BLOCK N PLANS
43 luxury apartments
The scheme will be a major mixed use regeneration for south west London.

The overall development encompasses 51,000 sq.m. of prime new residential and retail new build including a new stadium for AFC Wimbledon and a squash & fitness club.

331 new luxury apartments will be arranged in ten self-contained buildings.

The release of Block N offers the first opportunity to buy into this landmark phase.

**Development Overview**

**Block N Plans**

Block N comprises a choice of highly specified studio, 1, 2 & 3 bedroom apartments arranged from ground to seventh floor level.
Invest In The Best Of Both Worlds:

- The town’s buzzing broadway lies around 20 minutes walk or a 10 minute cycle from Stadia One.
- Wimbledon has over 90 places to eat including Persian, French, Argentinian, Thai, Italian and modern European cuisine.
- The town has around 130 shops, over 25 health clubs, salons and spas and 3 theatres.
- The area surrounding Stadia One is served by 4 rail lines – with Earlsfield providing a mainline hop to Waterloo in just 13 minutes.
- Clapham Junction transport interchange is the busiest in Europe (by number of trains using it) and lies just one stop or 3 minutes from Earlsfield.
- Wimbledon Village with its charming array of chic boutiques, galleries, quirky curios and European style café culture will be within 10 minutes drive time.
- The 67 acres of parkland and serene waters that Wimbledon Park offers will be little over 20 minutes walk.
- The vast swathe of Wimbledon Common and the largest of London’s royal parks – Richmond Park are also within convenient proximity of Stadia One.
- Wimbledon All England Lawn Tennis & Croquet Club (home of The Championships) will be less than 8 minutes away by car.

Wimbledon. Town & Country.

CHARACTER, CULTURE & CONVENIENCE ON YOUR DOORSTEP

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Today, Wimbledon offers the best in dining, top brands, independents and cultural events. It is a town of markets, pop-ups, festivals and theatre – all entwined amid a fashionable eating out culture.
The overall development encompasses some 51,000 square metres of prime new mixed use space including landscaped public realm and a dedicated cycling route.

Apartment features will include:

- Each 1, 2 & 3 bedroom apartment will benefit a balcony or private outdoor space.
- All apartments will have a gloss grey designer kitchen with grey reconstituted stone worktop.
- Living/dining and kitchen areas will be specified with oak plank effect click flooring (studios throughout).
- Bath and shower rooms will be finished in large format white marbled porcelain floor & wall tiling.
- All apartments will be cabled for broadband internet and SkyQ TV (subject to subscription).
- A colour video entryphone system will be installed in the hallway of each apartment.

Site plan showing initial concept of new AFC Wimbledon football ground. The stadium is currently subject to planning consent with design undergoing architectural review. Site plan shown for illustrative purposes only.
Block floor plan layouts are intended to be correct, precise details may vary. Total areas shown should be used as a guide only, any purchaser should satisfy themselves as to their accuracy.
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Each apartment will offer levels of luxury and sleek functionality that have become the hallmark of Galliard Homes.
Apartment specifications will include oak plank style click flooring, marbled tiling to bathrooms, fully integrated designer kitchens in gloss grey finish with reconstituted stone worktops, cabling for broadband and Sky Q, data extension sockets and audio/visual entryphone security.
**GENERAL**
- Matte finish painted walls and smooth ceilings.
- Satin white finish door linings, architraves and skirtings.
- Satin white finish internal doors.
- Oak-plank effect click flooring (Amtico or similar).
- Brushed stainless steel door furniture including lever door handles.
- Brushed metal switch and socket plates, selected with USB sockets.
- Colour video security entryphone system.
- Recessed LED downlighting with white bezels.
- Thermostatically controlled central heating via wall mounted radiators.
- Pressurised hot and cold water supplies.
- Double glazing throughout.
- Virtually all with balcony, terrace or private garden area.
- Cabled for broadband internet.
- Cabled for Sky (including Sky Q and terrestrial TV) subject to Sky subscription.
- Oak plank effect click flooring (Amtico or similar).

**KITCHEN AREA**
- Oak-plank effect click flooring (Amtico or similar).
- Glass grey designer kitchen units, all with soft close doors and concealed hinges.
- Grey reconstituted stone worktops with full height glass splashback.
- Fully integrated electric appliances to include:
  - Single line level oven
  - 4 ring ceramic hob
  - Cooker hood
  - Washer/dryer (freestanding if within utility cupboard)
  - Dishwasher
  - Fridge/freezer
  - Microwave
  - Stainless steel bowl and a half under-mounted sink with monobloc mixer tap.

**LIVING/DINING ROOM**
- Communal secure cycle storage.
- Lifts to all apartment levels.
- Low energy wall light fittings.
- Audio/visual entryphone system connected to communal entrance door.

**BATH & SHOWER ROOMS**
- Large format porcelain tiled floor and large format porcelain fully tiled walls.
- Oak veneered alcove with feature mirror, LED downlight over basin. Mirrored cabinet and white reconstituted stone vanity top.
- Shower set:
  - White bathroom suite featuring shower tray or steel bath as appropriate, back to wall WC, concealed dual flush cistern and wall mounted or semi-recessed basin.
  - Chrome single lever mixer tap, bottle trap, thermostatic bath filler shower mixer diverter.
  - Concealed plumbed fixed chrome shower head over bath and in shower enclosure with low level hose and handset.
  - Chrome-plated thermostatic electric heated towel rail.
  - Clear glass hinged bath screen/shower enclosure with polished silver frame.

**BEDROOM**
- Light grey carpet with underlay (or continuation of oak-plank effect click flooring).
- Floor to ceiling fitted wardrobe with interior shelf, hanging rail & drawers.
- Satin white finish internal doors.
- Satin white finish door linings, architraves and skirtings.
- Matte finish painted walls and smooth ceilings.

**APARTMENT HALLWAY & LANDING**
- Oak-plank effect click flooring (Amtico or similar).
- Audio/visual entryphone system connected to communal entrance door.

**COMMUNAL AREAS**
- Interior designed entrance foyer and lift lobby with fully tiled floor, feature decor and lighting.
- Low energy wall light fittings.
- Lifts to all apartment levels.
- Communal secure cycle storage.