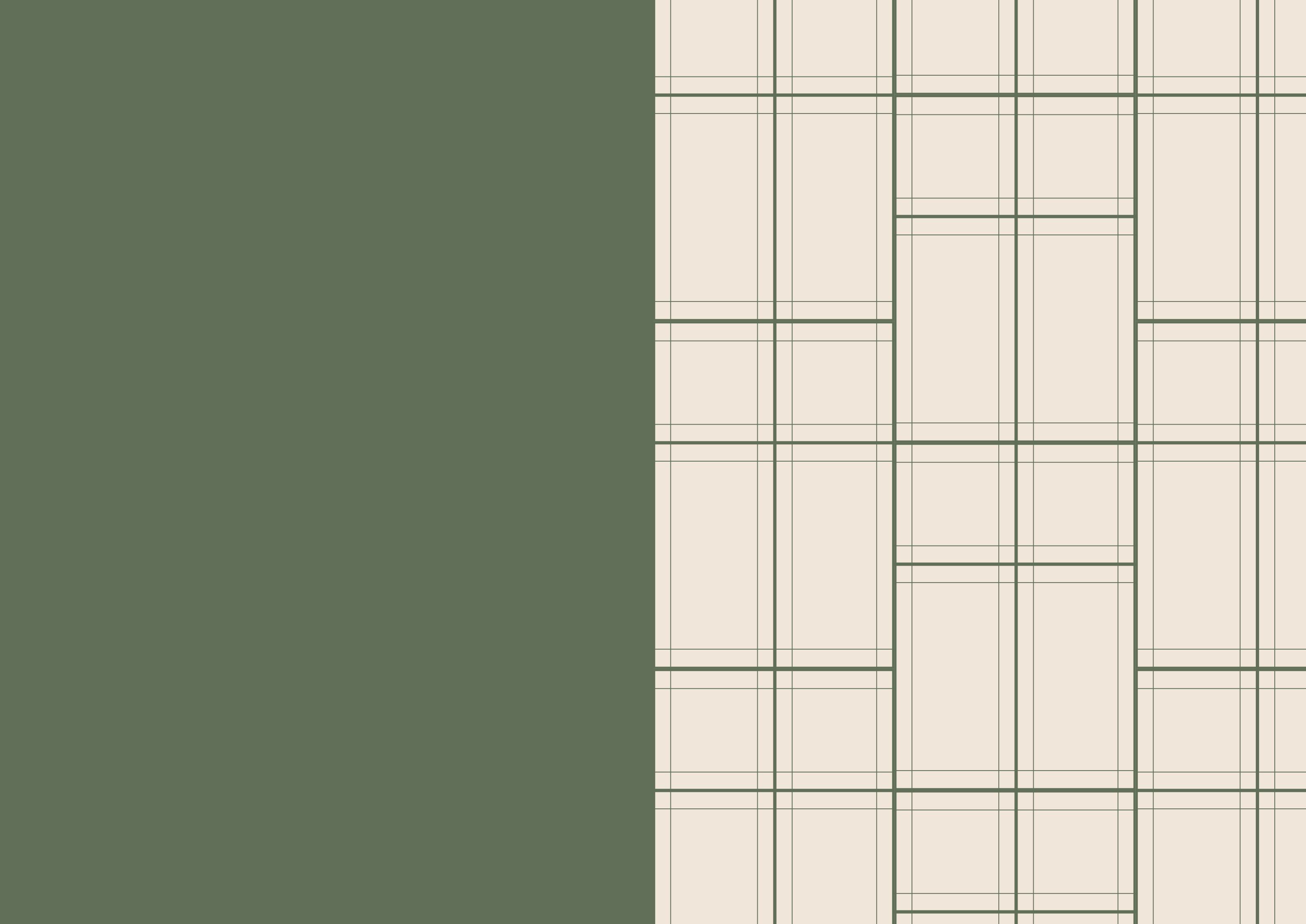




LONDON SW20







## VISION HOUSE

290 - 302A Kingston Road  
LONDON SW20

# WELCOME

Vision House is the reinvention of a classic art deco building into a collection of one and two bedroom high specification apartments designed for modern living.

Conveniently located for public transport, Vision House is opposite Wimbledon Chase Station which provides direct access to central London and The City via Thameslink whilst there are numerous bus routes to Wimbledon town centre just outside. Wimbledon is considered one of the most desirable neighbourhoods in South West London with superb leisure facilities and a host of local restaurants and shops.



Please note: The draft computer generated image is intended for illustrative purposes and should be used as general guidance only.

# WIMBLEDON AT A GLANCE

Through its rich culture, Wimbledon is able to cater for all types of people. With easy access into central London and the wide open spaces of the suburbs it offers the perfect balance. It is also the home of the Wimbledon Championships, the famous tennis tournament that gives the area prestige and worldwide recognition.

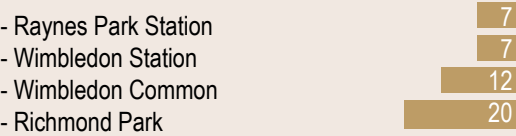


Scan the QR code with your smartphone to get more information about the Vision House Wimbledon

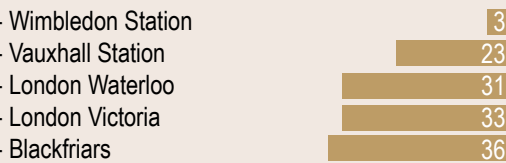


# CONVENIENT CONNECTIONS

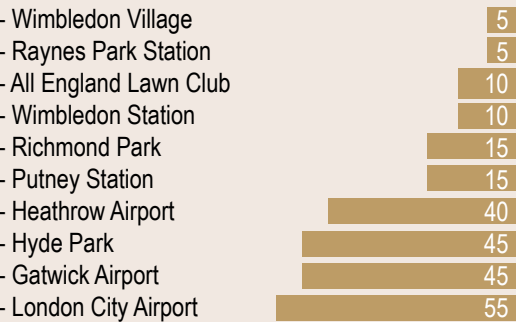
## CYCLING



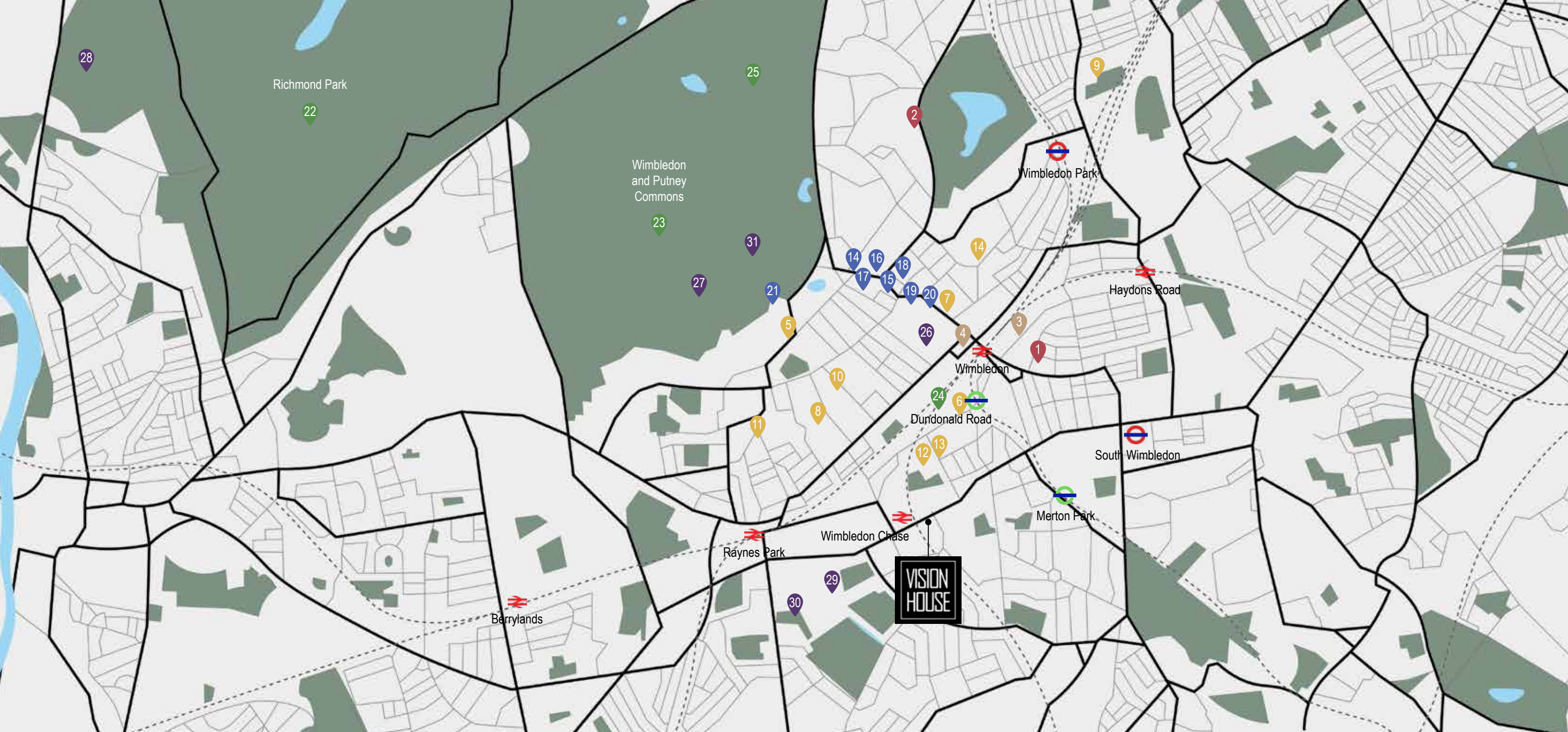
## PUBLIC TRANSPORT FROM WIMBLEDON CHASE STATION



## CAR







ART & CULTURE

- 1. New Wimbledon Theatre
- 2. Wimbledon Tennis Museum

SHOPPING PLACES

- 3. Centre Court Shopping Mall
- 4. Elys of Wimbledon

EDUCATION RESOURCE

- 5. King's College School
- 6. Durdonald Primary School
- 7. Wimbledon High School
- 8. Ursuline High School
- 9. Wimbledon Park Primary School
- 10. Donhead Preparatory School
- 11. Holmymount School
- 12. Wimbledon Chase Primary School
- 13. Wimbledon College of Art
- 14. Bishop Gilpin Primary School

DINING & DRINKS

- 15. Maison St Cassien
- 16. San Lorenzo
- 17. The White Onion
- 18. Côte Bistro
- 19. The Ivy Cafe
- 20. Patara
- 21. Hotel du Vin Wimbledon

RECREATION PLACES

- 22. Richmond Park
- 23. Wimbledon Common
- 24. Durdonald Recreation Ground

WELLNESS

- 25. London Scottish Golf Club
- 26. Virgin Active
- 27. Royal Wimbledon Golf Club
- 28. Richmond Golf Club
- 29. David Lloyd
- 30. Raynes Park Vale FC
- 31. Wimbledon Common Golf Club





# WIMBLEDON: GET TO KNOW THE AREA

Wimbledon is an affluent and popular suburb of south London, enjoying the perfect mixture of excellent transport links into London and beyond, with comprehensive shopping and leisure amenities, and lovely green open spaces. The best known areas are Wimbledon Village which borders onto the wide expanses of the Common, and the bustling Town centre, mainline and underground train stations. Wimbledon Chase is a fast-expanding area with its own station providing direct links into London and has its own eco-culture of bars, shops and restaurants, including Costa, Co-op and Tesco Express supermarkets for on-the-doorstep convenience



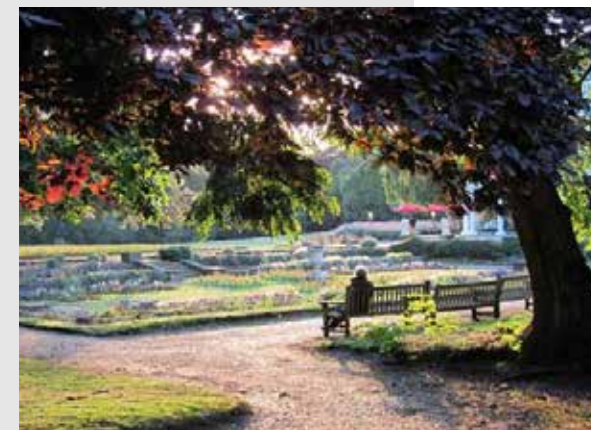
Scan the QR code with your smartphone to get more information about the Vision House Wimbledon





# THE ORIGIN OF WIMBLEDON TENNIS CHAMPIONSHIP

Wimbledon is home to the world renowned tennis championships. Founded in 1877 and officially known as 'The Championships, Wimbledon'. It is the oldest tennis tournament in the world and is generally regarded as the most prestigious of the four Grand Slam tournaments. Having been the subject of considerable updating in recent years, Wimbledon continues to lead the way in both much-loved tradition and world-leading advancements in modern technology. All games are famously played on grass courts at the All England Club, which is only a short walk from Wimbledon Village.



## THE GREAT OUTDOORS

Steeped in tradition and history, Wimbledon also offers a wide variety of sports and leisure pursuits. The long-established Royal Wimbledon Golf Club was founded in 1882 and Wimbledon RFC (Rugby Football Club) in 1865, making them some of the oldest clubs of their kind in the country. The Common has over 1,100 acres of open land, ideal for walking and relaxing and a further wide range of sporting opportunities include the Wimbledon Park Water Sports and Outdoor Centre as well as a number of private health and fitness clubs including the well-known David Lloyd Centre, numerous gyms and alternative health studios.



*David Lloyd*  
CLUBS  
HEALTH • RACQUETS • FITNESS







Please note: The draft computer generated image is intended for illustrative purposes and should be used as general guidance only.



## A FEW REASONS TO LOVE WIMBLEDON

Wimbledon is a unique place to live. From artisan coffee houses to intimate theatres, high concept fitness studios to bespoke tailors, boutique hotels to interior design specialists, there are 101 reasons to call Wimbledon home. Here are some of our favourites...



### #1 CENTRE COURT SHOPPING

Ideally situated next to Wimbledon station, Centre Court Shopping Centre has a wide variety of high street brands, easily accessible for a relaxed shopping experience.

4 Queen's Rd, SW19 8YA

### #2 ELYS OF WIMBLEDON

For over 125 years, Elys has been the leading independent department store in Wimbledon. Always offering a superb range of luxury brands and quality everyday items. Elys has every aspect of lifestyle shopping covered.

16 St George's Rd, SW19 4DP



### #3 NEW WIMBLEDON THEATRE

This beautiful Grade II listed building is bursting with history, having hosted some of the most well-known plays, musicals and performances from around the world. The New Wimbledon Theatre first opened its doors to the public in 1910 and was unique for its time, being the only theatre in England to have a Victorian-style Turkish bath in the basement.

93 The Broadway, SW19 1QG



### #4 HOTEL DU VIN CANNIZARO HOUSE

Hotel Du Vin (formerly Cannizaro House) is a converted 18th Century country house, set in the grounds of the beautiful and expansive Cannizaro Park, located just off Wimbledon Common Westside. The park has a long history dating back to when it was part of the Duke of Cannizaro's estate; it then became a public open space when Merton Borough Council adopted it in 1949.

Wimbledon, SW19 4UE

### #5 TENNIS MUSEUM

Being the largest tennis museum in the world, Wimbledon Lawn Tennis Museum houses exhibits and artefacts dating back to 1555 as well as interactive technology for the visitors. Guests can experience the atmosphere of Centre Court and guided tours reveal the background of the All England Lawn Tennis and Croquet Club.

Church Rd, SW19 5AE



### #7 WIMBLEDON VILLAGE

Wimbledon Village has a charm of its own. Home to a selection of elegant shops, cafes and restaurants, boutique hotels and exclusive hairdressers, the Village houses some striking and beautiful period buildings, with the Common easily accessible. Excellent transport links are nearby, with Wimbledon mainline and underground stations only a short walk away, down the hill to the Town.

High Street Wimbledon, SW19 5DX

### #6 WIMBLEDON AND PUTNEY COMMONS

Wimbledon and Putney Commons is a 1,100 acre open green space with lakes and wooded areas. Designated a Site of Special Scientific Interest and a Special Area of Conservation, the Commons provide an important home for wildlife and provides wonderful surroundings for visitors to relax and unwind.

Windmill Rd, SW19 5NR





# CATERING AND RELAXATION

Wimbledon Chase is a predominantly residential area, which is undergoing an exciting regeneration with several older buildings being redeveloped for modern housing to suit today's busy lifestyle. Local amenities include M&S Simply Food, Tesco Express, Costa Coffee, the Co-operative Food store as well as the Nelson Health Centre and various independent retailers and restaurants.



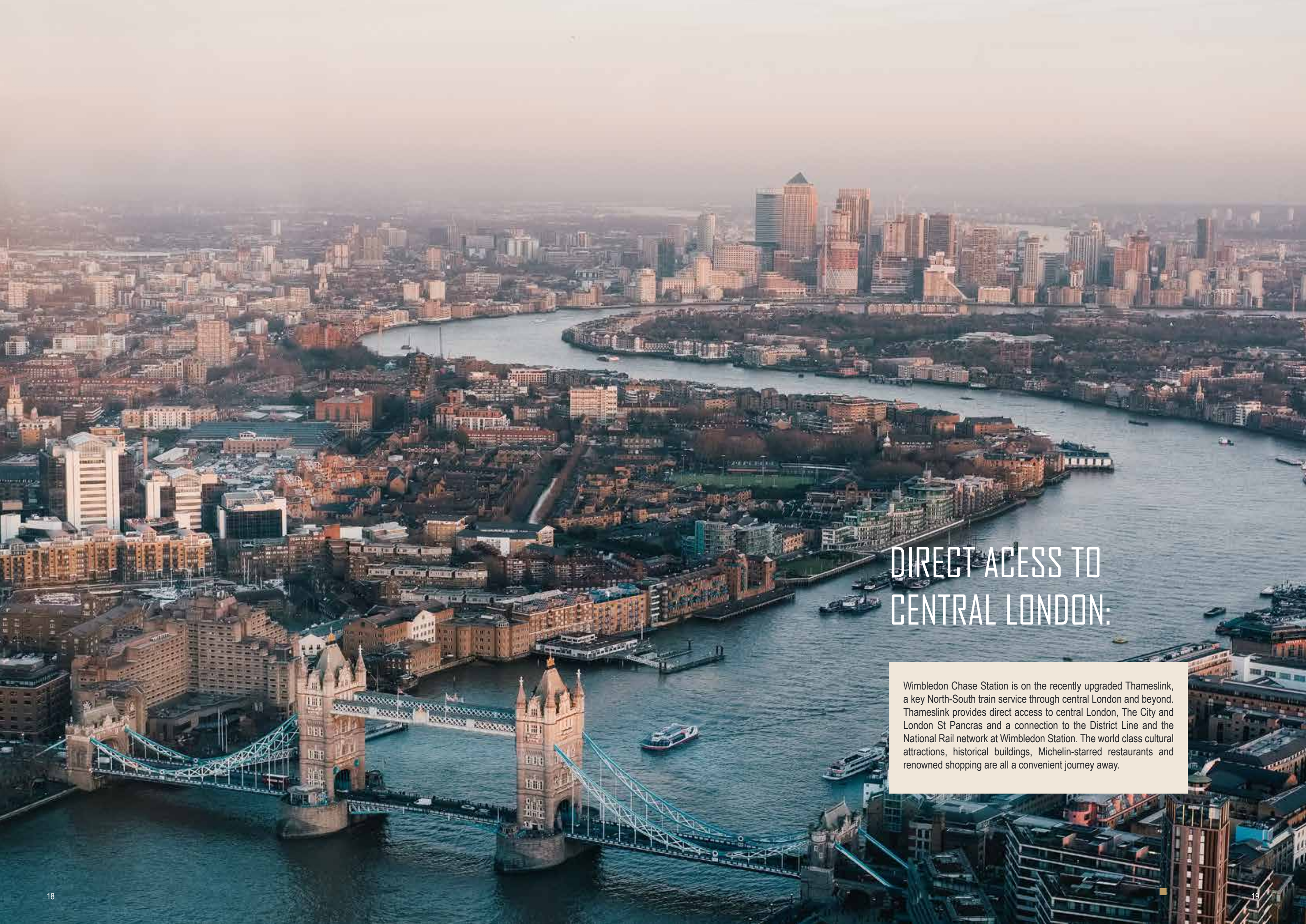
On a visit to the Village, you'll discover a wide range of bistros and restaurants, from the relaxed Fire Stables for a casual lunch to The Ivy and Lawn Bistro for fine dining, there is something for every taste. The famous Dog & Fox pub is always worth a visit, as is The Crooked Billet on the edge of the Common, where you can enjoy a picnic on a sunny day. Bayley & Sage is one of the Village's delicatessens, stocking a wonderful selection of fresh produce from home and abroad.



In the heartland of Wimbledon Town, close to the main station, there is a head-turning choice of bars and restaurants that will leave you breathless. Mostly independently owned and run, there are also some more familiar names such as Pizza Express, Wagamama, Wahaca and Nandos. There are also plenty of opportunities to relax and simply watch the world go by from a pavement table at many of the cafes dotted throughout the Town.







## DIRECT ACCESS TO CENTRAL LONDON:

Wimbledon Chase Station is on the recently upgraded Thameslink, a key North-South train service through central London and beyond. Thameslink provides direct access to central London, The City and London St Pancras and a connection to the District Line and the National Rail network at Wimbledon Station. The world class cultural attractions, historical buildings, Michelin-starred restaurants and renowned shopping are all a convenient journey away.





Please note: The draft computer generated image is intended for illustrative purposes and should be used as general guidance only.

Every apartment at Vision House has been carefully planned and specified to ensure that life is relaxed, carefree and luxurious. Fixtures and fittings have been extensively researched and carefully selected to create a sophisticated, practical and contemporary home.







### OPULENT FEATURES

The materials throughout these apartments are exceptional, chosen for their high quality, rich textures and natural origins. From the stone effect kitchen to the tactile stone worktops and bespoke wardrobe, each apartment makes a stylish statement.



Please note: The draft computer generated image is intended for illustrative purposes and should be used as general guidance only.



## MASTER BEDROOM

Bedrooms exude serenity and with warm timber floors, the design feels contemporary and fresh. After a peaceful night's rest, the sun gently rises through generous large windows.



## BATHROOMS

Bathrooms are bold and elegant. A sleek walk-in shower frame and matching sink echo the lines of large porcelain tiles. Taps and shower fixtures add a modern designer touch with some apartments featuring a free-standing bath for space to unwind in your own refreshing sanctum.



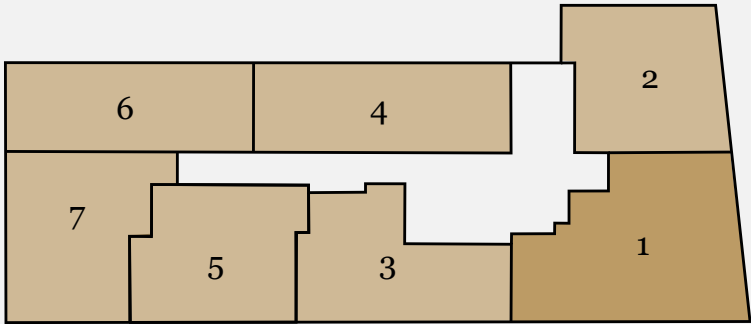
Please note: The draft computer generated image is intended for illustrative purposes and should be used as general guidance only.



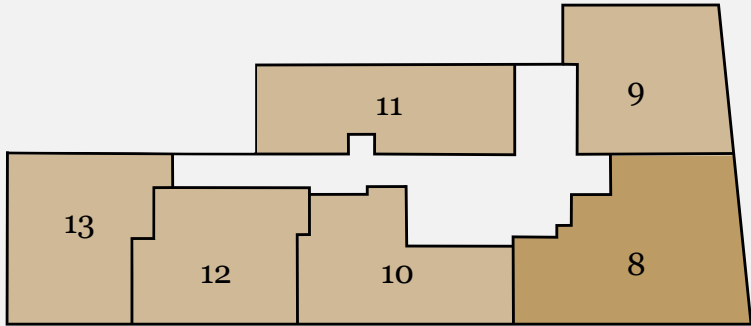
APARTMENT LOCATOR

APARTMENT N. FLOOR BEDS AREA (m²) AREA (ft²) PAGE						
●	1	First	2	61.3	660	30
■	2	First	1	51.2	551	31
■	3	First	1	42.8	461	33
■	4	First	1	42.8	461	34
■	5	First	1	41.4	446	35
■	6	First	1	39.6	426	37
■	7	First	1	44	474	38
●	8	Second	3/4	80.37	865	40
■	9	Second	1	49.2	530	42
■	10	Second	1	51.8	558	45
■	11	Second	1	45	484	46
■	12	Second	1	49.4	532	47
■	13	Second	1	43.8	471	48
●	14	Third	2	42.1	453	50
■	15	Third	1	42.9	462	51
■	16	Third	1	41.4	446	52
■	17	Third	1	29.6	319	53
■	18	Third	1	41.3	445	54
■	19	Third	1	37.1	399	55

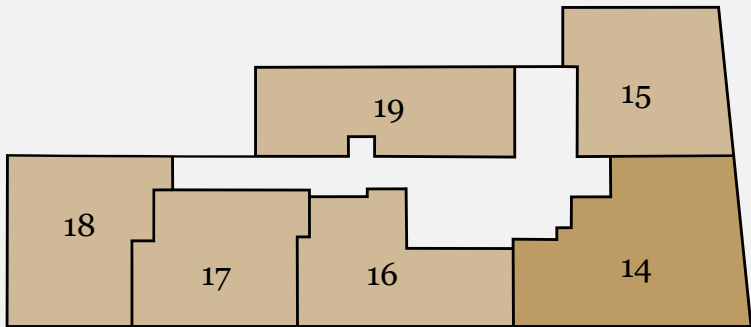
\*Variations in areas can occur in typical units on a floor by floor basis.



First Floor



Second Floor



Third Floor



Scan the QR code with your smartphone to get more information about the Vision House Wimbledon





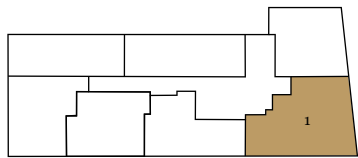
Apartment 1

FIRST FLOOR



TWO BEDROOM

TOTAL AREA	660 sq ft	61.3 sq m
Bedroom / Living Room	14'44" x 12'07"	4.40m x 3.68m
Kitchen	7'58" x 10'56"	2.31m x 3.22m
Bedroom 1	11'09" x 11'32"	3.38m x 3.45m
Bedroom 2	13'68" x 8'76"	4.17m x 2.67m



◀▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.

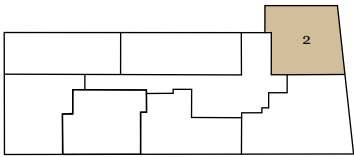
Apartment 2

FIRST FLOOR



ONE BEDROOM

TOTAL AREA	551 sq ft	51.2 sq m
Living Room	13'85" x 12'27"	4.22m x 3.74m
Kitchen	4'69' x 13'29"	1.43m x 4.05m
Bedroom	12'73" x 9'84"	3.88m x 3.0m



◀▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.



INTERIORS WITH  
ELEGANCE AND STYLE

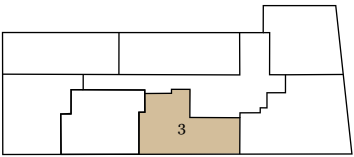


Apartment 3  
FIRST FLOOR



ONE BEDROOM

TOTAL AREA	461 sq ft	42.8 sq m
Living Room	11'32" x 9'74"	3.45m x 2.97m
Kitchen	5'61' x 8'33"	1.71m x 2.54m
Bedroom	11'32" x 9'74"	3.45m x 2.97m



◀ ▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.

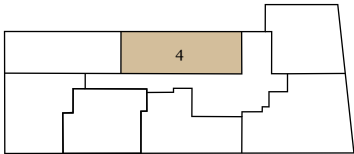


Apartment 4  
FIRST FLOOR



ONE BEDROOM

TOTAL AREA	461 sq ft	42.8 sq m
Living Room	9'02" x 12'93"	2.75m x 3.94m
Kitchen	12'30" x 8'40"	3.75m x 2.56m
Bedroom	11'88" x 9'28"	3.62m x 2.83m



◀▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

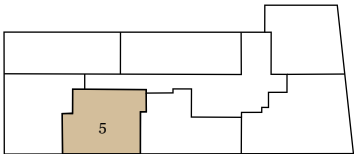
ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.

Apartment 5  
FIRST FLOOR



ONE BEDROOM

TOTAL AREA	446 sq ft	41.4 sq m
Living Room	11'11" x 11'3"	3.94m x 3.68m
Kitchen	14'4" x 8'2"	4.38m x 2.52m
Bedroom	9'2" x 10'6"	2.82m x 3.21m



◀▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.



MANHATTAN COLLECTION

Apartment 6  
FIRST FLOOR



ONE BEDROOM

TOTAL AREA	426 sq ft	39.6 sq m
Living Room	12'73" x 10'56"	3.88m x 3.22m
Kitchen	12'73" x 4'59"	3.88m x 1.40m
Bedroom	12'73" x 8'89"	3.88m x 2.71m



◀ ▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.

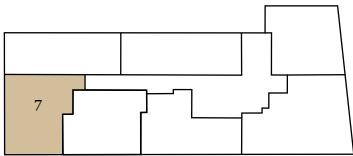


Apartment 7  
FIRST FLOOR



ONE BEDROOM

TOTAL AREA	474 sq ft	44 sq m
Living Room	10'83" x 10'53"	3.30m x 3.21m
Kitchen	7'55" x 10'17"	2.30m x 3.10m
Bedroom	10'56" x 8'86"	3.22m x 2.70m



◀ ▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.



BEDROOMS

Your bedroom is your personal sanctuary, the place where you begin your mornings and conclude your day, hence, making the space comfortable yet sophisticated was paramount.

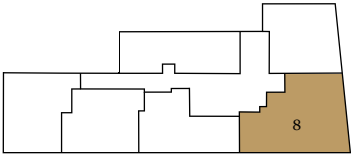


Apartment 8  
SECOND FLOOR



THREE / FOUR BEDROOMS

TOTAL AREA	865 sq ft	80.37 sq m
Kitchen Diner	7'38" x 9'38"	2.25m x 2.86m
Bedroom 1	11'09" x 13'19'	3.38m x 4.02m
Bedroom 2	13'32' x 6'89"	4.06m x 2.10m
Bedroom 3	8'53" x 12'37"	2.60m x 3.77m
Mezzanine 1	13'25' x 6'89"	4.04m x 2.10m
Mezzanine 2	8'92' x 12'30"	2.72m x 3.75m



◀ ▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.



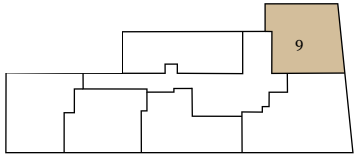


Apartment 9  
SECOND FLOOR



ONE BEDROOM

TOTAL AREA	530 sq ft	49.2 sq m
Living Room	11'02" x 11'22"	3.36m x 3.42m
Kitchen	6'89" x 8'89"	2.10m x 2.71m
Bedroom	10'63" x 10'47"	3.24m x 3.19m



◀▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.





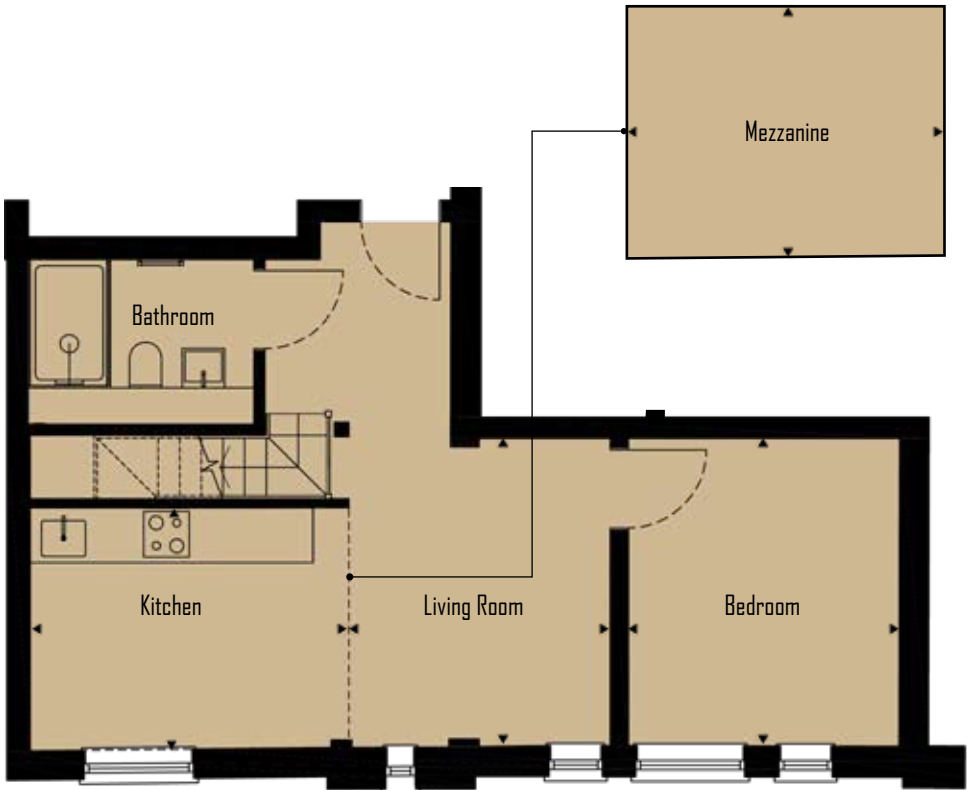
Apartment 10  
SECOND FLOOR



Please note: The draft computer generated image is intended for illustrative purposes and should be used as general guidance only.

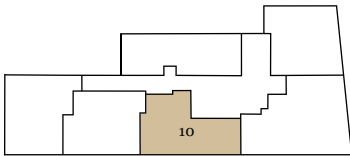
MEZZANINE

Some units feature a mezzanine floor overlooking the living room, enhancing the feeling of the wide-open space within the apartment. Having a mezzanine as part of the 4m high living room results into having a bright study area. It can be your very own personal space to unwind where you can enjoy a cup of coffee whilst reading a book.



ONE BEDROOM

TOTAL AREA	558 sq ft	51.8 sq m
Living Room	11'12" x 9'38"	3.39m x 2.86m
Kitchen	8'69" x 11'48"	2.65m x 3.50m
Bedroom	11'12" x 9'74"	3.39m x 2.97m
Mezzanine	9'06" x 11'48"	2.76m x 3.50m



◀ ▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.

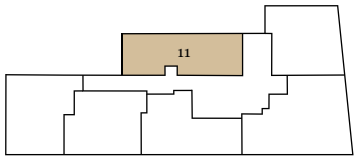


Apartment 11  
SECOND FLOOR



TWO BEDROOM

TOTAL AREA	484 sq ft	45 sq m
Living Room	12'17" x 8'50"	3.71m x 2.59m
Kitchen	6'33" x 8'33"	1.93m x 2.54m
Bedroom	11'25" x 8'83"	3.43m x 2.69m
Mezzanine	8'66" x 8'79"	2.64m x 2.68m



◀ ▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

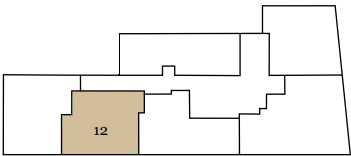
ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.

Apartment 12  
SECOND FLOOR



ONE BEDROOM

TOTAL AREA	532 sq ft	49.4sq m
Living Room	11'15" x 11'94"	3.40m x 3.64m
Kitchen	8'23" x 5'64"	2.51m x 1.72m
Bedroom	10'56" x 8'66"	3.22m x 2.64m
Mezzanine	7'51" x 17'91"	2.29m x 5.46m



◀ ▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.

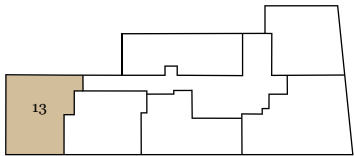


Apartment 13  
SECOND FLOOR



ONE BEDROOM

TOTAL AREA	471 sq ft	43.8 sq m
Living Room	10'93" x 10'80"	3.33m x 3.23m
Kitchen	7'28" x 10'37"	2.22m x 3.16m
Bedroom	10'63" x 8'79"	3.24m x 2.68m



◀ ▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.



Please note: The draft computer generated image is intended for illustrative purposes and should be used as general guidance only.

Terrace

Some units on the Third Floor feature a terrace, from where you can enjoy London's dynamic skyline. Whilst having your morning cup of coffee or an exquisite glass of wine in the evening, the terrace is the perfect place to spend some quality family time or socialise with a group of friends.

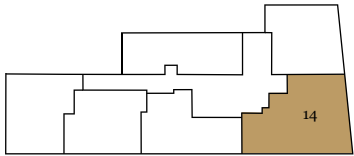


Apartment 14  
THIRD FLOOR



TWO BEDROOM

TOTAL AREA	453 sq ft	42.1 sq m
Living Room	9'48" x 9'61"	2.89m x 2.93m
Kitchen	6'10" x 9'91"	1.86m x 3.02m
Master Bedroom	9'38" x 8'86"	2.86m x 2.70m
Bedroom	6'14" x 9'38"	1.87m x 2.86m



◀ ▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

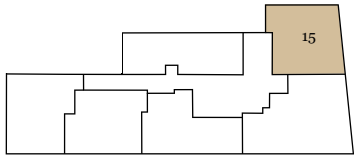
ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.

Apartment 15  
THIRD FLOOR



ONE BEDROOM

TOTAL AREA	462 sq ft	42.9 sq m
Living Room	10'79" x 11'68"	3.29m x 3.56m
Kitchen	7'12" x 9'28"	2.17m x 2.83m
Bedroom	10'50" x 10'86"	3.20m x 3.31m



◀ ▶ Measurement points



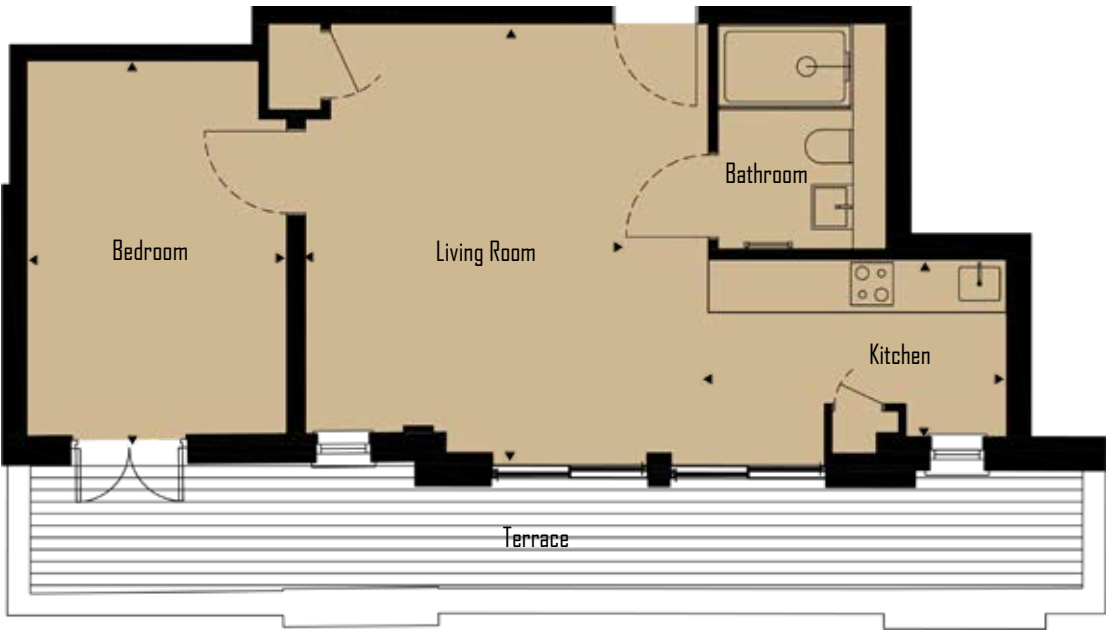
Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.



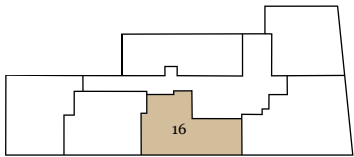
Apartment 16

THIRD FLOOR



ONE BEDROOM

TOTAL AREA	446 sq ft	41.4 sq m
Living Room	15'19" x 10'53"	4.63m x 3.21m
Kitchen	6'10" x 10'24"	1.86m x 3.12m
Bedroom	12'83' x 8'92"	3.91m x 2.72m



◀ ▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.

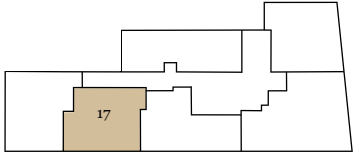
Apartment 17

THIRD FLOOR



ONE BEDROOM

TOTAL AREA	319 sq ft	29.6 sq m
Living Room	5'77" x 6'99"	1.76m x 2.13m
Kitchen	8'40" x 8'40"	2.56m x 2.56m
Bedroom	8'30" x 10'56"	2.53m x 3.22m



◀ ▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.



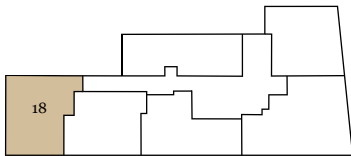
Apartment 18

THIRD FLOOR



ONE BEDROOM

TOTAL AREA	445 sq ft	41.3 sq m
Living Room	10'14" x 10'60"	3.09m x 3.23m
Kitchen	7'97" x 8'30"	2.43m x 2.53m
Bedroom	10'93" x 10'73'	3.33m x 3.27m



◀▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.

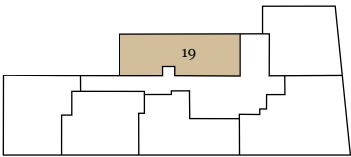
Apartment 19

THIRD FLOOR



ONE BEDROOM

TOTAL AREA	399 sq ft	37.1 sq m
Living Room	12'66" x 8'53"	3.86m x 2.60m
Kitchen	7'15" x 8'86"	2.18m x 2.70m
Bedroom	12'60' x 8'40"	3.84m x 2.56m



◀▶ Measurement points



Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: 27.08.19

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.



# APARTMENTS SPECIFICATION

## KITCHEN

The contemporary individually designed kitchen brings glamour and sophistication to these beautiful homes. With a stunning collection of doors in pure colours and stylish stone work surface, these rooms boast impeccable quality and feature the following:

- High quality contemporary designed kitchen with light-grey stone effect
- All cabinets have soft close feature
- Back painted glass splash back to hob
- Quartz stone worktop and upstand in a polished finish
- Undermounted stainless steel sink with brushed finish mixer tap
- LED feature lighting to underside of wall cabinets
- Bosch built in stainless steel oven
- Touch control induction hob
- Fully integrated appliances
- Canopy extractor hood
- Fridge freezer
- Dishwasher
- Washing machine with tumble drying function

## BATHROOMS

- Spacious walk in shower accompanied with a shower tray and shower screen in contemporary matt black metal finish
- Vinnici thermostatic shower control with fixed head and handheld shower in contemporary black metal finish
- Vinnici dual flush WC with soft close seat and cover, concealed cistern with matt black push plate.
- Vinnici wall mounted basin with mixer tap and bespoke décor storage frame in matt black metal
- Bluetooth smart wall mirror with de-mist function and recessed lighting
- Feature tiled shower enclosure
- Robe hook in brushed metal finish
- LED downlight

## LIGHTING & ELECTRICAL

- Internet wiring to living/dining room and bedrooms
- Television points to living/dining room and bedrooms
- Telephone points provided to living/dining room
- LED downlights to entrance hall and bathrooms
- Adjustable, dimmable LED downlights to living/dining room and bedroom
- LED feature lighting to underside of wall cabinets
- Brushed metal finish light switches
- Brushed metal finish switch plates and sockets at worktop, white sockets at low level
- USB electric sockets
- Shaver socket in bathroom

## HEATING AND VENTILATION

- High efficiency hot water system and heating
- Wall mounted towel radiator finished in contemporary matt black
- Mechanical extract to kitchen and bathroom

## SECURITY

- 10-year building guarantee
- Mains fed smoke/heat/CO detectors
- Flexible entry control system conveniently controlled via occupants' landline or mobile
- Apartment entrance door with multi-point locking system and spy hole
- Sprinkler protection

## INTERIOR AND EXTERNAL FINISHES

- High quality internal doors
- Contemporary lever handles
- Square edge skirting boards and architraves finished in white satinwood
- Smooth finish walls and ceilings in pure white
- Premium UV and impact resistant light oak effect flooring with acoustic underlay to bedroom, living/ dining room and kitchen.
- Stylish floor and wall tiles and moisture resistant paint to bathroom
- High performance façade enhanced thermal insulation and airtightness for energy efficiency
- High performance windows and doors with complementary ironmongery and easy-clean hinges
- Secured hinged door to balcony/terrace
- Contemporary style metal railings and and external paved patio to balconies and terraces

## PREMIUM PLUS COLLECTION

- Wall mounted Sonos Play 1 in living room
- Full height back painted glass splashbacks above work surfaces to the underside of wall cabinet
- Quooker instant hot water tap
- 50 inch flat screen TV and bracket
- Bespoke fitted wardrobe with sliding doors to bedroom Internals to include shelving, shelf stack, drawer pack and hanging rails

The specification is the anticipated specification but may be subject to change as necessary and without notice. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract

# HELP TO BUY

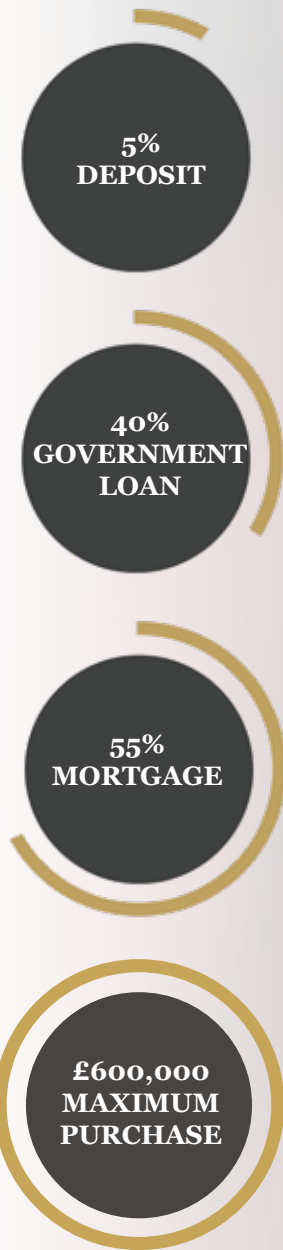
## A PLACE OF YOUR OWN – WITH A HELPING HAND

With Help to Buy, you can buy a new home at Vision House\* with just 5% deposit whether you're a first-time buyer or you're moving on from your existing home.

The Government lends you up to 40% of the cost of your newly built home, so you'll need a 55% mortgage to make up the remainder of the purchase price.

The Help to Buy: Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home.

\*On selected units



### HOW IT WORKS?

If you purchase a home for .....→ **£400,000**

You must put down a **deposit** of .....→ **£20,000**

Help to Buy **Equity Loan** will contribute .....→ **£160,000**

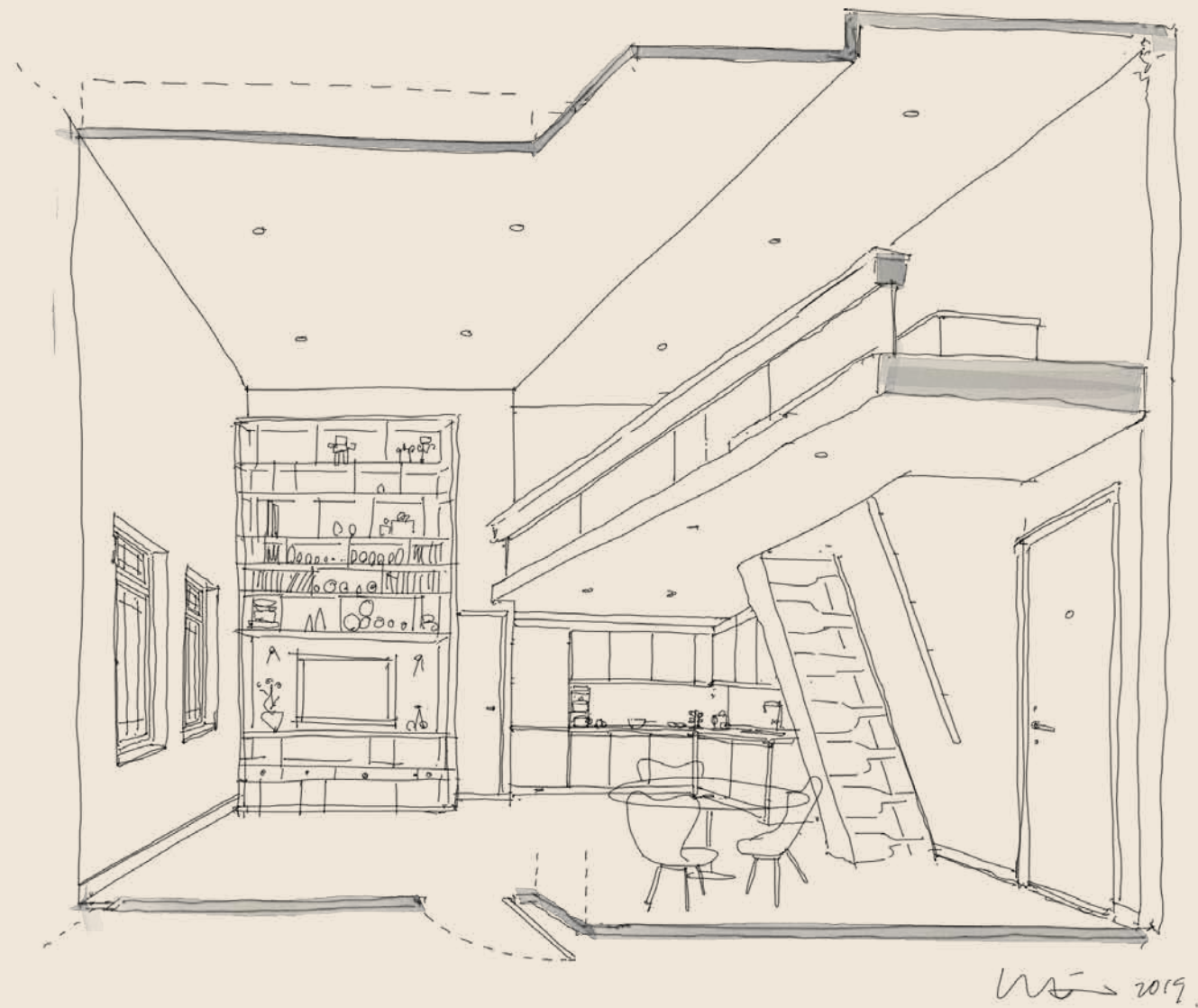
You will need a **mortgage** for 55%.....→ **£220,000**



For more information talk to us or visit [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk)







### Introducing Vision House

*"Vision house is a sleek art Deco landmark, prominent yet understated. Constructed originally as a commercial building at around the same time as the train station in the 1930's, it is one of the grandest structures from the era to have stood on the retail parade.*

*The steel frame structure of the original commercial building boasts generous proportions, crafted with modern interior and specification throughout to a high standard. A fitting reinstatement to the former glory of this 20thcentury building. Vision house is the original premium quality residence of SW20"*

Yui Fan Law - RIBA

Lead Architect

## OTHER PROJECTS BY LEOS



### WATERLOO HOUSE

Waterloo House comprises 25 residential units within the heart of Woking. The property provides modern living spaces with balconies and penthouses. An exceptional collection of exclusive one, two bedroom and duplex apartments



### CRESTA HOUSE

The property comprises 115 modern residential units over eight floors with ground floor commercial units. The units are top specification one bedroom and two bedroom apartments designed for the city dwellers and commuters. The property is located in Luton town centre adjacent to St George's Square.



# SELLING AGENTS

If you would like more information about Vision House, please visit our website or contact our appointed sales agents. Alternatively, you can make arrangements to visit our show apartments at the development.



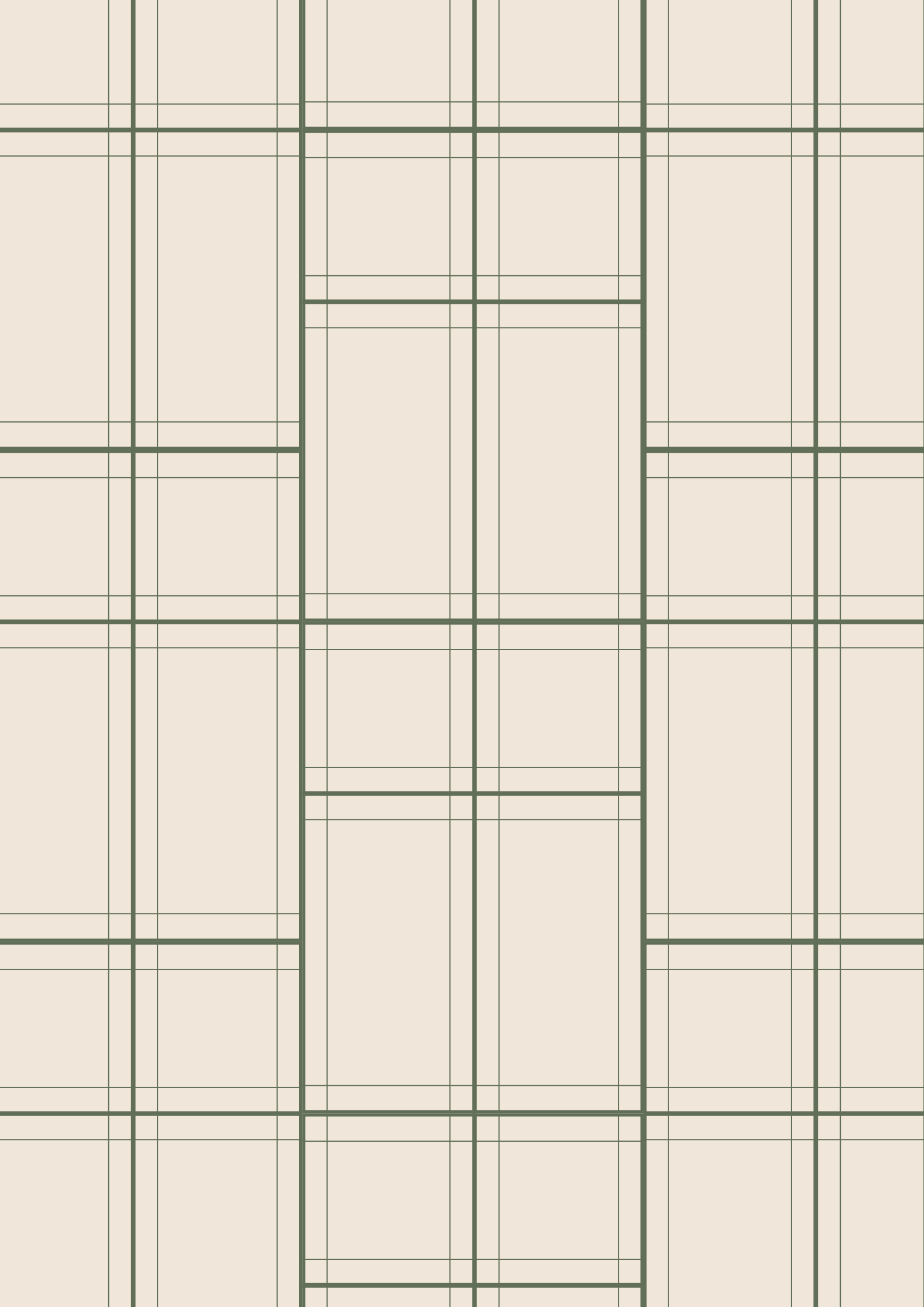
T: 020 3451 1544  
E: [newhomes@hamptons-int.com](mailto:newhomes@hamptons-int.com)  
Address: 5th Floor UK House  
180 Oxford Street  
London W1D 1NN



T: 020 8971 3800  
E: [sales@as-r.co.uk](mailto:sales@as-r.co.uk)  
Address: 50 Wimbledon Road  
Wimbledon  
London SW19 7PA

Show Apartments  
290 Kingston Road  
Wimbledon Chase, London  
SW20 8LX







WIMBLEDONVISIONHOUSE.COM



[www.leosuk.com](http://www.leosuk.com)    [visionhouse@leosuk.com](mailto:visionhouse@leosuk.com)