



WIMBLEDON
SW19 5NG

"WHERE TOWN MEETS COUNTRY"

AN EXCLUSIVE COLLECTION OF CHIC CONTEMPORARY HOMES



THE LUXURY LIFE

Park View consists of six prestigious houses located just off Parkside adjacent to Wimbledon Common. Each property is designed to an exceptionally high standard, crafted to reflect residents' expectations of uncompromising quality and originality. Authentic natural materials blend seamlessly with state of the art design to ensure that this new luxury Wimbledon gem becomes an instant classic.



A HOME AS INDIVIDUAL AS YOU ARE

- Open plan Family Kitchen & Dining Area
- Snug / TV Room
- Guest WC & Cloakroom
- Living Room & Private Study
- Gym & Playroom
- Home Cinema (see house variations)
- Master Bedroom Suite
- Up to 4 Guest Ensuite Bedrooms & Family Bathroom
- Private Terraces &/or Balconies
- Dedicated Plant & Utility Rooms
- Private landscaped gardens, courtyards and individual driveway with garages and separate bin & bike stores

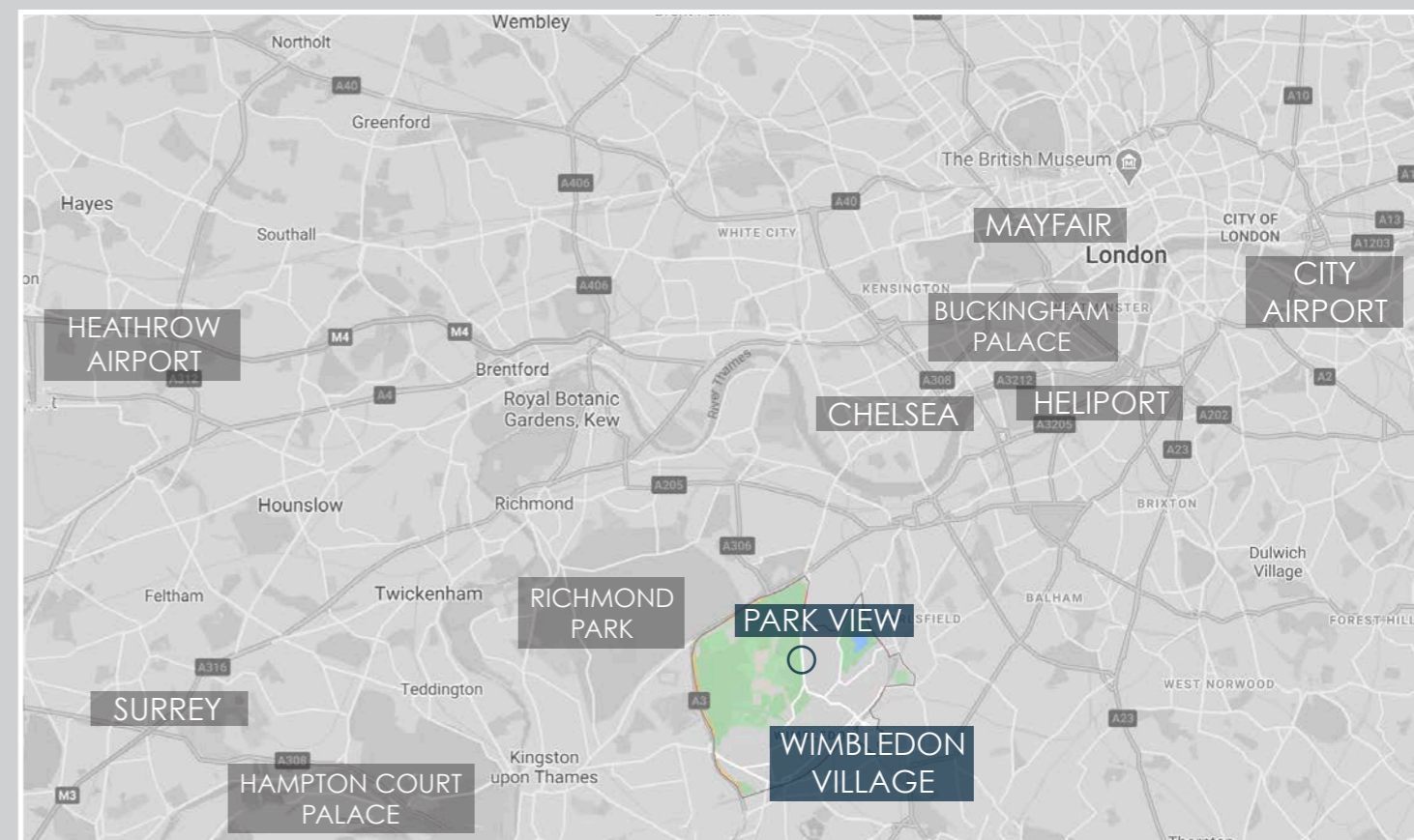


SPECIFICATION

- Custom Italian kitchen with stone worktop & island
 - Full height entrance door in veneered hardwood at 2.4m
 - All other rooms, ceiling height 2.6m.
 - Integrated Miele appliances including: fridge, freezer, multi- function electric oven and microwave, dishwasher, touch control glass induction hob with pan size recognition and wine cooler
 - Walk-in dressing rooms with bespoke joinery
 - Bespoke Italian fitted wardrobes with timber veneer
 - Choice of either high quality engineered oak floor finish or large format porcelain tiling (subject to progress)
 - Choice of either high quality engineered oak flooring or luxury carpet to bedrooms (subject to progress)
 - Large format porcelain tiles to floor in a honed finish
 - Floating designer bathroom cabinetry & mosaic detailing
 - Thermostatically controlled shower & heated towel rails
 - Slim line contemporary double glazed windows
 - Air conditioning to all principal rooms
 - Mood lighting & scene set function
 - Underfloor heating throughout
 - Control 4 'Smart Home' central hub automation system
 - High level security system
 - 10-year NHBC build warranty
 - Freehold
- PRICE ON APPLICATION**
- A fee of £50,000 is required to reserve the property
 - With 10% of purchase price (less reservation deposit paid) payable upon exchange of contracts
- Note: variances occur between house types and changes are applicable subject to site programme. Please refer to the sales team.

THE PLACE TO BE

It is Wimbledon Village's location adjoining 1140 acres of open land with heath, woodland, streams and ponds that genuinely makes it the place where town and country meet. Park View is located a short bus ride to Wimbledon Station where trains provide access to Central London in approximately 15 minutes. Also known all over the world, every year draws attention from far and wide - The Championships at the All England Lawn Tennis Club.



WIMBLEDON LIFE

The village itself is packed with charming boutiques, and a short walk from world famous restaurants like The Ivy & the Giggling Squid. Here you will find the home of Matches Fashion, Space NK, Neom & Whistles.

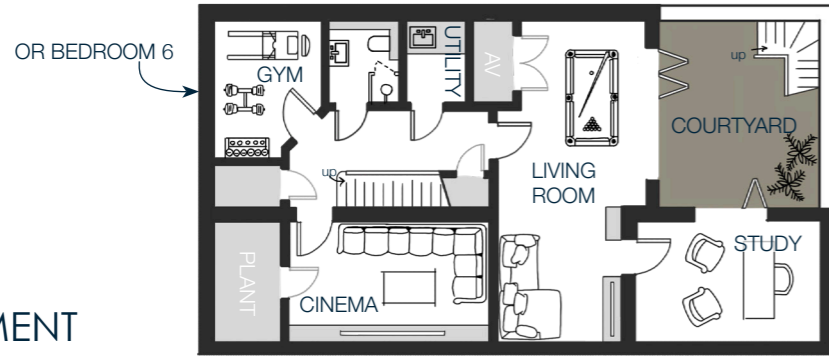
Wimbledon is served by a good number of excellent and highly sought-after schools with particular reference to King's College School and Wimbledon High School. In addition to schools, recreational facilities are in good supply with several golf courses, tennis clubs and health clubs all within easy reach.



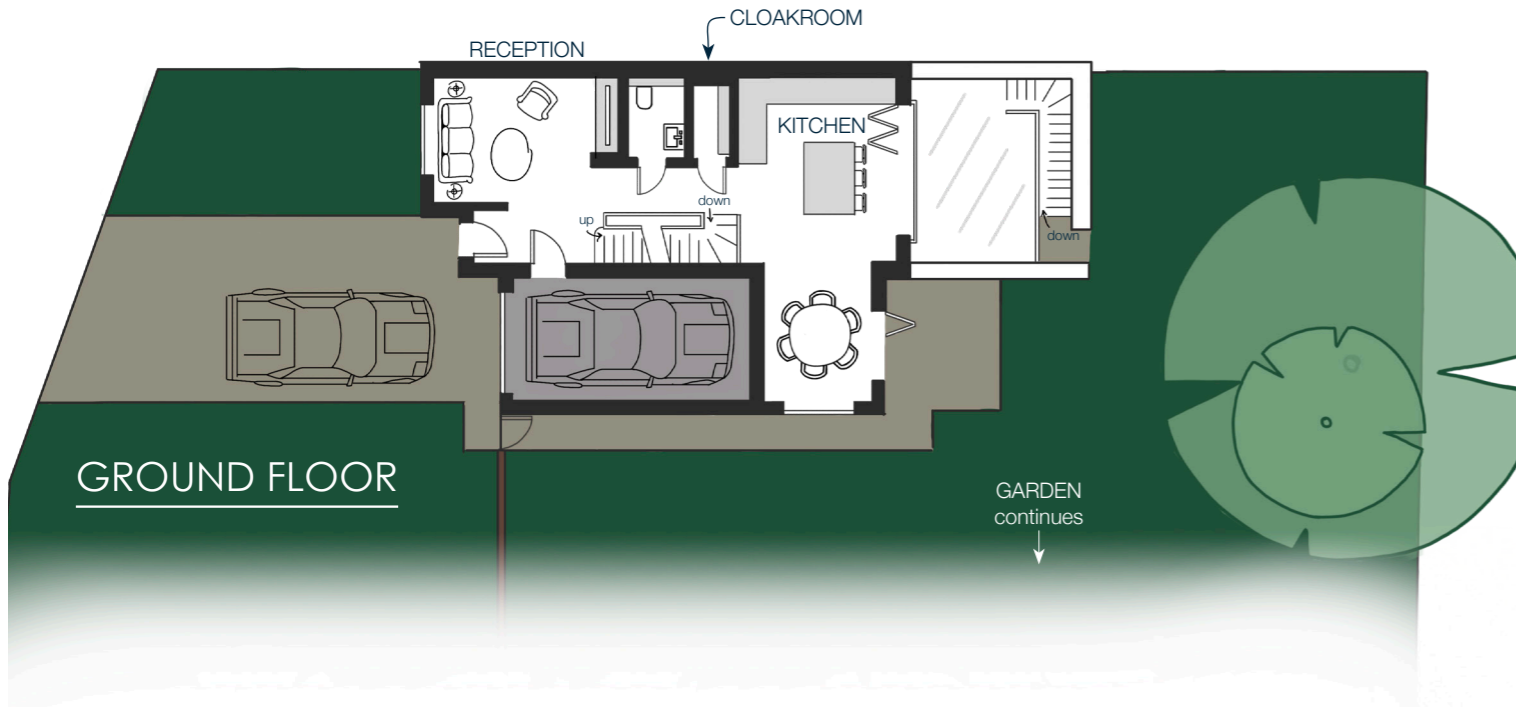
SITE PLAN



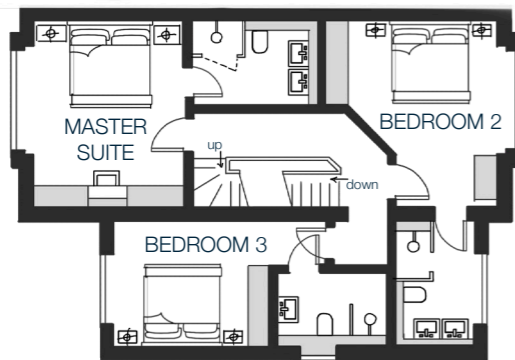
BASEMENT



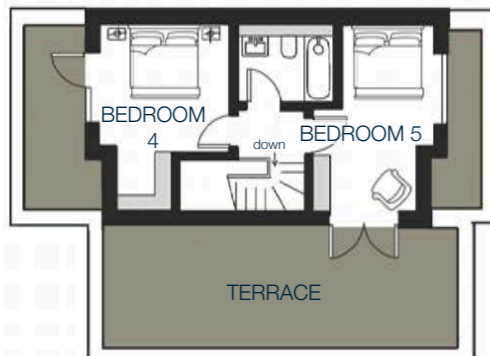
GROUND FLOOR



FIRST FLOOR



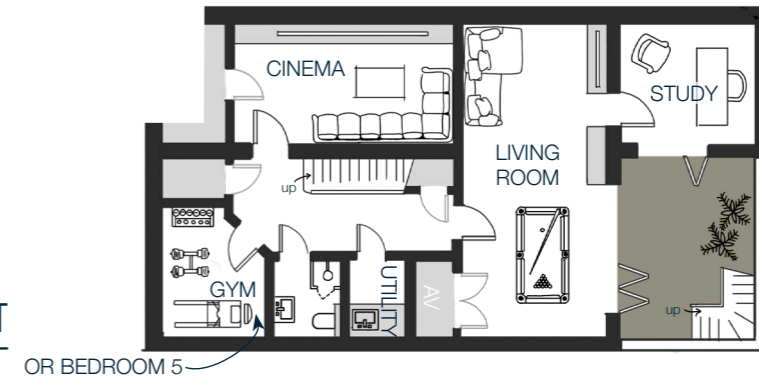
SECOND FLOOR



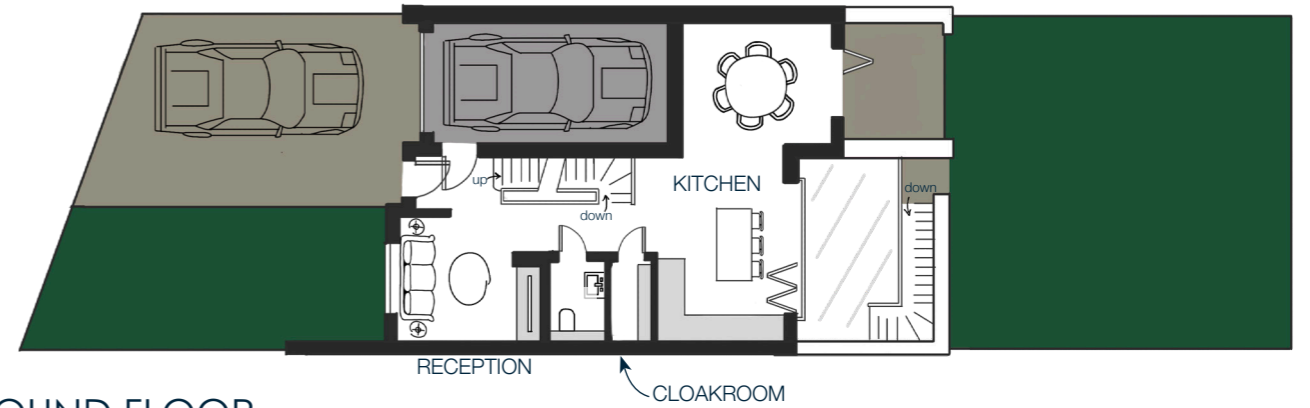
NO. 1

5 - 6 BEDROOMS
TOTAL AREA: 3,315 SQ.FT / 308 SQ.M

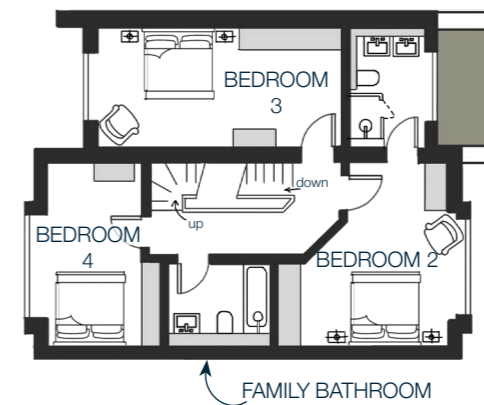
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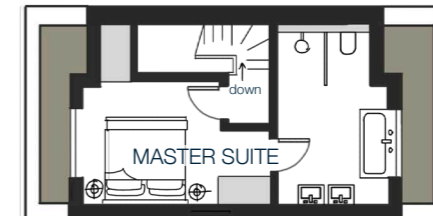
GROUND FLOOR



FIRST FLOOR



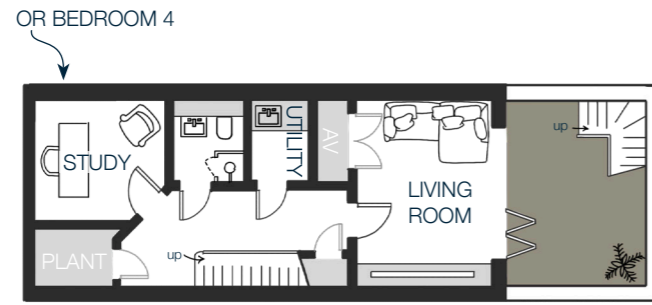
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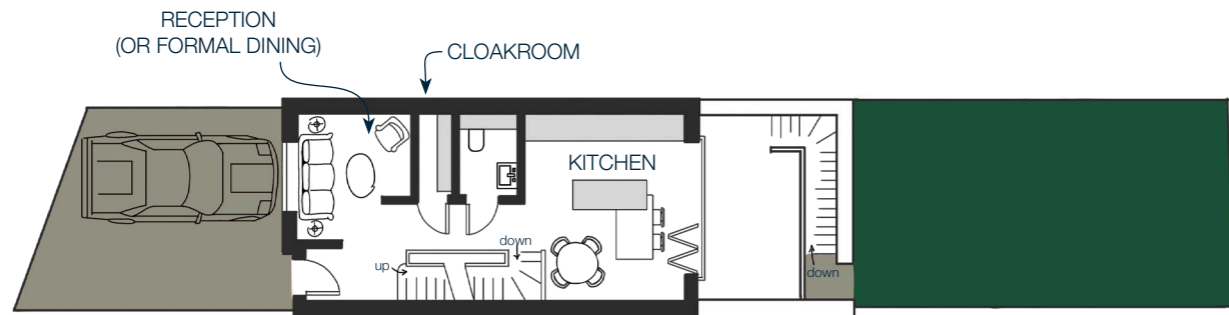
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4 - 5 BEDROOMS
TOTAL AREA: 3,207 SQ.FT / 298 SQ.M

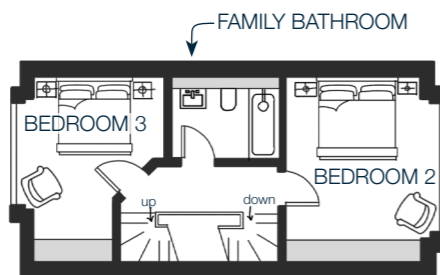
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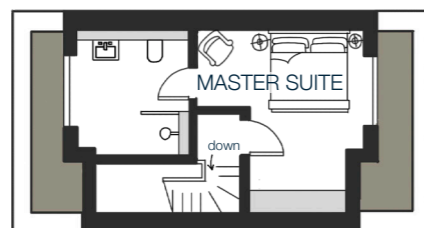
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



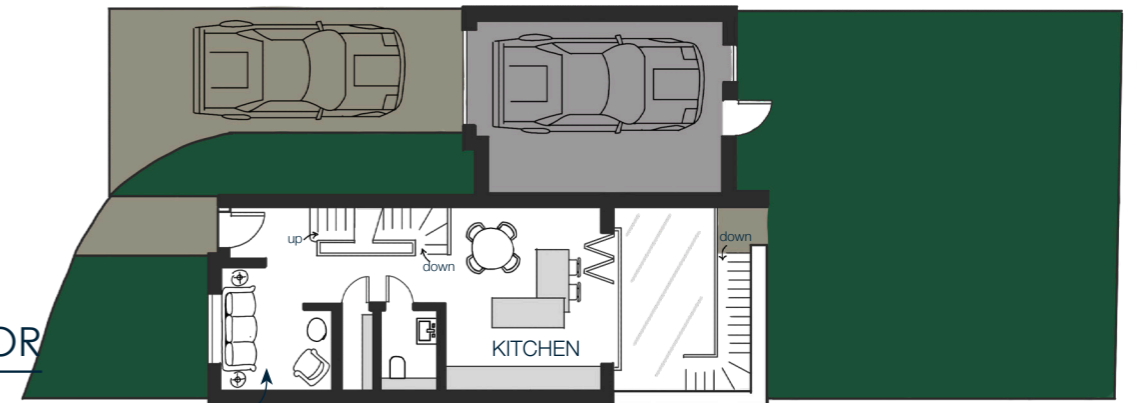
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3 - 4 BEDROOMS
TOTAL AREA: 1,905 SQ.FT / 177 SQ.M

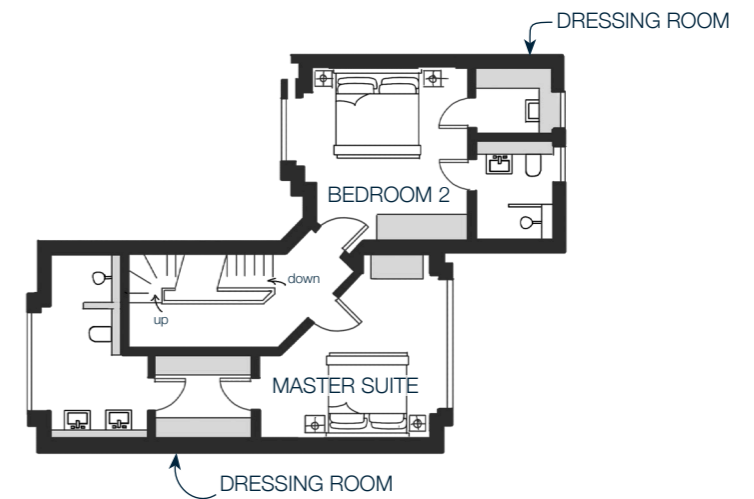
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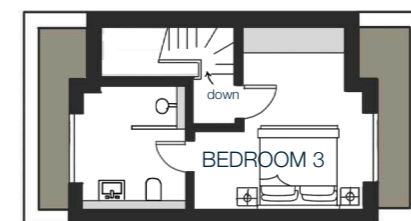
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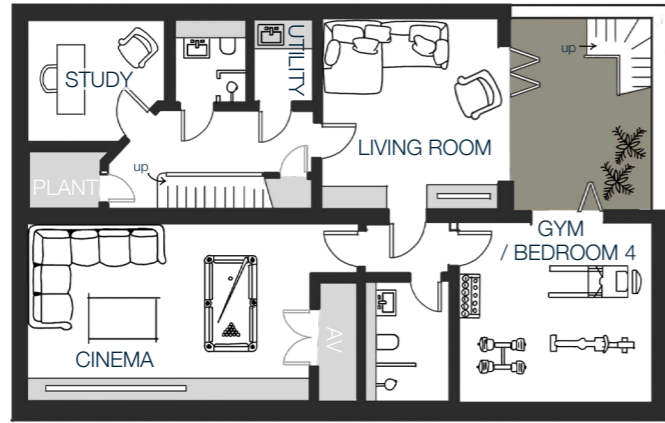
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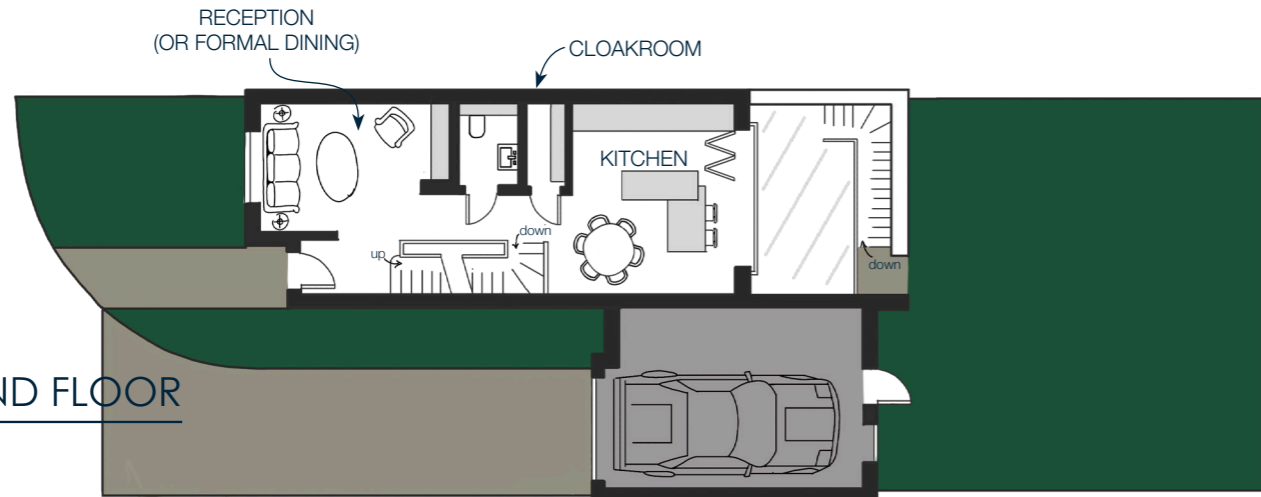
NO. 4

4 BEDROOMS
TOTAL AREA: 3,283 SQ.FT / 305 SQ.M

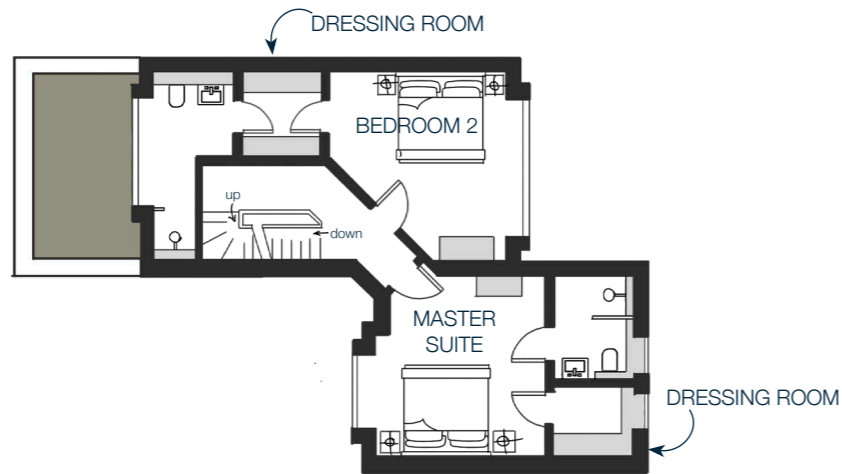
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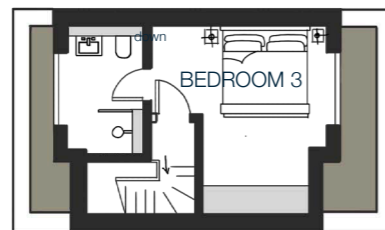
GROUND FLOOR



FIRST FLOOR



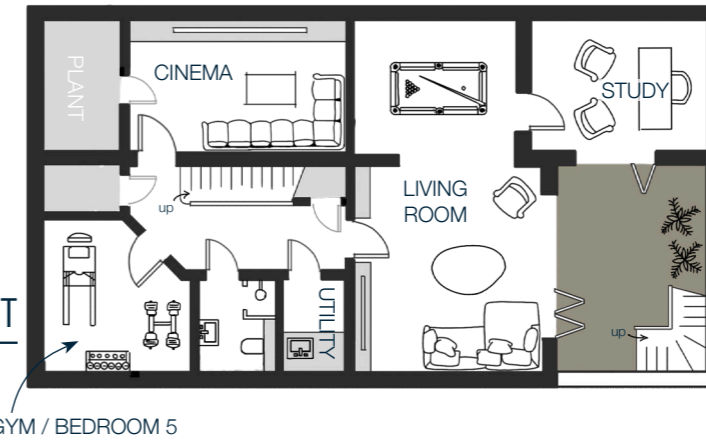
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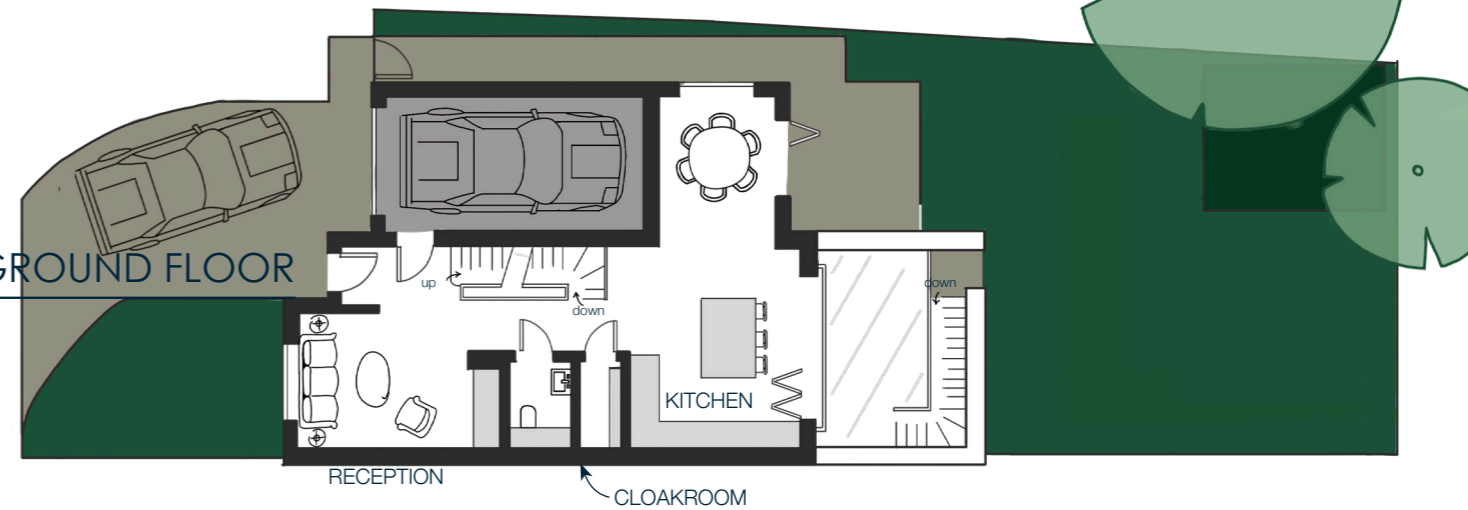
NO. 5

4 BEDROOMS
TOTAL AREA: 3,283 SQ.FT / 305 SQ.M

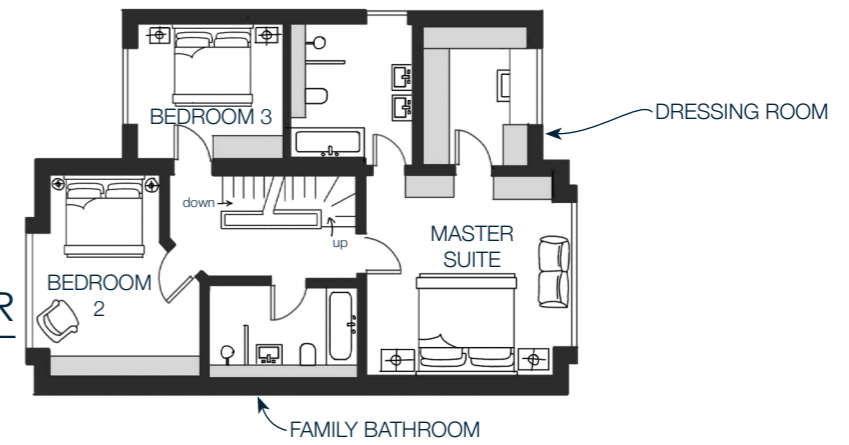
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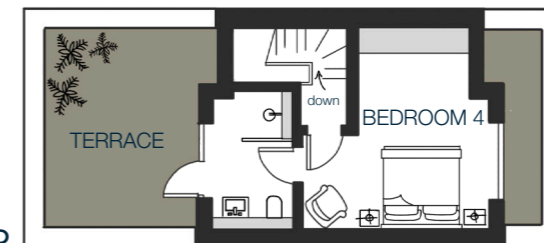
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



NO. 6

4 - 5 BEDROOMS
TOTAL AREA: 3,250 SQ.FT / 302 SQ.M



PARTNERS IN QUALITY

Park View is being developed by the award winning Hyatt Group, one of the leading designers, innovators & builders of luxury state of the art homes in North Surrey and South West London.

Through the careful fusion of contemporary and classical inspiration with a compelling partnership of proven development expertise and Wimbledon's top real estate agents, Robert Holmes & Co

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