



WIMBLEDON
HILL PARK

LONDON

Berkeley
Designed for life



WIMBLEDON HILL PARK

LONDON

SET IN ONE OF SOUTH WEST LONDON'S MOST AFFLUENT
AND DESIRABLE LOCATIONS, WIMBLEDON HILL PARK IS
AN EXQUISITELY CRAFTED DEVELOPMENT RICH IN HERITAGE.

LUXURIOUS AND STYLISH PROPERTIES DESIGNED AND BUILT
TO IMPECCABLE STANDARDS, THESE EXCLUSIVE HOMES
OFFER ELEGANT LIVING WITHIN A SUPERIOR SETTING.



WEMBLEY STADIUM

RICHMOND PARK

LONDON SCOTTISH GOLF CLUB

WIMBLEDON PARK

THE SHARD

WIMBLEDON CENTRE COURT

WIMBLEDON VILLAGE

CANNIZARO PARK

WIMBLEDON COMMON

KING'S COLLEGE SCHOOL

ROYAL WIMBLEDON
GOLF CLUB

CEDAR PLACE

WELLINGTON ROW

FUTURE
DEVELOPMENT
PHASE

THE FIRS

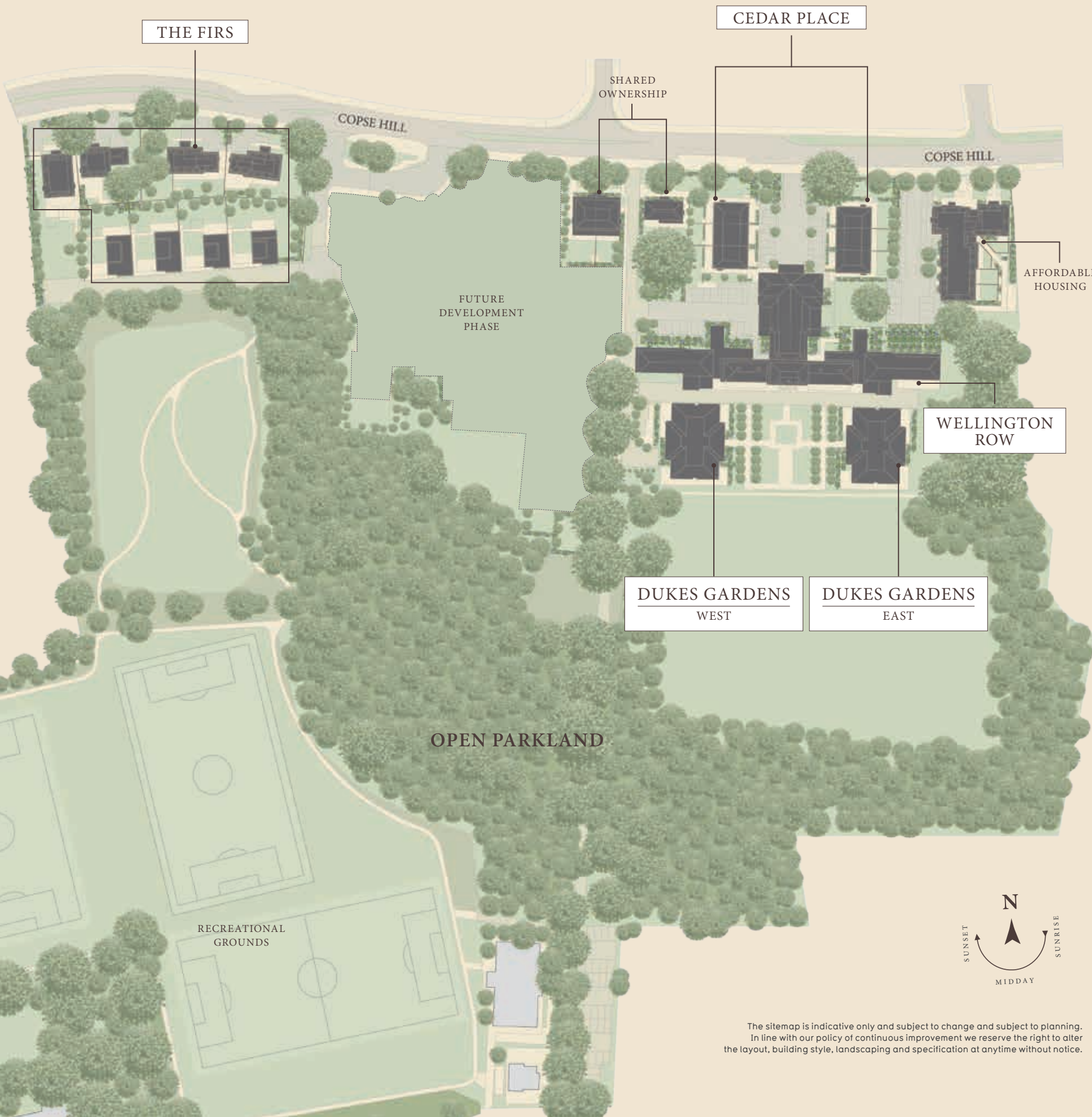
DUKES GARDENS



WIMBLEDON HILL PARK

LONDON

The centrepiece of this grand development is Wellington Row, once the ancestral home of the 2nd Duke of Wellington. It is clear to see that every care has been taken in the imposing building's detailing and in the craftsmanship of restoration work. These exquisitely restored apartments are complemented by the modern Dukes Gardens buildings and the period style townhouses of Cedar Place.



AN INSPIRED NEW DEVELOPMENT OF EXCLUSIVE APARTMENTS
OVERLOOKING MATURE, GREEN PARKLAND.



ELEGANT AND LUXURIOUS APARTMENTS UNIQUELY SET
IN THE REFURBISHED CENTREPIECE OF THIS DEVELOPMENT.



A COLLECTION OF SIX SPACIOUS AND SYMPATHETICALLY DESIGNED TOWNHOUSES
SET AT THE FOREFRONT OF THE GRAND WIMBLEDON HILL PARK DEVELOPMENT.

WIMBLEDON HILL PARK

DUKES GARDENS

The homes at Dukes Gardens are a collection of limited edition contemporary apartments, sympathetically designed as a modern addition to this exclusive residential neighbourhood. These luxury apartments with landscaped formal gardens are set alongside vast parkland and provide a rare opportunity to own a quintessentially English style property in a desirable location.

WIMBLEDON HILL PARK

WELLINGTON ROW

Wellington Row is the prestigious centrepiece and inspiration for Wimbledon Hill Park. Tastefully restored as bespoke luxury apartments they also benefit from the outlook of the landscaped gardens and adjoining parkland.

Carefully crafted details complement the eclectic elements of the original façade. The tall sash windows allow glimpses of the luxurious finish and generous ceiling heights within; while the brickwork's soft hues give the exterior an attractive glow.



WIMBLEDON HILL PARK

CEDAR PLACE

Cedar Place forms a private enclave of just six 4 bedroom townhouses, built in a complementary modern style and set at the front of this prestigious development. Well planned interiors and a superb specification make these properties ideal for family life.



TRANQUIL

A secluded, natural environment awaits you. Situated alongside 19 acres of leafy parkland, Wimbledon Hill Park offers a retreat from the hustle and bustle of city life.

EXCLUSIVE

In delightful contrast, vibrant Wimbledon Village is the perfect social and shopping haven with Central London still conveniently accessible.

DESIRABLE

This is an opulent development finished to Berkeley Homes' premium specifications and hosting an array of luxurious residents' facilities.

WIMBLEDON HILL PARK

TRANQUIL

Beyond the gated courtyard is an enviable 19 acres of established woodland and fields, giving residents an extended environment to discover and enjoy. A perfectly placed South West facing development offering outstanding views from private balconies creating the perfect ambience for a relaxing evening.



Photograph taken at Wimbledon Hill Park



Wimbledon Village



Cannizaro House



Wimbledon Village Annual Summer Fair

DISCOVER VILLAGE LIFE

Wimbledon life is diverse with plenty on offer in the area. An alluring high street, a wealth of sporting activities and plethora of local events to take part in, there is something for everyone in Wimbledon Village.

Visit the Village Summer Fair or The Stables Charity Ball at Cannizaro House and get a sense of the community found in this desirable area. You will also find a wide variety of arts and performance events, staged at the 17th Century hidden gem, Southside House, or on Wimbledon Common.



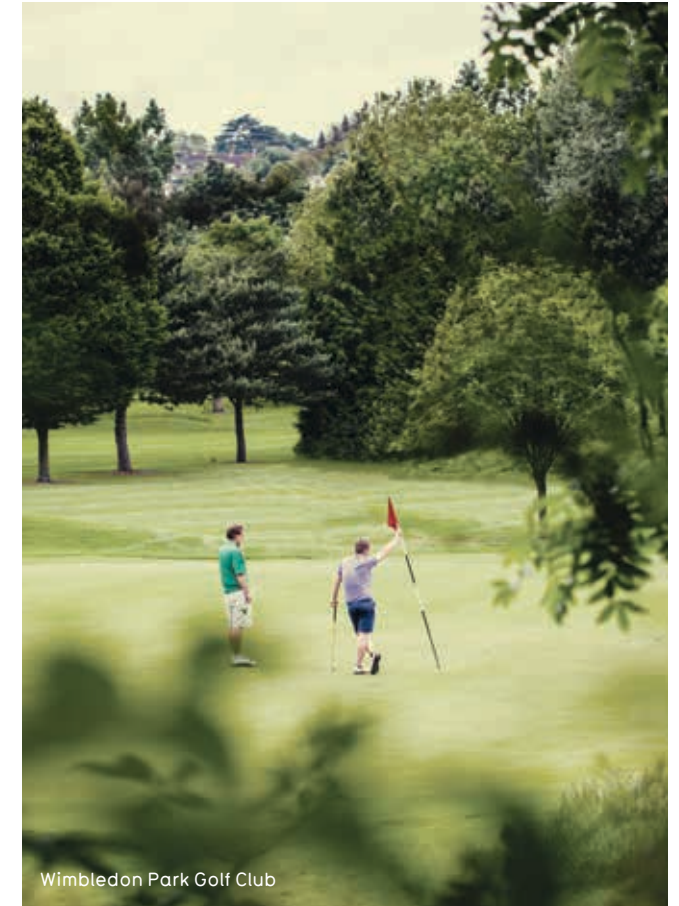
Riding through Wimbledon Village



Cycling on Wimbledon Common



Wimbledon Park sailing lake



Wimbledon Park Golf Club

DISCOVER WIMBLEDON OUTDOORS

Wimbledon is world famous for tennis, but it also offers a multitude of other ways in which to enjoy sport and fitness. Some long established clubs are nestled in the heart of the treasured Wimbledon Common, the Royal Wimbledon Golf Club was established in 1865 whilst Wimbledon RFC is home to one of the country's oldest rugby clubs.

The Common offers many accessible stables for those interested in horse riding as well as opportunities for cycling, cricket, walking and running. With Wimbledon Park Watersports Centre on the doorstep you will find an array of boats, a sailing club and a further choice of activities to try.

WIMBLEDON HILL PARK

EXCLUSIVE

Strolling and browsing through Wimbledon Village is a pleasure with its extensive range of independent boutiques, high fashion stores and bistros.

Wimbledon is also the home of South West London's premier entertainment venue, the New Wimbledon Theatre, a Grade II listed building consisting of a beautiful Edwardian auditorium hosting touring operas, musicals, ballets and live entertainment to satisfy your cultural needs.

DINING AND UNWINDING

On a sunny morning, vibrant Wimbledon Village is perfect for people-watching. While seated at a pavement-side table in one of its many caf  s or pubs you'll always find just the right spot to watch the world go by. With a wide range of bistros from the relaxed Fire Stables for a drink or casual lunch, to The Lawn Bistro's fine dining, there is something for all palates. If the mood takes you, enjoy a picnic on the Common or at Cannizaro Park. You can easily pick up all you need at one of the village delicatessens; Bayley & Sage is full of wonderful delicacies.



The Lawn Bistro, Wimbledon Village



The Dog & Fox, Wimbledon Village



The Lawn Bakery, Wimbledon Village



St Paul's Cathedral



Harrods



Gaucho Restaurant, Tower Bridge



The Houses of Parliament and Big Ben

DAYS OUT IN THE CITY

Wimbledon has excellent connections for reaching Central London and enjoying all that this dynamic global city has to offer: world-class theatre and music, famous department stores, couture boutiques, Michelin-starred restaurants, and blockbuster exhibitions at galleries that the whole world flocks to visit.

TO THE CAPITAL, COUNTRY AND THE CONTINENT

The development is conveniently located for travel into Central London by car or public transport, with tube and overground stations within 1.3 miles of Wimbledon Hill Park.

You can be shopping in Knightsbridge, dining in Mayfair or watching a show in the West End within an hour of leaving your home.

Wimbledon station is served by both over and underground lines and offers good access to Central London and the South West. Wimbledon Hill Park has close proximity to the A3 offering residents access to London Heathrow and Gatwick airports as well as other nearby destinations.

Travelling to airports by car from Wimbledon Hill Park



Heathrow Airport, Terminal 5 – 11.5 miles

32 mins

Gatwick Airport – 29.1 miles (via M25)

37 mins

Travelling to popular Central London venues by car from Wimbledon Hill Park



Wimbledon Theatre – 1.9 miles

7 mins

Victoria and Albert Museum – 7.2 miles

22 mins

The Shard – 10.4 miles

31 mins

Royal Albert Hall – 7.3 miles

22 mins

Covent Garden – 9.4 miles

31 mins

The O₂ Greenwich – 15.6 miles

47 mins

Transport around London from Wimbledon station



South Kensington

23 mins

Sloane Square

26 mins

Paddington

28 mins

Waterloo

17 mins

Oxford Circus

30 mins

Bank

30 mins

Canary Wharf

34 mins

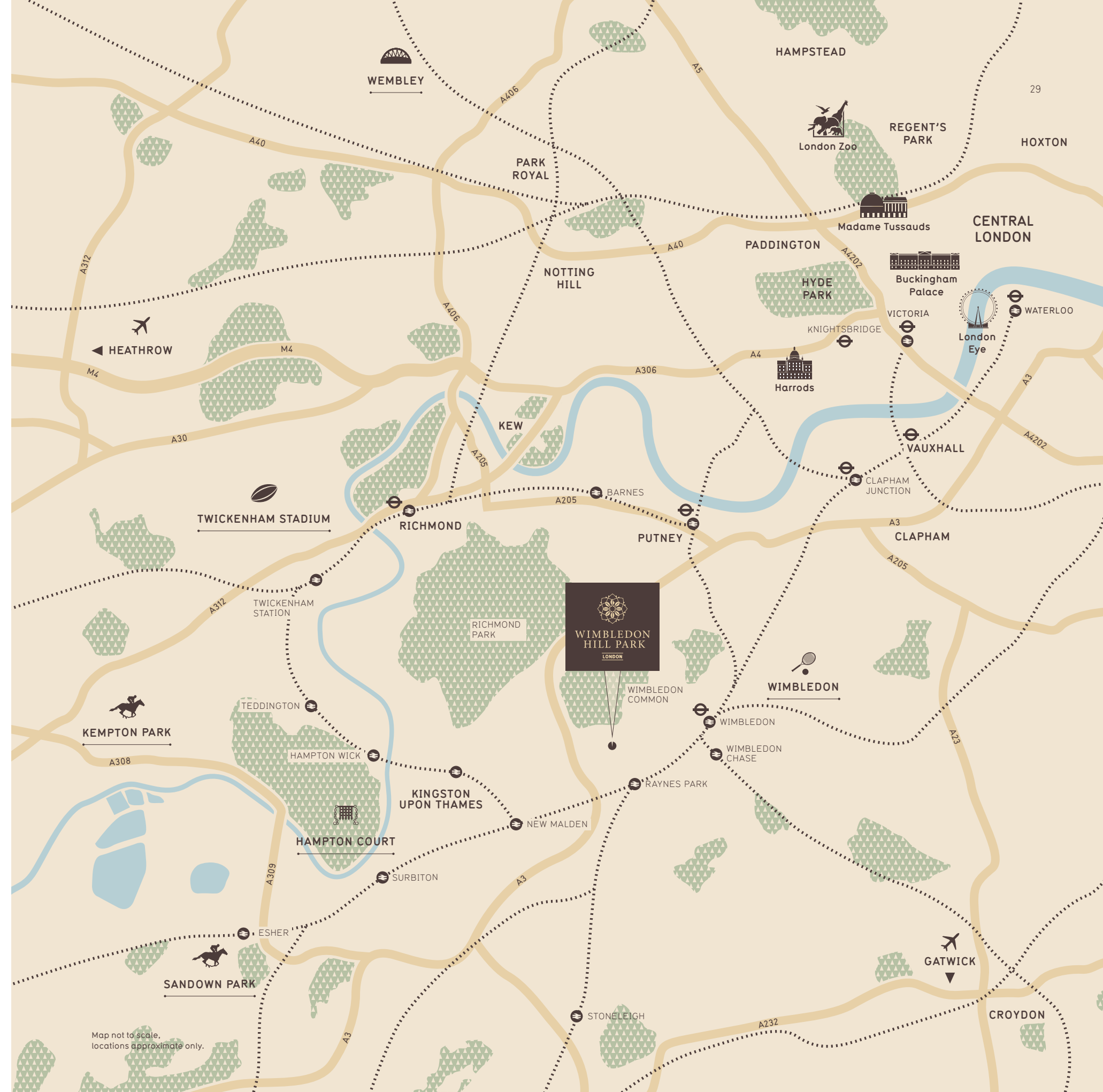
Wimbledon Hill Park is 1.7 miles from Wimbledon station.
Times from www.tfl.gov.uk and www.google.co.uk/maps.
All travel times are approximate.



The London Eye



Royal Albert Hall





King’s College School, Wimbledon
Sunday Times Independent Secondary School of the Year 2014/15

EXCLUSIVE LOCATION



AN EXCELLENT SETTING FOR EDUCATION

Wimbledon is one of the best areas in England for education and offers a great variety of choice for parents and students alike. A well established, Ofsted-rated ‘Outstanding’ primary school and two ‘Outstanding’ secondary schools – Ursuline High and Hall School – are all located within 15 minutes’ drive of the development. The area is also well served by private schools for all stages of development, with seven preparatory schools and three secondary schools, notably including King’s College School, which was voted ‘Independent Secondary School of the Year 2014/15’ in a Sunday Times survey.



Preparatory and primary schools

- 1 The Rowans Preparatory School
- 2 Donhead Preparatory School
- 3 The Study Preparatory School
- 4 Dundonald Primary School*
- 5 Hollymount School
- 6 St Matthews C of E Primary School
- 7 Ursuline Preparatory School

Secondary schools and colleges

- 8 King’s College School
- 9 Hall School Wimbledon – Junior and Senior School*
- 10 Wimbledon High School
- 11 Wimbledon College
- 12 Ursuline High School*

*Ofsted ratings are outstanding for these schools

WIMBLEDON HILL PARK

DESIRABLE

The scale and grandeur of this development is best appreciated from above. The exquisitely detailed Wellington Row, is perfectly proportioned in a High Victorian style, and sets the tone for the whole of Wimbledon Hill Park.

Dukes Gardens and Cedar Place continue the theme of bespoke architecture and craftsmanship, as contemporary interpretations of the original Victorian design.



RESIDENTS' FACILITIES

As well as luxury homes and private grounds, Wimbledon Hill Park also provides residents with an array of personal services to enhance their lifestyles. They include a gym, residents' lounge and boardroom. As one would expect of a development of this calibre, there is also a concierge service to help daily life run smoothly.

WIMBLEDON HILL PARK INTERIORS

Berkeley Homes has created a premium specification for Wimbledon Hill Park, reflecting the grandeur and exclusivity of this development. Whether your choice is a new apartment or townhouse, or one of the refurbished apartments within Wellington Row, your home will display Berkeley Homes' assured touch in spatial planning and interior design, complemented by beautiful luxurious finishes and leading brand appliances.

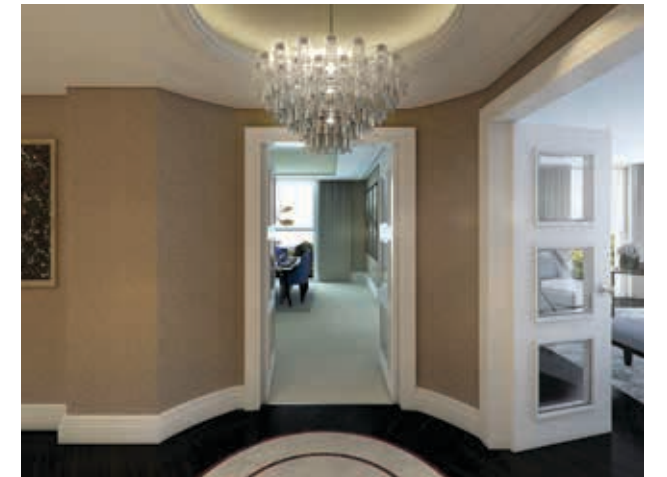
KITCHENS

Clean, contemporary lines and contrasting materials convey simplicity and efficiency, while the Miele and Siemens appliances are of the highest standard and selected as much for their beauty as for their longevity.

Computer generated image depicts a typical Berkeley interior and is indicative only.



Computer generated images depict typical Berkeley interiors and are indicative only.



LIVING AREAS

Coffered ceilings with feature lighting create an elegant ambience in the main living areas. Timber floors with underfloor heating and comfort cooling ensure the perfect temperature to these rooms. Many of these homes boast floor-to-ceiling windows giving views of the formal gardens and grounds. These spaces have been intelligently designed to create comfortable accommodation to relax in and enjoy.



BEDROOMS

The spacious bedrooms, the majority of which are en suite, have luxurious carpet for comfort and warmth, coffered ceilings with feature lighting, and fitted wardrobes with ample storage.

BATHROOMS

These luxurious private spaces feature modern and elegantly designed baths with cascade taps, generous walk-in showers with flush-to-floor drainage, exceptional chrome fittings and Villeroy & Boch sanitaryware.





Computer generated image depicts a typical Berkeley interior and is indicative only.



A LUXURY FINISH

Exceptional care and attention has been paid to every detail of the specification at Wimbledon Hill Park. Premium specifications with leading brand appliances have been blended with luxury materials creating a unique and sophisticated environment. All the needs of modern living have been carefully considered throughout, to create your very own haven.

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. Photography depicts typical Berkeley interiors and is indicative only.

WIMBLEDON HILL PARK

CUSTOMER RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication.

From exchange of contracts, your dedicated Berkeley Homes' Customer Relations Team will help with any questions you may have.



Here is what you can expect:

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you at the development to demonstrate all the functions and facilities of your new home and will present you with your own bespoke guide
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number. And from the 3rd to the 10th year you'll have the added security protection of the Premier Guarantee

Finally we will contact you throughout your buying journey to ensure everything progresses smoothly and you are kept up to date with regular information.



DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Relations Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service Teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



OUR VISION

Over the years the Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision strategy is designed to raise our standards higher still, and means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

An exceptional customer experience

Every customer benefits from our Berkeley Customer Satisfaction Commitment, with dedicated Sales Teams to provide exceptional service throughout the buying process, and Customer Service Teams to look after your needs after you have moved in.

Greener, more economical homes

Our new homes are designed to use 26% less water and their CO₂ emissions are 76% lower than an average home*, saving you significant amounts on your utility bills. We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles.

Creating sustainable communities

We make sure the homes and places we create are safe and secure. Our homes are also adaptable to meet the changing needs of individuals and families. We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme.

A commitment to the future

We set targets to reduce water use and CO₂ emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.



*Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk

THE BERKELEY FOUNDATION

Berkeley takes social responsibility very seriously. In 2011 we set up the Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for the Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

Our commitment to sustainable living

Homes at Wimbledon Hill Park benefit from:

- Sustainable Urban Drainage System – Surface Water Management
- Highly insulated building envelope
- Energy efficient appliances
- Recycling bins
- Dual flush toilets
- 100% low energy lighting
- Comfort cooling environment to each apartment
- Cycle storage provision

VISIT US AT WIMBLEDON HILL PARK



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sales@wimbledonhillpark.co.uk
Nearest stations: Wimbledon & Raynes Park

**BEAUCHAMP
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24 Curzon Street London W1J7TF

All distances are approximate and sourced from www.google.co.uk/maps. Address is indicative and to be used for marketing purposes. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans may vary within a tolerance of 5% and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Wimbledon Hill Park is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. 05CA/U068/0215



THE QUEEN'S AWARDS
FOR ENTERPRISE
SUSTAINABLE DEVELOPMENT
2014
The Berkeley Group Holdings plc



Berkeley
Group

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