



STADIA

— THREE —

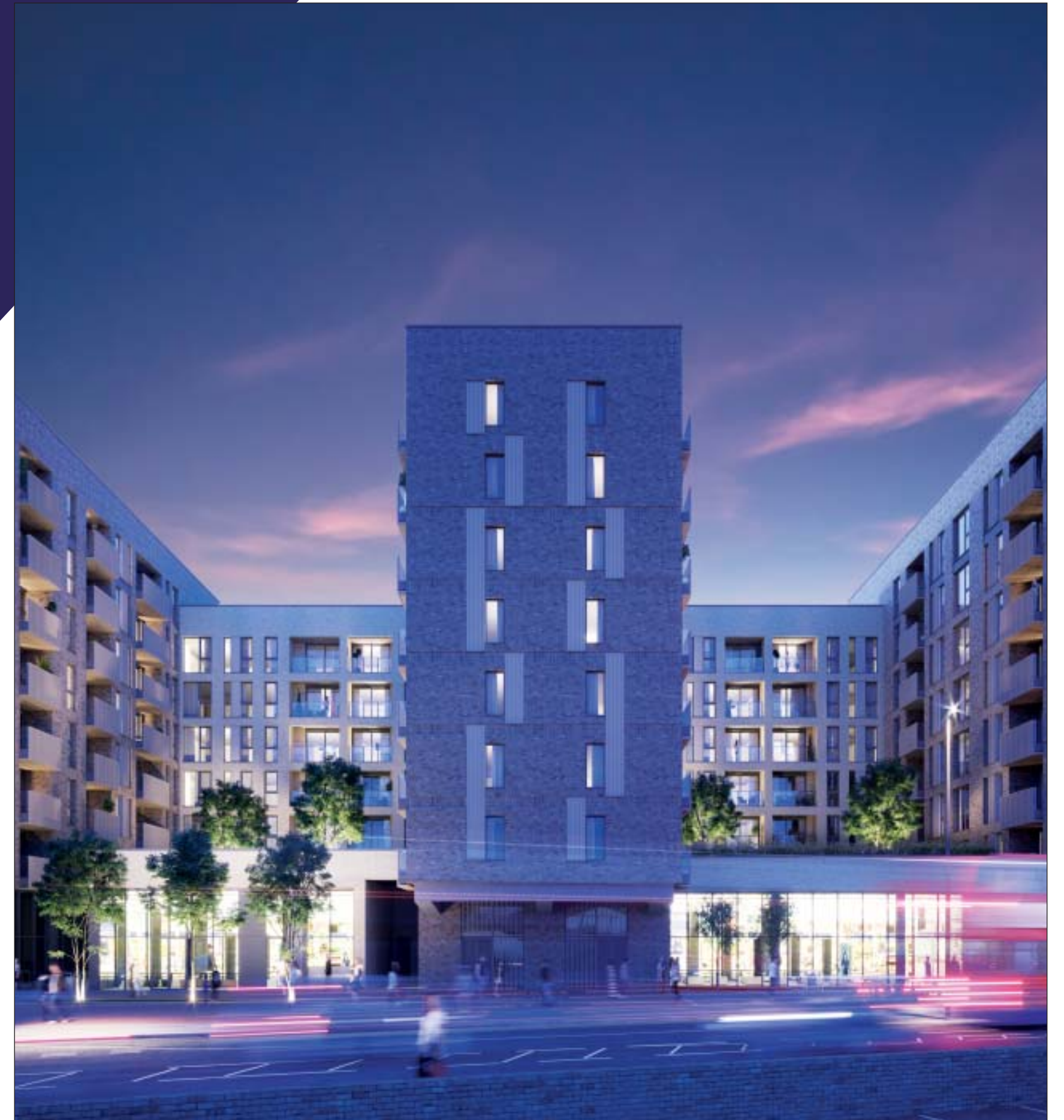
WIMBLEDON GROUNDS LONDON SW17

Highly specified 1, 2 & 3 bed apartments showcasing the transformation of Wimbledon Grounds into a dynamic new landmark for luxurious living.

Regeneration

SECOND TO NONE IN SOUTH WEST LONDON

IN JOINT VENTURE





- Stadia Three is the principal residential building within a wider masterplan comprising over 600 apartments.
- The Wimbledon Grounds masterplan includes a new stadium for AFC Wimbledon together with retail facilities and a squash and fitness club.
- Stadia Three offers 115 fabulous 1, 2 & 3 bedroom apartments arranged from first to seventh floor level.
- Virtually all apartments benefit a balcony or external space.

Dynamic by design

DEVELOPMENT OVERVIEW

- Each apartment will be highly specified, finished and equipped for 21st century living.
- The development will feature two communal landscaped podium level roof gardens.
- The apartments will be accessible via three independent cores, each with a private lift serving all levels.
- **Selected apartments are available with the Galliard Help to Buy option scheme.**



Backed by
HM Government

Galliard
Homes





The town's buzzing Broadway lies around 20 minutes walk or a 10 minute cycle from Stadia Three.



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 Three is served by 4 rail lines – with Earsfield 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 Earsfield.

Town & Country

WIMBLEDON – LOCATION OVERVIEW



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 Three.



Wimbledon All England Lawn Tennis & Croquet Club (home of The Championships) will be less than 8 minutes away by car.

Average journey times to key destinations:

≡ EARLSFIELD
(10 MINUTES DRIVE BY CAR OR PUBLIC TRANSPORT)

Clapham Junction	3 mins
Vauxhall	8 mins
Waterloo	13 mins

≡ HAYDONS ROAD
(10 MINUTES WALK APPROX)

Elephant & Castle	23 mins
Blackfriars	28 mins
Farringdon	36 mins

13 minutes from Central London

EARLSFIELD TO WATERLOO DIRECT

⊖ WIMBLEDON PARK
(20 MINUTES WALK APPROX)

Fulham Broadway	11 mins
Earl's Court	15 mins
South Kensington	22 mins
Victoria	27 mins
St James's Park	28 mins
Westminster	30 mins

⊖ TOOTING BROADWAY
(12 MINUTES DRIVE BY CAR OR PUBLIC TRANSPORT)

Clapham North	9 mins
Borough	19 mins
London Bridge	20 mins
Charing Cross	22 mins
Bank	22 mins
Leicester Square	24 mins
Tottenham Court Rd	25 mins
Euston	26 mins
King's Cross	28 mins

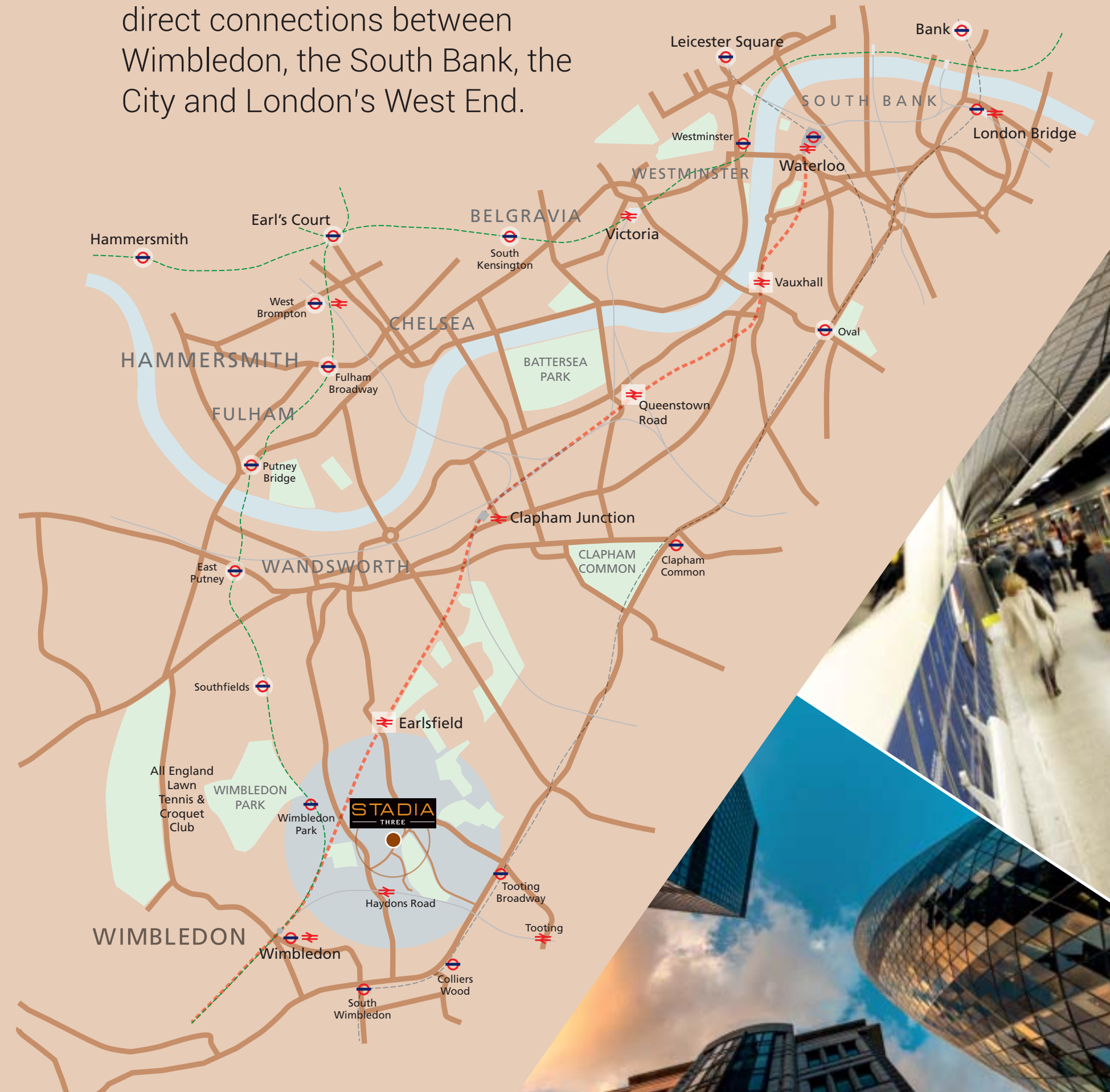
All journey times and walking distances stated are approximate, source google.com, tfl.gov.uk



While being a district synonymous with open parkland and a cosmopolitan village lifestyle, Wimbledon offers excellent connectivity, both by road and rail. The nearby A3 artery links London, Guildford and Portsmouth – with connections to the M25 at junction 10.

Tube services include the District Line at Wimbledon Park and the Northern Line from Tooting Broadway, mainline connections are from Haydons Road direct across the capital or from Earlsfield – terminating at Waterloo for the South Bank or Jubilee Line services – linking to London's entire transport network.

Fast road and rail arteries deliver direct connections between Wimbledon, the South Bank, the City and London's West End.





Residents at Stadia Three will be within convenient proximity of Wimbledon Common – over 1,100 acres of green space and woodland, which is the largest swathe of heathland in London.



Computer generated model of development masterplan. The AFC Wimbledon stadium is currently subject to planning consent with design undergoing architectural review. Image shown for illustrative purposes only.

While being famed with grand slam lawn tennis and the likes of Federer and Murray, 'Wimbledon' boasts its own park, common, town centre and charming village – an eclectic blend of boutiques, chic shops, galleries and gastro eateries set amongst handsome period buildings and traditional establishments that together can only be described as unique in London.

Perfection in place

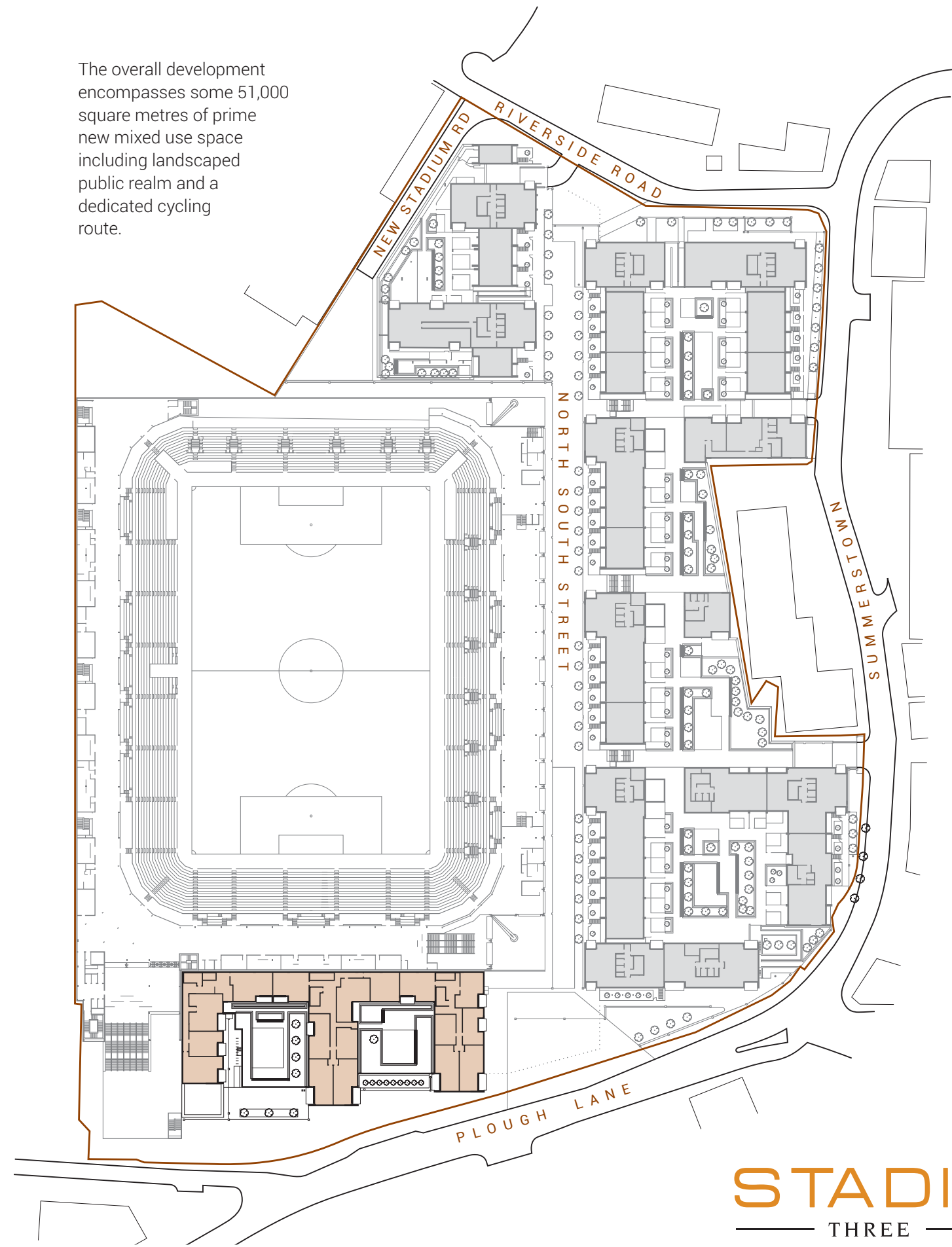
THE HOME OF CHAMPIONSHIPS, RURAL CHARACTER & CAFE CULTURE



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

THREE

WIMBLEDON GROUNDS

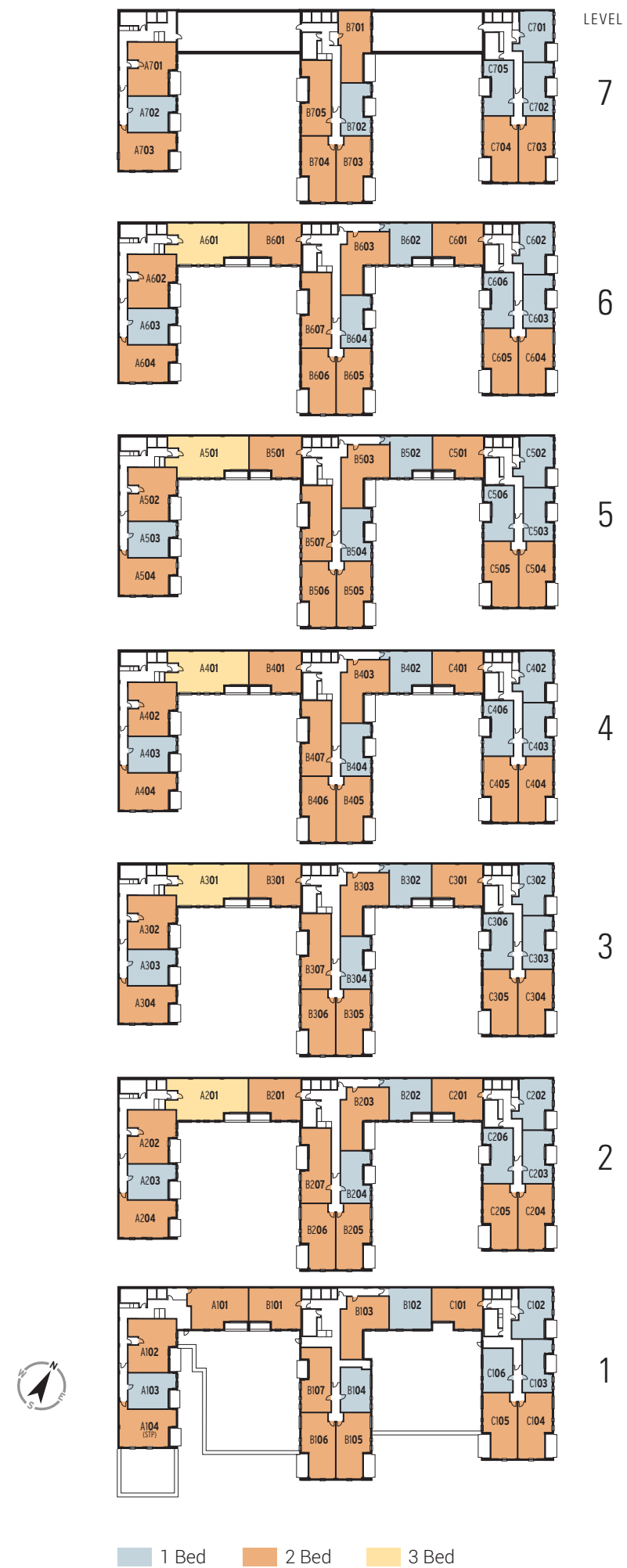
Site plan showing initial concept of new AFC Wimbledon football ground. The stadium is currently subject to planning consent with design undergoing architectural review. Site plan shown for illustrative purposes only.



A Masterplan

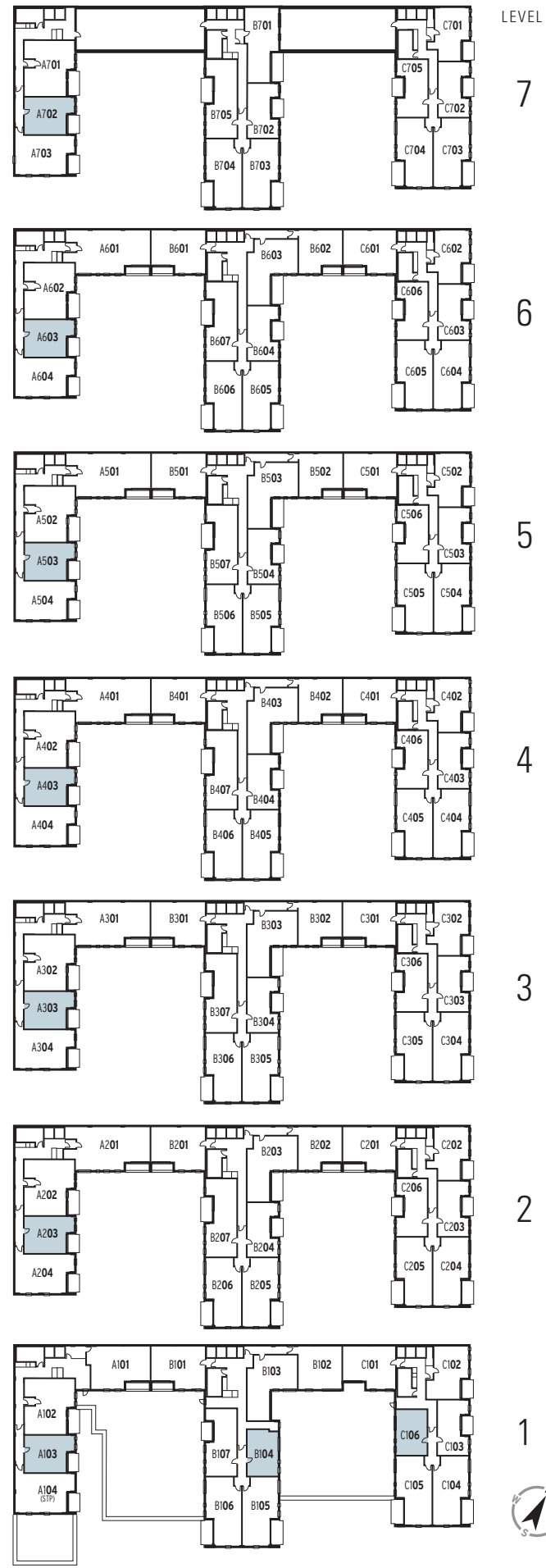
FOR A BRAND NEW COMMUNITY

Stadia Three features two landscaped communal roof gardens at podium level – creating a serene setting and pleasant aspect for the majority of apartments.

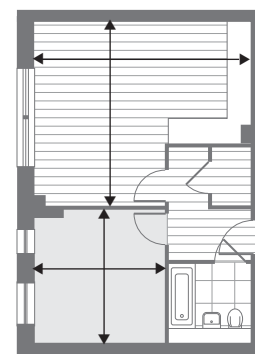


The apartments are arranged with 3 independent core entrances, each with private lift serving all residential levels

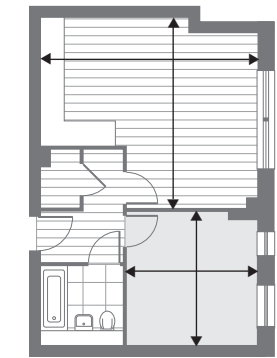




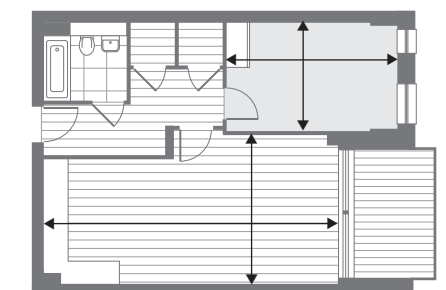
LEVEL
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C106
Total area 48.3 sq.m. 520 sq.ft.
Living/dining inc kitchen 5.7 x 4.8m 18'8" x 15'9"
Bedroom 3.4 x 3.5m 11'2" x 11'6"

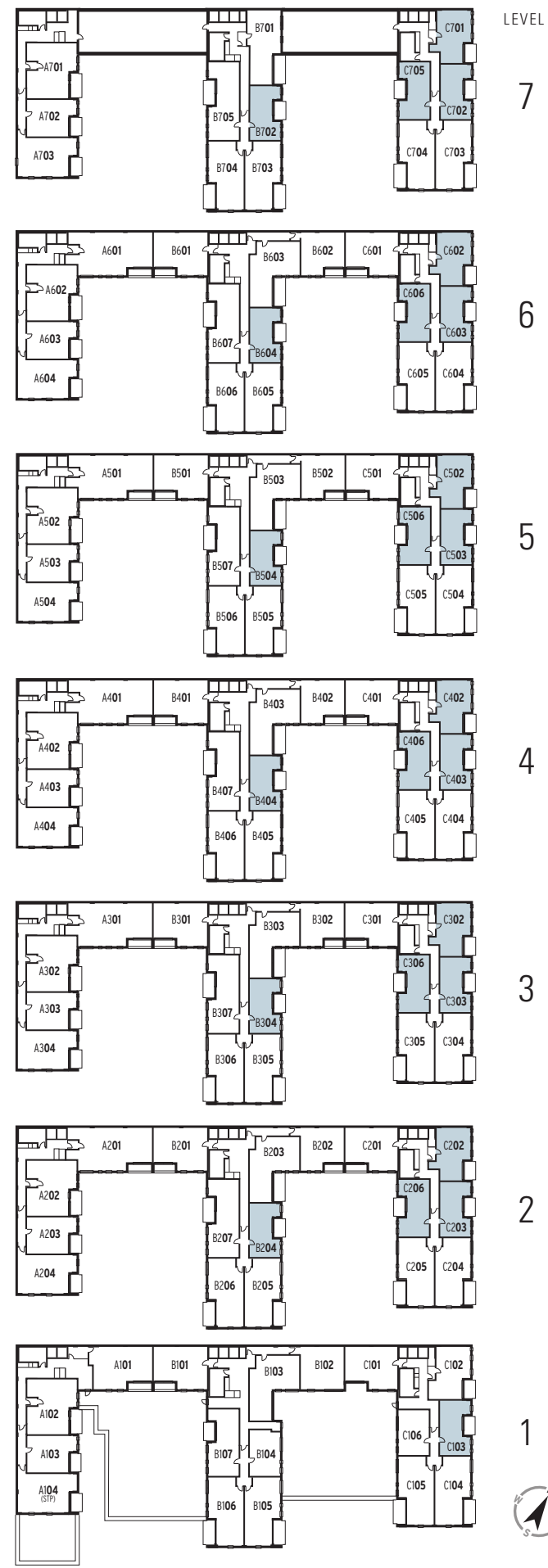


B104
Total area 48.7 sq.m. 524 sq.ft.
Living/dining inc kitchen 7.7 x 5.0m 18'8" x 16'4"
Bedroom 3.4 x 3.5m 11'2" x 11'6"



A103 A203 A303 A403 A503 A603 A702
Total area 58.1 sq.m. 625 sq.ft.
Living/dining inc kitchen 7.8 x 3.9m 25'6" x 12'9"
Bedroom 4.5 x 2.8m 14'8" x 9'2"

1 BED APARTMENTS



C202 C302 C402 C502 C602 C701		
Total area	57.3 sq.m.	617 sq.ft.
Living/dining inc kitchen	6.4 x 6.5m	21'0" x 21'3"
Bedroom	4.1 x 3.2m	13'4" x 10'5"



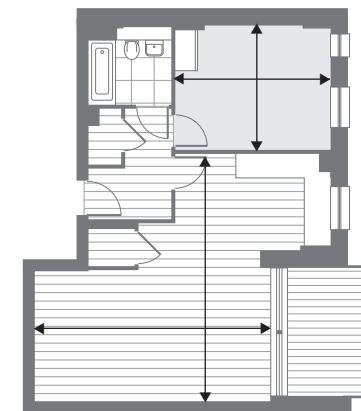
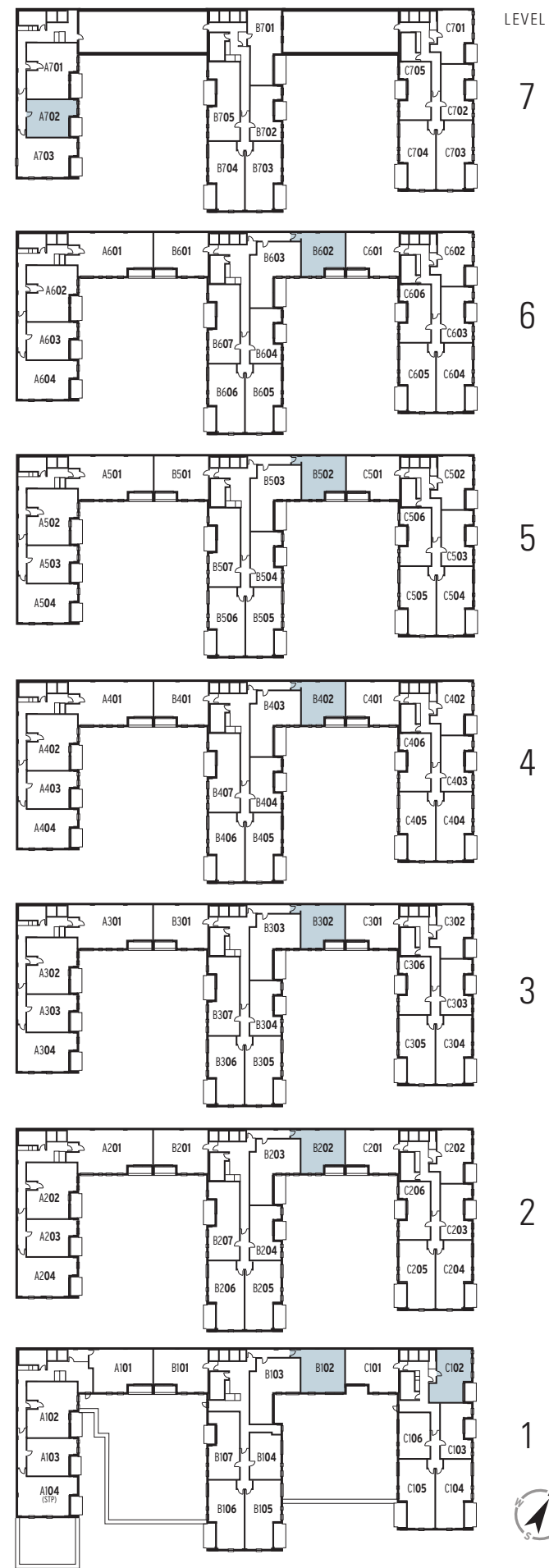
B204 B304 B404 B504 B604 B702		
Total area	51.3 sq.m.	552 sq.ft.
Living/dining inc kitchen	5.7 x 6.7m	18'7" x 22'0"
Bedroom	3.5 x 3.4m	11'6" x 11'2"



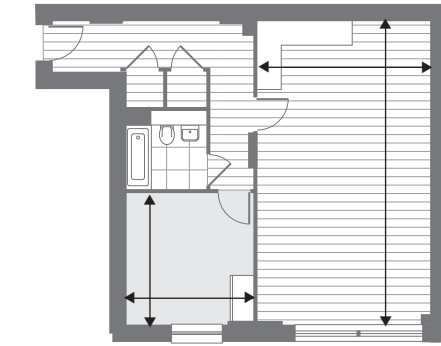
C103 C203 C303 C403 C503 C603 C702		
Total area	51.9 sq.m.	559 sq.ft.
Living/dining inc kitchen	5.7 x 5.8m	18'7" x 19'0"
Bedroom	3.5 x 3.3m	11'6" x 10'8"

C206 C306 C406 C506 C606 C705		
Total area	54.6 sq.m.	588 sq.ft.
Living/dining inc kitchen	5.7 x 6.0m	18'7" x 19'7"
Bedroom	3.5 x 3.3m	11'6" x 10'8"

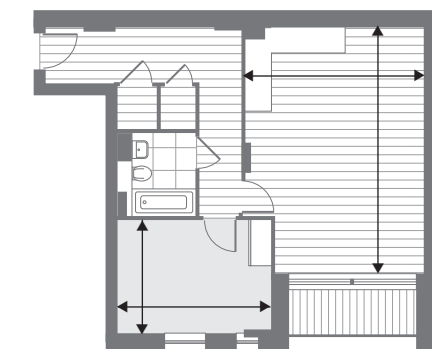
1 BED APARTMENTS



C102
 Total area 62.0 sq.m. 667 sq.ft.
 Living/dining inc kitchen 6.2 x 6.5m 20'3" x 21'3"
 Bedroom 4.1 x 3.3m 13'4" x 10'9"

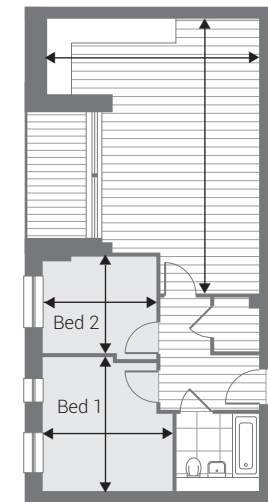
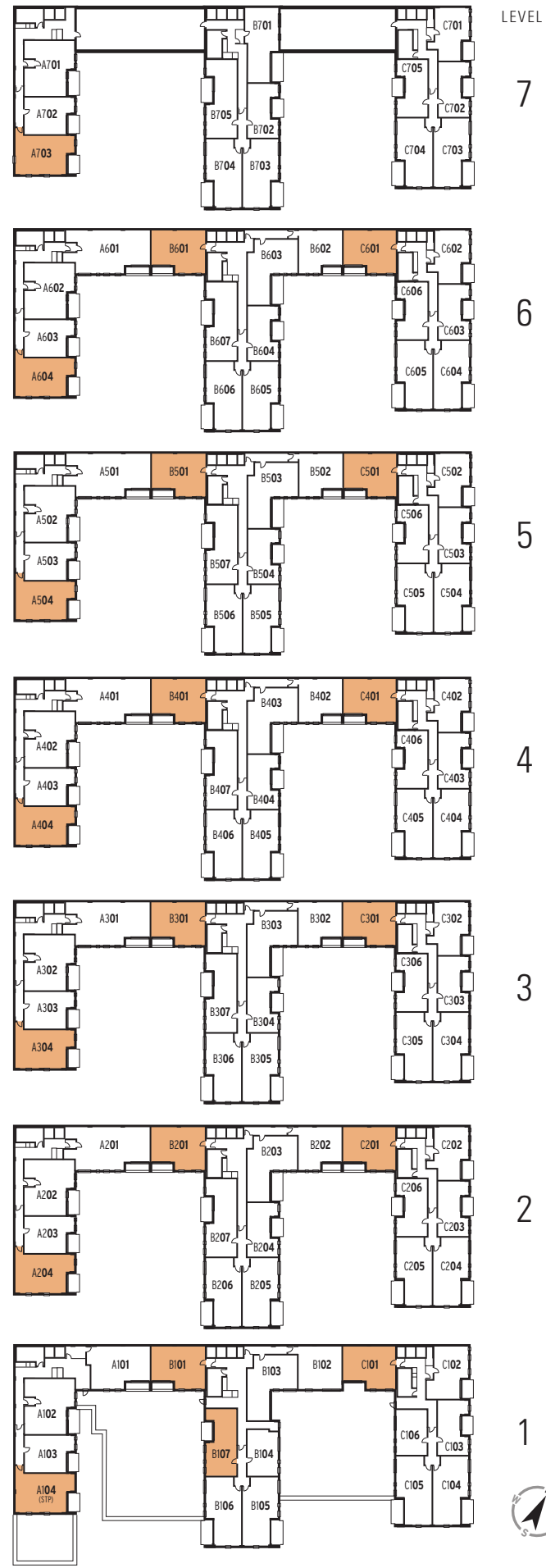


B102
 Total area 67.9 sq.m. 731 sq.ft.
 Living/dining inc kitchen 4.6 x 8.0m 15'0" x 26'2"
 Bedroom 3.3 x 3.5m 10'8" x 11'5"



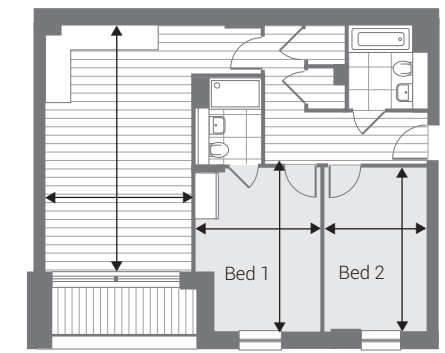
B202 B302 B402 B502 B602
 Total area 61.5 sq.m. 662 sq.ft.
 Living/dining inc kitchen 4.7 x 6.5m 15'4" x 21'3"
 Bedroom 4.0 x 3.0m 13'0" x 9'9"

1 BED APARTMENTS



B107
 Total area 65.2 sq.m. 701 sq.ft.

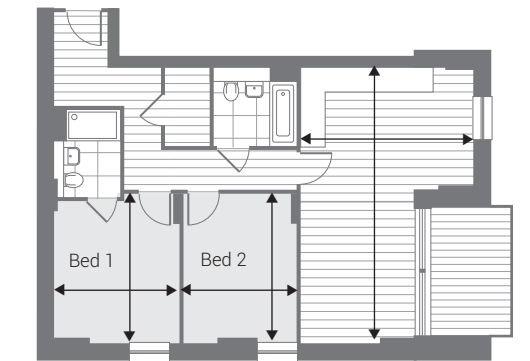
Living/dining
 inc kitchen 5.6 x 7.2m 18'4" x 23'6"
 Bedroom 1 3.4 x 3.5m 11'2" x 11'6"
 Bedroom 2 3.0 x 2.5m 9'9" x 8'2"



B101 B201 B301 B401 B501 B601
 Total area 74.3 sq.m. 800 sq.ft.

C101 C201 C301 C401 C501 C601
 Total area 72.5 sq.m. 780 sq.ft.

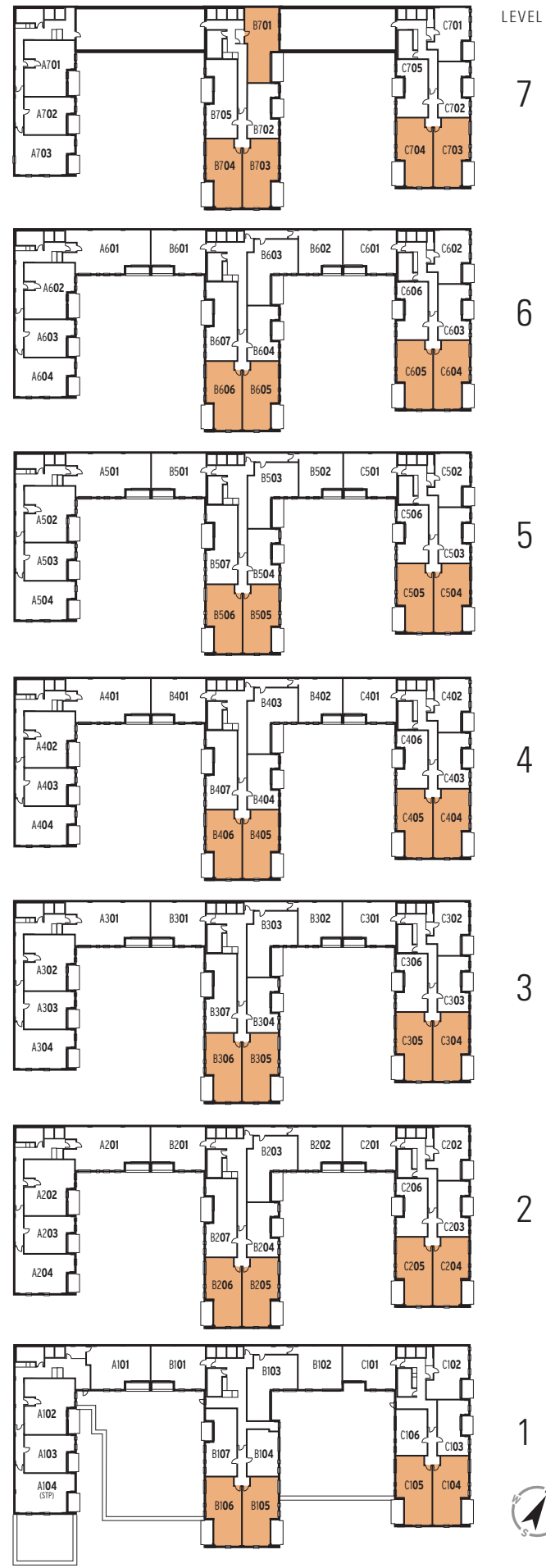
Living/dining
 inc kitchen 3.8 x 6.5m 12'5" x 21'3"
 Bedroom 1 3.3 x 4.3m 10'8" x 14'1"
 Bedroom 2 2.7 x 4.3m 8'10" x 14'0"



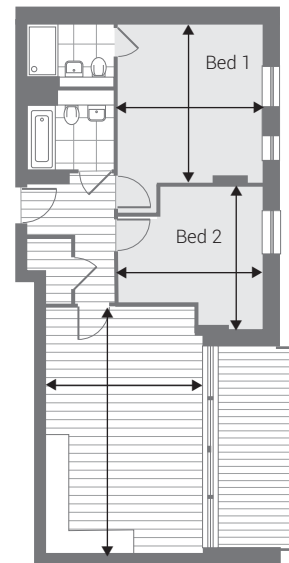
A104 (STP) A204 A304 A404 A504 A604 A703
 Total area 75.8 sq.m. 816 sq.ft.

Living/dining
 inc kitchen 4.5 x 7.3m 14'8" x 23'10"
 Bedroom 1 3.3 x 3.9m 10'8" x 12'9"
 Bedroom 2 3.0 x 3.9m 9'9" x 12'9"

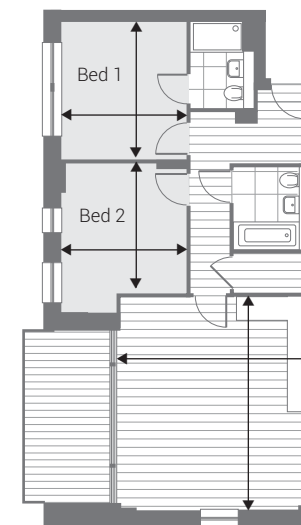
2 BED APARTMENTS



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B701
Total area 73.9 sq.m. 795 sq.ft.
Living/dining inc kitchen 4.1 x 6.5m 13'4" x 21'3"
Bedroom 1 3.8 x 4.2m 12'5" x 13'8"
Bedroom 2 3.8 x 3.7m 12'5" x 12'1"



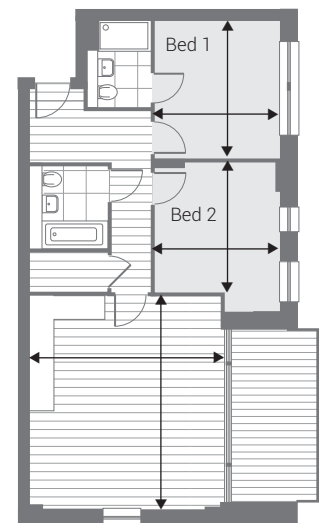
C105 C104
These two apartments are identical to those shown above with the exception of a service duct in the hallway.

Layout shown left
B106 B206 B306 B406 B506 B606 B704
C105 C205 C305 C405 C505 C605 C704

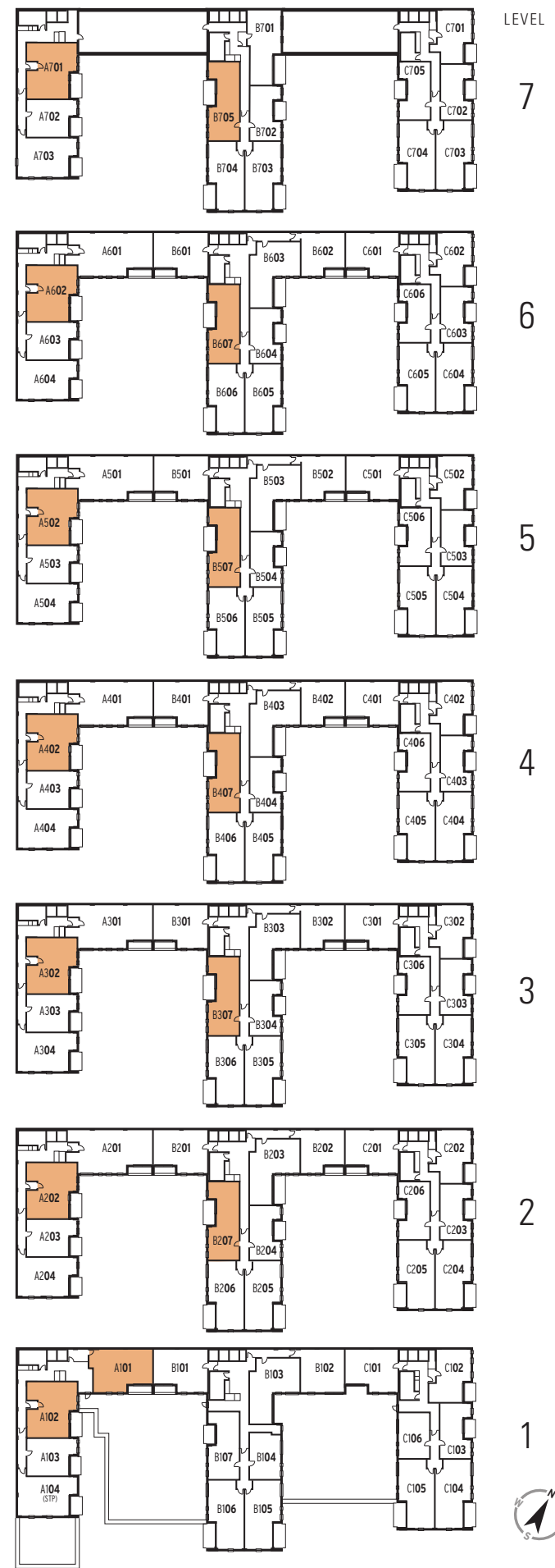
Layout shown right handed
B105 B205 B305 B405 B505 B605 B703
C104 C204 C304 C404 C504 C604 C703

Total area 74.4 sq.m. 801 sq.ft.

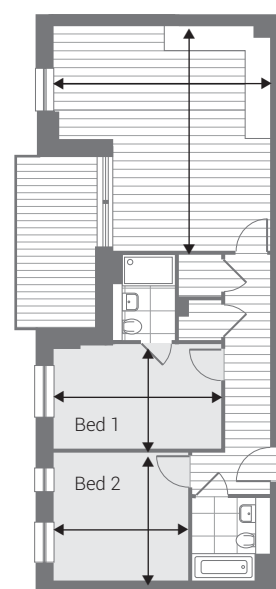
Living/dining inc kitchen 5.1 x 5.6m 16'8" x 18'4"
Bedroom 1 3.3 x 3.6m 10'9" x 11'8"
Bedroom 2 3.3 x 3.4m 10'9" x 11'1"



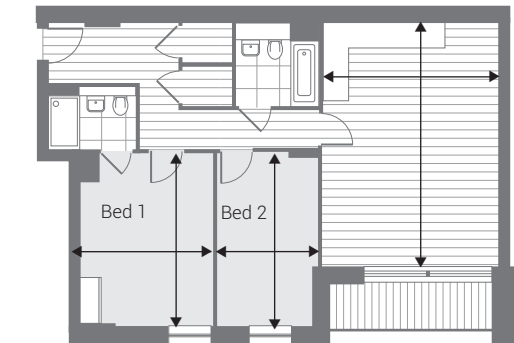
2 BED APARTMENTS



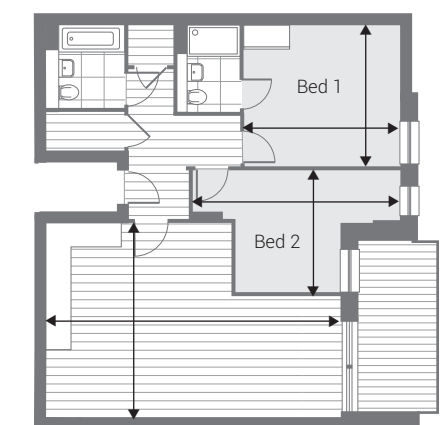
LEVEL
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B207 B307 B407 B507 B607 B705
 Total area 75.4 sq.m. 812 sq.ft.
 Living/dining inc kitchen 5.7 x 5.9m 18'7" x 19'6"
 Bedroom 1 4.4 x 2.7m 14'4" x 8'10"
 Bedroom 2 3.5 x 3.4m 11'6" x 11'2"

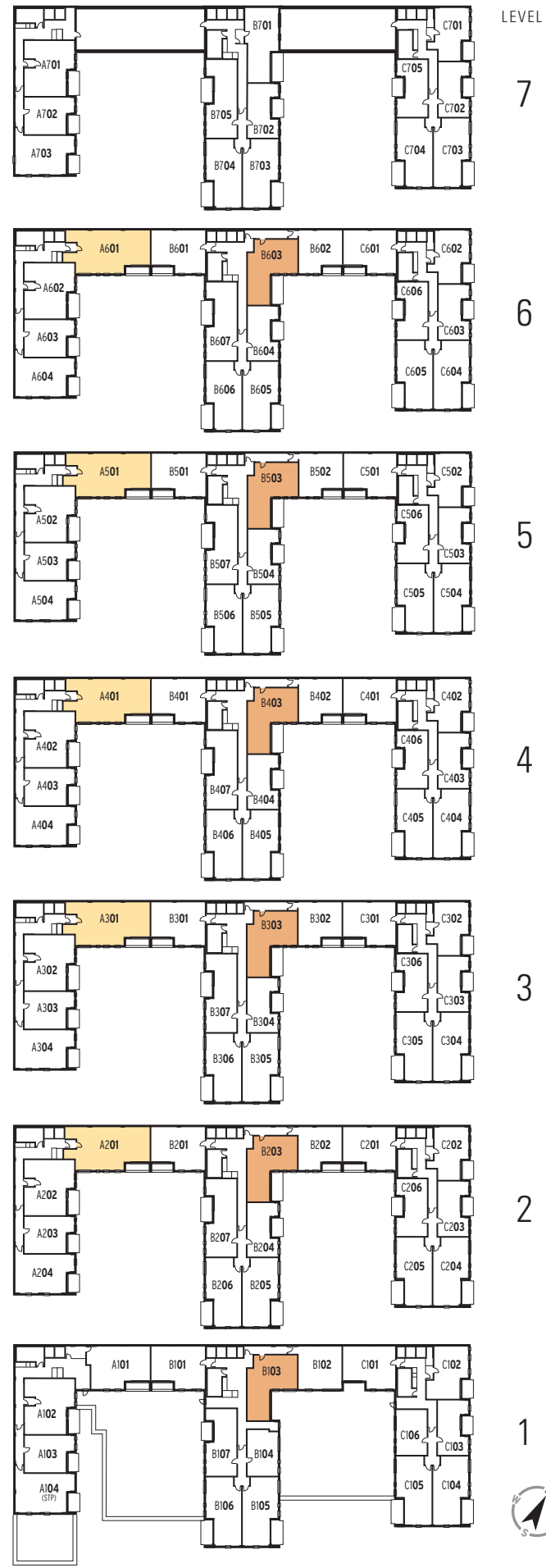


A101
 Total area 83.9 sq.m. 903 sq.ft.
 Living/dining inc kitchen 4.6 x 6.4m 15'1" x 21'0"
 Bedroom 1 3.5 x 4.6m 11'5" x 15'0"
 Bedroom 2 2.7 x 4.6m 8'9" x 15'0"

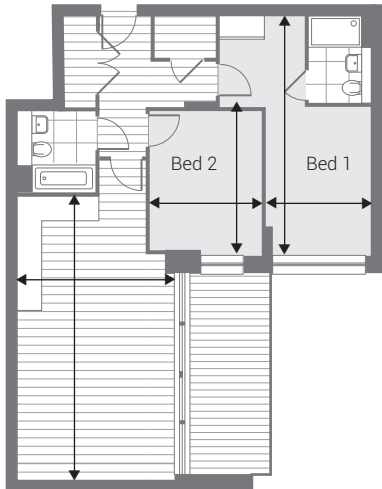


A102 A202 A302 A402 A502 A602 A701
 Total area 84.8 sq.m. 913 sq.ft.
 Living/dining inc kitchen 7.7 x 5.1m 25'3" x 16'7"
 Bedroom 1 4.1 x 3.7m 13'5" x 12'1"
 Bedroom 2 5.4 x 3.2m 17'7" x 10'5"

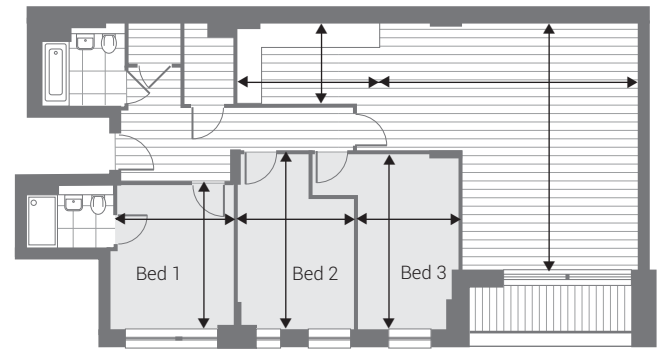
2 BED APARTMENTS



LEVEL
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	B103	B203	B303	B403	B503	B603
Total area	80.4 sq.m.		865 sq.ft.			
Living/dining inc kitchen	4.1 x 7.5m	13'4" x 24'6"				
Bedroom 1	2.8 x 6.3m	9'2" x 20'7"				
Bedroom 2	2.9 x 3.8m	9'6" x 12'5"				



	A201	A301	A401	A501	A601
Total area	111.7 sq.m.		1202 sq.ft.		
Living/dining	6.8 x 6.5m	22'3" x 21'3"			
Kitchen area	3.7 x 2.1m	12'2" x 6'10"			
Bedroom 1	3.2 x 3.8m	10'5" x 12'5"			
Bedroom 2	3.0 x 4.6m	9'9" x 15'1"			
Bedroom 3	2.6 x 4.6m	8'5" x 15'1"			

2 BED APARTMENTS

3 BED APARTMENTS

Apartment layouts are intended to be correct precise details may vary, flooring and furniture shown for illustrative purposes only. Rooms dimensions are approximate and should be used as a guide only. Total areas are accurate to within 5%.



STADIA
— THREE —
THE APARTMENTS





Each fully integrated kitchen will have gloss grey units with concealed handles, grey reconstituted stone worktop and a suite of electric appliances including a single low level oven, 4 ring ceramic hob, dishwasher, fridge/freezer and microwave. A washer/dryer is also specified which may be freestanding within a utility cupboard.



Sleek sophisticated style

THROUGHOUT EACH APARTMENT AT STADIA THREE



Bath and shower rooms will be luxuriously appointed and finished in large format white marbled porcelain floor and wall tiling. An oak veneer lined alcove with feature mirror and white stone vanity top completes the exacting specification in each apartment.

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 roof garden area.
- Cabled for broadband internet.
- Cabled for Sky including Sky Q and terrestrial TV (subject to Sky subscription).

KITCHEN AREA

- Oak plank effect click flooring (Amtico or similar).
- 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

- Oak plank effect click flooring (Amtico or similar).
- 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 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.
- 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

- Light grey carpet with underlay (or continuation of oak plank effect click flooring).
- Floor to ceiling fitted wardrobe with interior shelf, hanging rail & drawers.
- 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

- 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 décor and lighting.
- Landscaped roof garden areas at first level.
- Low energy wall light fittings.
- Lifts to all apartment levels.
- Communal secure cycle storage.

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 IN JOINT VENTURE

www.newconceptfurnishings.com



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



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STADIA

THREE

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galliarhomes.com

IN JOINT VENTURE
**Galliard**
Homes

