



DUKES GARDENS

WIMBLEDON HILL PARK

LONDON

APARTMENTS
23 & 28

Berkeley
Designed for life

DUKES GARDENS
WEST

DUKES GARDENS
EAST



Tucked away on Wimbledon's desirable Copse Hill, yet just minutes from Wimbledon Village, these two and three-bedroom apartments have a truly unique offering; set within two elegant buildings, their external façade has been architecturally designed to mirror the graceful proportions of the adjacent Victorian hospital building while internally, the homes feature contemporary living spaces and Berkeley's high-quality specification.

*Computer generated image is indicative only and subject to change.

DUKES GARDENS

3 BEDROOM APARTMENTS

Hounsfield Lodge	23
Theodore Lodge	28*

Total Apartment Area	157.8 sq.m	1,699 sq.ft
Living/Dining	6.31 m x 5.28 m	20'8" x 17'4"
Kitchen	4.28 m x 2.74 m	14'0" x 9'0"
Master Bedroom	6.02 m x 5.49 m	19'9" x 18'0"
Bedroom 2	4.14 m x 3.38 m	13'7" x 11'1"
Bedroom 3	4.32 m x 4.23 m	14'2" x 13'11"



*Apartment is mirrored

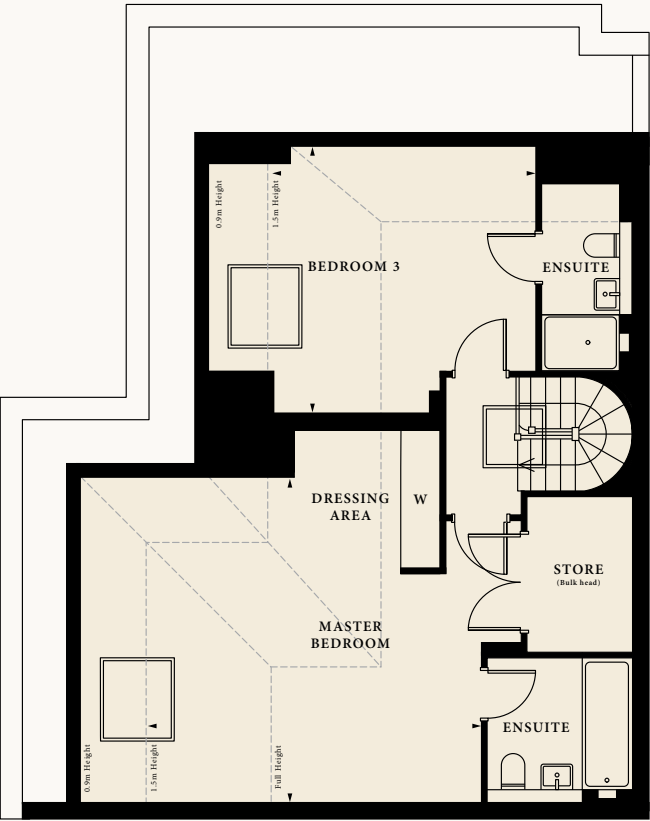


KEY	
C	Cupboard
S	Service
W	Wardrobe
.....	Reduced Ceiling Height

Third Floor



Fourth Floor



Apartment 28 is mirrored to the above shown floorplan, dimensions are approximate measurements only.
All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.
Floorplans have been scaled to fit the page.

SPECIFICATION



KITCHENS

- Designer kitchen with composite stone worktop
- 1½ bowl square design stainless steel undermount sink
- Under pelmet feature lighting
- Miele integrated oven, combi oven, induction hob and wine cooler
- Integrated extractor hood
- Siemens integrated fridge/freezer and dishwasher
- Miele steam oven and warming drawer
- Brushed stainless steel sockets above worktop
- Pull-out waste and recycling bins

SHOWERS & EN SUITES

- Large format tiles to floor and selected walls
- Villeroy and Boch sanitaryware*
- Vanity unit with inset basin and composite stone top
- Wall mounted designer basin mixer
- Mirror cabinet above basin with feature light
- Walk-in shower with tiled floor and glass shower screen
- Square showerhead and separate wall mounted handset
- Recessed thermostatic controls
- Bath shower rooms to include stone bath surrounds
- Tiled bath panel as floor tile spec
- Wall mounted WC with soft-closing seat and chrome dual flush plate
- Chrome towel radiator

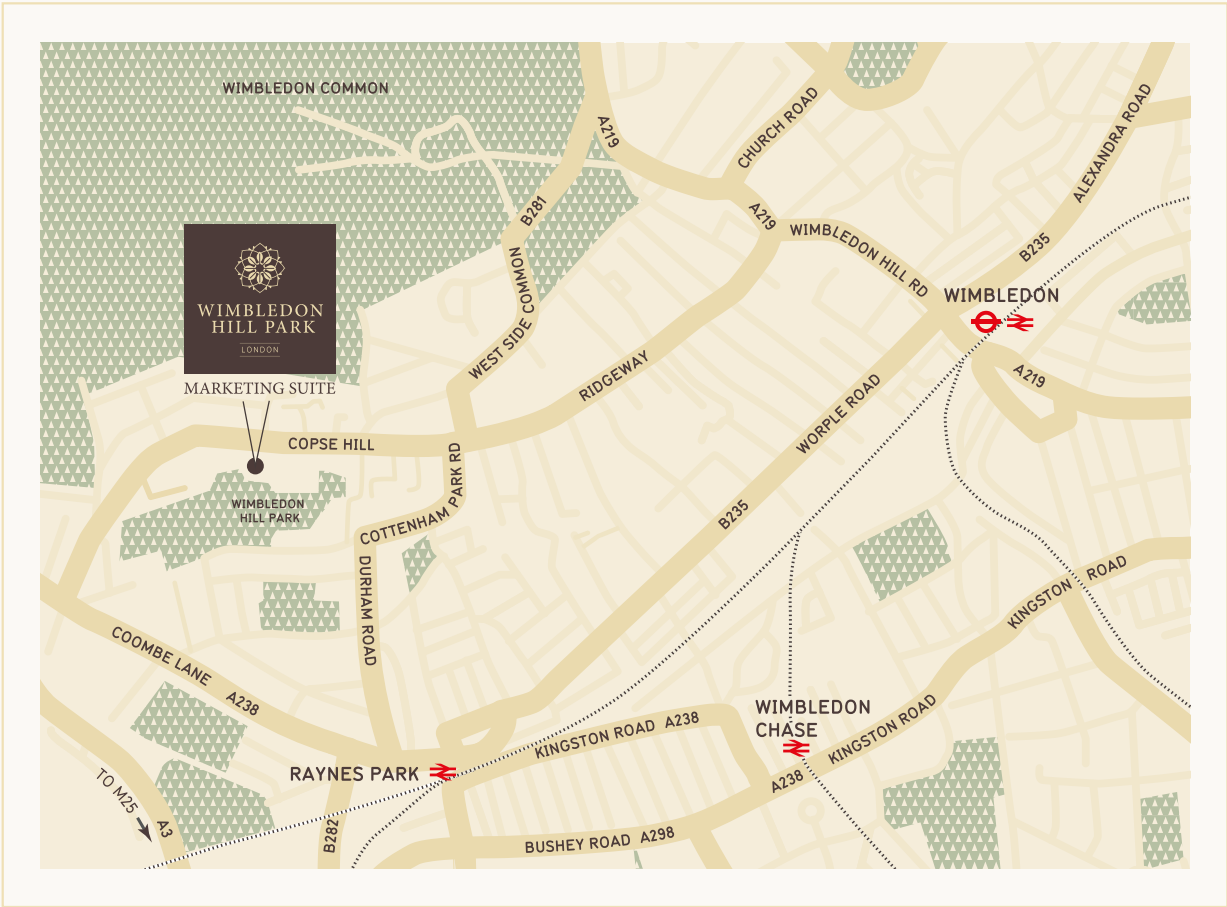
GENERAL

- Combined washer/dryer
- Dark wood veneer multi-locking entrance door
- Painted internal panel doors with chrome ironmongery
- Decorative skirting and architraves throughout
- Decorative coving
- Engineered timber floors to hallways and reception areas
- Underfloor heating throughout with comfort cooling to master bedroom and living area
- Carpet to bedrooms and dressing areas
- Feature internal stairs to duplex apartments
- Downlights throughout with wiring for pendant lights to entrance hall, living room and master bedrooms

*Subject to apartment size and layout.
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. Show apartment photography is indicative only and subject to change.

Wimbledon Hill Park Sales & Marketing Suite

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