



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

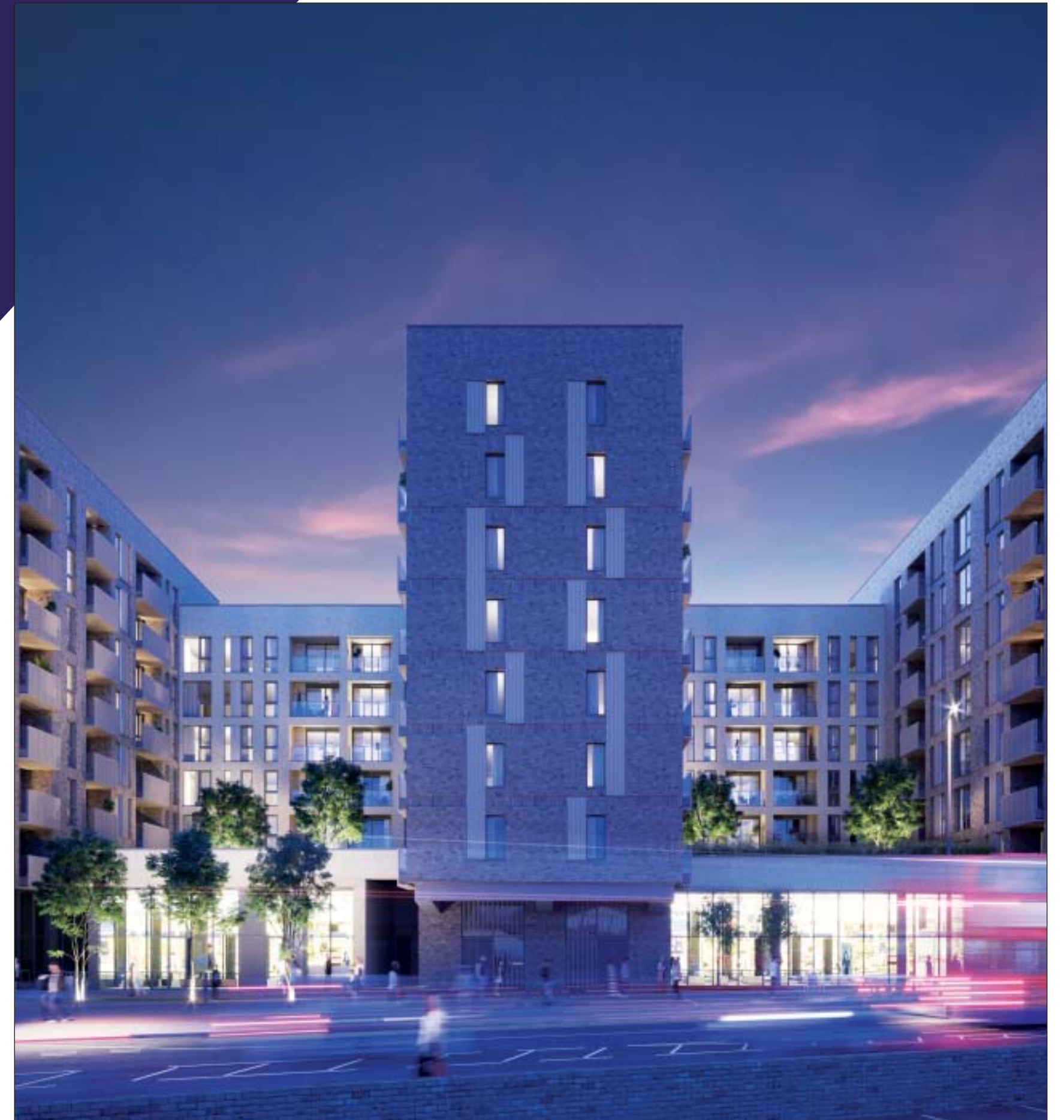
SECOND TO NONE IN SOUTH WEST LONDON

IN JOINT VENTURE

Galliard
Homes



catalyst





- 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.**





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

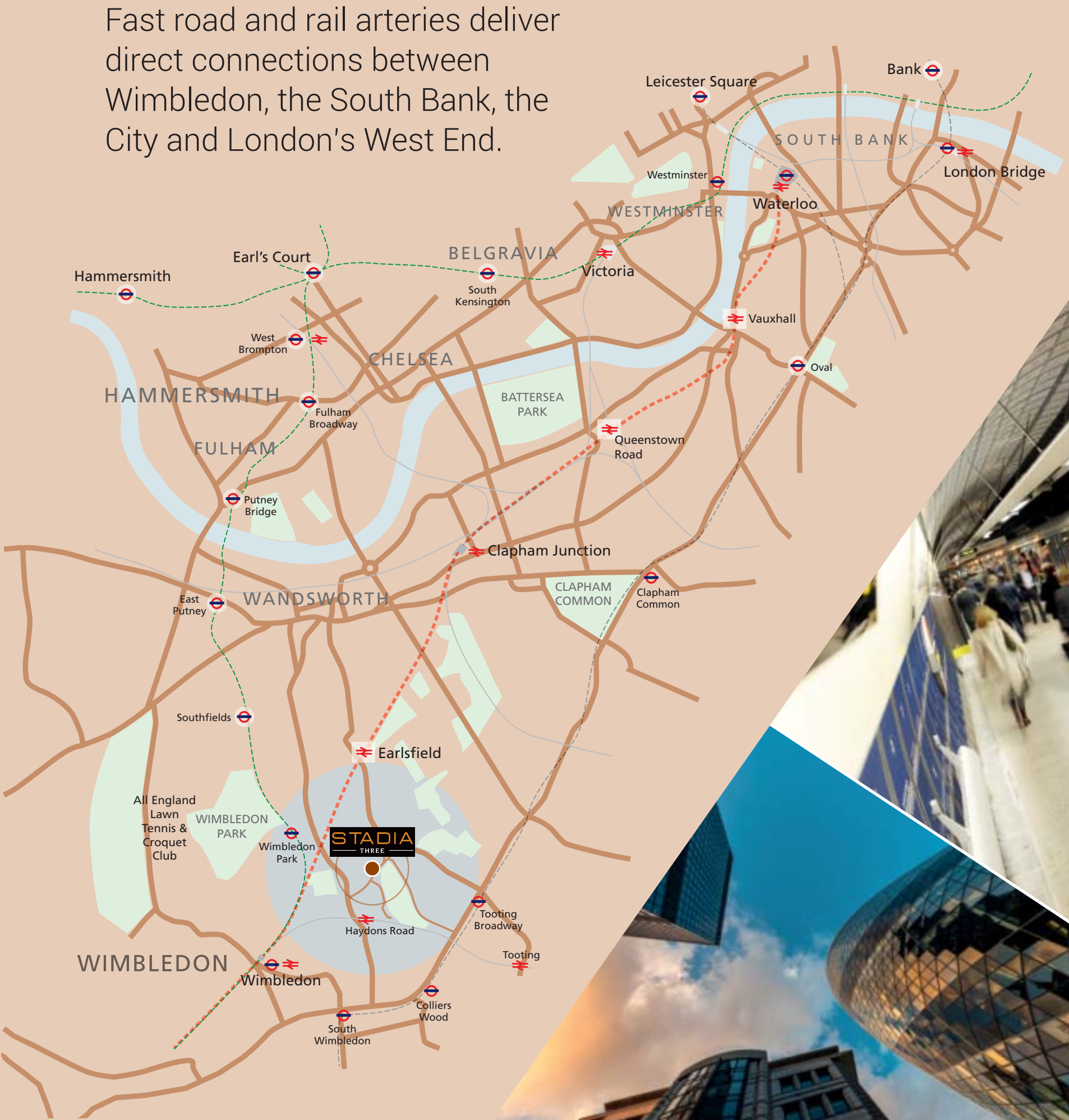
13 minutes from Central London

 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

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.



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



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.

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

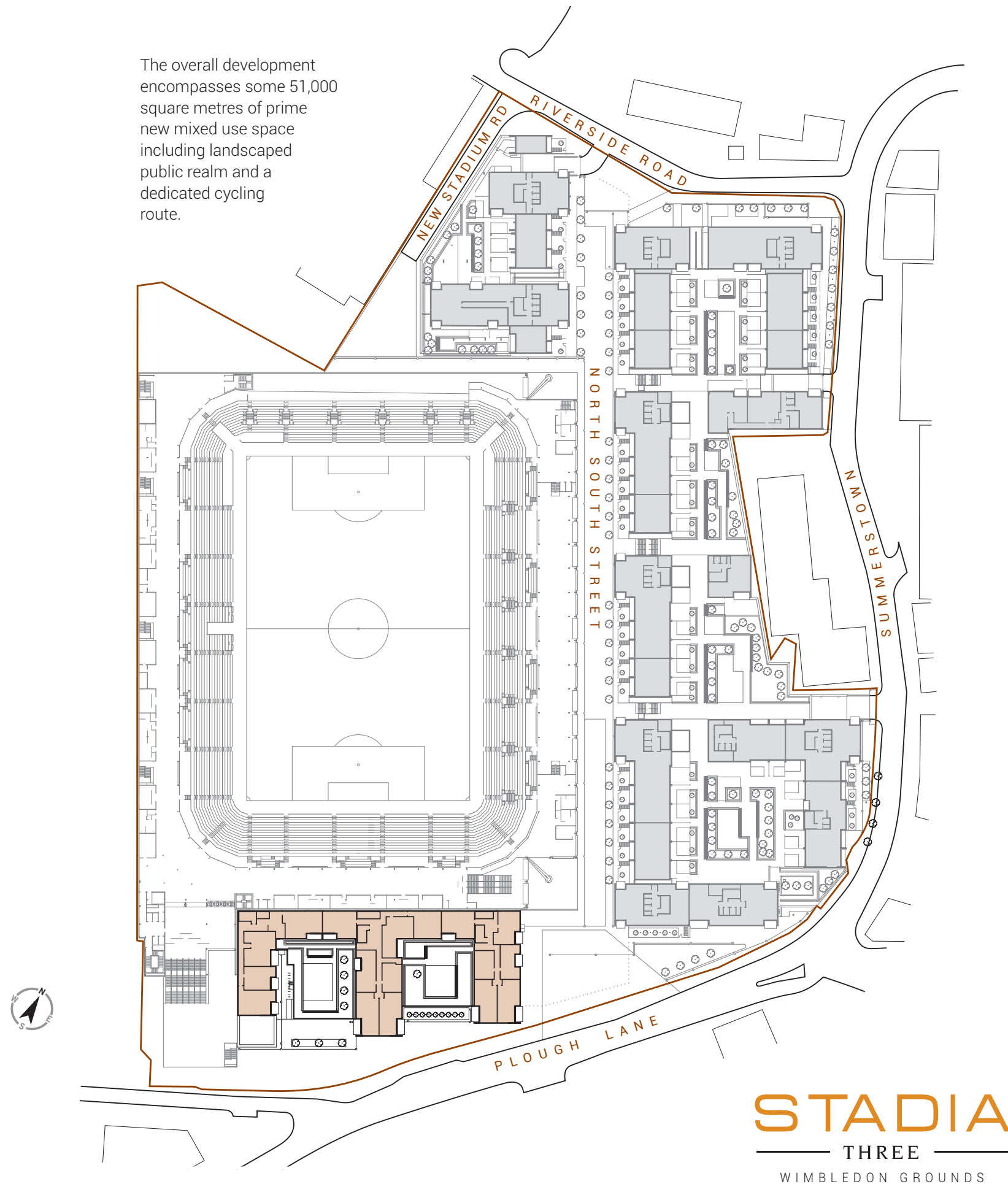
THE HOME OF CHAMPIONSHIPS, RURAL CHARACTER & CAFE CULTURE



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.



A Masterplan
FOR A BRAND NEW COMMUNITY



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.

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

Dexters

New Homes
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