

THORNTON HEIGHTS

WIMBLEDON VILLAGE
SW19

introduction



Situated on Thornton Road in the heart of Wimbledon Village, this exclusive development comprises eight elegant dwellings; five spacious three-bedroom apartments, one two-bedroom apartment, a charming two-bedroom coach house and a five-bedroom townhouse. Each home is thoughtfully designed to offer elegant living space, combining contemporary style with top-tier specifications. Set within a sought-after location, the development promises a refined lifestyle with high-quality finishes and attention to detail throughout.

LONDON'S MOST *desirable village*

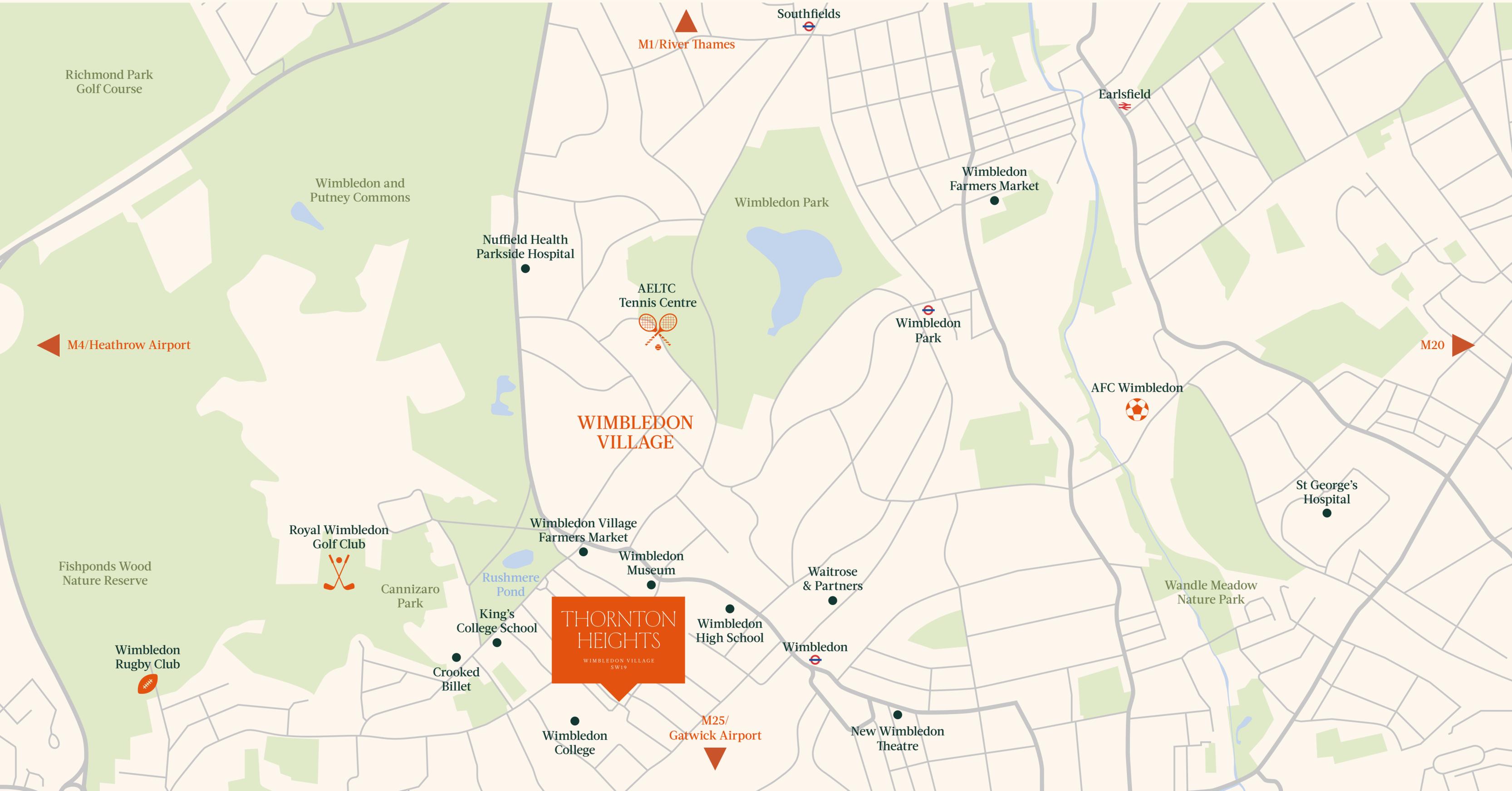
Set atop the gentle rise of Wimbledon Hill, Thornton Road lies at the heart of Wimbledon Village – an address synonymous with elegance, heritage, and a unique village atmosphere. For centuries, this leafy enclave has attracted nobility, artists, and those seeking a peaceful retreat within easy reach of London's vibrant centre. The village's picturesque streets and period architecture are a testament to its enduring appeal, where history and modern living blend seamlessly.

Wimbledon Village's story is intertwined with remarkable figures, none more so than Richard Thornton, the celebrated botanist, physician, and artist. Renowned for his groundbreaking botanical illustrations, particularly the magnificent Temple of Flora, Thornton's passion for the natural world found a fitting home in Wimbledon's verdant surroundings.

Today, Wimbledon is renowned for its famous tennis and vibrant food and drink scene, where local cafés and pubs flourish. The expansive Wimbledon Common, linking to Putney Heath and Richmond Park provides a scenic backdrop for dining and leisure, blending sporting heritage with culinary and natural attractions.



THORNTON HEIGHTS



**THORNTON
HEIGHTS**
WIMBLEDON VILLAGE
SW19

Richmond Park
Golf Course

Wimbledon and
Putney Commons

M4/Heathrow Airport

Fishponds Wood
Nature Reserve

Wimbledon
Rugby Club

Royal Wimbledon
Golf Club

Cannizaro
Park

Crooked
Billet

King's
College School

Wimbledon
College

Nuffield Health
Parkside Hospital

AELTC
Tennis Centre

**WIMBLEDON
VILLAGE**

Wimbledon Village
Farmers Market

Wimbledon
Museum

Wimbledon
High School

M25/
Gatwick Airport

Southfields

M1/River Thames

Wimbledon Park

Wimbledon
Park

Wimbledon
Farmers Market

Earlsfield

AFC Wimbledon

St George's
Hospital

Wandle Meadow
Nature Park

New Wimbledon
Theatre

M20

GREAT *connections*

Ideally positioned in the heart of Wimbledon Village, Thornton Heights offers unbeatable connectivity just moments from Wimbledon station, providing quick access to central London and beyond. Residents can enjoy the vibrant local scene, with shops, cafés, green spaces, and renowned leisure destinations all within easy reach. Everything you need is right on your doorstep, making this a truly convenient and desirable place to call home.

7

minutes



Cycle to Wimbledon Common

13

minutes



Walk to Wimbledon Village

17

minutes



To central London via rail

19

minutes



Walk to Wimbledon Quarter Shopping Centre



THE GREAT *outdoors*

Life in Wimbledon Village is defined by its extraordinary access to green spaces and outdoor pursuits. Step outside your door and discover the sweeping expanses of Wimbledon Common – over 1,140 acres of ancient woodland and open grassland, linking to Putney Heath and Richmond Park, perfect for walking, cycling, or simply unwinding amidst nature’s beauty.

Just moments away, Cannizaro Park offers 35 acres of Grade II listed gardens, renowned for their rare plants, tranquil woodlands, and formal Italian gardens. Once the private estate of the Duke of Cannizaro, this cherished park is now a sanctuary for residents and visitors alike, offering peaceful walks, vibrant floral displays, and secluded corners for quiet reflection.

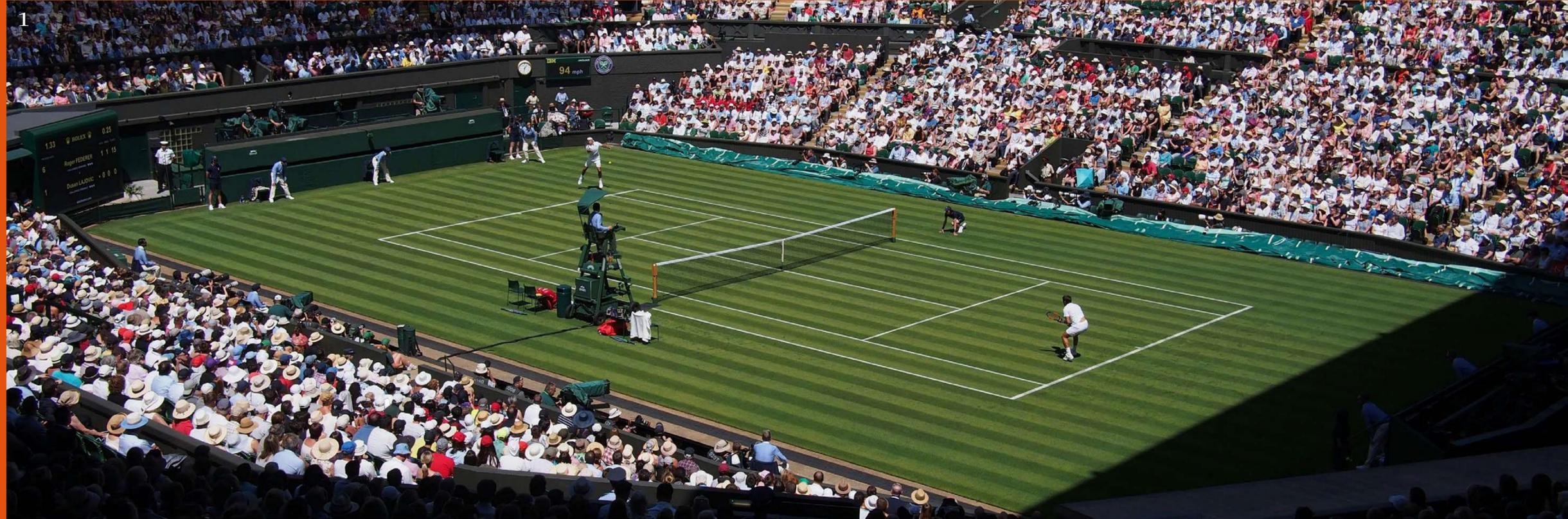
Whether you’re picnicking by the pond, exploring hidden woodland trails, or enjoying the changing seasons in the sunken gardens, Wimbledon’s outdoor spaces invite you to embrace a lifestyle where nature is always close at hand.



Cannizaro Park, Wimbledon Village

LOCAL *attractions*

Residing in a location as desirable as Wimbledon Village means easy access to some of the area's best attractions. The All England Tennis Club is world-renowned, attracting tennis fans from across the globe. The Farmers' Market is a weekend highlight, offering fresh, seasonal produce and handmade goods in a friendly setting. The New Wimbledon Theatre provides a rich cultural experience with its diverse range of performances. Meanwhile, the Village itself is full of character, with boutique shops, cosy cafés, and welcoming pubs that create a true sense of community.



1. Centre Court at The All England Lawn Tennis Club
2. Wimbledon Village Farmers' Market
3. Wimbledon Park
4. Crooked Billet

THORNTON HEIGHTS *apartments*

A collection of five three-bedroom apartments and one two-bedroom apartment blending traditional elegance with contemporary comfort, thoughtfully designed for modern living.

- Bespoke English kitchens from Callertons of Northumberland
- Vehicular secured access into an impressive landscaped garden area
- All apartments benefit from a share of freehold
- A 999 year lease in place for all apartment owners
- Owners have the benefit of no ground rents
- Small pets allowed
- Visitor parking available
- 10-year new build warranty from ICW
- Lift access



Interior photography indicative only.

THORNTON HEIGHTS *apartments*

- All apartment ceiling heights above 2.5m creating a real sense of space and opulence
- A thoughtfully designed large lift will be available for convenience and movement of large goods items
- Each apartment will have its own private and secure parking space with its own electric charging point
- Upper floor apartments all benefit from exceptional views across London or the Surrey Hills
- Underfloor heating in all bathrooms
- All apartments will benefit from a utility space for washing machine, dryer and other storage



Interior photography indicative only.



THORNTON HEIGHTS *Thornton Lodge*

A unique two-bedroom coach house inspired by quintessentially English design with a contemporary slant, offering a stylish and inviting retreat.

- Two-bedroom coach house style dwelling
- Own private garden amenity
- Freehold
- Parking with direct access from private garden
- Underfloor heating

THORNTON HEIGHTS *Faraday House*

A stunning five-bedroom modern townhouse with extensive private garden, inspired by the surrounding historic Georgian architecture.

- Spacious five-bedroom family home
- Open plan kitchen-living area
- Freehold
- Finished to impeccable standards using English craftsmanship
- Existing building providing over 2,600 sq ft of living accommodation to be refurbished
- Includes 80ft south-west facing garden and two designated private car parking spaces



THE *specification*

Discover contemporary living at its finest in these beautifully designed modern homes. Featuring spacious open-plan interiors, high-quality finishes, and energy-efficient features throughout, this property offers comfort, style, and convenience.

- Living areas painted in Farrow & Ball Skimming Stone
- Bedrooms in white
- Wimbledon Green and Natural Oak colours used across bespoke Callerton Kitchens
- Roca materials in bathrooms with black sanitary ware
- Steel black door and window furniture creating the modern slant on the historical building
- Lightly coloured reclaimed wooden flooring by The Natural Wood Flooring Company throughout living areas
- Furniture from BoxNine 7 available by separate negotiation



THE
floor plans

THORNTON HEIGHTS *Apartment 1*

| | | |
|----------------------------|------------------|--------------------|
| Kitchen/Living | 34.0 sq m | 365 sq ft |
| Principal suite | 21.2 sq m | 228 sq ft |
| Bedroom 2 | 14.0 sq m | 150 sq ft |
| Study | 11.0 sq m | 118 sq ft |
| Total apartment GIA | 95.0 sq m | 1,022 sq ft |



The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only and may vary slightly. Plans are not scaled and points indicated are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICs property measurement (1st edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies and Terraces may vary in size. Window arrangements may vary from floor to floor. All ceiling heights may vary due to the conversion of a period property. Furniture and electrical layouts are indicative only and do not necessarily reflect the actual layouts. Please speak to your sales executive for details.



THORNTON HEIGHTS *Apartment 2*

| | | |
|----------------------------|-------------------|--------------------|
| Kitchen/Living | 50.0 sq m | 538 sq ft |
| Principal suite | 21.2 sq m | 228 sq ft |
| Bedroom 2 | 17.4 sq m | 187 sq ft |
| Bedroom 3 | 16.4 sq m | 177 sq ft |
| Total apartment GIA | 112.0 sq m | 1,206 sq ft |
| Private terrace | 70.0 sq m | 753 sq ft |

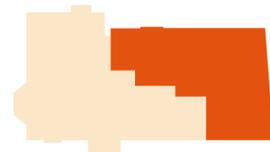


The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only and may vary slightly. Plans are not scaled and points indicated are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICs property measurement (1st edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies and Terraces may vary in size. Window arrangements may vary from floor to floor. All ceiling heights may vary due to the conversion of a period property. Furniture and electrical layouts are indicative only and do not necessarily reflect the actual layouts. Please speak to your sales executive for details.

THORNTON HEIGHTS

Apartment 3

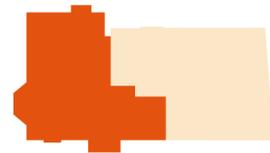
| | | |
|----------------------------|-------------------|--------------------|
| Kitchen/Living | 40.5 sq m | 435 sq ft |
| Principal suite | 20.6 sq m | 222 sq ft |
| Bedroom 2 | 14.0 sq m | 151 sq ft |
| Bedroom 3 | 12.0 sq m | 129 sq ft |
| Total apartment GIA | 108.0 sq m | 1,162 sq ft |



The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only and may vary slightly. Plans are not scaled and points indicated are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICs property measurement (1st edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies and Terraces may vary in size. Window arrangements may vary from floor to floor. All ceiling heights may vary due to the conversion of a period property. Furniture and electrical layouts are indicative only and do not necessarily reflect the actual layouts. Please speak to your sales executive for details.

THORNTON HEIGHTS *Apartment 4*

| | | |
|----------------------------|-------------------|--------------------|
| Kitchen/Living | 46.0 sq m | 495 sq ft |
| Principal suite | 22.5 sq m | 242 sq ft |
| Bedroom 2 | 16.3 sq m | 176 sq ft |
| Bedroom 3 | 13.5 sq m | 145 sq ft |
| Total apartment GIA | 123.0 sq m | 1,324 sq ft |

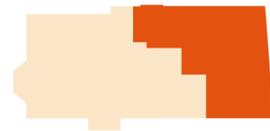


The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only and may vary slightly. Plans are not scaled and points indicated are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICs property measurement (1st edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies and Terraces may vary in size. Window arrangements may vary from floor to floor. All ceiling heights may vary due to the conversion of a period property. Furniture and electrical layouts are indicative only and do not necessarily reflect the actual layouts. Please speak to your sales executive for details.

THORNTON HEIGHTS

Apartment 5

| | | |
|----------------------------|-------------------|--------------------|
| Kitchen/Living | 38.0 sq m | 409 sq ft |
| Principal suite | 21.3 sq m | 229 sq ft |
| Bedroom 2 | 13.5 sq m | 145 sq ft |
| Bedroom 3 | 12.6 sq m | 136 sq ft |
| Total apartment GIA | 102.0 sq m | 1,098 sq ft |



The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only and may vary slightly. Plans are not scaled and points indicated are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICs property measurement (1st edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies and Terraces may vary in size. Window arrangements may vary from floor to floor. All ceiling heights may vary due to the conversion of a period property. Furniture and electrical layouts are indicative only and do not necessarily reflect the actual layouts. Please speak to your sales executive for details.

THORNTON HEIGHTS

Apartment 6

| | | |
|----------------------------|-------------------|--------------------|
| Kitchen/Living | 41.0 sq m | 441 sq ft |
| Principal suite | 18.0 sq m | 194 sq ft |
| Bedroom 2 | 14.2 sq m | 153 sq ft |
| Bedroom 3 | 12.8 sq m | 138 sq ft |
| Total apartment GIA | 111.0 sq m | 1,195 sq ft |

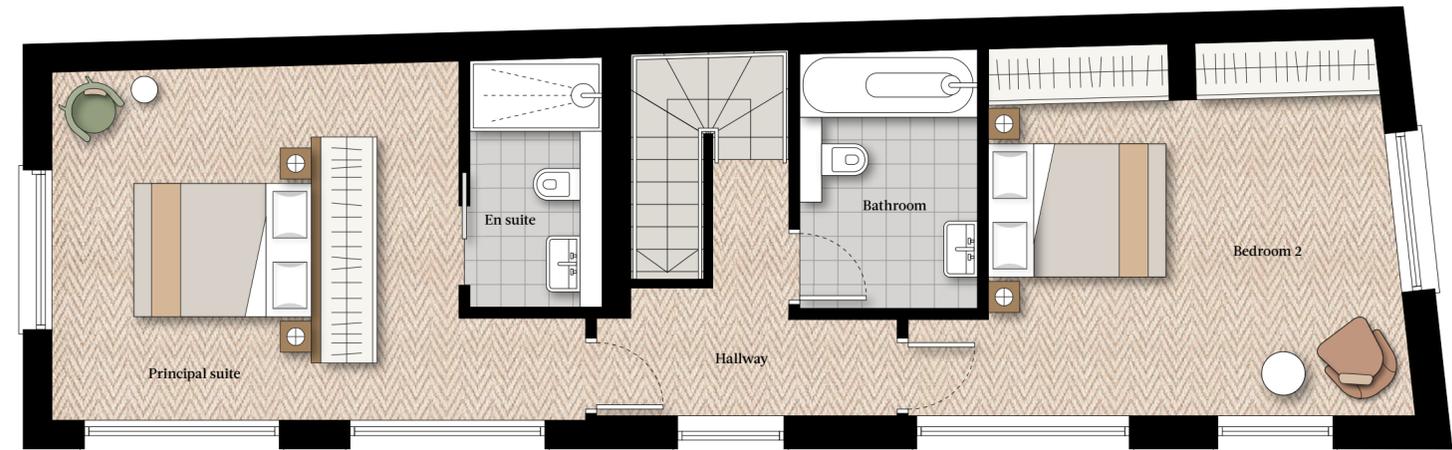


The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only and may vary slightly. Plans are not scaled and points indicated are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICs property measurement (1st edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies and Terraces may vary in size. Window arrangements may vary from floor to floor. All ceiling heights may vary due to the conversion of a period property. Furniture and electrical layouts are indicative only and do not necessarily reflect the actual layouts. Please speak to your sales executive for details.



THORNTON HEIGHTS *Thornton Lodge*

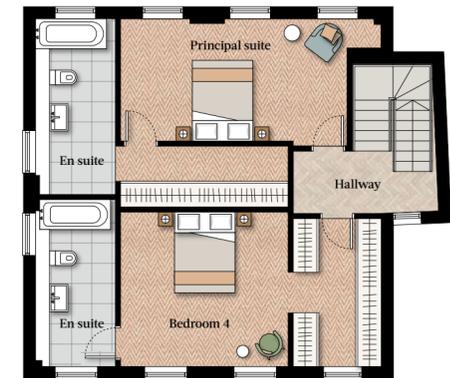
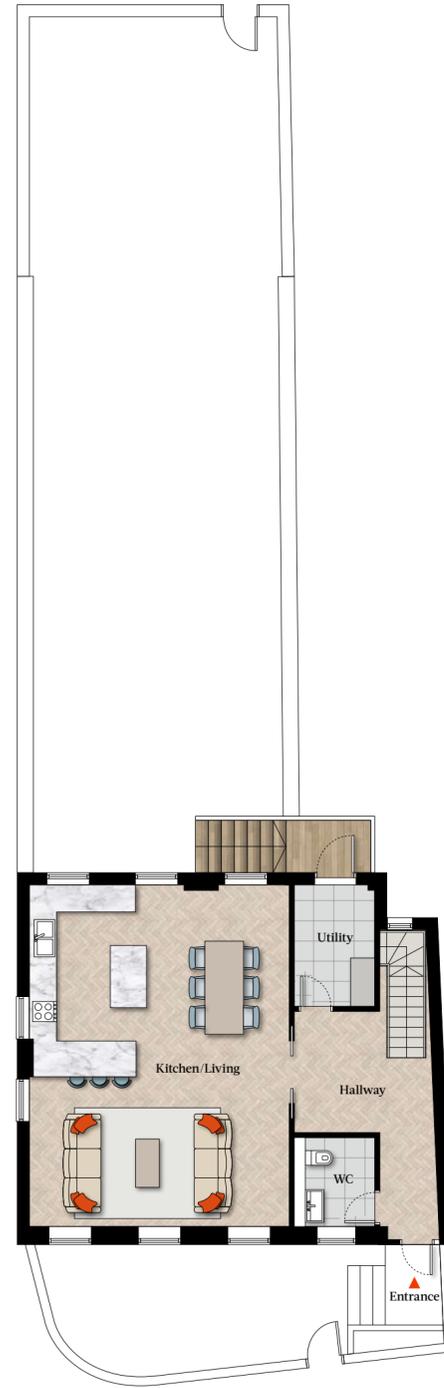
| | | |
|------------------|-------------------|--------------------|
| Kitchen | 25.6 sq m | 276 sq ft |
| Living room | 26.3 sq m | 283 sq ft |
| Principal suite | 24.2 sq m | 260 sq ft |
| Bedroom 2 | 20.6 sq m | 222 sq ft |
| Total GIA | 119.0 sq m | 1,280 sq ft |
| Private garden | 18.0 sq m | 194 sq ft |



The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only and may vary slightly. Plans are not scaled and points indicated are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICs property measurement (1st edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies and Terraces may vary in size. Window arrangements may vary from floor to floor. All ceiling heights may vary due to the conversion of a period property. Furniture and electrical layouts are indicative only and do not necessarily reflect the actual layouts. Please speak to your sales executive for details.

THORNTON HEIGHTS *Faraday House*

| | | |
|------------------|-------------------|--------------------|
| Kitchen/Living | 57.2 sq m | 616 sq ft |
| Principal suite | 33.5 sq m | 360 sq ft |
| Bedroom 1 | 31.6 sq m | 340 sq ft |
| Bedroom 2 | 25.0 sq m | 269 sq ft |
| Bedroom 3 | 12.7 sq m | 137 sq ft |
| Bedroom 4 | 15.0 sq m | 161 sq ft |
| Total GIA | 242.0 sq m | 2,604 sq ft |
| Garden length | 25 sq m | 80 sq ft |



The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only and may vary slightly. Plans are not scaled and points indicated are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICs property measurement (1st edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies and Terraces may vary in size. Window arrangements may vary from floor to floor. All ceiling heights may vary due to the conversion of a period property. Furniture and electrical layouts are indicative only and do not necessarily reflect the actual layouts. Please speak to your sales executive for details.

contact

DEVELOPER



circafortyfive.com

ARCHITECT

D O O D L E

ARCHITECTURE AND DESIGN

doodlearchitecture.com

AGENTS



Tim Skeffington
Savills Wimbledon Village
1 High Street, London SW19 5DX
tim.skeffington@savills.com
+44 (0)20 8971 8117

Dexters

Gabriel Cunningham
Dexters Wimbledon
12 The Broadway, London SW19 1RF
gabrielcunningham@dexters.co.uk
+44 (0)20 8674 4555