



Ace Court

66a The Broadway, SW19 1RQ





Welcome to

Ace Court

A Tay Developments Project

A boutique development of just 5 two & three bedroom apartments in the heart of Wimbledon Town Centre.

Each apartment is a masterpiece of modern architecture, boasting spacious well designed layouts & elegant finishes throughout, crafted to cater to the most discerning tastes.

Inviting the outside in, each home has its own private outdoor terrace with the additional benefit of large windows allowing for ample natural light, creating a warm inviting atmosphere.



Prime Location:

Perfectly positioned in a highly desirable South-West London location, a short walk from Wimbledon station with unparalleled connectivity across London.

A commuters dream with trains direct into Clapham Junction & London Waterloo in under 20 minutes & access to London Underground via The District line.



Vibrant Neighbourhood:

The Broadway is the pulsating artery of Wimbledon, renowned for its dynamic mix of both high street retailers & high-end brands, offering an array of world cuisine options, charming local eateries & entertainment. Just a mile from Wimbledon & Putney Commons, everything you need is just a leisurely stroll away.

Out and About



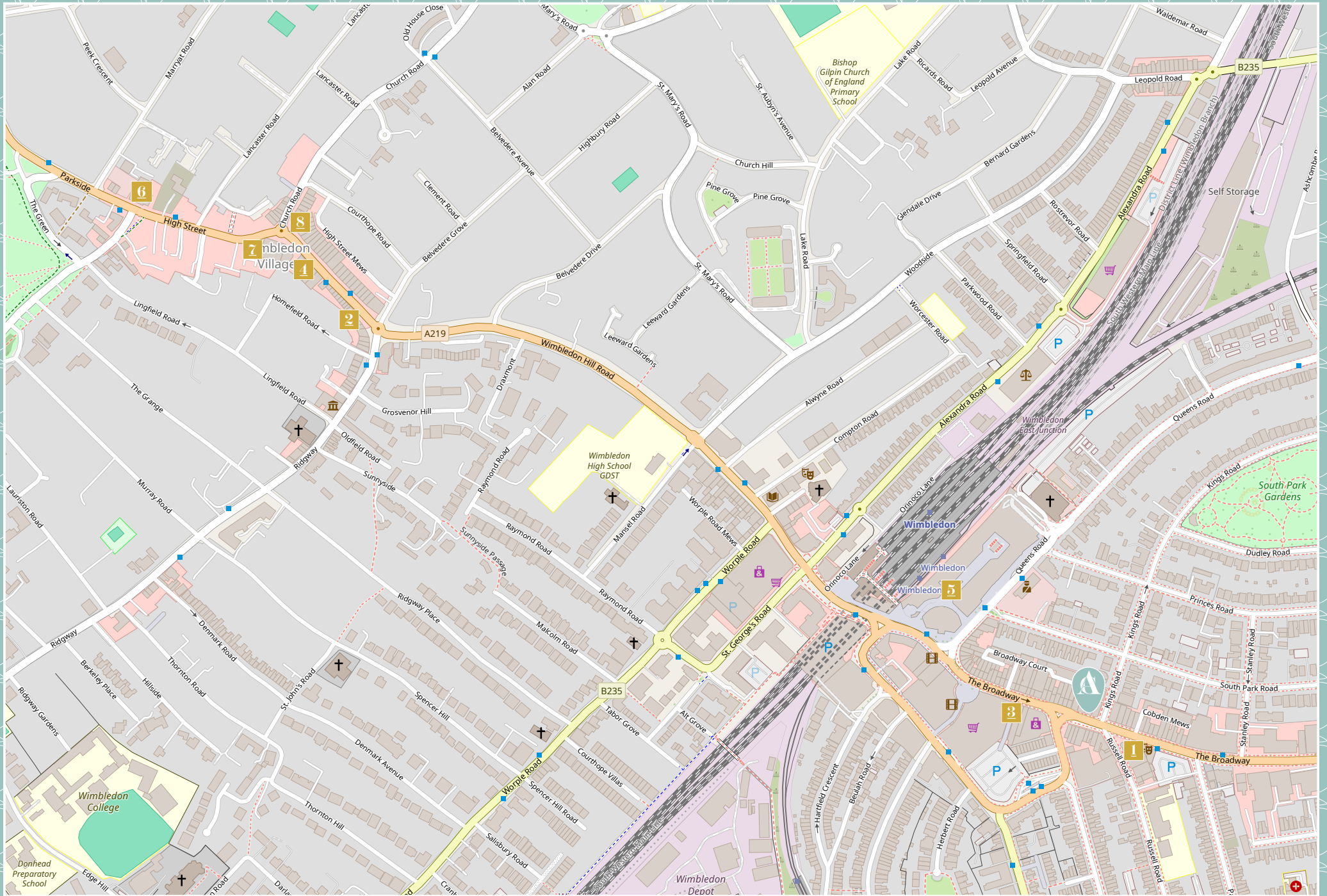
Wimbledon is renowned for its prestigious Wimbledon tennis tournament and offers a range of amenities to enhance the overall experience for visitors. The area boasts world-class sporting facilities, including the iconic All England Lawn Tennis Club, where the Wimbledon Championships take place.

Wimbledon offers a variety of recreational amenities. Wimbledon Common, a vast green space, providing opportunities for leisurely walks, picnics, and outdoor activities. The area is also home to several parks and gardens, such as Cannizaro Park and Wimbledon Park.

Wimbledon Village, a charming and affluent neighbourhood, features an array of boutique shops, high-end restaurants, and quaint cafes. Visitors can indulge in shopping for unique items and enjoy fine dining.

Overall, Wimbledon offers a blend of sporting excellence, natural beauty, and a vibrant local community.







Specifications

GENERAL FINISHES:

Video phone entry system.

Energy efficient electric heating.

Soft wood effect laminate flooring throughout the entrance hallway and living space.

Storage cupboard in entrance hallway.

BEDROOM FINISHES:

Grey plush carpet to bedrooms.

Fitted wardrobes where applicable.

KITCHEN FINISHES:

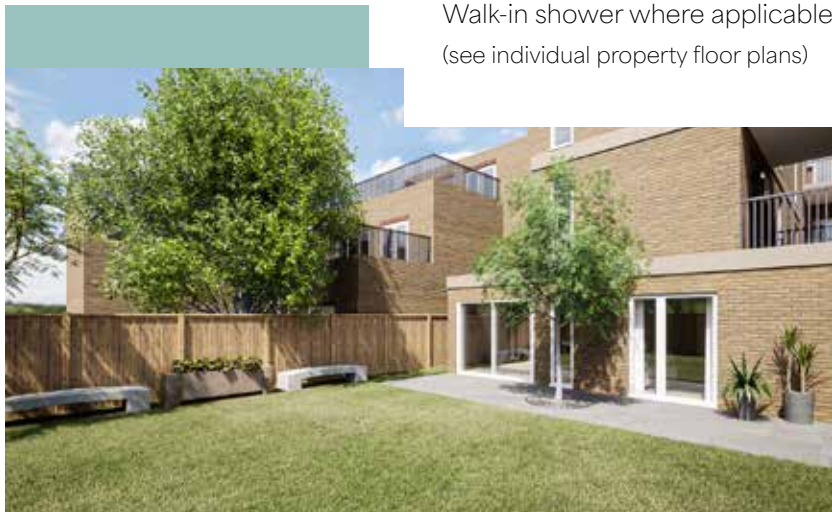
Bespoke designed Kitchens to include stylish units with quartz stone work surfaces and splashbacks together with arrange of integrated appliances including a fridge/freezer, electric oven, hob extractor hood, microwave, dishwasher hot tap and waste disposal.

BATHROOM FINISHES:

Fully tiled bathrooms and en-suites.

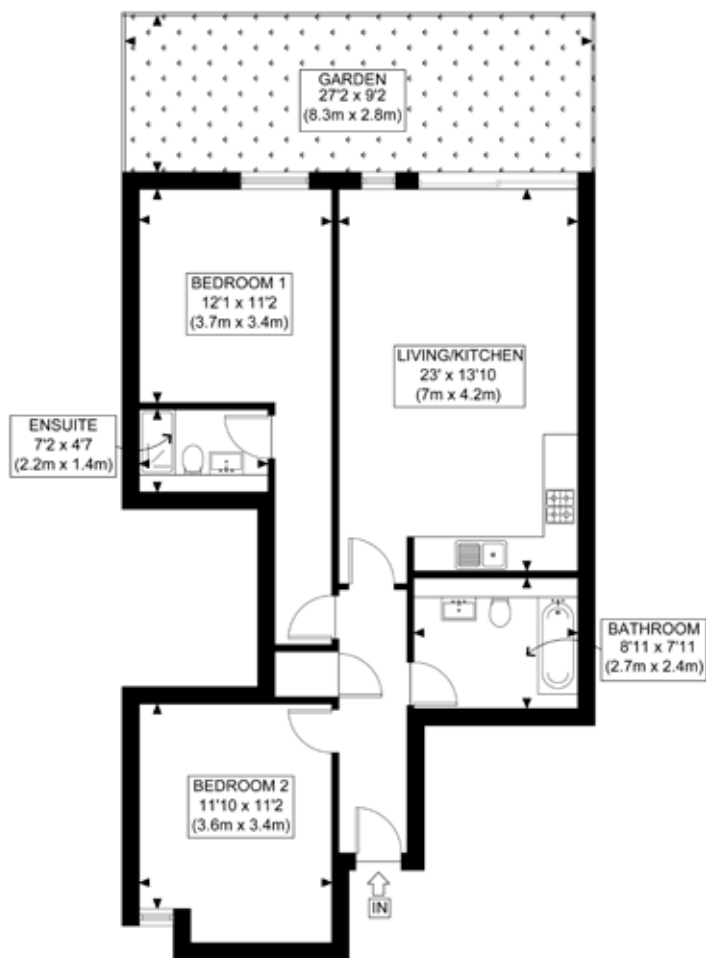
Bath with shower over

Walk-in shower where applicable (see individual property floor plans)



Flat 1 | Ground Floor

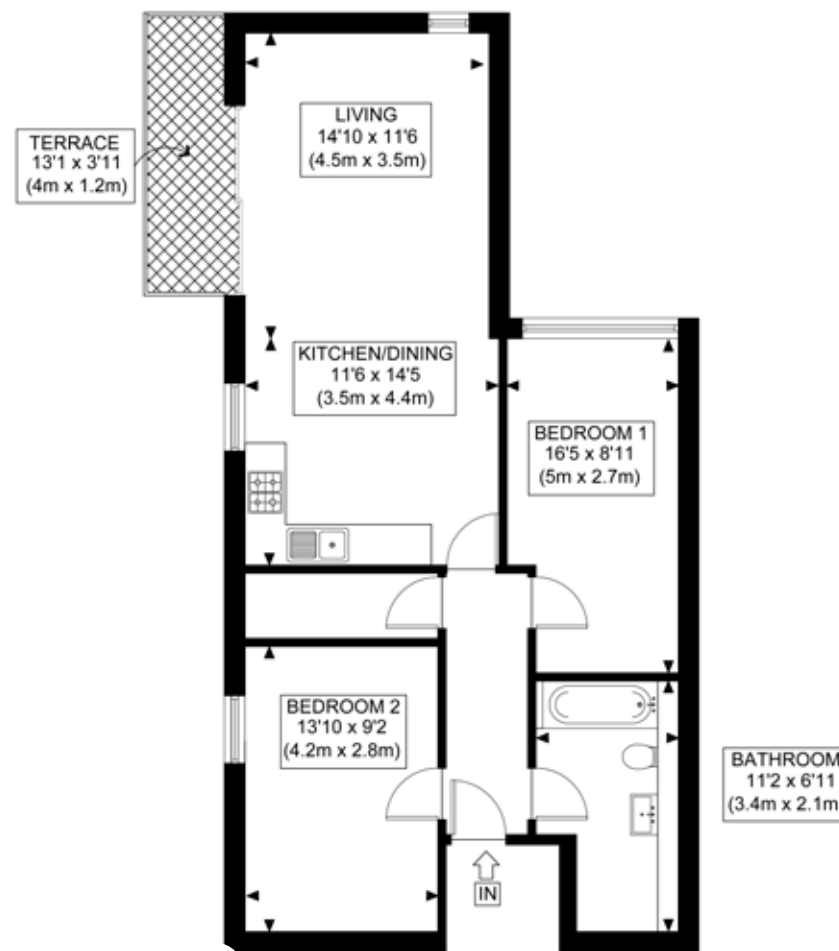
840 SQ FT



All measurements are approximate. Not to scale. CGI's are for illustrative purposes only.

Flat 2 | 1st Floor

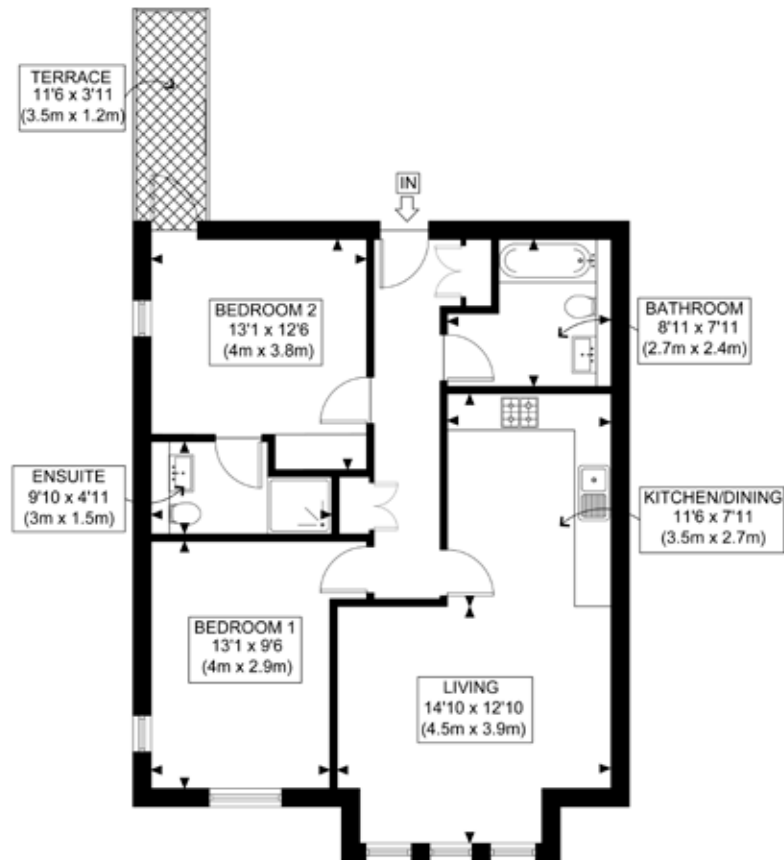
755 SQ FT



All measurements are approximate. Not to scale. CGI's are for illustrative purposes only.

Flat 3 | 1st Floor

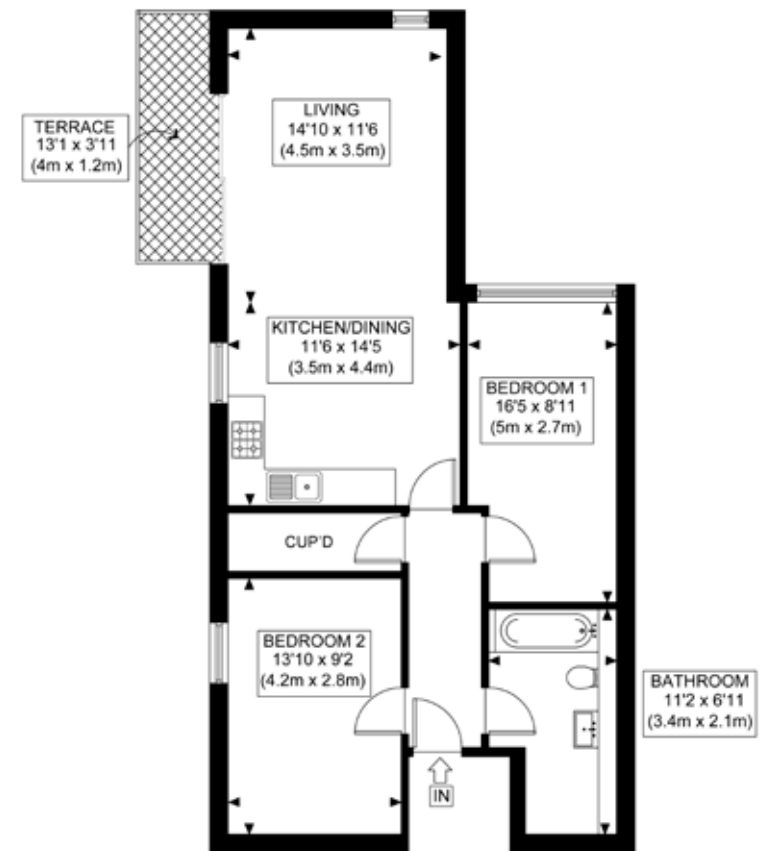
764 SQ FT



All measurements are approximate. Not to scale. CGI's are for illustrative purposes only.

Flat 4 | 2nd Floor

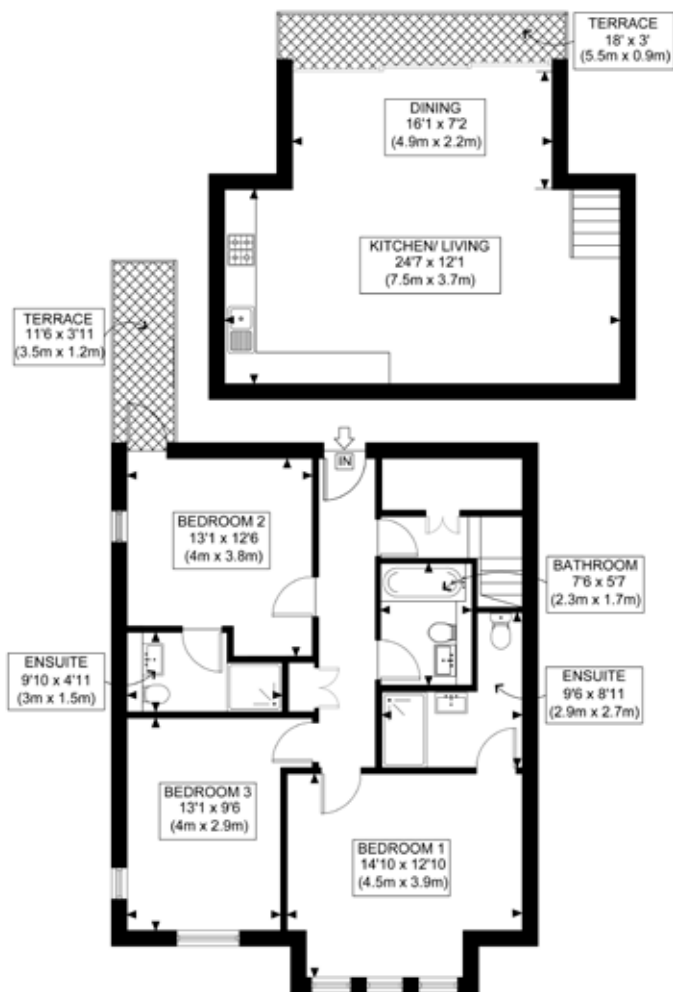
775 SQ FT



All measurements are approximate. Not to scale. CGI's are for illustrative purposes only.

Flat 5 | 2nd & 3rd Floor

1100 SQ FT



All measurements are approximate. Not to scale. CGI's are for illustrative purposes only.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense.
4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances.

5. Where an EPC is held for this property, it is available for inspection a by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs.
6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative.
7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Structural Engineers



Contractors



Defects Warranty Insurers



Architects



M&E Consultants



Quantity Surveyors & Contract Manager



Solicitors



Landscaping



A development by Tay Developments.

For further information please contact:
wimbledon@taydevelopments.co.uk



020 8874 4106 | southfields@barnardmarcus.co.uk
245 Wimbledon Park Road, Southfields London SW18 5RJ
barnardmarcus.co.uk