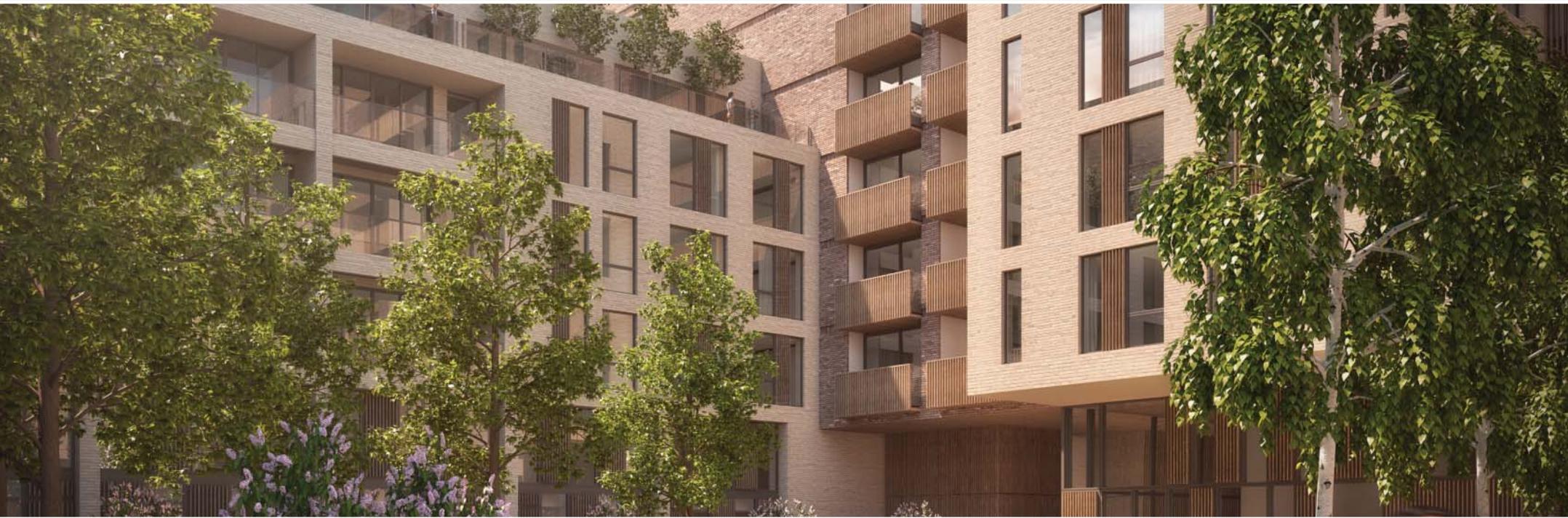


STADIA

— ONE —

PLOUGH LANE · WIMBLEDON GROUNDS · LONDON SW17



BLOCK **F** PLANS

20 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 F offers the first opportunity to buy into this landmark phase

IN JOINT VENTURE



BLOCK F PLANS



Block F comprises a choice of highly specified 1, 2 & 3 bedroom apartments arranged from ground to fifth 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.

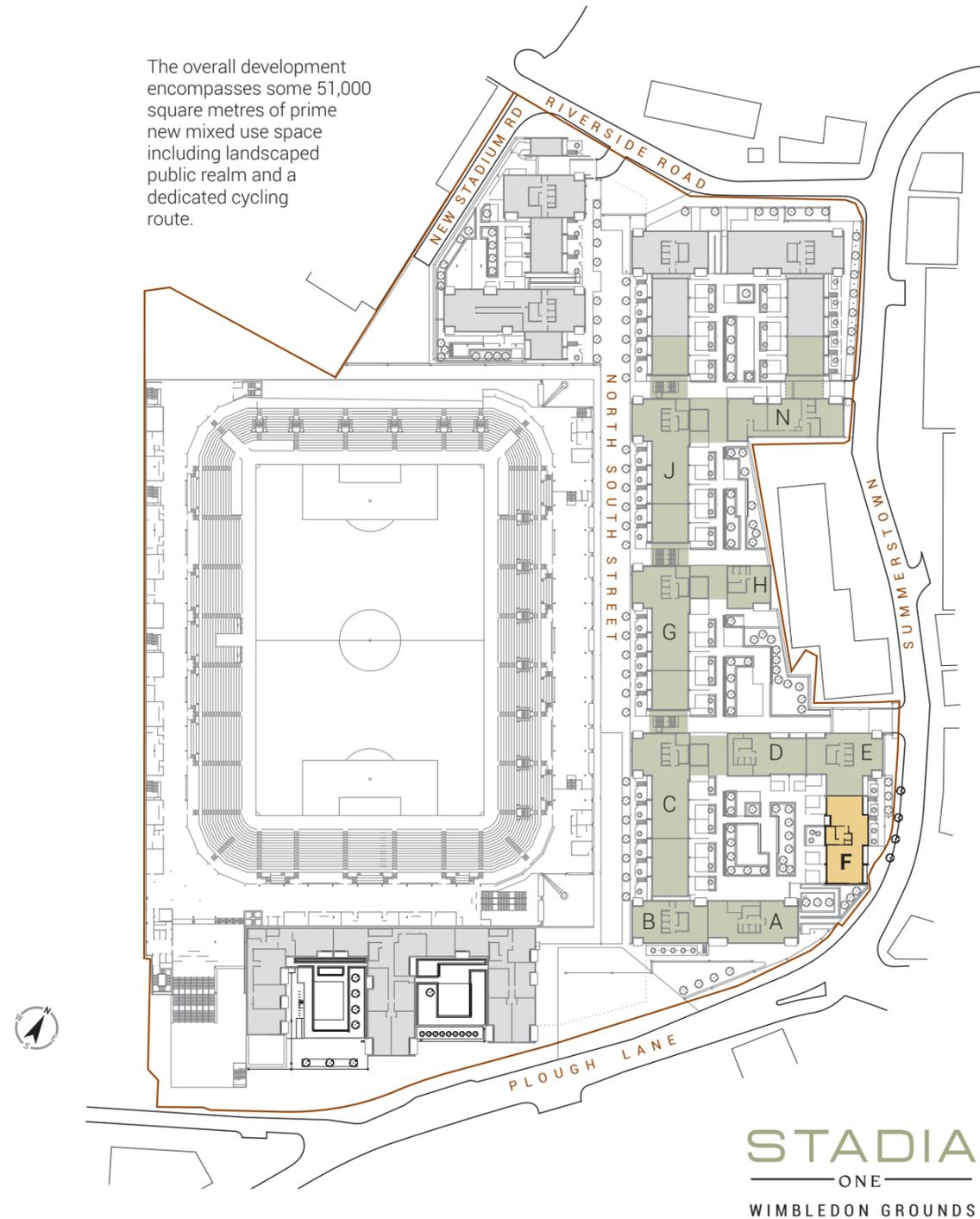


Today, Wimbledon offers the best in dining, top brands, independents and cultural events. It is a town of markets, pop-ups, festivals and theatre – all entwined amid a fashionable eating out culture.





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



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.
- 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 F

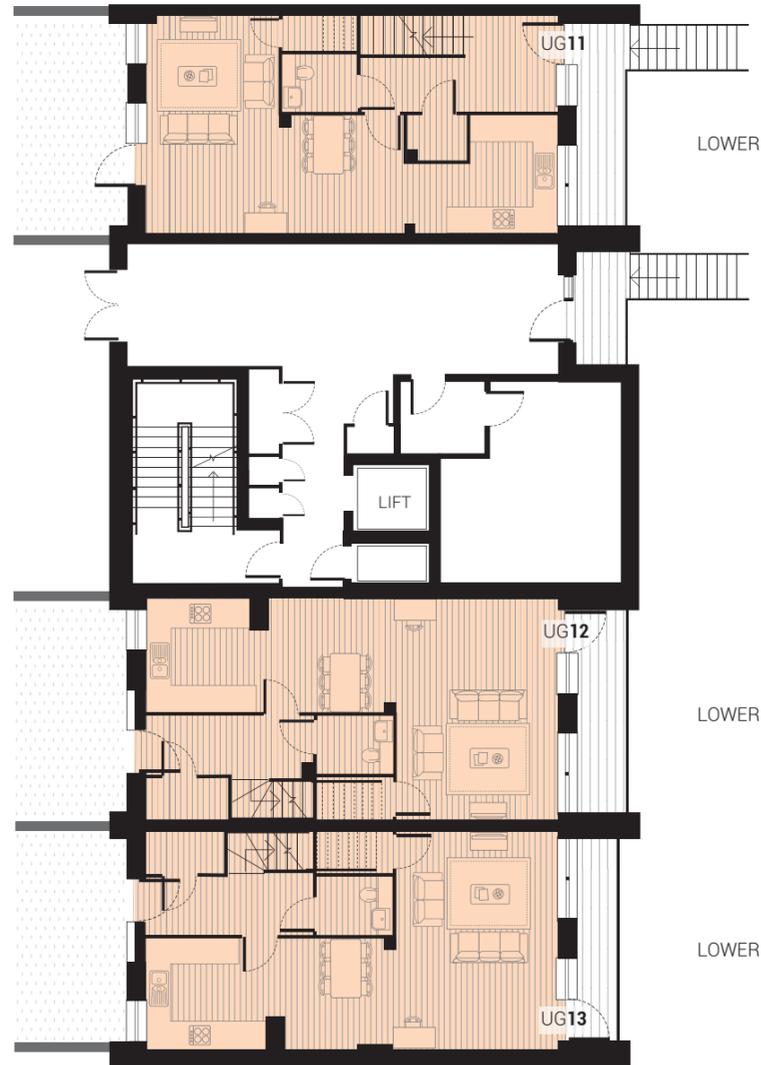


PPER GROUND FLOOR

BLOCK F



ST FLOOR



UG11	3 BEDROOM	112.2 SQ.M	1208 SQ.FT
UG12	3 BEDROOM	114.0 SQ.M	1227 SQ.FT
UG13	3 BEDROOM	112.1 SQ.M	1206 SQ.FT



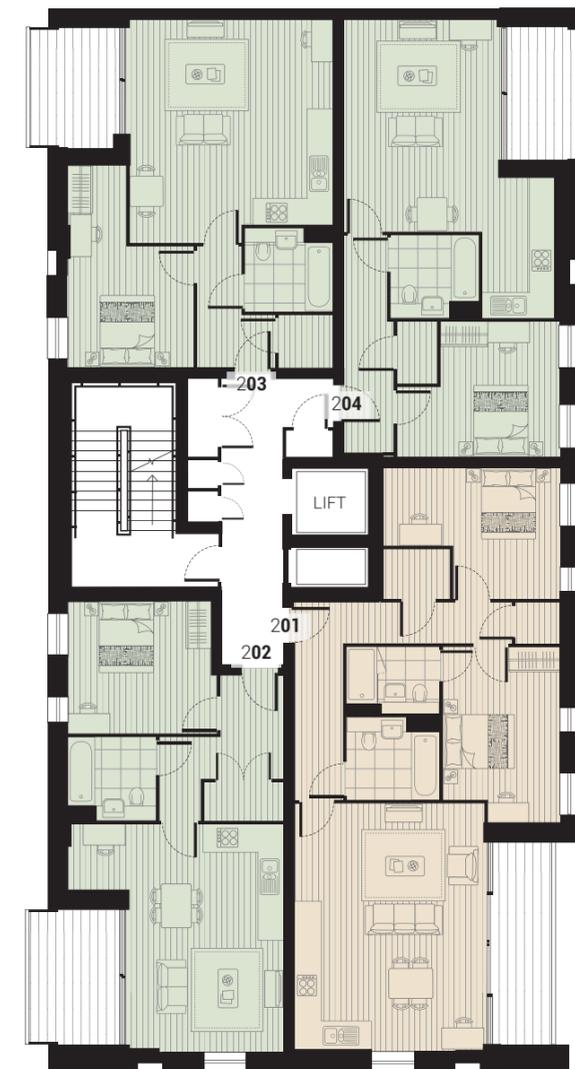
101	1 BEDROOM	59.3 SQ.M	638 SQ.FT
-----	-----------	-----------	-----------



BLOCK F

2ND FLOOR

201	2 BEDROOM	78.3 SQ.M	843 SQ.FT
202	1 BEDROOM	51.1 SQ.M	550 SQ.FT
203	1 BEDROOM	52.1 SQ.M	561 SQ.FT
204	1 BEDROOM	52.5 SQ.M	565 SQ.FT

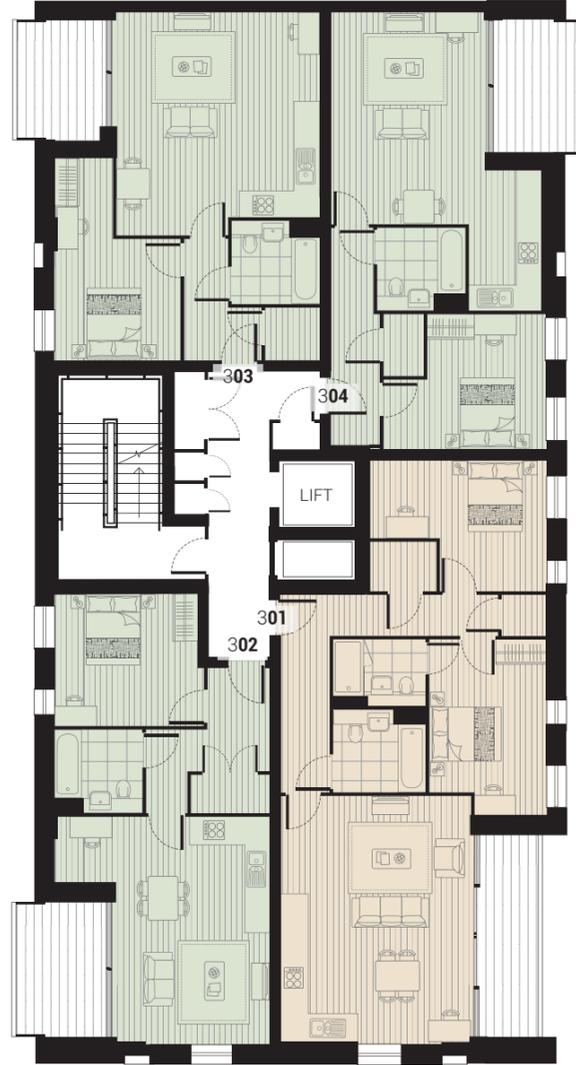


Block floor plan layouts are intended to be correct, precise details may vary. Total areas shown should be used as a guide only, any purchaser should satisfy themselves as to their accuracy.

BLOCK F

3RD FLOOR

301	2 BEDROOM	78.3 SQ.M	843 SQ.FT
302	1 BEDROOM	51.1 SQ.M	554 SQ.FT
303	1 BEDROOM	52.1 SQ.M	561 SQ.FT
304	1 BEDROOM	52.5 SQ.M	565 SQ.FT



BLOCK F

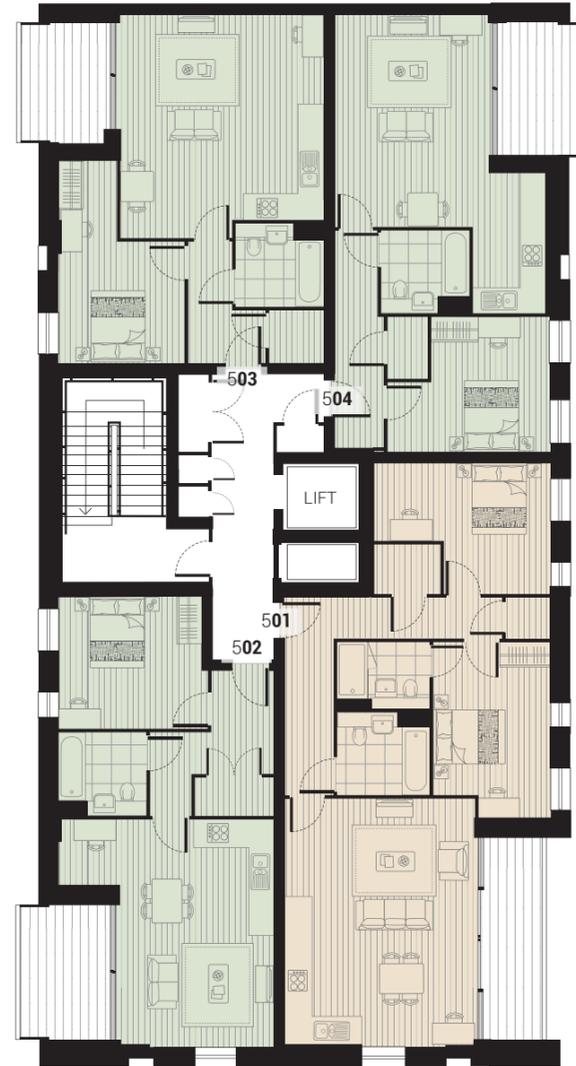
4TH FLOOR

401	2 BEDROOM	78.3 SQ.M	843 SQ.FT
402	1 BEDROOM	51.1 SQ.M	550 SQ.FT
403	1 BEDROOM	52.1 SQ.M	561 SQ.FT
404	1 BEDROOM	52.5 SQ.M	565 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.

501	2 BEDROOM	78.3 sq M	843 sq FT
502	1 BEDROOM	51.1 sq M	550 sq FT
503	1 BEDROOM	52.1 sq M	561 sq FT
504	1 BEDROOM	52.5 sq M	565 sq FT



Example apartment layouts
showing the most common types in Block F



1 Bedroom apartment 52.1 sqm 561 sqft
203 303 403 503



1 Bedroom apartment 51.1 sqm 550 sqft
202 302 402 502



1 Bedroom apartment 52.5 sqm 565 sqft
204 304 404 504



2 Bedroom apartment 78.3 sqm 843 sqft
201 301 401 501

Example duplex apartments in Block F



UPPER



UPPER



LOWER

3 Bedroom duplex apartment 112.2 sq M **1208 sq FT**
UG11



LOWER

3 Bedroom duplex apartment 112.1 sq M **1206 sq FT**
UG13



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.

Galliard Homes' associated mortgage specialists



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.

www.visionaryfinance.co.uk | +44(0) 207 100 4754



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.

www.newconceptfurnishings.com | +44(0) 208 502 3308



Galliard Homes' official letting and management agents



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.

www.liferesidential.co.uk | +44(0) 208 896 9990



These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. All journey and walking times stated are approximate, source tfl.gov.uk, google.co.uk and crossrail.co.uk. Interior images are computer generated and are for illustrative purposes only. All development CGIs and artwork contained in this brochure is subject to copyright owned by Galliard Homes and cannot be reproduced in any way without prior written consent. Stadia One is a preferred marketing name only and may not be adopted as the postal address.

IN JOINT VENTURE



STADIA

— ONE —

Sales & Marketing Suite

Plough Lane,
Wimbledon Grounds,
London SW17 0BL

London Central Sales

020 7620 1500
galliarhomes.com

