



WIMBLEDON HILL PARK



Photography of Wimbledon Hill Park is indicative only

INVEST IN LONDON'S MOST DESIRABLE VILLAGE

For buyers looking to make the most of Wimbledon's wealth of amenities and its short train journey times to Central London, Wimbledon Hill Park offers an eclectic choice of stylish properties.

Wimbledon Hill Park comprises an exclusive collection of apartments in the grounds of what was once the ancestral home of the 2nd Duke of Wellington. Beyond the gated courtyard garden is an abundance of protected parkland giving residents a further extended environment to discover and enjoy.

The exquisitely detailed Wellington Row is perfectly proportioned in a High Victorian style and sets the tone for the whole of Wimbledon Hill Park. The luxuriously modern yet classically-inspired Dukes Gardens and Cedar Place have been sympathetically designed to reflect the heritage and character of Wellington Row, which provides a striking backdrop to these homes.



Photography of Wimbledon Hill Park is indicative only

As well as luxury homes and private grounds, Wimbledon Hill Park also provides an array of exclusive residents' services to enhance their lifestyles including a residents' gym, private cinema room and boardroom. There is also a dedicated concierge service to welcome you home and help day-to-day life run smoothly.

Aside from its wealth of amenities, the surrounding area is renowned for its offering of entertainment and education.

Wimbledon Village is a pleasure to visit with its many independent boutiques, high-end fashion stores and an abundance of bistros, cafés and restaurants.

Known as one of the best areas in England for education, Wimbledon provides a great variety of choice for parents and students alike making this an area with strong rental demand.

Berkeley
Designed for life



Photography of Wimbledon Hill Park is indicative only

DUKES GARDENS

Bedrooms	Size	Starting Prices
2 Bedroom	From 943 sq. ft.	From £1,165,000
3 Bedroom	From 1,653 sq. ft.	From £1,875,000

WELLINGTON ROW

Bedrooms	Size	Starting Prices
1 Bedroom	From 958 sq. ft.	From £1,050,000
2 Bedroom	From 904 sq. ft.	From £1,100,000
3 Bedroom	From 1,227 sq. ft.	From £1,550,000
4 Bedroom	2,083 sq. ft.	£2,400,000

THE DEVELOPMENT

- New & period building apartments
- Gym, cinema room & concierge
- Library & boardroom facility
- Landscaped formal gardens
- Direct access to 19 acres of protected parkland
- Just minutes from the charm of Wimbledon Village
- Area is well served by excellent schools
- Short journey times into Central London



Photography of Wimbledon Hill Park is indicative only

THE DEVELOPER

Founded in 1976, Berkeley Homes is one of the UK's leading developers and has won numerous awards for its commitment to quality, design and customer service including the 2014 Queen's Award for Enterprise in Sustainable Development, and the accolade of Britain's Most Admired Company 2011.

Quality is at the heart of everything Berkeley does, not only in the homes it builds, but in its commitment to customer service, green living and the regeneration of brownfield sites.

All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located through excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

LOCATION

Copse Hill, Wimbledon, London SW20 0NE

LOCAL AUTHORITY

London Borough of Merton

TENURE

999-year lease

BUILDING WARRANTY

10-year premier guarantee

ESTIMATED COMPLETION

Dukes Gardens

Complete

Wellington Row

Complete

UNDERGROUND PARKING

1 and 2 bedroom apartments

1 allocated space

3 and 4 bedroom apartments

2 allocated spaces

ARCHITECTS

Dukes Gardens

Rogers Cory Partnership

Wellington Row

Brookes Architects

LANDSCAPE ARCHITECTS

Turkington Martin

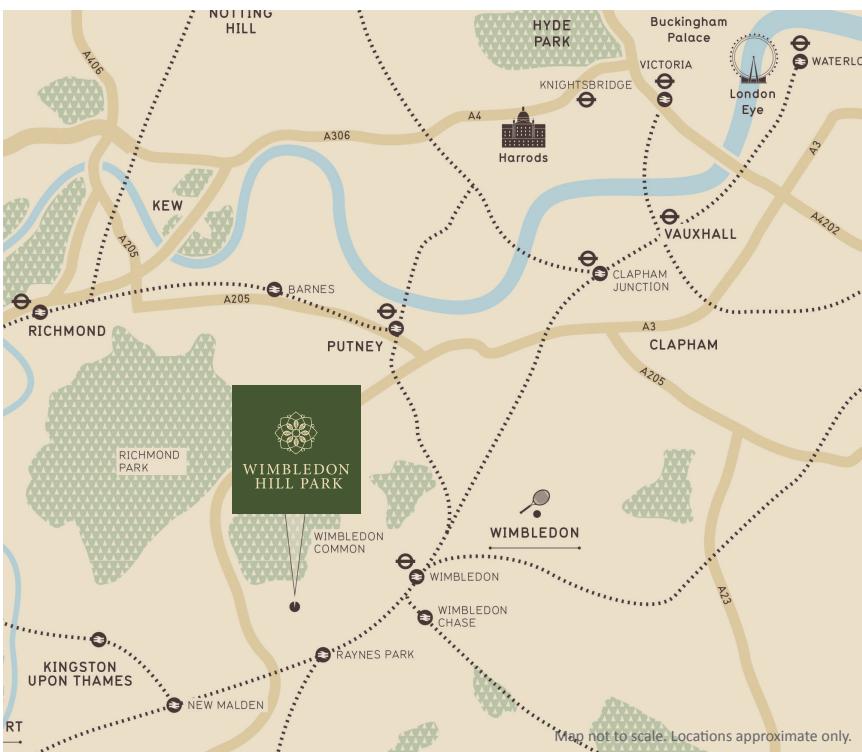
INTERIOR DESIGN

CID interior design



LOCATION

- Ideally located close to the vibrant and affluent Wimbledon Village, with its extensive range of cafes, restaurants, boutiques and established high-end retail brands.
- The development is adjoined by an abundance of protected parkland, offering a retreat from the hustle and bustle of the city.
- There are plenty of sports and leisure opportunities nearby including riding stables, sports clubs, cycling, tennis, golf clubs, cinema and theatre.
- The area is well served by excellent schools, including one of the country's top independent schools, Kings College.
- Road access is excellent, with the A3 just minutes away, taking you into Central London in half an hour, and to the M25 in the opposite direction. This enables easy access to Heathrow Airport in 35 minutes and Gatwick in under an hour.



TRANSPORT LINKS

Driving from Wimbledon Hill Park

Raynes Park Station	6 mins
Wimbledon Station	7 mins
Heathrow Airport, Terminal 5	31 mins
Gatwick Airport	36 mins

Overground from Wimbledon Station

Clapham Junction	7 mins
Waterloo	17 mins
Richmond	22 mins
Victoria	26 mins

Wimbledon Hill Park falls outside the congestion charge zone.



Photography of Wimbledon Hill Park is indicative only



Photography of Wimbledon Hill Park is indicative only



Photography of Wimbledon Hill Park is indicative only

GROUND RENT

1 bedroom apartment	£450 pa
2 bedroom apartment	£550 pa
3 bedroom apartment	£650 pa
4 bedroom apartment	£750 pa
Parking per space	£50 pa

SERVICE CHARGES

Apartments: Estimated £4.61 to £6.23 per sq. ft. per annum

Parking: Estimated £318.76 per parking space per annum

TERMS OF PAYMENT

1. A reservation fee is payable upon reservation:
 - £10,000 is payable for reservations up to £2,000,000
 - £20,000 is payable for reservations over £2,000,000
2. 15% of purchase price, less reservation deposit, payable upon exchange of contracts within 21 days.
3. Balance of 85% is payable upon legal completion.

Wimbledon Hill Park Sales and Marketing Suite | Copse Hill, Wimbledon, London SW20 0NE
020 8226 2126 | sales@wimbledonhillpark.co.uk | www.wimbledonhillpark.co.uk



Berkeley
Group

Proud to be a member of the
Berkeley Group of companies

Berkeley
Designed for life

Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas the RICS measuring practice 4th edition recommendation. Photography of Wimbledon Hill Park is indicative only and subject to change. All travel times are approximate only and are sourced from google.co.uk/maps and tfl.gov.uk. Map is not to scale and locations are approximate only. Prices and details are correct at time of print and subject to change.