Welcome to Wimbledon Hill Park.

An exceptional new residential development that takes refined metropolitan living to a spectacular new level.

Wimbledon Hill Park is situated in one of South West London’s most affluent and desirable areas, within easy reach of Central London, the West End and all the capital’s major airports and transport hubs.

The superbly appointed, individually designed homes are complemented by majestic architecture, elegant interiors and stunning landscaping. Every modern convenience and facility is close at hand. Yet the location retains its own unique air of exclusivity, space, tranquillity and comfort.

Wimbledon Hill Park marks an exciting opportunity for discerning buyers in one of London’s most desirable and cultured destinations.

As part of the Berkeley continuous commitment to providing quality homes, the floor plan layouts and specification outlined in this brochure may have been improved since time of going to press. Please speak to a Sales Consultant for further details.
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An unrivalled location
London is truly a world city – in culture, music, the arts, business, leisure activities and lifestyle. And Wimbledon Hill Park makes the perfect base for you to take full advantage of its rich diversity and colour. It is superbly positioned – within easy reach of the West End, the financial district of the City, Theatreland and all the UK capital’s historic and shopping districts, as well as world-famous sporting and entertainment venues.

Experience life in the city that never sleeps
Everything a world class city has to offer and more…

When it comes to rest, relaxation and fun, few other cities compare to London. For exceptional wining and dining there is a remarkable and diverse choice of first class restaurants catering for every conceivable taste – many widely recognised internationally, such as Claridges and the Ritz, or Michelin starred. As for shopping, nowhere else comes close. From Harvey Nichols to Harrods, Bond Street to Covent Garden, there is an abundance of choice.

In terms of culture, most other places simply cannot compete. From the world famous Tate Gallery to The National Gallery, the National Theatre to the Albert Hall, from London’s multitude of museums and theatres to music venues and comedy shows. Whatever your taste, London offers it on a superbly multi cultured, multi-talented plate.

All this within easy reach of Wimbledon Hill Park.
When it comes to travel, Wimbledon Hill Park is perfectly placed. Road, rail and air links are excellent. Heathrow and Gatwick airports are within easy reach, with fast links to all major European and worldwide destinations.

By car, it is comfortable to get to Central London, the airports, St Pancras (for Eurostar services), seaports and beyond.

### Travelling to central London venues by car from Wimbledon Hill Park

- **Heathrow Airport** - M4, 16.1 miles, 48 mins
- **Gatwick Airport** - M25, 29.7 miles, 51 mins
- **Luton Airport** - M1, 59.5 miles, 1 hour 18 mins

### Travelling to popular central London venues by car from Wimbledon Hill Park

- **Covent Garden** - A219, 10.7 miles, 38 mins
- **West End** - A219, 10 miles, 32 mins
- **The O2 Greenwich** - A3205, 16.7 miles, 49 mins

### Travelling to Europe by Eurostar 29 mins by car from Wimbledon Hill Park then:

- **Paris** - 2 hours 15 mins
- **Lille** - 1 hour 20 mins
- **Brussels** - 2 hours

All timings are approximate. Sources: www.theaa.com, www.eurostar.com
All within easy reach…

The City, the West End, main railway stations and London’s major airports are all within easy direct reach via overground rail (15 - 20 minutes from Wimbledon Station or Raynes Park to London Waterloo).

London Underground’s District Line runs from Wimbledon through to Central London, the West End and The City.

At Wimbledon Hill Park, you could not be better connected.

“Wimbledon is a great place to live, especially for children and families. It offers a lovely combination, with the wild open spaces of the Common, high-quality artistic and cultural activities, good schools, a vibrant town centre and easy transport links both into and out of the city.”

Stephen Midlane, Executive Director of Polka Theatre for Children

“It’s a very nostalgic place. I’ve had a love affair with Wimbledon ever since I can remember. It stays with you.”

Fred Perry, championship-winning tennis player

Wimbledon is best known as an iconic tennis venue. However, as its residents know, there is far more to this delightful part of South West London than the sound of racquet on ball. Spanning acres of outstanding natural beauty, Wimbledon Common is home to riding stables, golf courses, wildlife, jogging routes and, most refreshingly, peace and quiet.

In Wimbledon Village, first-class schools and colleges stand alongside fine restaurants, upmarket retailers and fashion designers. Wimbledon Town Centre offers every modern convenience, from shopping centres and theatres to banks, pubs and cafés.

Where else could you stroll quietly through autumn leaves, yet still be 20 minutes from Europe’s largest metropolis? Where else could you run freely through miles of open countryside, before relaxing over dinner at a famous London pub? Where else could you enjoy city life, but escape its hustle and bustle whenever you choose?

Welcome to Wimbledon.
At Wimbledon Hill Park, you are never too far away from the bright lights or the distinctive cafés, bars and restaurants that characterise one of London’s most alluring areas. Wimbledon Village offers an impressive choice. From award-winning menus to laid-back coffee shops, tapas bars to celebrity chefs’ most recent delicacies, you will always find something that matches your moment... and your mood.

“One of the best things to do in Wimbledon is to walk along the Common. There are great places to eat and there is a real buzz around the village in summertime because of the tennis.”

Glen Strachan, Assistant Manager, Fox and Grapes

“I feel incredibly fortunate to not only live but also work in the wonderful environment of Wimbledon Village. The centre of London is only 8 miles away but the Village has a unique rural feel with marvellous shops, restaurants and beautiful period buildings which are set on the edge of some of the most stunning open spaces in the country.”

Carol Andrews, Director, Wimbledon Village Stables

Café culture

Light Café Restaurant
A laidback local foodie hub serving breakfast, lunch, afternoon tea and dinner.

Maison St. Cassien
A French pâtisserie boasting one of the best vantage points over Wimbledon Village.

The Lawn Bistro
Refined but simple French food with a British twist where the menu changes to suit the produce of the season.

Hemingways Bar
An eclectic cocktail bar where sophistication meets village charm.

Le Pain Quotidien
Simple, elegant boulangerie fare made with organic ingredients.

Côte Bistro
A modern interpretation of the many famous bistros that populate Paris.

Café Rouge
Classic French dishes served with a contemporary twist.

Fox & Grapes
The Fox and Grapes, just off Wimbledon Common, Claude Bosi’s new venture.

Paul
French Family Bakery and Pâtisserie since 1889.

Images depict local area
If you fancy a little shopping or entertainment and you do not feel like coping with the bustle of the West End, Chelsea or Knightsbridge, you will discover a whole world of choice not far from your front door.

Wimbledon Village and Wimbledon town centre are minutes away. So whether you are looking for high-class fashion or the weekly shop, designer shoes or the latest movie, you will find it all within easy reach.

Spoilt for choice

“Wimbledon is a great place to work with a real community feel. I work at New Wimbledon Theatre and it is an iconic landmark in the borough that gives our local community some fun and exciting evenings out as well as many local workshops and activities in the town centre.”

Stacey Pedder, Press and Marketing Officer, New Wimbledon Theatre and Studio
On the doorstep

Whether you are in the mood for culture, boutique shopping or a little epicurean indulgence, you will find much to enjoy in the area surrounding Wimbledon Hill Park.
Welcome to the art of living at Wimbledon Hill Park.

Wimbledon Hill Park offers elegant architecture, a welcoming environment and a thoughtful choice of homes. The first phase offers a choice of stunning executive family homes with outstanding views. All are built to the highest standards. It’s not just a location to commute from, but a place to really live.

London connections are easy and plentiful. But you will also find a wealth of facilities nearby, framed by a beautifully green conservation area. Discover the art of London living at Wimbledon Hill Park.
Wimbledon Hill Park has been carefully designed to complement the original character of its historic site. Mature trees and grasslands, of which the properties offer scenic views, will continue to be maintained. A pond within the grounds will provide a wonderful setting for afternoon walks.

The properties themselves have been sensitively positioned to strike a perfect balance between the rural and urban, reflecting the unique atmosphere that makes Wimbledon so appealing.

Plot 22 – The Bingham I
Plot 23 – The Bingham II
Plot 24 – The Apsley
Plot 25 – The Allenby
The extensive grounds that give Wimbledon Hill Park the air of a spacious, private estate will also provide the location for a wealth of communal features. Children will love exploring the established wooded areas and extensive sweeps of grass, while the whole family can enjoy leisurely strolls around the pond.

While parts of the grounds are to be landscaped, creating artfully manicured gardens, others will be preserved as ecological areas where local wildlife can thrive.
Besides natural features, the grounds of Wimbledon Hill Park will include sports pitches and tracks prepared for running. Cycling will also be accommodated within the grounds, with enough space for even the youngest of children to ride in safety.

As a place to enjoy family fun, healthy exercise and some light-hearted competition with new friends, Wimbledon Hill Park offers everything you need within its grounds.

“Where the town meets the country, Wimbledon is not just about the tennis. It’s a fantastic destination to live and work and a place many find hard to leave. With great transport links to the centre of town, vast amounts of open spaces, a fantastic selection of schools to suit all levels of academia and a great selection of boutique shops, cafés and restaurants, it’s a perfect place for professionals and families.”

Isabel Hargreaves, Director of Sales and Marketing, Cannizaro House
Within Wimbledon Hill Park’s stunning contemporary homes, clean lines glide smoothly between elegant form and practical function.

Large reception rooms and four / five bedrooms are complemented by a superbly appointed kitchen, luxurious bathrooms and generous storage in each house. Landscaped gardens and a hardwood decked roof terrace provide welcoming outdoor spaces.

Taking advantage of the very best in modern design, these homes utilise elegant styling and impeccable build quality to create a living space that is completely in tune with you.

Embrace a modern lifestyle
“Wimbledon is a really lovely part of London. It has great links to Central London and it is beautiful in all seasons, in snow and in sunshine. In the summer it feels like a countryside oasis with lots of open spaces and leafy trees.”

Duncan Moore, Manager, Crooked Billet Pub Wimbledon
A grand entrance

Entrance Hall

Behind a solid timber feature entrance door, the beautiful entrance hall awaits. Decorative cornices complement classic panelled timber doors, while pre-wiring can accommodate a chandelier or other pendant light fitting of your choice. Leading upstairs, the wonderful bespoke staircase features lacquered timber handrails and contemporary balustrades.
A living space for today

Living Room
Filled with light and versatile space, the living room’s expansive dimensions are ready for your lifestyle – however you want to relax. Large double glazed windows open out on to the balcony providing a literal breath of fresh air and views of Wimbledon Hill Park’s stunning grounds.
Enjoy time together

Spacious Family Room
When you want to switch off from entertaining and spend quality time with those closest to you, this is the room in which to unwind. Bathed in light, thanks to glazed folding doors that open out on to the rear garden, the family room is a place for play, fun and relaxation.
State-of-the-art cuisine

Kitchen/Breakfast Room
Stylish, spacious and perfectly appointed, Wimbledon Hill Park’s kitchens open up a world of new culinary possibilities. Each individually designed space features composite stone work surfaces, intuitive storage areas and a full suite of Miele appliances. Every modern luxury, from built-in stainless steel coffee machine and wine cooler to integrated triple recycling bin, is here. And once your meal is prepared, the adjoining breakfast room awaits.
Occasions to remember

Dining Room
With a dining room large and elegant enough to accommodate the most extravagant plans, the scope of your dinner parties can finally match your imagination. Create the perfect atmosphere with zoned lighting and wiring for pendant light fittings such as chandeliers. Welcome guests and family to an exquisite space featuring chic plaster cornices and glazed panelled timber doors. Your occasions will feel more special than ever before.
Sumptuous slumber

**Bedroom**

Sleep peacefully in private quarters that are at once elegant, tranquil and comfortable. Luxurious carpeting is joined by bespoke fitted or walk-in wardrobes, zoned ceiling lights and pre-wiring for pendant light fittings. Large, double glazed windows welcome the sun during daytime and keep in warmth at night. This is more than a place to rest. It is your own quiet sanctuary.
A room all of one’s own

Master Dressing Room

With walk-in and fitted wardrobes individually designed to hold even the largest clothing collections, the master dressing room is all about you. This is much more than a place to dress. Here you can prepare and compose yourself in privacy for any occasion, be it an ordinary day at work or an elegant cocktail party. Dress to impress in a room all of your own.
Refresh and revitalise

Bathroom

Enjoy flawless fittings by world renowned bathroom outfitters Dornbracht and Villeroy & Boch. Admire stunning limestone or porcelain on the walls and floors. Relax in large, luxurious bathtubs surrounded by opulent marble, and flush floor ‘wet room’ shower areas. Each of Wimbledon Hill Park’s bathrooms goes far beyond the ordinary, providing a serene sanctuary of refreshing renewal.
An unrivalled specification

**Kitchens**
- Individually designed layouts
- Composite stone work surfaces (options available – subject to cut-off dates)
- Stainless steel 1½ bowl undermount sink and brushed stainless steel mixer tap
- Full height back painted glass splashbacks above work surfaces where applicable (options available – subject to cut-off dates)
- High gloss lacquered back panel to peninsula units where applicable (options available – subject to cut-off dates)
- High gloss lacquered finishes to cabinets, handless doors (options available – subject to cut-off dates)
- Concealed multi-gang appliance panel and brushed stainless steel socket outlets above work surfaces
- Pop-up sockets to peninsula units where appropriate

**Cloakrooms**
- Wall hung white Villeroy & Boch WC pan with soft close seat / cover and concealed cistern with bespoke dual flush plate to cloakroom
- Bespoke vanity unit with composite stone and lacquered finishes, inset Villeroy & Boch basin, storage drawer, and Dornbracht wall mounted basin mixer
- Walk-in shower area with Dornbracht concealed thermostatic mixer / diverter, wall mounted showerhead and complete hand shower set to ground floor cloakroom
- Polished chrome finish ladder style thermostatically controlled heated towel rail
- Large format porcelain wall finishes to selected walls of cloakrooms (options available – subject to cut-off dates)
- Large format porcelain floor finishes to match entrance hallway floor finishes to ground floor cloakroom
- Large format porcelain floor finishes to 1st and 3rd floor cloakrooms (options available – subject to cut-off dates)
- Large fixed mirror above vanity units

**Utility Room**
- Fitted utility room with stainless steel sink and plumbing for washing machine / tumble dryer

**Bathrooms**
- Single or double ended white baths with bath filler and removable tiled bath panels to selected bathrooms where appropriate
- Free-standing white bath to master en suite with Dornbracht floor standing bath taps (excluding Plots 24 and 25)
- Frameless glass bath screens to selected bathrooms where appropriate
- Dornbracht deck mounted bath taps with pull out handshower to baths in selected locations
- Dornbracht concealed thermostatic mixer / diverter to showers
- Dornbracht wall mounted ‘rainshower’ showerhead and complete hand shower set to showers of selected locations
- Walk-in shower areas to bathrooms / shower rooms
- Walk-in shower areas to bathrooms / shower rooms where indicated with frameless glass shower panel or doors to suit situation
- Walk-in shower areas to family bathrooms and en suites 2 and 3 (options available – subject to cut-off dates)
- Large format porcelain wall finishes to selected walls of family bathroom and en suites 2 and 3 (options available – subject to cut-off dates)
- Large format porcelain floor finishes to selected walls of family bathroom and en suites 2 and 3 (options available – subject to cut-off dates)
- Master bathroom and en suites 2 and 3 (options available – subject to cut-off dates)
- Large format porcelain floor finishes to selected bathrooms
- Master en suite with inset Villeroy & Boch basin, storage drawer, and Dornbracht wall mounted basin mixer
- Wall hung white Villeroy & Boch WC pan with soft close seat / cover and concealed cistern with bespoke dual flush plate
- Wall hung white Villeroy & Boch bidet pan with mixer to master en suite
- Shelved niches above WC pan and to shower areas of bathrooms / shower rooms where appropriate
- Wiring for LED television provided above bath of master en suite
- Large fixed mirror with concealed lighting above vanity units where applicable
- Polished chrome finish ladder style thermostatically controlled heated towel rail to bathrooms / shower rooms
- Large format limestone wall finishes to selected walls of master en suite (options available – subject to cut-off dates)
- Large format limestone floor finishes to master en suite (options available – subject to cut-off dates)
- Miele stainless steel multi-function oven with Airclean Catalyser system
- Miele stainless steel combination microwave oven
- Miele built in stainless steel warming drawer
- Miele built in stainless steel coffee machine
- Integrated fridge / freezer
- Integrated multi-function dishwasher
- Integrated triple recycling bin

**Electrical Fittings**
- Zoned ceiling lighting to suit room situation
- Recessed ceiling coffers with concealed lighting to living room and family room
- Pre-wired for future pendant lighting by purchaser (suitable for chandeliers) to hallways, reception rooms and bedrooms where indicated
- Automatic lighting to hall cupboards
- 5 amp lighting circuit to reception rooms and bedrooms
- Telephone points (wired for terrestrial and Sky / Virgin Media) to reception rooms and bedrooms
- Video entry phone
- Cable and CAT 5e data points provided to reception rooms and bedrooms
- Pre-wired for integrated home automation system – incorporating IT, audio / visual, heating, lighting and security (Internal and external)
- Lighting controlled by push button dimming controls
- Polished chrome power sockets and light switches

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Computer generated images of Wimbledon Hill Park are indicative only.

50 / Wimbledon Hill Park

Wimbledon Hill Park / 51
An unrivalled specification

Heating, Cooling, Insulation & Water Services
- Gas fired central heating with mains pressure hot water
- Underfloor heating throughout (wet system)
- Comfort cooling / heating provided to kitchen / dining / family room and master suite
- Cold water boost system provided
- Water softener system provided
- Insulated concrete ground floor
- Double glazed windows and casement doors
- Photovoltaic panels to roof

Interior Finishes
- Solid timber feature entrance doors with glazed side panels
- Timber doors with glazing to selected reception rooms
- Timber doors to remaining rooms
- Bespoke sliding pocket doors to family room (Plots 22 and 23 only)
- Interior fittings to hall cupboards to suit situation
- Cornice to hallways, selected reception rooms, bedrooms and master en suite
- Architraves and skirtings throughout, stone skirtings to wet areas where applicable
- Bespoke polished chrome door handles throughout
- Staircase with contemporary balustrades, gloss lacquered timber handrails and carpet finish
- Bespoke fitted wardrobes to dressing area of master suite, internal fittings include rails, shelves and drawers where indicated
- Walk in wardrobe to bedroom 2. Internal fittings include rails, shelves and drawers where indicated (excluding Plot 24)
- Large format porcelain floor finishes with contrasting border detail in selected areas to ground floor entrance hallway
- Engineered timber floor finishes to principal reception rooms (options available – subject to cut-off dates)
- Carpet floor finishes to 1st and 2nd floor landings (options available – subject to cut-off dates)
- Large format porcelain floor finishes to 3rd floor landing (options available – subject to cut-off dates)
- Carpet floor finishes to bedrooms (options available – subject to cut-off dates)

Garage
- Remote controlled electric garage door
- Power, lighting and water provided where indicated
- Direct access into dwelling from garage (excluding Plot 26)
- Plastered and painted blockwork finish to walls
- Flowcrete or similar finish to floor

Special Features
- Electric dumb waiter where indicated
- Central vacuum infrastructure and outlet points where indicated
- Concrete Intermediate floors
- Architectural rain water goods

Gardens, Terraces & Balconies
- Landscaped front garden, turf to rear garden
- Paved driveway
- Paved rear terrace area
- External bin storage
- External power, PIR controlled lighting and water provision where indicated
- Balcony to master suite, balcony and Juliette balcony to living room, Juliette balconies to study (Plots 22 and 23 only), bedrooms 2, 3, 4 and 5 (Plot 25 is a 4 bedroom house)
- Substantial roof terrace area with paving, provided with terrace kitchen and cloakroom facilities (excluding Plots 24 and 25)
- Rain water harvesting facilities provided, discreetly located

Peace of Mind
- Freehold
- Dwellings benefit from 10 year build warranty

Management Company
- A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered

Computer generated images of Wimbledon Hill Park are indicative only
Take a closer look at a unique lifestyle.

Contents

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<th>Bedrooms</th>
<th>Page</th>
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<td>Plot 22</td>
<td>The Bingham I</td>
<td>5</td>
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</tr>
<tr>
<td>Plot 23</td>
<td>The Bingham II</td>
<td>5</td>
<td>60</td>
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<tr>
<td>Plot 24</td>
<td>The Apsley</td>
<td>5</td>
<td>62</td>
</tr>
<tr>
<td>Plot 25</td>
<td>The Allenby</td>
<td>4</td>
<td>64</td>
</tr>
</tbody>
</table>

The land upon which Wimbledon Hill Park now sits was once owned by Arthur Wellesley, the 1st Duke of Wellington, who held the highest military rank of the British Army, Field Marshal. The house names are inspired by this as well as other historically celebrated Field Marshals.
The Bingham I - Plot 22

Ground floor

<table>
<thead>
<tr>
<th>Room</th>
<th>Area (mm x mm)</th>
<th>Feet (in)</th>
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<tbody>
<tr>
<td>Garage</td>
<td>4030 x 5200</td>
<td>13'11&quot; x 17'1&quot;</td>
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<tr>
<td>Kitchen</td>
<td>3600 x 3750</td>
<td>11'10&quot; x 12'3&quot;</td>
</tr>
<tr>
<td>Dining</td>
<td>3460 x 6200</td>
<td>11'4&quot; x 20'3&quot;</td>
</tr>
<tr>
<td>Family</td>
<td>7170 x 4590</td>
<td>23'7&quot; x 15'1&quot;</td>
</tr>
<tr>
<td>Utility</td>
<td>3920 x 1820</td>
<td>12'9&quot; x 6'0&quot;</td>
</tr>
</tbody>
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Total Area: 114 Sq m (1226 Sq ft)

First floor

<table>
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<tr>
<th>Room</th>
<th>Area (mm x mm)</th>
<th>Feet (in)</th>
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<tbody>
<tr>
<td>Living</td>
<td>7450 x 4800</td>
<td>24'3&quot; x 15'9&quot;</td>
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<tr>
<td>Study</td>
<td>3220 x 3310</td>
<td>10'6&quot; x 10'10&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>4520 x 2990</td>
<td>14'9&quot; x 9'10&quot;</td>
</tr>
<tr>
<td>Dressing Room</td>
<td>1990 x 2930</td>
<td>6'6&quot; x 9'7&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>4636 x 4635</td>
<td>15'3&quot; x 15'2&quot;</td>
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Total Area: 107 Sq m (1153 Sq ft)

Second floor

<table>
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<th>Room</th>
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<th>Feet (in)</th>
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<tbody>
<tr>
<td>Bedroom 2</td>
<td>5018 x 4860</td>
<td>16'6&quot; x 15'1&quot;</td>
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<tr>
<td>Dressing Room</td>
<td>2828 x 2032</td>
<td>9'3&quot; x 6'8&quot;</td>
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<tr>
<td>Bedroom 4</td>
<td>4326 x 4345</td>
<td>14'2&quot; x 14'3&quot;</td>
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<tr>
<td>Bedroom 5</td>
<td>4170 x 4939</td>
<td>13'8&quot; x 16'2&quot;</td>
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Total Area: 105 Sq m (1128 Sq ft)

Third floor

<table>
<thead>
<tr>
<th>Room</th>
<th>Area (mm x mm)</th>
<th>Feet (in)</th>
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</thead>
<tbody>
<tr>
<td>Terrace</td>
<td>7903 x 13078</td>
<td>25'11&quot; x 42'11&quot;</td>
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</tbody>
</table>

Total Area: 23 Sq m (244 Sq ft)

**Key**

- 2 way light switch
- Dimmer switch
- Light switch with multiple buttons and dimming
- Pendant
- Swarovski starry sky lights
- Heat detector
- Smoke detector
- Carbon monoxide detector
- PIR (motion) detector
- LED downlights
- 13 AMP twin switched socket
- 5 AMP socket
- Shaver socket
- Telephone/data point
- TV/Audio point
- Door bell sounder
- Bell push
- Consumer unit
- Heated towel rail
- Vacuum inlet
- Video entry unit
- Fluorescent batten
- Concealed linear LED lighting
- Twin data point
- Heating and cooling controller
- AV rack
- Recessed wall lights
- Measurement Points

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58 / Wimbledon Hill Park

Wimbledon Hill Park / 59
Ground floor
Total Area: 114 Sq m (1226 Sq ft)

- Garage: 4163mm x 5000mm (20'1'' x 16'5'')
- Kitchen: 3699mm x 3750mm (12'2'' x 12'4'')
- Dining: 5386mm x 6337mm (17'8'' x 20'6'')
- Family: 7972mm x 4861mm (26'2'' x 15'1''1")
- Utility: 3352mm x 1822mm (11'0'' x 6'0'')

First floor
Total Area: 117 Sq m (1226 Sq ft)

- Living: 7972mm x 4861mm (26'2'' x 15'1'')
- Study: 9232mm x 4014mm (30'3'' x 13'2'')
- Master Bedroom: 6212mm x 3596mm (20'5'' x 11'10'')
- Dressing Room 1: 3922mm x 2503mm (12'1'' x 8'3'')
- Bedroom 3: 4636mm x 4635mm (15'3'' x 15'2'')

Second floor
Total Area: 105 Sq m (1128 Sq ft)

- Bedroom 2: 3809mm x 4861mm (12'5'' x 15'1'')
- Dressing Room 2: 2828mm x 2032mm (9'3'' x 6'8'')
- Bedroom 4: 4326mm x 4345mm (14'2'' x 14'3'')
- Bedroom 5: 4170mm x 4939mm (13'8'' x 16'2'')

Third floor
Total Area: 23 Sq m (244 Sq ft)

- Terrace: 7903mm x 13078mm (25'10'' x 42'11'')

Measurement Points
- First floor
- Second floor
- Third floor
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.

Award winning and Royally recognised
In addition to receiving numerous awards for quality, design and customer service, The Berkeley Group was granted the 2008 Queen’s Award for Enterprise in Sustainable Development. These prestigious awards recognize and reward outstanding achievements in business performance. The Berkeley Group was also honoured with the title of Britain’s Most Admired Company 2011, a highly-regarded award celebrating the very best of British business.

Customer service is our priority
We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care 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 communities
Berkeley’s 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.

Simply a more natural way to live

Berkeley already leads the field in sustainable development, and we are now raising standards higher still with our Vision2020 initiative. When you buy a new home from Berkeley you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and for the whole community.

An exceptional customer experience
• Dedicated sales teams provide exceptional service throughout the whole buying process.
• Our Customer Service teams ensure your new home exceeds expectations on all levels.

Greener, more economical homes
• Use 26% less water per person than the average house*
• Save around £380* per year on energy bills
• Reduce CO2 emissions by 76%*
• Recycling bins in every home
• Space for a home office
• A safe place to store bicycles

Creating sustainable communities
• Close to essential amenities including schools, parks and shops
• Good access to public transport
• Streets that are friendly for pedestrians and cyclists as well as cars
• Safe public spaces and pedestrian routes
• Homes designed to adapt to changing needs

A commitment to the future
• Berkeley sets targets to reduce the water use and CO2 emissions associated with our construction activities and business operations
• We also pledge to reuse or recycle over 80% of our construction, excavation and demolition waste

Some features are only applicable to selected developments. Please check with the Sales Consultant.

*Savings vary between 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

Award winning and Royally recognised

In addition to receiving numerous awards for quality, design and customer service, The Berkeley Group was granted the 2008 Queen’s Award for Enterprise in Sustainable Development. These prestigious awards recognize and reward outstanding achievements in business performance. The Berkeley Group was also honoured with the title of Britain’s Most Admired Company 2011, a highly-regarded award celebrating the very best of British business.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care 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.

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Wimbledon Hill Park

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The information in this document is indicative only and should not be relied upon as accurately showing the layouts of Wimbledon Hill Park are subject to change from time to time, in accordance with planning permissions yet to be obtained and during the course of construction of each subsequent phase. The information on the landscaping plans is for guidance only and should not be relied upon as part of a contract, or warranty. Wimbledon Hill Park is a marketing name and will not necessarily form part of the approved postal address. R158/08CA/0612.

Maps are not to scale and show approximate locations only.

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