



OLY
OLD YORK
MEWS

A SENSE OF PLACE

Tucked behind the rhythm of Wandsworth town centre lies **OLD YORK MEWS** – 9 contemporary homes wrapped around a quiet, green courtyard where modern design meets timeless charm and classic quality.

This exclusive enclave offers a fresh take on town living: sustainable, connected and beautifully considered, just moments from the buzz of cafés, shops and the vitality of the River Thames.

A place to relax,
to belong, to call home.



OLY
OLD YORK
M E W S

 SALBOY



VILLAGE CHARM, MEETS URBAN VITALITY



Old York Road has enjoyed a renaissance. This relaxed high street has been transformed to provide the cosmopolitan feel of a European square, set among the leafy, village-like streets of historic Wandsworth.

A firm favourite for brunch, it is lined with cosy bakeries, cafés and restaurants offering global cuisine and outdoor seating.

Nearby, the **Ram Quarter**, on the former Young's brewery site, brings a vibrant mix of dining, retail and leisure. Wandsworth has a new heart. Come and enjoy the beat.



DID YOU KNOW?

Ram Quarter in Wandsworth is the former site of Britain's oldest continuously operating brewery, with brewing records dating back to at least 1533.



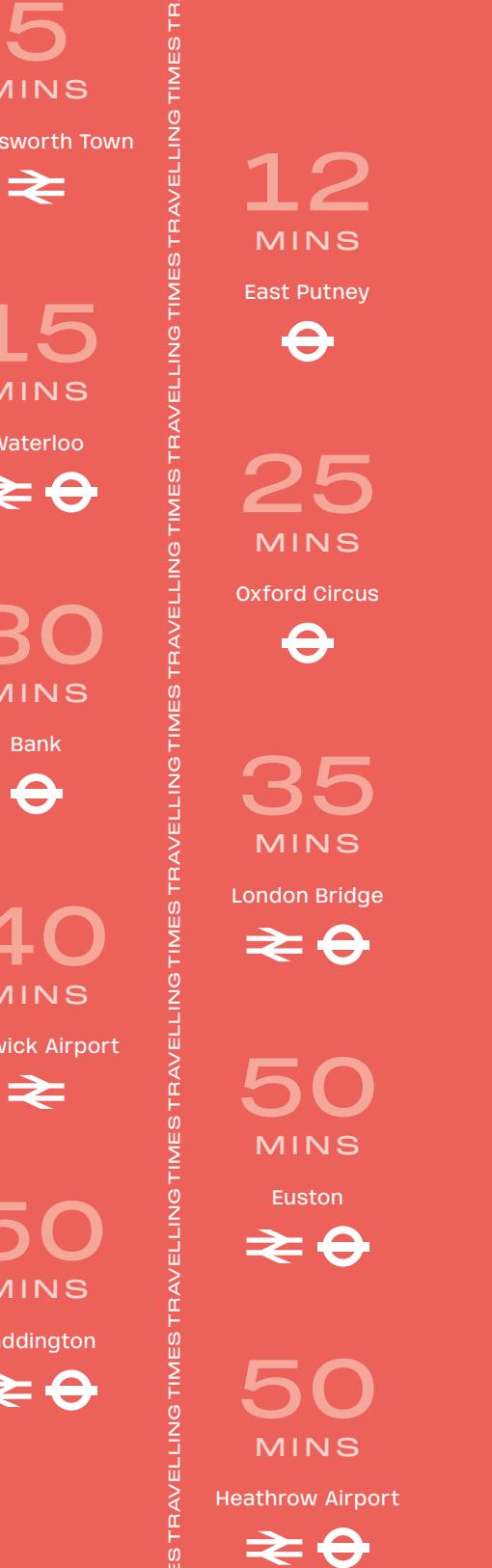
WANDSWORTH TOWN STATION

REFLECTING THE PAST, CONNECTING TO THE FUTURE

DID YOU KNOW?

Wandsworth Town Station is one of the earliest railway stations in London. It opened in 1846.

All travel times are approximate only. Source: Google Maps



Wandsworth SW18 offers easy connections not simply to Central London but to the world. Wandsworth Town National Rail station is just minutes from Clapham Junction, a major hub with international links. Both Heathrow and Gatwick airports are within an hour by car or public transport, making travel seamless and convenient.



CITY OF LONDON







UNIQUE IN EVERY WAY

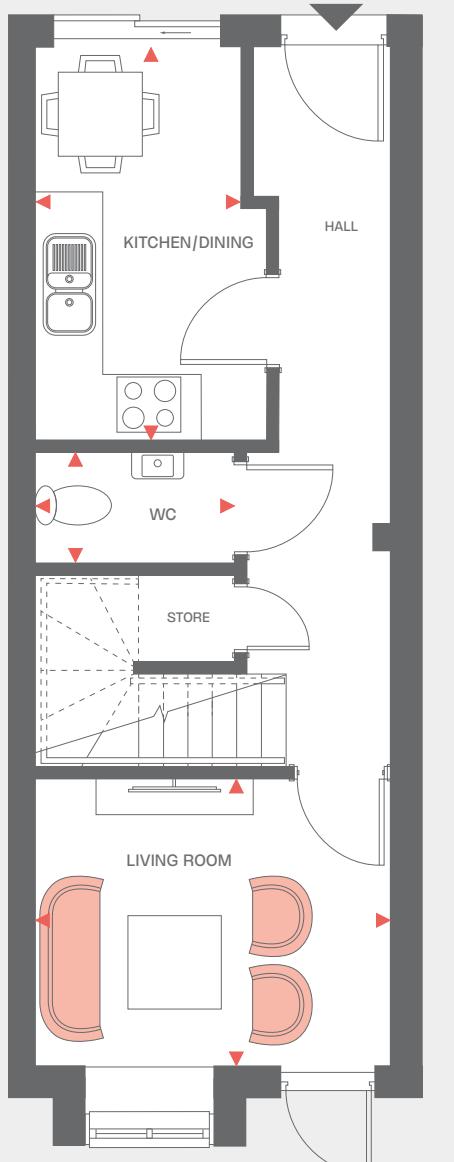
The Mews House. This exclusive three bedroom home is a rare jewel, an elegant fusion of contemporary styling and timeless seclusion. Beyond its dramatic façade lies a thoughtfully landscaped private garden, where nature and design embrace in quiet harmony.

Step inside to find light-filled spaces and refined architectural details that whisper sophistication, yet welcome with warmth. This is a home that balances ambition with intimacy, designed for modern living, yet rooted in a deep sense of place.

Privacy, a canvas for family life. A very special home, in a very special location.

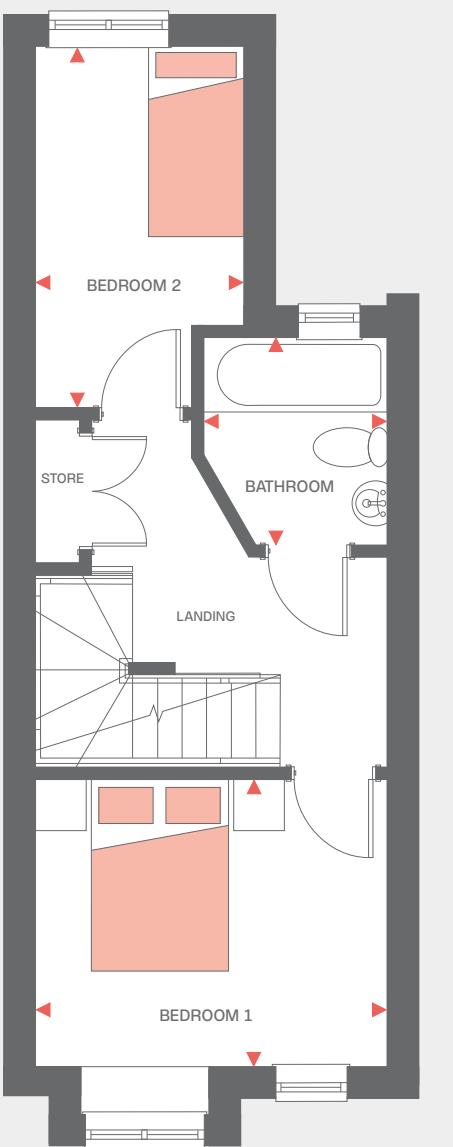


Computer generated image is for illustrative purposes only and should be used as general guidance.



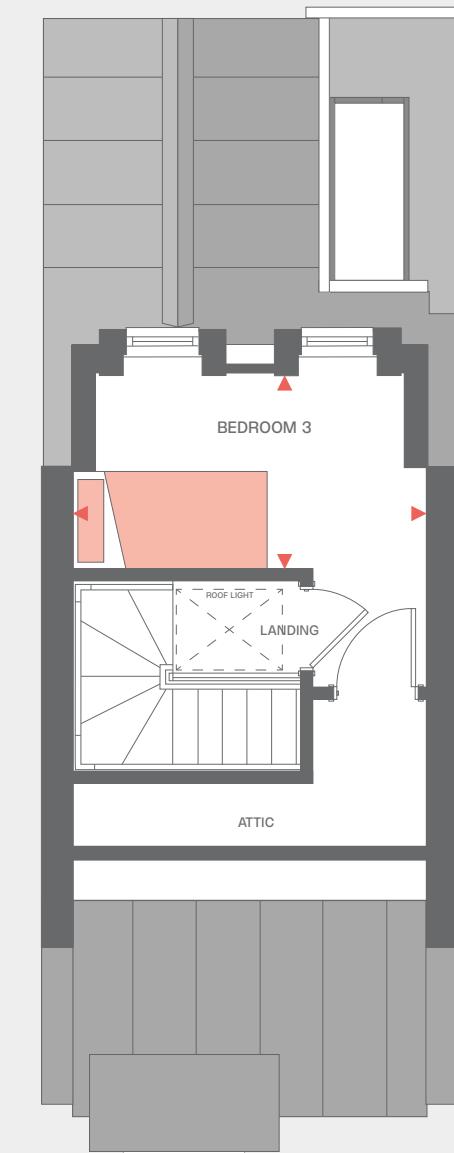
GROUND FLOOR

Kitchen/Diner	2.14m x 3.75m	7'0" x 12'4"
Living Room	3.36m x 2.72m	11'0" x 8'11"
WC	1.86m x 1.04m	6'1" x 3'5"
TOTAL INTERNAL AREA	78 SQ M	839 SQ FT



FIRST FLOOR

Bedroom 1	3.35m x 2.65m	11'0" x 8'8"
Bedroom 2	2.01m x 3.43m	6'7" x 11'3"
Bathroom	1.73m x 1.96m	5'8" x 6'5"



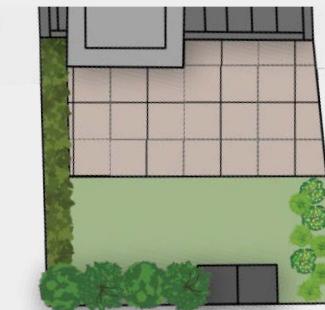
SECOND FLOOR

Bedroom 3	3.37m x 1.82m	11'1" x 6'0"
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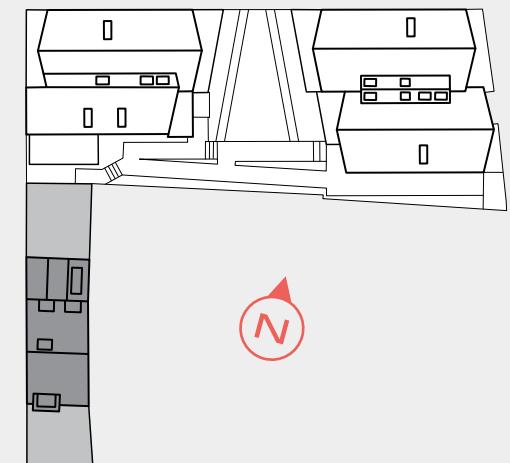
FRONT GARDEN

EXTERNAL FRONT AREA **22 SQ M** **241 SQ FT**



REAR GARDEN

EXTERNAL REAR AREA **17 SQ M** **183 SQ FT**



Wardrobes, blinds, curtains, curtain rails not included. All dimensions are taken approximately from the middle of the room (< >). Each layout may vary. All measurements may vary within the tolerance percentage agreed. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change.



STYLED TO PERFECTION

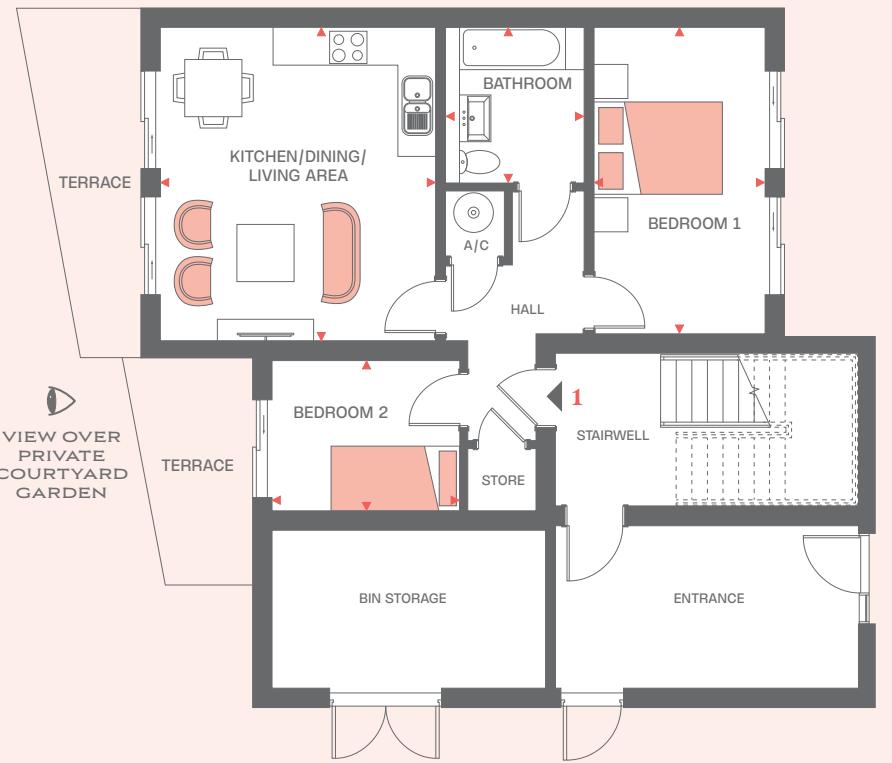
The Apartment Buildings. Town Walk and Garden View are a collection of eight one and two bedroom apartments set around a beautifully landscaped private courtyard garden.

Each home features well-proportioned rooms and large windows that flood spacious interiors with natural light. All enjoy direct views over the serene garden, an exclusive outdoor space which provides a peaceful green oasis and a strong sense of community.

Contemporary living, in homes designed to offer the perfect balance of convenience and tranquillity. Everything from local shops to transport links are close by, yet each home is a haven of calm, security and style.



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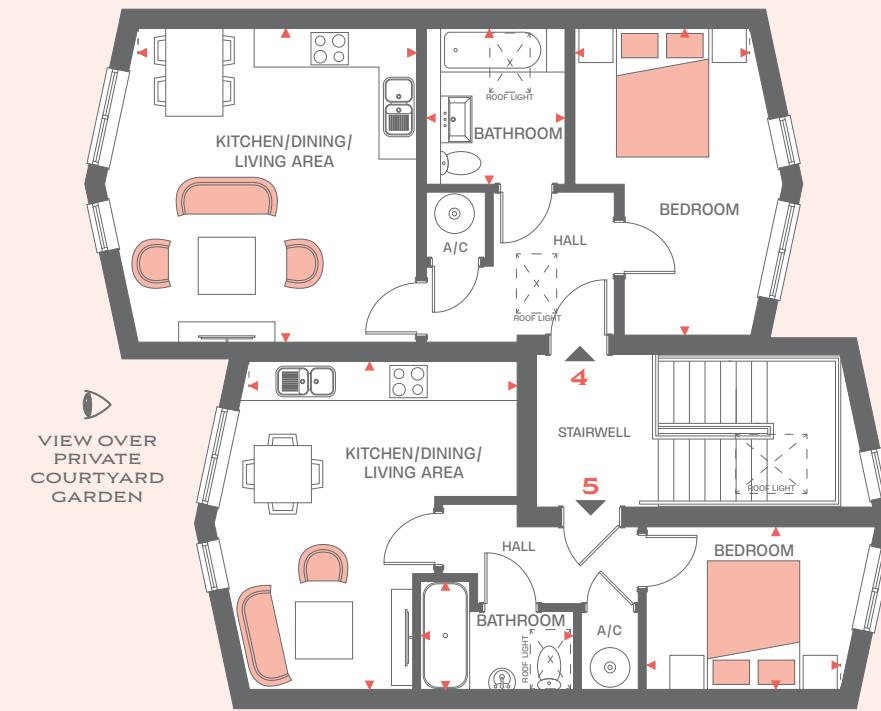
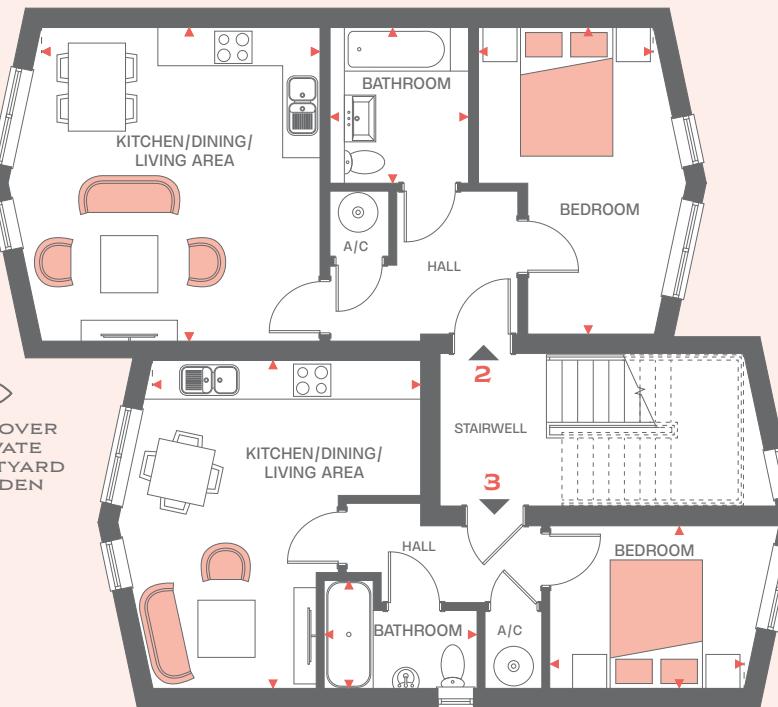


FIRST FLOOR APARTMENT TWO

Bedroom	2.82m x 5.29m	9'3" x 17'4"
Kitchen/Dining/Living	4.50m x 5.06m	14'9" x 16'7"
Bathroom	2.24m x 2.52m	7'4" x 8'3"
TOTAL INTERNAL AREA	51 SQ M	550 SQ FT

APARTMENT THREE

Bedroom	3.70m x 3.14m	12'2" x 10'4"
Kitchen/Dining/Living	4.21m x 5.28m	13'10" x 17'4"
Bathroom	1.75m x 2.47m	5'9" x 8'1"
TOTAL INTERNAL AREA	40 SQ M	428 SQ FT

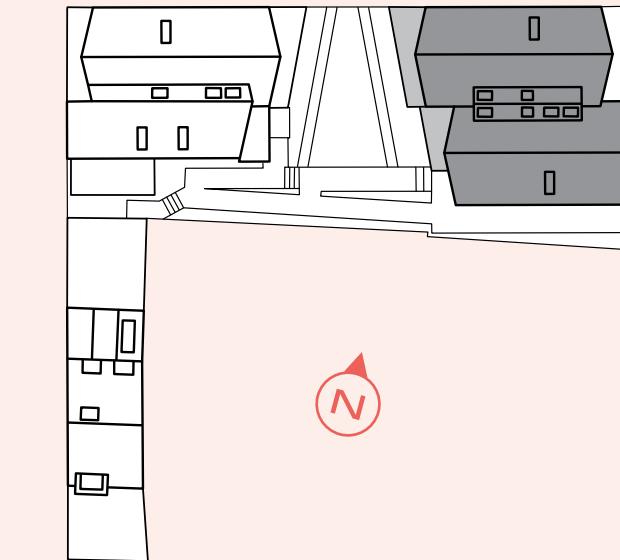


SECOND FLOOR APARTMENT FOUR

Bedroom	2.82m x 5.29m	9'3" x 17'4"
Kitchen/Dining/Living	4.50m x 5.06m	14'9" x 16'7"
Bathroom	2.24m x 2.52m	7'4" x 8'3"
TOTAL INTERNAL AREA		51 SQ M 550 SQ FT

APARTMENT FIVE

Bedroom	3.70m x 3.14m	12'2" x 10'4"
Kitchen/Dining/Living	4.21m x 5.28m	13'10" x 17'4"
Bathroom	1.75m x 2.47m	5'9" x 8'1"
TOTAL INTERNAL AREA		40 SQ M 428 SQ FT



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INNOVATIVE, TIMELESSLY DESIGNED HOMES



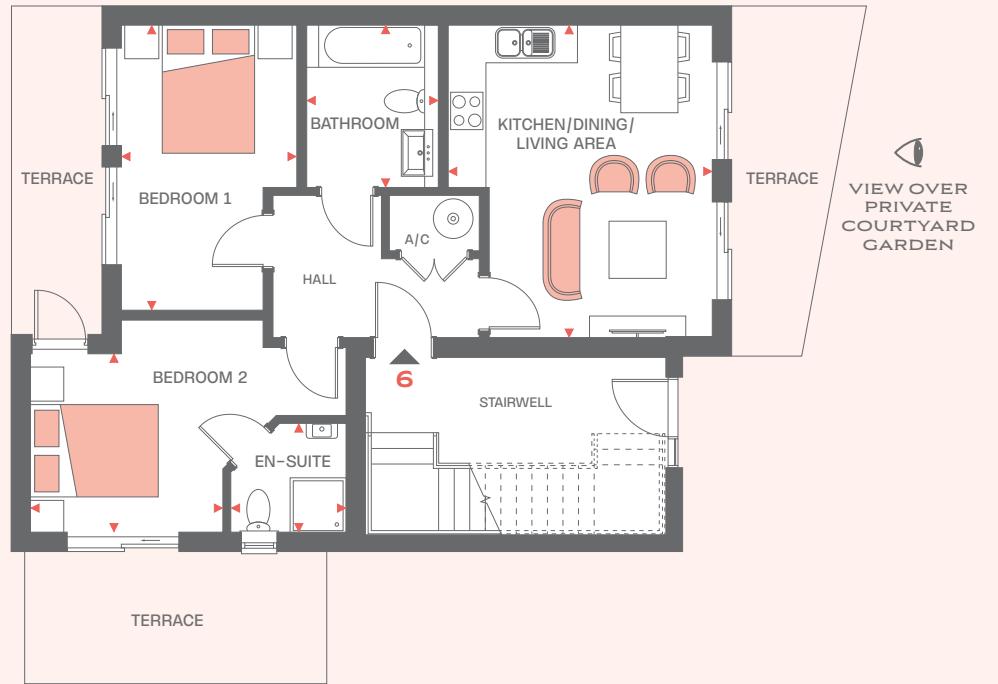
DID YOU KNOW?

Central London boasts around 300 historic garden squares, many dating back to the Georgian and Victorian eras.



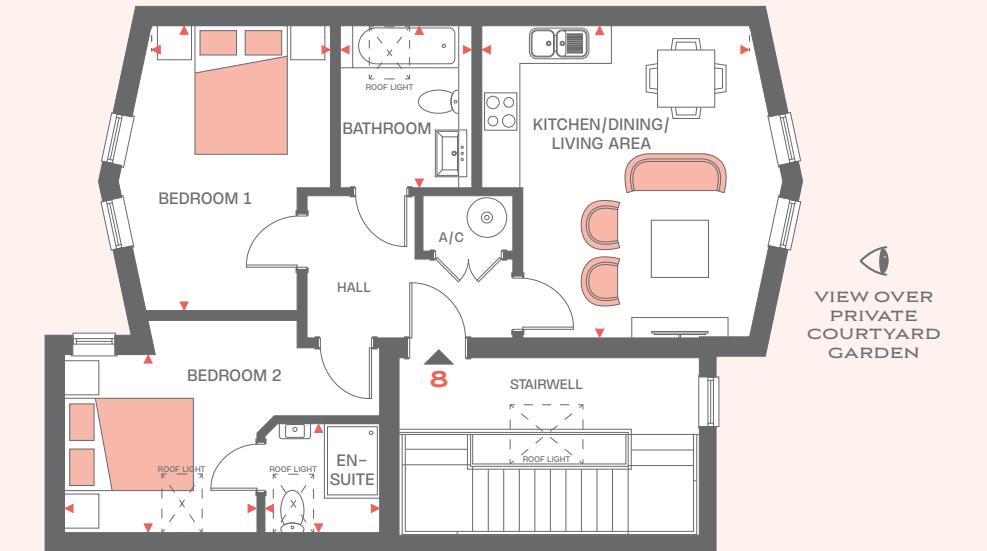
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GARDEN VIEW APARTMENTS



GROUND FLOOR
APARTMENT SIX

Bedroom 1	2.83m x 4.55m	9'3" x 14'11"
Bedroom 2	3.11m x 2.88m	10'2" x 9'5"
Kitchen/Dining/Living	4.28m x 5.11m	14'0" x 16'9"
En-Suite	1.86m x 1.77m	6'1" x 5'10"
Bathroom	2.13m x 2.82m	7'0" x 9'3"
TOTAL INTERNAL AREA	64 SQ M	691 SQ FT
TOTAL EXTERNAL AREA	22 SQ M	240 SQ FT

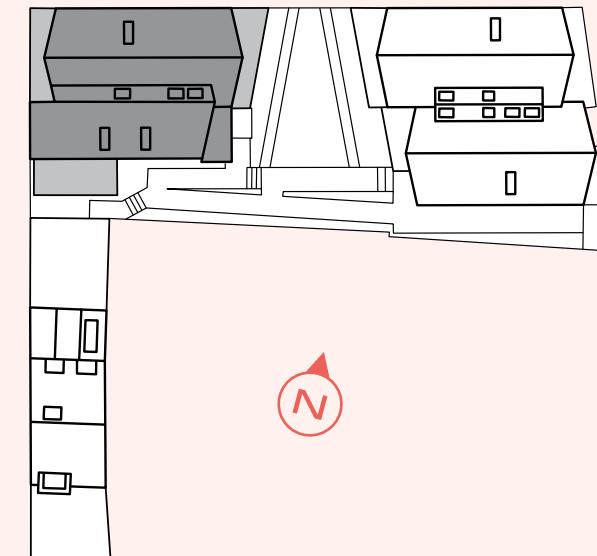
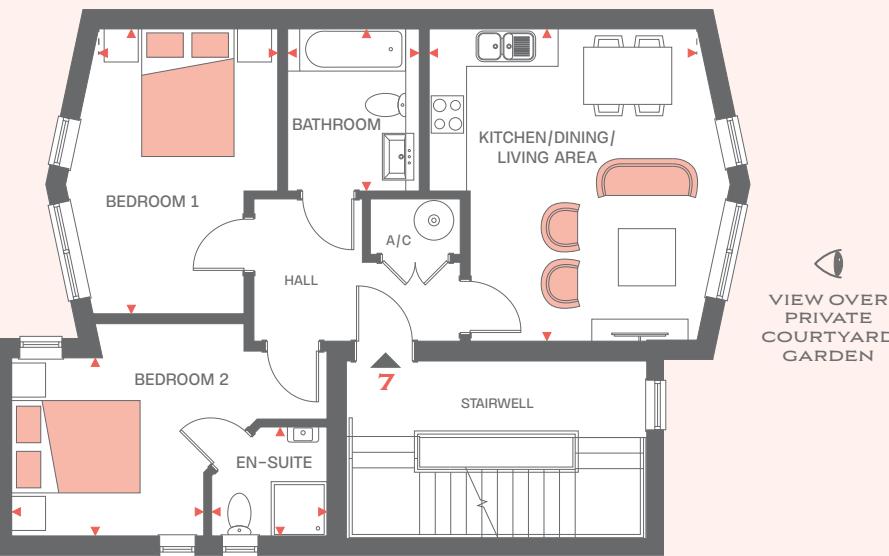


SECOND FLOOR
APARTMENT EIGHT

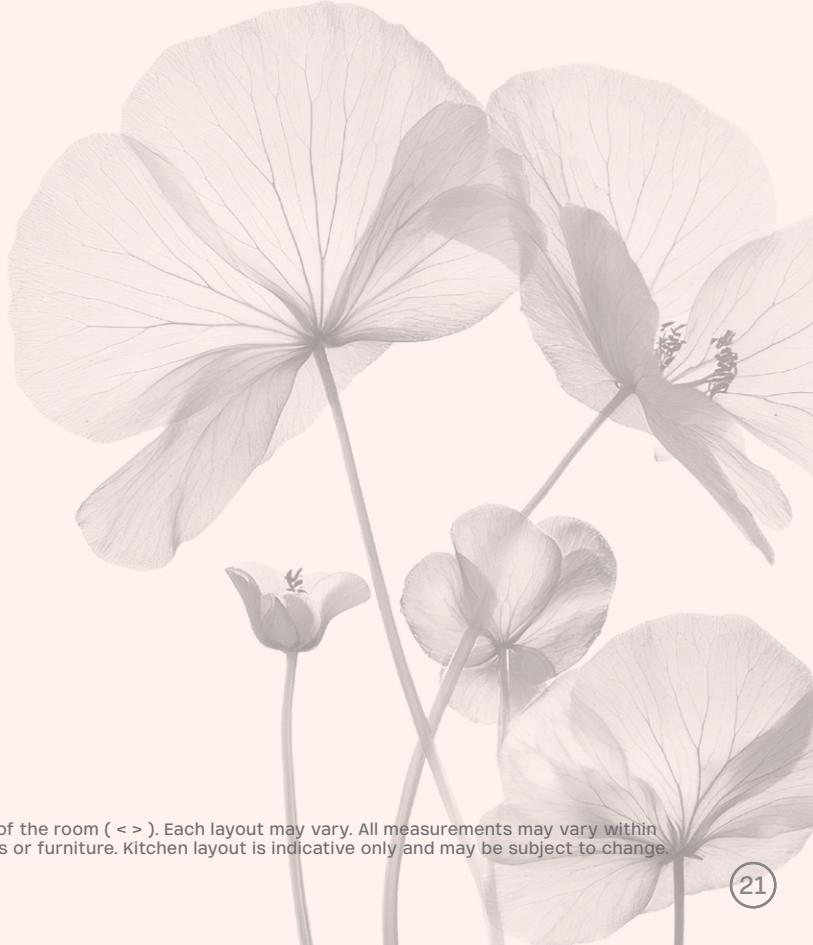
Bedroom 1	2.83m x 4.55m	9'3" x 14'11"
Bedroom 2	3.11m x 2.88m	10'2" x 9'5"
Kitchen/Dining/Living	4.33m x 5.00m	14'2" x 16'5"
En-Suite	1.86m x 1.77m	6'1" x 5'10"
Bathroom	2.13m x 2.82m	7'0" x 9'3"
TOTAL INTERNAL AREA	67 SQ M	721 SQ FT

FIRST FLOOR
APARTMENT SEVEN

Bedroom 1	2.83m x 4.55m	9'3" x 14'11"
Bedroom 2	3.11m x 2.88m	10'2" x 9'5"
Kitchen/Dining/Living	4.33m x 5.00m	14'2" x 16'5"
En-Suite	1.86m x 1.77m	6'1" x 5'10"
Bathroom	2.13m x 2.82m	7'0" x 9'3"
TOTAL INTERNAL AREA	67 SQ M	721 SQ FT



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LIVE SMART, LIVE WELL



LIVING SPACES

- 9 thoughtfully designed homes across three distinctive buildings
- Mix of 1 & 2-bedroom apartments plus 3-bedroom mews house
- Dual aspect living with stunning courtyard and street views
- Apartments featuring high ceilings and open-plan layouts maximising natural light
- Landscaped central courtyard for communal relaxation
- Contemporary design referencing the heritage Ram Quarter aesthetic
- Downlighters throughout
- Electric heating via panel radiators throughout homes



KITCHENS

- Integrated appliances including hob, oven and fridge/freezer
- Quartz worktop with 100mm upstand
- Washer/dryer for modern convenience
- Contemporary handleless cupboards and fittings
- Luxury vinyl tile (LVT) flooring to kitchen
- 'Ladder' style white internal doors
- USB and USB-C ports to all double sockets where possible

BEDROOMS

- Peaceful retreats with modern convenience
- Dual aspect windows ensuring excellent natural light
- Durable, high-quality soft-pile carpet
- TV points to lounge, kitchen/dining, and bedroom 1
- Oak handrail with white spindles to staircases
- Master bedrooms positioned for optimal privacy and views

BATHROOMS

- Vanity units to all bathrooms with integrated storage
- High-spec sanitaryware with black fixtures throughout
- Half-height tiling with 2 courses to 3 walls around baths
- Full-height tiling to all shower enclosures
- Heated towel radiators throughout
- Downlighters for ambient lighting
- Ceramic floor tiling to all bathrooms, WCs and en-suites
- Shower over bath with quality shower screens



EXTERNAL FEATURES

- Communal residents' landscaped courtyard with permeable paving and soft planting
- Residents' bicycle storage
- PIR security lighting front and rear
- Closed double board fencing
- Architectural heritage features complementing the Conservation Area setting



SUSTAINABILITY & QUALITY

- Air source hot water cylinder
- Sustainable urban drainage with permeable surfaces
- Energy-efficient building envelope targeting EPC rating B
- Biodiversity enhancements through native planting
- Energy-saving rooftop solar on both buildings and the mews house

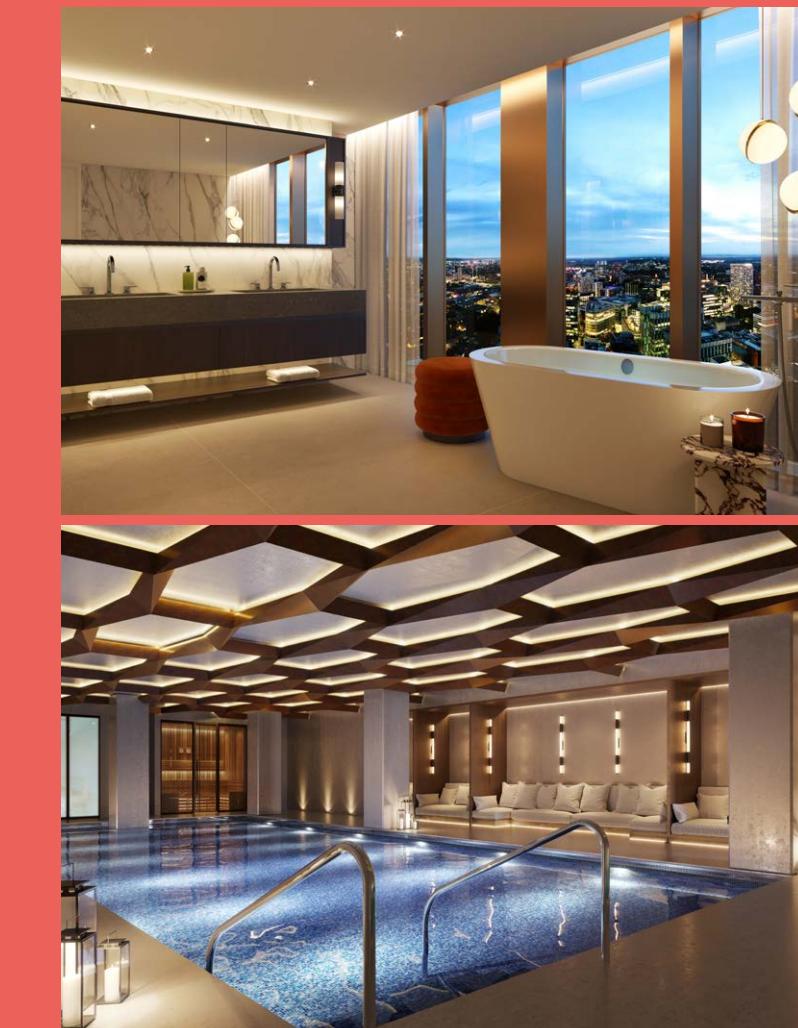
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SITE PLAN



Site plan not to scale, indicative only.

UNLOCKING POTENTIAL, BUILDING FOR THE FUTURE



DEVELOPED BY SALBOY

Salboy is an award-winning UK property developer, known for funding and delivering high-quality housing across the country. From city centre skyscrapers to landscaped family communities, Salboy transforms regeneration sites into thriving, long-lasting spaces.

Founded in 2014 by Fred Done (Betfred) and Simon Ismail, the company has delivered over 4,000 new homes, with £2 billion in current developments, 76 active sites nationwide, and a £2 billion project pipeline.

Salboy is a leading force in the regeneration of Manchester and Salford – twin cities at the heart of the North West – creating everything from branded residences and luxury hotels to commercial spaces and affordable homes for a new generation of residents.

Photography is of previous Salboy development projects and is for illustrative purposes only and should be used as general guidance.

HOT SPOT

OLD YORK MEWS
Putney Bridge Road
London SW18 1ZA



Map not to scale, indicative only.

 **SALBOY**

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OY

A quiet elegance defines each space, refined yet warm, crafted for living with intention.

This is more than a home. It's a lifestyle shaped by design, nature and ease.

OLD YORK MEWS
Wandsworth SW18
A sense of place.

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