

STADIA

— ONE —

PLOUGH LANE • WIMBLEDON GROUNDS • LONDON SW17



BLOCK N PLANS

43 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 N offers the first opportunity to buy into this landmark phase

IN JOINT VENTURE

Galliard
Homes



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 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.

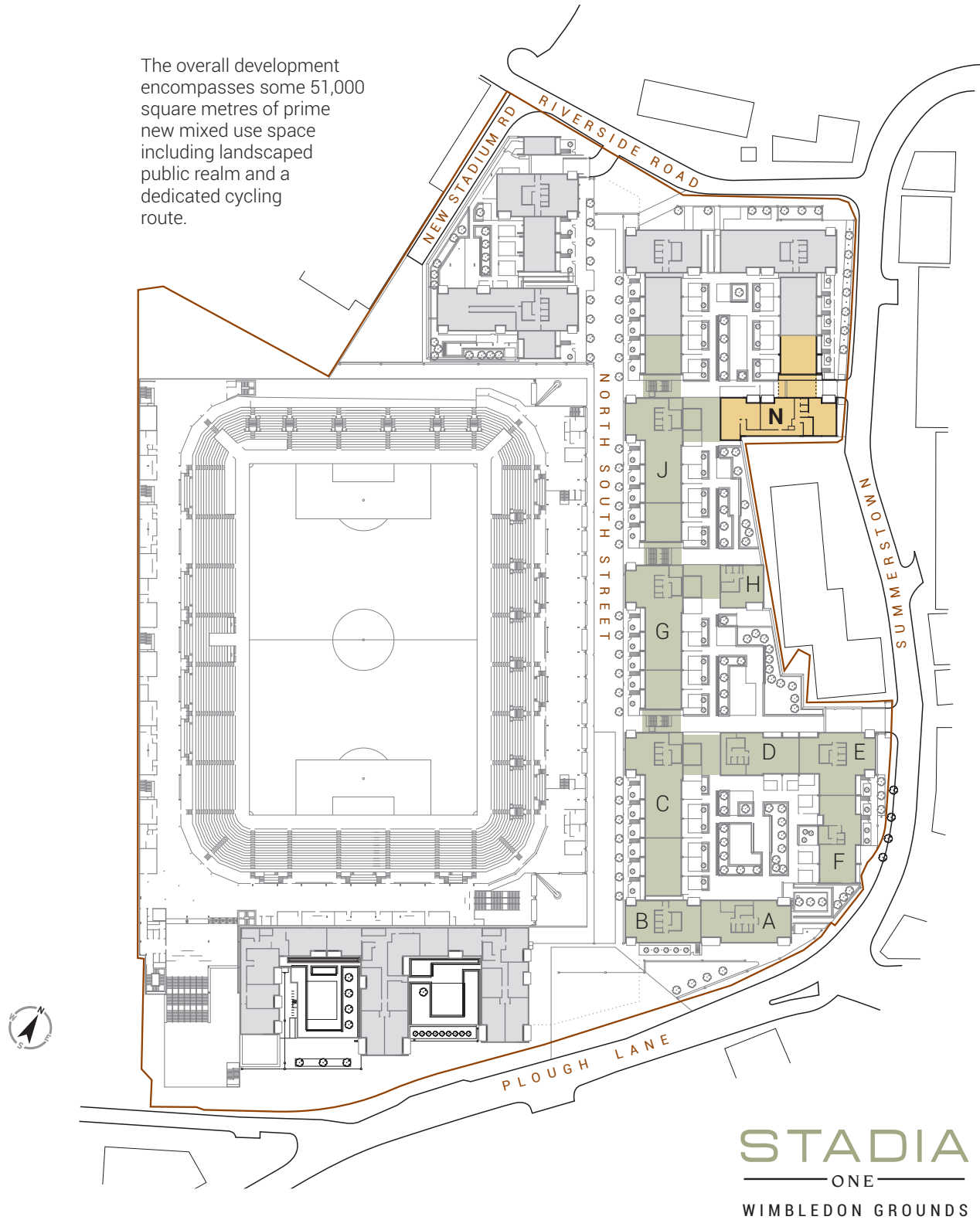


Today, Wimbledon offers the best in dining, top brands, independents and cultural events. It is a town of markets, pop-ups, festivals and theatre – all entwined amid a fashionable eating out culture.





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.

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



BLOCK N

PPER GROUND FLOOR

UG01	2 BEDROOM	80.1 SQ M	862 SQ FT
UG02	2 BEDROOM	81.4 SQ M	876 SQ FT
UG32	3 BEDROOM	112.2 SQ M	1208 SQ FT
UG33	3 BEDROOM	113.9 SQ M	1226 SQ FT



BLOCK N

ST FLOOR

101	2 BEDROOM	71.7 SQ M	772 SQ FT
102	2 BEDROOM	79.9 SQ M	860 SQ FT
103	1 BEDROOM	52.1 SQ M	561 SQ FT
104	1 BEDROOM	53.8 SQ M	579 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.

201	1 BEDROOM	50.7 SQ.M	545 SQ.FT
202	3 BEDROOM	98.3 SQ.M	1058 SQ.FT
203	3 BEDROOM	99.0 SQ.M	1066 SQ.FT
204	1 BEDROOM	50.6 SQ.M	544 SQ.FT
205	STUDIO	41.1 SQ.M	443 SQ.FT
206	2 BEDROOM	72.6 SQ.M	781 SQ.FT
207	3 BEDROOM	95.9 SQ.M	1033 SQ.FT



301	1 BEDROOM	50.6 SQ.M	545 SQ.FT
302	3 BEDROOM	98.3 SQ.M	1058 SQ.FT
303	3 BEDROOM	99.0 SQ.M	1066 SQ.FT
304	1 BEDROOM	50.6 SQ.M	544 SQ.FT
305	STUDIO	41.1 SQ.M	443 SQ.FT
306	2 BEDROOM	72.6 SQ.M	781 SQ.FT
307	3 BEDROOM	95.9 SQ.M	1033 SQ.FT



4TH FLOOR

401	1 BEDROOM	50.6 SQ.M	545 SQ.FT
402	3 BEDROOM	98.3 SQ.M	1058 SQ.FT
403	3 BEDROOM	99.0 SQ.M	1066 SQ.FT
404	1 BEDROOM	50.6 SQ.M	544 SQ.FT
405	STUDIO	41.1 SQ.M	443 SQ.FT
406	2 BEDROOM	72.6 SQ.M	781 SQ.FT
407	3 BEDROOM	95.9 SQ.M	1033 SQ.FT

5TH FLOOR

501	1 BEDROOM	50.6 SQ.M	545 SQ.FT
502	2 BEDROOM	79.9 SQ.M	860 SQ.FT
503	3 BEDROOM	110.6 SQ.M	1190 SQ.FT
504	STUDIO	40.8 SQ.M	439 SQ.FT
505	2 BEDROOM	72.5 SQ.M	780 SQ.FT
506	3 BEDROOM	96.0 SQ.M	1033 SQ.FT



6TH FLOOR

601	2 BEDROOM	71.7 SQ M	772 SQ FT
602	2 BEDROOM	79.9 SQ M	860 SQ FT
603	2 BEDROOM	72.5 SQ M	780 SQ FT
604	3 BEDROOM	96.5 SQ M	1039 SQ FT



7TH FLOOR

701	2 BEDROOM	71.8 SQ M	772 SQ FT
702	2 BEDROOM	79.9 SQ M	860 SQ FT
703	1 BEDROOM	52.1 SQ M	561 SQ FT
704	1 BEDROOM	54.3 SQ M	585 SQ FT



Example apartment layouts
showing the most common types in Block N



Studio apartment 41.1 sq m **443 sq ft**
205 305 405 504



1 Bedroom apartment 50.6 sq m **544 sq ft**
204 304 404



1 Bedroom apartment 50.7 sq m **545 sq ft**
201 301 401 501



2 Bedroom apartment 72.6 sq m **781 sq ft**
206 306 406 505 603

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
showing the most common types in Block N



2 Bedroom apartment 71.7 sq M **772 sq FT**
101 601 701



2 Bedroom apartment 79.9 sq M **860 sq FT**
102 502 602 702



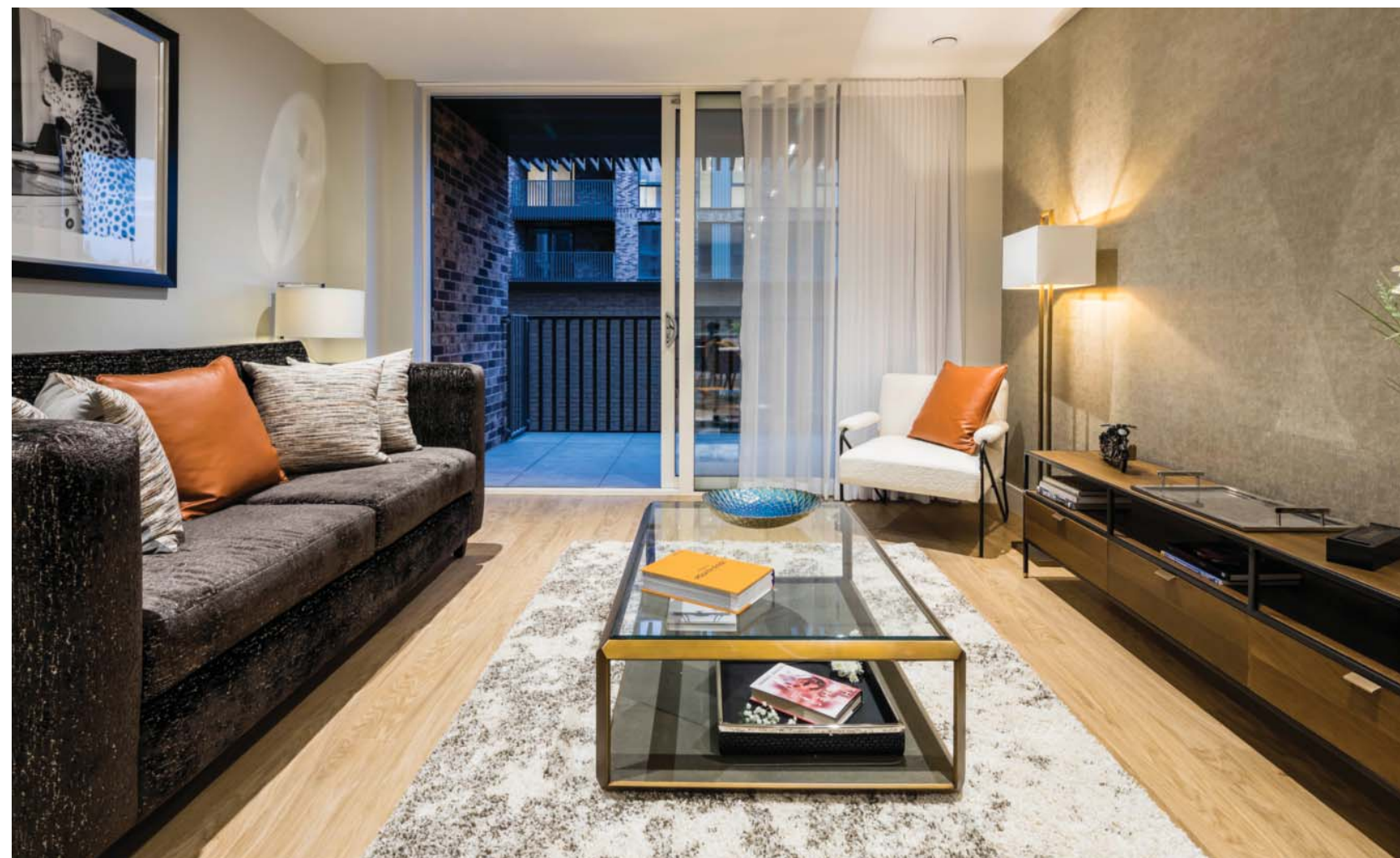
3 Bedroom apartment 95.9 sq M **1033 sq FT**
207 307 407 506 604



3 Bedroom apartment 98.3 sq M **1058 sq FT**
202 302 402



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 to 1, 2 & 3 bedroom apartments (single bowl to studios).
- 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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IN JOINT VENTURE



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Sales & Marketing Suite

Plough Lane,
Wimbledon Grounds,
London SW17 0BL

London Central Sales

020 7620 1500
galliarhomes.com

