

**Wimbledon Grounds**  
Plough Lane  
Wimbledon  
London  
SW17



Luxurious new  
1 & 3 bedroom apartments

**EACH PRICED FOR IMMEDIATE SALE**





An aborted bulk sale  
has forced Galliard Homes to sell  
all remaining apartments within  
a limited time period

**EACH DISCOUNTED WITH IMMEDIATE OCCUPATION**

3A

1K

1M

1N

1E

1B

1A

1F

Galliard Reservations:

**020 7620 1500**

[galliardhomes.com/wimbledon](http://galliardhomes.com/wimbledon)





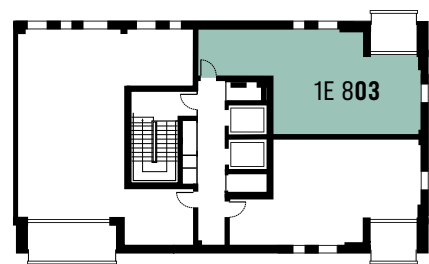
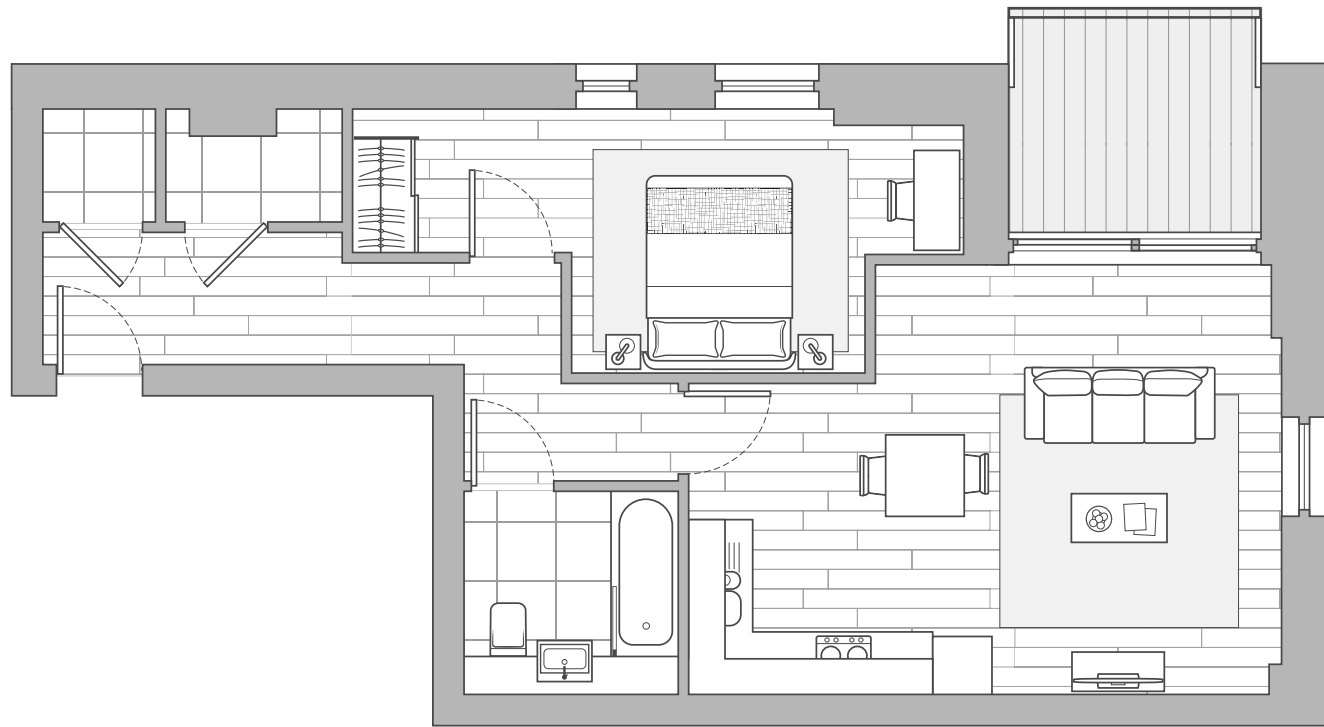
WIMBLEDON GROUNDS

1 BEDROOM APARTMENTS



# 1E

BLOCK



8<sup>TH</sup>

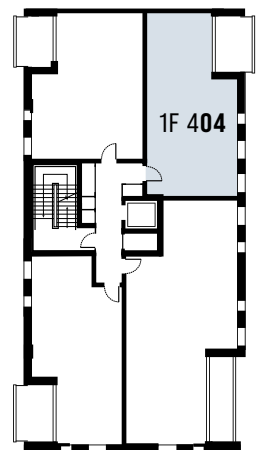
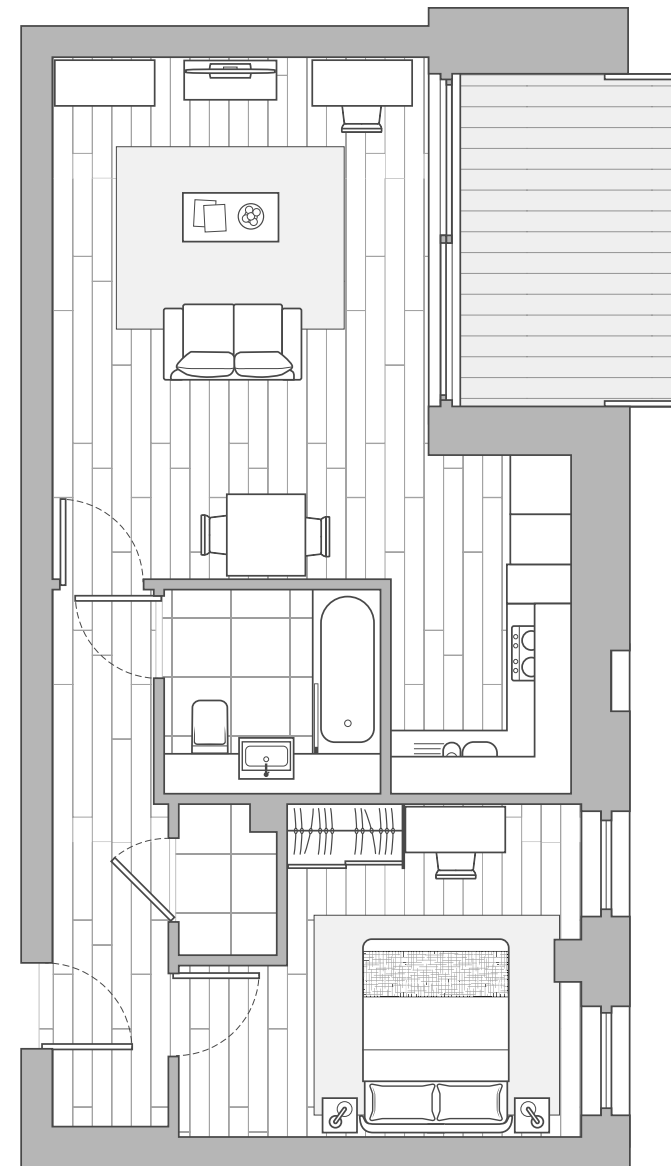
## 1E 803 1 Bedroom Apartment

INTERNAL AREA  
55.3 sq m 595 sq ft

Floor plan layouts are intended to be correct, precise details may vary. Total areas shown are accurate to within 5%.

# 1F

BLOCK



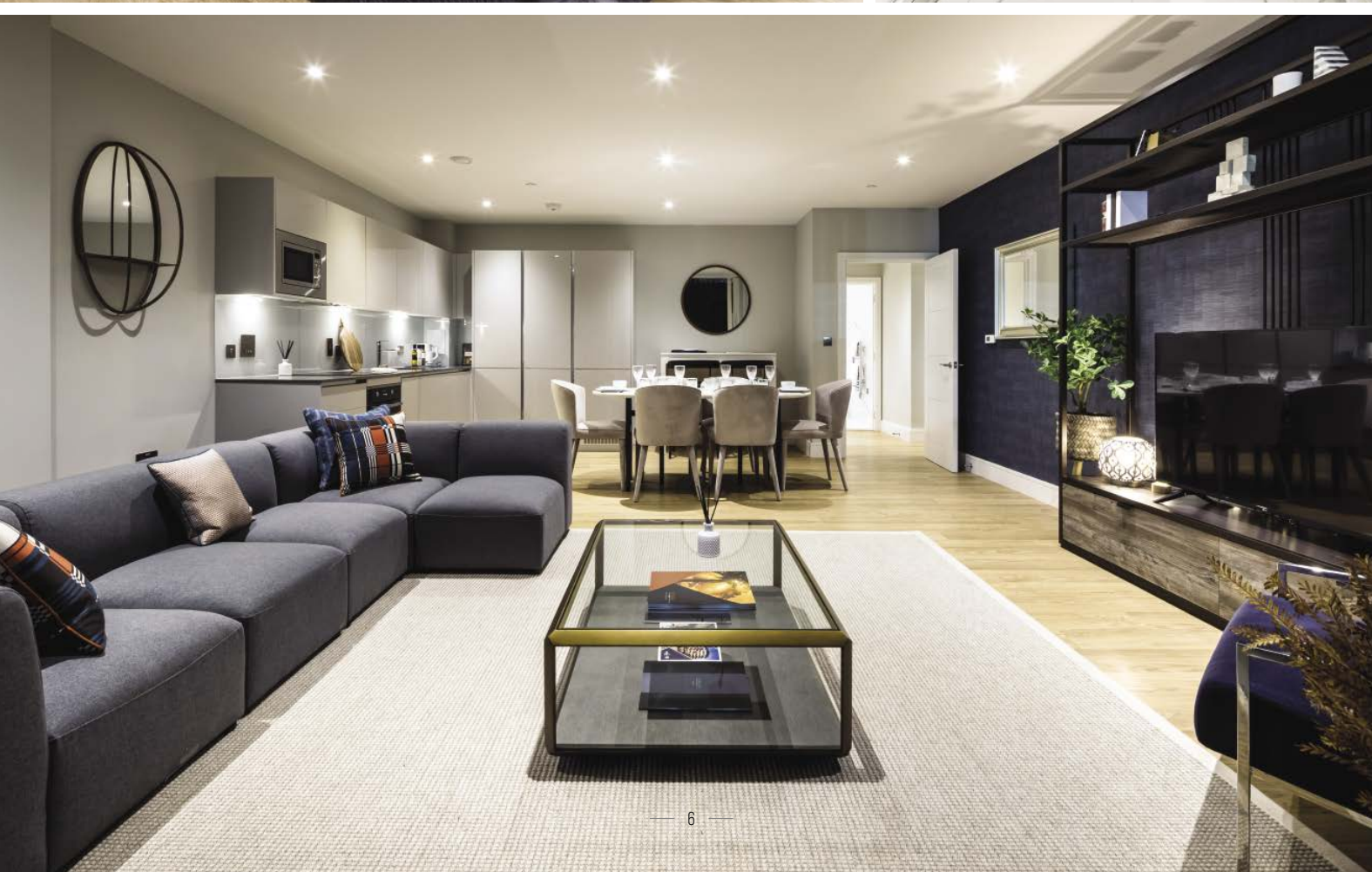
4<sup>TH</sup>

## 1F 404 1 Bedroom Apartment

INTERNAL AREA  
52.5 sq m 565 sq ft

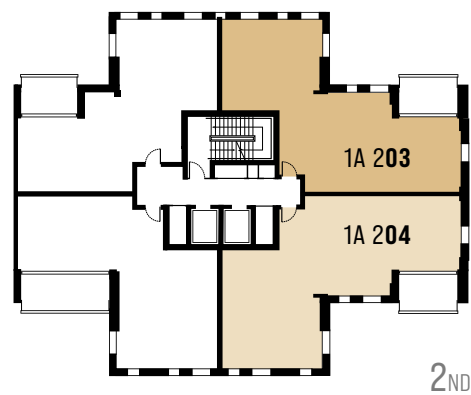
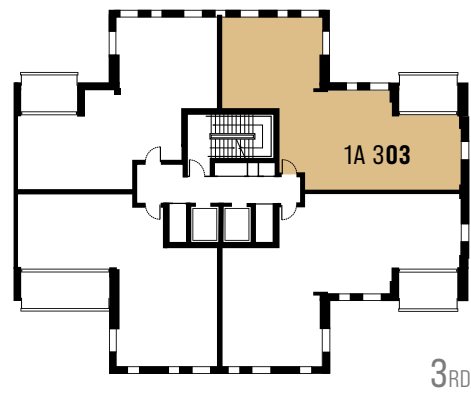
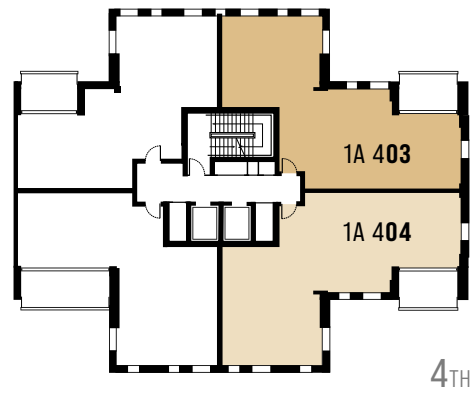
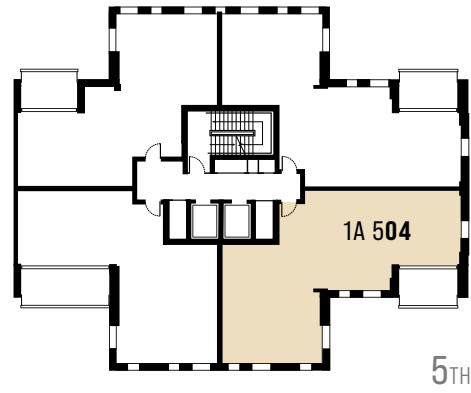






## WIMBLEDON GROUNDS

3 BEDROOM APARTMENTS  
& MAISONNETTES



**1A 203**  
**3 Bedroom Apartment**  
 INTERNAL AREA  
 86.2 sq m 928 sq ft

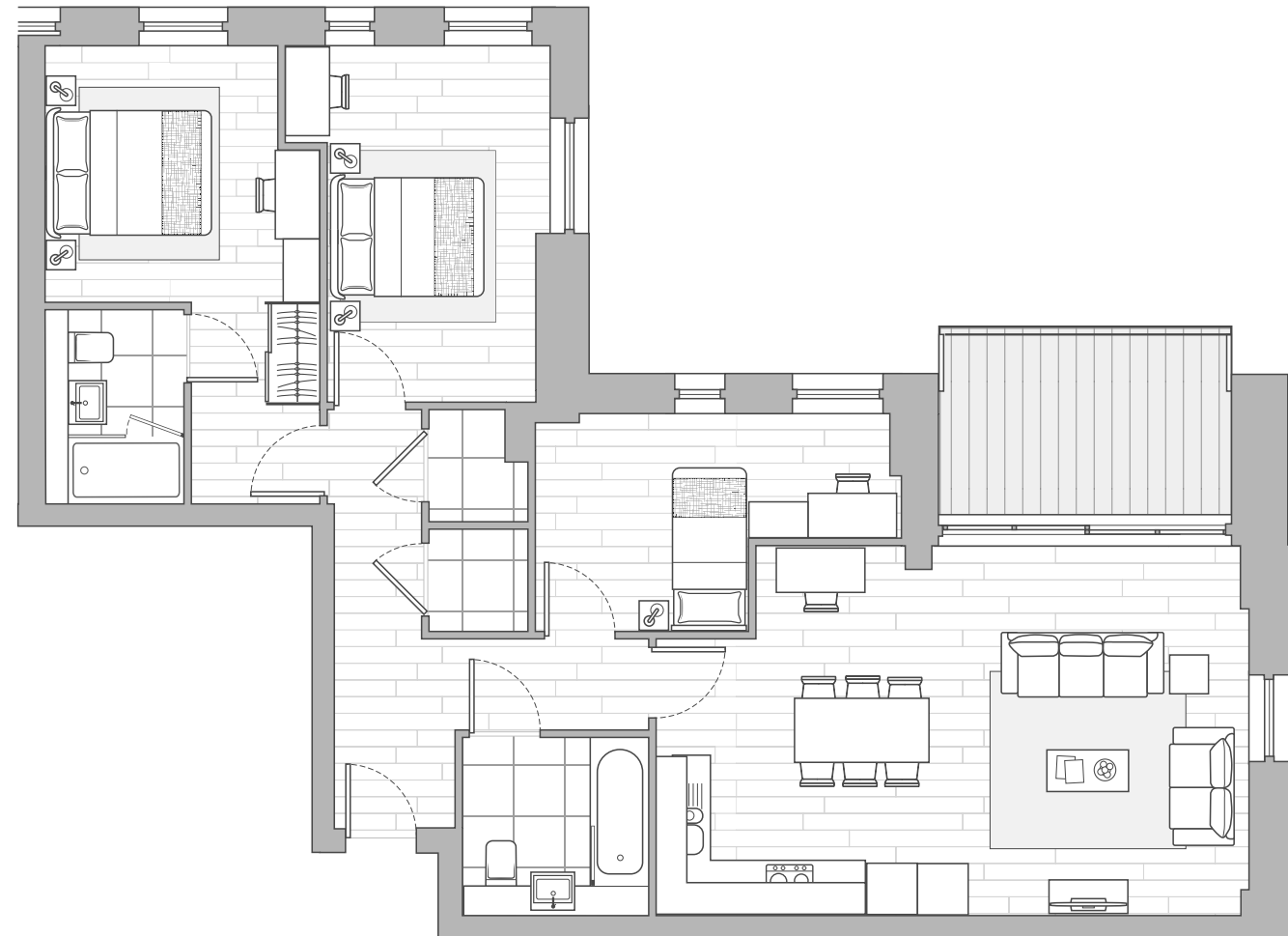
**1A 303**  
**3 Bedroom Apartment**  
 INTERNAL AREA  
 86.3 sq m 929 sq ft

**1A 403**  
**3 Bedroom Apartment**  
 INTERNAL AREA  
 86.3 sq m 928 sq ft

**1A 204**  
**3 Bedroom Apartment**  
 INTERNAL AREA  
 92.3 sq m 994 sq ft

**1A 404**  
**3 Bedroom Apartment**  
 INTERNAL AREA  
 92.3 sq m 994 sq ft

**1A 504**  
**3 Bedroom Apartment**  
 INTERNAL AREA  
 92.3 sq m 993 sq ft



# 1A

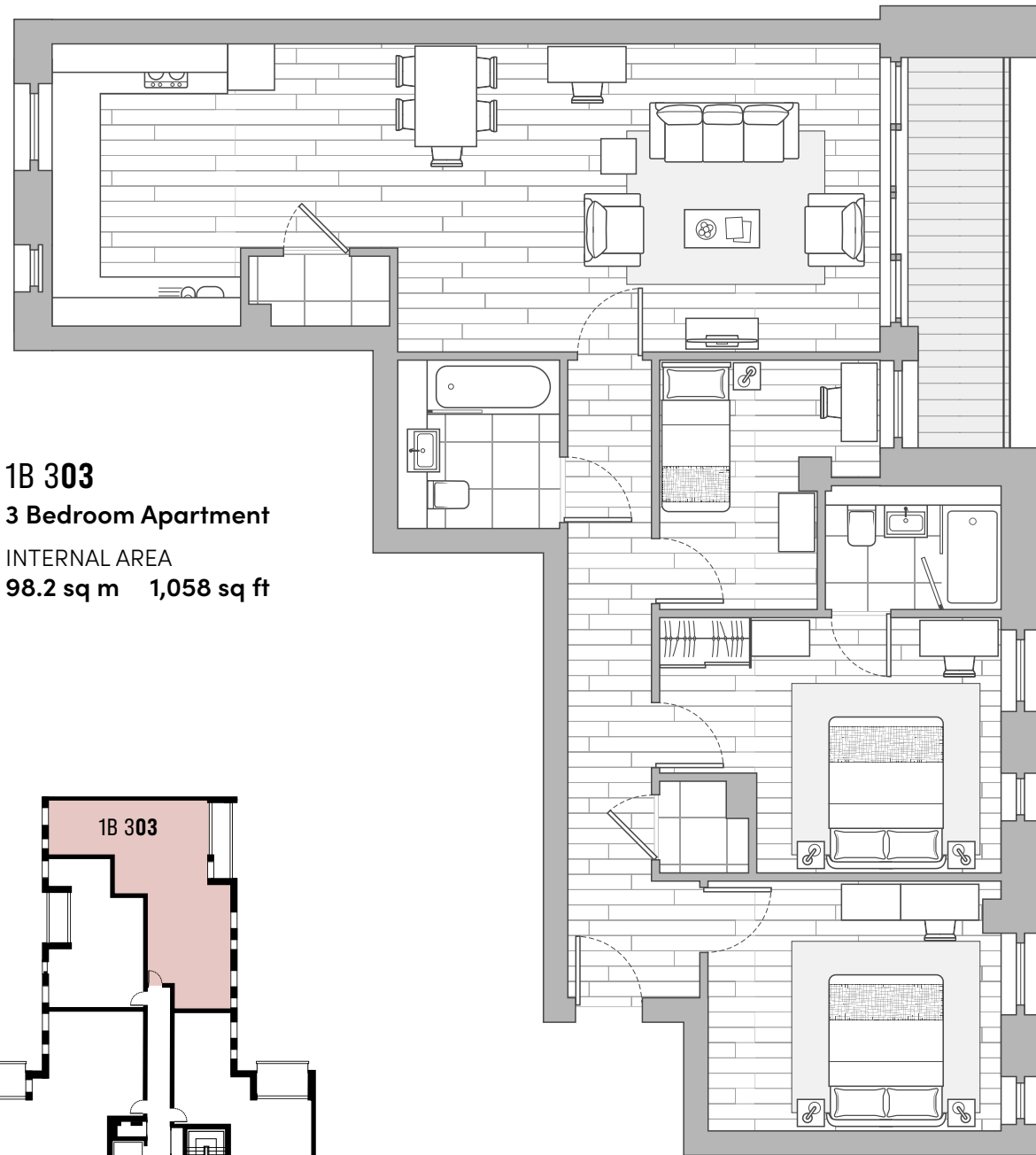
BLOCK





# 1B

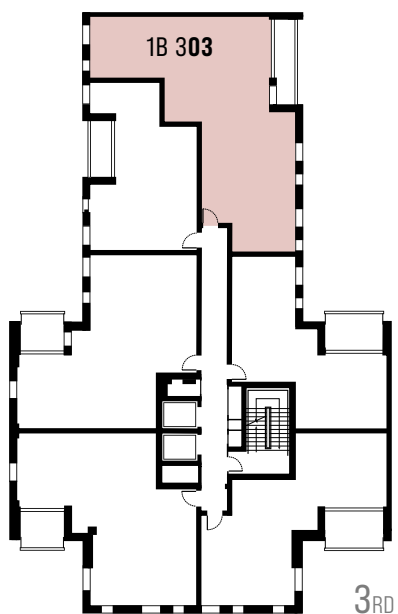
BLOCK



**1B 303**

**3 Bedroom Apartment**

INTERNAL AREA  
98.2 sq m 1,058 sq ft



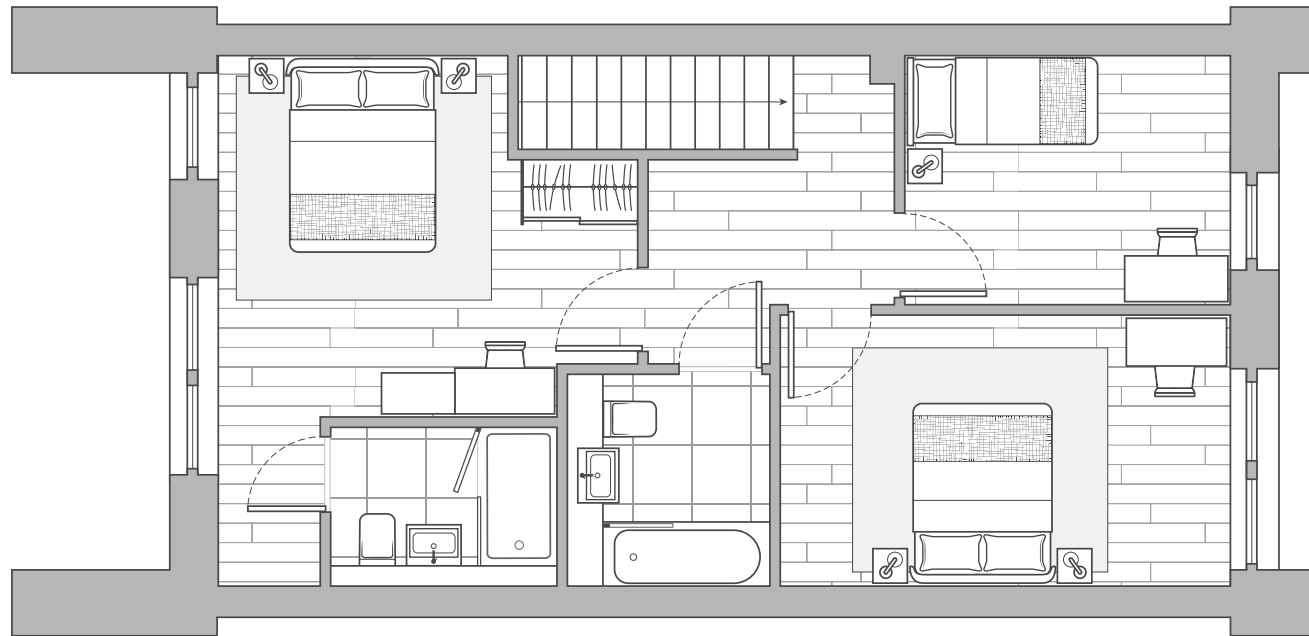
Floor plan layouts are intended to be correct, precise details may vary. Total areas shown are accurate to within 5%.



**1B 303**

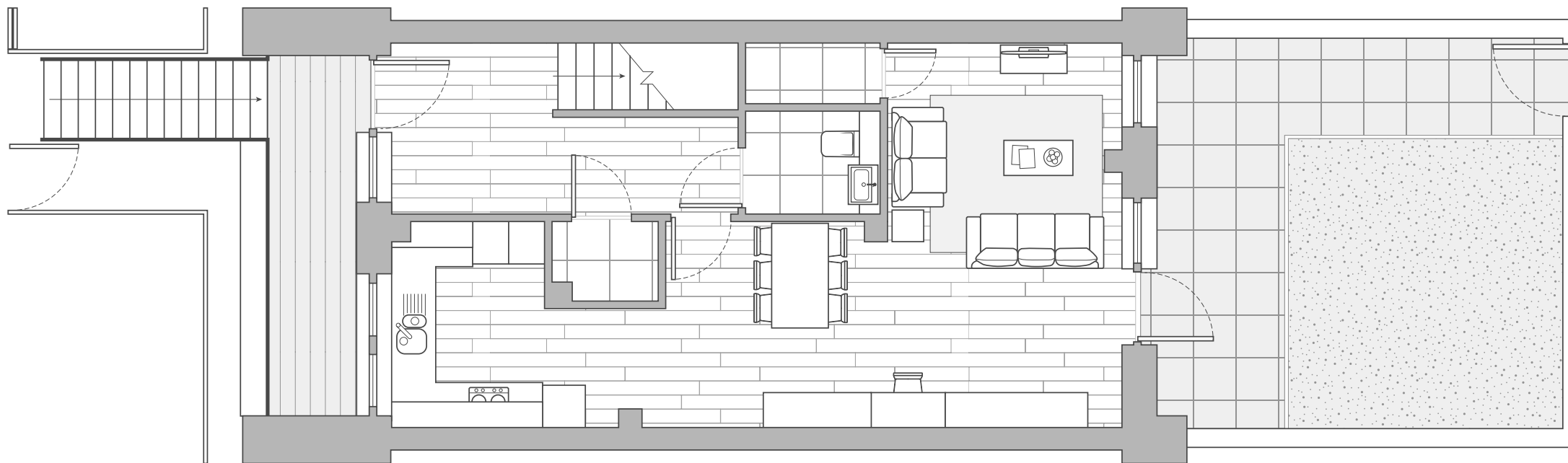




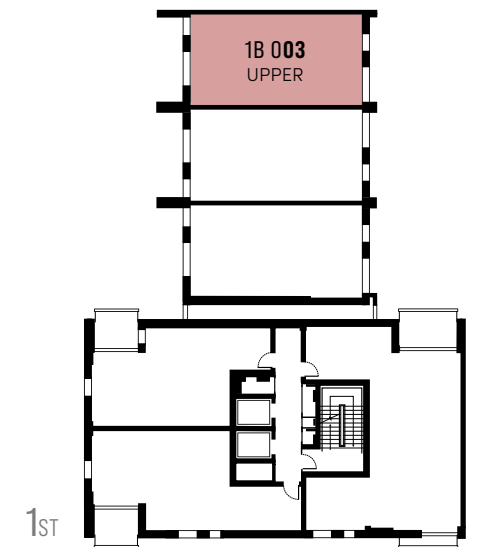


UPPER LEVEL

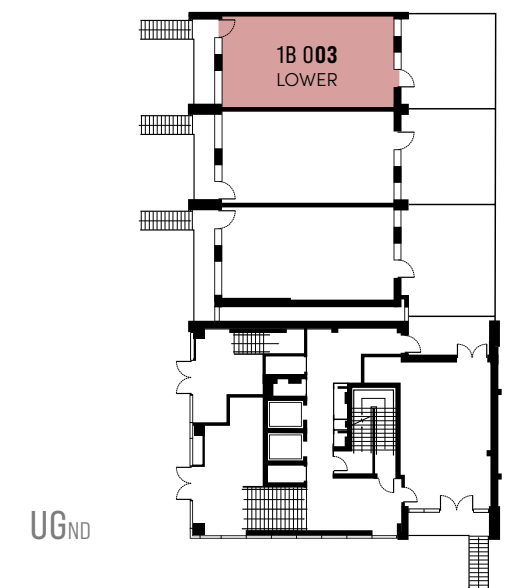
**1B 003**  
**3 Bedroom Maisonette**  
 INTERNAL AREA  
**112.2 sq m 1,208 sq ft**



LOWER LEVEL



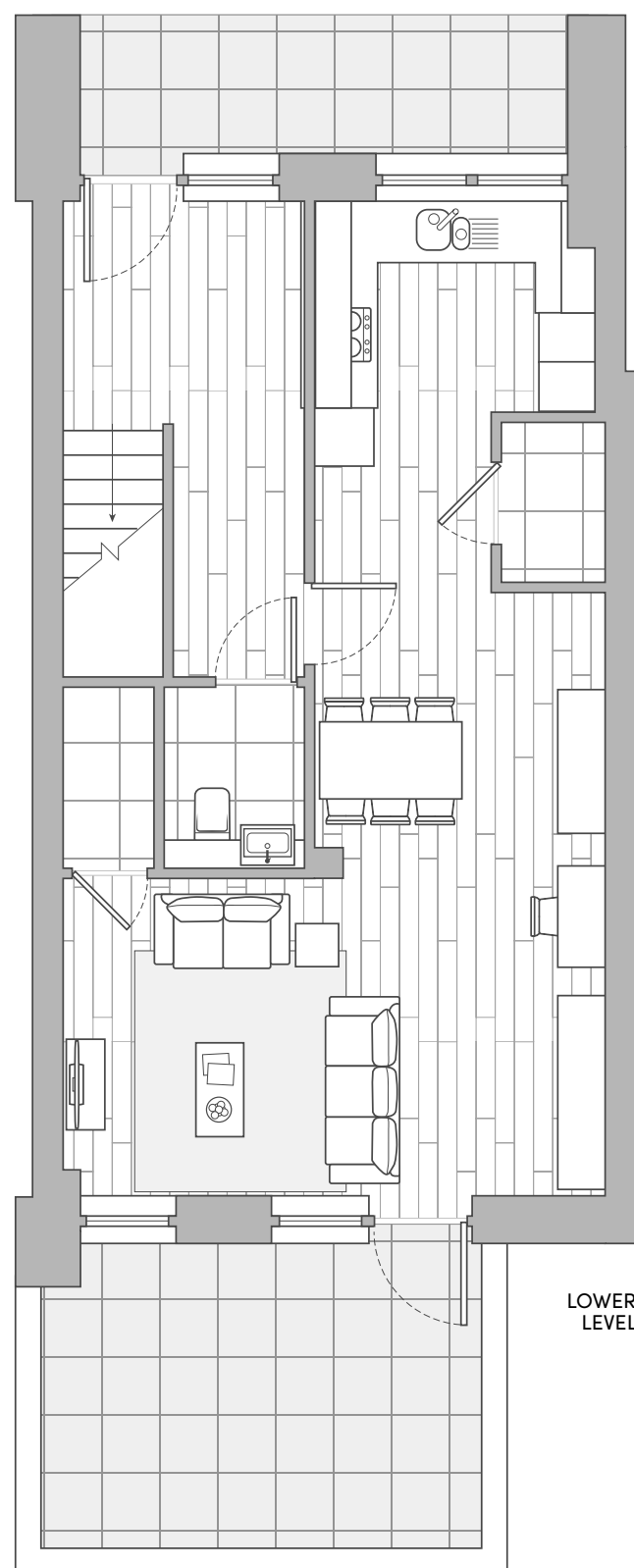
1<sup>ST</sup>



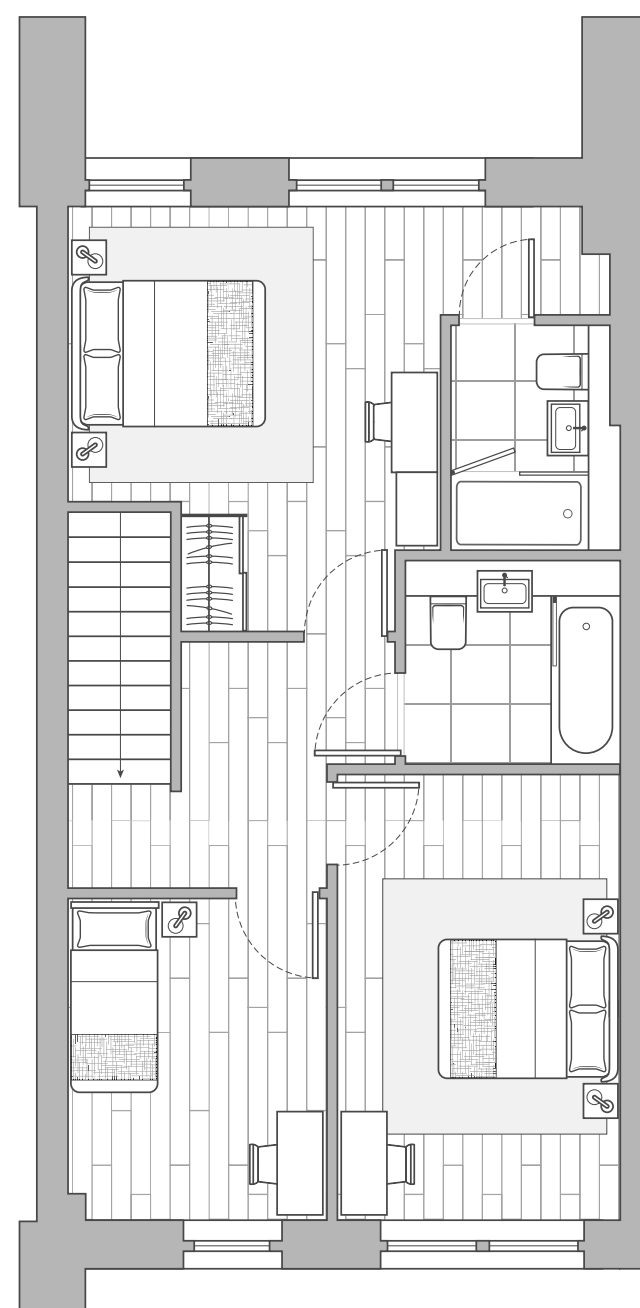
UG<sup>ND</sup>

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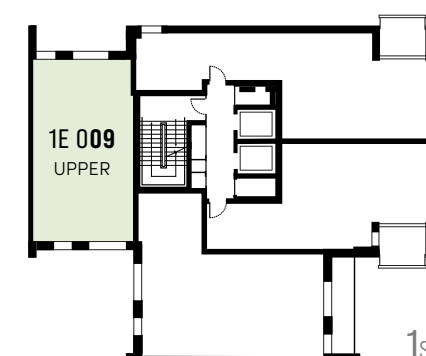


LOWER  
LEVEL

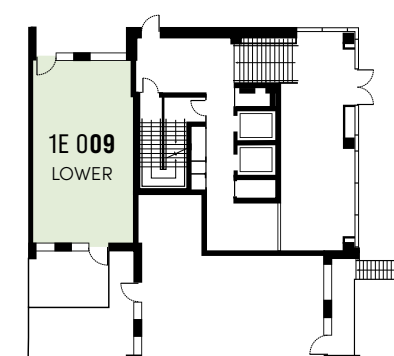


UPPER  
LEVEL

**1E 009**  
**3 Bedroom Maisonette**  
INTERNAL AREA  
**116.0 sq m 1,248 sq ft**



1<sup>ST</sup>

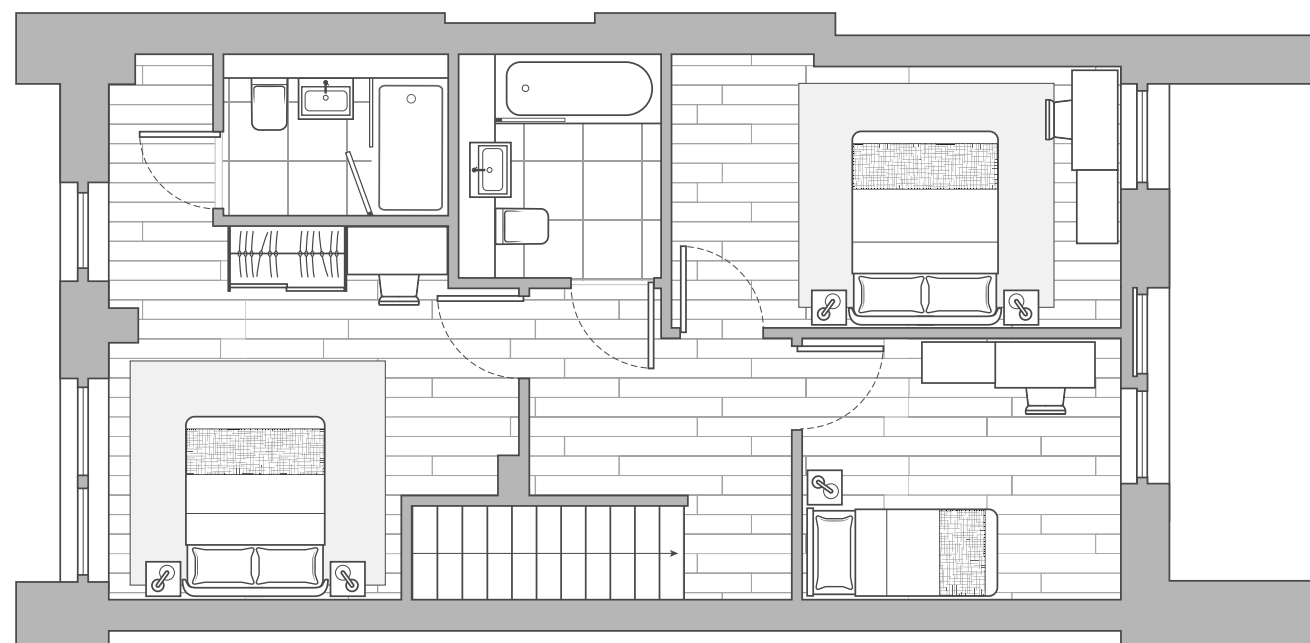


UG<sup>ND</sup>

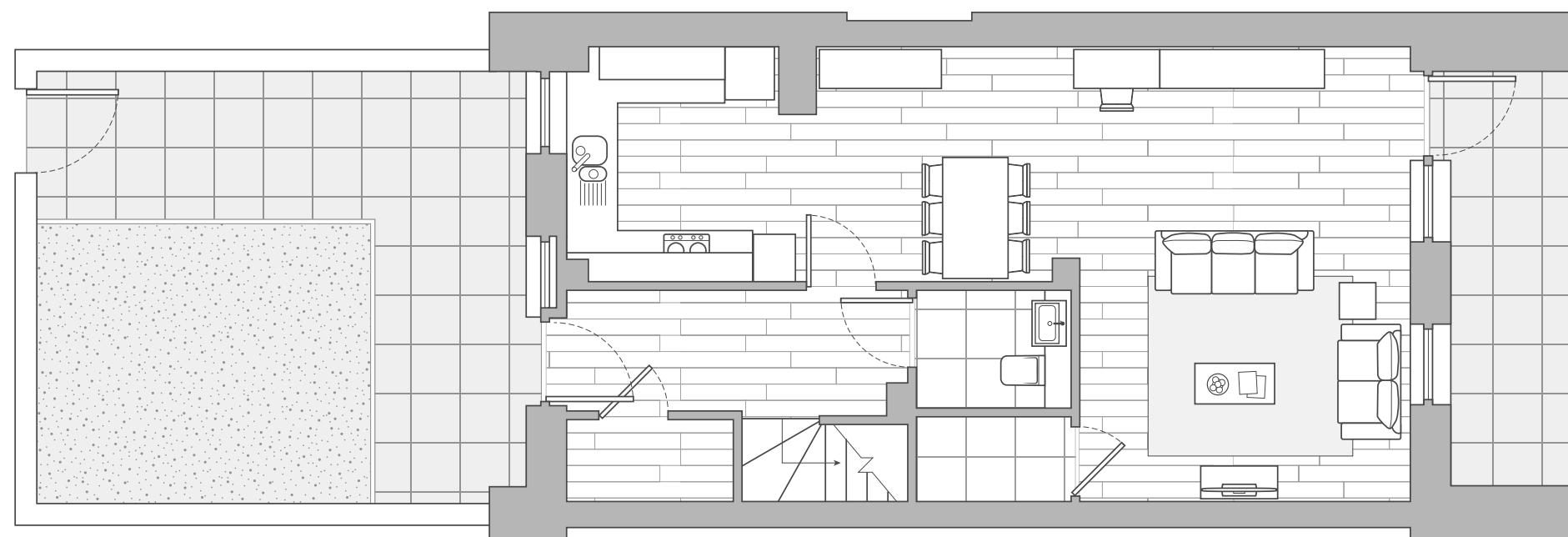
Floor plan layouts are intended to be correct, precise details may vary. Total areas shown are accurate to within 5%.



**1F 012**  
**3 Bedroom Maisonette**  
INTERNAL AREA  
**114.0 sq m 1,227 sq ft**



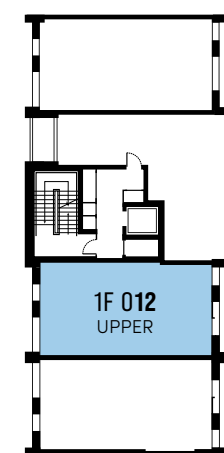
UPPER LEVEL



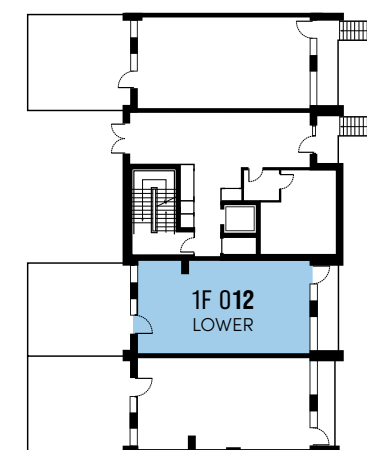
LOWER LEVEL



1<sup>ST</sup>



UG<sup>ND</sup>



Floor plan layouts are intended to be correct, precise details may vary. Total areas shown are accurate to within 5%.

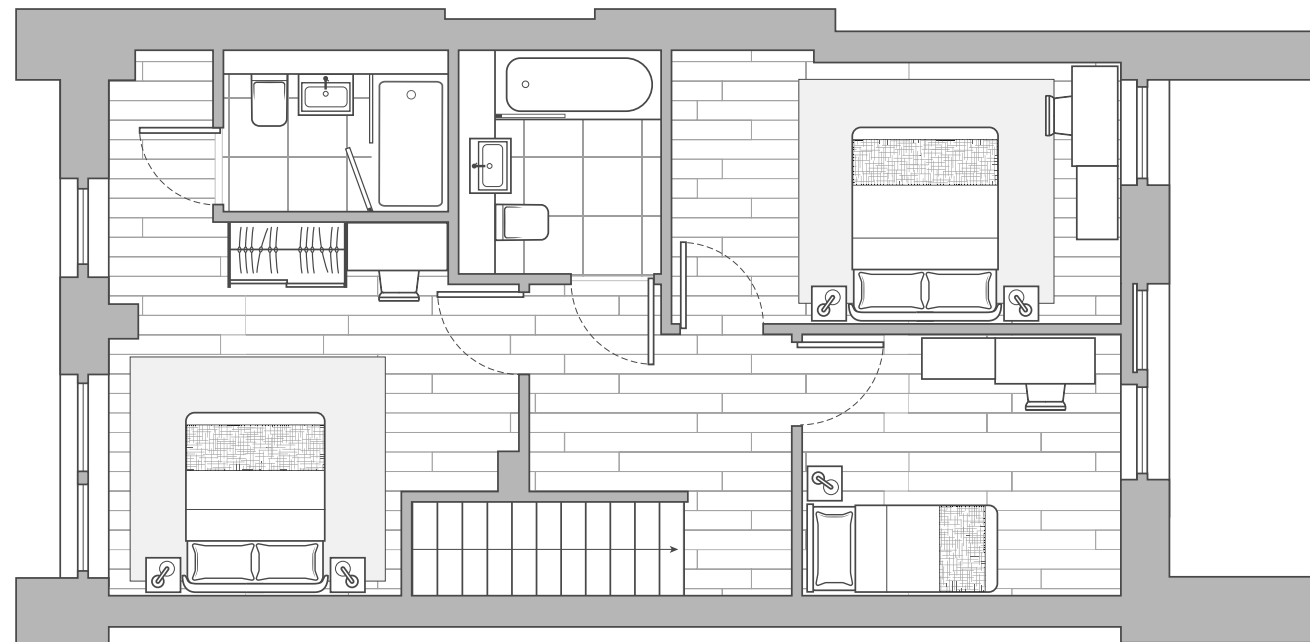


## 1F 013

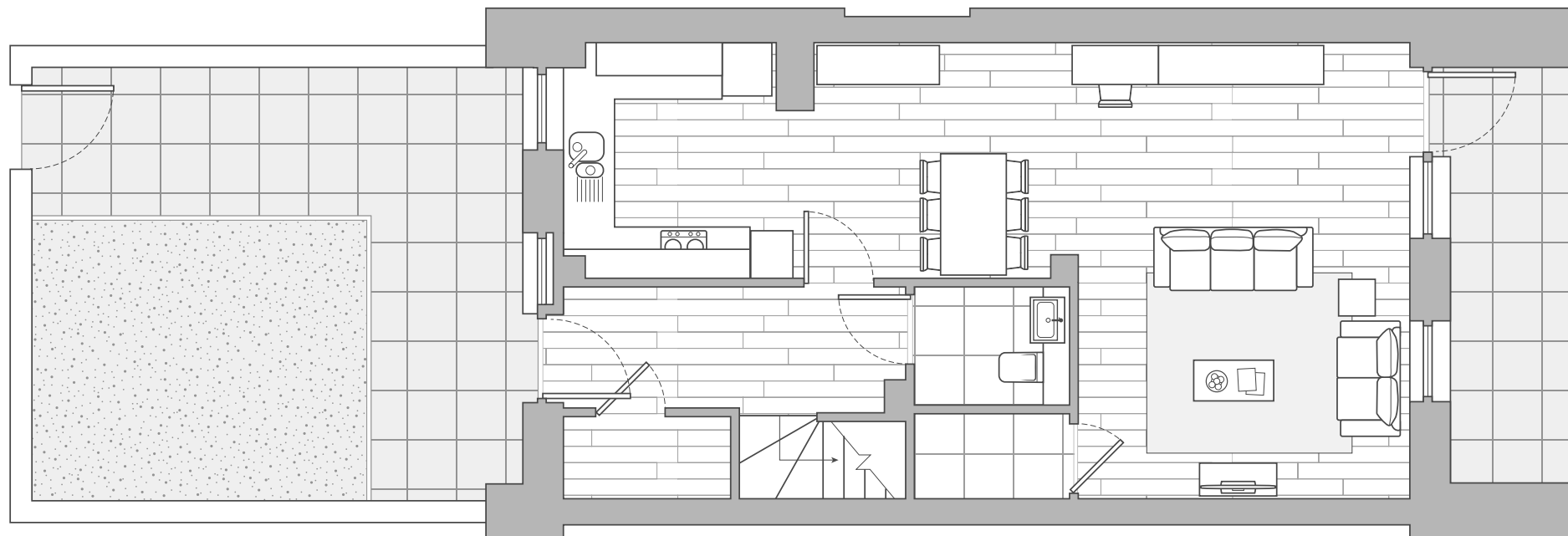
### 3 Bedroom Maisonette

INTERNAL AREA

112.1 sq m 1,206 sq ft



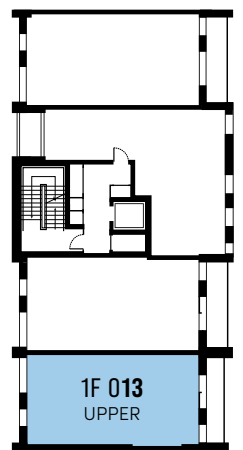
UPPER LEVEL



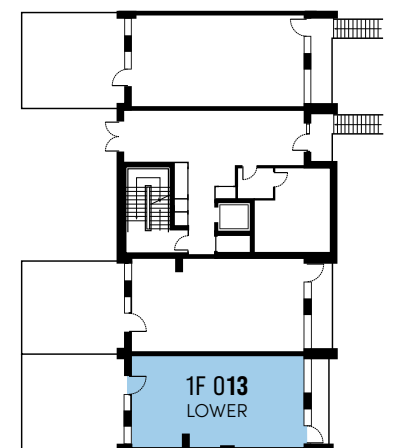
LOWER LEVEL



1<sup>ST</sup>

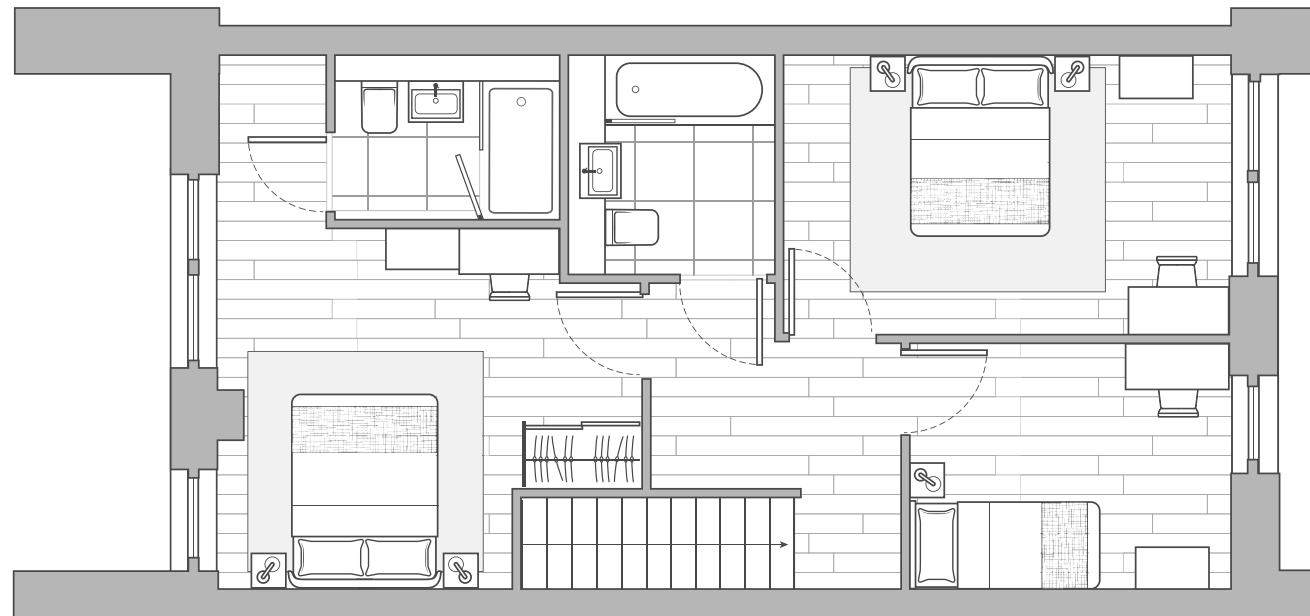


UG<sup>ND</sup>

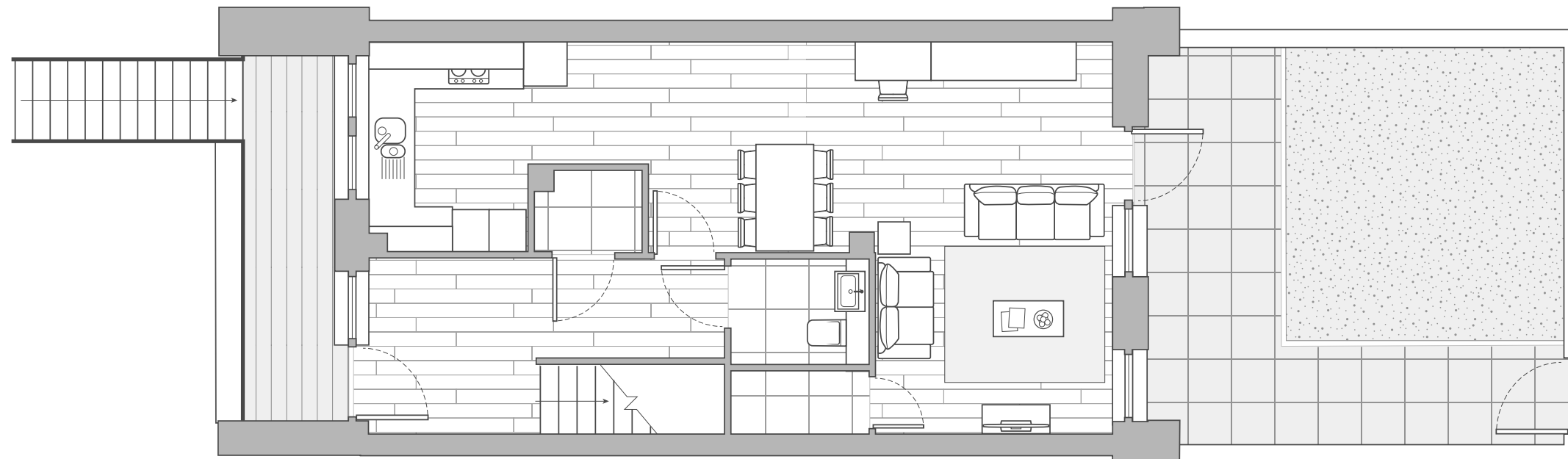


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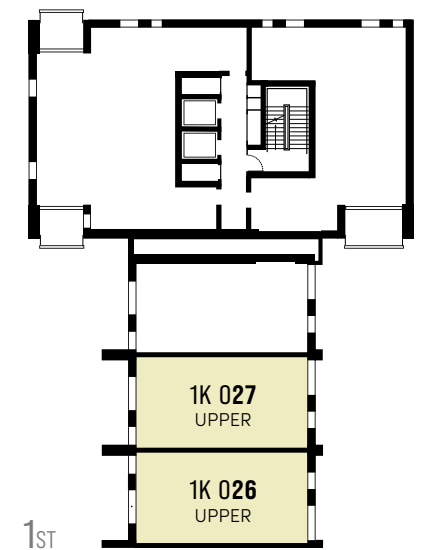


UPPER LEVEL

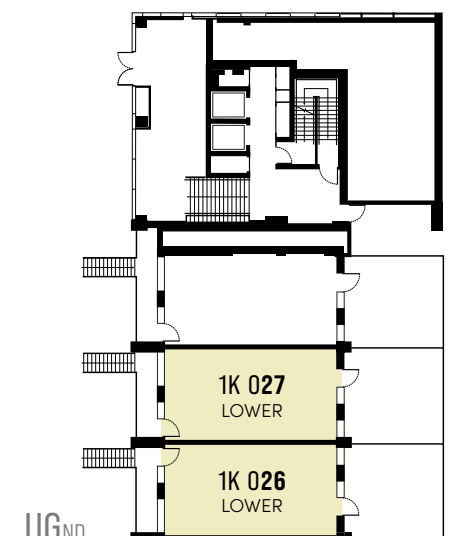


LOWER LEVEL

**1K 026**  
**1K 027**  
**3 Bedroom Maisonette**  
 INTERNAL AREA  
 112.2 sq m 1,208 sq ft



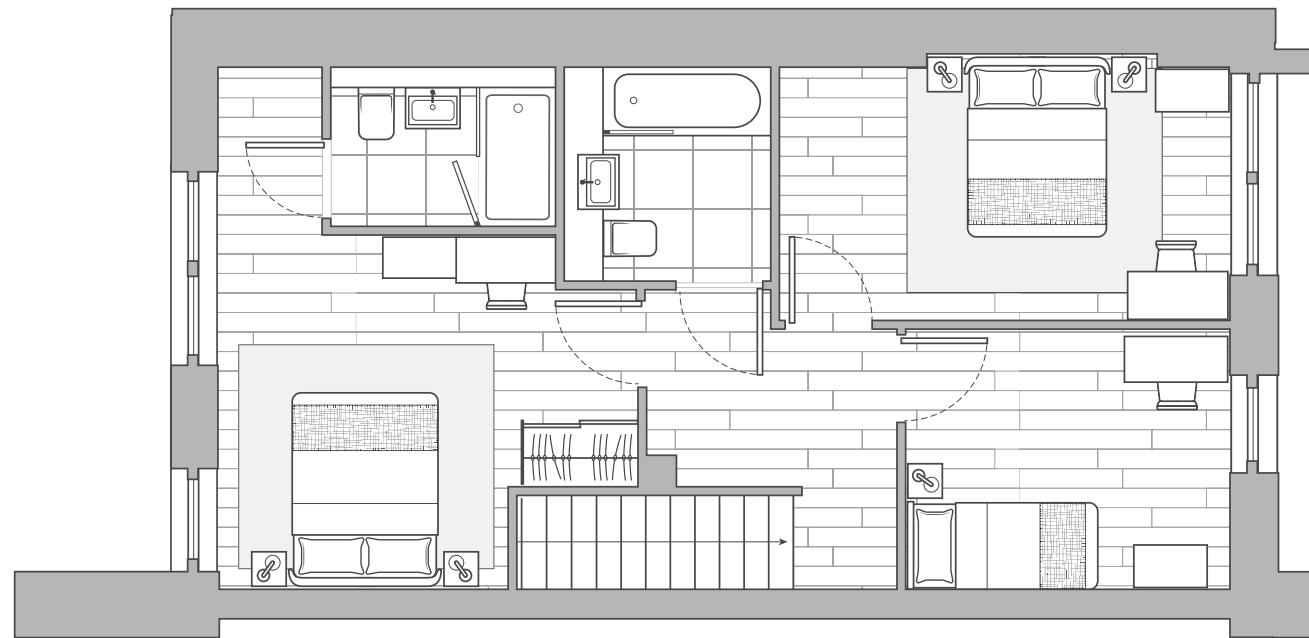
1ST



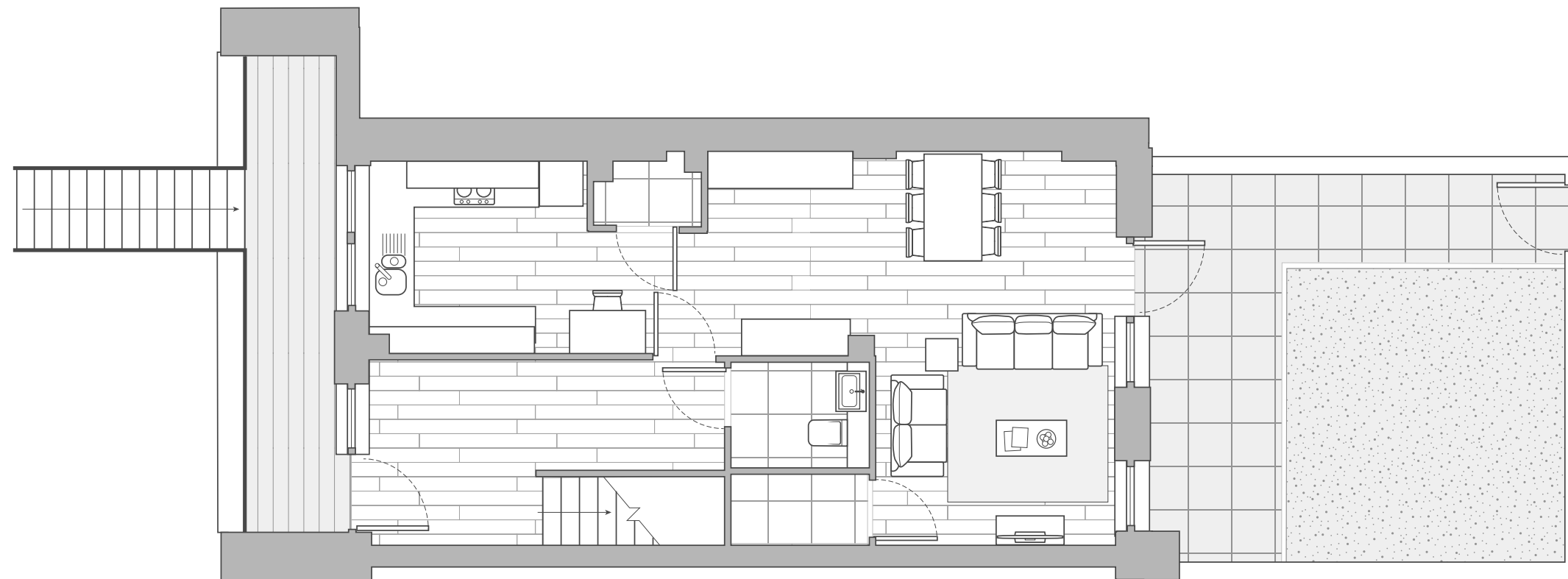
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Floor plan layouts are intended to be correct, precise details may vary. Total areas shown are accurate to within 5%.



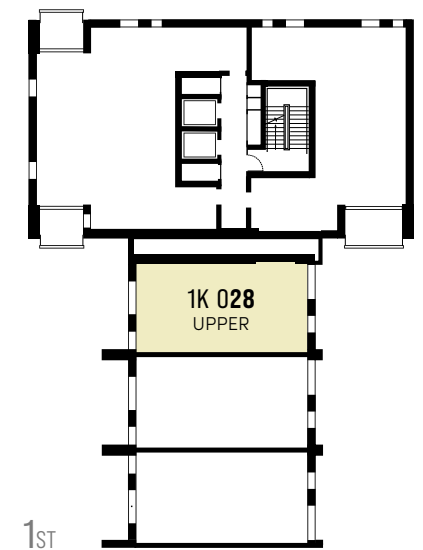


UPPER LEVEL

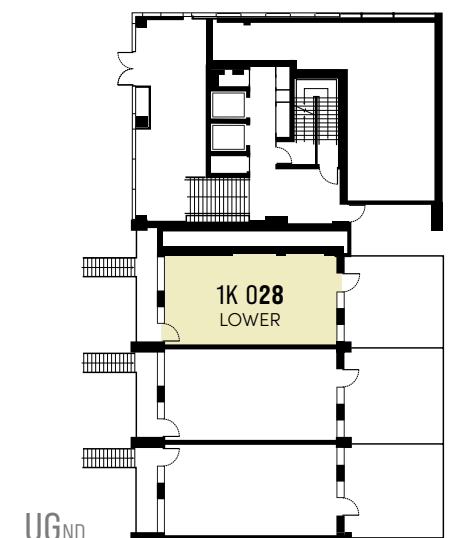


LOWER LEVEL

**1K 028**  
**3 Bedroom Maisonette**  
 INTERNAL AREA  
 111.6 sq m 1,201 sq ft

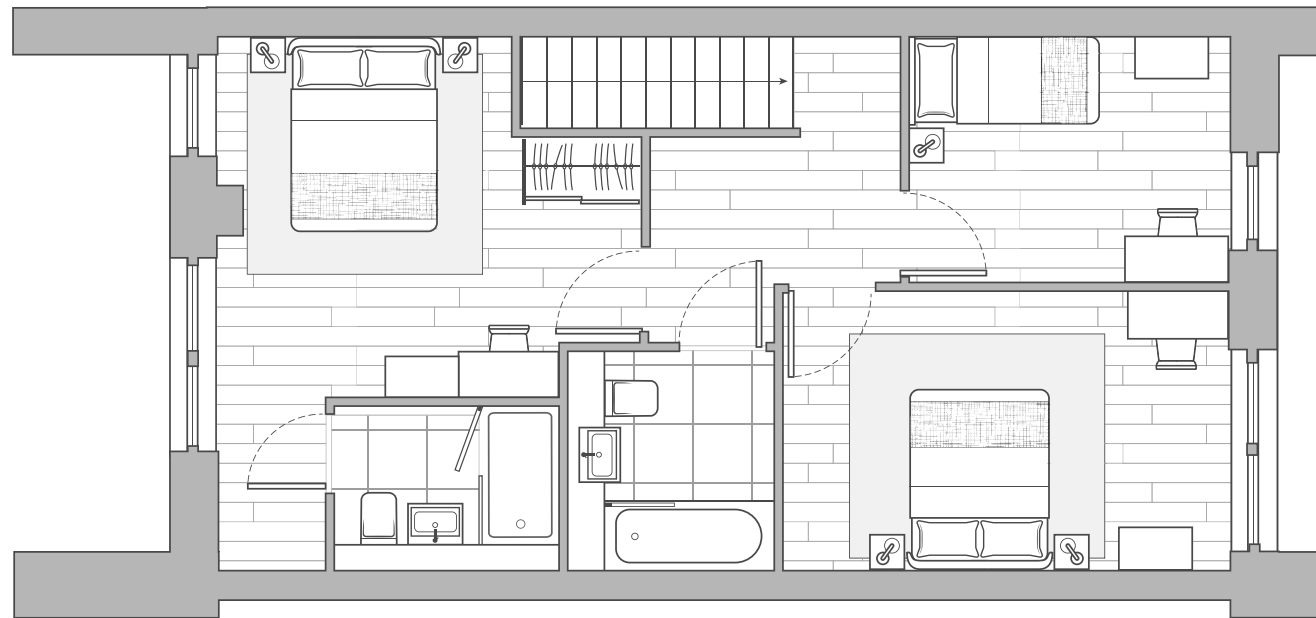


1<sup>ST</sup>



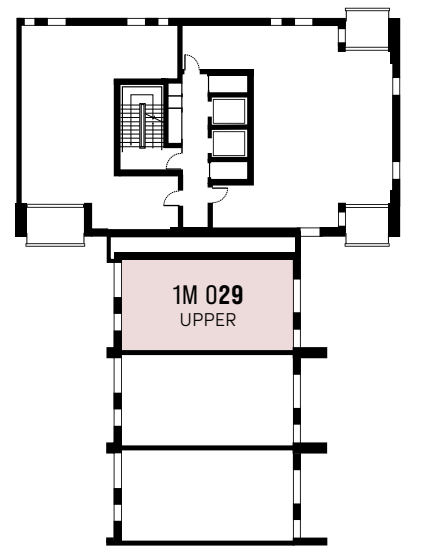
UG<sup>ND</sup>



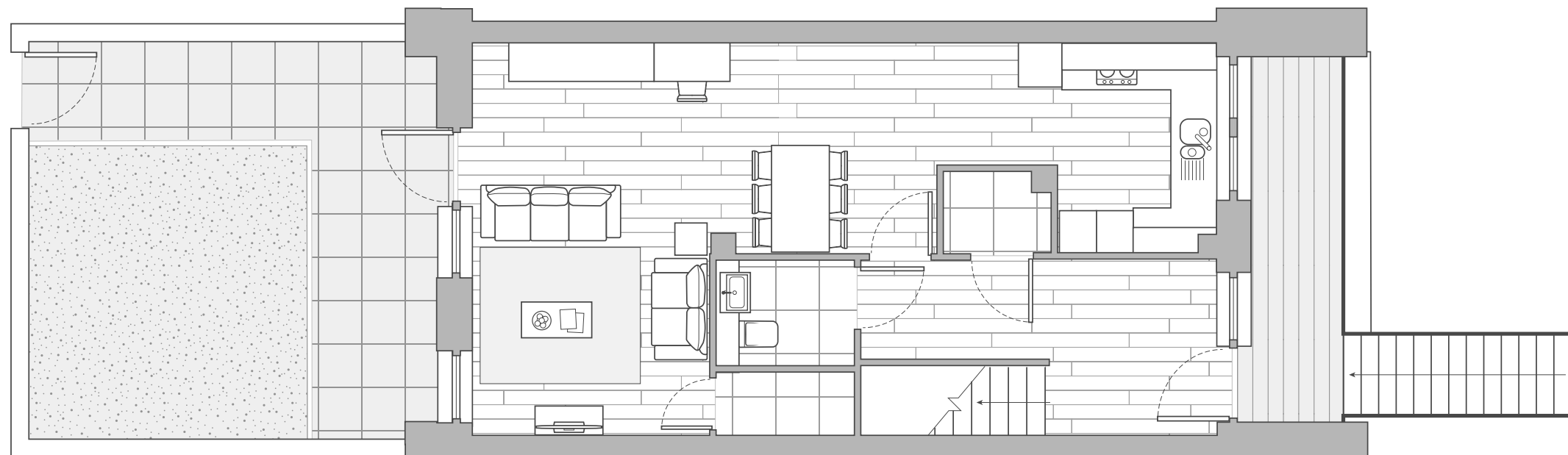


UPPER LEVEL

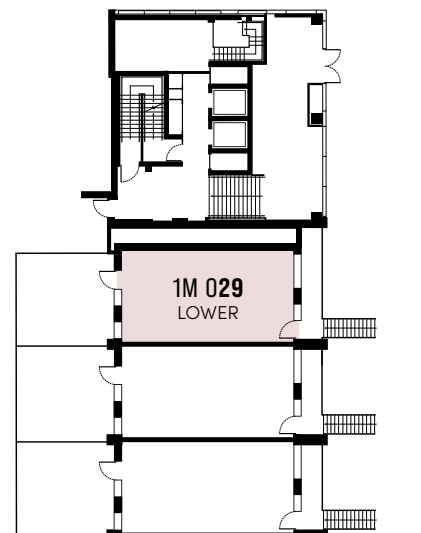
**1M 029**  
**3 Bedroom Maisonette**  
 INTERNAL AREA  
 112.6 sq m 1,212 sq ft



1<sup>ST</sup>

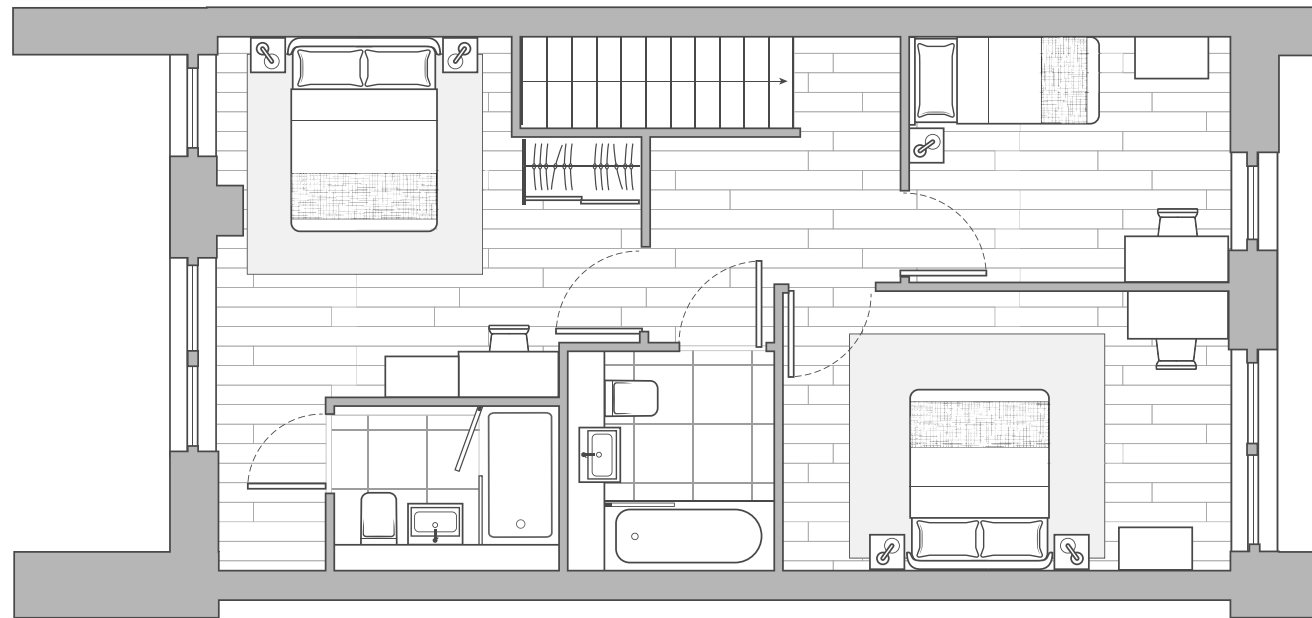


LOWER LEVEL



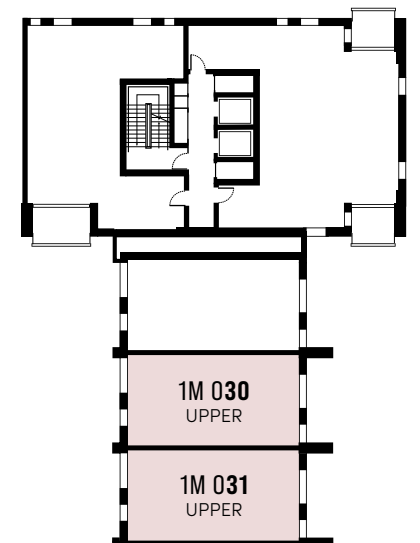
UG<sup>ND</sup>

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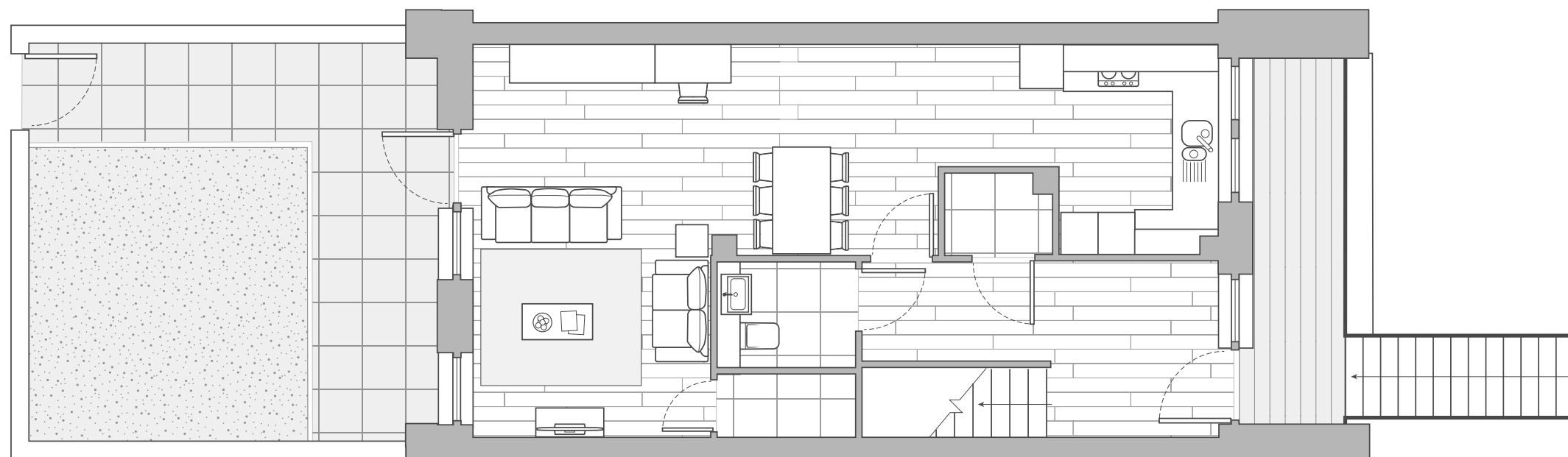


UPPER LEVEL

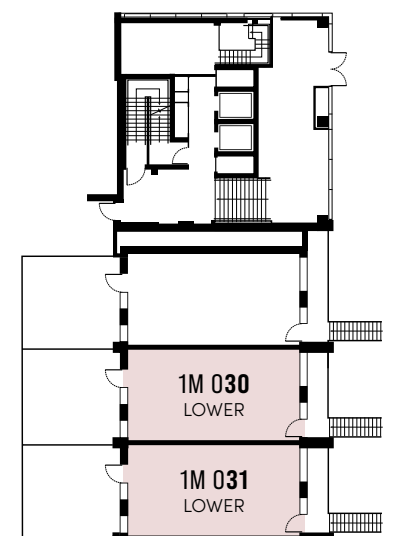
**1M 030**  
**1M 031**  
**3 Bedroom Maisonette**  
 INTERNAL AREA  
 112.0 sq m 1,205 sq ft



1<sup>ST</sup>



LOWER LEVEL



UG<sup>ND</sup>

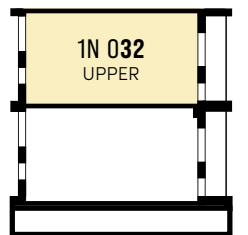
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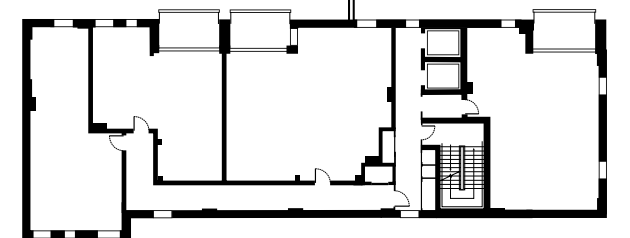


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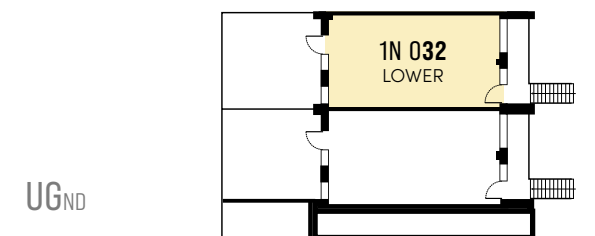
**1N 032**  
**3 Bedroom Maisonette**  
 INTERNAL AREA  
 112.2 sq m 1,208 sq ft



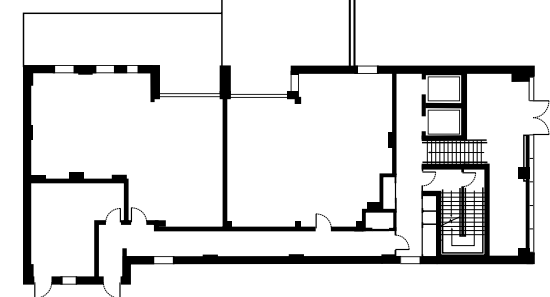
1<sup>ST</sup>



LOWER LEVEL



UG<sup>ND</sup>

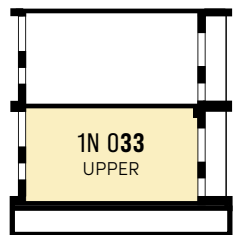


Floor plan layouts are intended to be correct, precise details may vary. Total areas shown are accurate to within 5%.

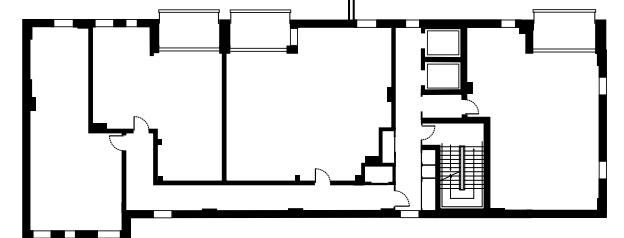


UPPER LEVEL

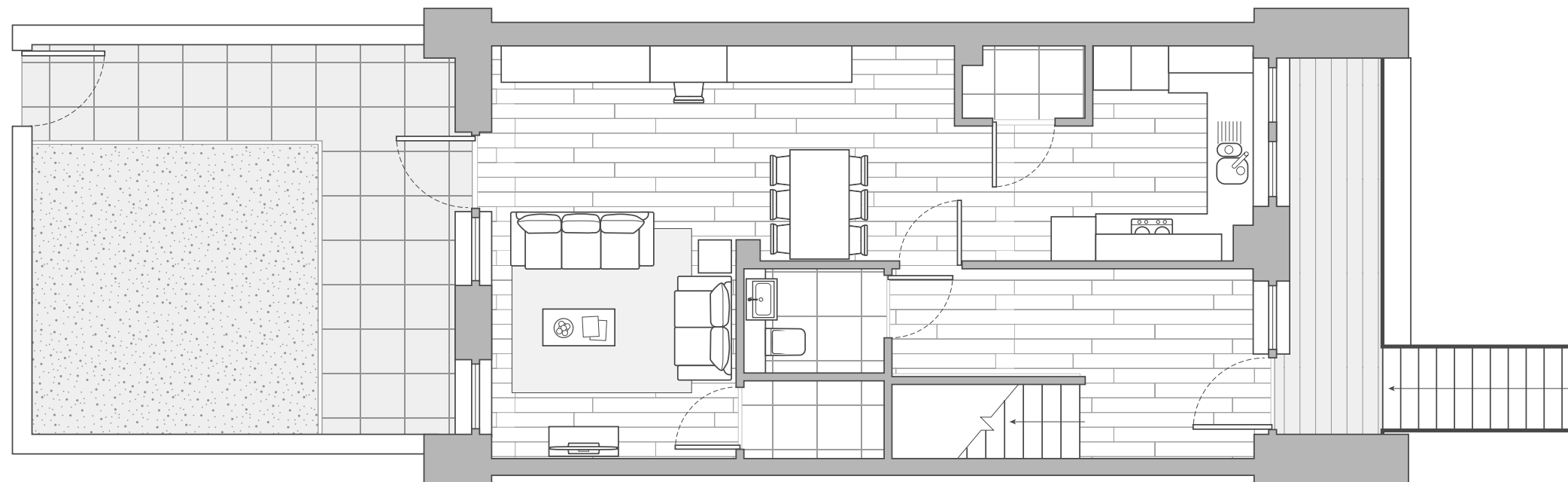
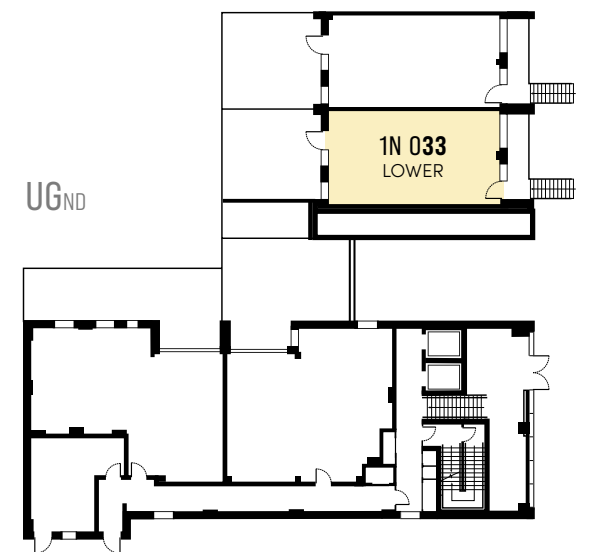
**1N 033**  
**3 Bedroom Maisonette**  
 INTERNAL AREA  
 113.9 sq m 1,226 sq ft



1<sup>ST</sup>



UG<sup>ND</sup>



LOWER LEVEL

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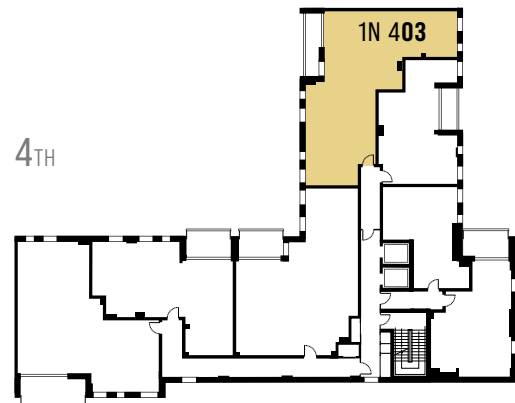


# 1N

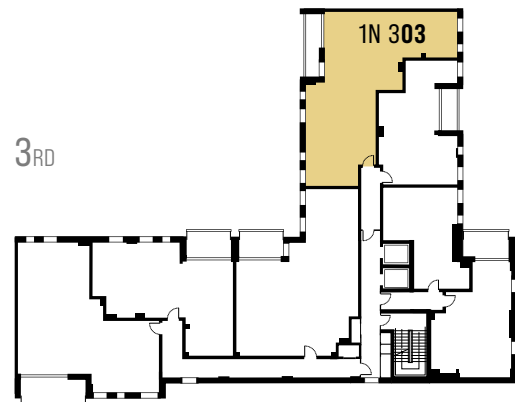
BLOCK



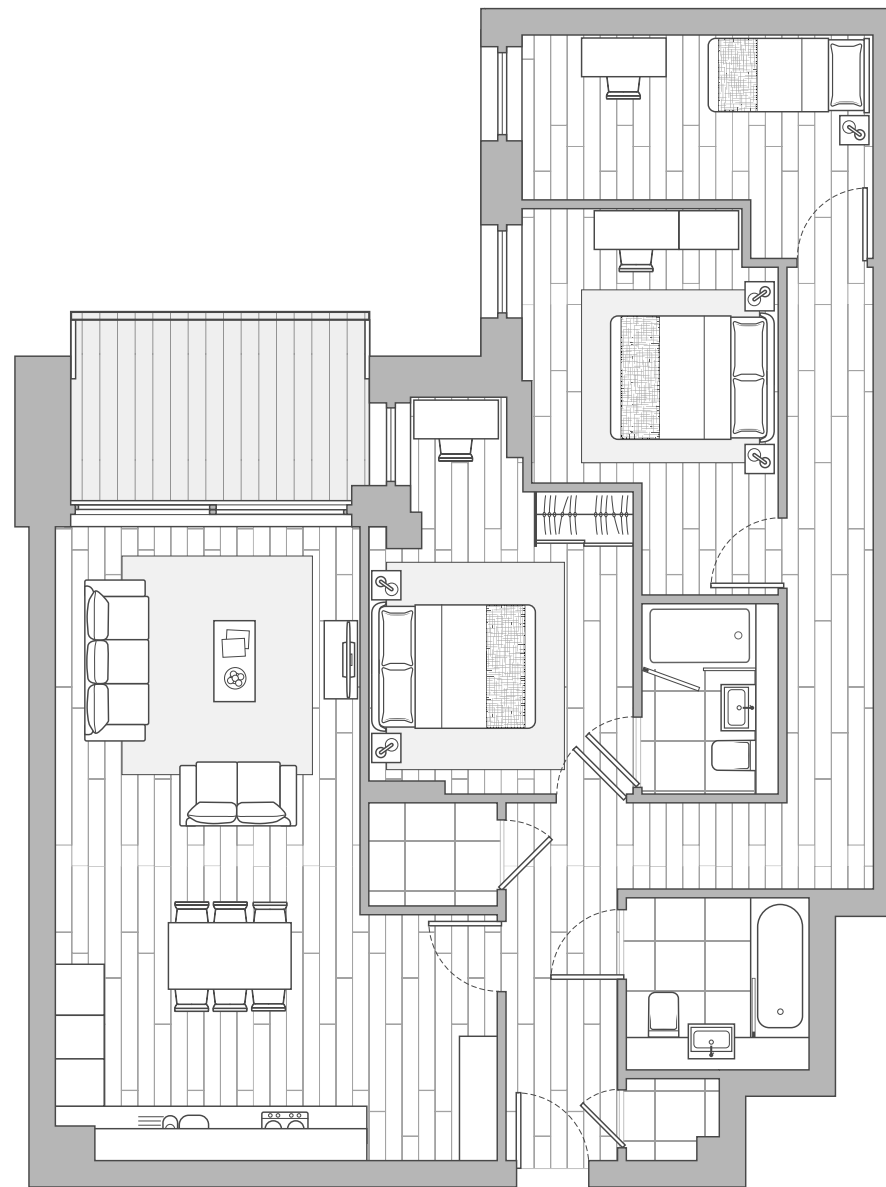
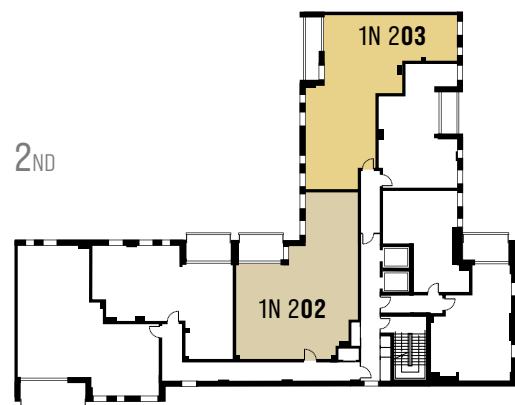
4<sup>TH</sup>



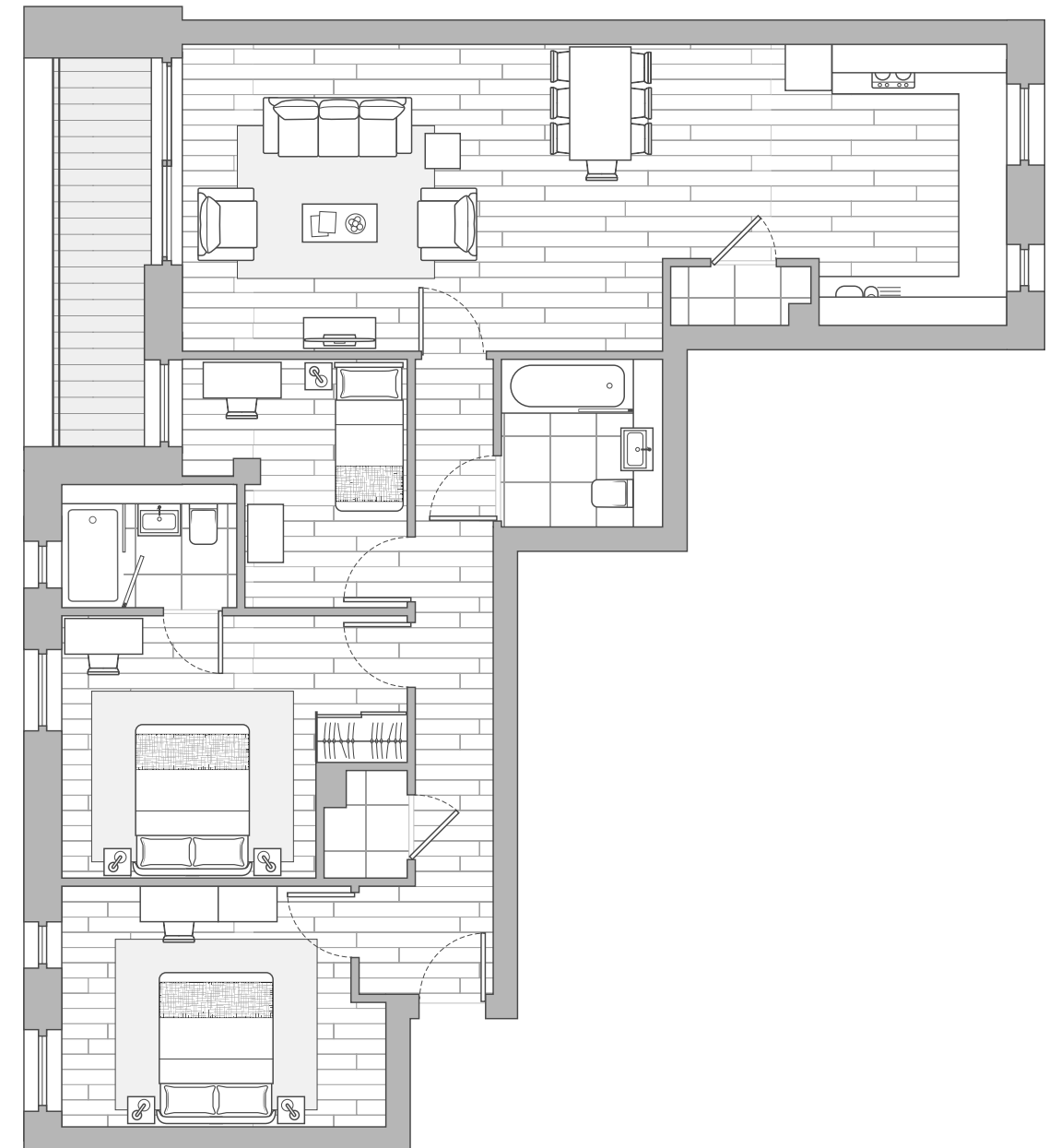
3<sup>RD</sup>



2<sup>ND</sup>



**1N 202**  
3 Bedroom Apartment  
INTERNAL AREA  
98.3 sq m 1,058 sq ft

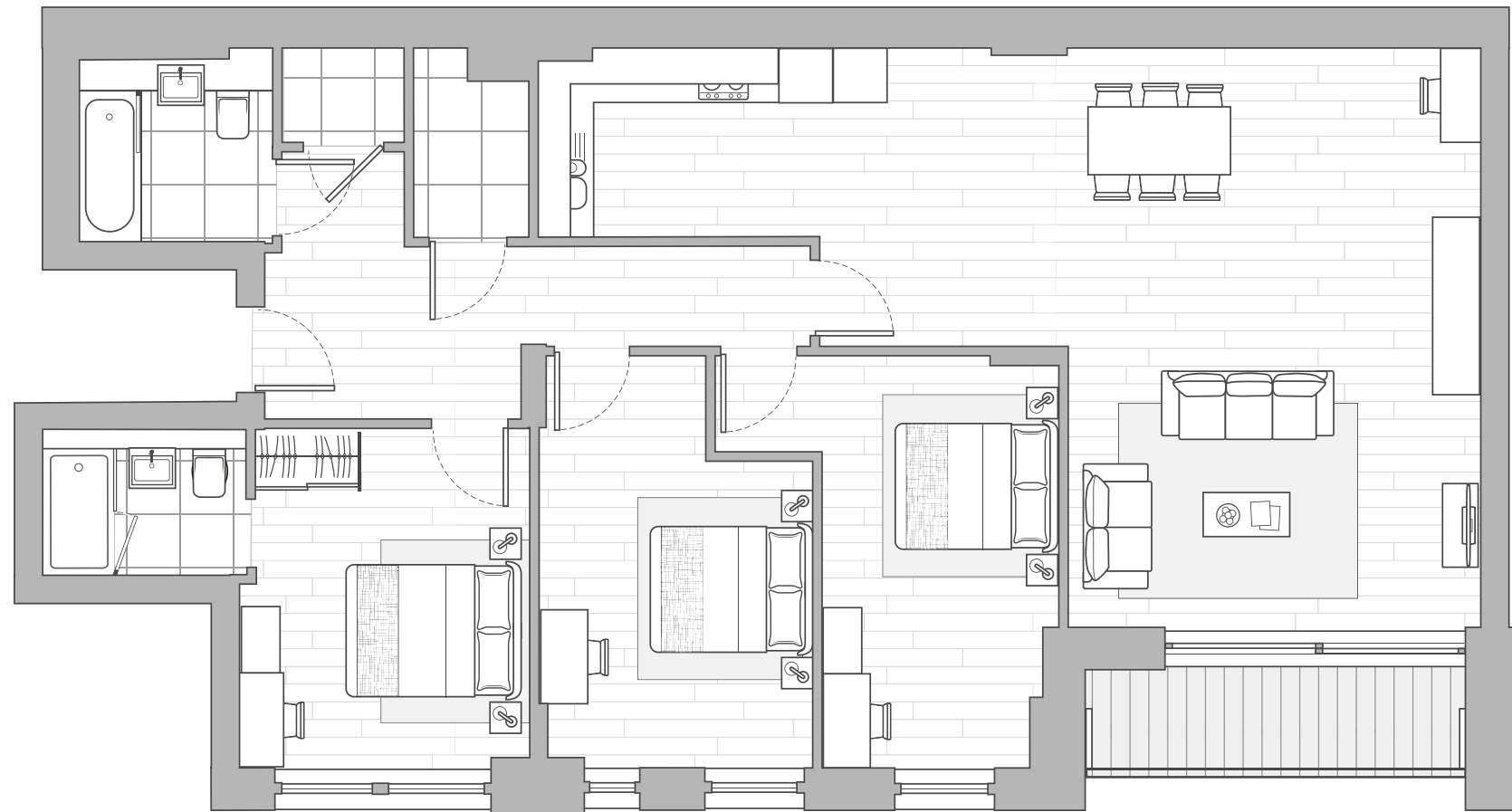


**1N 203**  
**1N 303**  
**1N 403**  
3 Bedroom Apartment  
INTERNAL AREA  
99.0 sq m 1,066 sq ft

Floor plan layouts are intended to be correct, precise details may vary. Total areas shown are accurate to within 5%.

# 3A

BLOCK

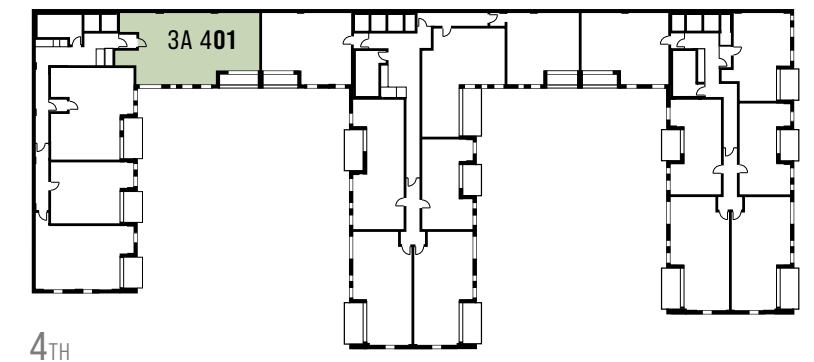


**3A 201    3A 301    3A 401**

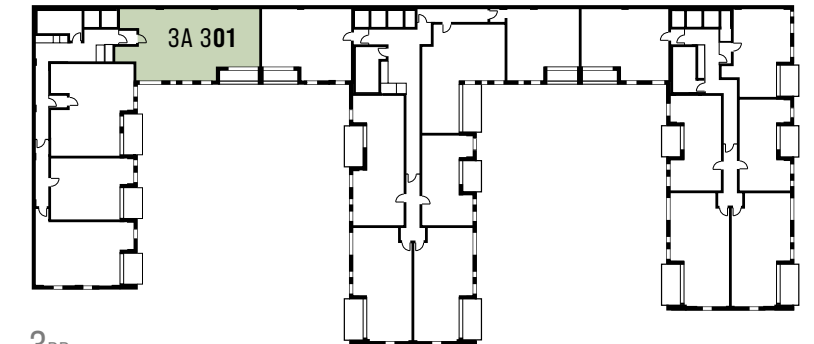
**3 Bedroom Apartment**

INTERNAL AREA

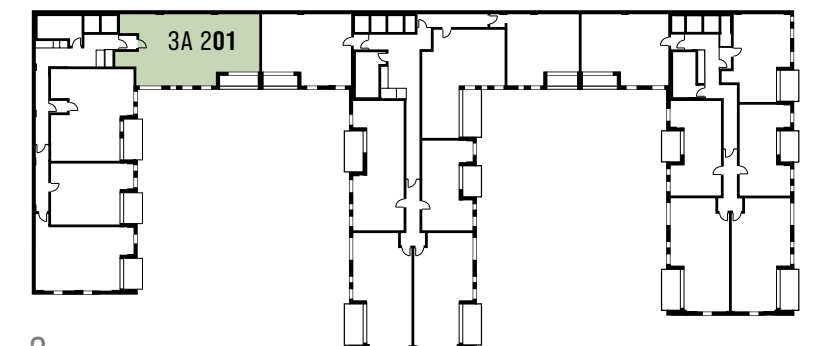
111.7 sq m    1,202 sq ft



4<sup>TH</sup>



3<sup>RD</sup>



2<sup>ND</sup>

Floor plan layouts are intended to be correct, precise details may vary. Total areas shown are accurate to within 5%.







# Specification

## GENERAL

- Matt 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.

## 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 suite every buyer's individual needs.

[www.visionaryfinance.co.uk](http://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](http://www.newconceptfurnishings.com) | +44(0) 208 502 3308



## GALLIARD HOMES' OFFICIAL LETTING & 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](http://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 CGI's 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.



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





For further information & viewing appointments

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