

# ROSEBERRY VILLAS

WIMBLEDON



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Computer generated image is indicative only.

# *Wimbledon*

ROSEBERY VILLAS

## A fresh take on traditional townhouse living

Inspired by the grand proportions of Wimbledon's fine period homes, yet created with modern city life in mind, each of the six villas features imaginatively-designed living and entertainment spaces arranged over four beautiful floors.

Constructed to the very highest standards by Marldon, an award-winning builder distinguished by their 50 years' experience in the construction and restoration of London homes.

Bespoke kitchens and wardrobes have been crafted in Marldon's own workshops by master joiners and stunning contemporary architecture has been overseen by their longstanding partner, Simon Smith and Michael Brooke Architects.





## *Location* WONDERFUL WIMBLEDON

### It's easy to see why this is one of London's most sought-after neighbourhoods

Whether you're looking for great shopping, eating out or glorious green spaces to relax in, Wimbledon has it all. Plus, its laidback atmosphere and fantastic schools make it perfect for families.

The centre of town is just moments away, the smart boutiques and cafés of Wimbledon Village are close by, and the Common is easy to reach too.



*Where there is something for everyone*



# Connections

GETTING AROUND

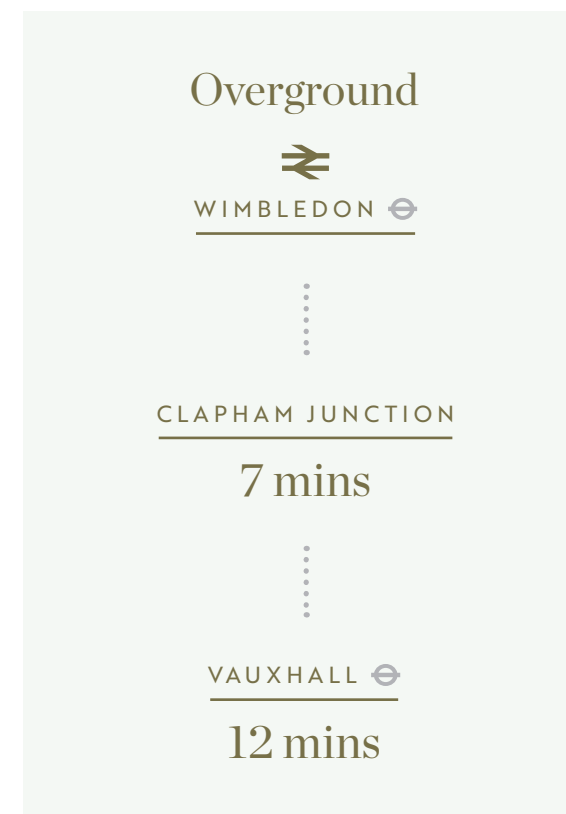
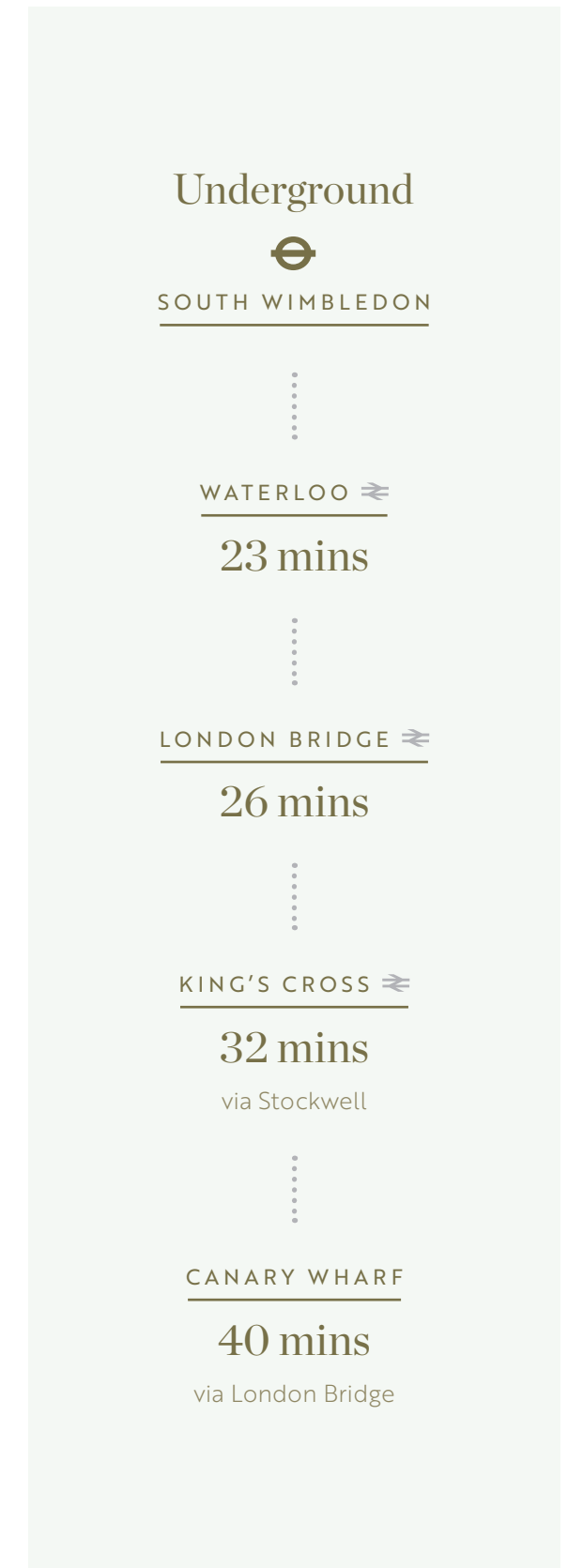
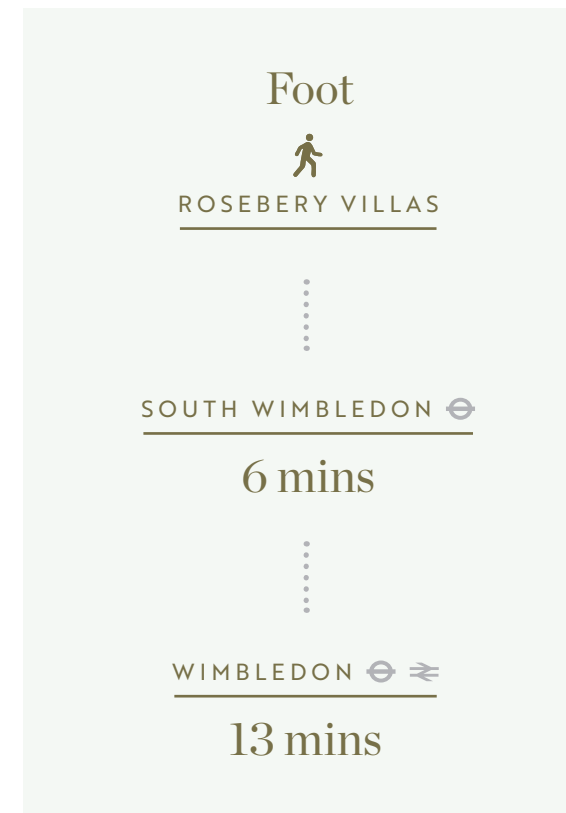
## A home at Rosebery Villas ensures you are well connected

There's a choice of regular services into central London. The Northern Line runs from South Wimbledon station and the District Line runs from Wimbledon station, where fast Overground Rail services are also available. A network of trams, buses and cycle routes offers further convenience for getting around locally.



# Travel

TRAVEL TIMES







# *Interiors*

SPACE TO GROW

Thoughtfully designed for perfectly balanced living

Rosebery Villas offer the ideal sanctuary for modern family life. High ceilings and generous open plan spaces are beautifully complemented by contemporary fittings, stylish finishes and the latest energy-efficient household technologies and appliances.



*Spaces full of light and stunning design details*





# Specification

## STUNNING INTERIORS

Each of the villas is fitted with bespoke joinery crafted by Marldon in their London workshops.

### KITCHEN

- Bespoke cabinets with Zurfix faced soft close doors and drawers (Cashmere or Dust Grey)
- Bespoke island unit with breakfast bar
- Cabinet knobs in brushed gold or matt black finish
- Franke under mounted white sink bowl
- Lusso Flow single lever mixer tap in brushed gold or matt black finish
- InOpera terrazzo work surfaces and full height upstand
- Integrated pull out recycle and waste bin system
- LED under-cabinet tape lighting
- Fully integrated Miele appliances including multi-function pyrolytic self-cleaning steel oven, combination oven & microwave, ultra-efficient induction hob, dishwasher, built-in extraction hood
- Siemens integrated fridge freezer

### BATHROOMS, ENSUITES & CLOAKROOMS

- Vado round fixed shower head with thermostatic control plus hand shower
- Ideal Standard Isarca white basins and WCs
- Ideal Standard Sandringham steel bath with chrome thermostatic control and hand shower
- Bespoke cabinets with mirrored doors and glass shelves
- Bespoke vanity unit in cloakrooms
- Ladder-style heated towel rails in chrome finish
- Porcelain gloss mosaic tile to feature walls
- White ceramic wall tiles in shower enclosures
- Tiled boxing behind basin and WC with Corian Top

### UTILITY ROOM

- Bespoke storage cabinets with soft close doors and drawers
- Corian worktop with Rangemaster sink
- Rangemaster mixer tap
- Siemens integrated fridge freezer

### INTERIOR FINISHES

- Bespoke painted solid timber doors with ironmongery in matt black finish
- Bespoke painted bedroom wardrobes with walnut veneered interiors, adjustable shelf compartments, short and long hanging spaces and drawers
- Bespoke painted storage cupboards with oak veneered interiors and adjustable shelf compartments to family room
- Plusfloor Truegrain flooring 'White Washed' planks to ground and lower ground floors
- Marstood Marble tile in master en-suite shower room
- Karndean luxury vinyl floor to bathrooms and utility rooms

### HEATING, ELECTRICAL & LIGHTING

- Zoned wet omnie underfloor heating throughout
- Gas fired condensing boiler
- Smartphone-enabled controls for heating and water
- Fresh air ventilation with heat recovery system to all floors and extract to bathrooms
- Brushed metal electrical switch plates and sockets in kitchen
- LED downlights

### MEDIA & TECHNOLOGY

- Cable TV and data points to all bedrooms and family rooms
- Wireless access throughout for full connectivity

### SECURITY & FIRE PROTECTION

- Nest smartphone-enabled video entry phone and doorbell system
- High security locks to front doors
- PIR Security lighting to external areas
- Domestic water mist fire protection system on ground floor
- Domestic Nest smartphone-enabled smoke and heat detectors

### SUSTAINABILITY FEATURES

- 20% carbon reduction on current building regulations energy performance requirements
- Heat recovery unit to boiler flues
- 100% dedicated low energy light fittings
- Waste water heat recovery units to bathrooms
- Highly insulated building fabric with 25% improvement on building regulations requirement

### EXTERNAL FEATURES

- Off street car parking
- Home charging point for electric vehicle
- Landscaped front and rear gardens by Plunket Gardens, Easigrass lawns

### WARRANTY & DOCUMENTATION

- 10 year Buildzone New Home Warranty

ROSEBERY VILLAS

*Site plan*  
SITE PLAN

Each home at Rosebery Villas  
has a private front driveway  
with parking for one car and  
a secluded rear garden



Computer generated imagery is indicative only.

No.1  
4/5 BEDROOM  
TOWNHOUSE  
2,425 sqft / 225 sqm

No.2  
4/5 BEDROOM  
TOWNHOUSE  
2,470 sqft / 230 sqm

No.3  
4/5 BEDROOM  
TOWNHOUSE  
2,282 sqft / 212 sqm

No.4  
4/5 BEDROOM  
TOWNHOUSE  
2,281 sqft / 212 sqm

No.5  
4/5 BEDROOM  
TOWNHOUSE  
2,278 sqft / 212 sqm

No.6  
4/5 BEDROOM  
TOWNHOUSE  
2,480 sqft / 230 sqm



PELHAM ROAD

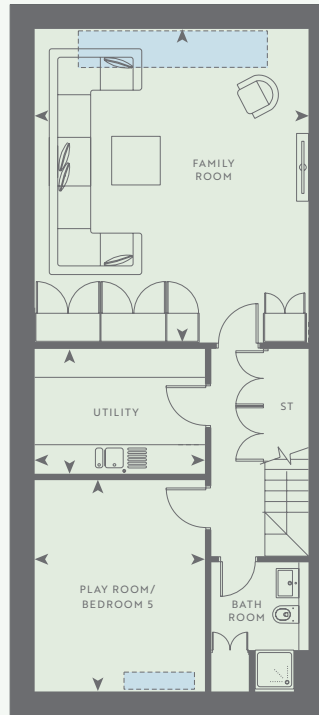
MONTAGUE ROAD



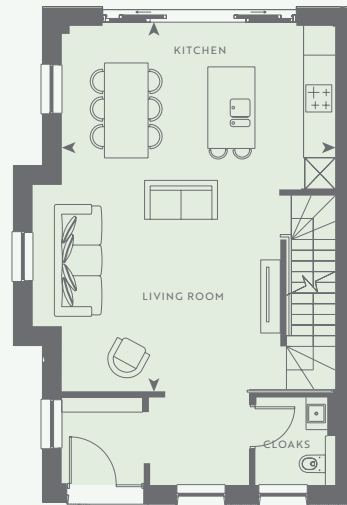
Floor plans

No.1

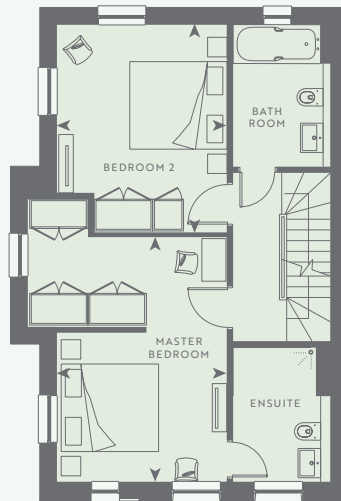
BASEMENT



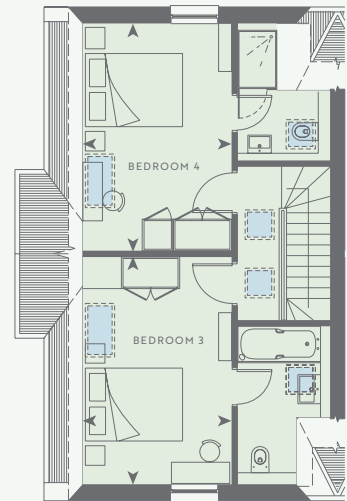
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FAMILY ROOM	6.5m x 5.6m	21'2" x 18'6"
PLAYROOM/BEDROOM 5	4.3m x 3.5m	14'3" x 11'6"
LIVING/KITCHEN	7.5m x 5.6m	24'8" x 18'6"
UTILITY ROOM	3.5m x 2.6m	11'6" x 8'5"

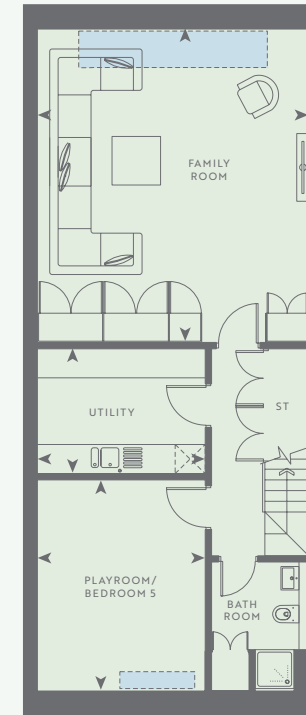
Skylight

MASTER BEDROOM	5.0m x 3.5m	16'6" x 11'6"
BEDROOM 2	4.2m x 3.5m	16'6" x 11'6"
BEDROOM 3	4.6m x 3.1m	15'3" x 10'0"
BEDROOM 4	4.7m x 3.1m	15'3" x 10'0"

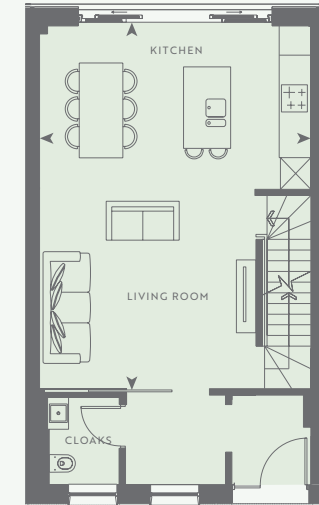
Floor plans

No.2

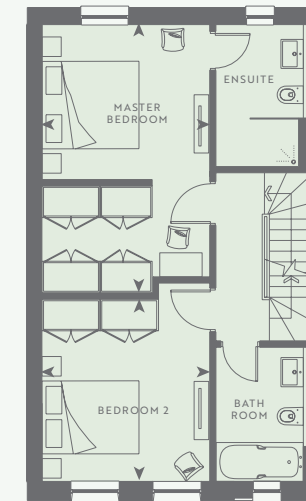
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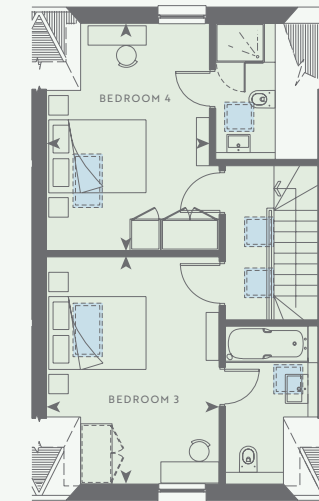
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FAMILY ROOM	6.5m x 5.6m	21'2" x 18'4"
PLAYROOM/BEDROOM 5	4.3m x 3.5m	14'3" x 11'4"
LIVING/KITCHEN	7.5m x 5.6m	24'6" x 18'4"
UTILITY ROOM	3.5m x 2.6m	11'4" x 8'5"

Skylight

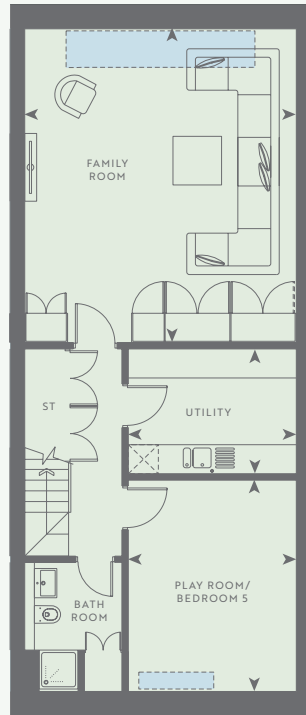
MASTER BEDROOM	5.2m x 3.5m	17'2" x 11'4"
BEDROOM 2	3.8m x 3.5m	12'4" x 11'4"
BEDROOM 3	4.6m x 3.5m	15'3" x 11'8"
BEDROOM 4	4.7m x 3.4m	15'3" x 11'0"



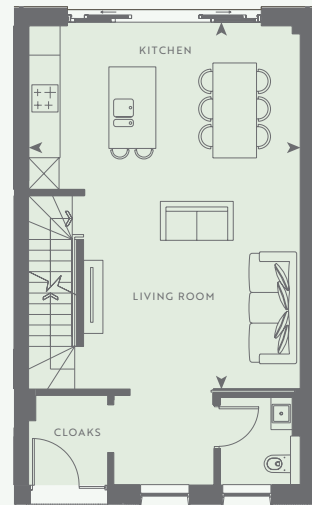
Floor plans

No.3/4\*/5

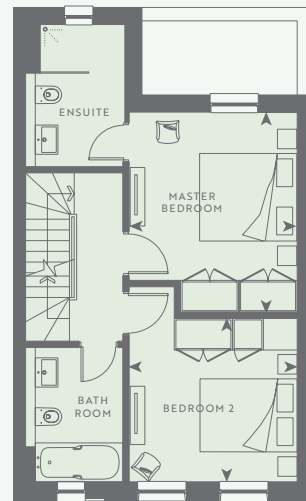
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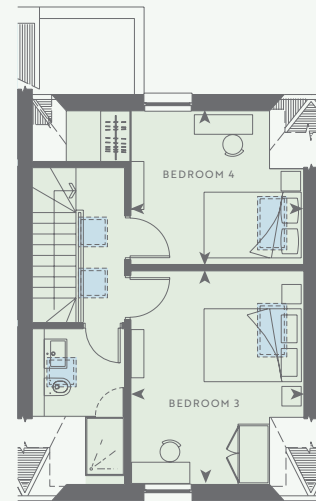
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FAMILY ROOM	6.5m x 5.6m	21'2" x 18'4"
PLAYROOM/BEDROOM 5	4.3m x 3.5m	14'3" x 11'4"
LIVING/KITCHEN	7.5m x 5.6m	24'6" x 18'4"
UTILITY ROOM	3.5m x 2.6m	11'4" x 8'5"

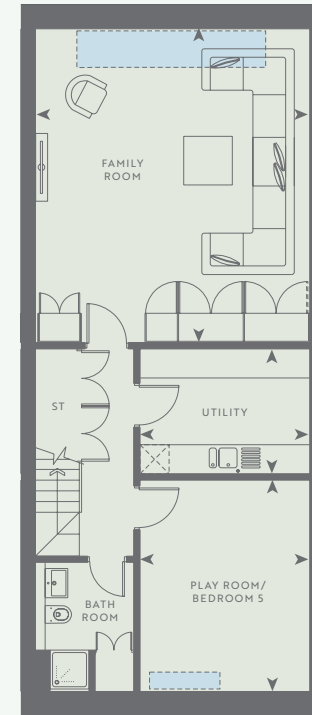
■ Skylight

MASTER BEDROOM	4.1m x 3.5m	13'6" x 11'4"
BEDROOM 2	3.5m x 3.4m	11'4" x 11'0"
BEDROOM 3	4.4m x 3.6m	14'3" x 11'8"
BEDROOM 4	3.6m x 3.2m	11'8" x 10'4"

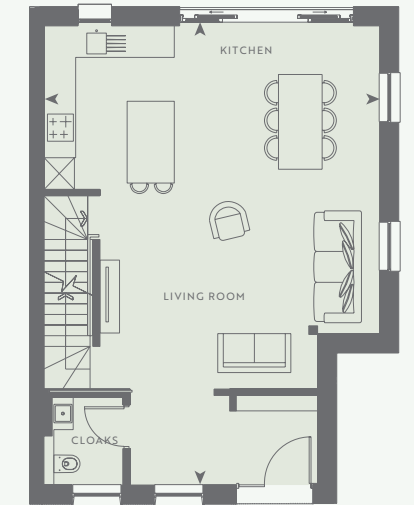
Floor plans

No.6

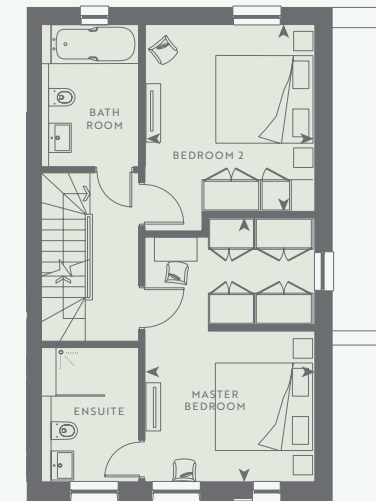
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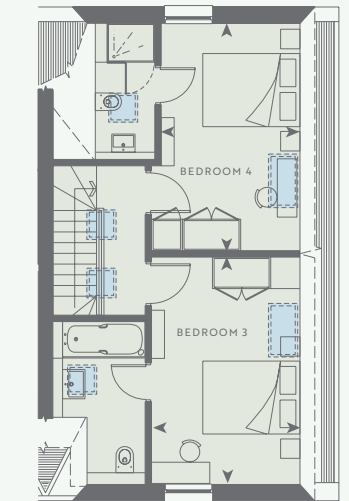
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FAMILY ROOM	6.5m x 5.6m	21'2" x 18'6"
PLAYROOM/BEDROOM 5	4.3m x 3.5m	14'3" x 11'5"
LIVING/KITCHEN	7.5m x 6.9m	24'6" x 22'8"
UTILITY ROOM	3.5m x 2.6m	11'5" x 8'5"

■ Skylight

MASTER BEDROOM	5.4m x 3.5m	17'10" x 11'5"
BEDROOM 2	3.8m x 3.5m	12'7" x 11'5"
BEDROOM 3	4.6m x 3.1m	15'3" x 10'0"
BEDROOM 4	4.7m x 2.9m	15'4" x 9'5"

\*Plot 4 is handed. Refer to site plan.



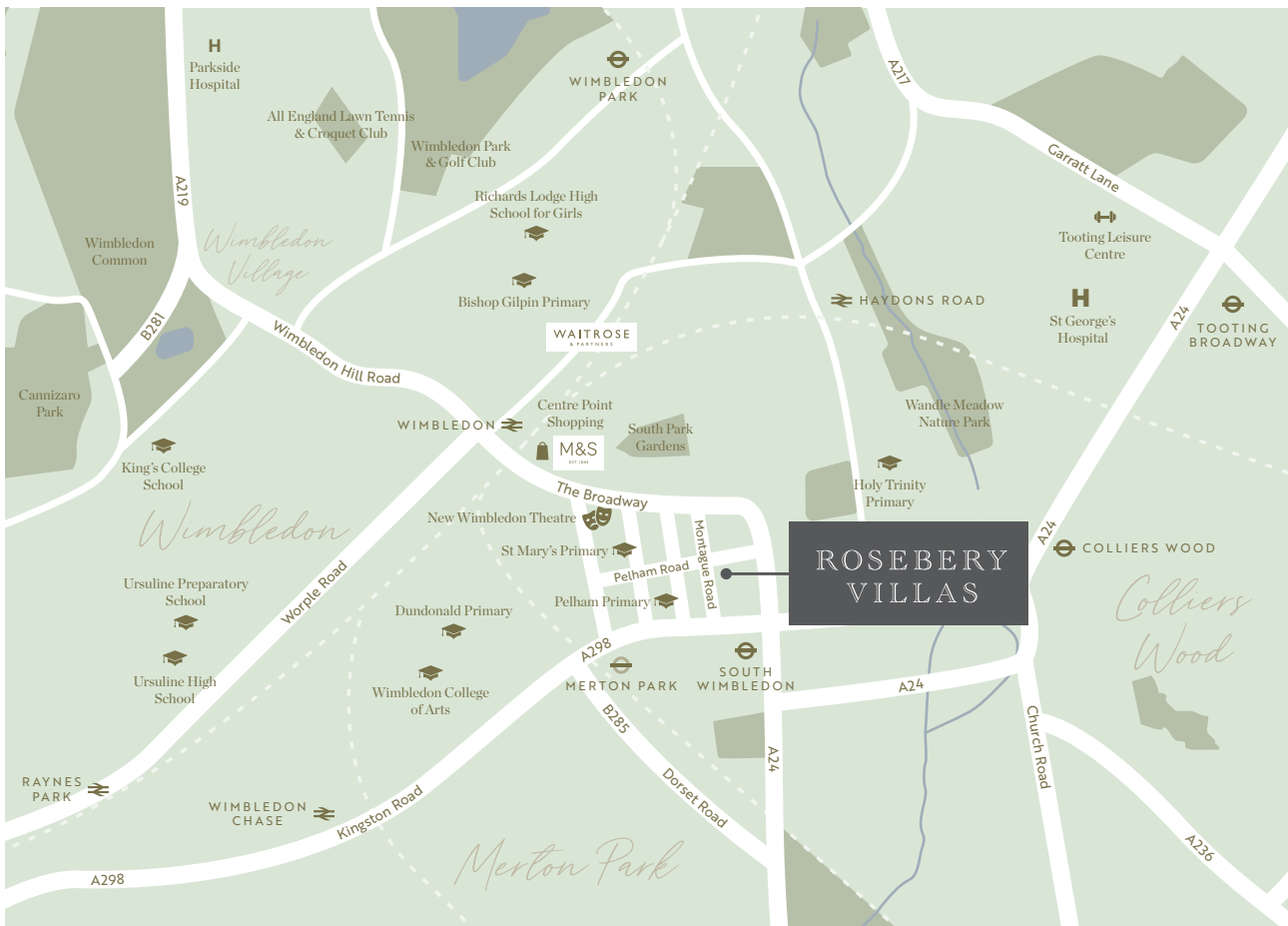
THE DEVELOPER

Since 1968 Marldon has been building a reputation for expertise and excellence in the construction and restoration of London property.

An award-winning company of around 100 people, we are committed to providing our clients with superb properties and excellent servicing standards.







# ROSEBERY VILLAS

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A development by



**MARLDON**

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Designed by Fresh Lemon



ROSEBERY VILLAS

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