



ABBHEY WALL

SW19

FEEL THE VIBE - BUILD YOUR FUTURE

A DEVELOPMENT BY INDIGOSCOTT



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FEEL THE VIBE - BUILD YOUR FUTURE

Abbey Wall is a new and exciting landmark development offering 66 apartments in SW19, one of south-west London's most dynamic areas. History, culture, industry and art inspire this exclusive collection, bringing cool and luxury living to this vibrant area.

indigoScott



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A striking new landmark

On one side, a Conservation Area, complete with leafy riverside walks and a craft village. On the other, High Path's forthcoming renaissance, bringing new homes, new shops, workspaces, exhilarating green spaces and amenities. A home at Abbey Wall allows you to take advantage of it all.

Designed to provide a link between the old and the emerging, it combines medieval boundary walls with state-of-the-art modern architecture that reinterprets the local character. Buff brick and pitched roofs are inspired by the industrial setting, with striking copper-tone windows reflecting the historic copper mills and artisans the area was once home to.

This outstanding collection of 66 apartments offers an unprecedented opportunity to live an aspirational – yet achievable – lifestyle. Abbey Wall provides a range of accommodation, all with private balconies or terraces as well as access to beautifully landscaped shared roof gardens.

Disabled parking and dedicated cycle storage add to the carefully considered specification, while all apartments benefit from 3 years of paid car club membership.



Local life

Meet up with friends old and new just a short stroll from Abbey Wall at Merton Abbey Mills, where you'll discover a lively hub of entertainment, creativity, bars and culinary delights.

A tempting choice of restaurants offer a taste of world flavours and include Ban Yan Thai, Nanay Rosa, serving up delicious Filipino food, Rock Star Sushi Bar, SW19 Italian, The Belgian Brasserie, Ting 'n' Ting for Caribbean fare and Assisted by Nature with its vegan, vegetarian and pescetarian menu.

An eclectic array of independent retailers is complemented by the market every weekend, running for 26 years and once one of London's busiest.

In addition, pop up street food, the Watermill café and restaurant, Willow Bough tea room and pubs and bars including the William Morris and Merton Apprentice are just a taste of what is available locally.

A highly regarded restaurant, Wandle Pirates, serves tomahawk and lobster.



Occupying a Grade II Listed building, formerly part of the Liberty printworks, Colour House Theatre presents theatrical performances as well as being home to blues and comedy clubs.

With so much on your doorstep you'll be spoilt for choice.

mertonabbeymills.org.uk



Welcome to Wimbledon and beyond

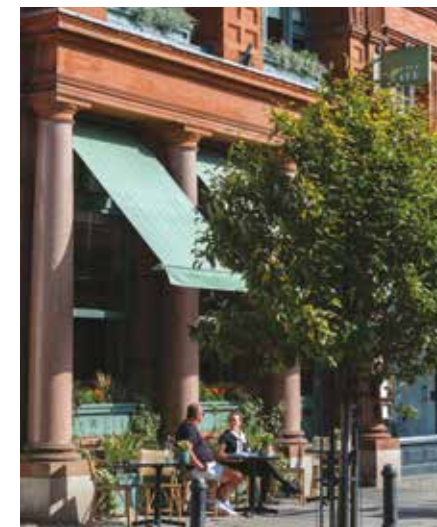
As well as being the birthplace of tennis, Wimbledon is also the setting for the world famous tournament and one of London's last remaining urban villages. It weaves colour, community and convenience together with lush green open spaces and glittering waterways, all within easy reach of London's City and West End.



Boasting a vibrant cultural identity – including a choice of theatres, cinemas and annual fairs and events – Wimbledon has long been an aspirational destination.

Some of the UK's best schools, both private and state, are combined with unparalleled leisure facilities and local amenities to offer an ideal lifestyle for all ages.

◆ *With its glossy Centre Court precinct and wide range of respected high street names, Wimbledon's bustling main shopping area is within walking distance.*



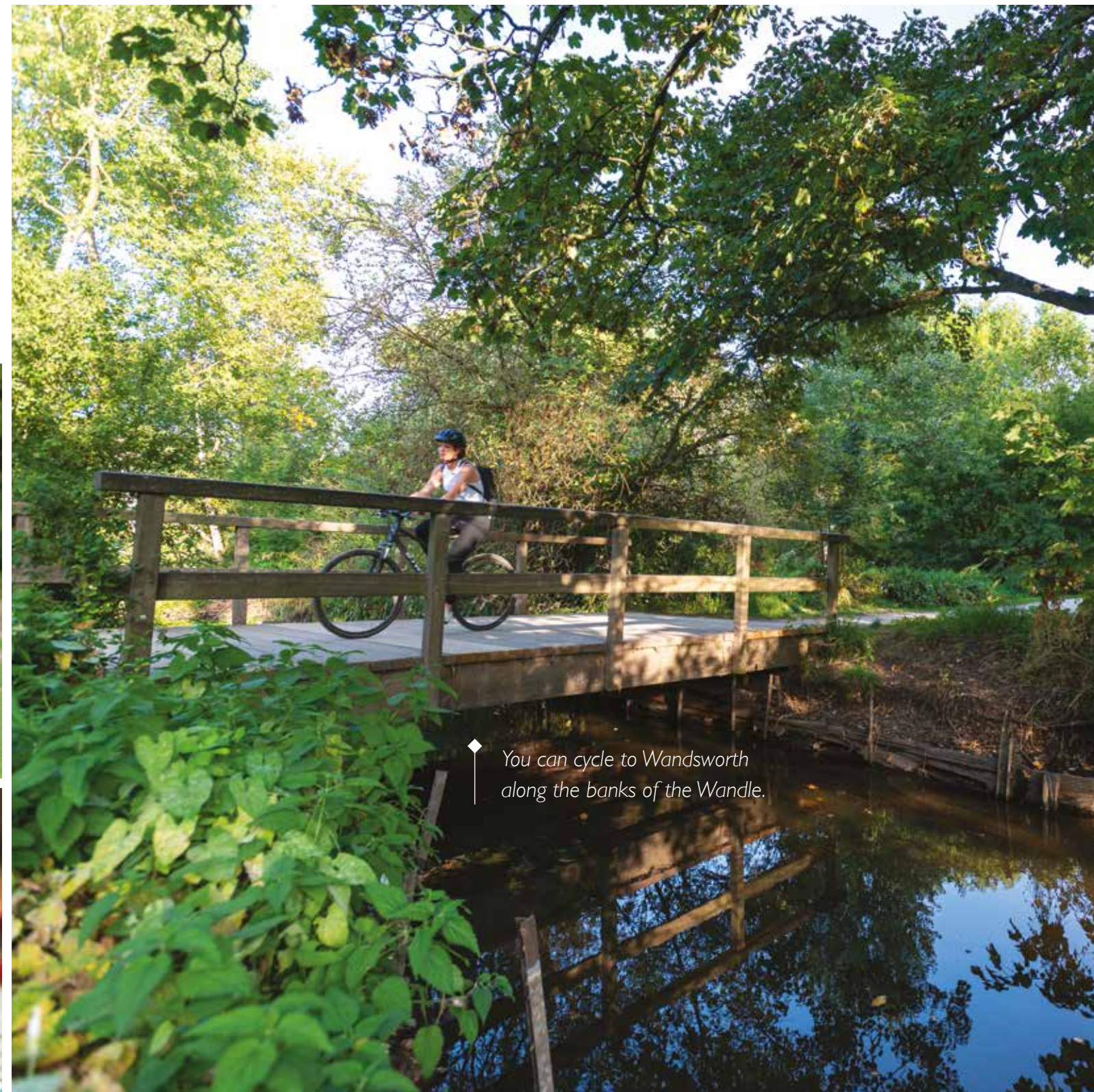
Chic cafés and renowned restaurants offer cuisine from across the globe.

Browse the elegant designer stores and quirky independent boutiques in nearby Wimbledon Village, sampling cuisine from across the globe in its stylish restaurants and cosmopolitan cafés. For convenience, there's a large Sainsbury's supermarket and M&S just a few minutes' walk from Abbey Wall, while on your doorstep, Merton Abbey Mills is the perfect place to eat, drink, shop and play.

With the River Wandle on the doorstep, Wimbledon is also home to London's largest expanse of common land. Tennis and golf clubs abound, along with cricket, football and rugby pitches, or you could saddle up at one of the local stables and explore almost 16 miles of bridleways. In addition, Wimbledon Park Watersports Centre offers sailing and kayaking.



The Wandle riverside at Merton Abbey Mills



You can cycle to Wandsworth along the banks of the Wandle.

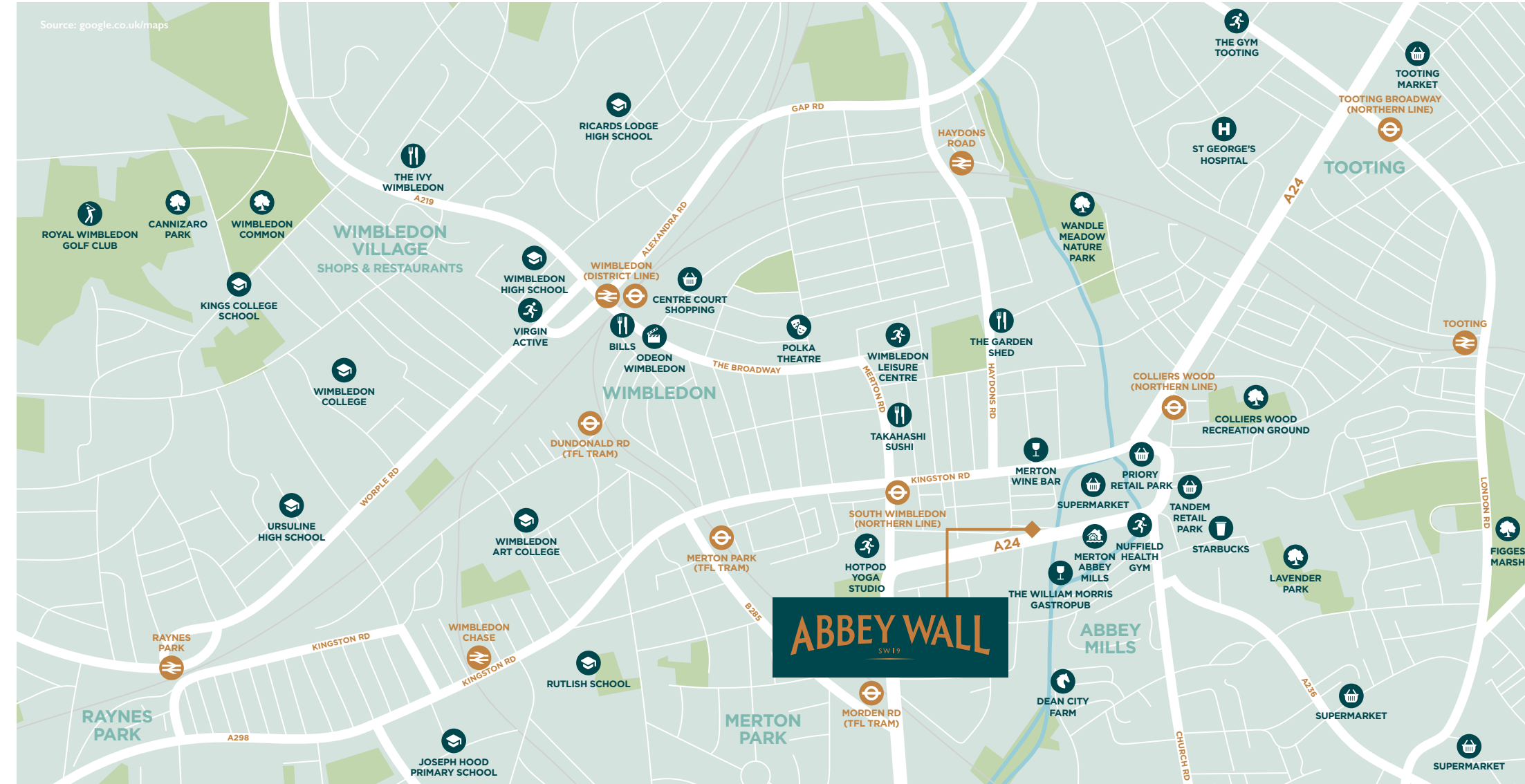
Going places

Abbey Wall is ideally located to enjoy the best of south west London and beyond: less than ten minutes away, both South Wimbledon and Colliers Wood tube stations are on the Northern Line.



Mainline trains may be caught from nearby Wimbledon Station, alternatively, there are Tramlink stops within a 15 minute walk, while Merton High Street, five minutes away, is served by a number of bus routes.

LONDON AIRPORTS VIA ROAD	HEATHROW 47 mins	GATWICK 50 mins	LUTON 1 hr 22 mins	STANSTED 1 hr 38 mins
SOUTH WESTERN TRAINS WIMBLEDON	CLAPHAM JUNCTION 7 mins	LONDON WATERLOO 17 mins	GATWICK AIRPORT (VIA CLAPHAM JUNCTION) 47 mins	
NORTHERN LINE SOUTH WIMBLEDON	WATERLOO 21 mins	LONDON BRIDGE 22 mins	LEICESTER SQ – WEST END 25 mins	BANK – CITY OF LONDON 27 mins
DISTRICT LINE WIMBLEDON	EARL'S COURT 17 mins	EDGWARE RD 31 mins	WESTMINSTER 32 mins	HEATHROW (VIA PICCADILLY LINE) 50 mins
TFL TRAM WIMBLEDON	MERTON PARK 5 mins	WEST CROYDON 24 mins	EAST CROYDON 30 mins	BECKENHAM JUNCTION 50 mins



Underground and mainline services offer fast and easy connections to the West End, the City and beyond.

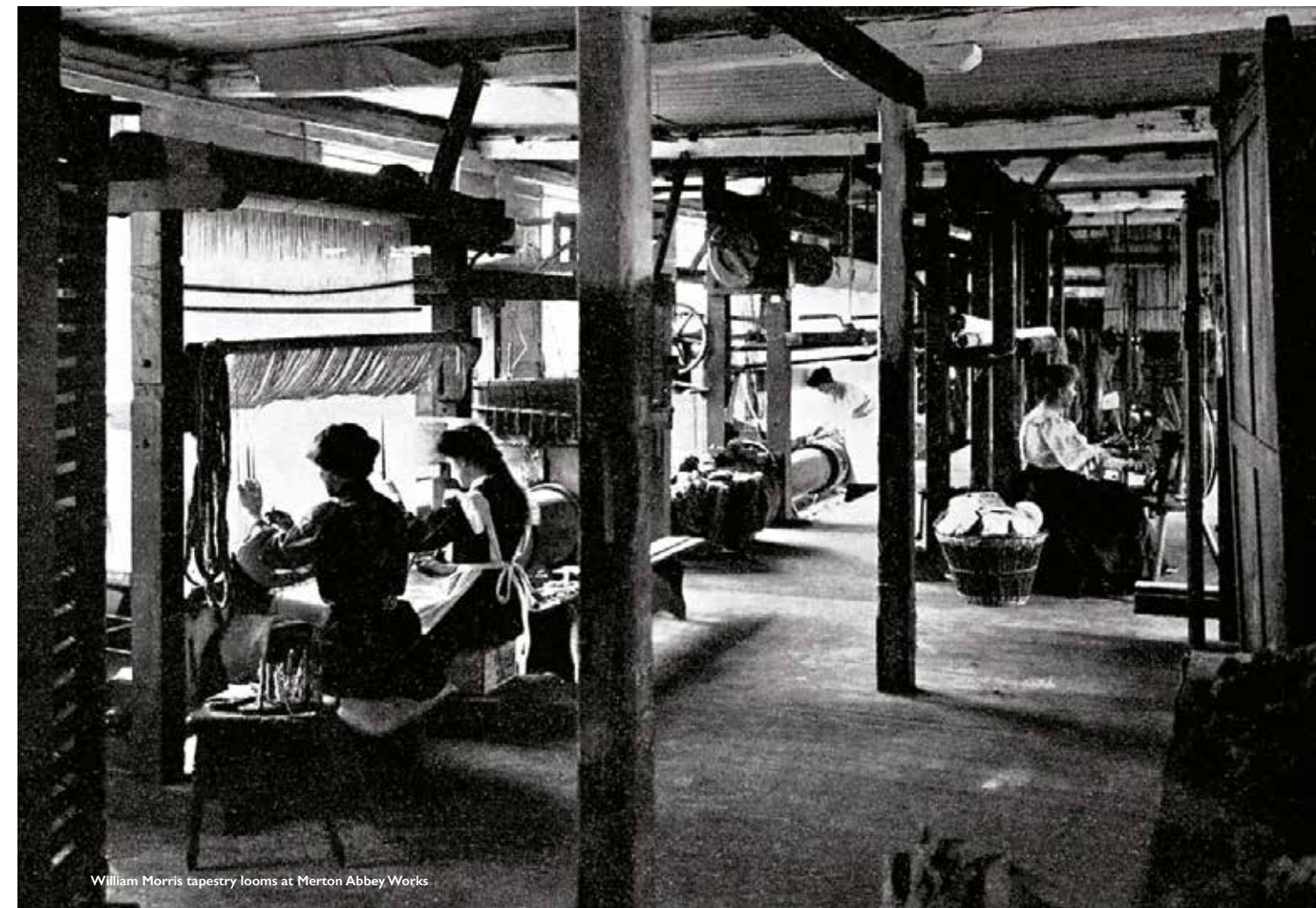
A brief history

Named after the Grade II listed medieval wall that defines the boundary of the site, Abbey Wall draws together influences from the area's rich and diverse history.

While the original Merton Abbey was one of the country's most important monastic houses in the early 12th century, the Wandle Valley has also been home to Bronze and Iron Age settlements, Roman roads and Saxon farmsteads, not to mention an Iron Railway and Britain's greatest naval hero, Admiral Lord Nelson.



The watermill at Merton Abbey Works



William Morris tapestry looms at Merton Abbey Works

Nowadays, all that remains are the foundations of the 900-year old Chapter House, yet its links to King John, Thomas Becket, Henry VIII and the origins of English law have ensured their preservation as a Scheduled Ancient Monument.

More recently, the River Wandle became renowned as the epicentre of creativity and industry. With textile works and silk throwers in the area since the 17th and 18th centuries, nearby Merton Abbey Mills welcomed the legendary artist and textile designer William Morris in 1881. In 1904 his workshops were purchased by another of the key exponents of the Arts and Crafts movement, world famous Liberty of London, where they printed the iconic fabrics that are still popular today.

◆ *William Morris was an incredible man. He was an artist, textile designer, poet, writer, philosopher and social activist. He is largely associated with Britain's Arts and Craft Movement.*





Computer generated illustrations and interior images are indicative only



Finishes

External

- Striking design, newly constructed in buff brick finish
- Two entrance doors set in large brick archways
- Double glazed copper-toned windows throughout
- Each apartment has either private outside terrace(s) or patio
- Two landscaped roof gardens for exclusive use of residents

Communal

- The two entrance doors each provide access to different lobbies of the building
- Smart visitor entry system for privacy and security
- Tiled flooring and mailboxes in each of the two entrance lobbies
- Three passenger lifts and three carpeted staircases to floors above
- Cycle storage on ground floor
- Refuse storage on ground floor
- 10 year ICW new build structural warranty
- Each apartment will benefit from three years of paid car club membership

Kitchen Finishes

- High quality, contemporary bespoke built kitchens
- Composite stone worktops and upstands
- Contemporary black brassware
- Undercupboard feature low energy lighting
- Integrated extraction above hob
- Integrated appliances to include flush induction hob, fridge freezer, integrated washer dryer, fan assisted oven and integrated dishwasher
- High quality oak plank engineered flooring

Family Bathroom

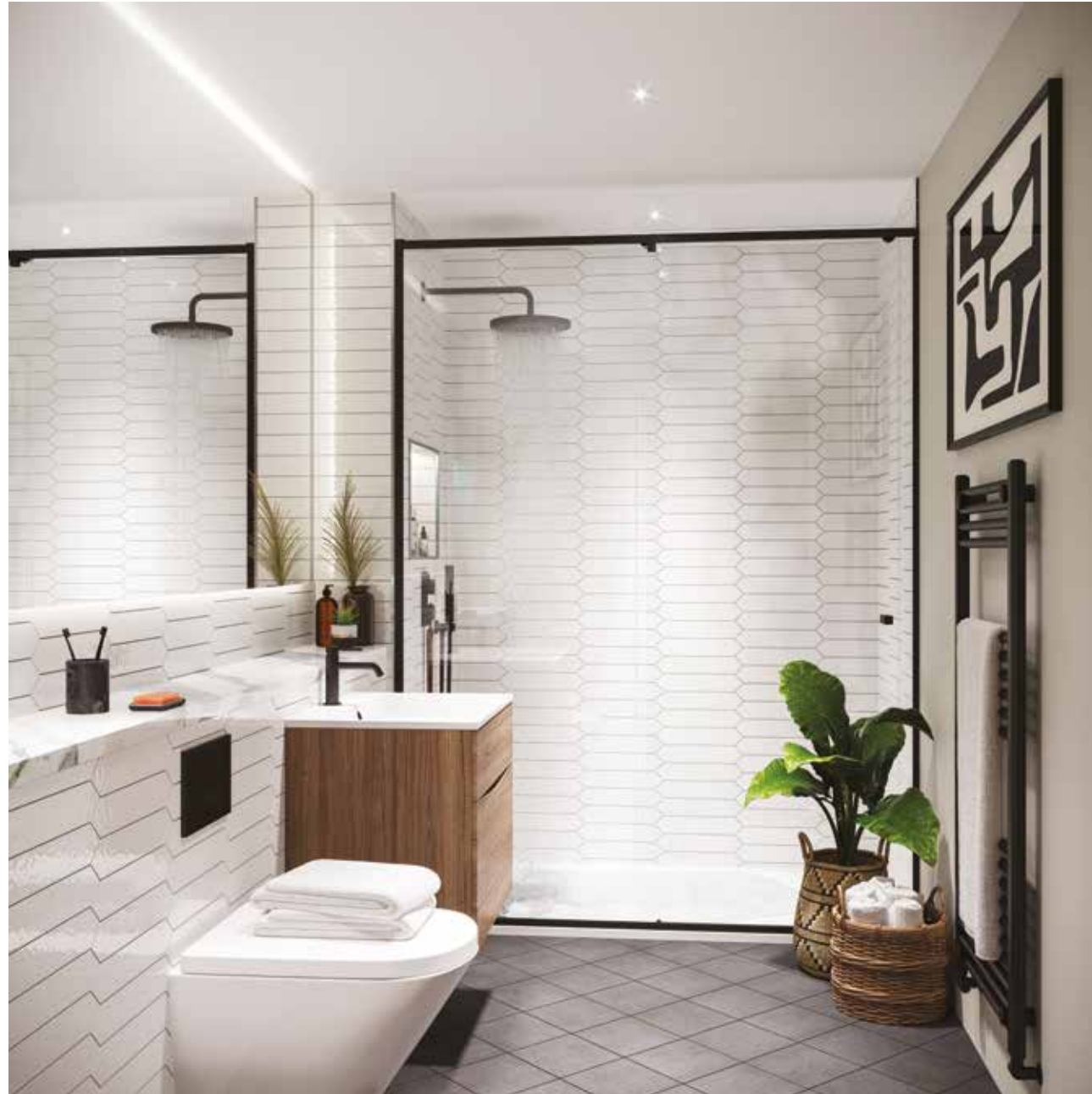
- Bath with wall mounted thermostatic shower over and glass shower screen
- Wall mounted toilets
- Large panel mirrors
- Comfortable storage with built in vanities
- Heated towel rails
- Porcelain tiling to floors, and to part walls
- Painted finish to other walls
- Black finish brassware

Shower Room

- Fully equipped with wall mounted thermostatic showers
- Wall mounted toilets
- Large panel mirrors
- Comfortable storage with built in cupboards or vanities
- Heated towel rails
- Porcelain tiling to floors, and to part walls
- Painted finish to other walls
- Black finish brassware
- Shaver socket

Bedroom Finishes

- Built in wardrobe to master bedroom
- Soft carpet underfoot
- Some apartments have double glazed doors to private terrace from bedrooms (see plans)



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General Information

- Double glazed doors to private terraces
- White painted walls
- Contrasting painted flush doors, skirtings and architraves
- Black ironmongery
- Oak flooring to kitchen, living and hallways, carpet to bedrooms, tiles to bathrooms

Heat and Light

- Gas boiler, providing underfloor heating and hot water
- Mains operated smoke and heat detectors for your safety
- Recessed downlighters to kitchen, living room, hallway, bathroom
- Pendant lights to bedroom
- Dimming controls to kitchen and living areas
- Black light switches
- Black electrical sockets

Communication

- Living areas have terrestrial aerial and DAB radio, as well as provision for Sky
- Master bedrooms wired for terrestrial TV and can also access wireless Sky if required
- BT point provided
- Wired for BT Fibre optic
- Purchaser to arrange connections with service providers

Sustainability is at the heart of Abbey Wall

Fundamental to IndigoScott's ethos, sustainability has been woven into the fabric of Abbey Wall. Our approach ensures that the development benefits not just those that choose to make their home here but the wider community too, now and in the future.

Energy efficiency

Optimal construction techniques ensure that Abbey Wall exceeds national energy efficient standards, resulting in reduced fuel bills and low carbon emissions. To meet these criteria each apartment is fitted with gas saver boilers, energy efficient appliances, high levels of insulation, low energy lighting and double glazing. As a result of thermal efficiency target EPCs are all B.

Renewable technology

Optimising the available roof area, photovoltaic panels provide electrical power for common parts lighting, lifts and plant alarms.

Reduced CO² emissions

In line with Merton Core Planning Strategy the design and construction of Abbey Wall reduces CO² emissions, outperforming national CO² standards by 35%.

Mechanical Ventilation with Heat Recovery

Each apartment has its own MVHR system, a continuous source of ventilation that extracts stale, moisture-laden air and resupplies fresh, filtered air back in, resulting in a year-round condensation free environment. The system offers substantial savings on heating bills compared to using normal bathroom and kitchen extractor fans or from opening windows for ventilation.

Sustainable travel

Each purchaser at Abbey Wall will enjoy 3 year paid-for membership of a local car sharing club, renewable at their discretion after the initial period – please ask our sales advisors for full details.

Facilitating sustainable, healthy transport for work or leisure, secure cycle storage is provided on the ground floor. Conveniently, Abbey Wall is immediately adjacent to the Wandle Trail, taking you to Croydon, while cycle route CS7 links Colliers Wood with the City of London.

Residents also have easy pedestrian access to bus, tube and tram networks.



Development layout



IndigoScott

IndigoScott is a privately owned developer of beautiful homes. We have been exercising our property passion for over 20 years, and in that time have delivered in excess of £170m worth of homes to the London market.

We are based in Wimbledon Village and have exceptional knowledge of the local area. We focus on evaluating each new site individually with creative design solutions and this is reflected in the unique and striking nature of Abbey Wall.

We don't just aim to build property, we aim to create beautiful homes for discerning buyers.

For more information about us, our portfolio or our exciting new developments, you can learn more at:

[indigoScott.com](https://www.indigoscott.com)





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To reduce our carbon footprint we have also made a donation to World Land
Trust who undertake conservation of the world's threatened habitats.



Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. All room dimensions are subject to change. Kitchen layouts are indicative only. Please consult the Sales Advisor for room dimensions and kitchen layouts. From time to time it is necessary for us to make architectural changes therefore prospective buyers should check the latest plans with our sales representative. Due to our policy of continual improvement we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained within this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

Designed and produced by kbamarketing.co.uk January 2023

