



ABBNEY WALL

SW19

FEEL THE VIBE - BUILD YOUR FUTURE

A DEVELOPMENT BY INDIGOSCOTT



ABBNEY WALL

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FEEL THE VIBE - BUILD YOUR FUTURE

Abbey Wall is a new and exciting landmark development offering 66 apartments in SW19, one of south-west London's most dynamic areas. History, culture, industry and art inspire this exclusive collection, bringing cool and luxury living to this vibrant area.

indigoScott



Computer generated illustration is indicative only

A striking new landmark

On one side, a Conservation Area, complete with leafy riverside walks and a craft village. On the other, High Path's forthcoming renaissance, bringing new homes, new shops, workspaces, exhilarating green spaces and amenities. A home at Abbey Wall allows you to take advantage of it all.

Designed to provide a link between the old and the emerging, it combines medieval boundary walls with state-of-the-art modern architecture that reinterprets the local character. Buff brick and pitched roofs are inspired by the industrial setting, with striking copper-tone windows reflecting the historic copper mills and artisans the area was once home to.

This outstanding collection of 66 apartments offers an unprecedented opportunity to live an aspirational – yet achievable – lifestyle. Abbey Wall provides a range of accommodation, all with private balconies or terraces as well as access to beautifully landscaped shared roof gardens.

Disabled parking and dedicated cycle storage add to the carefully considered specification, while all apartments benefit from 3 years of paid car club membership.



Local life

Meet up with friends old and new just a short stroll from Abbey Wall at Merton Abbey Mills, where you'll discover a lively hub of entertainment, creativity, bars and culinary delights.

A tempting choice of restaurants offer a taste of world flavours and include Ban Yan Thai, Nanay Rosa, serving up delicious Filipino food, Rock Star Sushi Bar, SW19 Italian, The Belgian Brasserie, Ting 'n' Ting for Caribbean fare and Assisted by Nature with its vegan, vegetarian and pescetarian menu.

An eclectic array of independent retailers is complemented by the market every weekend, running for 26 years and once one of London's busiest.

In addition, pop up street food, the Watermill café and restaurant, Willow Bough tea room and pubs and bars including the William Morris and Merton Apprentice are just a taste of what is available locally.

A highly regarded restaurant, Wandle Pirates, serves tomahawk and lobster.



Occupying a Grade II Listed building, formerly part of the Liberty printworks, Colour House Theatre presents theatrical performances as well as being home to blues and comedy clubs.

With so much on your doorstep you'll be spoilt for choice.

mertonabbeymills.org.uk



Welcome to Wimbledon and beyond

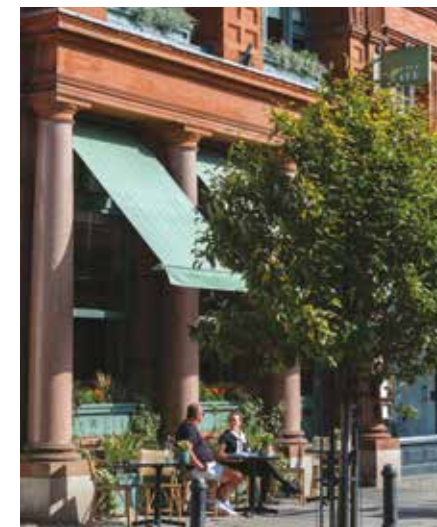
As well as being the birthplace of tennis, Wimbledon is also the setting for the world famous tournament and one of London's last remaining urban villages. It weaves colour, community and convenience together with lush green open spaces and glittering waterways, all within easy reach of London's City and West End.



Boasting a vibrant cultural identity – including a choice of theatres, cinemas and annual fairs and events – Wimbledon has long been an aspirational destination.

Some of the UK's best schools, both private and state, are combined with unparalleled leisure facilities and local amenities to offer an ideal lifestyle for all ages.

◆ *With its glossy Centre Court precinct and wide range of respected high street names, Wimbledon's bustling main shopping area is within walking distance.*



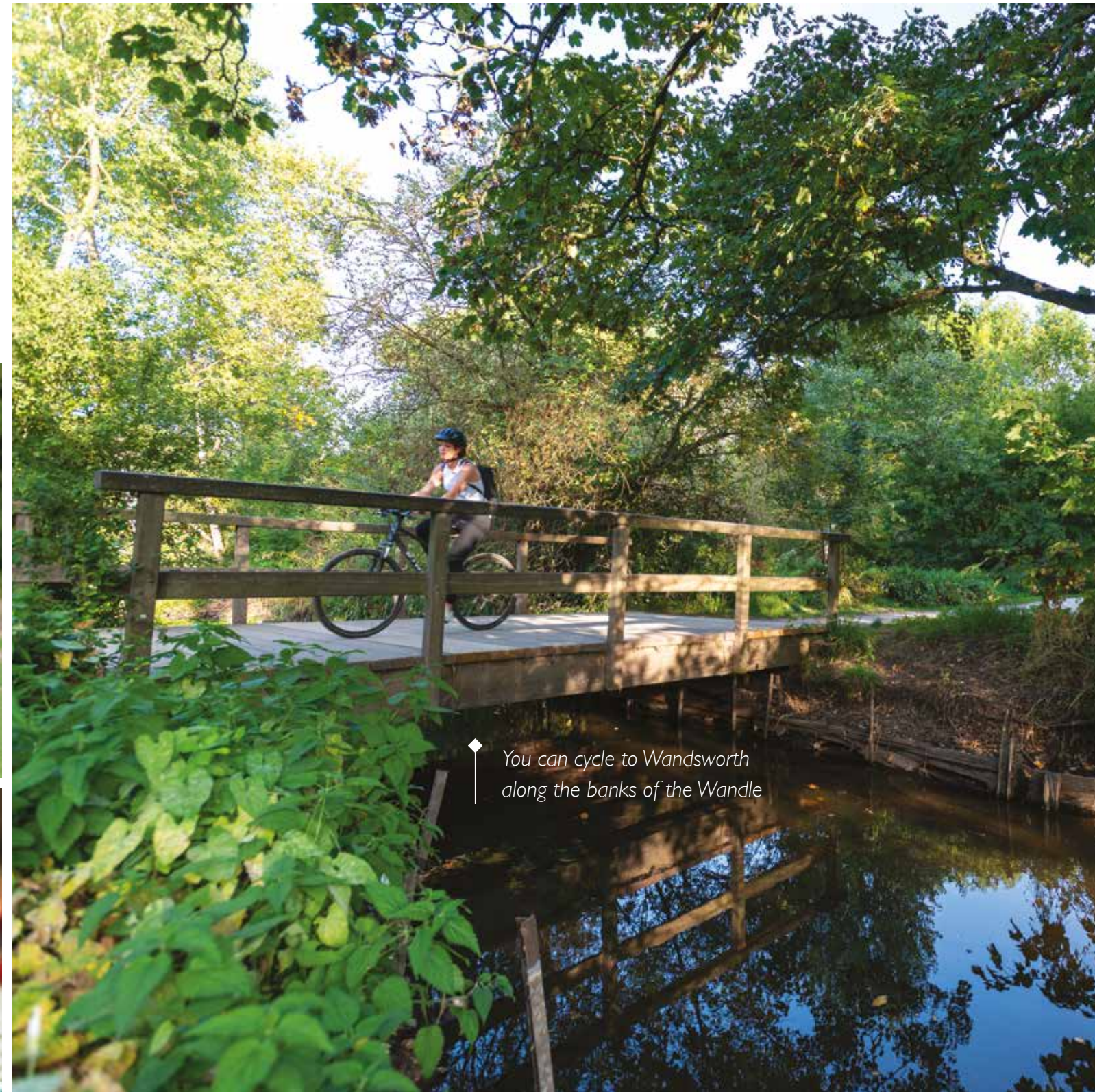
Chic cafés and renowned restaurants offer cuisine from across the globe.

Browse the elegant designer stores and quirky independent boutiques in nearby Wimbledon Village, sampling cuisine from across the globe in its stylish restaurants and cosmopolitan cafés. For convenience, there's a large Sainsbury's supermarket and M&S just a few minutes' walk from Abbey Wall, while on your doorstep, Merton Abbey Mills is the perfect place to eat, drink, shop and play.

With the River Wandle on the doorstep, Wimbledon is also home to London's largest expanse of common land. Tennis and golf clubs abound, along with cricket, football and rugby pitches, or you could saddle up at one of the local stables and explore almost 16 miles of bridleways. In addition, Wimbledon Park Watersports Centre offers sailing and kayaking.



The Wandle riverside at Merton Abbey Mills



You can cycle to Wandsworth along the banks of the Wandle

Going places

Abbey Wall is ideally located to enjoy the best of south west London and beyond: less than ten minutes away, both South Wimbledon and Colliers Wood Tube stations are on the Northern Line.



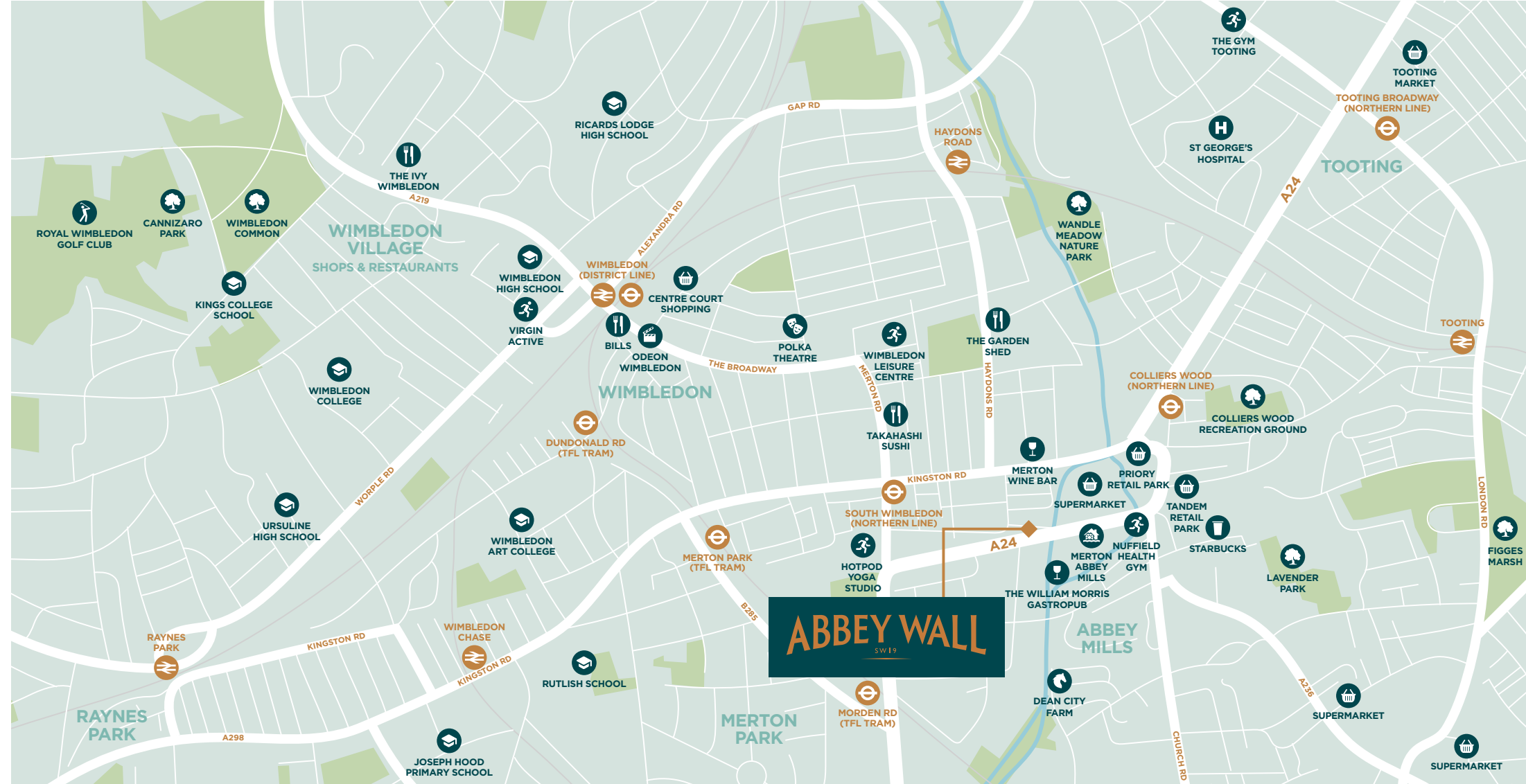
Mainline trains may be caught from nearby Wimbledon Station, alternatively, there are Tramlink stops within a 15 minute walk, while Merton High Street, five minutes away, is served by a number of bus routes.

LONDON AIRPORTS VIA ROAD	HEATHROW 47 mins	GATWICK 50 mins	LUTON 1 hr 22 mins	STANSTED 1 hr 38 mins
SOUTH WESTERN TRAINS WIMBLEDON	CLAPHAM JUNCTION 7 mins	LONDON WATERLOO 17 mins	LUTON AIRPORT (VIA THAMESLINK) 1 hr 20 mins	
NORTHERN LINE SOUTH WIMBLEDON	WATERLOO 21 mins	LONDON BRIDGE 22 mins	LEICESTER SQ – WEST END 25 mins	BANK – CITY OF LONDON 27 mins
DISTRICT LINE WIMBLEDON	EARL'S COURT 17 mins	EDGWARE RD 31 mins	WESTMINSTER 32 mins	HEATHROW (VIA PICCADILLY LINE) 50 mins
TFL TRAM WIMBLEDON	MERTON PARK 5 mins	WEST CROYDON 24 mins	EAST CROYDON 30 mins	BECKENHAM JUNCTION 50 mins



View of London from Wimbledon Hill

Underground and mainline services offer fast and easy connections to the West End, the City and beyond.



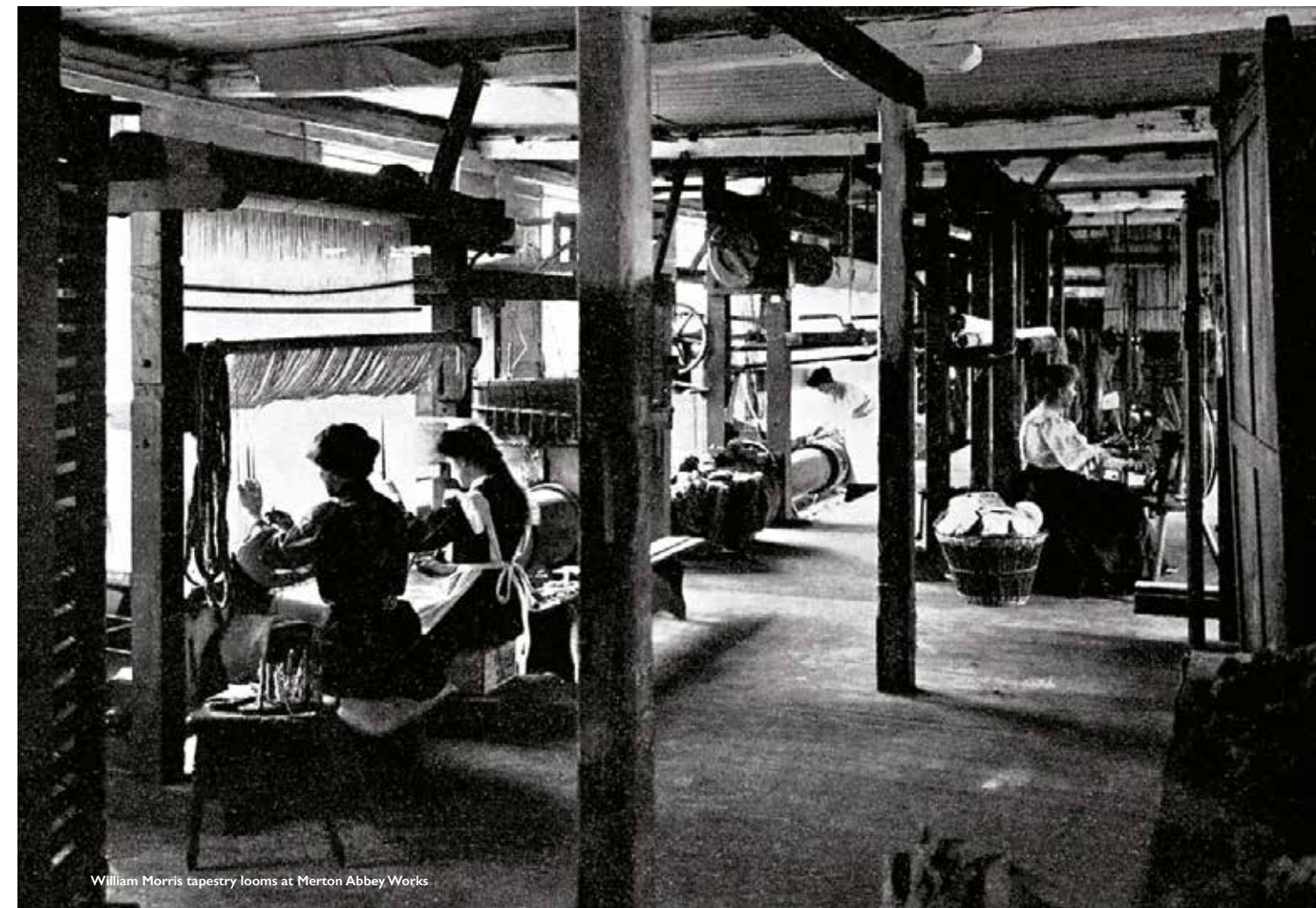
A brief history

Named after the Grade II listed medieval wall that defines the boundary of the site, Abbey Wall draws together influences from the area's rich and diverse history.

While the original Merton Abbey was one of the country's most important monastic houses in the early 12th century, the Wandle Valley has also been home to Bronze and Iron Age settlements, Roman roads and Saxon farmsteads, not to mention an Iron Railway and Britain's greatest naval hero, Admiral Lord Nelson.



The watermill at Merton Abbey Works



William Morris tapestry looms at Merton Abbey Works

Nowadays, all that remains are the foundations of the 900-year old Chapter House, yet its links to King John, Thomas Becket, Henry VIII and the origins of English law have ensured their preservation as a Scheduled Ancient Monument.

More recently, the River Wandle became renowned as the epicentre of creativity and industry. With textile works and silk throwers in the area since the 17th and 18th centuries, nearby Merton Abbey Mills welcomed the legendary artist and textile designer William Morris in 1881. In 1904 his workshops were purchased by another of the key exponents of the Arts and Crafts movement, world famous Liberty of London, where they printed the iconic fabrics that are still popular today.

◆ *William Morris was an incredible man. He was an artist, textile designer, poet, writer, philosopher and social activist. He is largely associated with Britain's Arts and Craft Movement.*





Computer generated illustrations and interior images are indicative only



Finishes

External

- Striking design, newly constructed in buff brick finish
- Two entrance doors set in large brick archways
- Double glazed copper-toned windows throughout
- Each apartment has either private outside terrace(s) or patio
- Two landscaped roof gardens for exclusive use of residents

Communal

- The two entrance doors each provide access to different lobbies of the building
- Smart visitor entry system for privacy and security
- Tiled flooring and mailboxes in each of the two entrance lobbies
- Three passenger lifts and three carpeted staircases to floors above
- Cycle storage on ground floor
- Refuse storage on ground floor
- 10 year ICW new build structural warranty
- Each apartment will benefit from three years of paid car club membership

Kitchen Finishes

- High quality, contemporary bespoke built kitchens
- Composite stone worktops and upstands
- Contemporary black brassware
- Undercupboard feature low energy lighting
- Integrated extraction above hob
- Integrated appliances to include flush induction hob, fridge freezer, integrated washer dryer, combination fan assisted oven and integrated dishwasher
- High quality oak plank engineered flooring

Family Bathroom

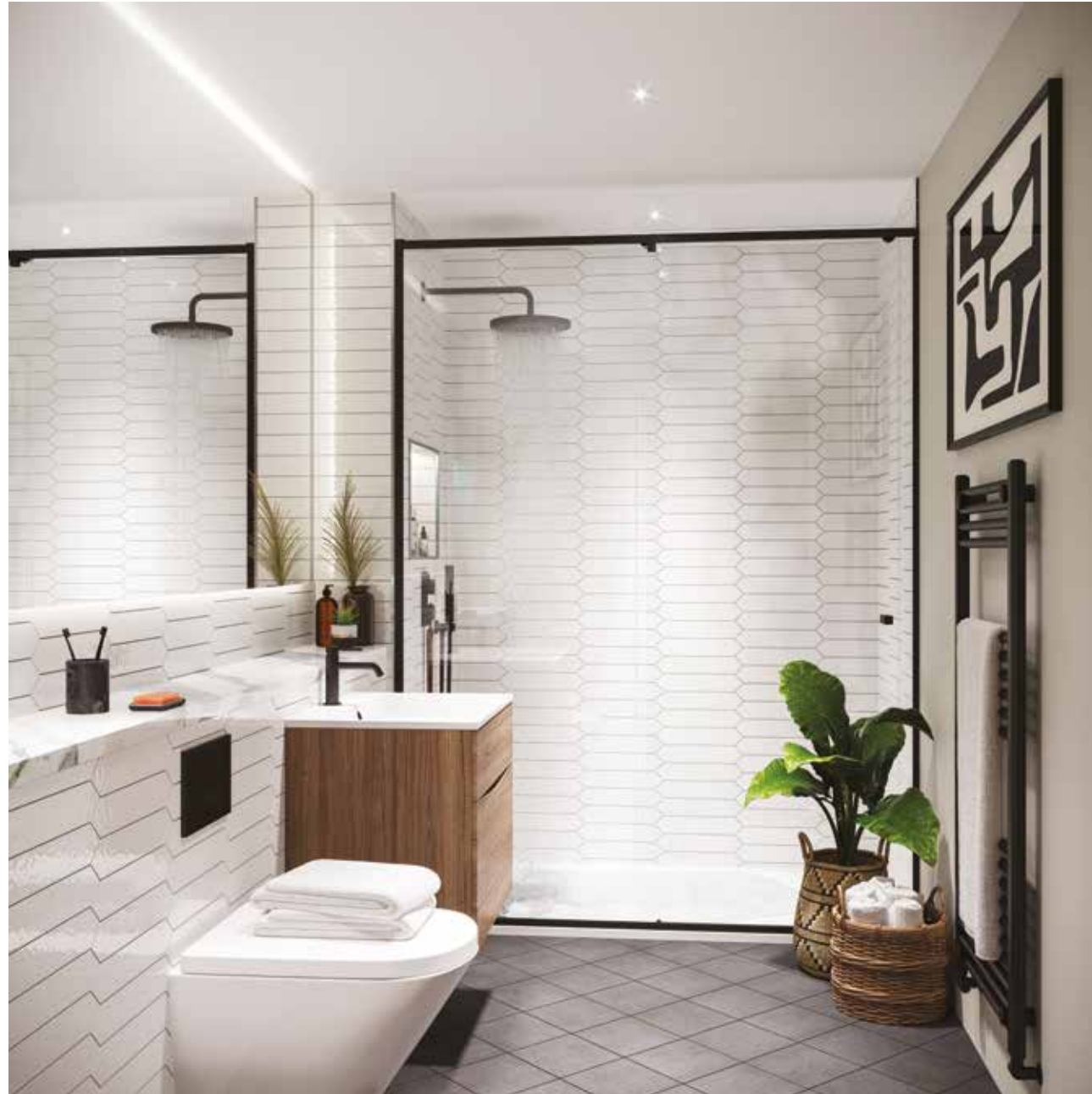
- Bath with wall mounted thermostatic shower over and glass shower screen
- Wall mounted toilets
- Large panel mirrors
- Comfortable storage with built in vanities
- Heated towel rails
- Porcelain tiling to floors, and to part walls
- Painted finish to other walls
- Black finish brassware

Shower Room

- Fully equipped with wall mounted thermostatic showers
- Wall mounted toilets
- Large panel mirrors
- Comfortable storage with built in cupboards or vanities
- Heated towel rails
- Porcelain tiling to floors, and to part walls
- Painted finish to other walls
- Black finish brassware
- Shaver socket

Bedroom Finishes

- Built in wardrobe to master bedroom
- Soft carpet underfoot
- Some apartments have double glazed doors to private terrace from bedrooms (see plans)



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General Information

- Double glazed doors to private terraces
- White painted walls
- Contrasting painted flush doors, skirtings and architraves
- Black ironmongery
- Oak flooring to kitchen, living and hallways, carpet to bedrooms, tiles to bathrooms

Heat and Light

- Gas boiler, providing underfloor heating and hot water
- Mains operated smoke and heat detectors for your safety
- Recessed downlighters to kitchen, living room, hallway, bathroom
- Pendant lights to bedroom
- Dimming controls to kitchen and living areas
- Black light switches
- Black electrical sockets

Communication

- Living areas have terrestrial aerial and DAB radio, as well as provision for Sky
- Master bedrooms wired for terrestrial TV and can also access wireless Sky if required
- BT point provided
- Purchaser to arrange connections with service providers

Sustainability is at the heart of Abbey Wall

Fundamental to IndigoScott's ethos, sustainability has been woven into the fabric of Abbey Wall. Our approach ensures that the development benefits not just those that choose to make their home here but the wider community too, now and in the future.

Energy efficiency

Optimal construction techniques ensure that Abbey Wall exceeds national energy efficient standards, resulting in reduced fuel bills and low carbon emissions. To meet these criteria each apartment is fitted with gas saver boilers, energy efficient appliances, high levels of insulation, low energy lighting and double glazing. As a result of thermal efficiency target EPCs are all B.

Renewable technology

Optimising the available roof area, photovoltaic panels provide electrical power for common parts lighting, lifts and plant alarms.

Reduced CO² emissions

In line with Merton Core Planning Strategy the design and construction of Abbey Wall reduces CO² emissions, outperforming national CO² standards by 35%.

Mechanical Ventilation with Heat Recovery

Each apartment has its own MVHR system, a continuous source of ventilation that extracts stale, moisture-laden air and resupplies fresh, filtered air back in, resulting in a year-round condensation free environment. The system offers substantial savings on heating bills compared to using normal bathroom and kitchen extractor fans or from opening windows for ventilation.

Sustainable travel

Each purchaser at Abbey Wall will enjoy 3 year paid-for membership of a local car sharing club, renewable at their discretion after the initial period – please ask our sales advisors for full details.

Facilitating sustainable, healthy transport for work or leisure, secure cycle storage is provided on the ground floor. Conveniently, Abbey Wall is immediately adjacent to the Wandle Trail, taking you to Croydon, while cycle route CS7 links Colliers Wood with the City of London.

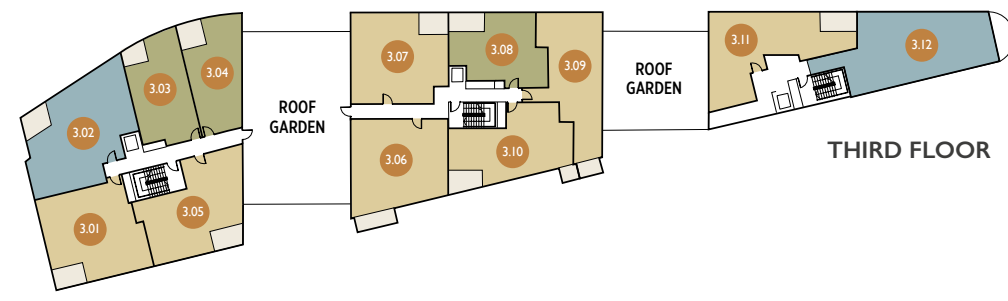
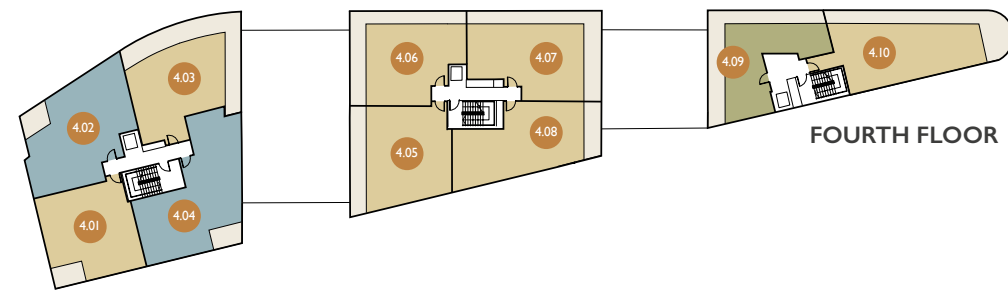
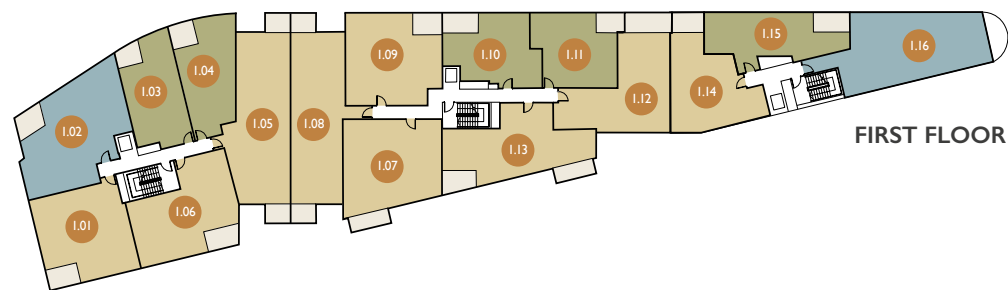
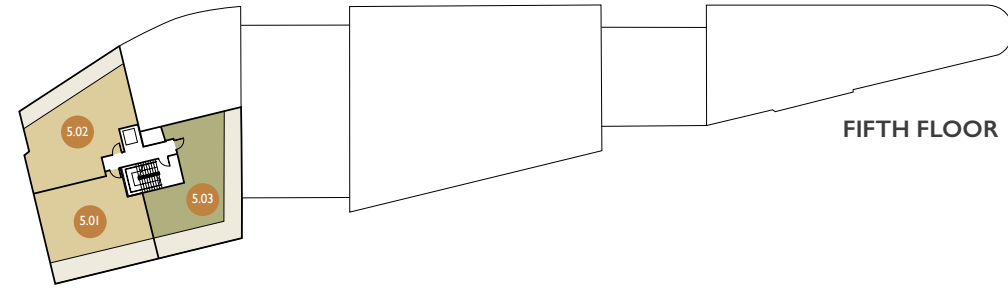
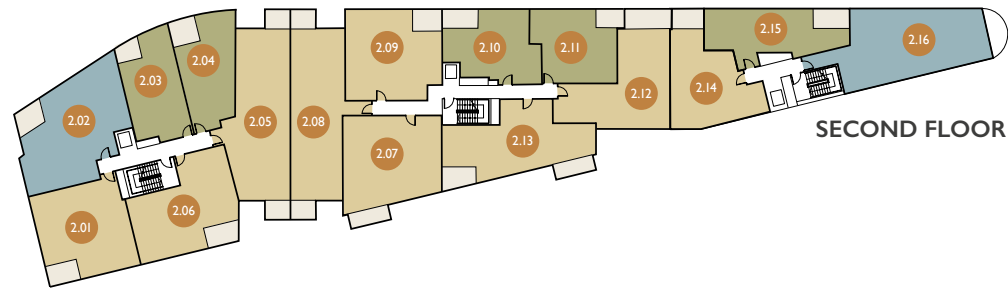
Residents also have easy pedestrian access to bus, tube and tram networks.



Development layout



Key plans



- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

WEST ENTRANCE – GROUND FLOOR

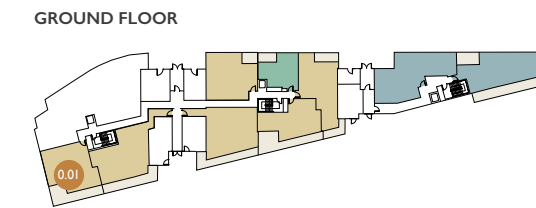
Apartment 0.01

Kitchen / Living / Dining
6.67m x 3.94m 21'10" x 12'11"

Bedroom 1
3.92m x 3.32m 12'10" x 10'10"

Bedroom 2
3.92m x 3.02m 12'10" x 9'10"

Floor area
70 sqm 750 sqft



K - Kitchen C - Cupboard W - Wardrobe Shr - Shower room Bath - Bathroom

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WEST ENTRANCE – GROUND FLOOR

Apartment 0.02

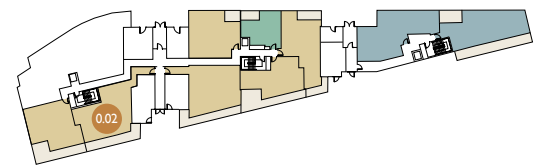
Kitchen / Living / Dining
9.29m x 5.94m 30'6" x 19'5"

Bedroom 1
3.32m x 3.10m 10'10" x 10'2"

Bedroom 2
3.32m x 2.78m 10'10" x 9'1"

Floor area
89 sqm 958 sqft

GROUND FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – GROUND FLOOR

Apartment 0.03

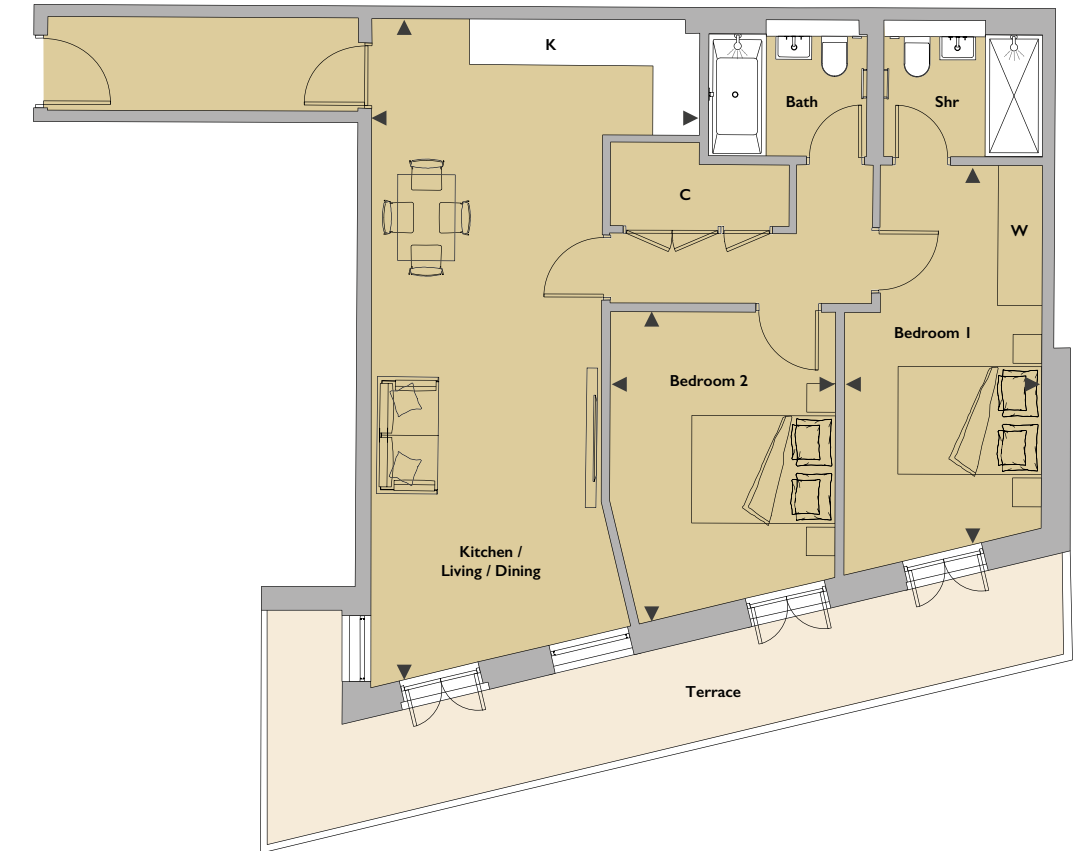
Kitchen / Living / Dining
9.38m x 4.57m 30'9" x 15'0"

Bedroom 1
5.29m x 2.75m 17'4" x 9'0"

Bedroom 2
4.37m x 3.13m 14'4" x 10'3"

Floor area
82 sqm 883 sqft

GROUND FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – GROUND FLOOR

Apartment 0.04

Kitchen
4.25m x 2.22m 13'11" x 7'3"

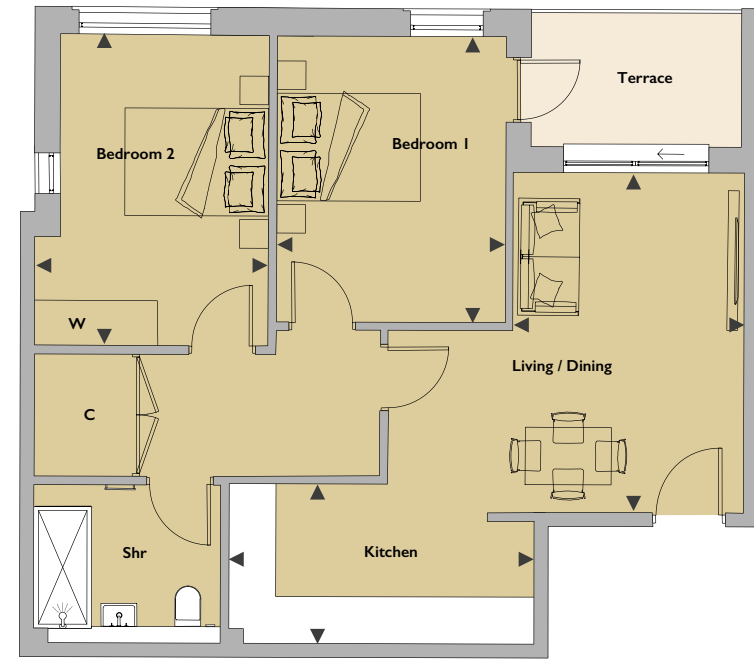
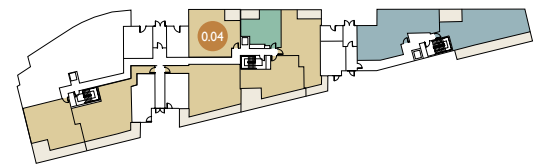
Living / Dining
4.74m x 3.20m 15'6" x 10'6"

Bedroom 1
4.01m x 3.17m 13'1" x 10'4"

Bedroom 2
4.37m x 3.24m 14'4" x 10'7"

Floor area
71 sqm 764 sqft

GROUND FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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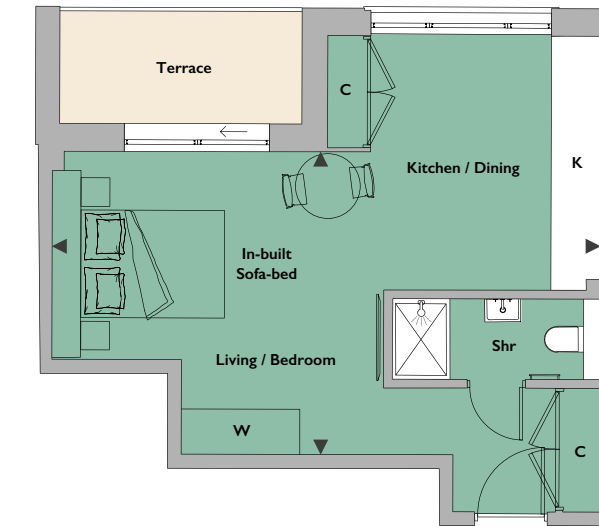
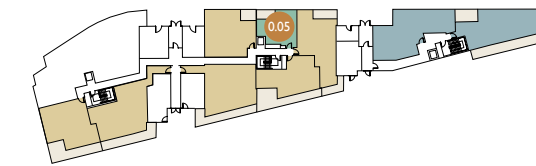
WEST ENTRANCE – GROUND FLOOR

Apartment 0.05

Kitchen / Dining / Living / Bedroom
7.64m x 4.18m 25'0" x 13'8"

Floor area
37 sqm 398 sqft

GROUND FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – GROUND FLOOR

Apartment 0.06

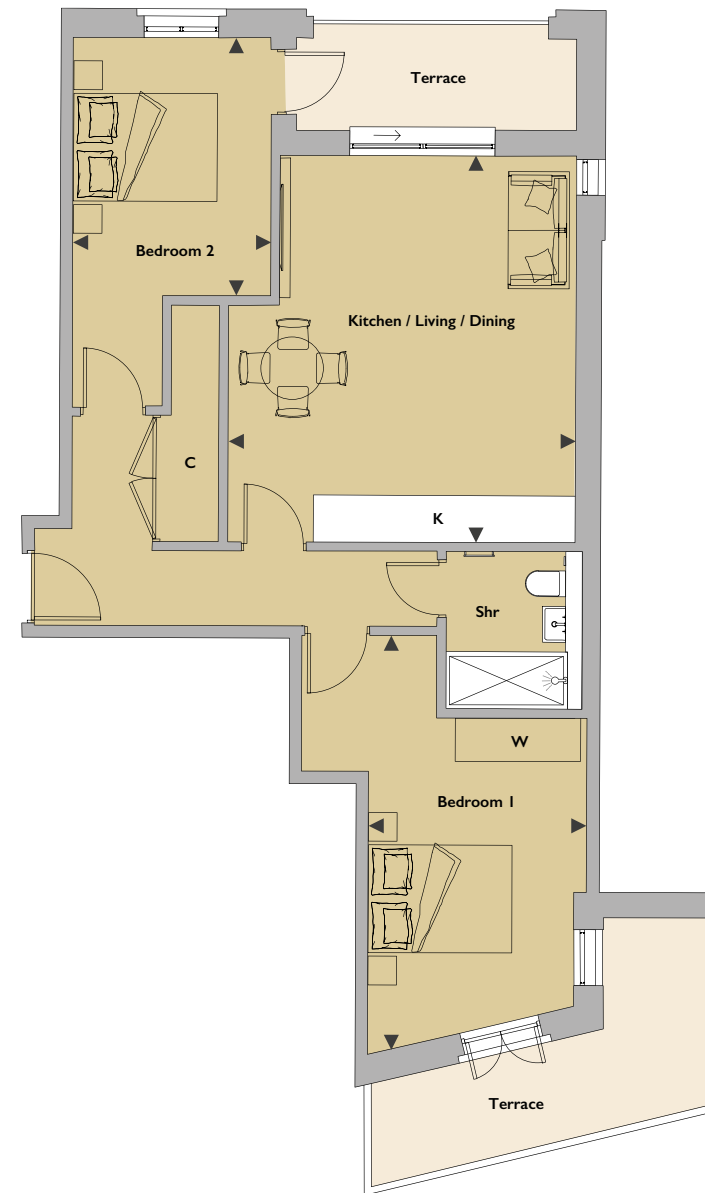
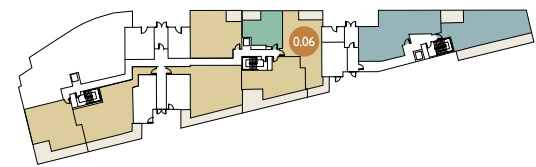
Kitchen / Living / Dining
5.40m x 5.16m 17'8" x 16'11"

Bedroom 1
5.87m x 3.04m 19'3" x 9'11"

Bedroom 2
3.61m x 2.76m 11'10" x 9'0"

Floor area
71 sqm 764 sqft

GROUND FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – GROUND FLOOR

Apartment 0.07

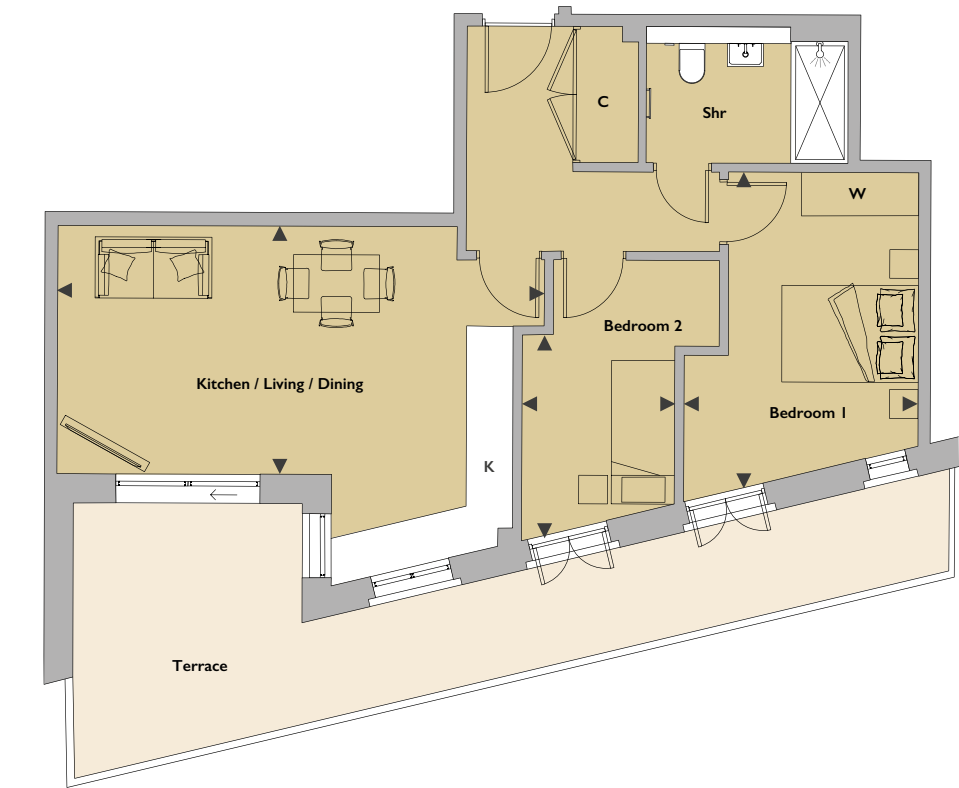
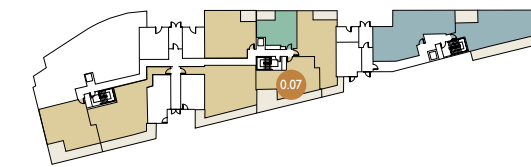
Kitchen / Living / Dining
6.76m x 3.46m 22'2" x 11'4"

Bedroom 1
4.16m x 3.27m 13'7" x 10'8"

Bedroom 2
2.90m x 2.15m 9'6" x 7'0"

Floor area
61 sqm 657 sqft

GROUND FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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EAST ENTRANCE – GROUND FLOOR

Apartment 0.08

Kitchen / Living / Dining

7.54m x 4.82m 24'8" x 15'9"

Bedroom 1

4.20m x 2.94m 13'9" x 9'7"

Bedroom 2

5.20m x 2.79m 17'0" x 9'1"

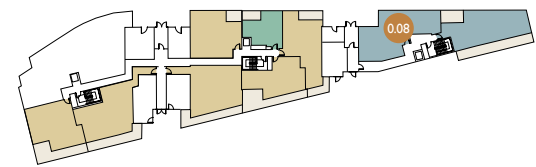
Bedroom 3

3.10m x 2.62m 10'2" x 8'7"

Floor area

90 sqm 969 sqft

GROUND FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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EAST ENTRANCE – GROUND FLOOR

Apartment 0.09

Kitchen / Living / Dining

7.34m x 5.59m 24'1" x 18'4"

Bedroom 1

3.80m x 3.52m 12'5" x 11'6"

Bedroom 2

4.72m x 3.25m 15'5" x 10'8"

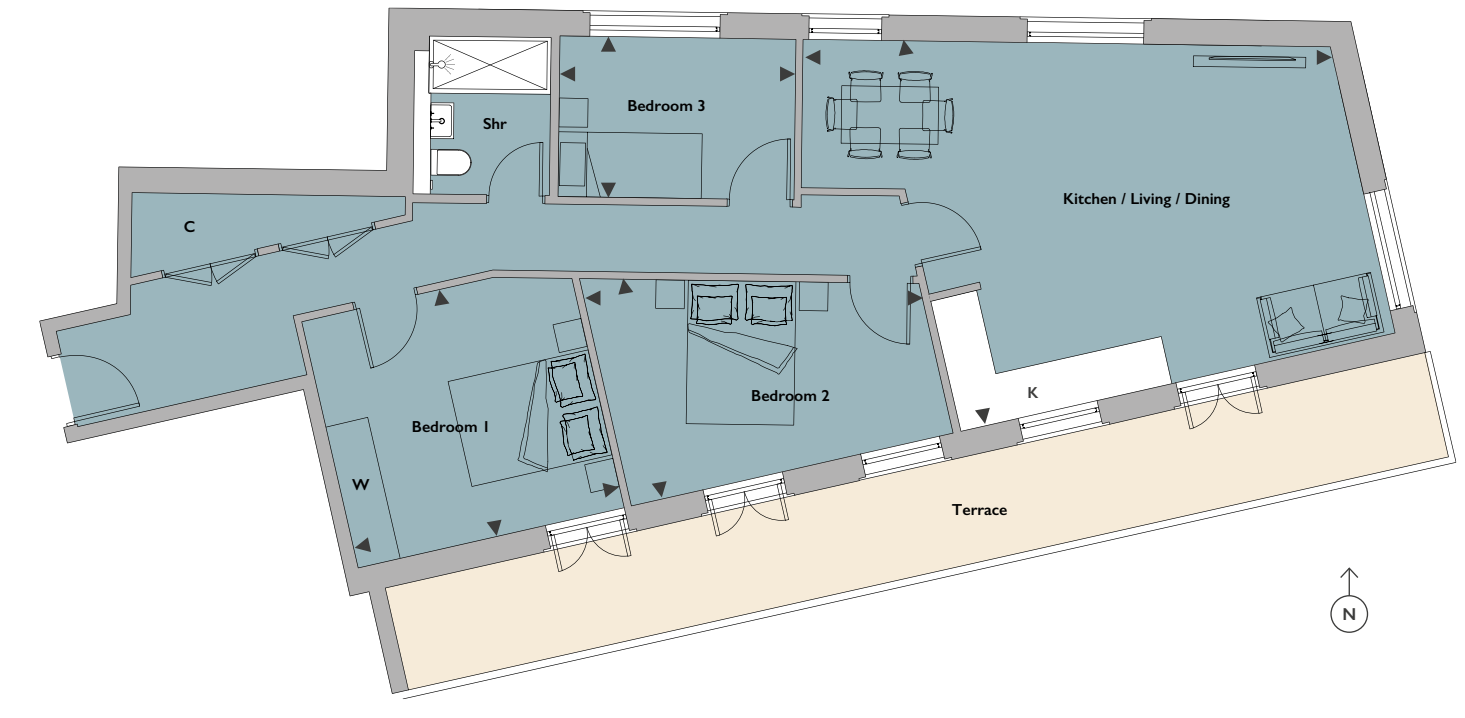
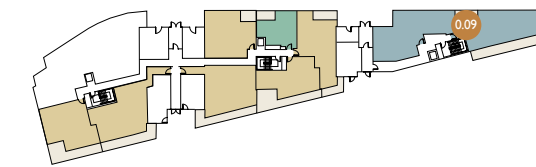
Bedroom 3

3.28m x 2.21m 10'9" x 7'3"

Floor area

89 sqm 958 sqft

GROUND FLOOR

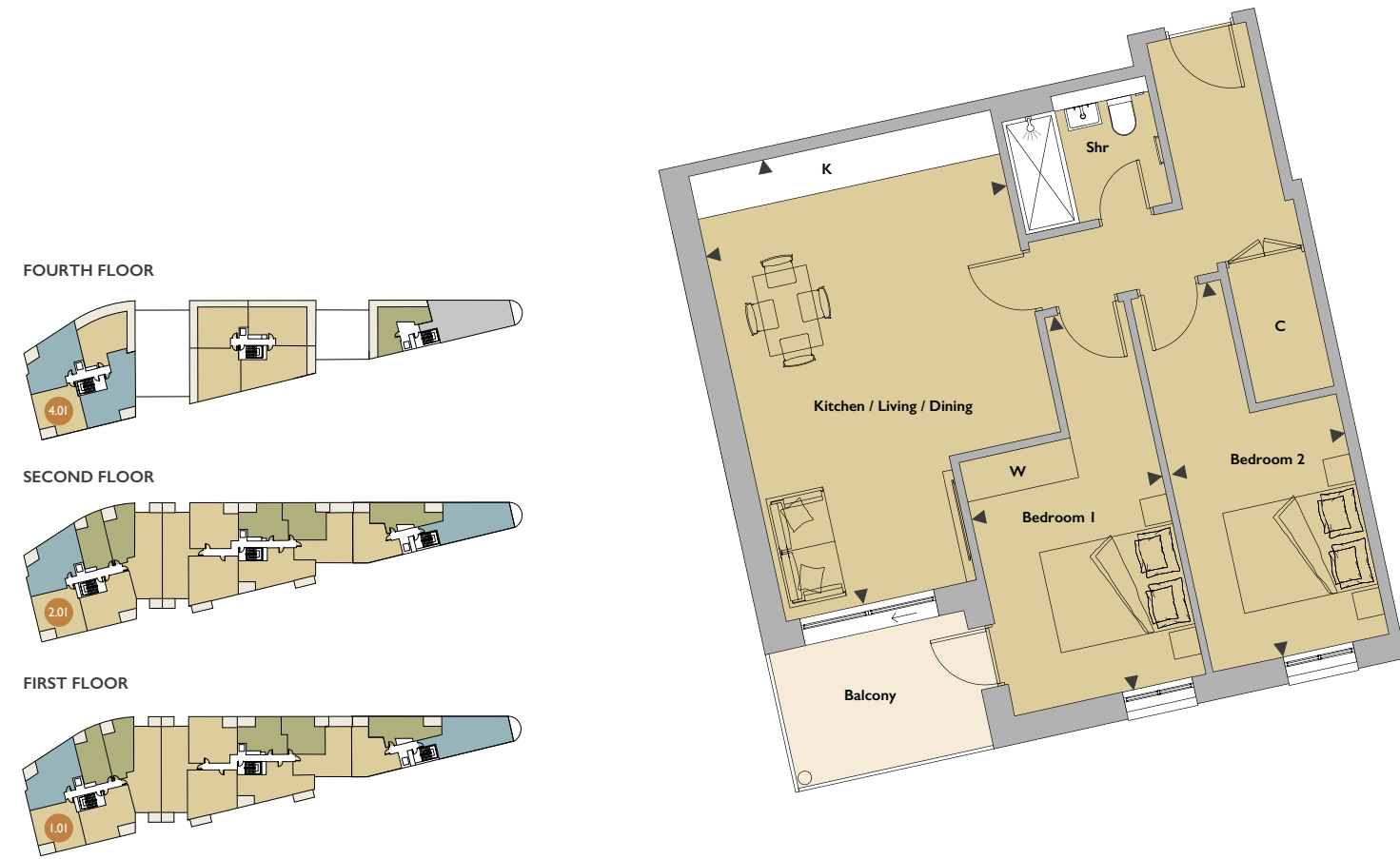


K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FIRST, SECOND & FOURTH FLOORS

Apartments 1.01, 2.01, 4.01



K - Kitchen C - Cupboard W - Wardrobe Shr - Shower room Bath - Bathroom

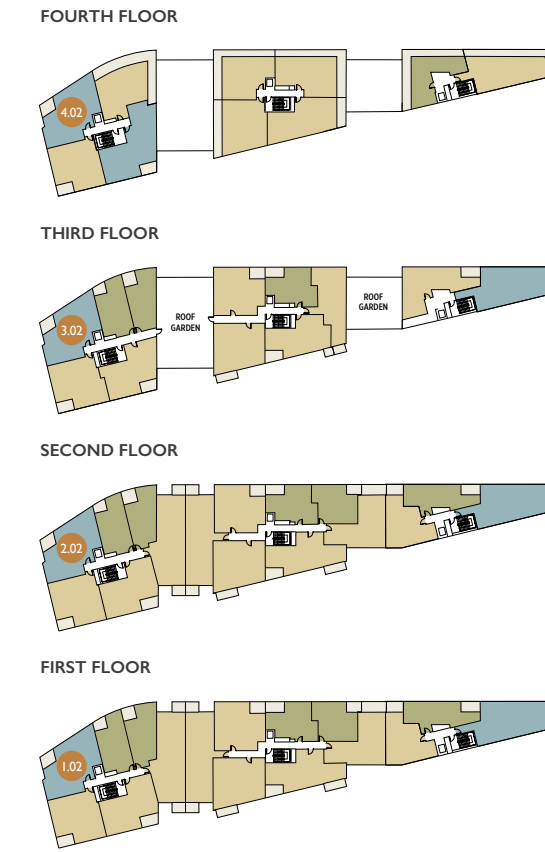
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Kitchen / Living / Dining	6.70 x 4.42m	22'0" x 14'6"
Bedroom 1	5.70m x 2.75m	18'8" x 9'0"
Bedroom 2	5.70m x 2.86m	18'8" x 9'4"

Floor area
69 sqm 743 sqft

WEST ENTRANCE – FIRST, SECOND, THIRD & FOURTH FLOORS

Apartments 1.02, 2.02, 3.02, 4.02



K - Kitchen C - Cupboard W - Wardrobe Shr - Shower room Bath - Bathroom

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Kitchen / Living / Dining	6.53m x 5.62m	21'5" x 18'5"
Bedroom 1	7.02m x 2.76m	23'0" x 9'0"
Bedroom 2	4.61m x 2.80m	15'1" x 9'2"
Bedroom 3	4.12m x 2.01m	13'6" x 6'7"

Floor area
85 sqm 910 sqft

WEST ENTRANCE – FIRST & SECOND FLOORS

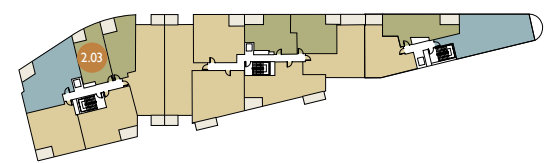
Apartments 1.03, 2.03

Kitchen / Living / Dining
8.85m x 2.87m 29'0" x 9'5"

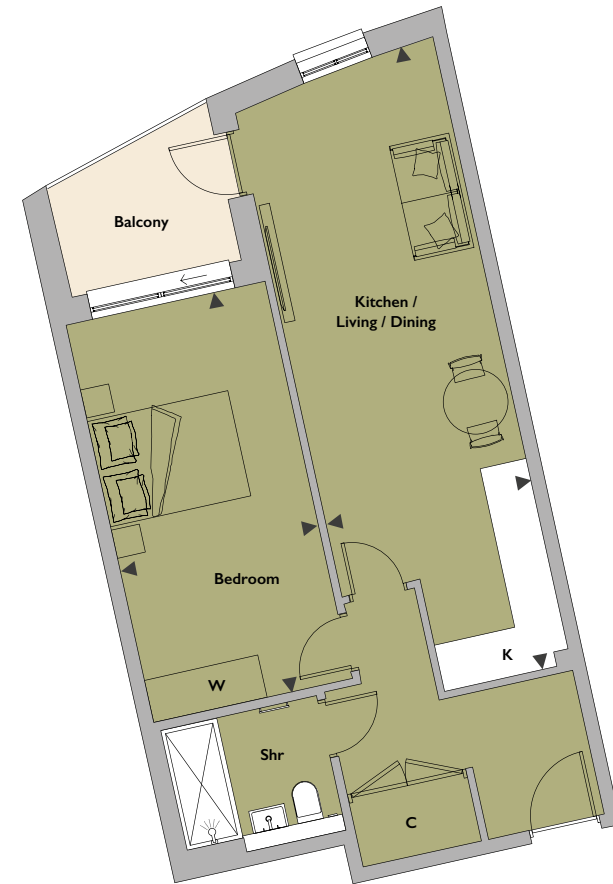
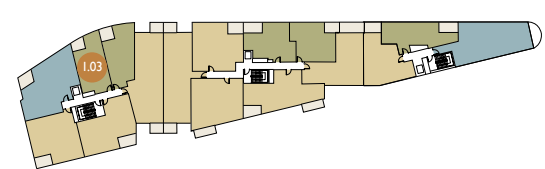
Bedroom
5.61m x 2.79m 18'5" x 9'2"

Floor area
53 sqm 570 sqft

SECOND FLOOR



FIRST FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FIRST & SECOND FLOORS

Apartments 1.04, 2.04

Kitchen / Living / Dining
7.90m x 2.83m 25'11" x 9'3"

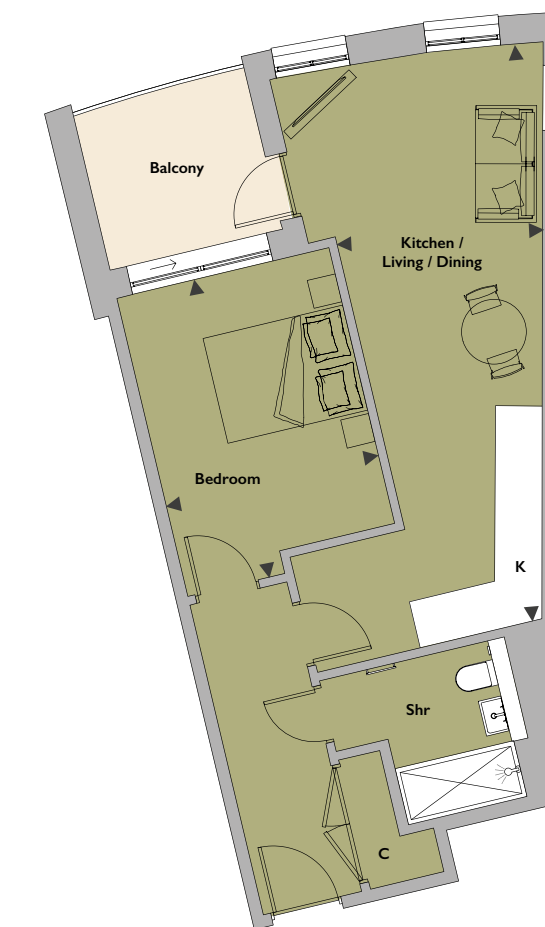
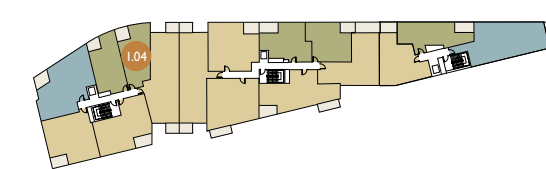
Bedroom
4.22m x 2.98m 13'10" x 9'9"

Floor area
50 sqm 538 sqft

SECOND FLOOR



FIRST FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

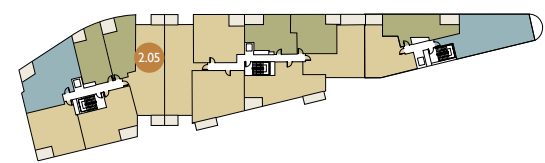
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WEST ENTRANCE – FIRST & SECOND FLOORS

Apartments 1.05, 2.05

Kitchen / Living / Dining 6.38m x 5.33m	20'11" x 17'6"
Bedroom 1 7.53m x 2.75m	24'8" x 9'0"
Bedroom 2 4.51m x 2.85m	14'9" x 9'4"
Floor area 93 sqm	1001 sqft

SECOND FLOOR

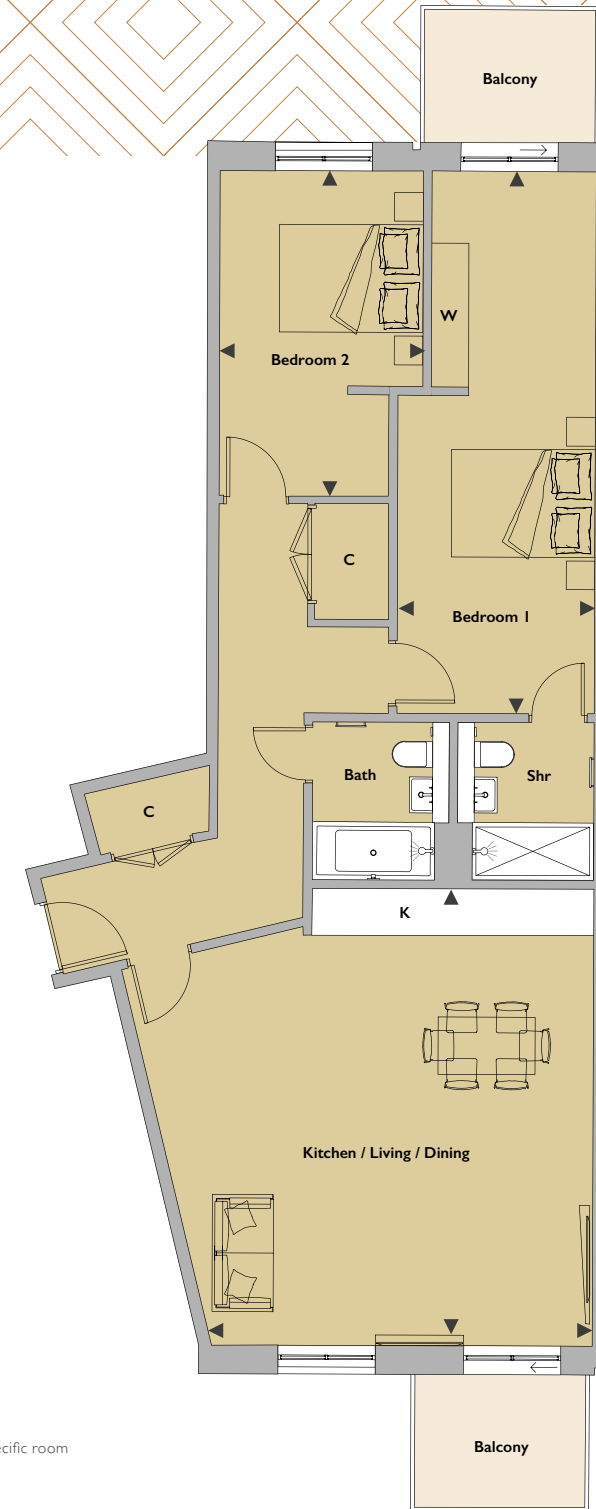


FIRST FLOOR



K - Kitchen C - Cupboard W - Wardrobe Shr - Shower room Bath - Bathroom

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WEST ENTRANCE – FIRST & SECOND FLOORS

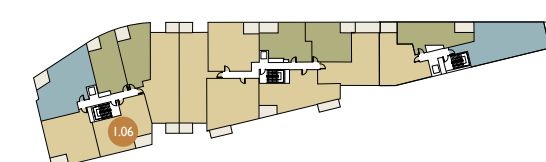
Apartments 1.06, 2.06

Kitchen / Living / Dining 7.22m x 3.39m	23'8" x 11'1"
Bedroom 1 4.87m x 3.53m	15'11" x 11'7"
Bedroom 2 4.87m x 3.51m	15'11" x 11'6"
Floor area 72 sqm	775 sqft

SECOND FLOOR



FIRST FLOOR



K - Kitchen C - Cupboard W - Wardrobe Shr - Shower room Bath - Bathroom

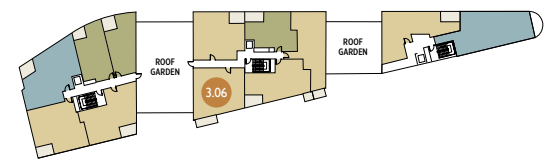
From time to time it is necessary for us to make architectural changes, all layouts are indicative only. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



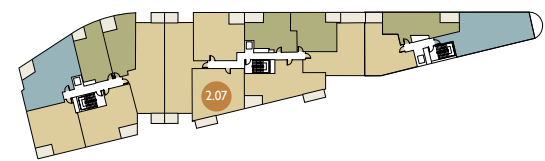
WEST ENTRANCE – FIRST, SECOND & THIRD FLOORS

Apartments 1.07, 2.07, 3.06

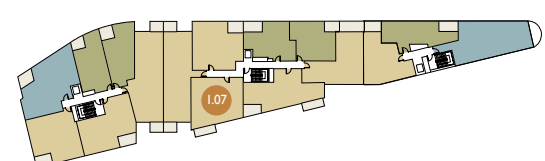
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



Kitchen / Living / Dining
9.34m x 4.52m 30'7" x 14'10"

Bedroom 1
5.07m x 2.56m 16'7" x 8'5"

Bedroom 2
4.37m x 3.13m 14'4" x 10'3"

Floor area
76 sqm 818 sqft



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FIRST & SECOND FLOORS

Apartments 1.08, 2.08

Kitchen / Living / Dining
6.38m x 5.30m 20'11" x 17'4"

Bedroom 1
7.53m x 2.75m 24'8" x 9'0"

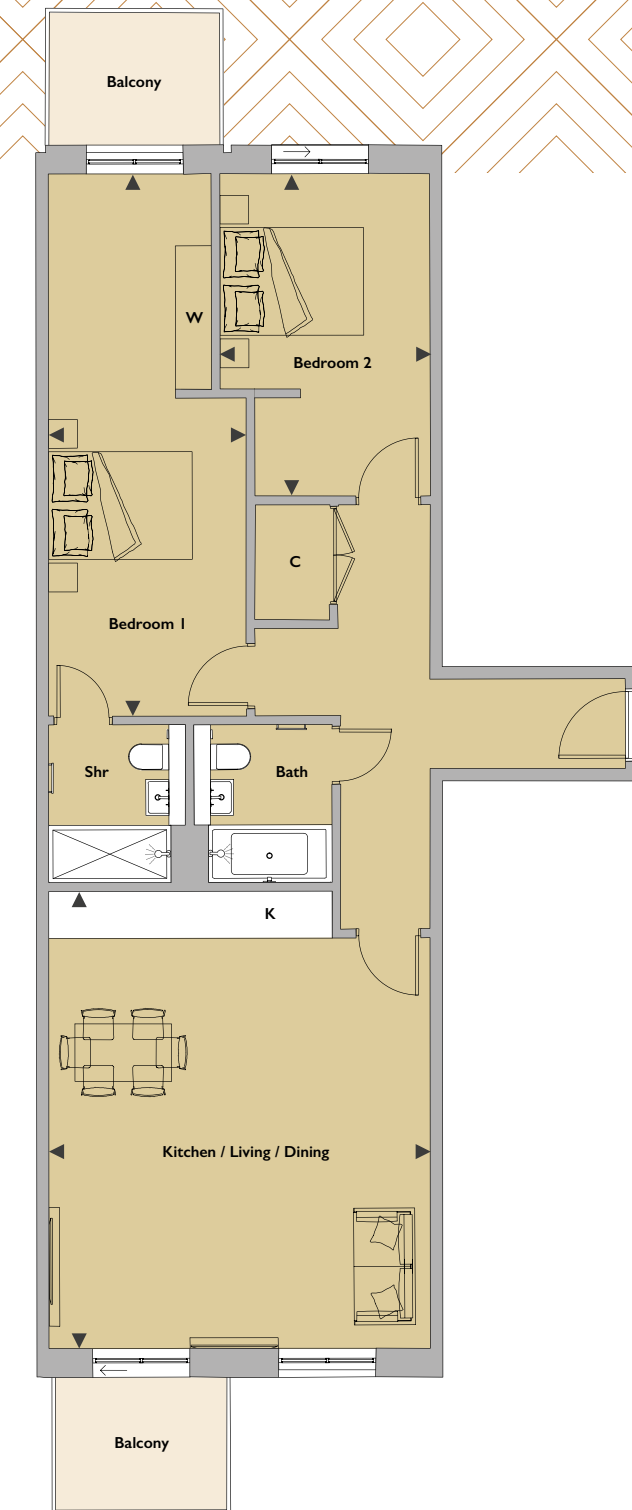
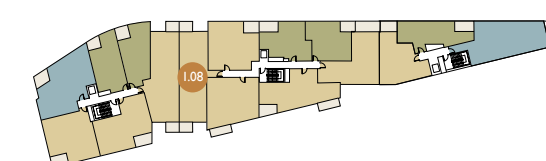
Bedroom 2
4.51m x 2.87m 14'9" x 9'5"

Floor area
90 sqm 969 sqft

SECOND FLOOR



FIRST FLOOR



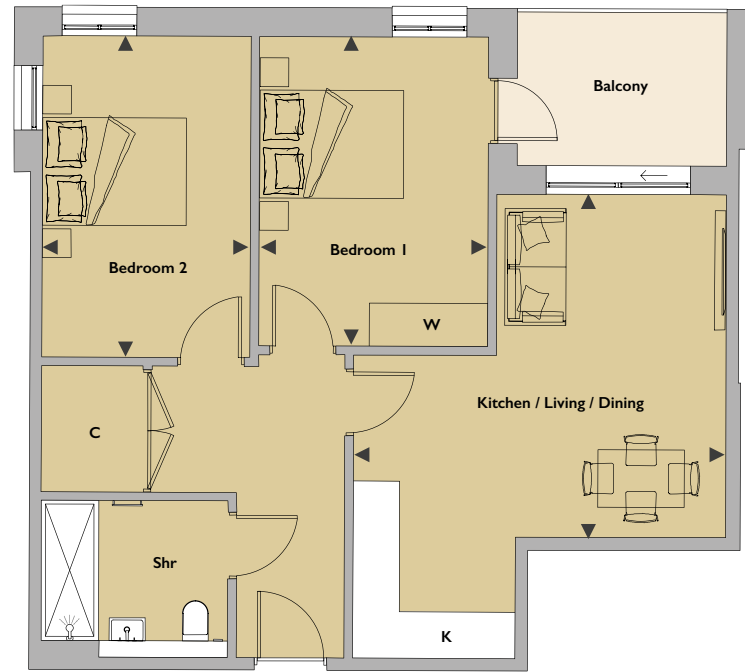
K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FIRST & SECOND & THIRD FLOORS

Apartments 1.09, 2.09, 3.07



Kitchen / Living / Dining	5.19m x 4.73m	17'0" x 15'6"
Bedroom 1	4.32m x 3.18m	14'2" x 10'5"
Bedroom 2	4.46m x 2.89m	14'7" x 9'6"

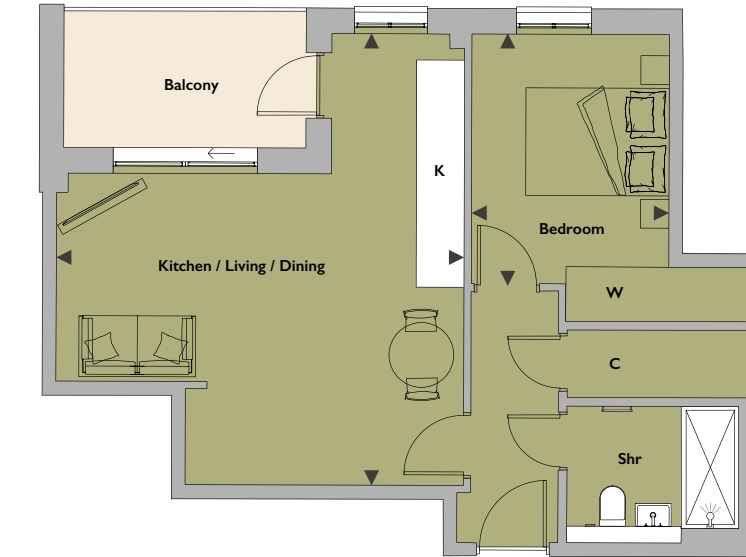
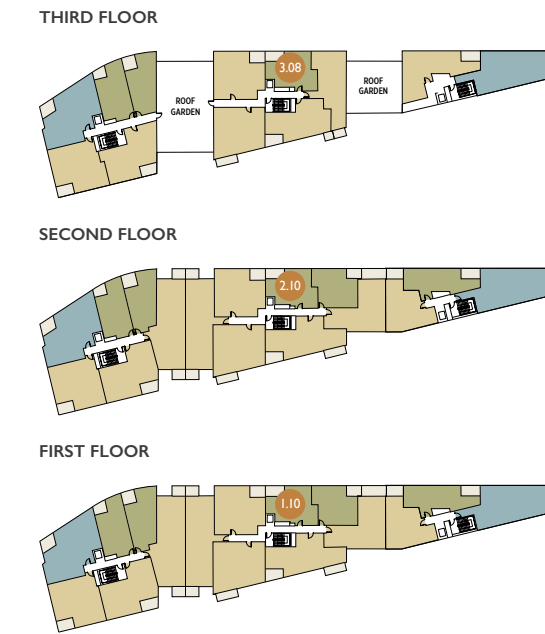
Floor area
70 sqm 753 sqft

K - Kitchen C - Cupboard W - Wardrobe Shr - Shower room Bath - Bathroom

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WEST ENTRANCE – FIRST & SECOND & THIRD FLOORS

Apartments 1.10, 2.10, 3.08



Kitchen / Living / Dining	6.28m x 5.67m	20'7" x 18'7"
Bedroom	3.47m x 2.75m	11'5" x 9'0"

Floor area
50 sqm 538 sqft

K - Kitchen C - Cupboard W - Wardrobe Shr - Shower room Bath - Bathroom

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WEST ENTRANCE – FIRST & SECOND FLOORS

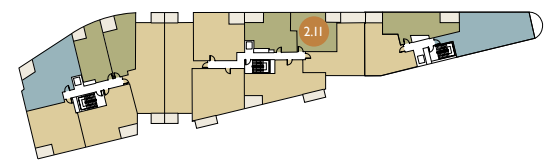
Apartments 1.11, 2.11

Kitchen / Living / Dining
6.96m x 5.12m 22'10" x 16'10"

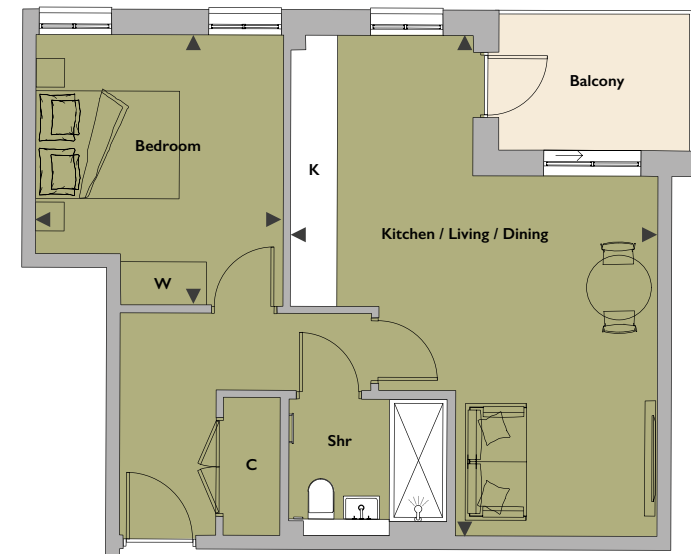
Bedroom
3.77m x 3.45m 12'4" x 11'4"

Floor area
50 sqm 538 sqft

SECOND FLOOR



FIRST FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FIRST & SECOND FLOORS

Apartments 1.12, 2.12

Kitchen / Living / Dining
5.11m x 4.87m 16'9" x 16'0"

Bedroom 1
4.55m x 3.00m 14'11" x 9'10"

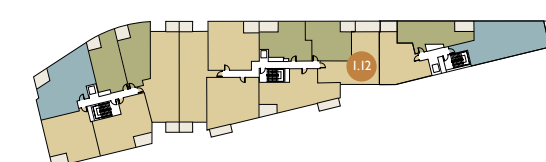
Bedroom 2
4.81m x 3.00m 15'9" x 9'10"

Floor area
70 sqm 753 sqft

SECOND FLOOR



FIRST FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FIRST & SECOND FLOORS

Apartments 1.13, 2.13

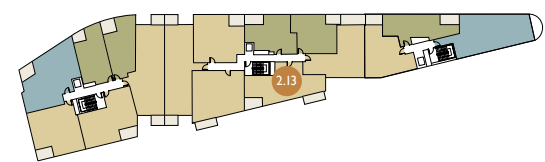
Kitchen / Living / Dining
6.77m x 5.14m 22'3" x 16'10"

Bedroom 1
5.68m x 4.65m 18'7" x 15'3"

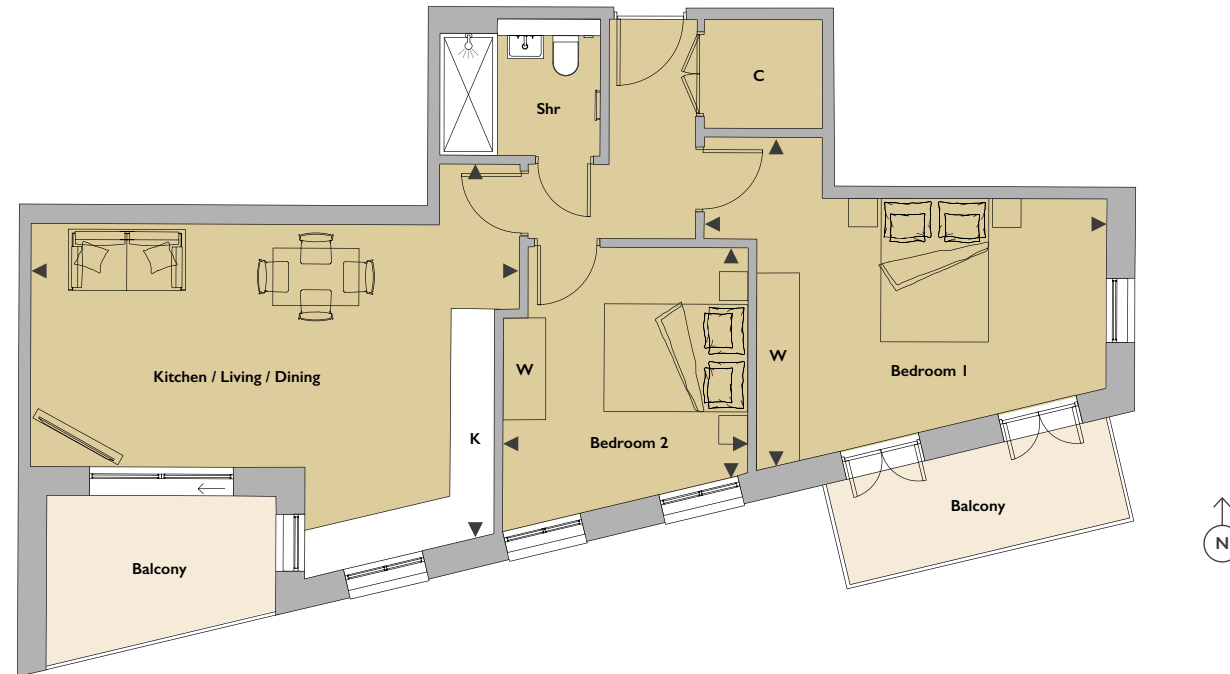
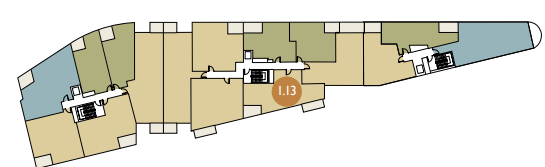
Bedroom 2
3.42m x 3.16m 11'2" x 10'4"

Floor area
70 sqm 753 sqft

SECOND FLOOR



FIRST FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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EAST ENTRANCE – FIRST & SECOND FLOORS

Apartments 1.14, 2.14

Kitchen / Living / Dining
6.05 x 5.45m 19'10" x 17'10"

Bedroom 1
4.35m x 2.75m 14'3" x 9'0"

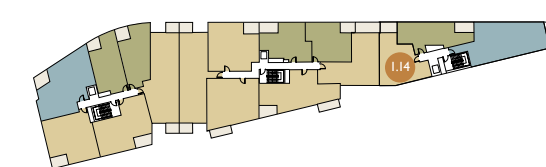
Bedroom 2
3.08m x 2.95m 10'1" x 9'8"

Floor area
60 sqm 646 sqft

SECOND FLOOR



FIRST FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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EAST ENTRANCE – FIRST & SECOND FLOORS

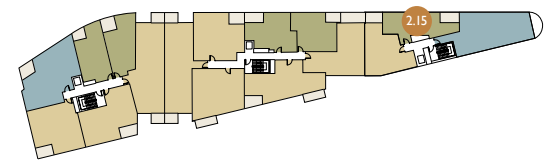
Apartments 1.15, 2.15

Kitchen / Living / Dining
8.01m x 3.87m 26'3" x 12'8"

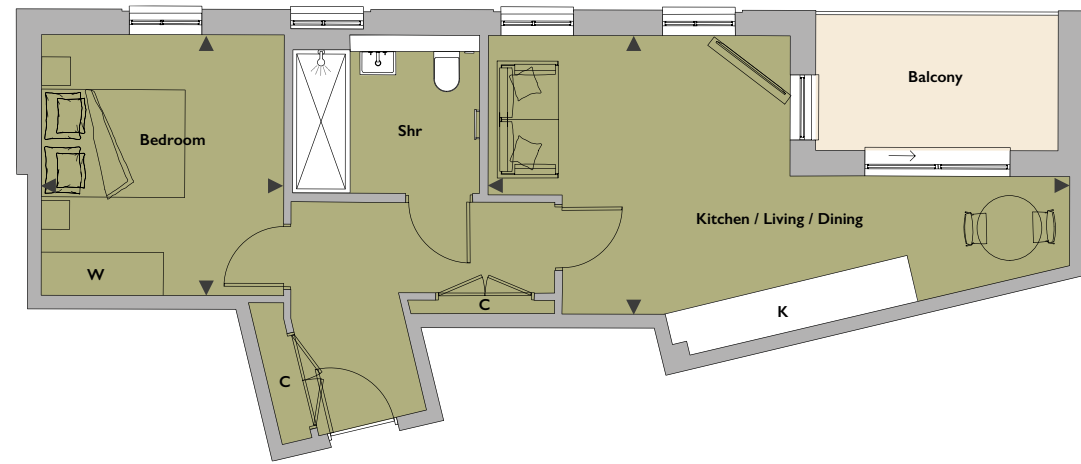
Bedroom
3.63m x 3.37m 11'11" x 11'0"

Floor area
50 sqm 538 sqft

SECOND FLOOR



FIRST FLOOR



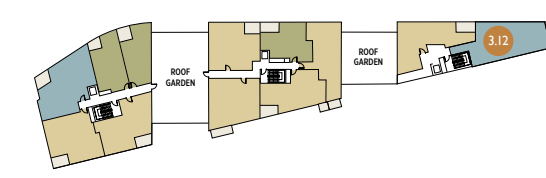
K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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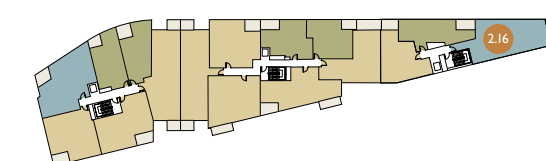
EAST ENTRANCE – FIRST & SECOND & THIRD FLOORS

Apartments 1.16, 2.16, 3.12

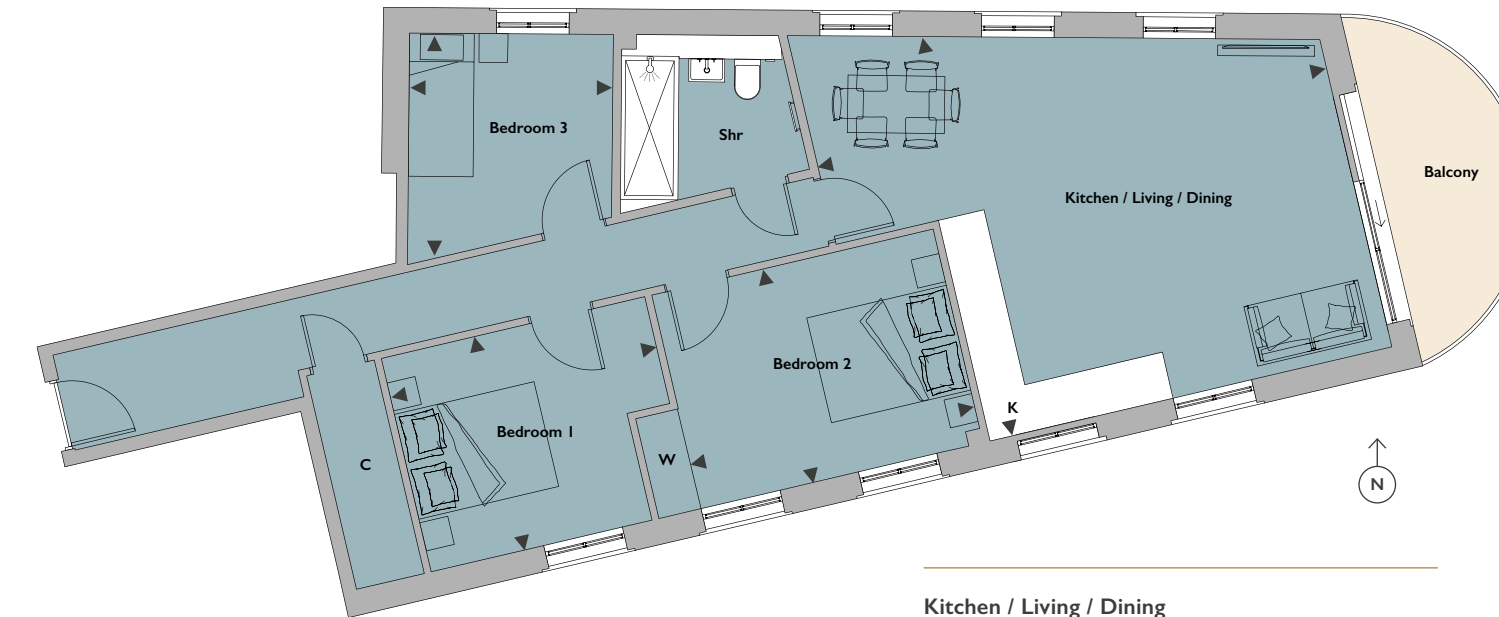
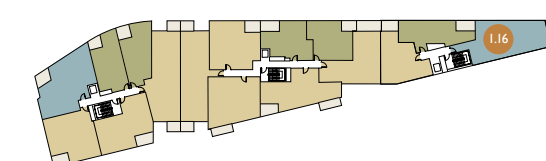
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



Kitchen / Living / Dining
7.42m x 5.50m 24'4" x 18'0"

Bedroom 1
4.02m x 3.05m 13'2" x 10'0"

Bedroom 2
3.77m x 3.05m 12'4" x 10'0"

Bedroom 3
3.23m x 2.83m 10'7" x 9'3"

Floor area
88 sqm 947 sqft

K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – THIRD FLOOR

Apartment 3.01

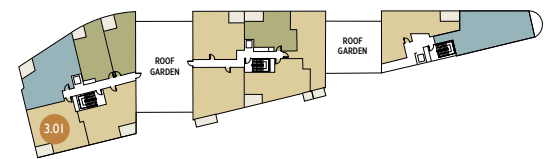
Kitchen / Living / Dining
6.70m x 3.87m 22'0" x 12'8"

Bedroom 1
4.13m x 3.33m 13'6" x 10'11"

Bedroom 2
4.13m x 2.88m 13'6" x 9'5"

Floor area
71 sqm 761 sqft

THIRD FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – THIRD FLOOR

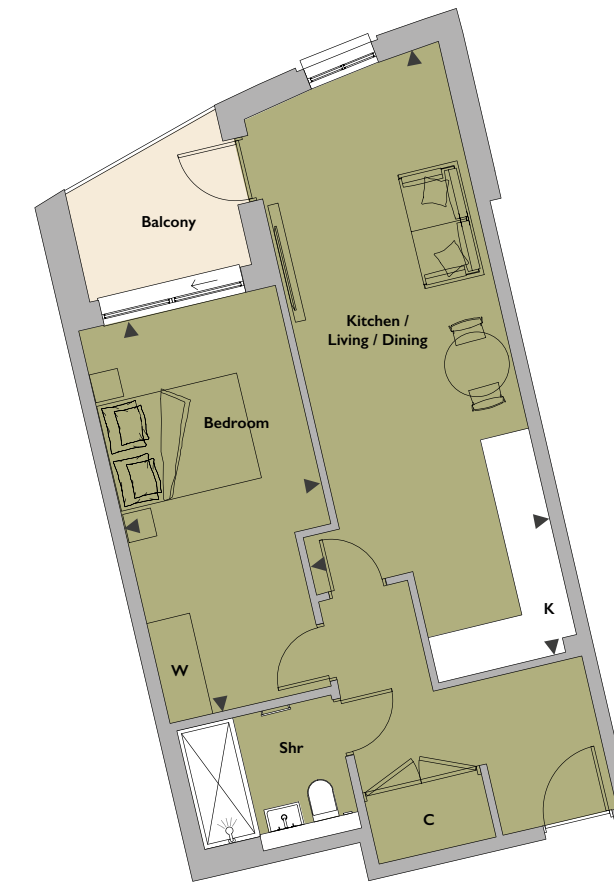
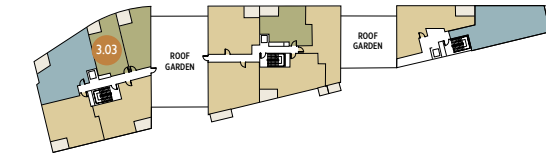
Apartment 3.03

Kitchen / Living / Dining
8.69m x 3.40m 28'6" x 11'2"

Bedroom
5.61m x 2.81m 18'5" x 9'2"

Floor area
53 sqm 570 sqft

THIRD FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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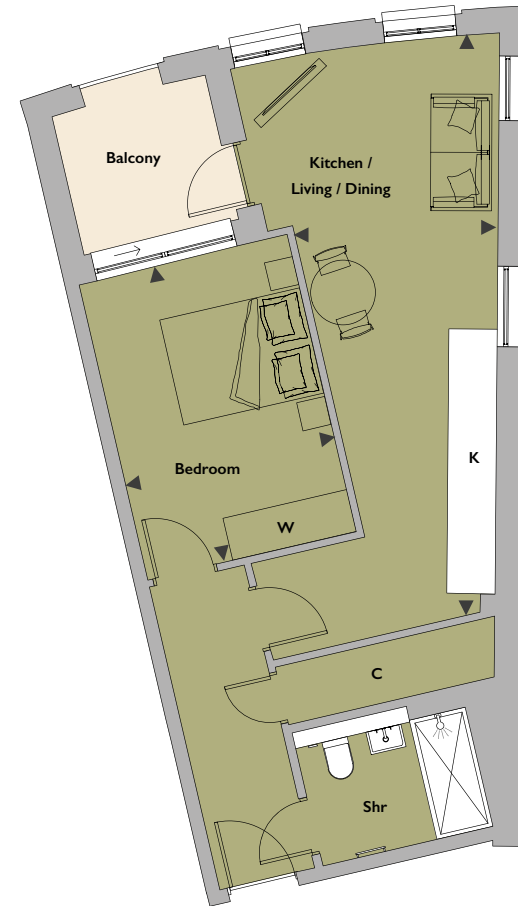
WEST ENTRANCE – THIRD FLOOR

Apartment 3.04

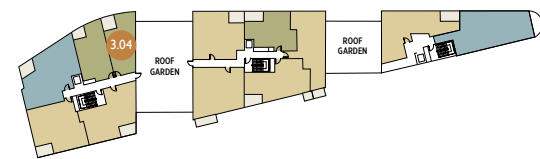
Kitchen / Living / Dining
8.02m x 2.86m 26'4" x 9'5"

Bedroom
4.25m x 2.98m 13'11" x 9'9"

Floor area
51 sqm 549 sqft



THIRD FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – THIRD FLOOR

Apartment 3.05

Kitchen / Living / Dining
7.43m x 4.25m 24'5" x 13'11"

Bedroom 1
5.29m x 3.00m 17'4" x 9'11"

Bedroom 2
5.29m x 2.75m 17'4" x 9'0"

Floor area
74 sqm 797 sqft



THIRD FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – THIRD FLOOR

Apartment 3.09

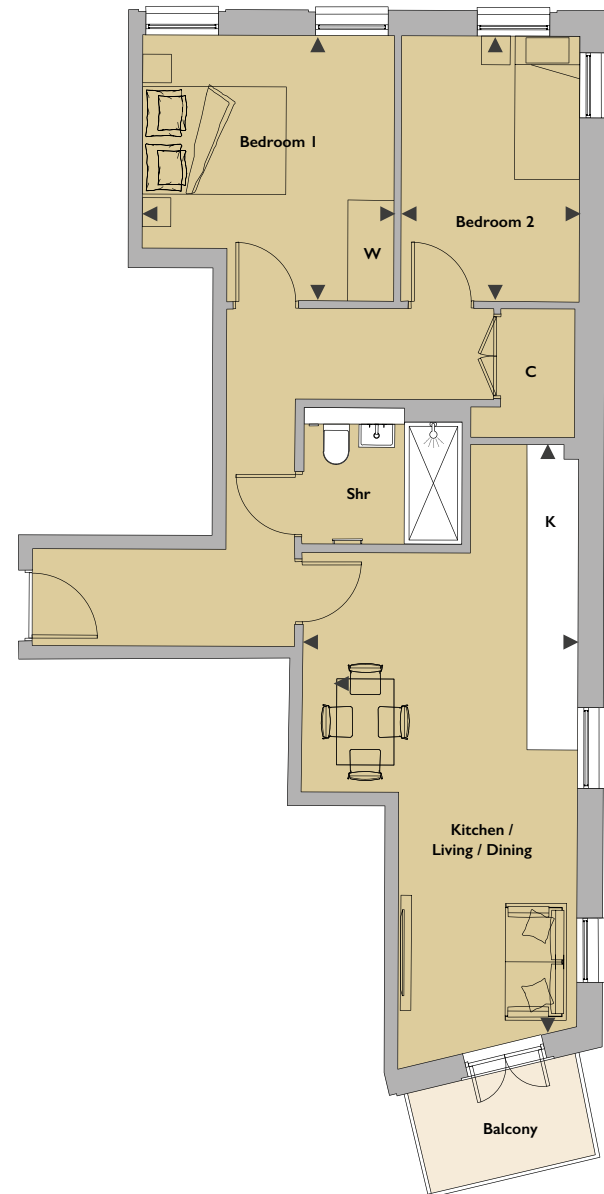
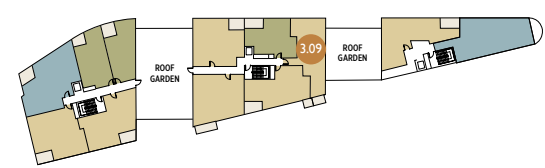
Kitchen / Living / Dining
8.10m x 3.79m 26'7" x 12'5"

Bedroom 1
3.69m x 3.50m 12'1" x 11'6"

Bedroom 2
3.69m x 2.48m 12'1" x 8'2"

Floor area
65 sqm 700 sqft

THIRD FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – THIRD FLOOR

Apartment 3.10

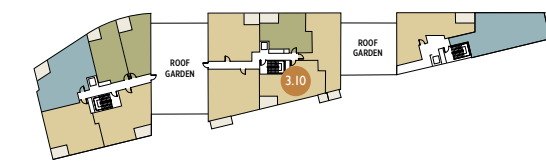
Kitchen / Living / Dining
5.55m x 3.46m 18'2" x 11'4"

Bedroom 1
3.71m x 2.92m 12'2" x 9'7"

Bedroom 2
3.27m x 2.32m 10'9" x 7'7"

Floor area
62 sqm 667 sqft

THIRD FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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EAST ENTRANCE – THIRD FLOOR

Apartment 3.11

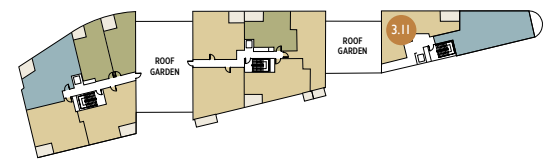
Kitchen / Living / Dining
10.86m x 3.77m 35'7" x 12'4"

Bedroom 1
3.78m x 3.59m 12'5" x 11'9"

Bedroom 2
4.48m x 3.56m 14'8" x 11'8"

Floor area
70 sqm 753 sqft

THIRD FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FOURTH FLOOR

Apartment 4.03

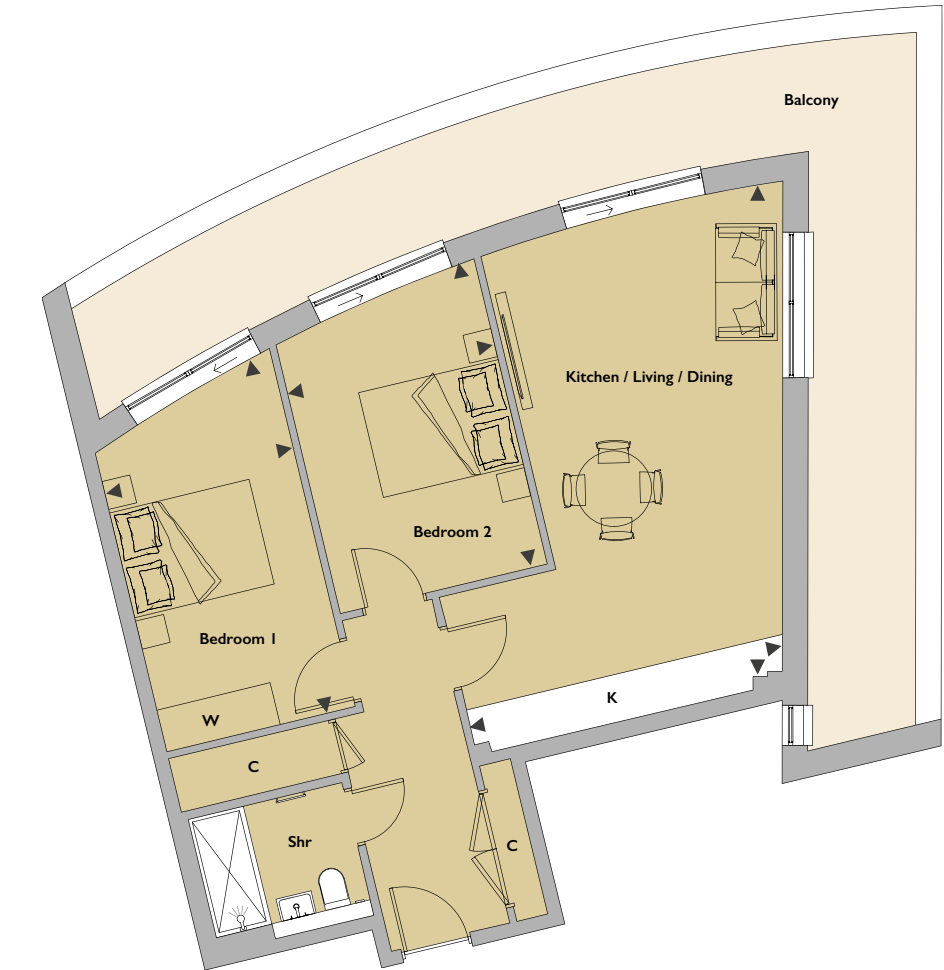
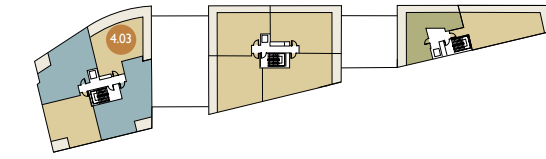
Kitchen / Living / Dining
7.03m x 4.36m 23'1" x 14'4"

Bedroom 1
5.13m x 2.70m 16'10" x 8'10"

Bedroom 2
4.37m x 2.96m 14'4" x 9'9"

Floor area
70 sqm 753 sqft

FOURTH FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FOURTH FLOOR

Apartment 4.04

Kitchen / Living / Dining
7.42m x 4.32m 24'4" x 14'2"

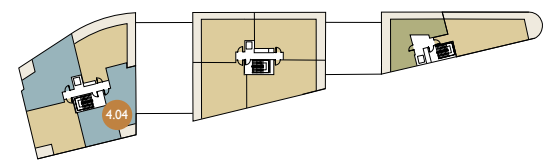
Bedroom 1
5.18m x 3.40m 17'0" x 11'2"

Bedroom 2
5.18m x 3.19m 17'0" x 10'6"

Bedroom 3
3.67m x 2.44m 12'0" x 8'0"

Floor area
94 sqm 1012 sqft

FOURTH FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FOURTH FLOOR

Apartment 4.05

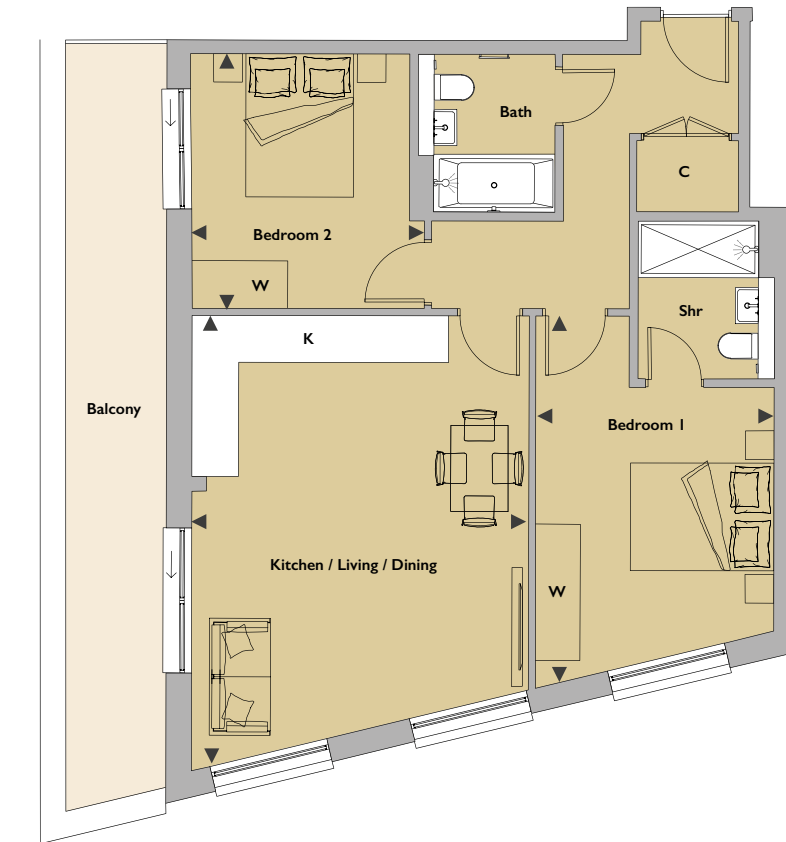
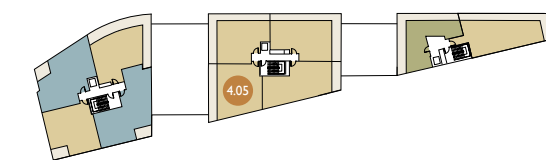
Kitchen / Living / Dining
6.34m x 4.69m 20'10" x 15'5"

Bedroom 1
5.18m x 3.32m 17'0" x 10'11"

Bedroom 2
3.54m x 3.23m 11'7" x 10'7"

Floor area
72 sqm 775 sqft

FOURTH FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FOURTH FLOOR

Apartment 4.06

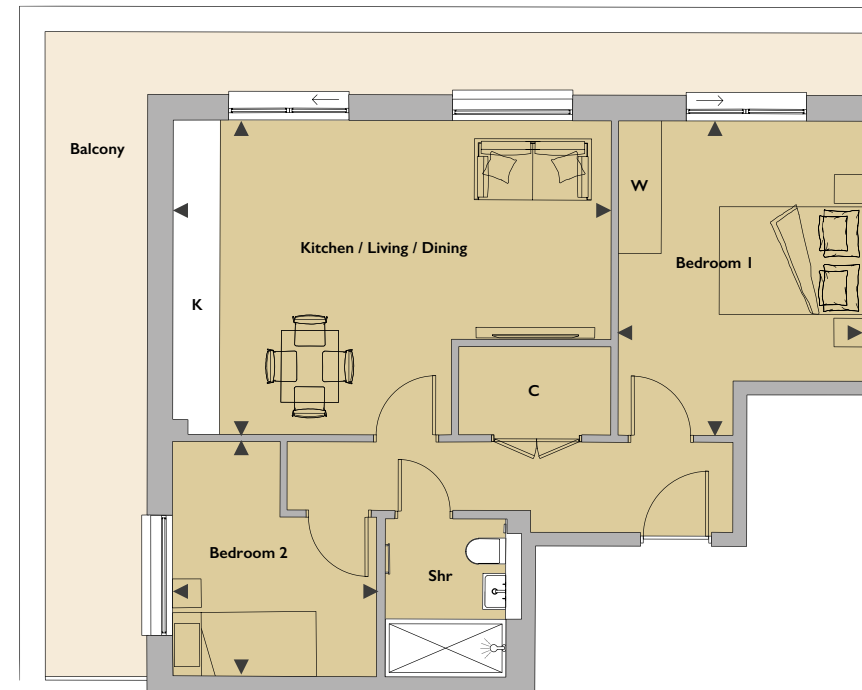
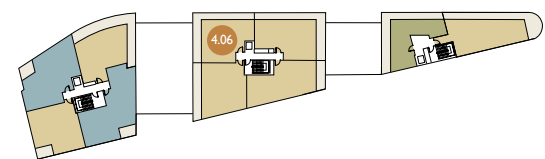
Kitchen / Living / Dining
6.01m x 4.37m 19'9" x 14'4"

Bedroom 1
4.37m x 3.49m 14'4" x 11'5"

Bedroom 2
3.27m x 2.84m 10'9" x 9'4"

Floor area
61 sqm 658 sqft

FOURTH FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FOURTH FLOOR

Apartment 4.07

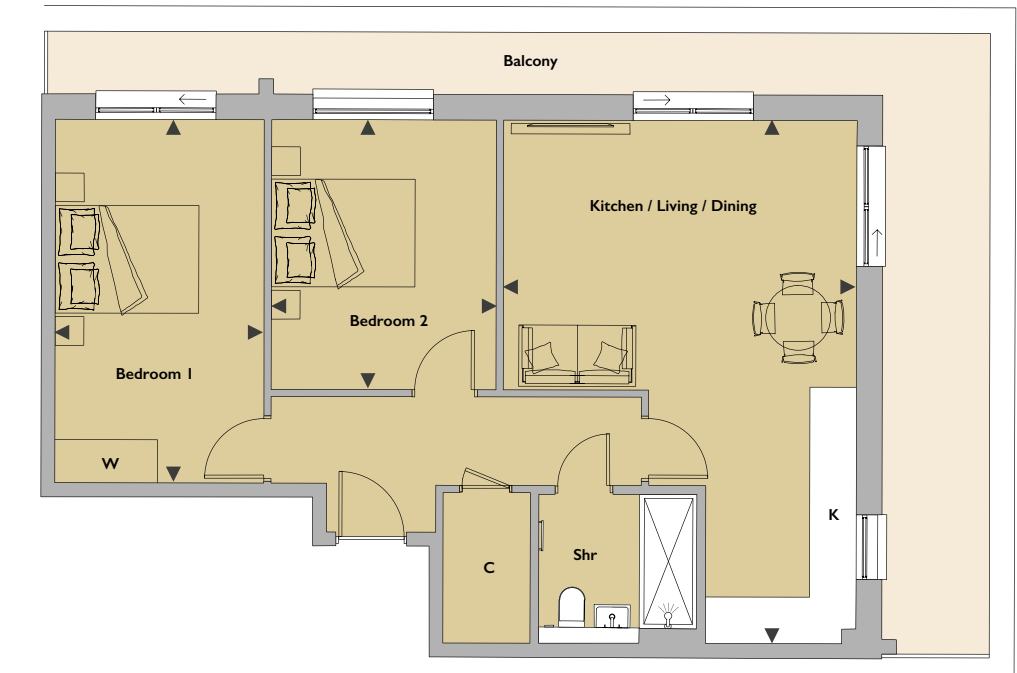
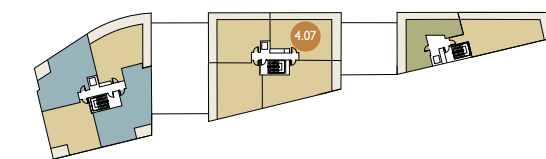
Kitchen / Living / Dining
7.31m x 4.95m 23'11" x 16'3"

Bedroom 1
5.05m x 2.82m 16'7" x 9'3"

Bedroom 2
3.75m x 3.13m 12'4" x 10'3"

Floor area
69 sqm 743 sqft

FOURTH FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

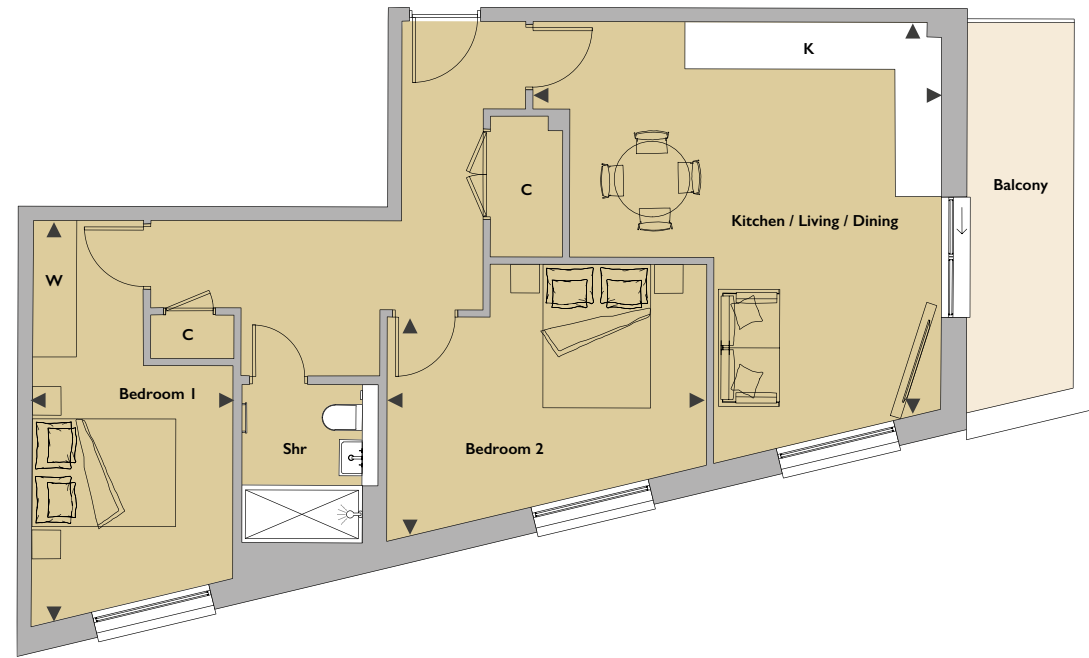
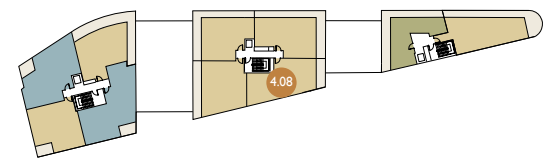
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WEST ENTRANCE – FOURTH FLOOR

Apartment 4.08

Kitchen / Living / Dining	5.69m x 5.39m	18'8" x 17'8"
Bedroom 1	5.66m x 2.81m	18'7" x 9'3"
Bedroom 2	4.45m x 3.16m	14'7" x 10'4"
Floor area	73 sqm	786 sqft

FOURTH FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

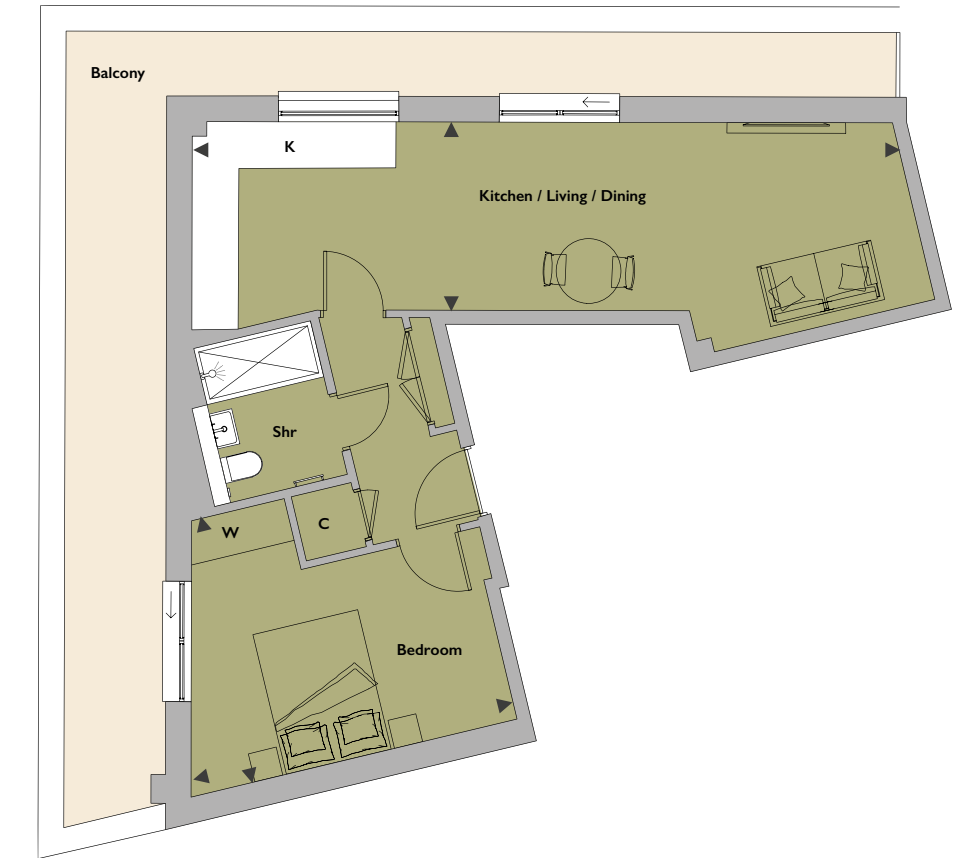
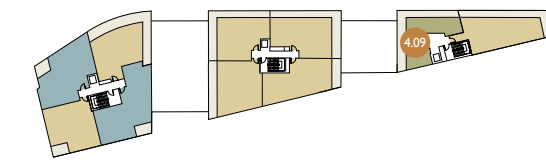
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EAST ENTRANCE – FOURTH FLOOR

Apartment 4.09

Kitchen / Living / Dining	9.75m x 2.62m	32'0" x 8'7"
Bedroom	4.57m x 2.69m	15'0" x 8'10"
Floor area	51 sqm	549 sqft

FOURTH FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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EAST ENTRANCE – FOURTH FLOOR

Apartment 4.10

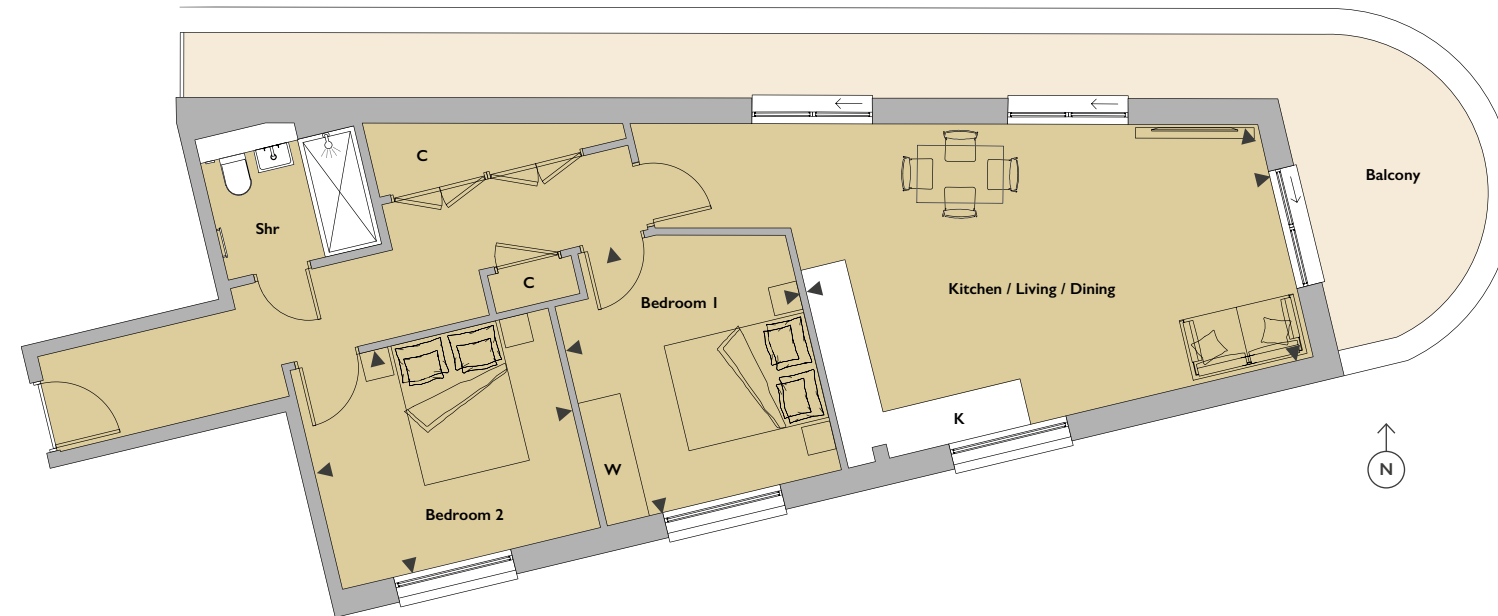
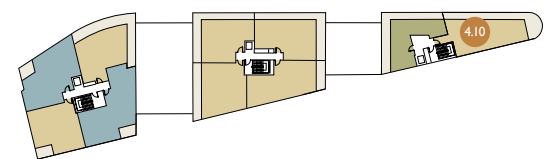
Kitchen / Living / Dining
6.65m x 4.75m 21'10" x 15'7"

Bedroom 1
3.78m x 3.35m 12'5" x 11'0"

Bedroom 2
3.69m x 3.13m 12'1" x 10'3"

Floor area
75 sqm 807 sqft

FOURTH FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FIFTH FLOOR

Apartment 5.01

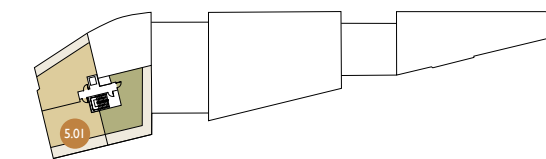
Kitchen / Living / Dining
6.67m x 4.20m 21'11" x 13'9"

Bedroom 1
4.44m x 2.78m 14'7" x 9'1"

Bedroom 2
3.32m x 2.41m 10'11" x 7'11"

Floor area
61 sqm 661 sqft

FIFTH FLOOR



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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WEST ENTRANCE – FIFTH FLOOR

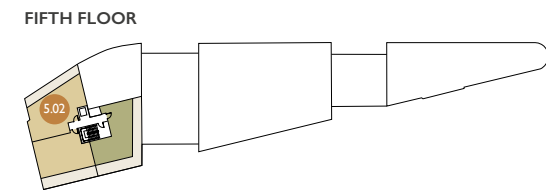
Apartment 5.02

Kitchen / Living / Dining
7.30m x 3.39m 23'11" x 11'1"

Bedroom 1
5.71m x 3.01m 18'9" x 9'11"

Bedroom 2
5.04m x 2.88m 16'6" x 9'5"

Floor area
70 sqm 757 sqft



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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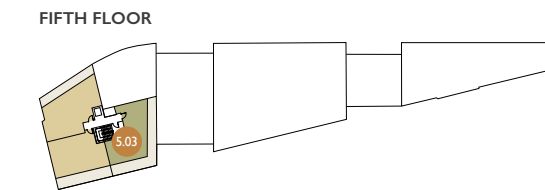
WEST ENTRANCE – FIFTH FLOOR

Apartment 5.03

Kitchen / Living / Dining
7.81m x 4.33m 25'7" x 14'2"

Bedroom
4.44m x 3.16m 14'7" x 10'4"

Floor area
57 sqm 614 sqft



K - Kitchen **C** - Cupboard **W** - Wardrobe **Shr** - Shower room **Bath** - Bathroom

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IndigoScott

IndigoScott is a privately owned developer of beautiful homes. We have been exercising our property passion for over 20 years, and in that time have delivered in excess of £170m worth of homes to the London market.

We are based in Wimbledon Village and have exceptional knowledge of the local area. We focus on evaluating each new site individually with creative design solutions and this is reflected in the unique and striking nature of Abbey Wall.

We don't just aim to build property, we aim to create beautiful homes for discerning buyers.

For more information about us, our portfolio or our exciting new developments, you can learn more at:

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Images depict previous IndigoScott developments



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To reduce our carbon footprint we have also made a donation to World Land
Trust who undertake conservation of the world's threatened habitats.



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