

Strawberry Villas

HAMILTON ROAD
SOUTH WIMBLEDON SW19



APT GROUP
HOLDINGS

*A boutique residential development
set in the heart of South Wimbledon,
London SW19*

A collection of bespoke A-rated new homes, comprising
1 x 2-Bedroom apartment, 1 x 3-Bedroom apartment and 3 x 5-Bedroom Houses



Images are computer-generated and subject to change

Strawberry Villas

Hamilton Road, London SW19 1JG



Location

South Wimbledon is a highly sought-after location in London.

Located just 2 minutes walk from South Wimbledon Underground Station, offering direct access to The City and West End of London.





SOUTH WIMBLEDON

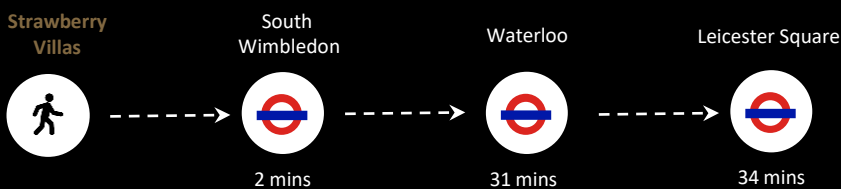
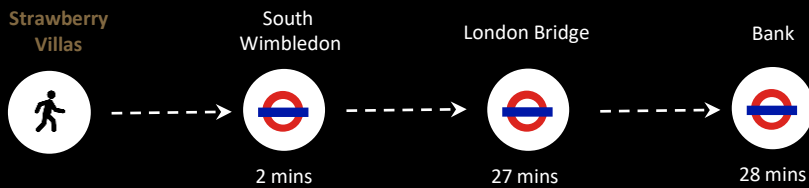


SOUTH WIMBLEDON STATION



Well connected to everywhere in London

Perfectly located within walking distance to South Wimbledon Underground Station and other public transportations at your doorstep – ideally linking to Central London.





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Best Schools in the Area

Wimbledon is home to some of the best primary and secondary schools in London, as shown below.





Specifications and Finishes

KITCHEN & DINING

- Bespoke-built kitchen units in slick dove grey colour
- Calacatta quartz stone worktop and splashback
- Integrated AEG appliances: fridge and freezer, oven, washing machine and dishwasher
- 4-zone AEG induction hob mounted into stone worktop
- Stainless steel 2 bowl sink
- Water softeners
- Underfloor heating
- Engineered timber flooring
- High-thermal performance, triple glazed aluminum/timber sliding doors
- Mechanical Ventilation Heat Recovery System installed
- Sound system cabling in place – ready for future installation
- Warm LED downlights
- Knightsbridge, white finish screwless switches

INTERIOR FINISHES

- Bespoke painted solid timber doors with ironmongery in matt black nickel finish
- Bespoke wardrobes with adjustable shelf compartments, short and long hanging spaces and drawers
- Bespoke painted storage cupboards with oak veneered interior and adjustable shelf compartments to family room
- Plusfloor Truegrain flooring 'White-Washed' planks to ground floors
- Porcelain stone tiles in master en-suite shower room

MEDIA & TECHNOLOGY

- Cable TV and data points to all bedrooms and family rooms
- High speed fibre optic internet connection points
- WiFi-ready speaker system throughout

EXTERNAL FEATURES

- Landscaped front and rear
- For the houses, two-storey garden office/gym room

LIVING ROOM & LOUNGE

- Underfloor heating
- 19mm Engineered timber flooring. Luxury carpets to all bedrooms and landing. Apartment No. 1 will have engineered timber flooring throughout and Apartment No. 2 will have carpet throughout
- Triple glazed aluminum/timber windows to internal courtyard
- Mechanical Ventilation Heat Recovery System installed
- Sound system cabling in place – ready for future installation
- Warm LED downlights
- Knightsbridge, white finish screwless switches
- TV aerial and telephone outlets
- High speed fibre optic internet connection point

HEATING, ELECTRICAL & LIGHTING

- Zoned underfloor heating throughout ground floor
- Houses will have highly efficient ErP 'A' rated Vaillant ecoFir Pure combi Boiler. Apartments will have highly efficient A/- Vaillant ecoTEC plus 637 combi boilers
- Smartphone-enabled controls for heating and water
- Mechanical Ventilation Heat Recovery system to all floors and extract to bathrooms
- Knightsbridge white finish screwless switches
- Warm LED downlights throughout

SECURITY & FIRE PROTECTION

- Nest smartphone-enabled video entry phone and doorbell system
- High security locks to front doors
- PIR security lighting to external areas
- Domestic Nest smartphone-enabled smoke and heat detectors

BATHROOMS, ENSUITES & WC

- Duravit round fixed shower head with thermostatic control plus hand shower
- Duravit white basins and WCs
- Duravit steel bath with chrome thermostatic control and hand shower
- Bespoke cabinets with mirrored doors and glass shelves
- Bespoke vanity unit in cloakrooms
- Tiled boxing behind basin and WC with Corian Top
- Ladder-style heated towel rails in chrome finish
- Porcelain polished Corona stone wall tiles
- Porcelain natural Corona stone floor tiles
- Porcelain polished Marvel Lapis Blue tiles to feature wall of shower

SUSTAINABILITY FEATURES

- 43% carbon reduction on current building regulations energy performance requirements
- Mechanical Ventilation Heat Recovery Units
- 100% dedicated low energy light fittings
- 2.73 kWp solar panel system installed to the houses. Apartment No. 1 will be 1.17 kWp solar panel system. Apartment No. 2 will be 1.65 kWp solar panel system
- Highly insulated building fabric with 'A' rated EPC for the houses and high 'B' rated EPC for the apartments
- 3-year Enterprise Car Club Membership included
- Secured bike facilities to each property

UTILITY ROOM

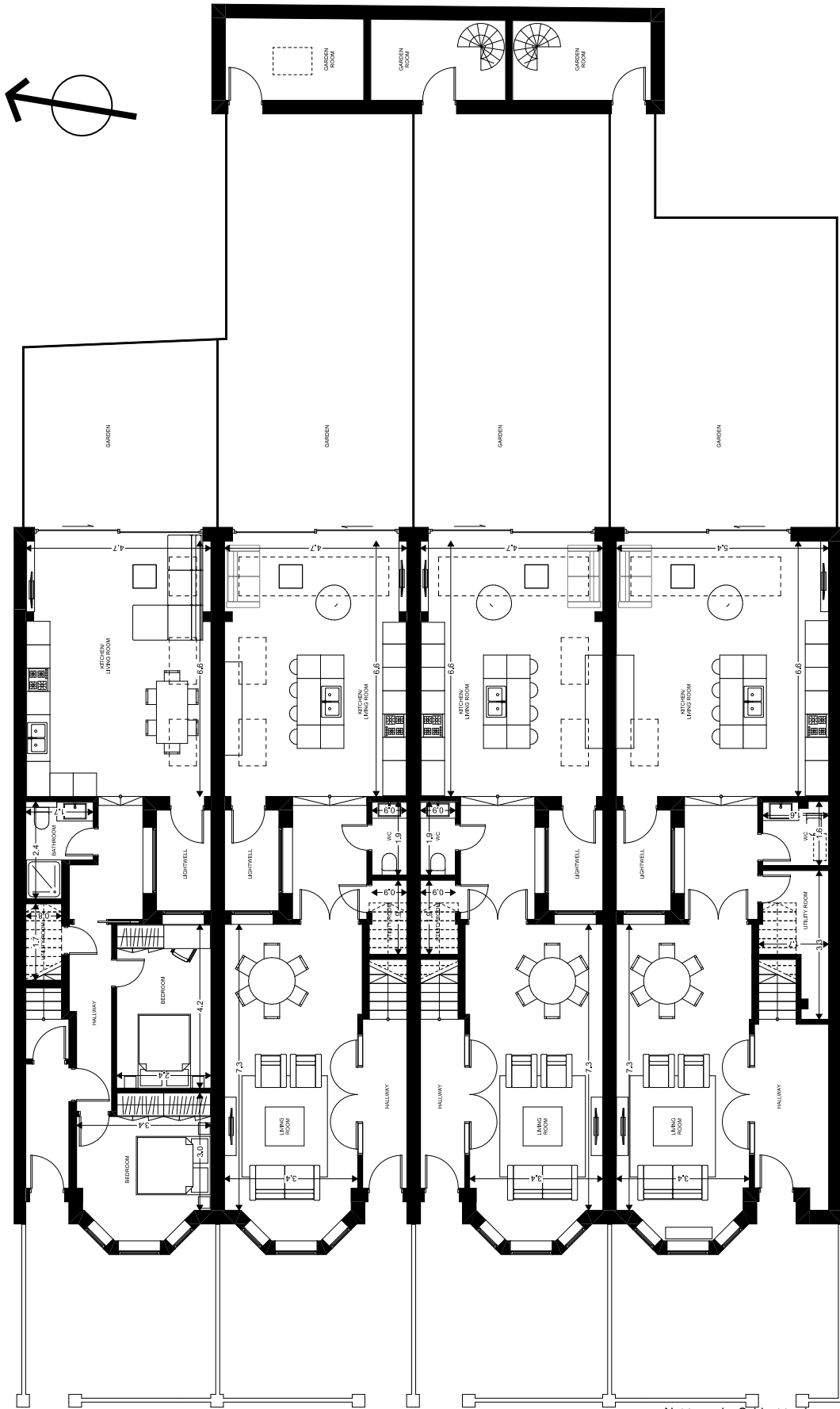
- Bespoke storage cabinets with soft close doors and drawers
- Corian worktop with Rangemaster sink
- Rangemaster mixer tap

WARRANTY & DOCUMENTATION

- 10-year New Home Warranty
- 12-year Flat Roof Warranty



Site Plan



Not to scale. Subject to change

External CGIs





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Apartment No. 1

Two double sized bedrooms

Ground level

Internal Area of 754 sq.ft (70 sq.m) approx.

Private rear garden area

[View floor plan](#)

[View 3D rendering](#)

[View floor plan](#)

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LIVING / KITCHEN / DINING 4.7 m x 6.6 m 15' 5" x 21' 8"

MASTER BEDROOM 3.0 m x 3.4 m 9' 10" x 11' 2"

BEDROOM 2 2.4 m x 4.2 m 7' 10" x 13' 9"

BATHROOM 1.7 m x 2.4 m 5' 7" x 7' 10"

UTILITY ROOM 0.8 m x 1.7 m 2' 7" x 5' 7"



Apartment



2 Beds



1 Baths

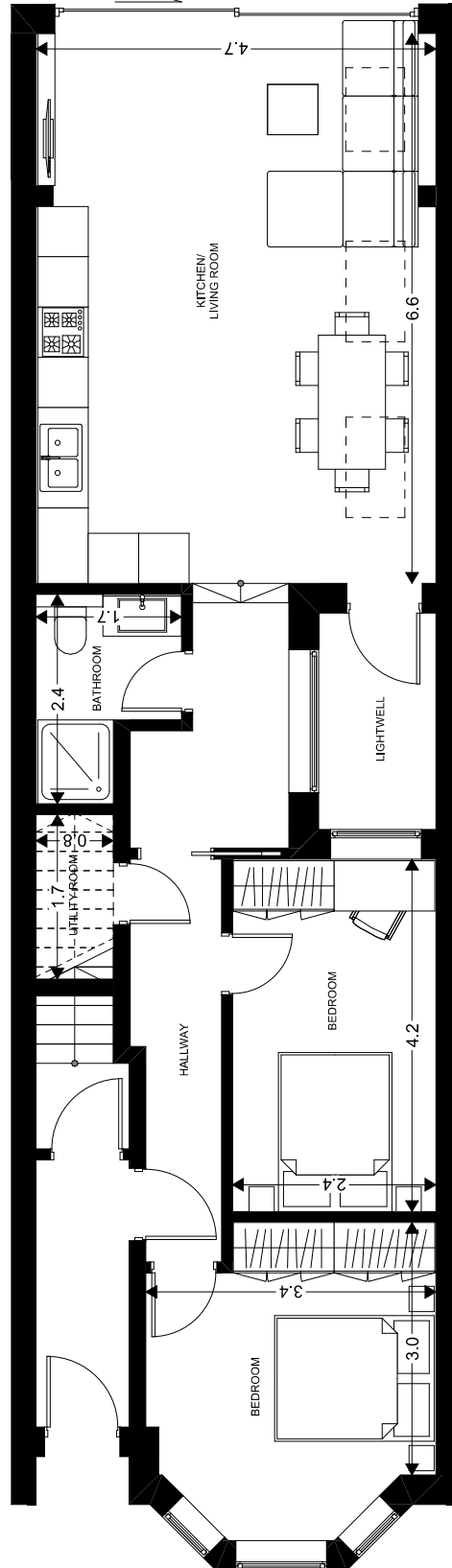
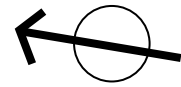


1 Living



754 sq.ft

Apartment No. 1



Not to scale. Subject to change

Apartment No. 2

Three double sized bedrooms

En-suite Bathroom

Family Bathroom

Duplex over first and second floor

Internal Area of 1,174 sq.ft (109 sq.m) approx.

Two large private terraces



Apartment



3 Beds



2 Baths



1 Living



1,174 sq.ft

LIVING ROOM 3.4 m x 4.7 m 11' 2" x 15' 5"

KITCHEN / DINING 3.0 m x 4.2 m 9' 10" x 13' 9"

MASTER BEDROOM 3.7 m x 4.3 m 12' 2" x 14' 1"

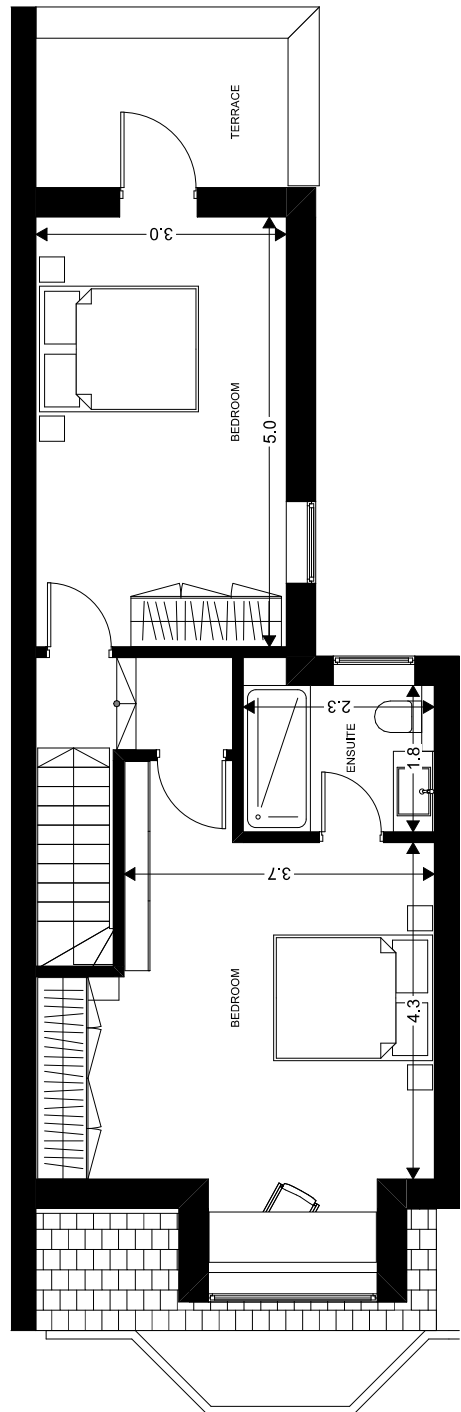
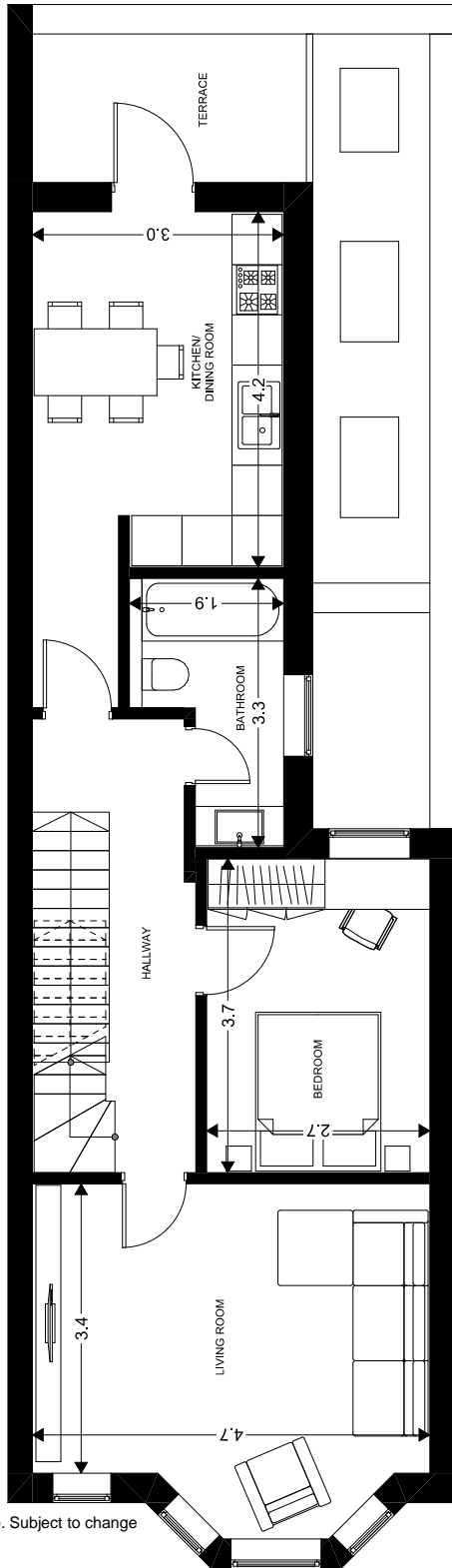
BEDROOM 2 3.0 m x 5.0 m 9' 10" x 16' 5"

BEDROOM 3 2.7 m x 3.7 m 8' 10" x 12' 2"

BATHROOM 1.9 m x 3.3 m 6' 3" x 10' 10"

ENSUITE 1.8 m x 2.3 m 5' 11" x 7' 7"

Apartment No. 2



Not to scale. Subject to change

Apartment Internal CGIs







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House No. 1

Five double sized bedrooms

Arranged over ground, first and second floors

Internal Area of 1,986 sq.ft (185 sq.m) approx.

Private rear garden

Additional garden office/gym

Private bedroom terrace



House



5 Beds



3 Baths



2 Livings



1,986 sq.ft

LIVING ROOM 3.4 m x 7.3 m 11' 2" x 23' 11"

KITCHEN / LIVING 4.7 m x 6.6 m 15' 5" x 21' 8"

MASTER BEDROOM 3.6 m x 4.2 m 11' 10" x 13' 9"

BEDROOM 2 2.9 m x 5.0 m 9' 6" x 16' 5"

BEDROOM 3 3.3 m x 3.5 m 10' 10" x 11' 6"

BEDROOM 4 2.9 m x 4.2 m 9' 6" x 13' 9"

BEDROOM 5 2.5 m x 3.8 m 8' 2" x 12' 6"

BATHROOM 1.9 m x 3.3 m 6' 3" x 10' 10"

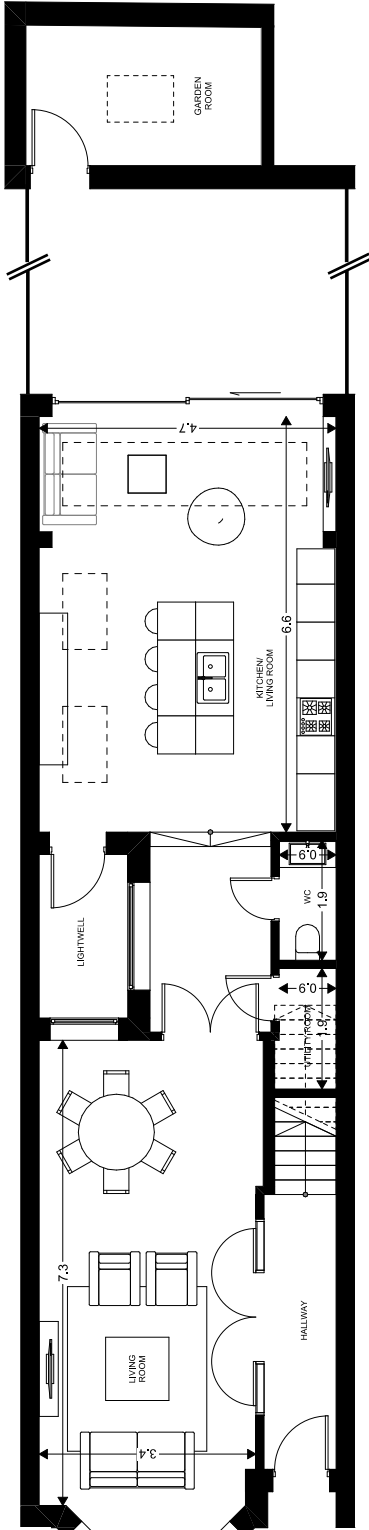
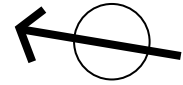
ENSUITE 1 1.8 m x 2.3 m 5' 11" x 7' 7"

ENSUITE 2 1.3 m x 3.5 m 4' 3" x 11' 6"

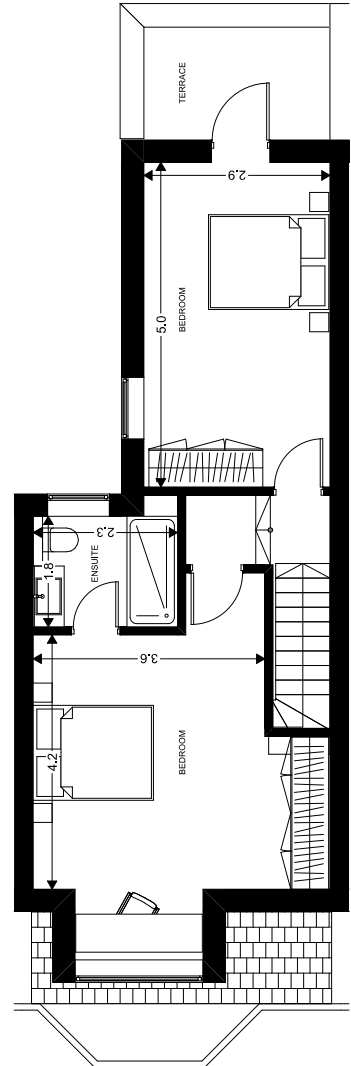
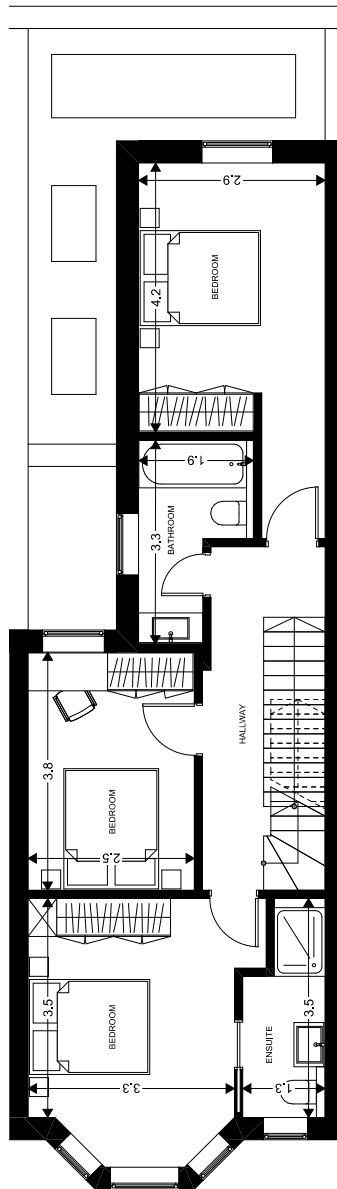
WATER CLOSET (WC) 0.9 m x 1.9 m 2' 11" x 6' 3"

UTILITY ROOM 0.9 m x 1.9 m 2' 11" x 6' 3"

House No. 1



Not to scale. Subject to change



House No. 2

Five double sized bedrooms

Arranged over ground, first and second floors

Internal Area of 1,986 sq.ft (185 sq.m) approx.

Private rear garden

Additional garden office/gym

Private bedroom terrace



House



5 Beds



3 Baths



2 Livings



1,986 sq.ft

LIVING ROOM 3.4 m x 7.3 m 11' 2" x 23' 11"

KITCHEN / LIVING 4.7 m x 6.6 m 15' 5" x 21' 8"

MASTER BEDROOM 3.6 m x 4.2 m 11' 10" x 13' 9"

BEDROOM 2 2.9 m x 5.0 m 9' 6" x 16' 5"

BEDROOM 3 3.3 m x 3.5 m 10' 10" x 11' 6"

BEDROOM 4 2.9 m x 4.2 m 9' 6" x 13' 9"

BEDROOM 5 2.5 m x 3.8 m 8' 2" x 12' 6"

BATHROOM 1.9 m x 3.3 m 6' 3" x 10' 10"

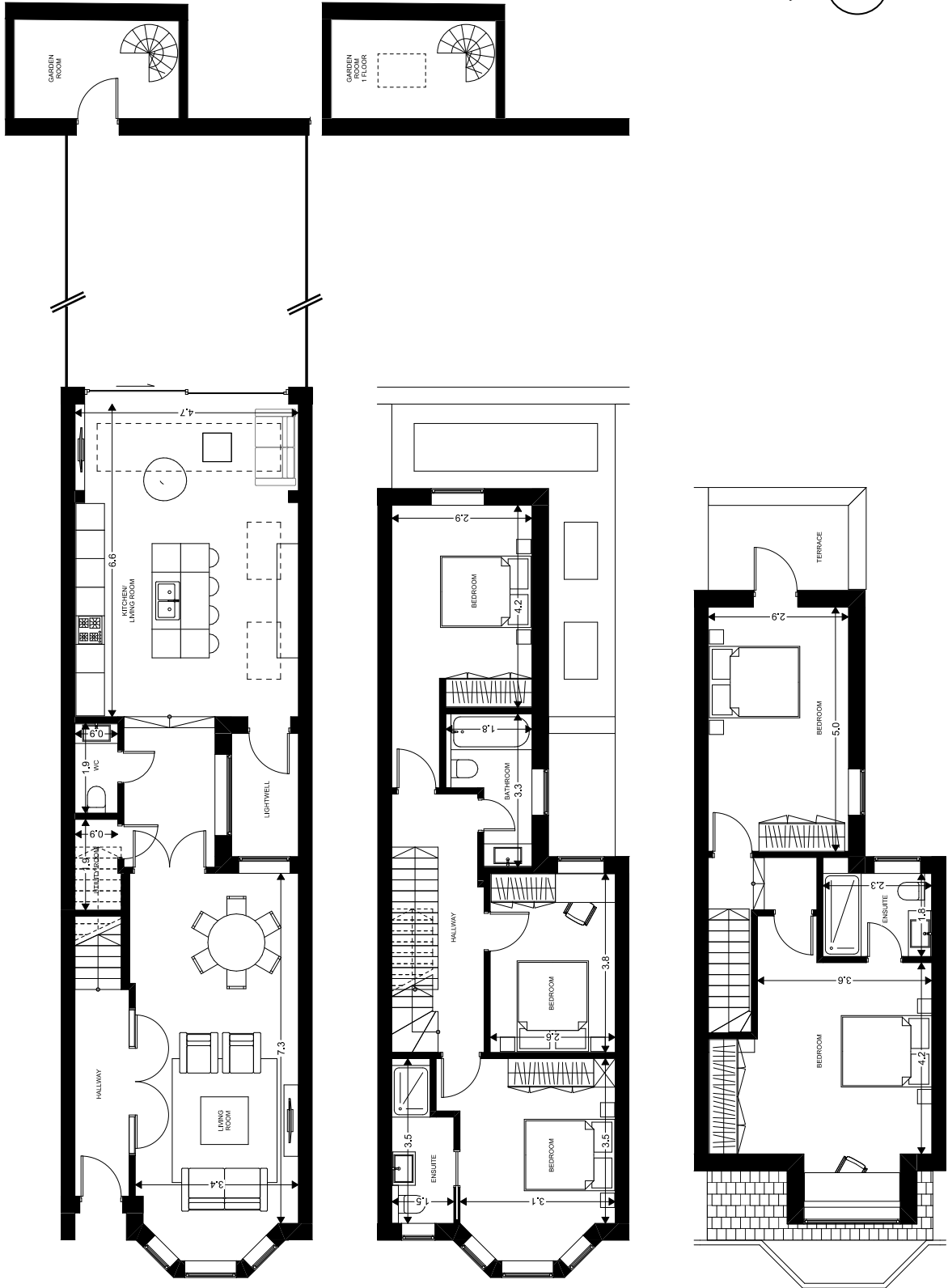
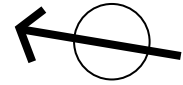
ENSUITE 1 1.8 m x 2.3 m 5' 11" x 7' 7"

ENSUITE 2 1.3 m x 3.5 m 4' 3" x 11' 6"

WATER CLOSET (WC) 0.9 m x 1.9 m 2' 11" x 6' 3"

UTILITY ROOM 0.9 m x 1.9 m 2' 11" x 6' 3"

House No. 2



Not to scale. Subject to change.

House No. 3

Five double sized bedrooms

Arranged over ground, first and second floors

Internal Area of 2,063 sq.ft (192 sq.m) approx.

Private rear garden

Additional garden office/gym

Private bedroom terrace



House



5 Beds



3 Baths



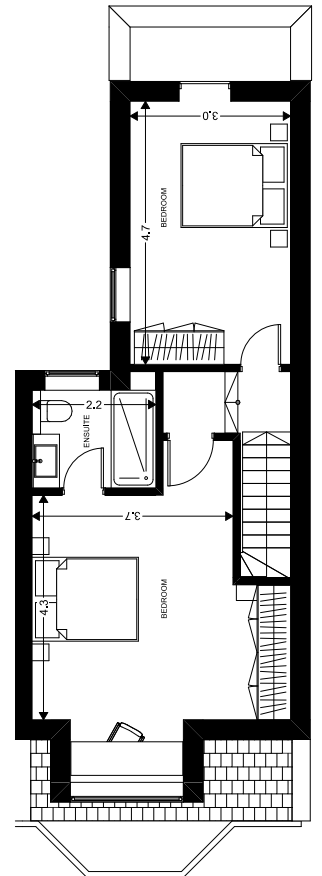
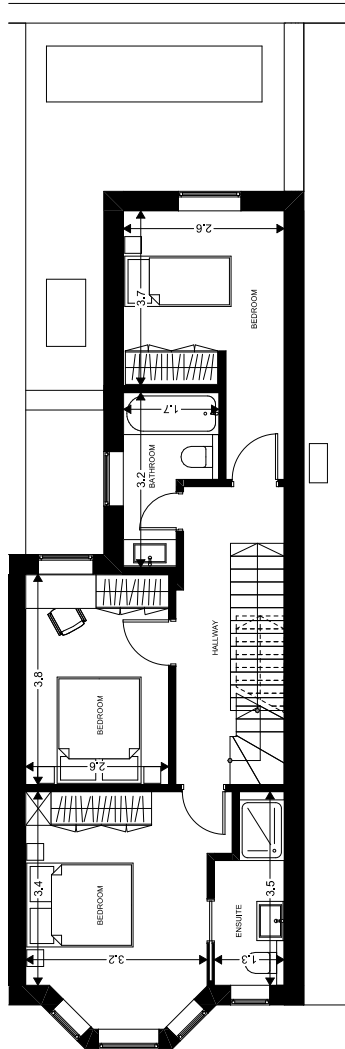
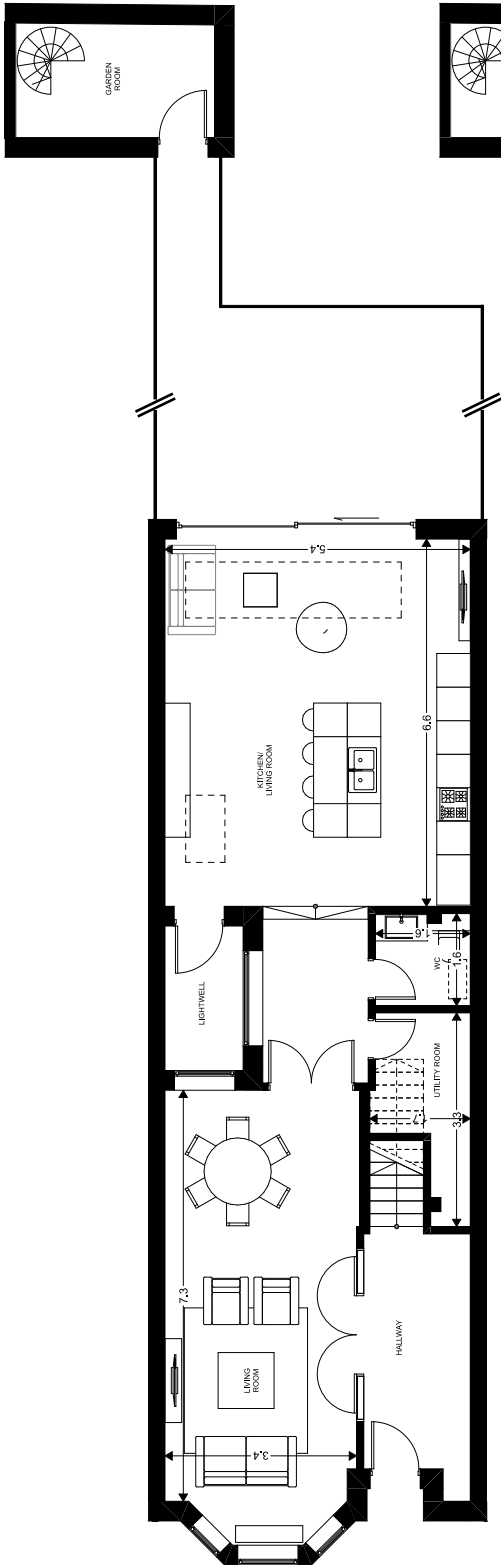
2 Livings



2,063 sq.ft

LIVING ROOM	3.4 m x 7.3 m	11' 2" x 23' 11"
KITCHEN / LIVING	5.4 m x 6.6 m	17' 9" x 21' 8"
MASTER BEDROOM	3.7 m x 4.3 m	12' 2" x 14' 1"
BEDROOM 2	3.0 m x 4.7 m	9' 10" x 15' 5"
BEDROOM 3	3.2 m x 3.4 m	10' 6" x 11' 2"
BEDROOM 4	2.6 m x 3.8 m	8' 6" x 12' 6"
BEDROOM 5	2.6 m x 3.7 m	8' 6" x 12' 2"
BATHROOM	1.7 m x 3.2 m	5' 7" x 10' 6"
ENSUITE 1	1.8 m x 2.2 m	5' 11" x 7' 3"
ENSUITE 2	1.3 m x 3.5 m	5' 3" x 11' 6"
WATER CLOSET (WC)	1.6 m x 1.6 m	5' 3" x 5' 3"
UTILITY ROOM	1.7 m x 3.3 m	5' 7" x 10' 10"

House No. 3



Not to scale. Subject to change

House Internal CGIs











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The Developer

APT Group is a family-owned development company which has been developing high quality, contemporary and modern homes for over 20 years.





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Wimbledon

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