Total Internal Area 53.4m<sup>2</sup> / 574ft<sup>2</sup>**

**Total External Area 5.0m<sup>2</sup> / 53.9ft<sup>2</sup>**

Living/Dining/Kitchen	3.9m x 6.1m	13'0" x 20'3"
Bedroom	3.3m x 3.6m	11'1" x 11'9"
Bathroom	2.0m x 2.1m	6'5" x 6'8"
Balcony	3.2m x 1.5m	10'7" x 5'0"

Floor	Apt. No.
4	24
5	30
6	36
7	42



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer

DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit



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# ONE BEDROOM BILLINGTON MANSIONS

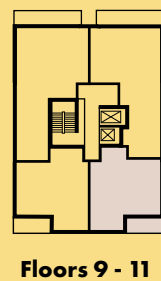
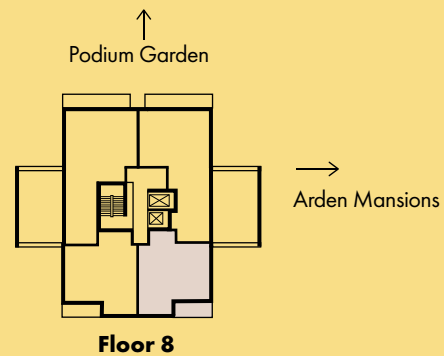
## *Apartments 45, 49, 53 & 57*

**Total Internal Area 52.2m<sup>2</sup> / 561.1ft<sup>2</sup>**

**Total External Area 5.1m<sup>2</sup> / 55.5ft<sup>2</sup>**

Living/Dining/Kitchen	4.1m x 5.8m	13'6" x 19'1"
Bedroom	3.3m x 4.0m	11'3" x 13'1"
Bathroom	2.0m x 2.2m	6'5" x 7'2"
Balcony	3.9m x 1.4m	12'9" x 4'8"

Floor	Apt. No.
8	45
9	49
10	53
11	57



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer

DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit



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# ONE BEDROOM BILLINGTON MANSIONS

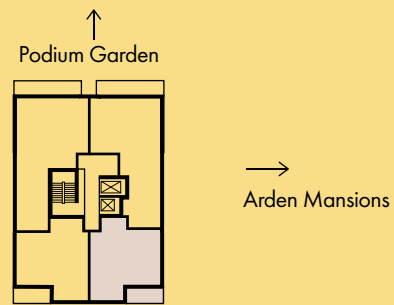
## Apartment 61

**Total Internal Area 52.2m<sup>2</sup> / 561.1ft<sup>2</sup>**

**Total External Area 5.1m<sup>2</sup> / 55.5ft<sup>2</sup>**

Living/Dining/Kitchen	4.1m x 5.8m	13'6" x 19'1"
Bedroom	3.3m x 4.0m	11'3" x 13'1"
Bathroom	2.0m x 2.2m	6'5" x 7'2"
Balcony	3.9m x 1.4m	12'9" x 4'8"

Floor	Apt. No.
12	61



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer

DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit



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# ONE BEDROOM BILLINGTON MANSIONS

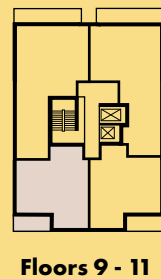
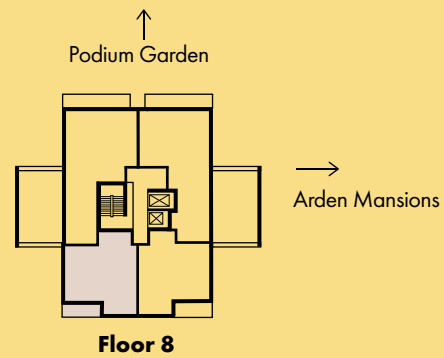
## Apartments 50, 54 & 58

**Total Internal Area 52.7m<sup>2</sup> / 566.5ft<sup>2</sup>**

**Total External Area 5.2m<sup>2</sup> / 55.9ft<sup>2</sup>**

Living/Dining/Kitchen	4.2m x 5.5m	13'8" x 18'3"
Bedroom	3.4m x 3.8m	11'2" x 12'6"
Bathroom	2.0m x 2.2m	6'5" x 7'2"
Balcony	3.9m x 1.4m	12'9" x 4'8"

Floor	Apt. No.
9	50
10	54
11	58



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer

DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit



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# ONE BEDROOM BILLINGTON MANSIONS

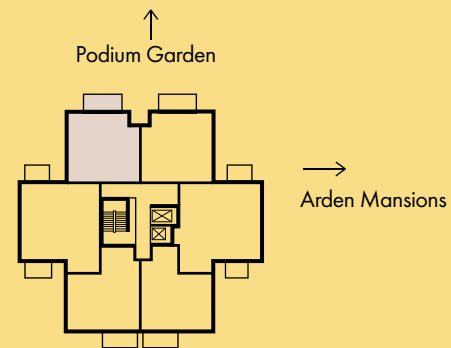
## Apartments 20, 26 & 32

**Total Internal Area 52.4m<sup>2</sup> / 564ft<sup>2</sup>**

**Total External Area 5.1m<sup>2</sup> / 55.7ft<sup>2</sup>**

Living/Dining/Kitchen	4.0m x 7.2m	13'1" x 23'9"
Bedroom	3.3m x 5.0m	11'0" x 16'6"
Bathroom	2.0m x 2.2m	7'2" x 6'5"
Balcony	3.3m x 1.5m	11'1" x 5'0"

Floor	Apt. No.
4	20
5	26
6	32



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer  
DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit



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# ONE BEDROOM BILLINGTON MANSIONS

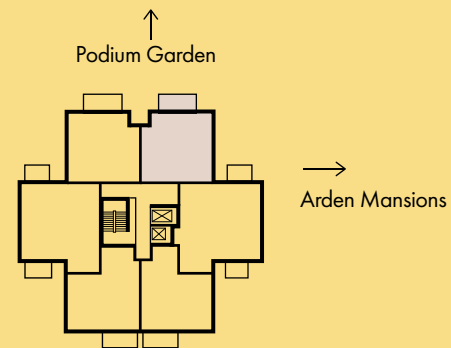
## *Apartments 15, 21, 27 & 33*

**Total Internal Area 52.1m<sup>2</sup> / 561ft<sup>2</sup>**

**Total External Area 5.1m<sup>2</sup> / 55.7ft<sup>2</sup>**

Living/Dining/Kitchen	4.0m x 7.2m	13'1" x 23'9"
Bedroom	3.3m x 5.0m	11'0" x 16'6"
Bathroom	2.2m x 2.0m	7'2" x 6'5"
Balcony	3.3m x 1.5m	11'1" x 5'0"

Floor	Apt. No.
3	15
4	21
5	27
6	33



S - Storage  
WD - Washer Dryer  
W - Built-in wardrobe  
FF - Fridge/Freezer

DW - Dishwasher  
HIU - Heat Interface Unit  
MVHR - Mechanical Heat Recovery Unit

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## Ready to buy?

### THE SHARED OWNERSHIP JOURNEY IS SIMPLE...



1

Register your interest in New Mansion Square and complete the application form



2

Take a quick financial assessment to ensure you meet all the criteria



3

Attend your viewing, this could be in person or virtually and pay a reservation fee.



4

We will confirm whether we are able to offer you a Shared Ownership home with an offer letter



5

Take a full financial assessment with an Independent Mortgage Advisor (IMA) from our selected panel of experts, appoint a Solicitor & Mortgage Advisor and complete an Offer Acceptance Form



6

Submit a mortgage application within two working days of your financial assessment and a Peabody's solicitor and your solicitor will organise the legal paperwork so contracts can exchange



7

On completion day, the money to buy your home is transferred to our solicitors. You now legally own your home through Shared Ownership!



8

Move in and start enjoying your new home!

#### FIND OUT MORE ABOUT SHARED OWNERSHIP

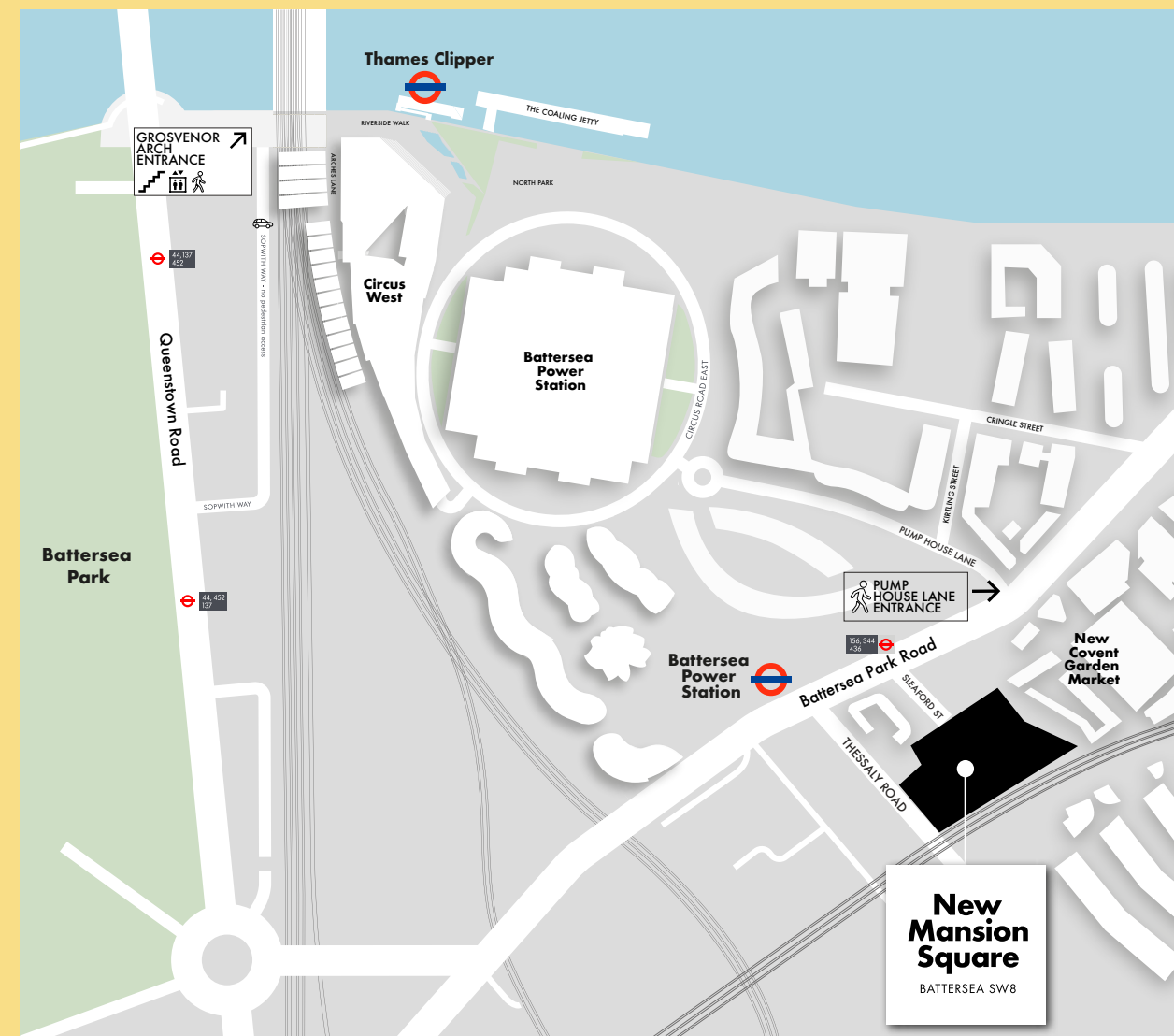
Peabody has a range of resources to help you learn more about what is involved.

[FIND OUT MORE >](#)





Map not to scale



Map not to scale





# More than just a place to live

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

Find @PeabodyNewHomes on



## BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 107,000 homes and around 220,000 residents across London and the Home Counties.



## CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



## QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.

[Find out more >](#)



## SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.

[Find out more >](#)







## **New Mansion Square, Battersea, Wandsworth SW8 5AB**

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Apartment 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. Measurements are rounded down and we work towards 5% tolerance. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments. All balcony/terrace dimensions and areas are approximate and may vary. 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. Please speak to the sales team for more information. Information correct as of November 2024.