



INVEST IN LONDON'S MOST DESIRABLE VILLAGE

For buyers looking to make the most of Wimbledon's wealth of amenities and its short train journey times to Central London, Wimbledon Hill Park offers an eclectic choice of stylish properties.

Situated on the site of the renowned former Atkinson Morley Hospital, Wimbledon Hill Park comprises an exclusive collection of apartments and townhouses in the grounds of what was once the ancestral home of the 2nd Duke of Wellington.

Beyond the gated courtyard garden is an enviable 19 acres of protected parkland giving residents an extended environment to discover and enjoy. Ideally placed, this South West facing

development offers outstanding views from private balconies creating the perfect ambience for a relaxing evening.

The scale and grandeur of this development is best appreciated from above. The exquisitely detailed Wellington Row is perfectly proportioned in a High Victorian style and sets the tone for the whole of Wimbledon Hill Park. Luxuriously modern yet classically-inspired, Dukes Gardens and Cedar Place have been sympathetically designed to reflect the heritage and character of Wellington Row, which provides a striking backdrop to these homes.

As well as luxury homes and private grounds, Wimbledon Hill Park also provides an array of exclusive residents' services to enhance their lifestyles including a residents' gym, private cinema room and boardroom. There is also a dedicated concierge service to welcome you home and help day-to-day life run smoothly.

Aside from the wealth of amenities at Wimbledon Hill Park, the surrounding area is renowned for its offering of entertainment and education. Wimbledon Village is a pleasure to visit with its many independent boutiques and high-end fashion stores. The abundance of bistros, cafés and restaurants in the village offer a range of choices from morning coffees and casual family meals to business lunches and fine dining

Known as one of the best areas in England for education, Wimbledon provides a great variety of choice for parents and students alike making this an area with strong rental demand. Families are attracted to the area in the hope of securing places at highly regarded state and independent schools, including King's College School which was voted "Independent Secondary School of the Year 2014/15" in a Sunday Times survey.



Computer generated image of Wimbledon Hill Park is indicative only and subject to change

PRODUCT MIX

Dukes Gardens	Size (sq. ft. average)	From
2 Bedroom apartments	961	£1,150,000
3 Bedroom duplex apartments	1,653	£1,875,000

Cedar Place	Size (sq. ft. average)	From
4 Bedroom Townhouse	2,620	£2,899,950

THE DEVELOPMENT

- A collection of stylish apartments and townhouses
- Choice of luxury specification
- Adjoining 19 acres of protected parkland
- Landscaped formal gardens
- Private gardens to townhouses
- Private cinema room
- Private residents' gym
- Concierge services
- Boardroom facility
- Moments from a wealth of amenities and excellent schools
- Short journey times into Central London

THE DEVELOPER

Founded in 1976, Berkeley Homes is one of the UK's leading developers and has won numerous awards for its commitment to quality, design and customer service including 2014 Queen's Award for Enterprise in Sustainable Development, and the accolade Britain's Most Admired Company 2011.

Quality is at the heart of everything Berkeley does, not only in the homes it builds, but in its commitment to customer service, green living and the regeneration of brownfield sites.

All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located through excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

LOCATION

Copse Hill, Wimbledon, London SW20 0NE

LOCAL AUTHORITY

London Borough of Merton

TENURE

Dukes Gardens

999-year lease

Cedar Place

Freehold

ARCHITECTS

Dukes Gardens

Rogers Cory Partnership

Cedar Place

John Thompson Partnership

LANDSCAPE ARCHITECTS

Turkington Martin

INTERIOR DESIGN

CID interior design

BUILDING WARRANTY

10 Year Premier Guarantee

ESTIMATED COMPLETION

Dukes Gardens Q1-2 2017

Cedar Place Q1-2 2017

PARKING

Dukes Gardens

- One allocated underground parking space per 2 bedroom apartment

- Two allocated underground parking spaces per 3 bedroom apartment

- Rights of use to surface visitor parking spaces

Cedar Place

- Two allocated parking spaces per house

- Rights of use to surface visitor parking spaces



LOCATION

- Ideally located close to the vibrant and affluent Wimbledon Village, with its extensive range of cafes, restaurants, boutiques and established high-end retail brands.
- The development adjoins 19 acres of protected parkland, offering a retreat from the hustle and bustle of the city.
- There are plenty of sports and leisure opportunities nearby including riding stables, sports clubs, cycling, tennis, golf clubs, cinema and theatre.
- The area is well served by excellent schools, including one of the country's top independent schools, Kings College.
- Road access is excellent, with the A3 just minutes away, taking you into Central London in half an hour, and to the M25 in the opposite direction. This enables easy access to Heathrow Airport in 35 minutes and Gatwick in under an hour.



TRANSPORT LINKS

Raynes Park rail station is a six-minute drive away, while Wimbledon rail and underground station is seven minutes.

Airports by car from Wimbledon Hill Park

Heathrow Airport, Terminal 5	31 mins
Gatwick Airport	36 mins

Around London from Wimbledon Station

South Kensington	23 mins
Sloane Square	26 mins
Paddington	28 mins
Waterloo	17 mins
Oxford Circus	30 mins
Bank	30 mins
Canary Wharf	34 mins

Wimbledon Hill Park falls outside the congestion charge zone.

Wimbledon Hill Park is 1.7 miles from Wimbledon station. Times from www.tfl.gov.uk and www.google.co.uk/maps. All travel times are approximate.



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COUNCIL TAX

London Borough of Merton Council Tax

F - £2,063.58 pa

GROUND RENT

2 Bedroom apartment	£550 pa
3 Bedroom apartment	£650 pa

SERVICE CHARGES

- Dukes Gardens Apartments - Approx. £5.20 PSF
- Cedar Place Townhouses - Approx. £1.75 PSF

Please be advised this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.

TERMS OF PAYMENT

Dukes Gardens

1. A reservation fee of £10,000 under £2,000,000.
2. A reservation fee of £20,000 over £2,000,000.
3. 15% of purchase price, less reservation deposit, payable upon exchange of contracts in 21 days.
4. A further 5% of purchase price payable 12 months after exchange of contracts.
5. Balance of 80% is payable upon legal completion.

Cedar Place

1. A reservation fee of £20,000
2. 20% of purchase price, less reservation deposit, payable upon exchange of contracts in 21 days.
3. Balance of 80% is payable upon legal completion.

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