

**Wimbledon Grounds**  
Plough Lane  
Wimbledon  
London  
SW17



Luxurious new  
3 bedroom maisonettes

**PRICED FOR IMMEDIATE SALE**





An aborted bulk sale  
has forced Galliard Homes to sell  
all remaining apartments within  
a limited time period

**EACH DISCOUNTED WITH IMMEDIATE OCCUPATION**

3A

1K

1M

1N

1E

1B

1A

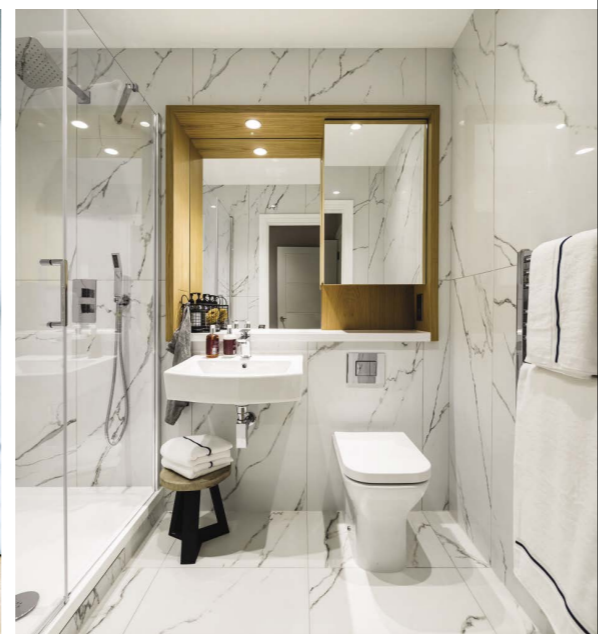
1F

Galliard Reservations:

**020 7620 1500**

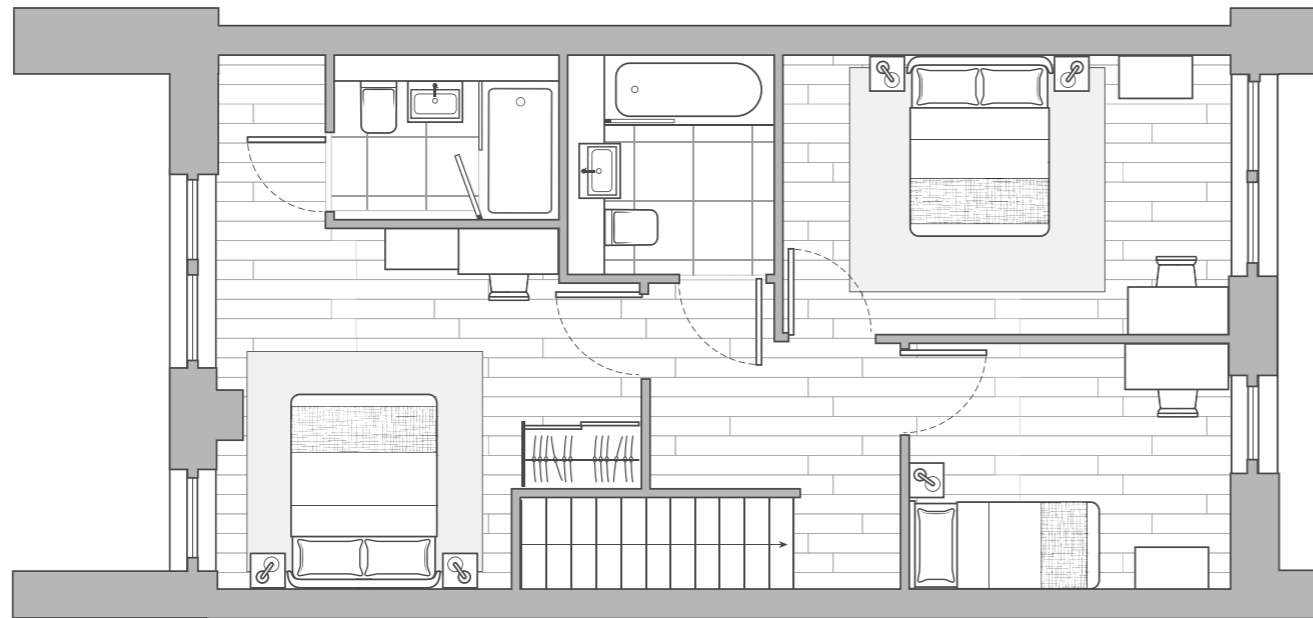
[galliardhomes.com/wimbledon](http://galliardhomes.com/wimbledon)





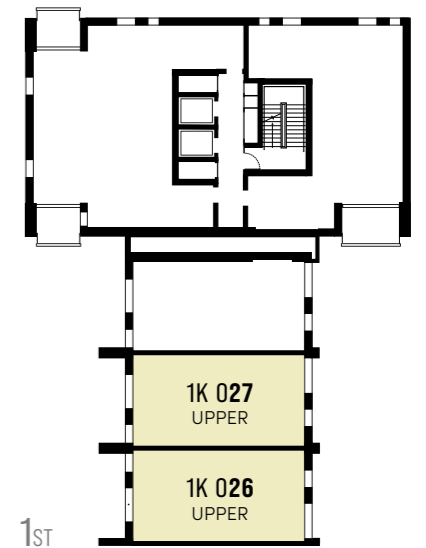
WIMBLEDON GROUNDS  
3 BEDROOM MAISONNETTES



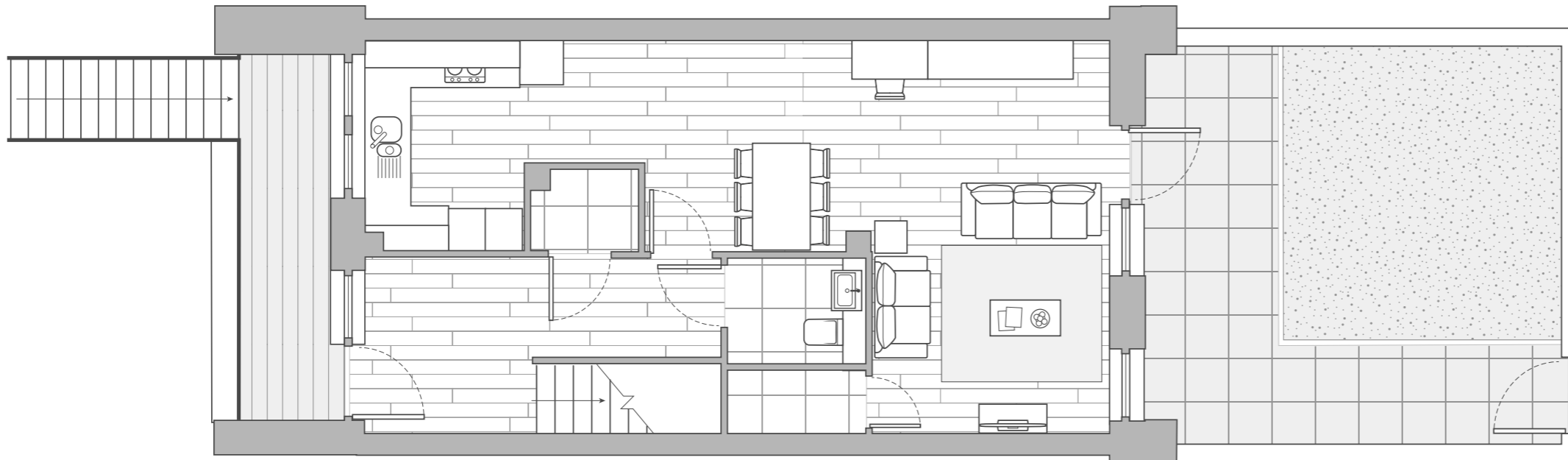


UPPER LEVEL

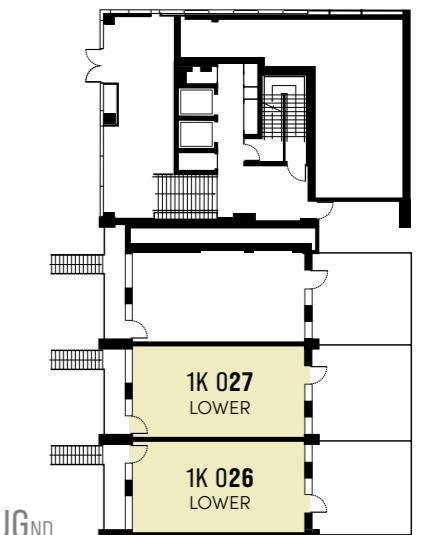
**1K 026**  
**3 Bedroom Maisonette**  
 INTERNAL AREA  
**112.2 sq m 1,208 sq ft**



1<sup>ST</sup>

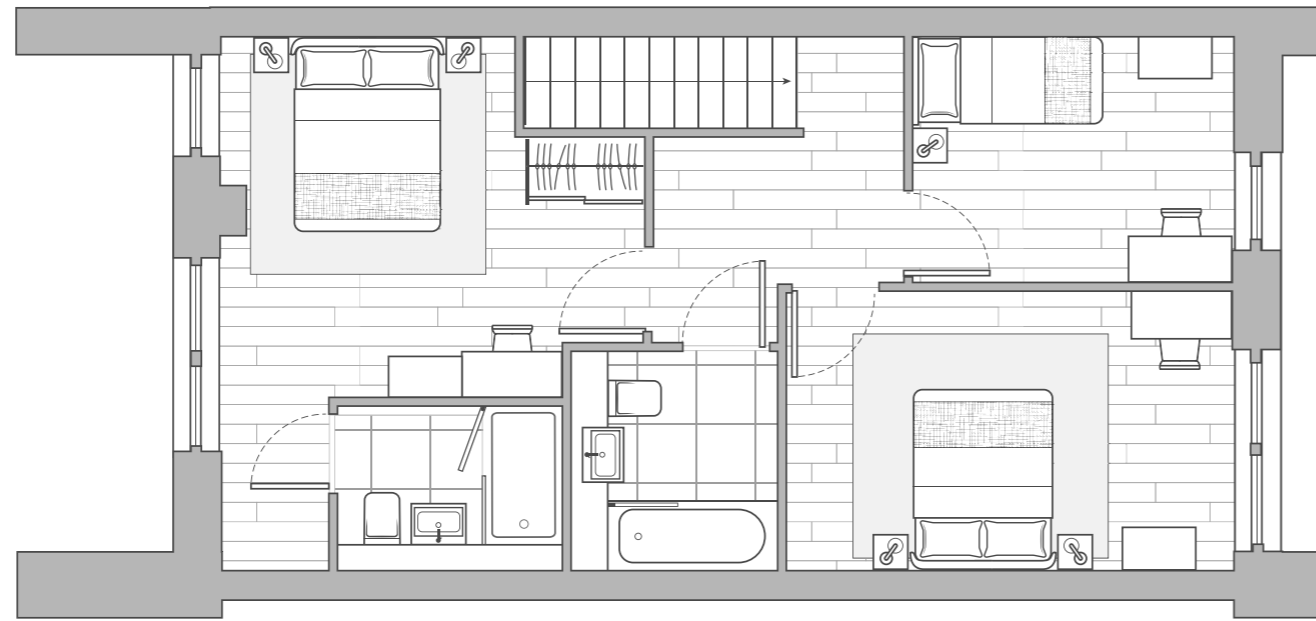


LOWER LEVEL



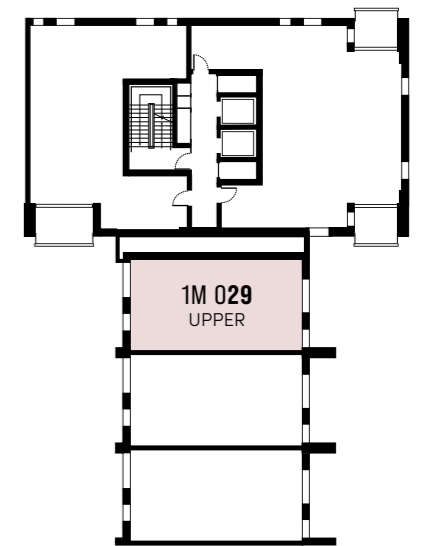
UG<sub>ND</sub>

Floor plan layouts are intended to be correct, precise details may vary. Total areas shown are accurate to within 5%.

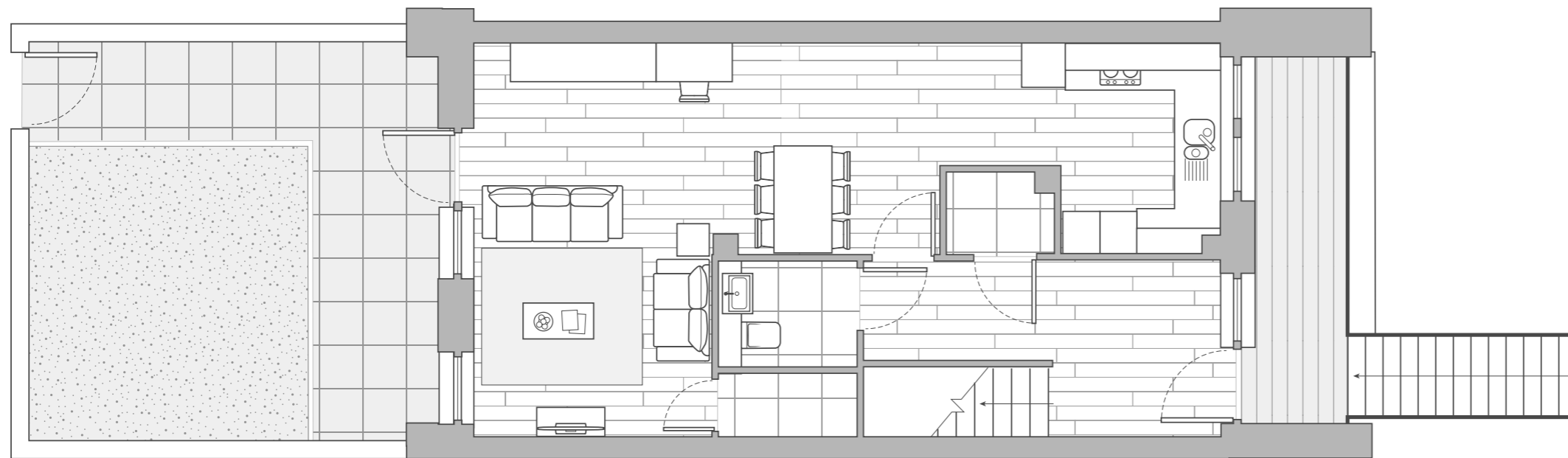


UPPER LEVEL

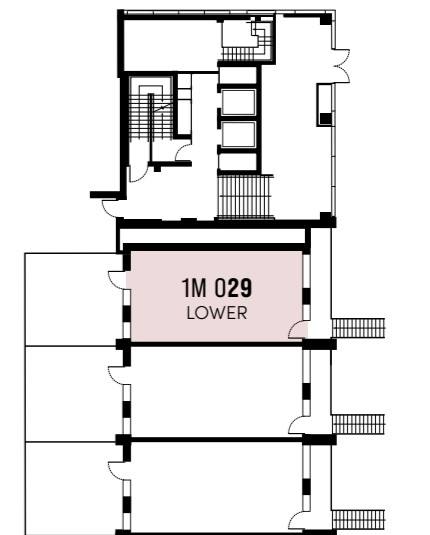
**1M 029**  
**3 Bedroom Maisonette**  
 INTERNAL AREA  
 112.6 sq m 1,212 sq ft



1<sup>ST</sup>



LOWER LEVEL



UG<sub>ND</sub>

Floor plan layouts are intended to be correct, precise details may vary. Total areas shown are accurate to within 5%.







# Specification

## GENERAL

- Matt finish painted walls and smooth ceilings.
- Satin white finish door linings, architraves and skirtings.
- Satin white finish internal doors.
- Oak plank effect click flooring (Amtico or similar) throughout.
- Brushed stainless steel door furniture including lever door handles.
- Brushed metal switch and socket plates, selected with USB sockets.
- Colour video security entryphone system.
- Recessed LED downlighting with white bezels.
- Thermostatically controlled central heating via wall mounted radiators.
- Pressurised hot and cold water supplies.
- Double glazing throughout.
- Virtually all with balcony, terrace or private garden area.
- Cabled for broadband internet.
- Cabled for Sky including Sky Q and terrestrial TV (subject to Sky subscription).

## KITCHEN AREA

- Gloss grey designer kitchen units, all with soft close doors and concealed handles.
- Grey reconstituted stone worktop with full height glass splashback.
- Fully integrated electric appliances to include\* :-
  - Single low level oven
  - 4 ring ceramic hob
  - Cooker hood
  - Washer/dryer  
(freestanding if within utility cupboard)
  - Dishwasher
  - Fridge/freezer
  - Microwave
- Stainless steel bowl and a half under-mounted sink with monobloc mixer tap to 1, 2 & 3 bedroom apartments (single bowl to studios).
- Low energy wall unit under lighting.
- Centralised appliance isolator switch panel.

## LIVING/DINING ROOM

- TV socket set to living room (Sky Q) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone & data sockets to living/dining area.

## BATH & SHOWER ROOMS

- Large format white marbled porcelain tiled floor and fully tiled walls.
- Oak veneered alcove with feature mirror, LED downlight over basin. Mirrored cabinet and white reconstituted stone vanity top.
- Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, back to wall WC, concealed dual flush cistern and wall mounted or semi-recessed basin.
- Chrome single lever mixer tap, bottle trap, cistern push plate, thermostatic bath filler/shower mixer diverter.
- Concealed plumbing fixed chrome shower head over bath and in shower enclosure with low level hose and handset.
- Chrome plated thermostatic electric heated towel rail.
- Clear glass hinged bath screen/shower enclosure with polished silver frame.

## BEDROOM

- Floor to ceiling fitted wardrobe with interior shelf, hanging rail & drawers to bedroom one.
- TV socket set to bedrooms (Sky Q) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data extension sockets to bedrooms.

## APARTMENT HALLWAY & LANDING

- Audio/visual entryphone system connected to communal entrance door.

## COMMUNAL AREAS

- Interior designed entrance foyer and lift lobby with fully tiled floor, feature décor and lighting.
- Low energy wall light fittings.
- Lifts to all apartment levels.
- Communal secure cycle storage.

\* Studio apartments with smaller kitchen configurations may not include a full suite of appliances.

## GALLIARD HOMES' ASSOCIATED MORTGAGE SPECIALISTS



Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suite every buyer's individual needs.

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## GALLIARD HOMES' FURNITURE SOLUTION SPECIALISTS



New Concept Furnishings can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

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For further information & viewing appointments

**GALLIARD HOMES**

**020 7620 1500**

[galliardhomes.com/wimbledon](http://galliardhomes.com/wimbledon)