

STADIA

— ONE —

PLOUGH LANE • WIMBLEDON GROUNDS • LONDON SW17



BLOCK A PLANS

25 luxury apartments

STADIA

— ONE —
WIMBLEDON GROUNDS

Development Overview

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 A offers the first opportunity to buy into this landmark phase

IN JOINT VENTURE



BLOCK A PLANS



Block A comprises a choice of highly specified 1, 2 & 3 bedroom apartments arranged from first 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 80 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. Town & Country.

CHARACTER, CULTURE & CONVENIENCE ON YOUR DOORSTEP

- 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.

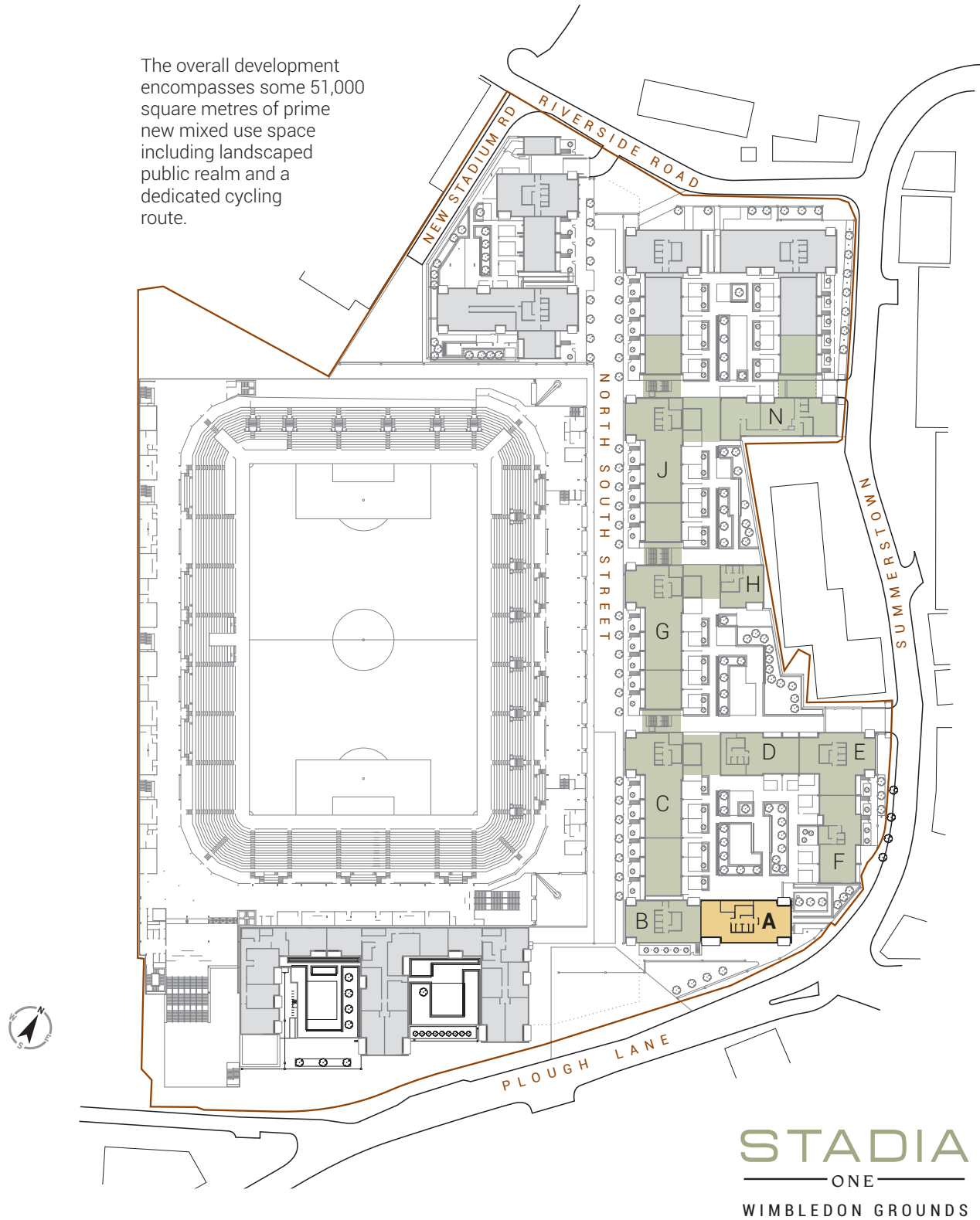


“Today, Wimbledon offers the best in dining, top brands, independents and cultural events. It is a town of markets, pop-ups, festivals and theatre – all entwined amid a fashionable eating out culture.”





The overall development encompasses some 51,000 square metres of prime new mixed use space including landscaped public realm and a dedicated cycling route.



STADIA
ONE
WIMBLEDON GROUNDS

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.

Apartment features will include:

- Each 1, 2 & 3 bedroom apartment will benefit a balcony or private outdoor space, apart from apartment 703.
- All apartments will have a gloss grey designer kitchen with grey reconstituted stone worktop.
- Living/dining, kitchen and bedroom areas will be specified with oak plank effect click flooring.
- 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.

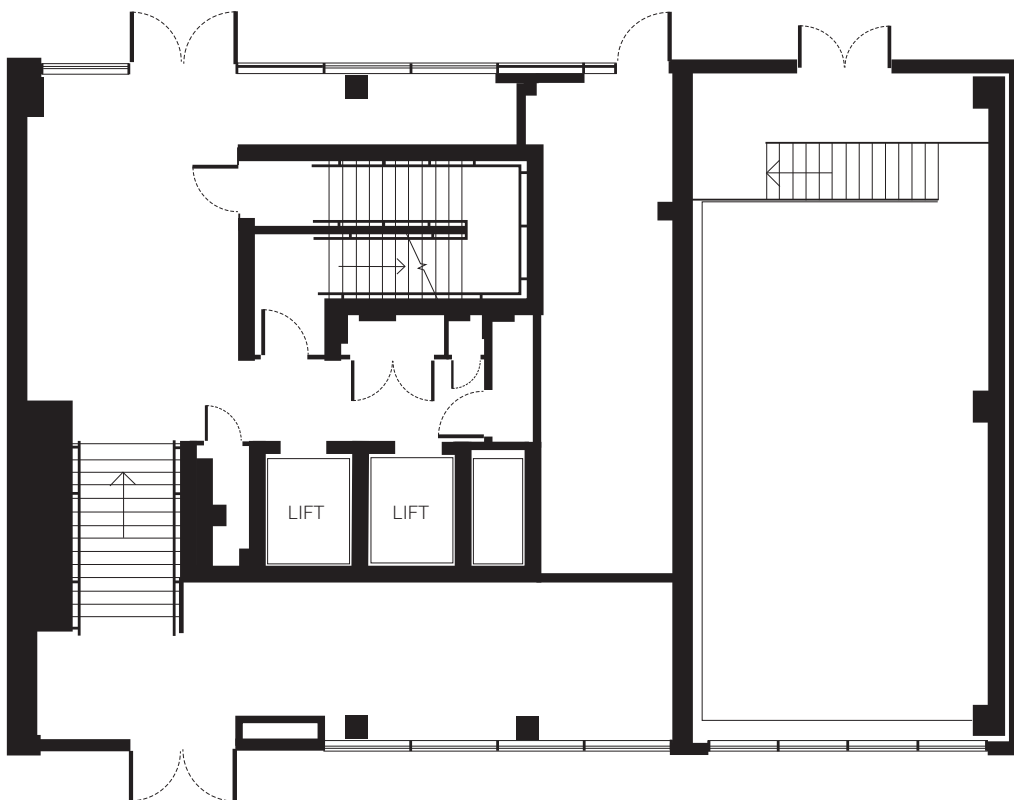
- 1 bed apartment
- 2 bed apartment
- 3 bed apartment



BLOCK A



PPER GROUND FLOOR



BLOCK A



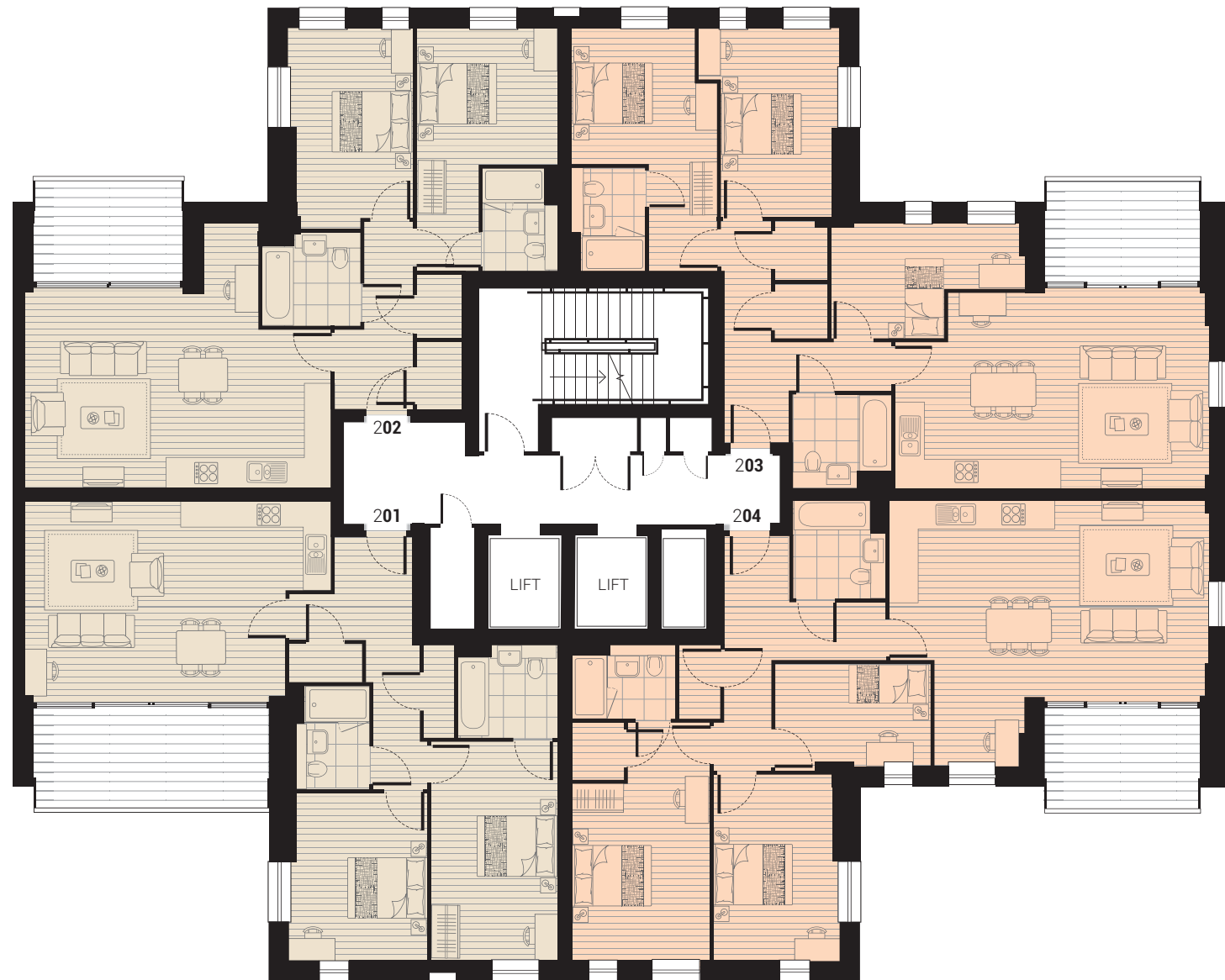
ST FLOOR

101	2 BEDROOM	75.0 sq.m	808 sq.ft
102	2 BEDROOM	87.5 sq.m	941 sq.ft
103	1 BEDROOM	56.6 sq.m	609 sq.ft



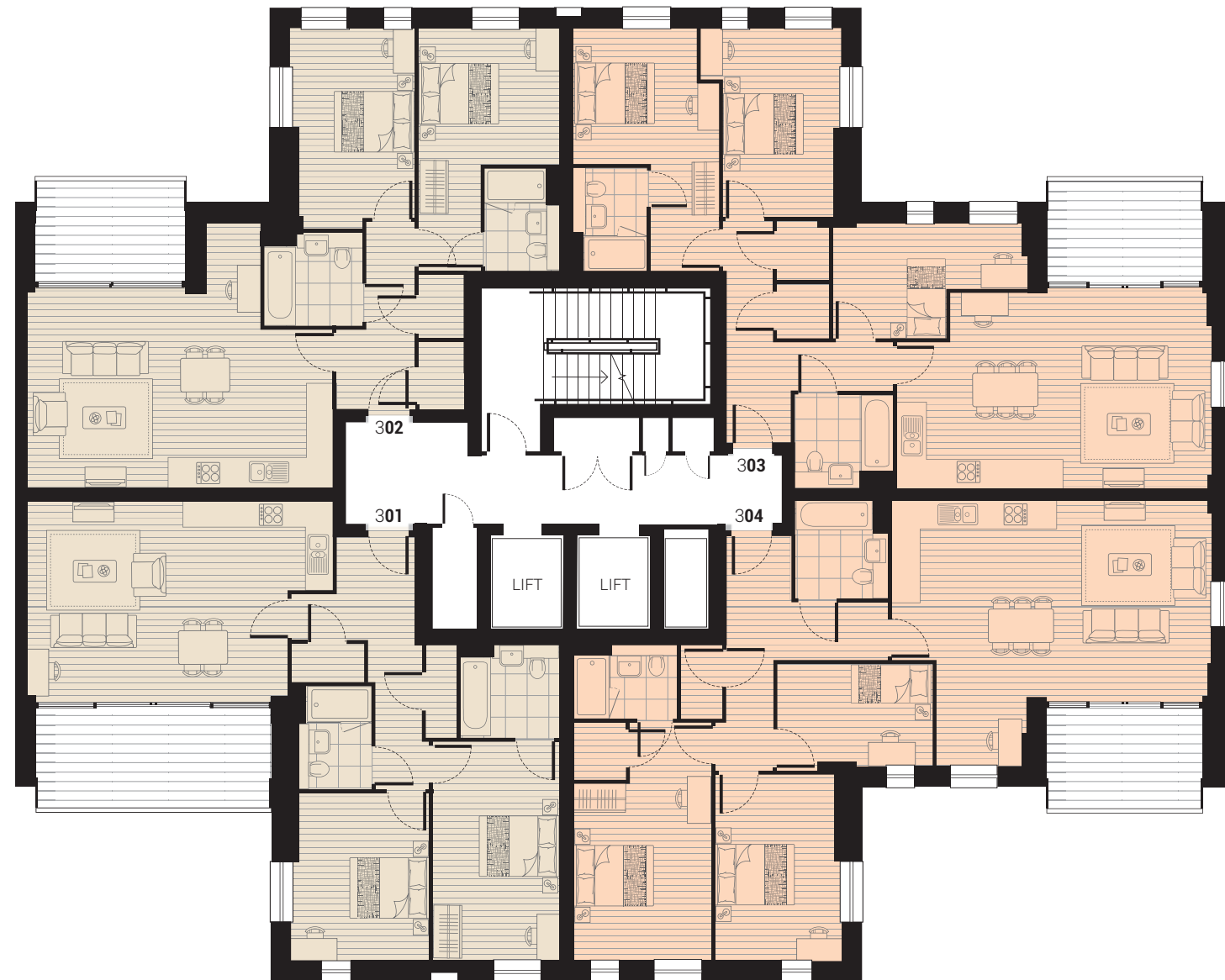
Block floor plan layouts are intended to be correct, precise details may vary. Total areas shown should be used as a guide only, any purchaser should satisfy themselves as to there accuracy.

2ND FLOOR

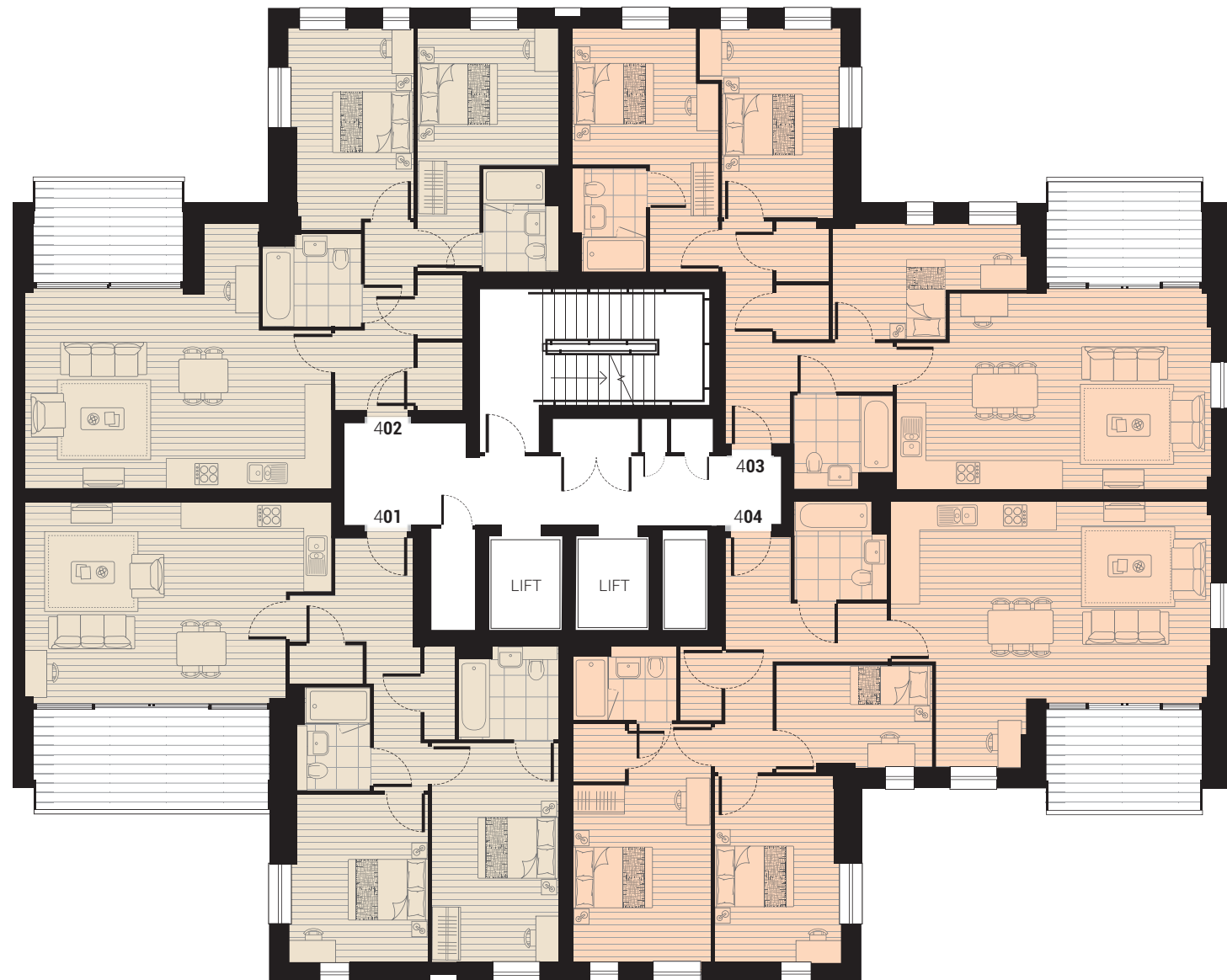


201	2 BEDROOM	75.8 sq m	816 sq ft
202	2 BEDROOM	75.1 sq m	809 sq ft
203	3 BEDROOM	86.2 sq m	928 sq ft
204	3 BEDROOM	92.3 sq m	994 sq ft

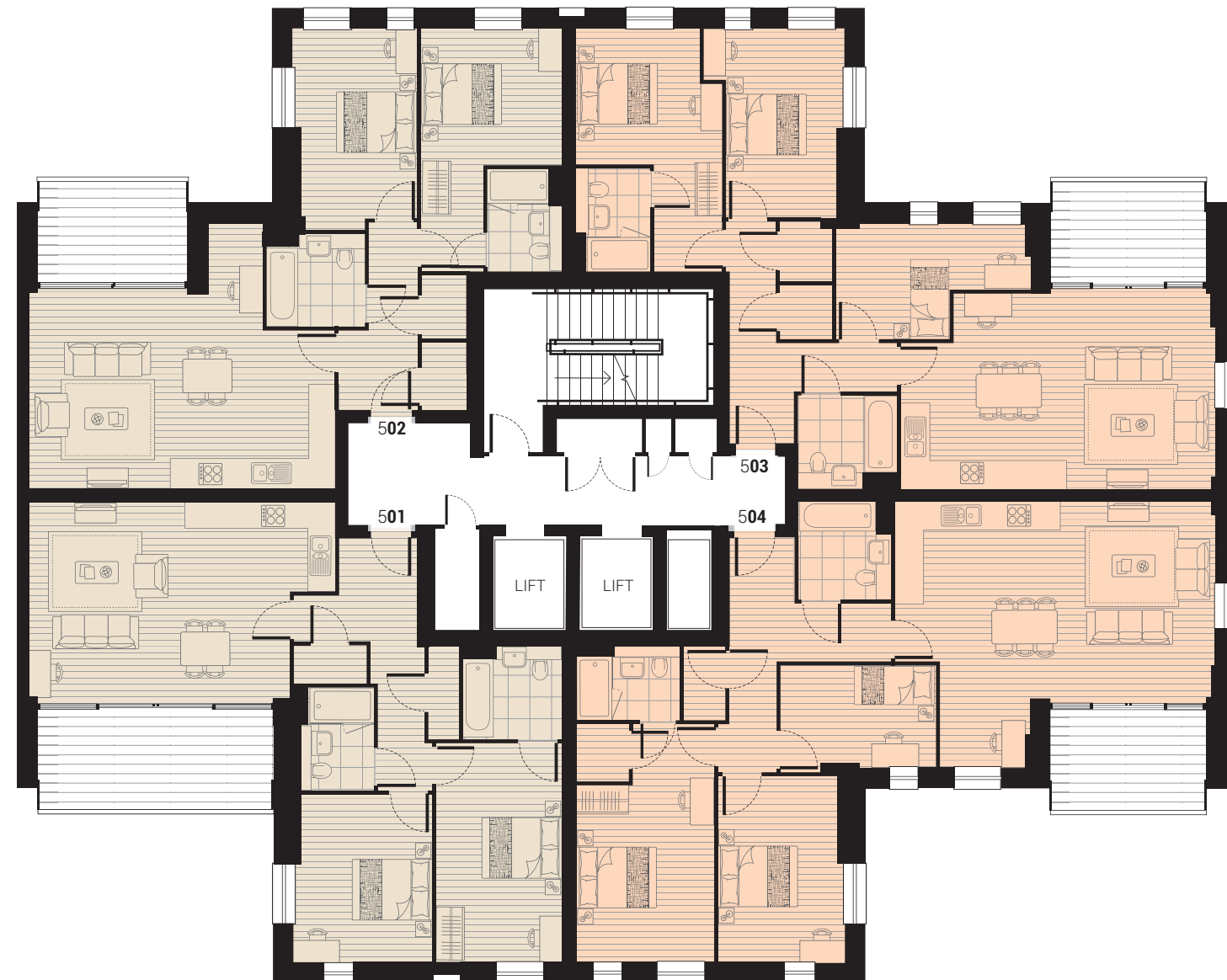
3RD FLOOR



301	2 BEDROOM	75.7 sq m	815 sq ft
302	2 BEDROOM	75.1 sq m	809 sq ft
303	3 BEDROOM	86.3 sq m	929 sq ft
304	3 BEDROOM	92.3 sq m	993 sq ft



401	2 BEDROOM	75.7 sq m	815 sq ft
402	2 BEDROOM	75.1 sq m	809 sq ft
403	3 BEDROOM	86.3 sq m	928 sq ft
404	3 BEDROOM	92.3 sq m	994 sq ft



501	2 BEDROOM	75.7 sq m	815 sq ft
502	2 BEDROOM	75.1 sq m	809 sq ft
503	3 BEDROOM	86.3 sq m	929 sq ft
504	3 BEDROOM	92.3 sq m	993 sq ft



601	1 BEDROOM	60.2 SQ M	647 SQ FT
602	2 BEDROOM	64.9 SQ M	699 SQ FT
603	1 BEDROOM	49.5 SQ M	533 SQ FT



701	1 BEDROOM	56.6 SQ M	609 SQ FT
702	2 BEDROOM	65.0 SQ M	699 SQ FT
703	1 BEDROOM	49.2 SQ M	530 SQ FT

Example apartment layouts in Block A



1 Bedroom apartment 56.6 sq.m 609 sq.ft
103 701



1 Bedroom apartment 49.2 sq.m 530 sq.ft
703



1 Bedroom apartment 49.5 sq.m 533 sq.ft
603



1 Bedroom apartment 87.5 sq.m 941 sq.ft
102

Floor plan layouts are intended to be correct, precise details may vary, furniture and floor finishes shown for illustrative purposes only. Total areas are accurate to within 5%.

Example apartment layouts in Block A

2 Bedroom apartment
75.1 sq M **809 sq FT**
202 302 402 502



2 Bedroom apartment
75.8 sq M **816 sq FT**
201 301 401 501



3 Bedroom apartment
86.2 sq M **928 sq FT**
203 303 403 503



3 Bedroom apartment
92.3 sq M **994 sq FT**
204 304 404 504



Floor plan layouts are intended to be correct, precise details may vary, furniture and floor finishes shown for illustrative purposes only. Total areas are accurate to within 5%.



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.



Specification

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) throughout.
- 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).

KITCHEN AREA

- Gloss grey designer kitchen units, all with soft close doors and concealed handles.
- Grey reconstituted stone worktop with full height glass splashback.
- Fully integrated electric appliances to include* :-
 - Single low 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.
- Low energy wall unit under lighting.
- Centralised appliance isolator switch panel.

LIVING/DINING ROOM

- TV socket set to living room (Sky Q) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone & data sockets to living/dining area.

BATH & SHOWER ROOMS

- Large format white marbled porcelain tiled floor and fully tiled walls.
- Oak veneered alcove with feature mirror, LED downlight over basin. Mirrored cabinet and white reconstituted stone vanity top.
- Shaver socket.
- 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, cistern push plate, thermostatic bath filler/shower mixer diverter.
- Concealed plumbing 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

- Floor to ceiling fitted wardrobe with interior shelf, hanging rail & drawers to bedroom one.
- TV socket set to bedrooms (Sky Q) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data extension sockets to bedrooms.

APARTMENT HALLWAY & LANDING

- Audio/visual entryphone system connected to communal entrance door.

COMMUNAL AREAS

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

* Studio apartments with smaller kitchen configurations may not include a full suite of appliances.

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Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

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Galliard Homes' furniture solution specialists



New Concept Furnishings can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

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LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

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IN JOINT VENTURE



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