



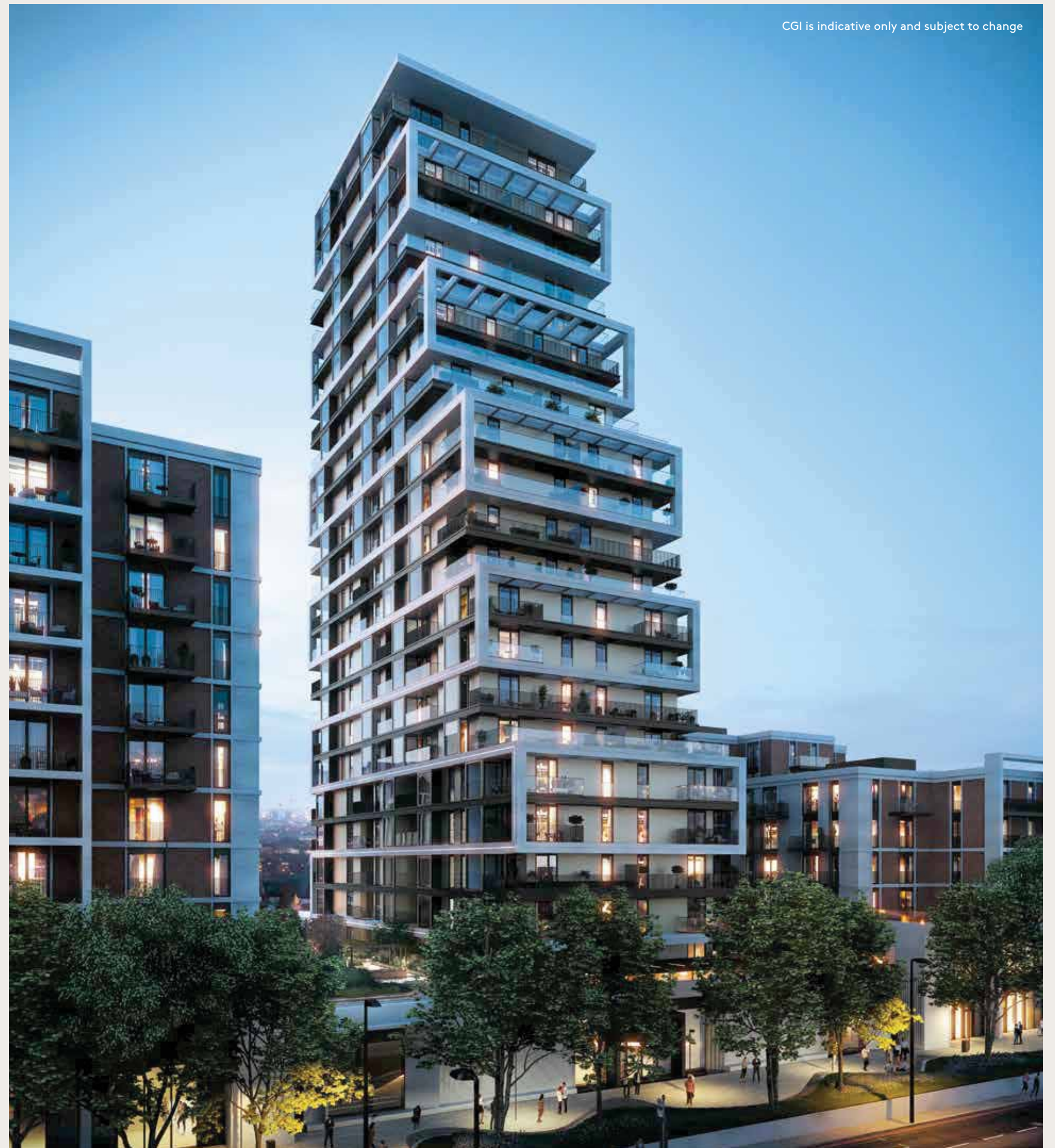
BATTERSEA SW11

'BUILT ON EXPRESSIVE MOTION'

Patel Taylor Architects



CGI is indicative only and subject to change





CGI is indicative only and subject to change

A beacon

Coda will create a vibrant community between one of the world's most celebrated dance institutions and the residents above. The building, designed by the renowned Patel Taylor Architects, is poised to become a new landmark for this fast-evolving district of central London.



Coda will form part of a highly desirable enclave that is served by excellent amenity. The distinctive fluid architecture frames 130 spacious new homes where residents will benefit from a 24-hour concierge service, fitness studio, private gardens and a private lounge.

Coda's prime riverside location offers proximity to charming neighbourhoods and lush green spaces. Its easy transport connections mean the rest of London is moments away.

for Battersea





Chelsea

Mayfair

Fulham

Oxford Street

Buckingham Palace

London Eye

City of London

The Shard

Battersea Park

Battersea

Canary Wharf

Clapham

Clapham Junction Station





A THRIVING
COMMUNITY BUILT
ON CULTURE

An area

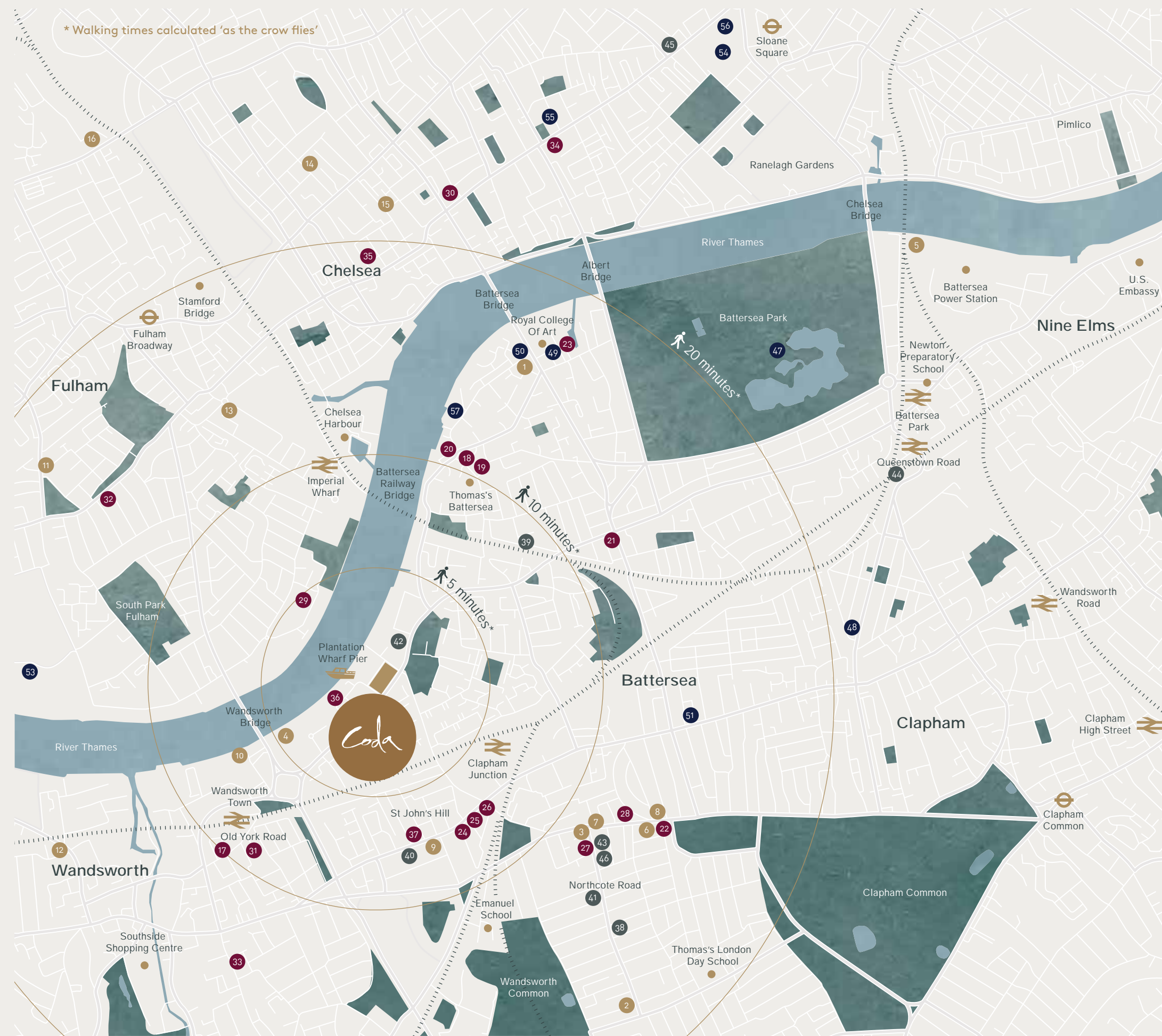
filled

with

Coda is uniquely positioned between some of London's most desirable neighbourhoods, including Battersea, Wandsworth and Clapham. Residents are within proximity to a constantly evolving offering of great dining, shopping and culture, and are well served by excellent transport links.

Nearby Clapham Junction is one of the best connected stations in the city, with easy access to the City, Gatwick airport and other parts of central London. The world-renowned neighbourhoods of Chelsea and Fulham are just across the river, with several bus routes bringing them within convenient reach. Itself located in London's inner core, this highly connected district brings the rest of the city and region within reach.

energy



Local amenities

Bars

- 1. Draft House**
Popular local craft beer pub
- 2. The Bolingbroke**
Family-friendly neighbourhood gastropub serving modern food
- 3. Vagabond**
London's first customer-centric urban winery and bar
- 4. The Waterfront**
Contemporary, glass atrium-style pub and terrace
- 5. No.29 Power Station West**
Relaxed independent neighbourhood bar and restaurant
- 6. The King of Ladies Man**
70s themed bar serving cocktails and comfort food
- 7. The Goat**
Quirky local goat-themed pub with industrial decor
- 8. Humble Grape**
Easygoing venue for lesser-known, sustainable wines
- 9. Powderkeg**
Bar and conservatory restaurant specialising in delicious cocktails and an ever-changing wine list

- 10. The Ship**
Riverside gastropub with a wood-burning stove and terrace
- 11. The White Horse**
Victorian gastropub with garden, plus numerous international beers
- 12. Queen Adelaide**
Elegant pub with a large, sheltered garden, serving international dishes
- 13. The Rose**
Vintage furnishings and modern circular bar, plus views of the Houses of Parliament
- 14. Hollywood Arms**
Pub with huge windows, decorated in pastel shades of blue with an abundance of soft furnishings
- 15. The Sporting Page**
Spacious pub serving real ale and offering British pub food
- 16. The Prince**
Spacious, leafy drinking hall and pub garden features ample brews plus Vietnamese & Thai cuisine

Restaurants & Cafés

- 17. Gail's**
Artisanal bakery
- 18. Queenswood**
All-day eatery
- 19. Suzette**
Little coffee shop serving crêpes
- 20. London House**
Gordon Ramsay outpost for seasonal European cooking
- 21. The Latchmere**
Large corner pub with beer garden and BBQ area
- 22. Little Bird**
Quirky Asian-Mediterranean restaurant with cocktail bar
- 23. Nutbourne**
Bucolic brasserie serving seasonal British ingredients
- 24. Birdhouse**
Upbeat café serving gourmet coffees and homemade eats
- 25. Story Coffee**
Petite, bright café with seating
- 26. The Plough**
Industrial-chic bar for craft beers and small plates
- 27. Bluebird Brothers**
Family business passionate about great quality coffee
- 28. Sinabro**
Intimate French fine dining

- 29. Harbour Club**
Glitzy club with tennis, swimming, spa treatments and a restaurant/bar for members
- 30. Bluebird Chelsea**
Modern European restaurant
- 31. Bayley & Sage**
Idyllic village grocery store
- 32. Tell Your Friends**
Creative vegan chow with fresh juice drinks, beer and wine, dished up in hip, modern environs
- 33. Café Fleur**
Petite, neighbourhood café featuring organic coffee, baked goods and snacks with a French twist
- 34. The Ivy Chelsea Garden**
Modern British menus served in a refined, art-filled space with a garden terrace and an orangery
- 35. La Famiglia**
Italian neighbourhood stalwart with classic menu and pictures of 'La Famiglia' on white-tiled walls
- 36. Gazette**
Rustic brasserie with brick walls and wooden furniture, offering a classical French menu
- 37. Ben's Canteen**
Local restaurant, serving brunches and informal dinners

Retail

- 38. Palmer**
Premier tailor for contemporary and classic menswear
- 39. Battersea Flower Station**
Independently owned florist and nursery. A hidden gem
- 40. Hetu**
Vegan zero waste store
- 41. Jojo Maman Bébé**
Stylish upmarket retail chain for mothers, babies and children
- 42. Barker & Stonehouse**
British, independent furniture store
- 43. Oliver Bonas**
Chic clothes, accessories, jewellery and homewares
- 44. Loaf**
Comfy sofas, beautiful beds and laid-back furniture
- 45. Petit Bateau**
French high-quality fashion for all the family
- 46. Philglas & Swiggot**
One of London's most loved independent wine merchants

Arts & Culture

- 47. Pump House Gallery**
Gallery hosting exhibitions, talks, workshops and film screenings
- 48. The Art Movement**
Contemporary and modern art
- 49. JGM Gallery**
Exhibition platform for enriching contemporary art
- 50. Knight Webb Gallery**
Art space representing contemporary artists
- 51. Battersea Arts Centre**
Art hub hosting drama shows, discussions and dance events
- 52. Kristin Hjellegjerde**
International gallery exhibiting diverse, innovative artists
- 53. The Hurlingham Club**
Exclusive sports and social club
- 54. Saatchi Gallery**
Contemporary art exhibited in 19th-century
- 55. Chelsea Farmers' Market**
Once the site of a local market for fruits and veggies, now a place for art, books and clothing
- 56. Duke of York Square**
Fashion, beauty, food and culture in the heart of Chelsea
- 57. St Mary's Church**
Catholic church

Travel times

Travel times taken from Google Maps and tfl.gov.uk

Underground

(via rail from Clapham Junction)

- South Kensington 15 mins
- Green Park 18 mins
- Oxford Circus 20 mins
- London Bridge 20 mins
- Bond Street 22 mins
- Bank 24 mins
- Sloane Square 26 mins
- Canary Wharf 27 mins
- King's Cross 28 mins

Train

(from Clapham Junction)

- Vauxhall 4 mins
- Victoria 7 mins
- Waterloo 7 mins
- Richmond 8 mins
- East Croydon 11 mins
- Westfield 12 mins
- Gatwick Airport 26 mins

Drive

- Chelsea 8 mins
- Kings Road 9 mins
- Sloane Square 12 mins
- Kensington 20 mins
- Hyde Park 22 mins
- Mayfair 25 mins
- Heathrow 33 mins
- City Airport 55 mins

River bus

(from Plantation Wharf)

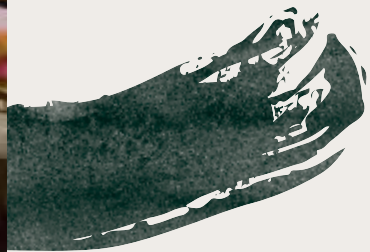
- Cadogan Pier 11 mins
- Battersea Power Station 17 mins
- Embankment 30 mins
- Blackfriars 34 mins



Battersea Square



Megan's, Battersea



Coda is just a short journey to pockets of beautiful neighbourhoods where there's always something new to discover. Established enclaves will be joined by new shopping and dining destinations at Battersea Power Station and Nine Elms.

Shop, dine

and



Oliver Bonas, Clapham Junction

Northcote Road
Northcote Road is a bustling high street with a regular market. Characterful independent businesses offer the neighbourhood an energised start to the day, while wine lovers are well-served by an outpost of Philglas and Swiggot wine merchants.

St John's Hill
Right around the corner from Northcote Road, an equally buzzing high street. Hetu is an innovative vegan zero waste shop, joined by Powderkeg cocktail bar and yet more third wave cafés.

Breadstore, Northcote Road



explore





Battersea Square

Battersea Square

The pedestrianised Battersea Square combines internationally renowned dining, such as London House by Gordon Ramsay, with neighbourhood establishments like Queenswood or the delightful Gail's bakery. Restaurant terraces extend onto the square, where diners enjoy al fresco dining in the summer months.

Clapham Junction

More than a transport hub, Clapham Junction is a thriving destination for neighbourhood bars and restaurants. The plant-filled Minnow was named one of the best lunch spots in Clapham, while Ben's Canteen offers a relaxed neighbourhood hangout serving brunches and dinner in a beautiful interior. More favourites include the modern French Sinabro or the intimate Counter Culture, offering local ingredients with a slant towards all things pickled and fermented.

Wandsworth

Wandsworth is known for its charm, and no establishment better exemplifies this than The Ship, a riverside pub and local landmark since the late 18th century. Not far away, Brinkley's Kitchen offers a contemporary dining experience and a spacious bar overlooking the verdant Wandsworth Common.

The Ship, Wandsworth





Bluebird, Chelsea

Just across

One of London's most storied districts is just across the bridge. Chelsea offers world-famous dining, leading art galleries and high-end shopping throughout the iconic Sloane Square and King's Road. The neighbouring Fulham is an equally vibrant destination with tree-lined streets and Victorian architecture.



The Hurlingham Club

The Prince, Fulham

Chelsea

This affluent, landmark-filled district has long been home to London's most luminary residents, from Oscar Wilde to Mick Jagger. It's filled with exciting food and drink destinations to explore, such as the Hollywood Arms and The Ivy Chelsea Gardens. Local amenities like the Chelsea Farmers' Market make it well worth the quick jaunt across the river.

Fulham

Neighbouring Chelsea, Fulham is a sophisticated yet relaxed neighbourhood combining historic pubs and high-end dining with beautiful green spaces and riverside strolls. It is also home to several London institutions, including The Prince, Neverland cocktail bar and the historic Hurlington private social club.

the river



The hugely popular Clapham Common is one of London's largest open spaces



The historic Battersea Park was formerly a popular place for duelling, although now visitors prefer to enjoy its many gardens, waterpark, sporting facilities, children's zoo and public art. The 320-acre park retains the Victorian charm of its fountains and bandstand.

and glorious

London is the world's greenest capital thanks to expansive parks like Wandsworth and Clapham Common. These immense green lungs offer urban outdoor pursuits in well-maintained tennis courts, cricket pitches and adventure playgrounds.

green spaces

Recreation

Pear Tree Café, Battersea Park



Batting cages at Battersea Park





A woman in a white dress is shown from the waist up, looking upwards and to the right. The image is heavily overlaid with a semi-transparent blue color, creating a moody, ethereal atmosphere. The lighting is soft, highlighting the contours of her face and the texture of her dress. The background is a solid, dark blue.

**A THRIVING
COMMUNITY BUILT
ON CULTURE**



CGI is indicative only and subject to change

Entering the new Royal Academy of Dance

A vibrant

Royal Academy of Dance

Dance has the ability to bring people together and no place in London will be better proof of this than the Royal Academy of Dance's new headquarters at Coda.

RAD—a globally renowned dance education and training organisation—have recently re-located to Battersea. A quarter of a million dancers around the world have trained under its rigorous classical ballet syllabus; the brightest graduates go on to principal positions at prestigious companies around the world.

The new dance destination, which is accessed via its own separate entrance, will comprise seven dance studios, a performance space, two cafés and a specialist dance library. The academy will celebrate its centennial in 2020.

headquarters

© Elliott Franks, with kind permission from the Royal Academy of Dance®



Immersed in



This is a place with extraordinary creative energy. The RAD headquarters join a burgeoning cultural district, defined by its many performance venues, arts spaces and private galleries.

The historic Battersea Arts Centre



Kristin Hjellegjerde Gallery, Wandsworth

the arts

Battersea Arts Centre

The Battersea Arts Centre is a critically acclaimed art and performance venue housed in a grand town hall. The organisation recently contributed to the new village hall, two further performance spaces housed in a dramatic location under the railway arches.

Contemporary Galleries

Pump House Gallery exhibits contemporary art in an industrial Victorian building in Battersea Park. Nearby, Knight Webb is a contemporary gallery with global traction that has moved its permanent home from Brixton to Battersea. In Wandsworth, gallerist Kristin Hjellegjerde has made a name for herself internationally with her multicultural roster of emerging artists.



Royal College of Art

Leading architects Herzog de Meuron, who designed the Tate Modern and the Switch House extension, are also behind the new Royal College of Art flagship campus in Battersea, which will open in 2021.



**DYNAMIC DESIGN
THAT FLOWS**

Sumptuous

forms

Patel Taylor is an award-winning architecture practice behind some of London's most transformative schemes. Their approach integrates architecture, place-making and landscape design to foster a deeply instilled sense of place.

At Coda, this comes into play with a building that echoes the dynamism of a dancer's movements. The flowing design of the façade has a modern crafted feel, with full-height windows, painted bronze trims and metal framed balconies. Light streams through the staggered floors, with apartments on the north-east and north-west sides of the building overlooking the river.

with a

dancer's grace





Residents' entrance with dedicated car club

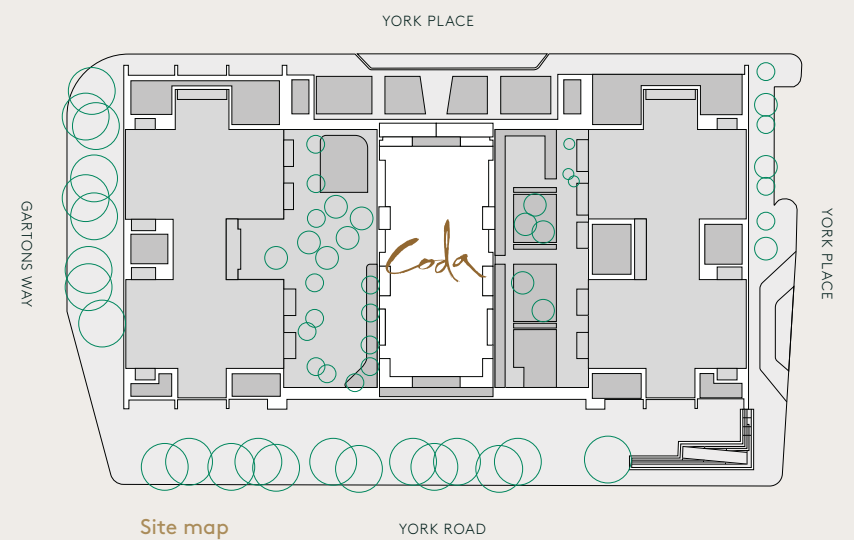
CGI is indicative only and subject to change

A warm welcome

A private entrance offers a warm and peaceful welcome. The car club will be available to residents on a convenient, as-needed basis for local trips and errands.



home



CODA

CGI is indicative only and subject to change



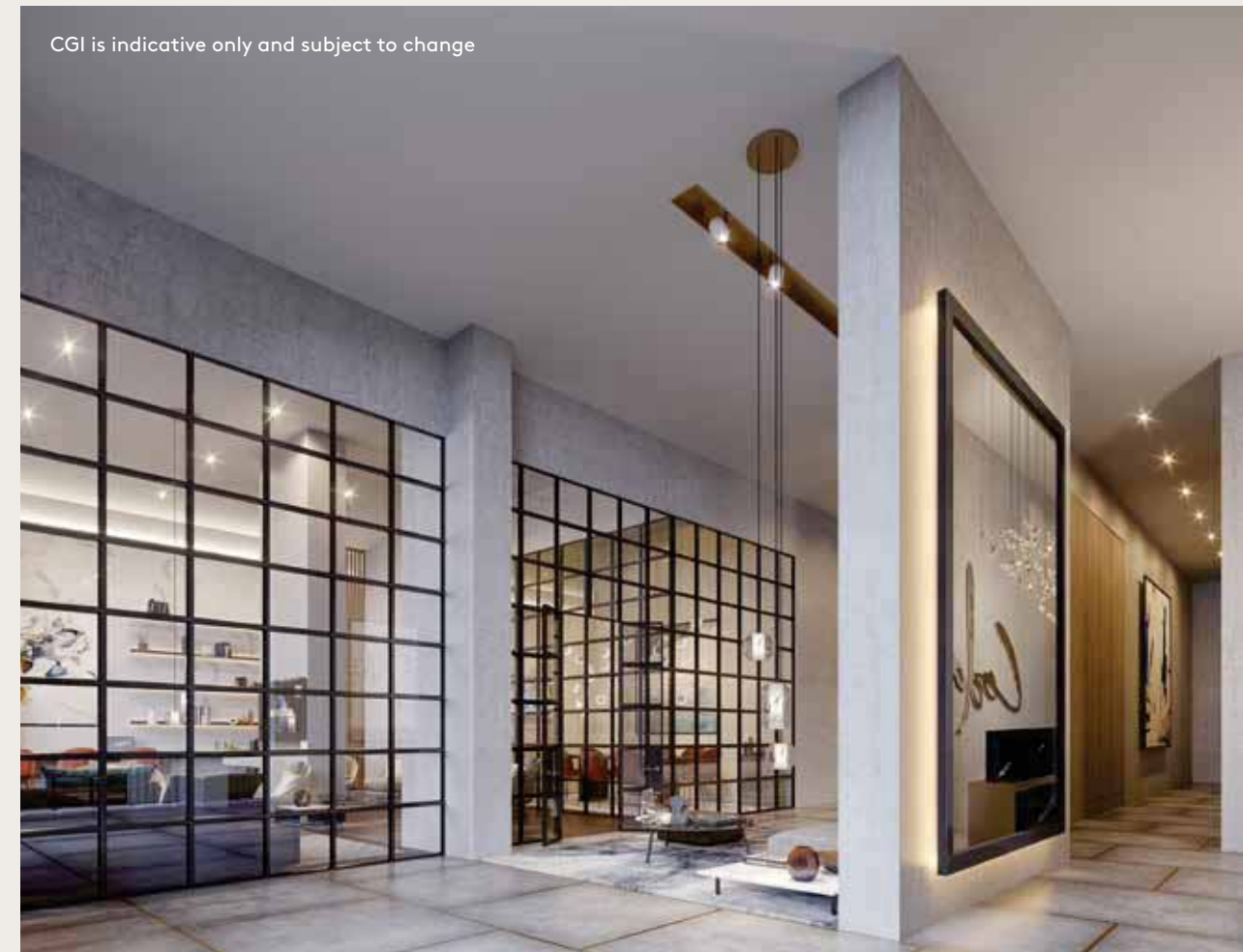
Residents' lobby with 24-hour concierge



The light-filled lobby is defined by striking architectural features including double-height ceilings, elegant concrete surfaces and comfortable furniture.

Once residents have arrived they are greeted by a friendly concierge, who can help with booking experiences, managing services and local recommendations.

CGI is indicative only and subject to change



Entrance lobby

CODA

Living made easy

Private club lounge



CGI is indicative only and subject to change



CGI is indicative only and subject to change

Fitness studio

Another communal feature for residents to enjoy is the private club lounge, a laidback space full of comfortable pockets to gather and unwind in the glow from the fireplace. The flexible room dividers can be opened up, turning the space into an elegant yet relaxed space to host private parties.

Healthy living is at the heart of the Coda experience. The fitness studio offers sophisticated and modern equipment, including state-of-the-art Peloton bikes.



CGI is indicative only and subject to change

Private residents' garden

A collection of secret gardens offer a breath of fresh air in a calm and beautifully landscaped environment. The private spaces also make for an excellent outdoor venue, where guests can mingle under the shade of the many ornamental trees.

The elevated gardens offer a tranquil respite for residents



CGI is indicative only and subject to change

Living & kitchen
2 bed apartment



Show apartment photography, view is indicative

Designer Poggenpohl kitchen units with bespoke feature cupboards and composite stone worktops are equipped with the latest Siemens appliances



Show apartment photography, view is indicative



Show apartment photography, view is indicative

Master bedroom
2 bed apartment



The master bedroom boasts Poliform wardrobes and floor-to-ceiling windows, with plush carpeting underfoot

Show apartment photography, view is indicative

En-suite bathroom
2 bed apartment



Show apartment photography

Thoughtful material combinations mix timber and stone, enjoy underfloor heating and the custom designed timber veneer vanity unit and mirror



CGI is indicative only and subject to change



Specification

KITCHENS

Poggenpohl contemporary designed fitted kitchen with bespoke feature cupboards

Corian worktops

Feature laminate splashback with shelving

Integrated Siemens appliances including combination oven, induction hob, overhead concealed extractor fan, dishwasher, fridge freezer, and washing machine

Washer/dryer in separate utility cupboard¹

Timber floor to match living space

BATHROOMS AND EN-SUITE

Contemporary white enamel sanitaryware

Wall mounted white ceramic wash basin with brushed stainless steel brassware

Wall mounted WC with soft close toilet seat and dual flush

Glazed screens to showers and baths

Custom designed timber veneer vanity unit and circular mirror

Overhead and handheld shower and bath filler thermostatically controlled

High quality porcelain floor and wall tiling to bath and shower areas

Underfloor heating and heated feature towel rail

ELECTRICS AND LIGHTING

Low energy LED downlights

Pendant point in the dining area

Metal finish to switches and sockets where applicable

TV point to living room and master bedroom

High speed broadband and fibre optic connection to living room and master bedroom

Provision for Sky+ in living room and master bedroom

WALL AND FLOOR FINISHES

Engineered timber flooring to entrance hall and living room

Carpet to all bedrooms

White matt emulsion painted plasterboard walls

WARDROBES

Poliform branded free-standing wardrobes to all master bedrooms

DOORS AND IRONMONGERY

Multi-point locking system to front door

Entrance doors with contemporary ironmongery and PAS-24 security certified

Internal doors painted to match wall finish





Show apartment photography

HEATING AND COOLING

Underfloor heating throughout
 Ventilation system incorporating heat recovery
 Comfort cooling to living room and master bedroom

EXTERNAL AREAS

Balcony balustrades in glass or metal
 Non-slip solid composite decking in pebble grey
 Floor to ceiling double glazed windows
 Bay windows floor to ceiling double glazed

COMMUNAL AREAS

Main residents' entrance with bespoke reception desk and 24 hour concierge
 Individual apartment post boxes located in reception
 Entrance lobby bespoke feature lighting
 Private, residents' landscaped gardens at podium level
 Residents' lounge and gym area
 Cycle parking

FIRE AND SECURITY

Video door entry system
 24-hour concierge
 Secure underground parking (available on a 'right to park' basis subject to certain criteria)
 Communal CCTV
 Entrance to buildings and car park via a secure fob
 Ceiling mounted smoke and heat detectors with residential sprinkler system

SUSTAINABILITY

Energy efficient LED lighting throughout
 Rooftop photovoltaic panels
 High performance double glazing to all doors and windows
 Acoustic and thermal insulation within the fabric of the building
 Heating and hot water centrally provided by a combined heat and power system

GENERAL

10 year NHBC building warranty
 999 year lease

¹ In most cases - refer to individual plans

Please turn over for important notice for compliance

Contact details

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Developer

AVANTON:



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