



CLARION
HOUSING



42 Station Road

Introducing 42 Station Road

42 Station Road is a brand new riverside development in the heart of Merton. Later this year Clarion will start preparing to build 98 affordable homes specifically for Merton families. 42 Station Road will offer one, two and three bedroomed apartments, each with their own private balcony.

Beautiful New Homes

With high-quality brickwork and a sympathetic colour palette, 42 Station Road is an attractive addition to the neighbourhood. The 13-storey building will provide a mix of modern homes. 100% will be affordable.

- 98 homes
- 100% affordable (social rent)
- Mix of sizes:
 - 45 x one bedroom two person
 - 20 x two bedroom four person
 - 33 x three bedroom five person

Beautiful Inside Too

The energy-efficient homes are well-designed, adaptable and each apartment will have private outdoor space.

The fitted kitchen comes with new energy efficient appliances including:

- A fridge freezer
- Washing machine
- Induction cooker
- Dishwasher

The modern bathrooms have an overhead shower and bath. The homes will have high specification windows and doors and lots of insulation. Heating and hot water is provided onsite.



Location, Location, Location

At 42 Station Road you are within easy walking distance of everything you will need in your day-to-day life, and great public transport to take you further afield. A few minutes' walk away is the beautiful Morden Hall Park with its streams, open spaces and Deen City Farm. A wonderful place to relax and enjoy all year round. In a few years' time the new park at High Path will also be ready.



Marks and Spencer, Argos and many other popular shops are on your doorstep. On Merton High Street you will find restaurants and cafes.

If you need to travel further, public transport is just around the corner:

- **9-minute walk** to Colliers Wood Underground station
- **12-minute walk** to South Wimbledon Underground Station
- **20 minutes** by Tube to London Bridge
- **35 minutes** by Tube to Euston
- **Adjacent** to Cycle Superhighway 7, a key route into Central London
- **Walking distance** to good bus routes serving Merton High Street
- **15 minutes** through the park to Morden Road Tram Stop

For families there are excellent schools within a few minutes' walk. Merton Abbey Primary School is a well-regarded, community-facing school that plays an active role in the neighbourhood. The Harris Academy Wimbledon is even closer. Since its opening in September in 2018 it has already established an impressive record of academic achievement.

Landscape and public realm at 42 Station Road

While Colliers Wood is perfectly placed for convenient shopping and transport it also has parks and green spaces within walking distance. The new homes will overlook the River Wandle and a footbridge will connect the Wandle Trail and Cycle Superhighway 7 route.

- Set around a landscaped courtyard area the development includes:
- A riverside park
 - Informal play area
 - New trees and plants
 - Space for exercise
 - Riverside seating
 - Commercial and retail space

Your Residents Offer

If you choose to move to a new home at 42 Station Road your tenancy rights will not change and the Merton Residents Offer will apply. Existing Clarion Housing tenants will be offered a suitable home based on your housing need so you'll be offered a new home of the right size.

The Merton Residents Offer is available to view on the Clarion website here: <https://www.myclarionhousing.com/merton>



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Contact us

If you have questions, or would like to arrange a meeting to discuss the regeneration please contact Doreen Jones, your regeneration manager on **07584 365629** or email **mertonregen@clarionhg.com**

Visit: **<https://www.myclarionhousing.com/merton>**