

STADIA

— THREE —

WIMBLEDON LONDON SW17

STADIA
— THREE —

A dynamic regeneration showcase

Offering some of the most luxurious new apartments
in South West London...

with the world's most prestigious championships
on their doorstep.



Galliard
Homes

Computer generated image of Stadia Three viewed across Plough Lane.





STADIA
THREE

AFC WIMBLEDON

Computer generated image of
entire regeneration masterplan.



Wimbledon

Awaken the senses

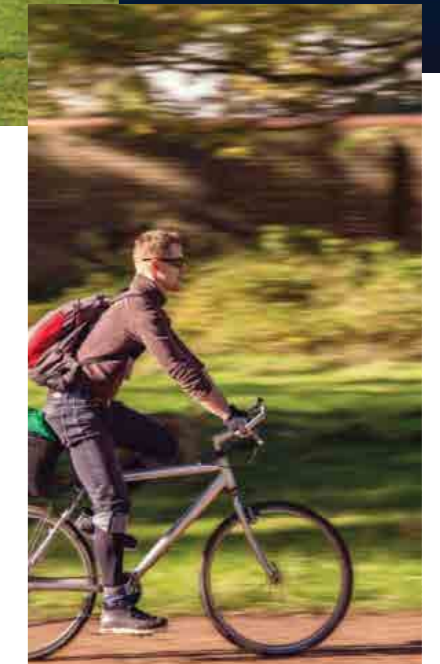
Today, Wimbledon is a prized location offering a prestigious lifestyle - with Stadia Three having been designed to further elevate this status to that of sheer exclusivity.

Residents at Stadia Three will have the best of both worlds within easy reach:

- 4 rail lines serving the Capital.
- A mainline commute of just 13 minutes to Waterloo.
- Wimbledon All England Lawn Tennis & Croquet Club (home of The Championships) will be less that 8 minutes' drive time.
- Wimbledon Park will be little over 20 minutes' walk providing a plethora of recreational pursuits amid its 67 acres of parkland and serene waters.
- The vast swathe of Wimbledon Common and the largest of London's Royal Parks, Richmond Park, also lie deceptively close to Stadia Three.
- Richmond Park is also the home of the Royal Ballet School.



Wimbledon Village is situated on the eastern fringe of the common, a niche pocket overflowing with European style café culture, indie boutiques, bars and fashionable eateries that so define its cosmopolitan character.





WIMBLEDON COMMON

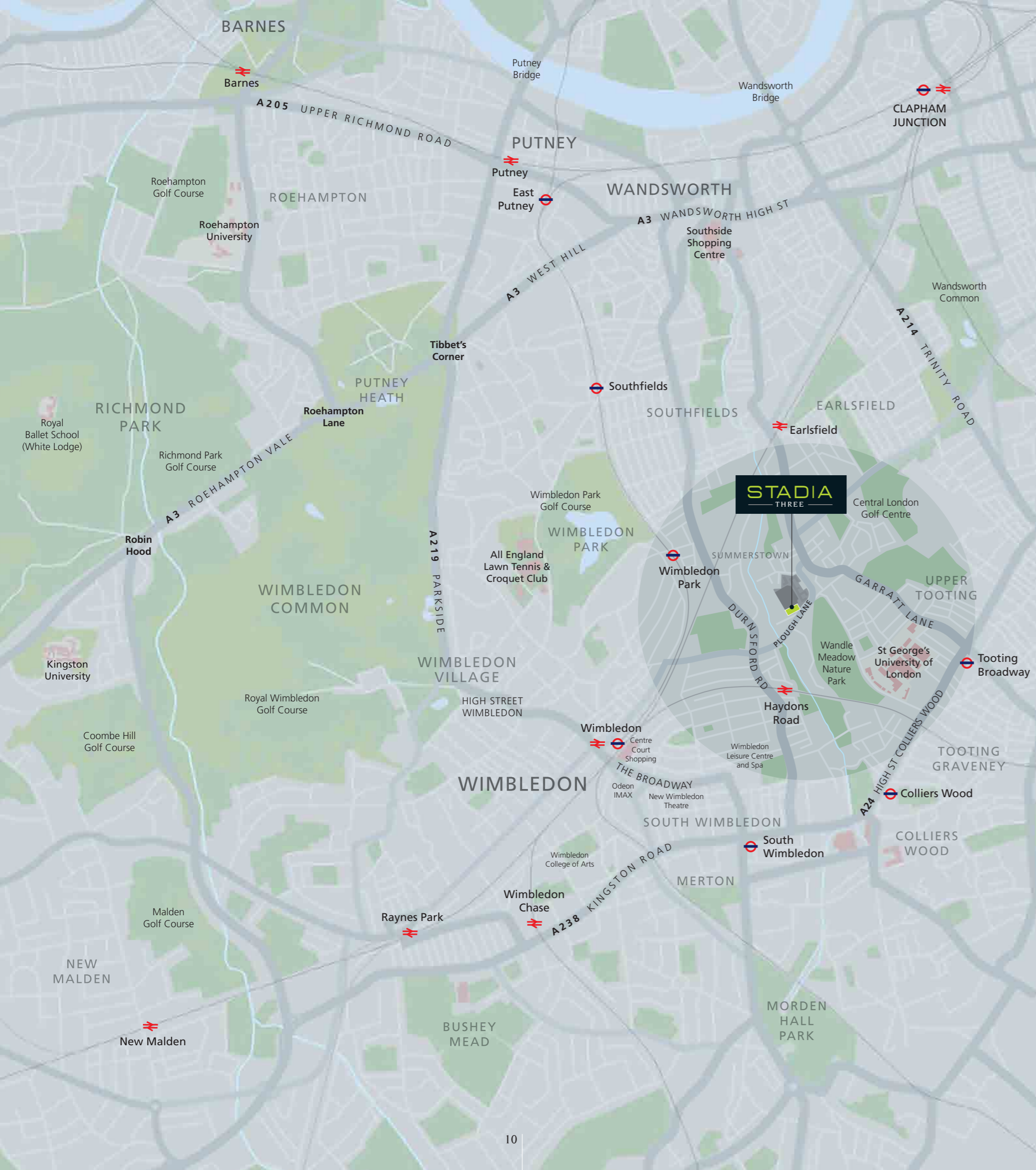
RICHMOND PARK

ALL ENGLAND LAWN TENNIS & CROQUET CLUB

WIMBLEDON PARK

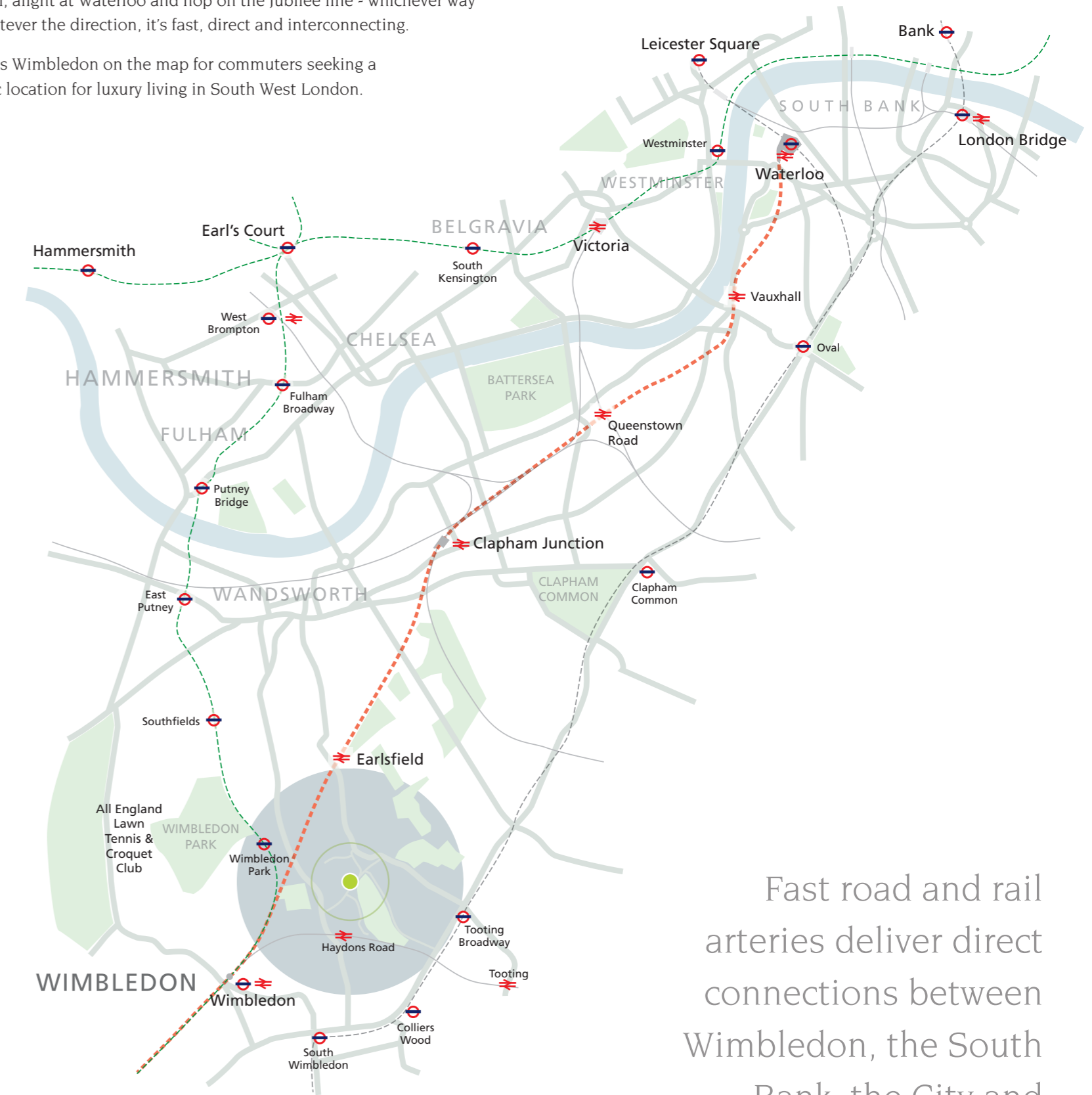
WIMBLEDON PARK STN.

Computer generated model of development masterplan.

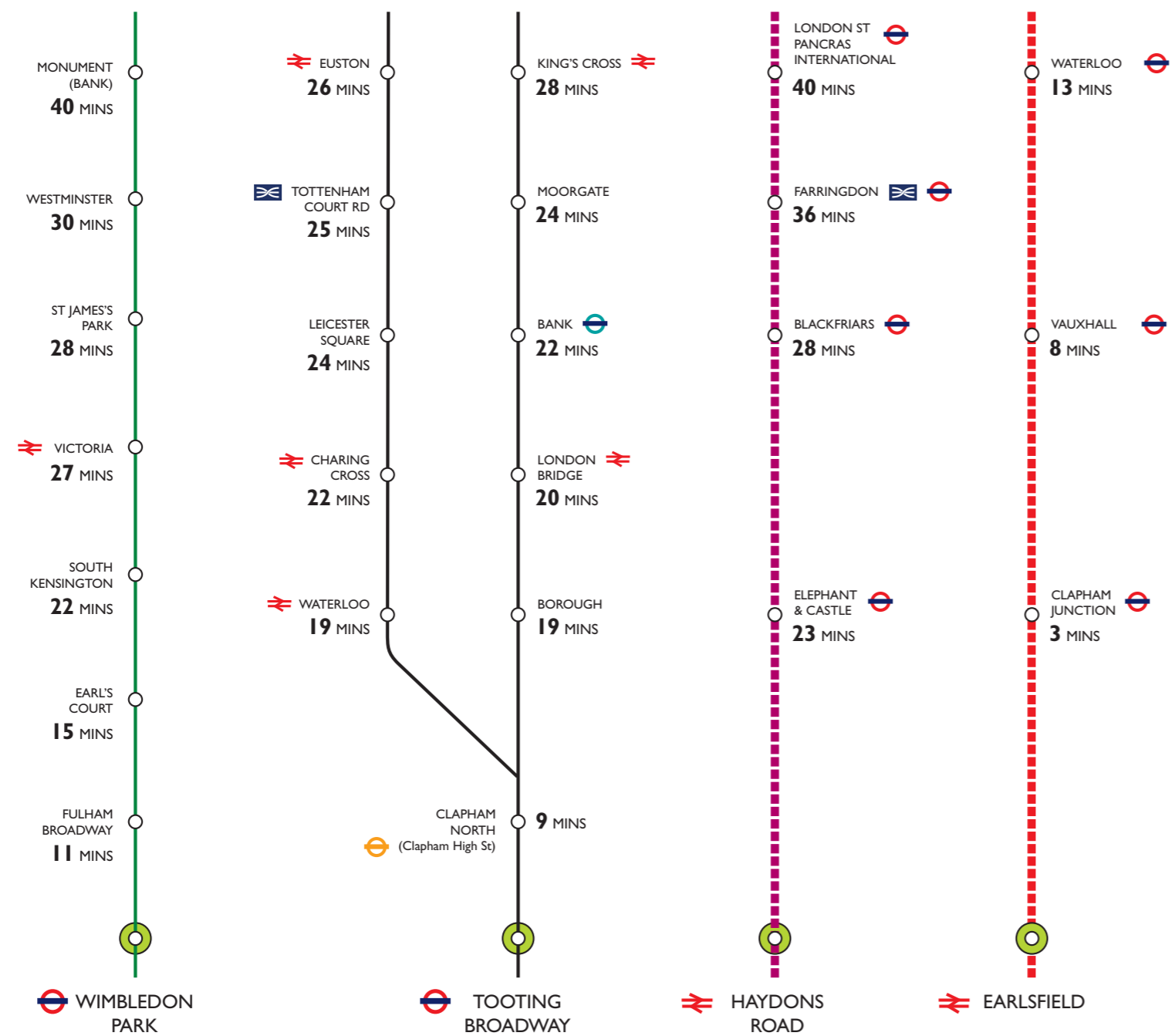


Within 15 minutes by car, residents at Stadia Three can cross the Thames at Wandsworth Bridge; by tube, stop for a quick shop on Fulham Broadway; or by rail, alight at Waterloo and hop on the Jubilee line - whichever way and whatever the direction, it's fast, direct and interconnecting.

That puts Wimbledon on the map for commuters seeking a strategic location for luxury living in South West London.

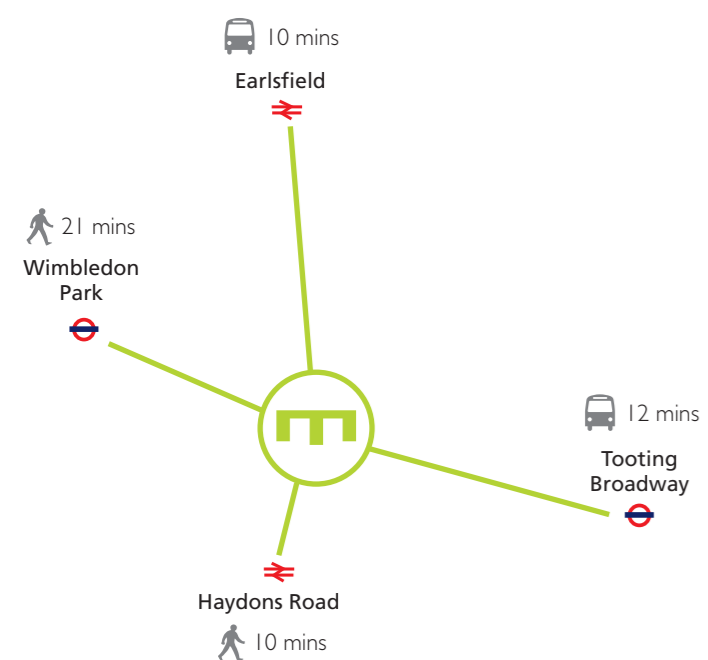


Fast road and rail arteries deliver direct connections between Wimbledon, the South Bank, the City and London's West End.



Average journey times to key destinations

Intermediate stops not shown. Source: tfl.gov.uk, google.com and thameslinkrailway.com.



Crossrail 2 - the route to investment in Wimbledon

The potential for a fifth and super fast-track service for Wimbledon is growing in momentum and would link South West and North London as well as destinations across Surrey and Hertfordshire.

If given the green light, construction of Crossrail 2 is expected to start in 2023, generating some 60,000 jobs during its build programme and supporting up to 200,000 new jobs when completed. Alongside the massive economic benefits for Wimbledon, a typical journey time to Tottenham Court Road would be cut by approximately 15-20 minutes.

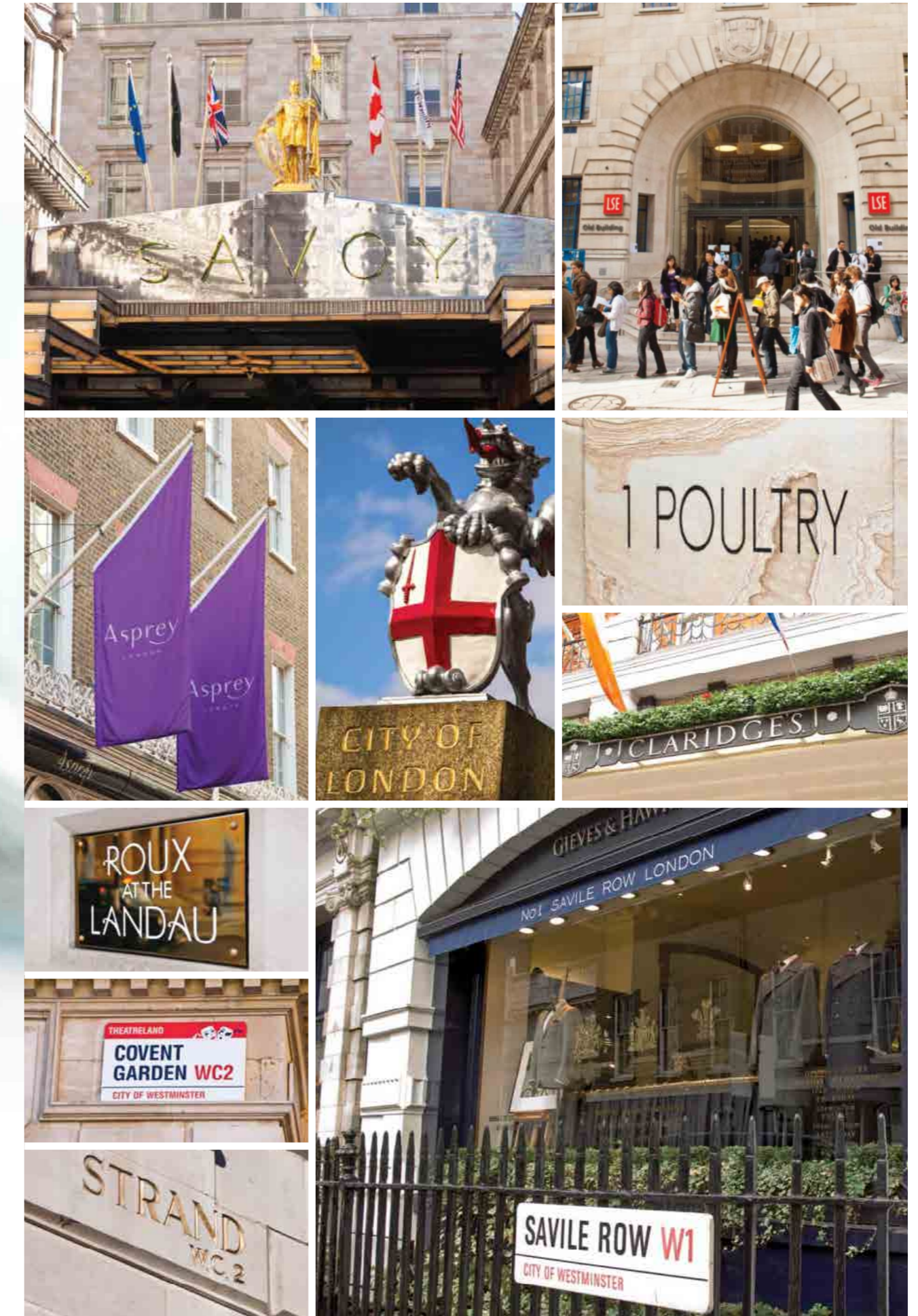
4 rail lines within a 1,300 metre radius of Stadia Three





Whether being minutes from world championship lawn tennis, or the Capital's most revered shopping streets, the lifestyle at Stadia Three will take on a new dimension. It may be business, recreation, world class cuisine, the arts, education or the non-stop nightlife that draws you to the heart of the metropolis - an inexhaustible wealth of experiences and all so easily accessible from Stadia Three.

Over 300,000 people commute to,
and work in the city -
22 minutes direct on the Northern line





Computer generated model of development masterplan.

A visionary new landscape

The masterplan for new era
high end London living

STADIA
THREE

Wimbledon

Town & Country



While being synonymous with grand slam lawn tennis and the likes of Federer and Murray, 'Wimbledon' boasts its own park, common, town centre and charming village - an eclectic blend of boutiques, chic shops, galleries and gastro eateries set amongst handsome period buildings and traditional establishments that together can only be described as unique in London.



1,140 acres of open space

Yours to enjoy whenever you choose

Wimbledon Common is the largest area of open heathland in London,
and lies within 3.5 km of Stadia Three.





Residents at Stadia Three will be less than 10 minutes' drive from this world renowned venue that attracts attendances of around 450,000 people during the Championships.

The 149 year old club is private with just 375 full members and remains one of the most exclusive clubs in the world; members include Catherine, Duchess of Cambridge, former Bank of England governor Mervyn King and Cliff Richard.

The Championships

Home from home at Stadia Three





STADIA

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A showcase development
of highly specified
1, 2 & 3 bedroom apartments



Computer generated image of Level 1 roof garden.



Stadia Three is the premiere phase of a 51,000 sq.m. mixed use regeneration masterplan set to not only transform the town centre, but provide a dynamic new residential, recreational and cultural landmark for South West London.

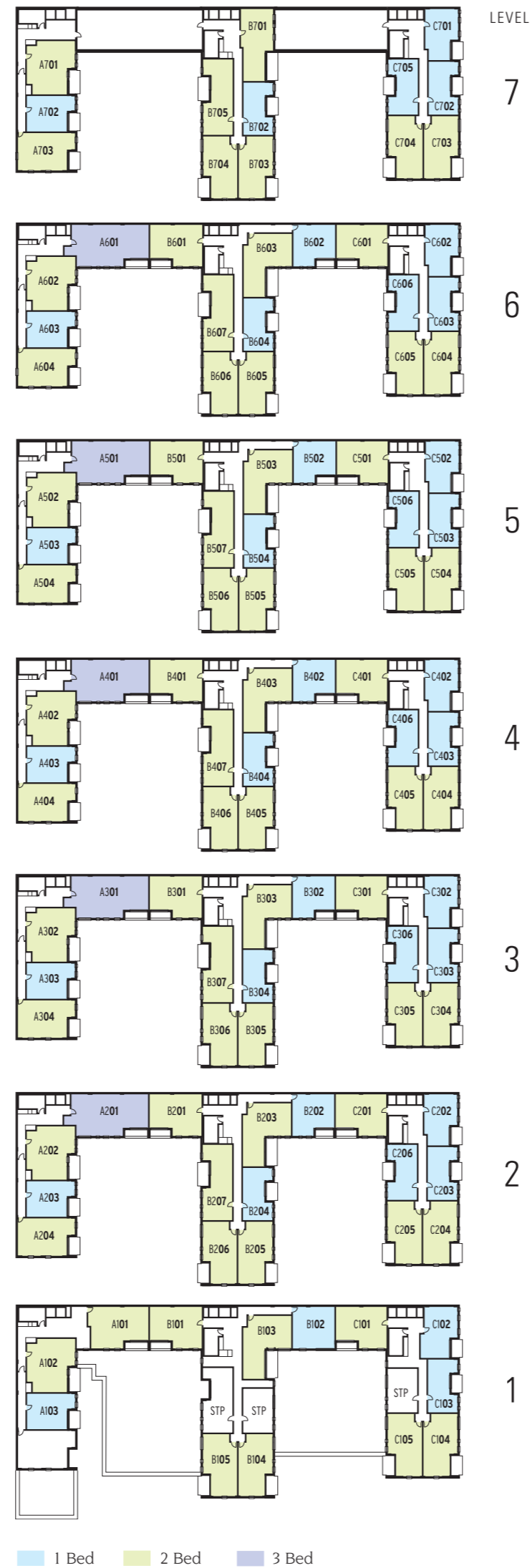
The overall development will include:

- In excess of 600 new apartments arranged in 3 principal buildings including Stadia Three.
- New landscaped public realm and dedicated cycle route.
- A new stadium for AFC Wimbledon with an extensive hospitality suite.
- Retail facilities and a squash & fitness club.
- New courtyard and community space.



Stadia Three will feature:

- 114 luxurious apartments arranged over 7 floor levels.
- A choice of 1, 2 & 3 bedroom styles.
- Virtually all with a private balcony or external space.
- High quality specifications and finishes throughout.
- Two communal landscaped roof gardens at first floor level.
- Three independent cores, each with private lift serving all levels.



1 Bed 2 Bed 3 Bed





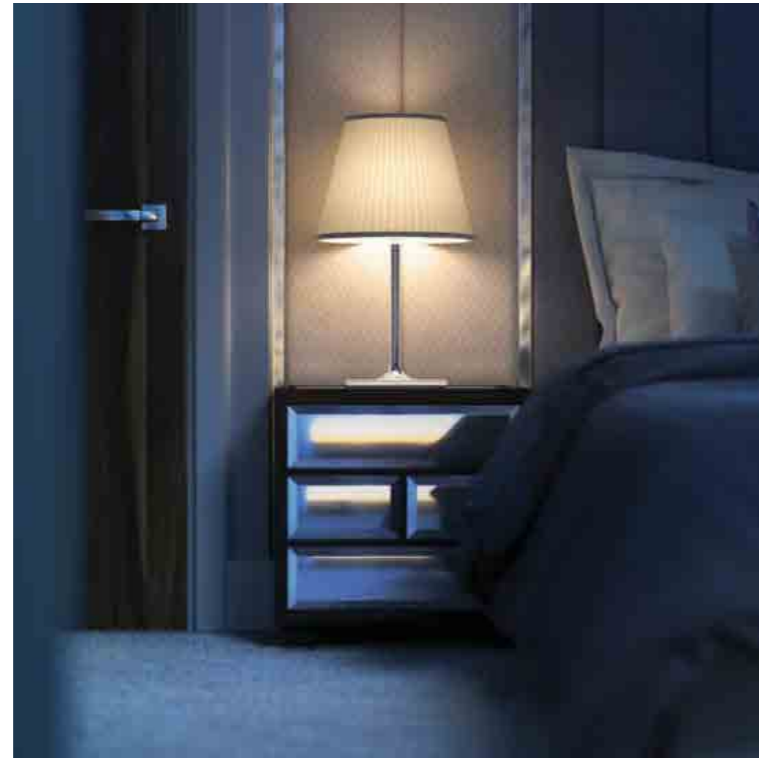
Computer generated image shown for illustrative purposes only.



STADIA — THREE —

Perfectly proportioned living space, natural light and soft palette tones will combine to provide a seamless signature within each apartment.

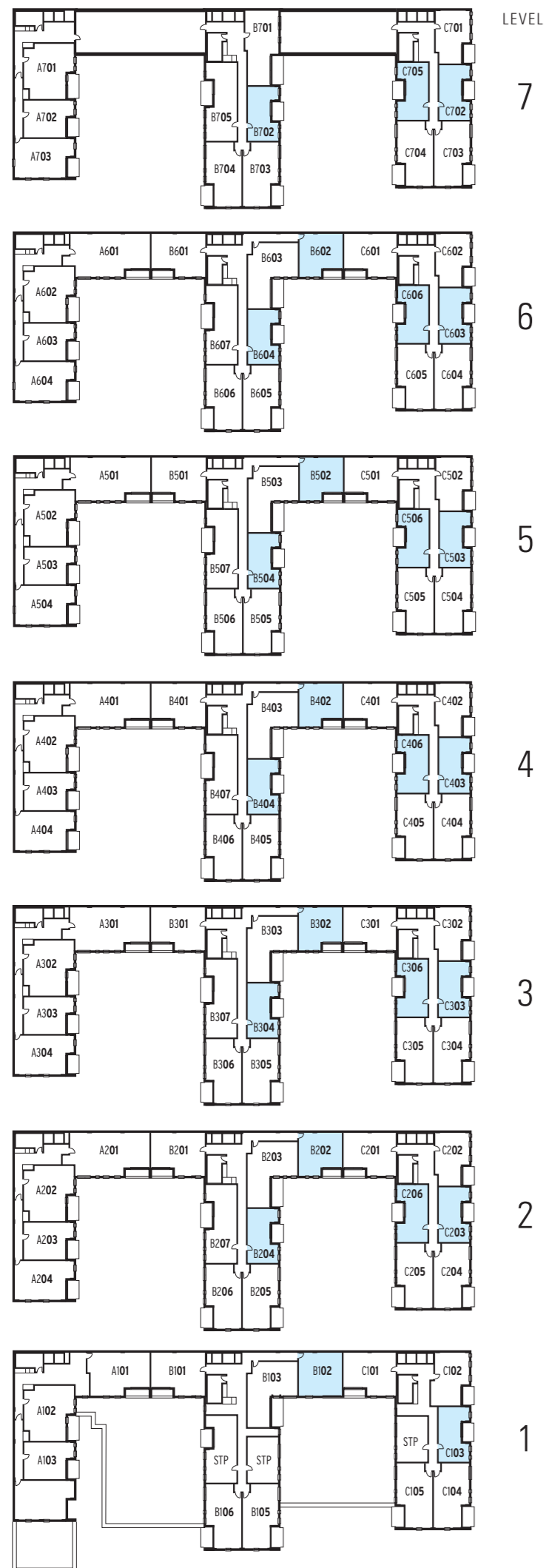




Inspirational style

Refined living at Stadia Three





LEVEL

7

6

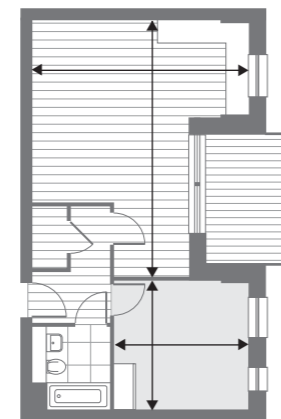
5

4

3

2

1

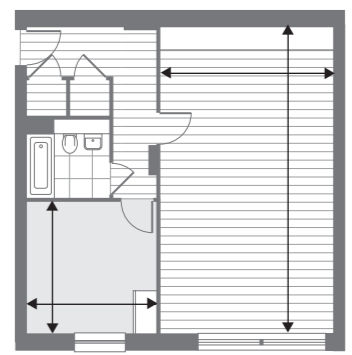


B204 B304 B404 B504 B604 B702
 Total area 51.6 sq.m. 555 sq.ft.

C103 C203 C303 C403 C503 C603 C702
 Total area 52.1 sq.m. 561 sq.ft.

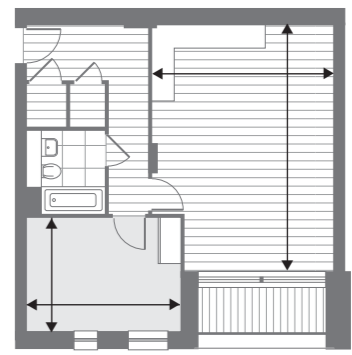
C206 C306 C406 C506 C606 C705
 Total area 54.7 sq.m. 589 sq.ft.

Living/dining
 inc kitchen 5.7 x 6.8m 18'7" x 22'3"
 Bedroom 3.5 x 3.4m 11'6" x 11'2"



B102
 Total area 65.6 sq.m. 706 sq.ft.

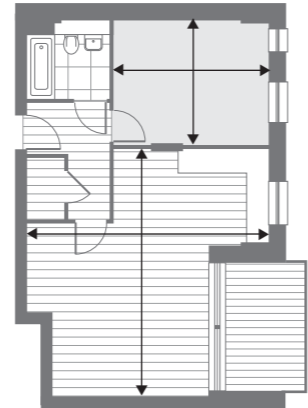
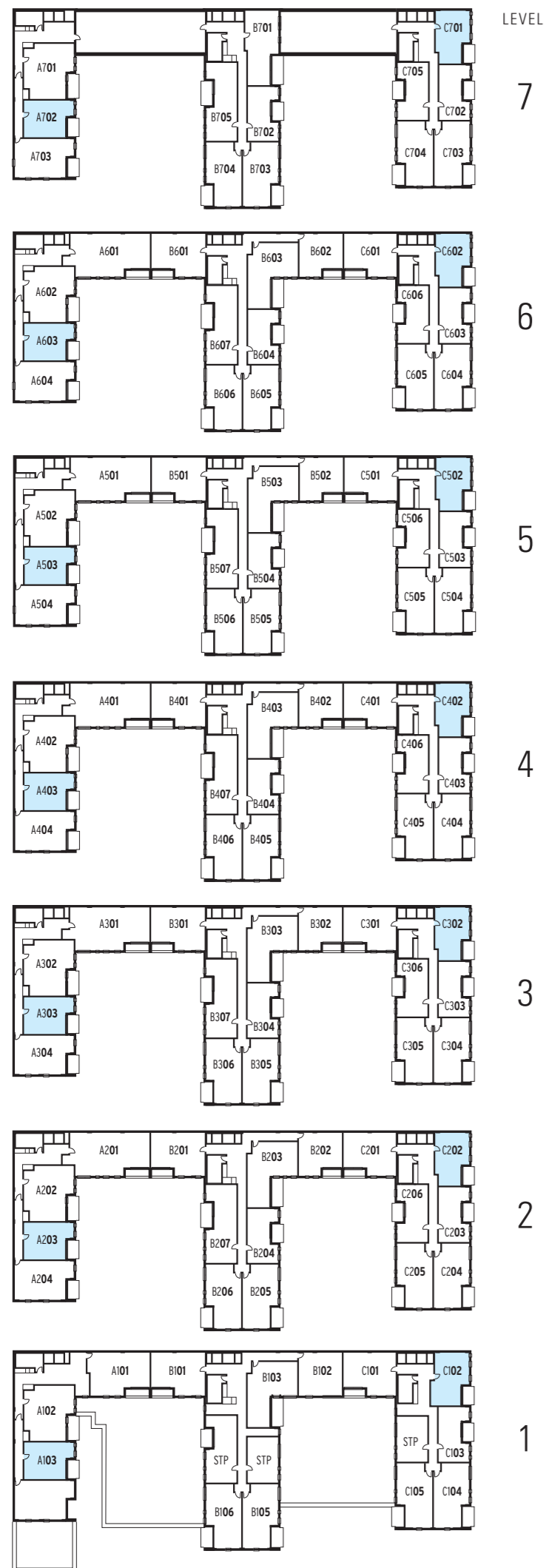
Living/dining
 inc kitchen 4.6 x 8.1m 15'0" x 26'6"
 Bedroom 3.5 x 3.4m 11'6" x 11'2"



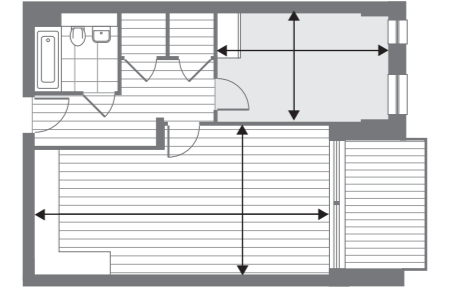
B202 B302 B402 B502 B602
 Total area 59.0 sq.m. 636 sq.ft.

Living/dining
 inc kitchen 4.8 x 6.5m 15'8" x 21'3"
 Bedroom 4.0 x 3.0m 13'0" x 9'9"

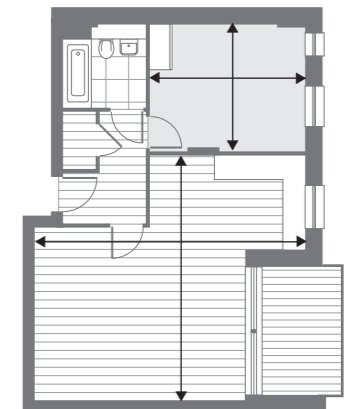
1 Bedroom Apartments



C202 C302 C402 C502 C602 C701		
Total area	55.9 sq.m.	601 sq.ft.
Living/dining inc kitchen	6.4 x 6.5m	21'0" x 21'3"
Bedroom	4.1 x 3.3m	13'4" x 10'9"

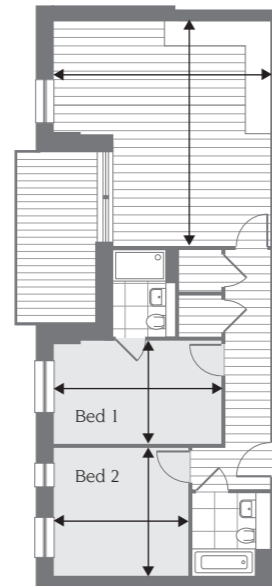
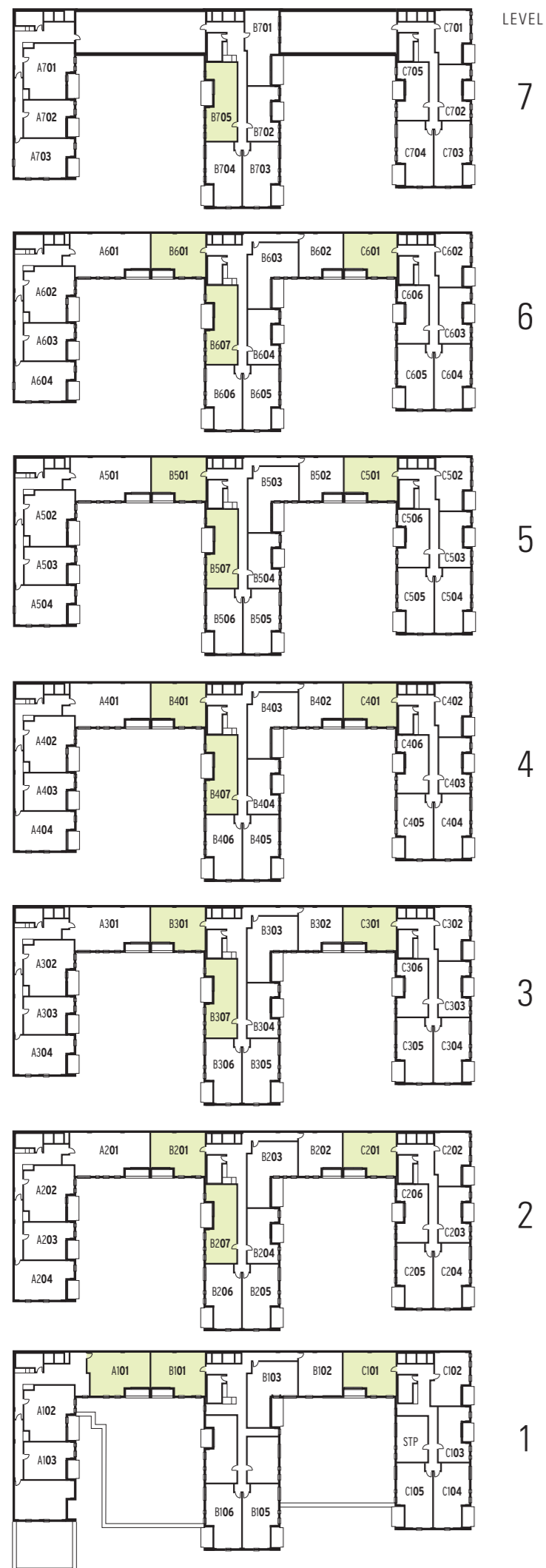


A103 A203 A303 A403 A503 A603 A702		
Total area	58.3 sq.m.	628 sq.ft.
Living/dining inc kitchen	7.8 x 3.9m	25'6" x 12'9"
Bedroom	4.5 x 2.8m	14'8" x 9'2"

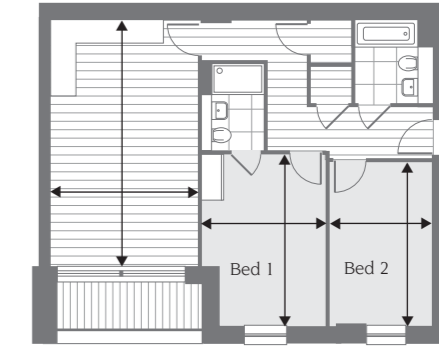


C102		
Total area	60.9 sq.m.	656 sq.ft.
Living/dining inc kitchen	7.1 x 6.5m	23'3" x 21'3"
Bedroom	4.1 x 3.3m	13'4" x 10'9"

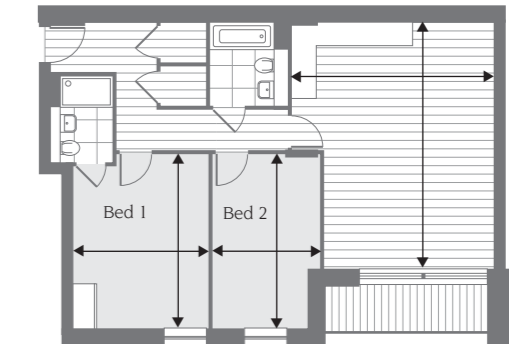
1 Bedroom Apartments



B207 B307 B407 B507 B607 B705
 Total area 75.6 sq.m. 813 sq.ft.
 Living/dining inc kitchen 5.7 x 5.9m 18'7" x 19'6"
 Bedroom 1 4.4 x 2.7m 14'4" x 8'10"
 Bedroom 2 3.5 x 3.4m 11'6" x 11'2"

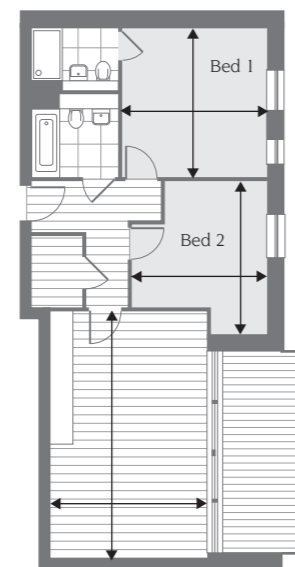
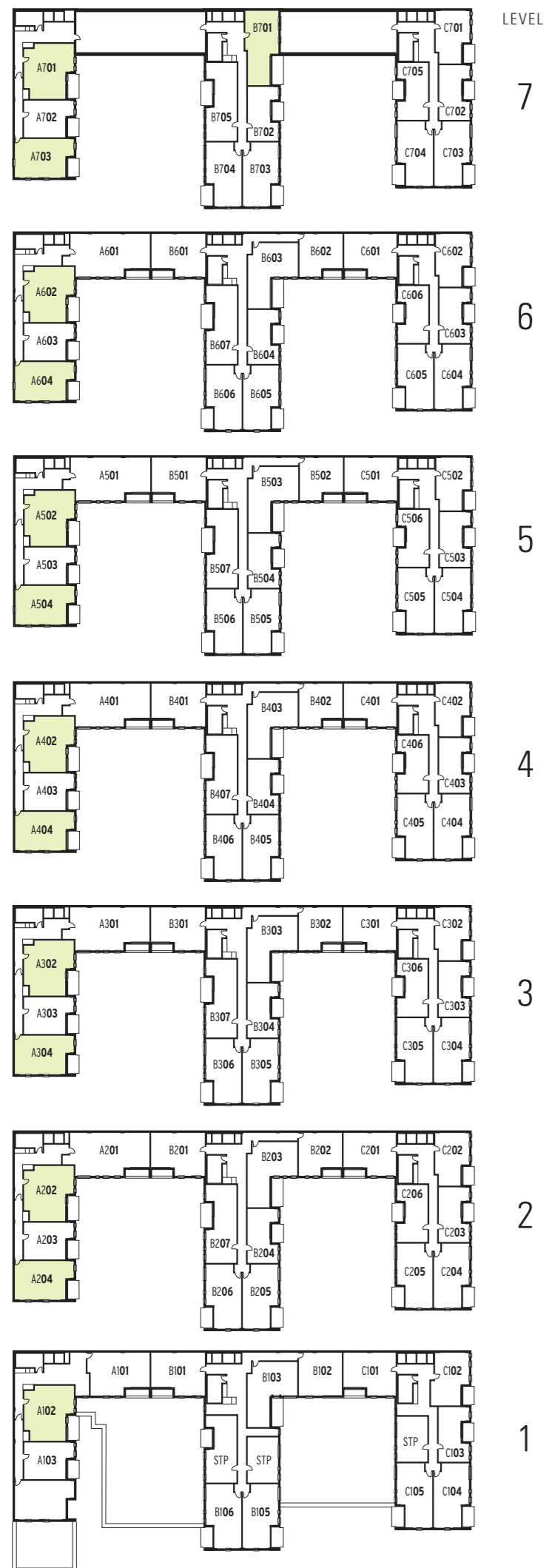


B101 B201 B301 B401 B501 B601
 Total area 74.5 sq.m. 802 sq.ft.
C101 C201 C301 C401 C501 C601
 Total area 72.7 sq.m. 783 sq.ft.
 Living/dining inc kitchen 3.9 x 6.5m 12'9" x 21'3"
 Bedroom 1 3.2 x 4.5m 10'5" x 14'8"
 Bedroom 2 2.7 x 4.3m 8'10" x 14'0"

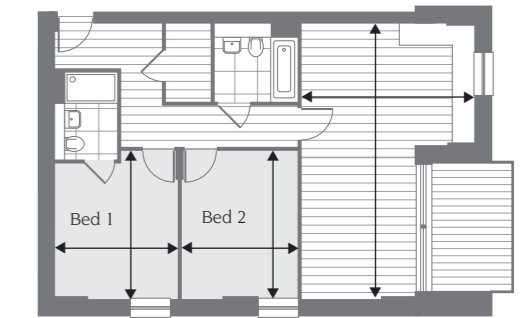


A101
 Total area 84.3 sq.m. 907 sq.ft.
 Living/dining inc kitchen 5.3 x 6.5m 17'4" x 21'3"
 Bedroom 1 3.6 x 4.6m 11'10" x 15'0"
 Bedroom 2 2.8 x 4.6m 9'2" x 15'0"

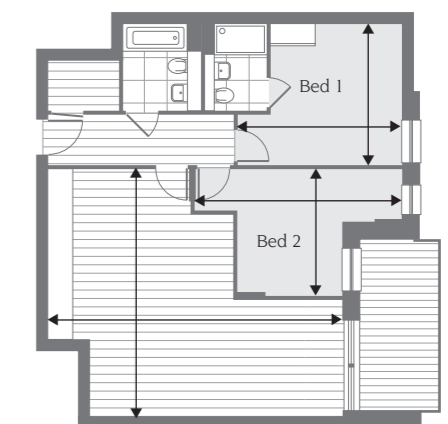
2 Bedroom Apartments



B701
 Total area 74.6 sq.m. 803 sq.ft.
 Living/dining inc kitchen 4.1 x 6.5m 13'4" x 21'3"
 Bedroom 1 3.8 x 3.9m 12'5" x 12'9"
 Bedroom 2 3.6 x 4.0m 11'10" x 13'0"

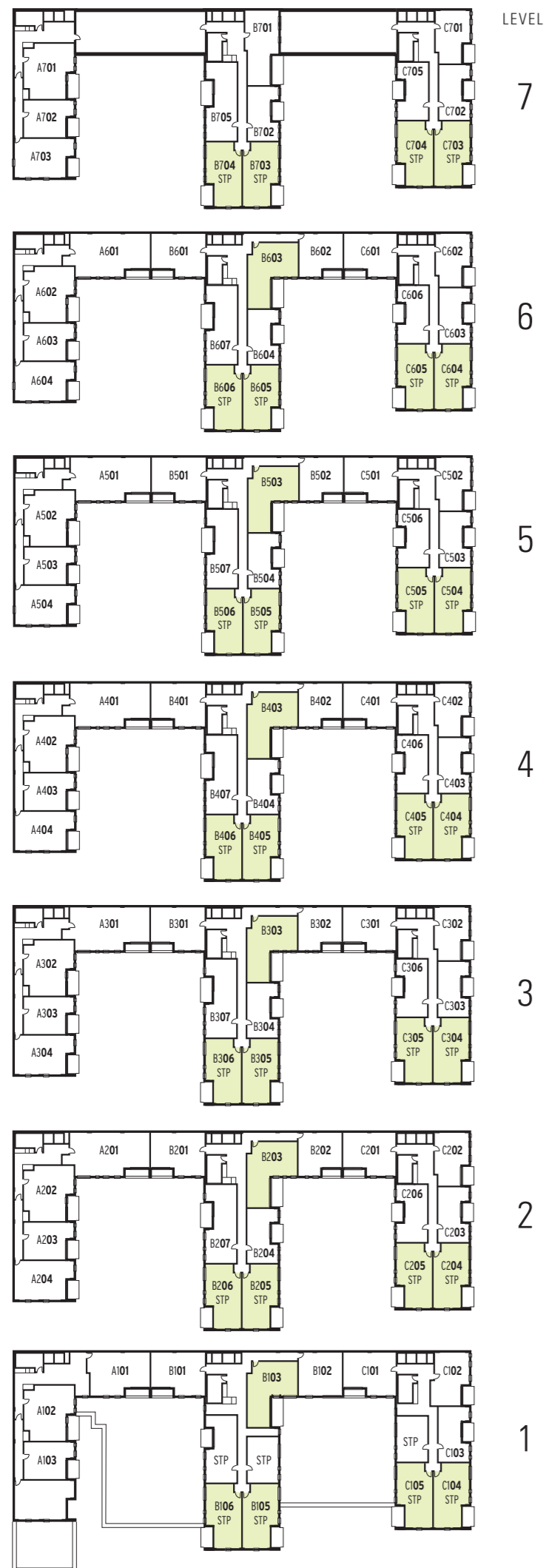


A204 A304 A404 A504 A604 A703
 Total area 74.5 sq.m. 802 sq.ft.
 Living/dining inc kitchen 4.5 x 7.3m 14'8" x 23'10"
 Bedroom 1 3.2 x 3.9m 10'6" x 12'9"
 Bedroom 2 3.0 x 3.9m 9'9" x 12'9"

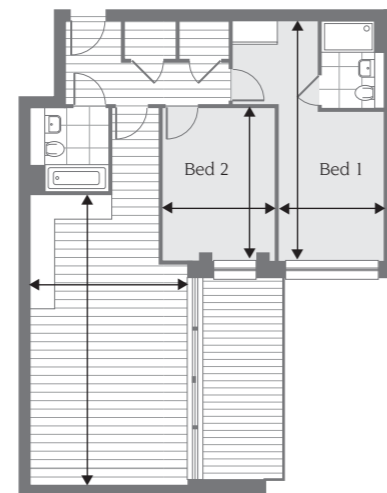


A102 A202 A302 A402 A502 A602 A701
 Total area 84.9 sq.m. 914 sq.ft.
 Living/dining inc kitchen 7.8 x 6.5m 25'6" x 21'3"
 Bedroom 1 4.3 x 3.7m 14'0" x 12'2"
 Bedroom 2 5.5 x 3.3m 18'0" x 10'10"

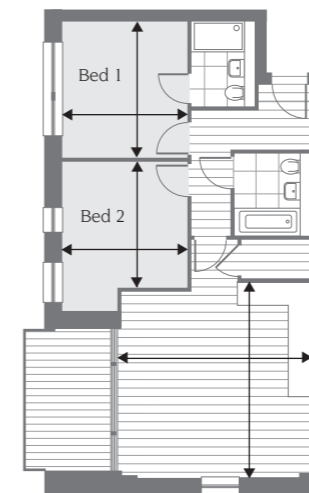
2 Bedroom Apartments



STP denotes: Subject to planning.



B103 B203 B303 B403 B503 B603		
Total area	81.7 sq.m.	880 sq.ft.
Living/dining inc kitchen	4.1 x 7.6m	13'4" x 24'10"
Bedroom 1	2.8 x 6.3m	9'2" x 20'7"
Bedroom 2	2.9 x 4.0m	9'6" x 13'0"



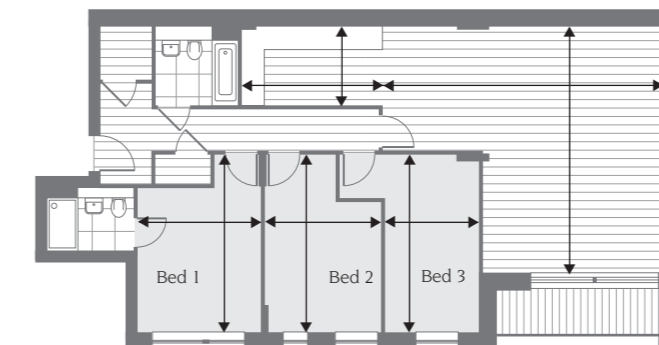
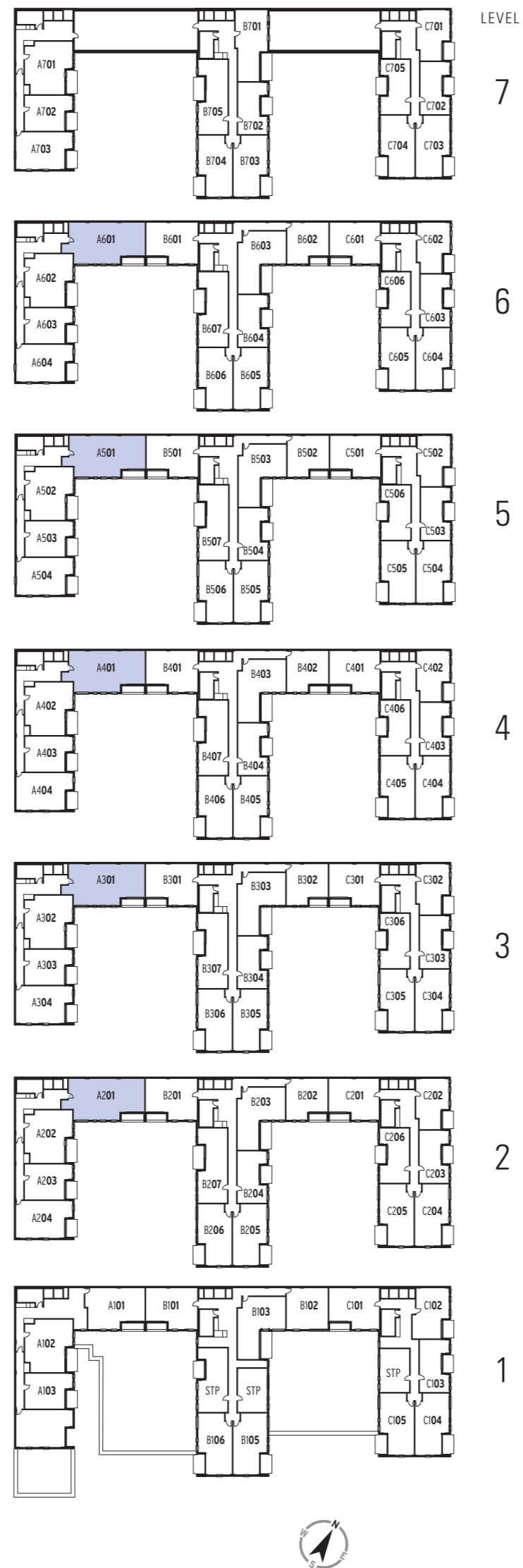
B106 B206 B306 B406 B506 B606 B704 C105 C205 C305 C405 C505 C605 C704		
B105 B205 B305 B405 B505 B605 B703 C104 C204 C304 C404 C504 C604 C703		

Total area 75.1 sq.m. 808 sq.ft.

Living/dining inc kitchen	5.1 x 5.1m	16'8" x 16'8"
Bedroom 1	3.3 x 3.7m	10'9" x 12'1"
Bedroom 2	3.3 x 3.4m	10'9" x 11'1"

The 28 apartments listed above are currently subject to full planning consent.

2 Bedroom Apartments



A201	A301	A401	A501	A601
Total area 113.0 sq.m. 1216 sq.ft.				
Living/dining 7.4 x 6.5m 24'3" x 21'3"				
Kitchen area 3.7 x 2.1m 12'2" x 6'10"				
Bedroom 1 3.2 x 4.7m 10'5" x 15'4"				
Bedroom 2 3.0 x 4.7m 9'9" x 15'4"				
Bedroom 3 2.5 x 4.7m 8'2" x 15'4"				

3 Bedroom Apartments

GENERAL SPECIFICATION

- Matte 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).
- 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 roof garden area.
- Cabled for broadband internet.
- Cabled for Sky including Sky Q and terrestrial TV (subject to Sky subscription).

KITCHEN AREA

- Oak plank effect click flooring (Amtico or similar).
- 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.
- Low energy wall unit under lighting.
- Centralised appliance isolator switch panel.

LIVING/DINING ROOM

- Oak plank effect click flooring (Amtico or similar).
- 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 porcelain tiled floor and large format porcelain 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

- Light grey carpet with underlay (or continuation of oak plank effect click flooring).
- Floor to ceiling fitted wardrobe with interior shelf, hanging rail & drawers.
- 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

- Oak plank effect click flooring (Amtico or similar).
- 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.
- Landscaped roof garden areas at first level.
- Low energy wall light fittings.
- Lifts to all apartment levels.
- Communal secure cycle storage.

Please note: colours and tonal palettes stated above may be subject to enhancement through future design trends.



Galliard Homes' official letting and management agents

LIFE Residential is Galliard Homes' official letting and management agent offering a comprehensive range of services for both UK and overseas landlords with some 8,000 tenancies to date. LIFE Residential has offices in London and Hong Kong.

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STADIA

THREE

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