



KIDBROOK

ARDMORE PLACE

HARTFIELD ROAD SW19 3TQ



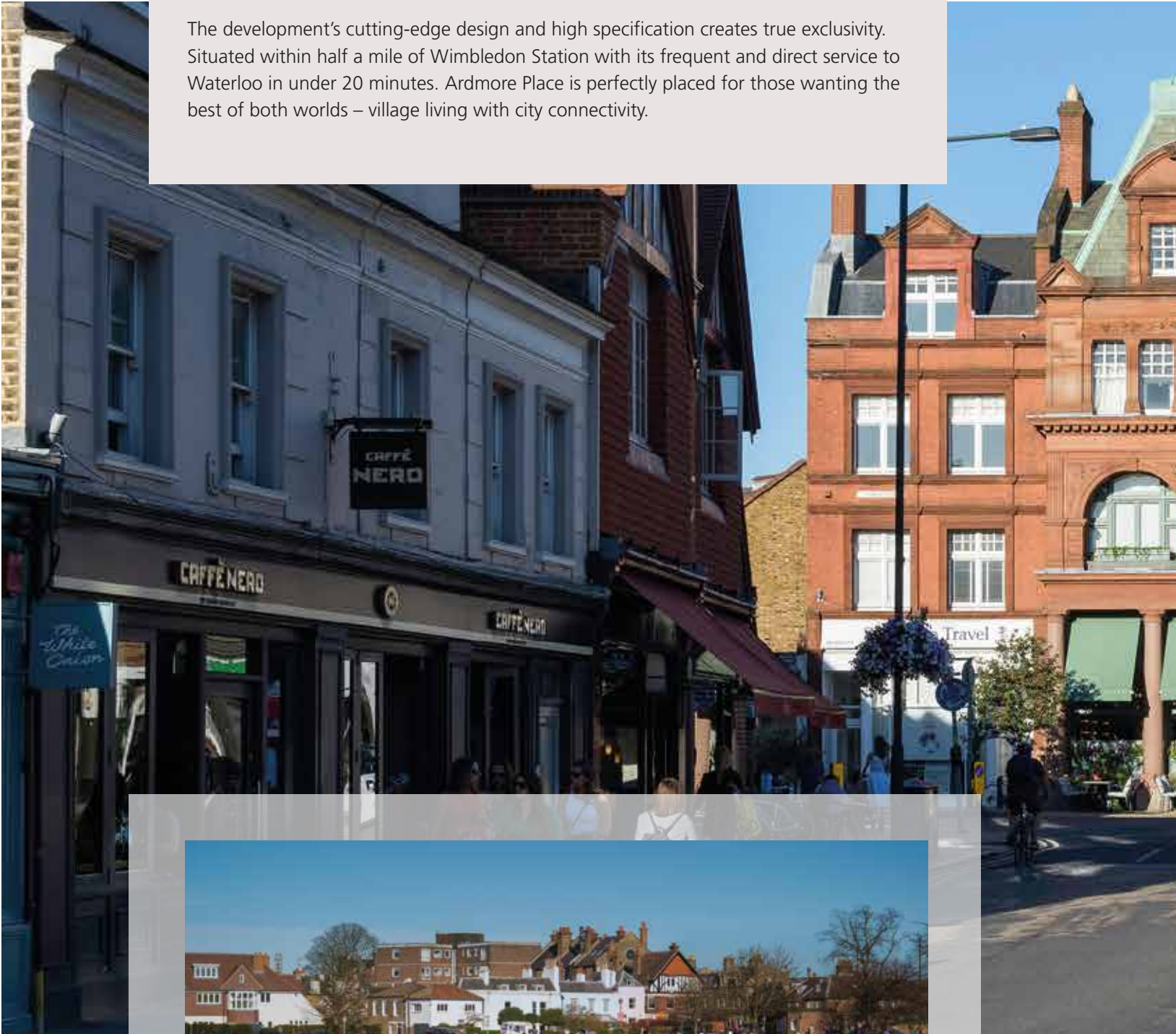
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ARDMORE PLACE

Ardmore Place is a new landmark development for central Wimbledon. Set in an established, tree-lined avenue of elegant period, bay-fronted family homes and contemporary high-end apartments.

The development's cutting-edge design and high specification creates true exclusivity. Situated within half a mile of Wimbledon Station with its frequent and direct service to Waterloo in under 20 minutes. Ardmore Place is perfectly placed for those wanting the best of both worlds – village living with city connectivity.





28 min  Wimbledon Tennis
16 min  Wimbledon Common
10 min  Wimbledon Village
2 min  Wimbledon Library
 THE WIMBLEDON WAY

LOCATION

Wimbledon is a location where life balance is part of the fabric – a bustling town centre, a stylish village, a beautiful common, a generous park with its very own lake and exceptional interconnections.

Famous as the home of the annual Wimbledon Championships, the oldest and most prestigious tennis tournament in the world, Wimbledon also offers a European style café society, trendy independent boutiques, lively pubs, relaxing bars and many exhilarating places to eat.

Wimbledon Common presents a delightful backdrop for cycling, walking and running. There are stables for those interested in horse riding and a cricket club providing the unmistakable summer sound of leather on willow. Nestled in the heart of the treasured Wimbledon Common, you'll find long-established clubs such as the Royal Wimbledon Golf Club, which was established in 1865 and Wimbledon RFC, one of the country's oldest rugby clubs.



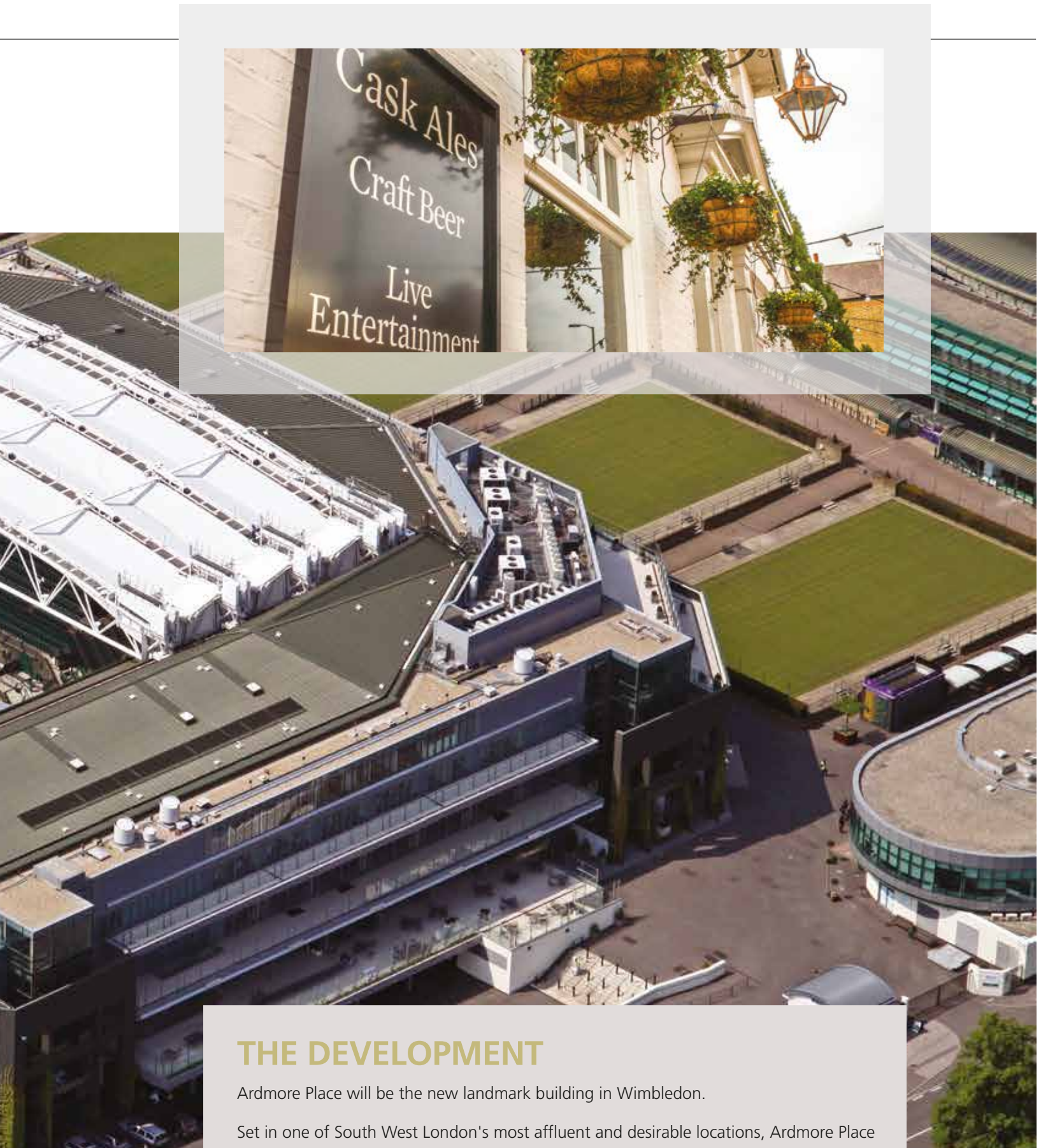


Wimbledon Park provides numerous recreational pursuits. Situated in 67 acres of glorious parkland, you'll find the Park's Watersports and Outdoor Centre on Wimbledon Park Lake, offering sailing, kayaking, archery, climbing, orienteering and much more. The Park is also home to Wimbledon Park Golf Club and Wimbledon Athletics Track.

During the summer months Cannizaro House plays host to many live performances and an open-air festival which has included, in the past, productions of Carmen and The Merchant of Venice.

Wimbledon Station provides over land and underground lines offering direct access to Central London and the South West. Shopping in Knightsbridge, watching a show in the West End or dining in Mayfair is all within half an hour. Wimbledon is moments from the A3, providing strong road links to the capital, as well as London Heathrow and Gatwick Airports.





THE DEVELOPMENT

Ardmore Place will be the new landmark building in Wimbledon.

Set in one of South West London's most affluent and desirable locations, Ardmore Place is an exquisitely crafted development of just eight 1 and 2 bedroom apartments and one studio apartment, created over 4 storeys designed and built to the highest specification.

Ardmore Place provides elegant modern day living.

OUT AND ABOUT

Wimbledon Village combines old school charm with modern day elegance – an ideal place for catching up with friends and enjoying a relaxed meal. Many of the village's eateries have pavement-side dining - the perfect spot to watch the world go by.

If you're looking for a bit of rest and relaxation or a spot of retail therapy, few towns can rival Wimbledon. There's a great choice of places to stop and grab a coffee, or something a bit stronger, and the selection of restaurants on offer is quite exceptional.

There's everything from coffee shop chains to award-winning eateries such as San Lorenzo, found at the bottom of 'the hill'.

With a wide range of bistros and restaurants from the stylish Le Pain Quotidien for breakfast or a casual lunch, to the Hotel Du Vin's fine dining, there is something for everyone. The village has a handful of delicatessens including Bayley & Sage, famous for serving up wonderful delicacies from across the globe. There's also a range of 'high street' restaurant brands such as The Good Earth, Carluccio's and The Ivy with independent restaurants including Thai Tho, Fire Stables and Lighthouse.





Whilst there is an array of well-known brands to be found at 'Centre Court', the town's shopping mecca, there also many smaller outlets in the village.

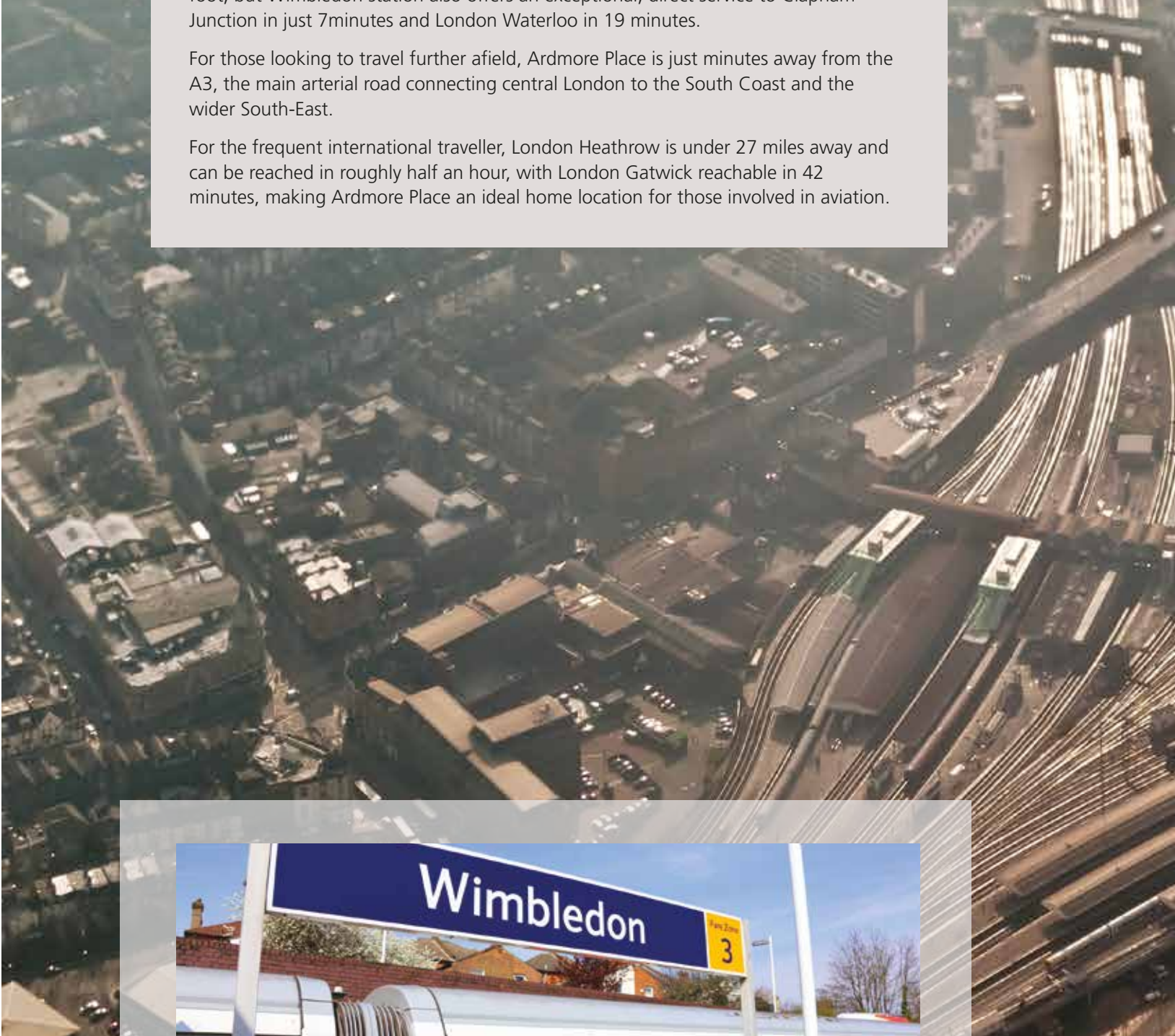
The Village boutiques offer high-end clothing labels set in attractive period buildings, sitting shoulder to shoulder with fine art galleries, independently run grocery stores, jewellers and exclusive florists.

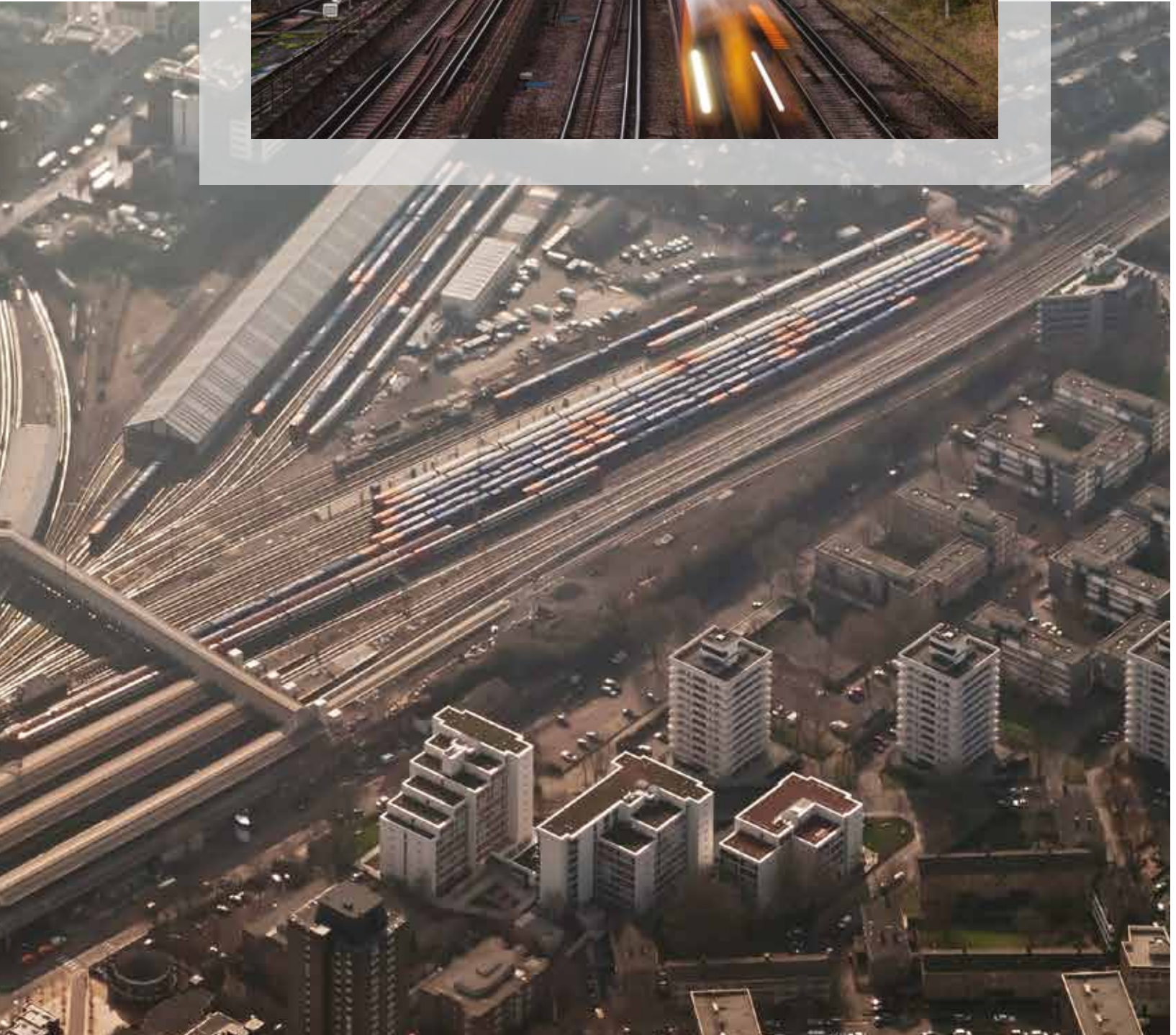
EXCEPTIONAL CONNECTIVITY

Ardmore Place occupies an enviable position for numerous reasons. Not only is the development in a delightful, tree-lined avenue just moments from the town centre by foot, but Wimbledon station also offers an exceptional, direct service to Clapham Junction in just 7 minutes and London Waterloo in 19 minutes.

For those looking to travel further afield, Ardmore Place is just minutes away from the A3, the main arterial road connecting central London to the South Coast and the wider South-East.

For the frequent international traveller, London Heathrow is under 27 miles away and can be reached in roughly half an hour, with London Gatwick reachable in 42 minutes, making Ardmore Place an ideal home location for those involved in aviation.





BY RAIL



PLEASE NOTE: NOT ALL STATIONS SHOWN

AIRPORTS BY CAR



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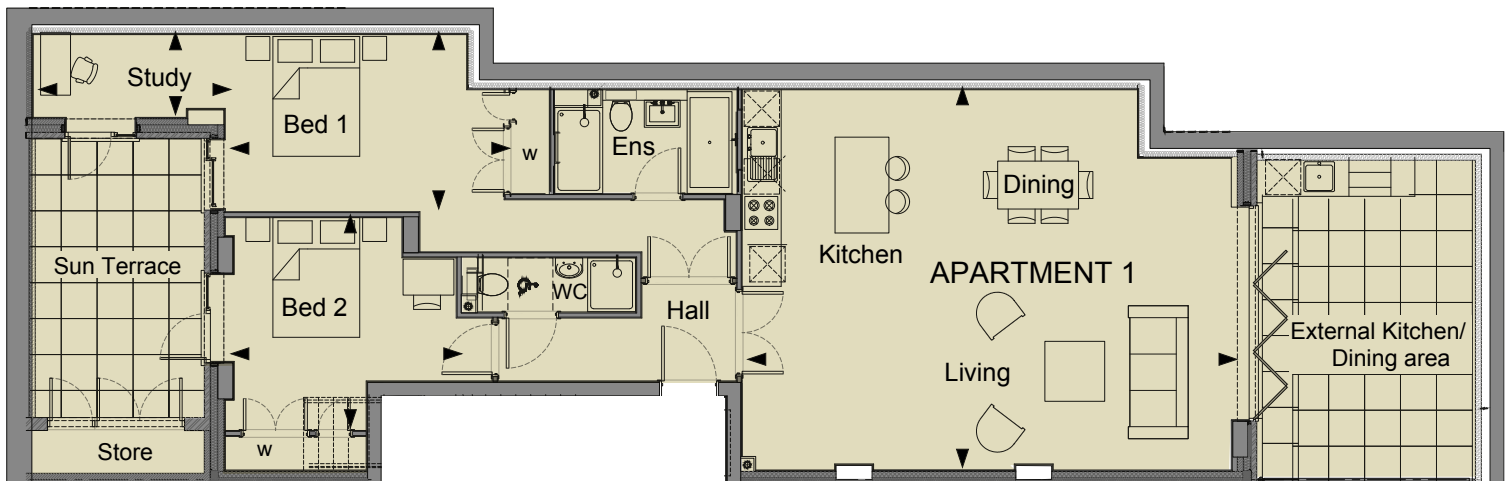


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LOWER GROUND FLOOR

APARTMENT 1

KITCHEN, DINING, LIVING	8168 X 6350	26'10" X 20'10"
BEDROOM 1	4657 X 2956	15'3½" X 9'8 ½"
BEDROOM 1 STUDY	3207 X 1382	10'6½" X 4'6 ½"
BEDROOM 2	3856 X 3552	12'8" X 11'8"

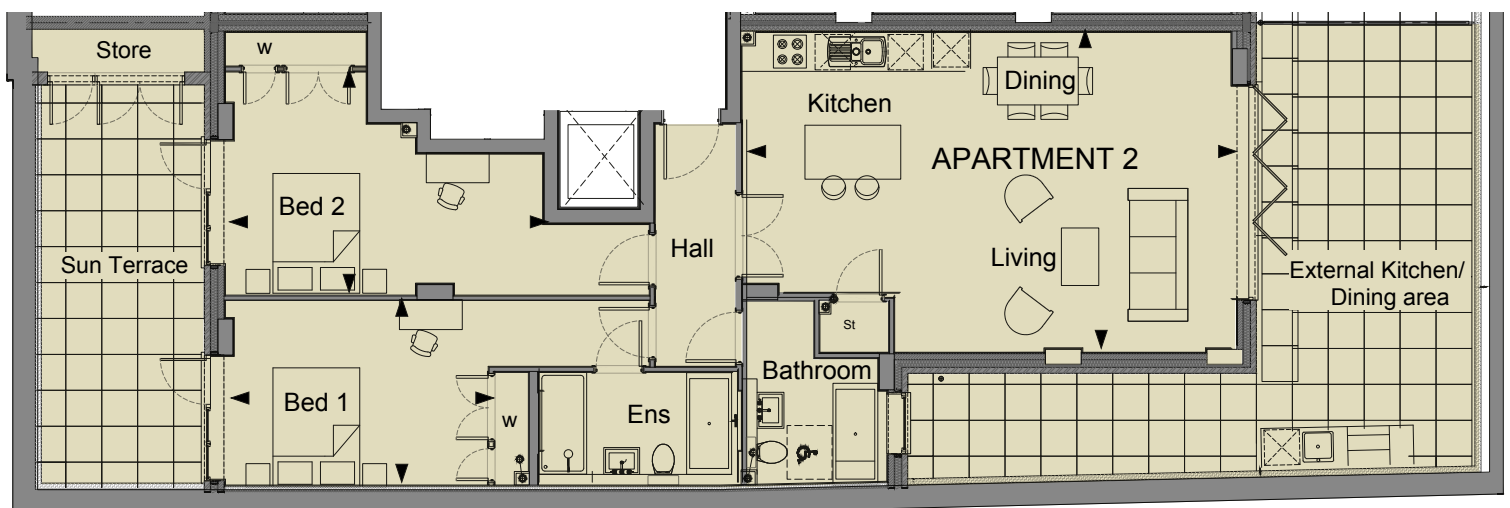




LOWER GROUND FLOOR

APARTMENT 2

KITCHEN, DINING, LIVING	8168 X 5343	26'10" X 17'6 1/2"
BEDROOM 1	4392 X 3072	14'5" X 10'1"
BEDROOM 2	5327 X 3727	17'6" X 12'3"



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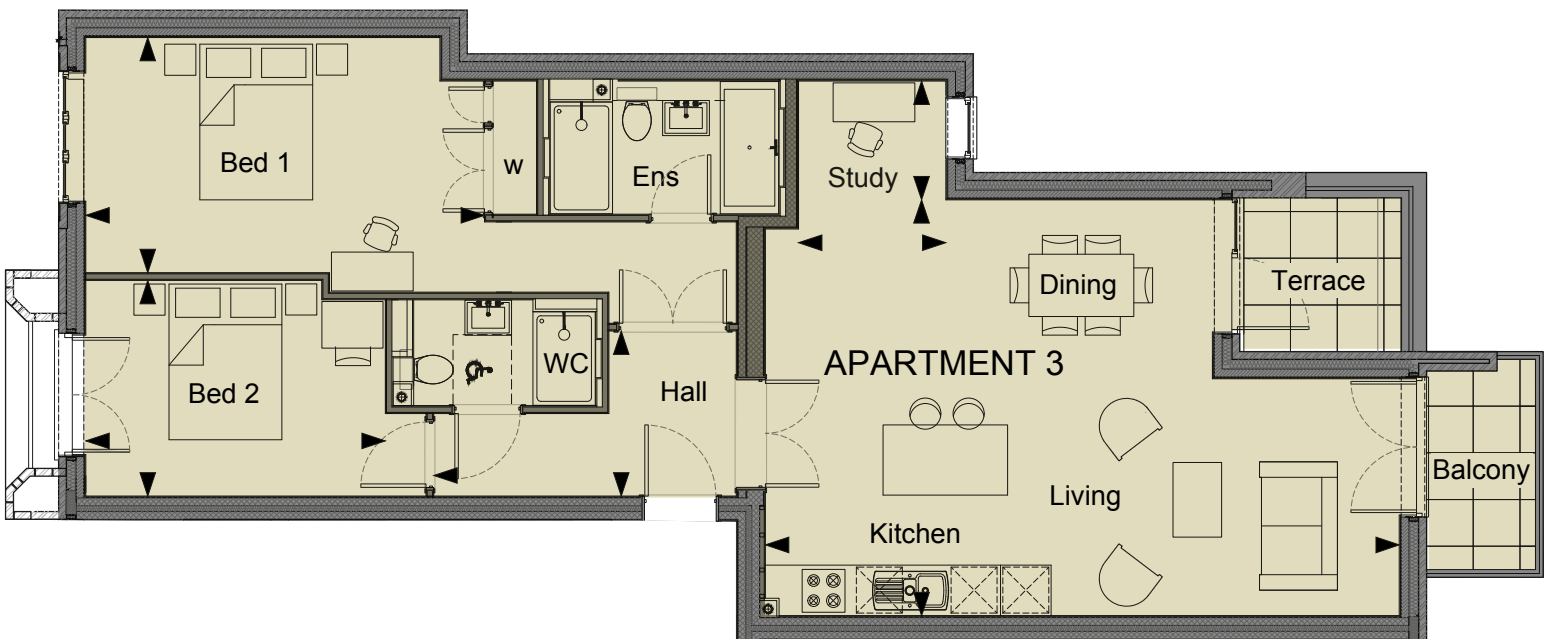


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GROUND FLOOR

APARTMENT 3

KITCHEN, DINING, LIVING	8143 X 5343	26'9" X 17'6 1/2"
STUDY AREA	1893 X 1525	6'2 1/2" X 5'0"
BEDROOM 1	5122 X 3020	16'10" X 9'11"
BEDROOM 2	3849 X 2770	12'7 1/2" X 9'1"

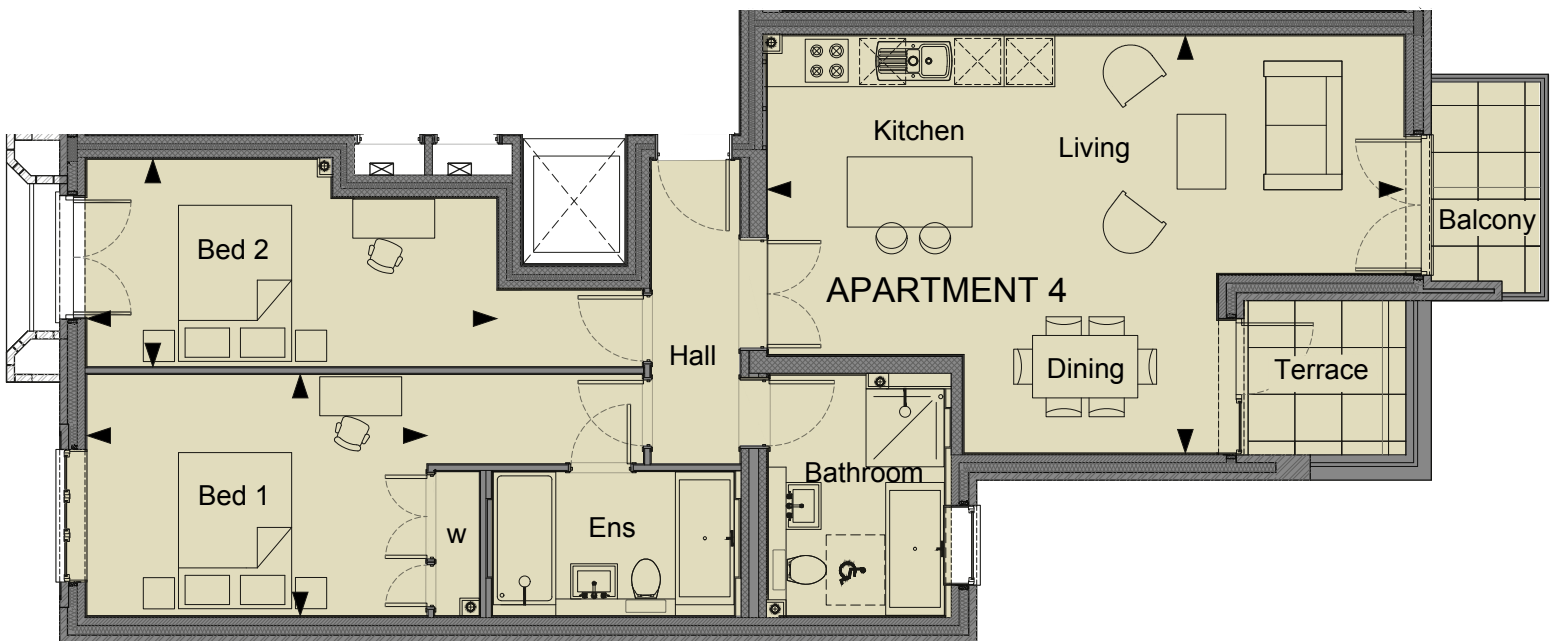




GROUND FLOOR

APARTMENT 4

KITCHEN, DINING, LIVING	8158 X 5343	26'9 1/2" X 17'6 1/2"
BEDROOM 1	4357 X 3090	14'3 1/2" X 10'1 1/2"
BEDROOM 2	5252 X 2655	17'3" X 8'8 1/2"



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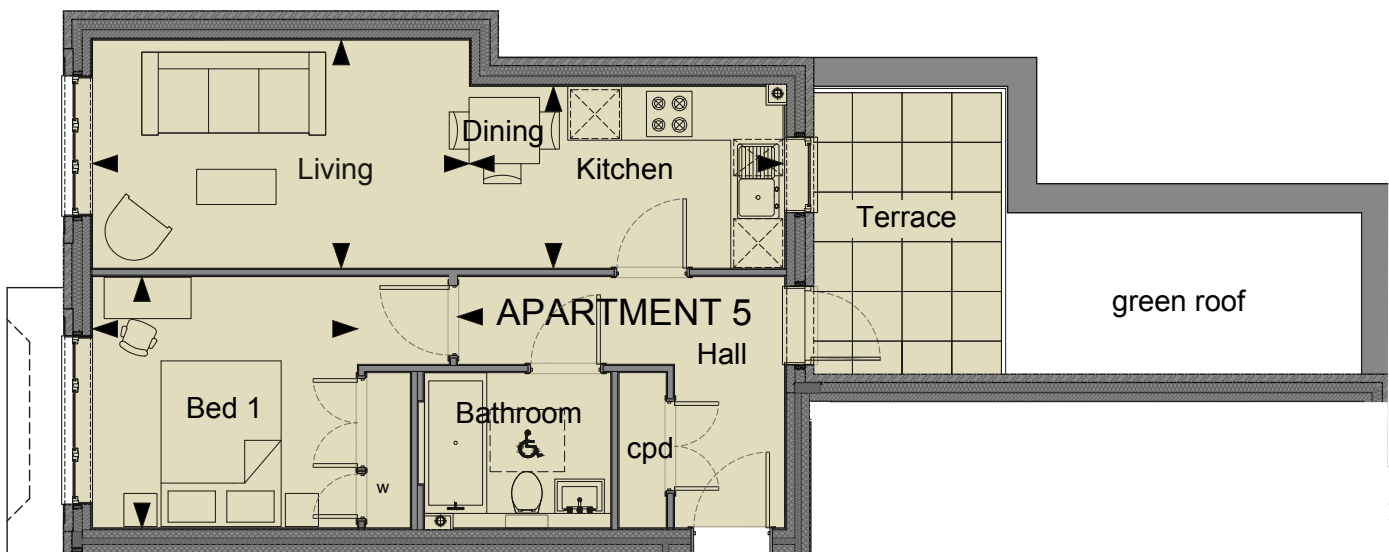


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FIRST FLOOR

APARTMENT 5

LIVING	4550 X 2755	14'11½" X 9'0½"
KITCHEN, DINING	3787 X 2195	12'5" X 7'2½"
BEDROOM	3198 X 3035	10'6" X 9'11½"

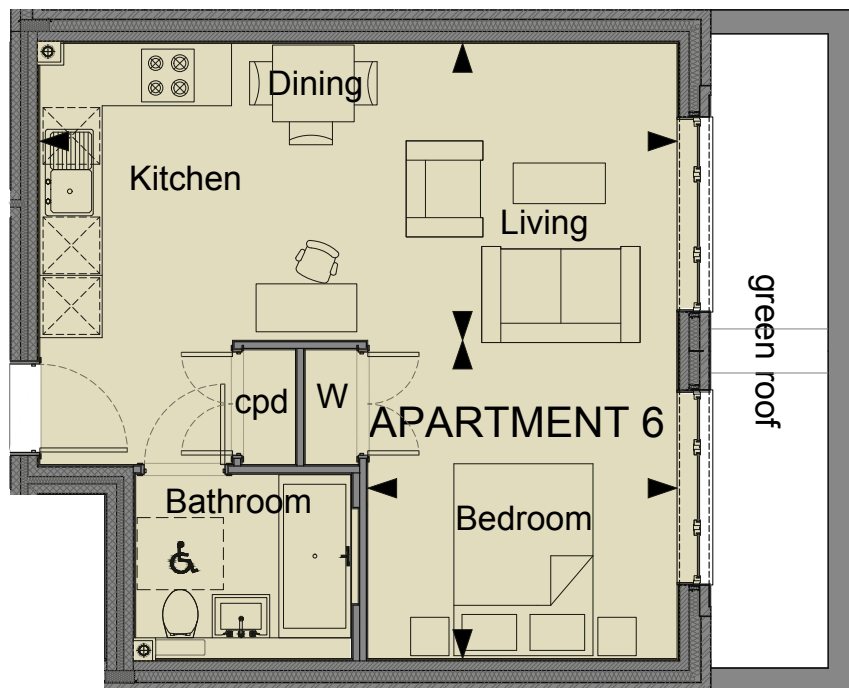
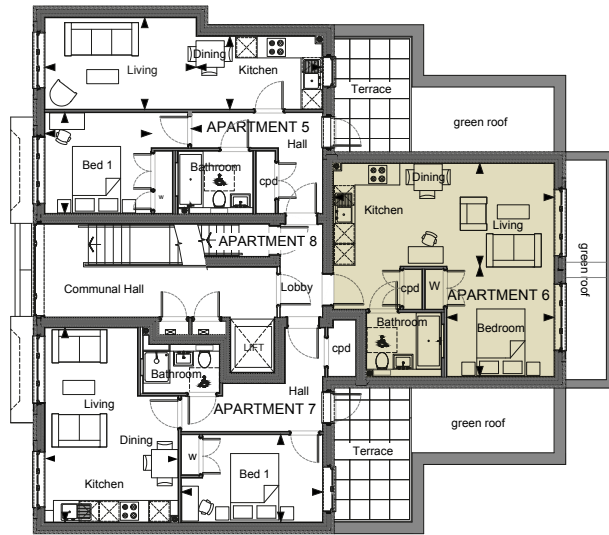




FIRST FLOOR

APARTMENT 6

KITCHEN, DINING, LIVING 6643 X 3093 21'9½" X 10'2"
BEDROOM 3317 X 3223 10'10½" X 10'7"

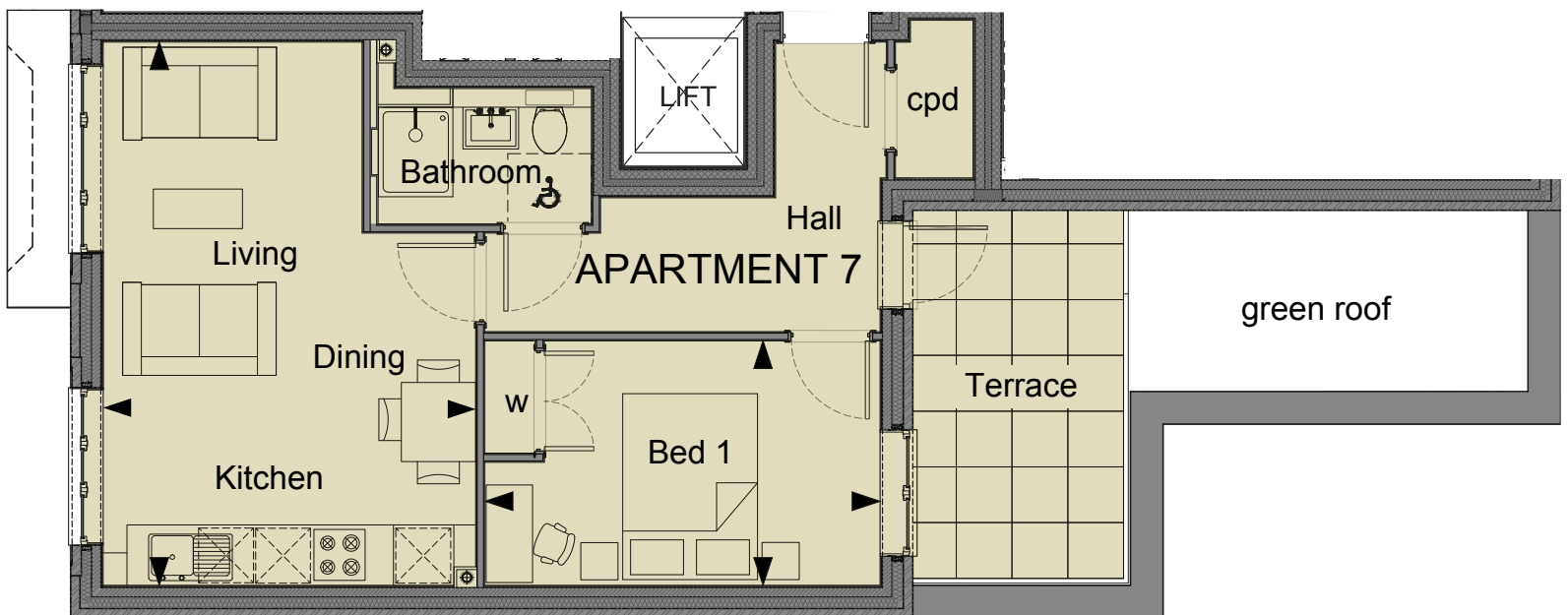




FIRST FLOOR

APARTMENT 7

KITCHEN, DINING, LIVING	5845 X 4006	19'2½" X 13'2"
BEDROOM	4250 X 2630	13'11½" X 8'7½"



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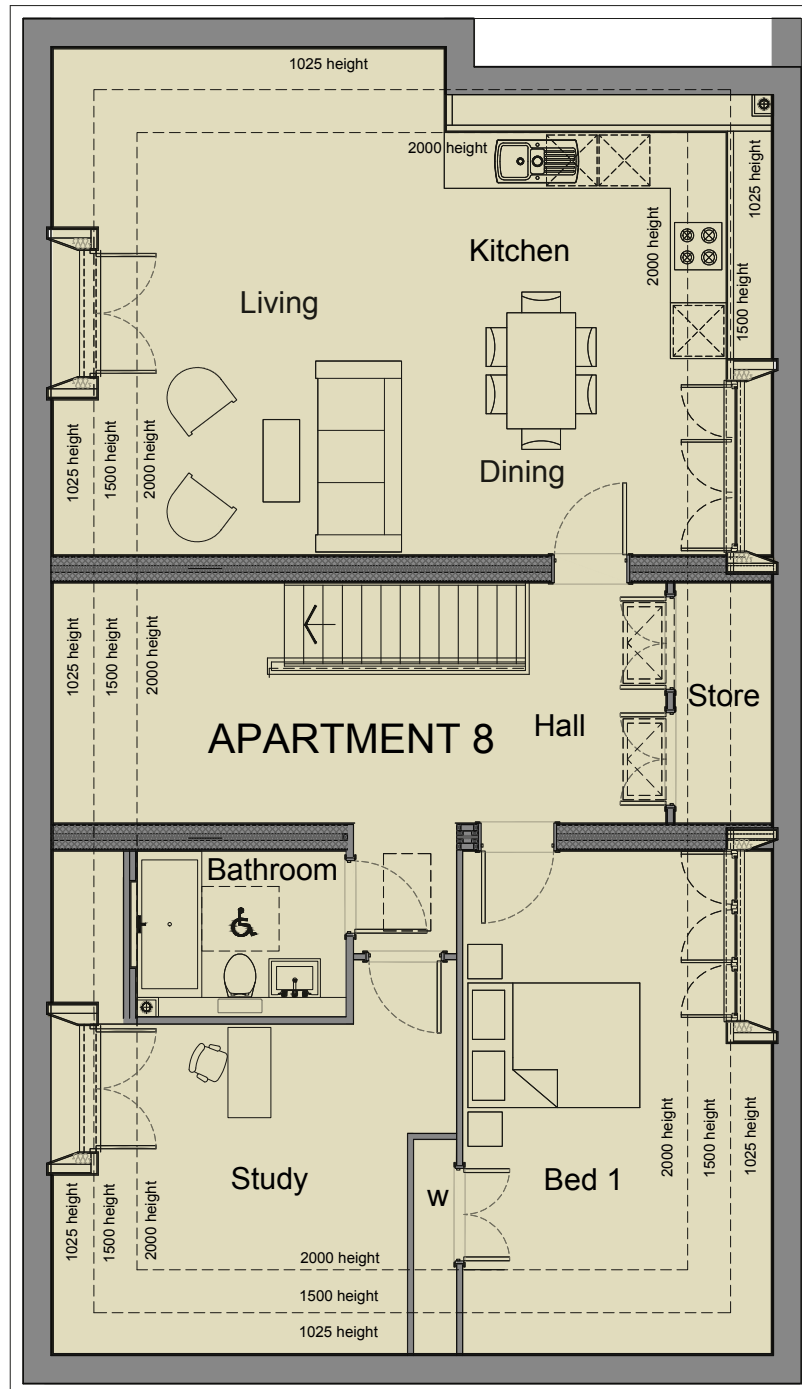
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SECOND FLOOR

APARTMENT 8

KITCHEN, DINING, LIVING	7357 X 5415* 24'2" X 17'9½"*
BEDROOM	5370 X 3103* 17'7½" X 10'2½"*
STUDY	3634 X 3342* 11'11" X 10'11½"*

*TO 1500 HIGH







SITE PLAN

SPECIFICATION

KITCHEN

Exceptional Wooden Heart of Weybridge units (with choice of doors subject to stage of construction)

Quartz worktop and up stands

Siemens integrated oven and microwave

Siemens stainless steel gas hob

Fully integrated dishwasher

Fully integrated fridge freezer

Fully fitted extractor canopy

Fully integrated washing machine/tumble dryer

Chrome mixer tap

Composite Engineered Flooring





BATHROOMS AND EN SUITES

Designer white sanitary ware by Roca
Exceptional chrome fittings from Hansgrohe
Designer floor and wall tiling by Porcelanosa
Contemporary chrome towel radiators
Full height tiling around shower enclosure
Mirror fully fitted
Chrome LED recessed down lighters
Shaver point/toothbrush charger fully fitted
Thermostatically controlled Hansgrohe shower
Glass shower screen

ELECTRICAL, MEDIA AND CONNECTIVITY

TV points to all main rooms
BT points to access position
Pre-wired for wireless security alarm
USB points in kitchen and all bedrooms
Energy saving LED recessed downlights to kitchens and bathrooms
Energy efficient pendants to remaining rooms
Mains smoke alarm with battery backup
colour video entry system

SPECIFICATION

INTERNAL

Radiators to all apartments

Contemporary veneered doors

Chrome door furniture

Gas fired central heating

All walls and ceilings finished smooth: High Quality Dulux White painted walls (choice of colour subject to construction stage).

Painted staircase with hardwood handrail

Composite Engineered flooring to reception rooms

Luxurious carpet to all other rooms, except wet rooms which are tiled





ENVIRONMENTAL FEATURES

Energy efficient boiler
Energy efficient appliances (A rated where possible)
Energy efficient LED light fittings
Photo Voltaic solar panels

EXTERNAL

Landscaped outside areas
Contemporary light fittings to outside
Paving to entrance area

GENERAL

10-year NHBC Guarantee
Traditional brick and block cavity wall construction
A bespoke homeowners manual with full details of the property
Professionally maintained by management company

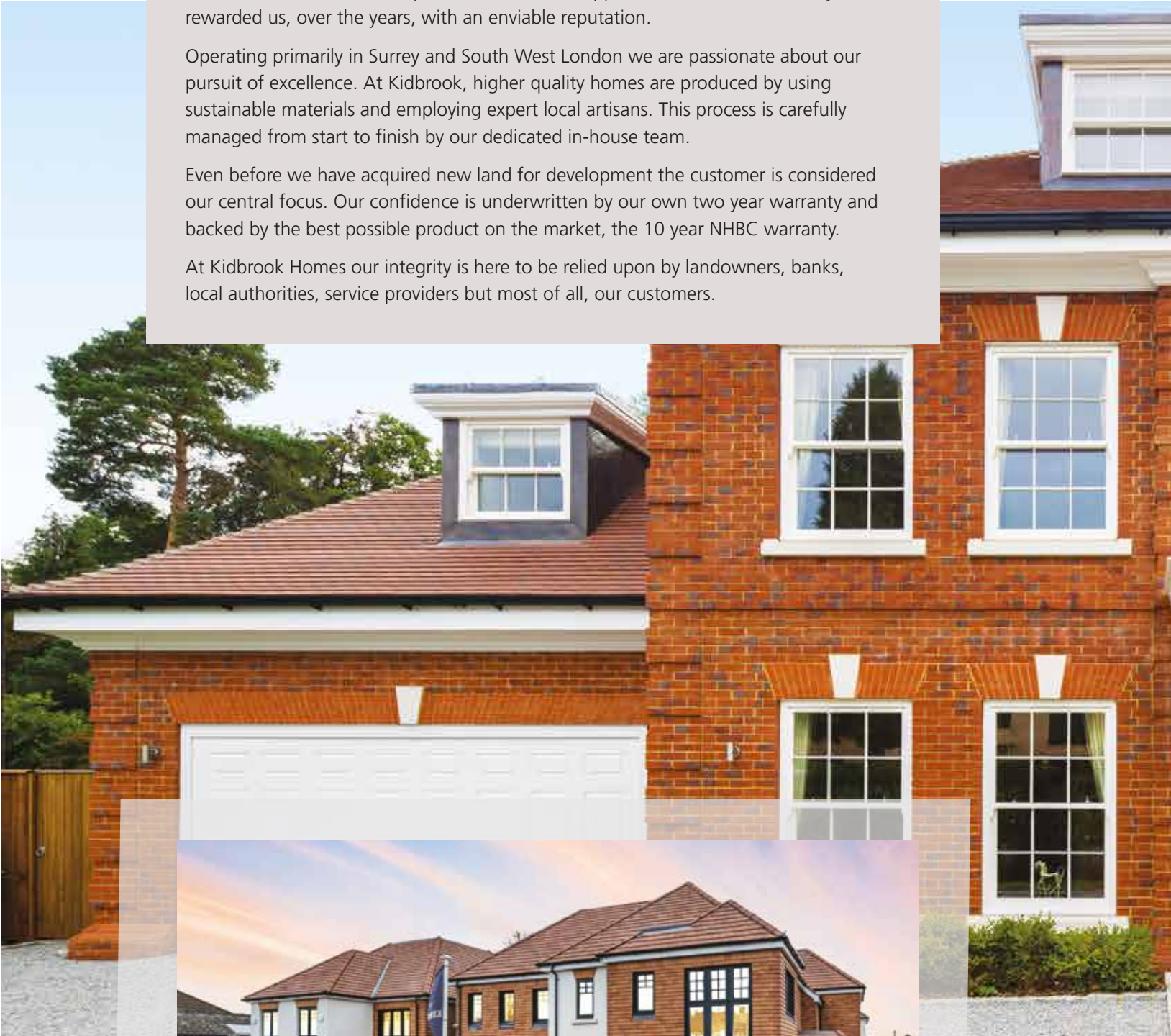
KIDBROOK HOMES

Kidbrook Homes was founded in 2005 by Managing Director William Togher. Since then we have grown organically to become a multi-award winning and highly successful residential developer. Our considered approach, values and reliability has rewarded us, over the years, with an enviable reputation.

Operating primarily in Surrey and South West London we are passionate about our pursuit of excellence. At Kidbrook, higher quality homes are produced by using sustainable materials and employing expert local artisans. This process is carefully managed from start to finish by our dedicated in-house team.

Even before we have acquired new land for development the customer is considered our central focus. Our confidence is underwritten by our own two year warranty and backed by the best possible product on the market, the 10 year NHBC warranty.

At Kidbrook Homes our integrity is here to be relied upon by landowners, banks, local authorities, service providers but most of all, our customers.






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These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Kidbrook Homes Ltd operates a policy of continuous improvement. From time to time, it is necessary for us to make architectural changes. Kitchen, landscaping and bathroom layouts may vary. Plans are not drawn to scale, the descriptions, distances and all other information are correct but subject to adjustment through the build process, their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Because the scheme is in the course of construction, we must reserve the right to alter the specification without notice and substitute materials, equipment or fittings of a similar quality.

Dexters

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