



# VICTORY PLACE

WIMBLEDON  
SW19

TEN 1-BEDROOM APARTMENTS FOR SHARED OWNERSHIP





## ASPIRATIONAL APARTMENTS AND A LOCATION YOU'LL LOVE...

CHOOSE ONE OF THE 10  
ONE-BEDROOM APARTMENTS  
AT VICTORY PLACE IN WIMBLEDON,  
SW19 AVAILABLE ON A SHARED  
OWNERSHIP BASIS FROM PA  
HOUSING AND ENJOY LIFE IN ONE  
OF LONDON'S BEST LOCATIONS.

Set over five storeys in a contemporary,  
eye-catching, new development on Merton  
Road, these aspirational apartments are light  
and spacious with beautifully designed open  
plan living areas, generously proportioned  
bedrooms, stylish bathrooms – and either a  
private terrace or balcony. Welcome home...



# LONDON LIFE WITH A VILLAGE VIBE...

WITH ACRES OF GREEN SPACE,  
EXCELLENT TRANSPORT LINKS,  
A WONDERFUL SENSE OF  
COMMUNITY AND EVERYTHING  
YOU NEED ON HAND, IT'S NOT  
SURPRISING THAT SO MANY YOUNG  
PROFESSIONALS ASPIRE TO HOME  
OWNERSHIP IN WIMBLEDON.



Wimbledon Village



Wimbledon Broadway



Wimbledon Common

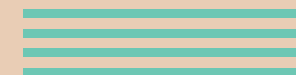
An enticing mix of independent boutiques and high street names split between the high street and Wimbledon Village make this the perfect place for retail therapy. And, when you're all shopped out, there are over 80 eateries to whet your appetite. Whether you're into contemporary casual or fine dining, you're sure to find something to your taste in Wimbledon.

There's a strong focus on fitness locally, with gyms, health clubs and sports facilities catering for every activity from football to fencing, salsa to swimming and sailing and, of course, tennis! The Common provides 1,100 acres of woodland and managed paths and connects easily into Richmond Park - an excellent opportunity to get into running or cycling.

For a night out, Wimbledon has cinemas, two theatres and plenty of bars - and the bright lights of London's West End are less than 30 minutes' away.



THE FASTEST  
SERVE EVER RECORDED AT  
WIMBLEDON WAS  
**148 MPH**  
IN 2010 BY THE AMERICAN,  
TAYLOR DENT





# GETTING OUT AND ABOUT...

ONE OF THE MANY THINGS  
THAT MAKE WIMBLEDON A  
GREAT PLACE TO LIVE ARE THE  
TRANSPORT LINKS.

From South Wimbledon underground station on the Northern Line, trains to the West End and City of London take about 30 minutes. From Wimbledon's mainline station, South Western Rail services reach Clapham Junction

in about 10 minutes and the journey to London Waterloo takes around 16 minutes. Wimbledon underground station is on the District Line and there's also a tram service to South Croydon.

With a network of bus routes providing services to Kingston, Streatham, North Cheam, Putney Bridge and Raynes Park and regular night services to central London, you'll always be well connected.

## PUBLIC TRANSPORT

- ① South Wimbledon Tube station
- ② Wimbledon Railway station
- ③ Merton Park Tramlink

## ACTIVITIES

- ④ Odeon Cinema Centre
- ⑤ New Wimbledon Theatre

## GYMS/FITNESS VENUES

- ⑥ Wimbledon Leisure Centre & Spa
- ⑦ Nuffield Health Wimbledon Fitness & Wellness Gym

## HEALTHCARE

- ⑧ Wimbledon Medical Practice

## PARKS:

- ⑨ South Park Gardens
- ⑩ Haydons Road Recreation Ground

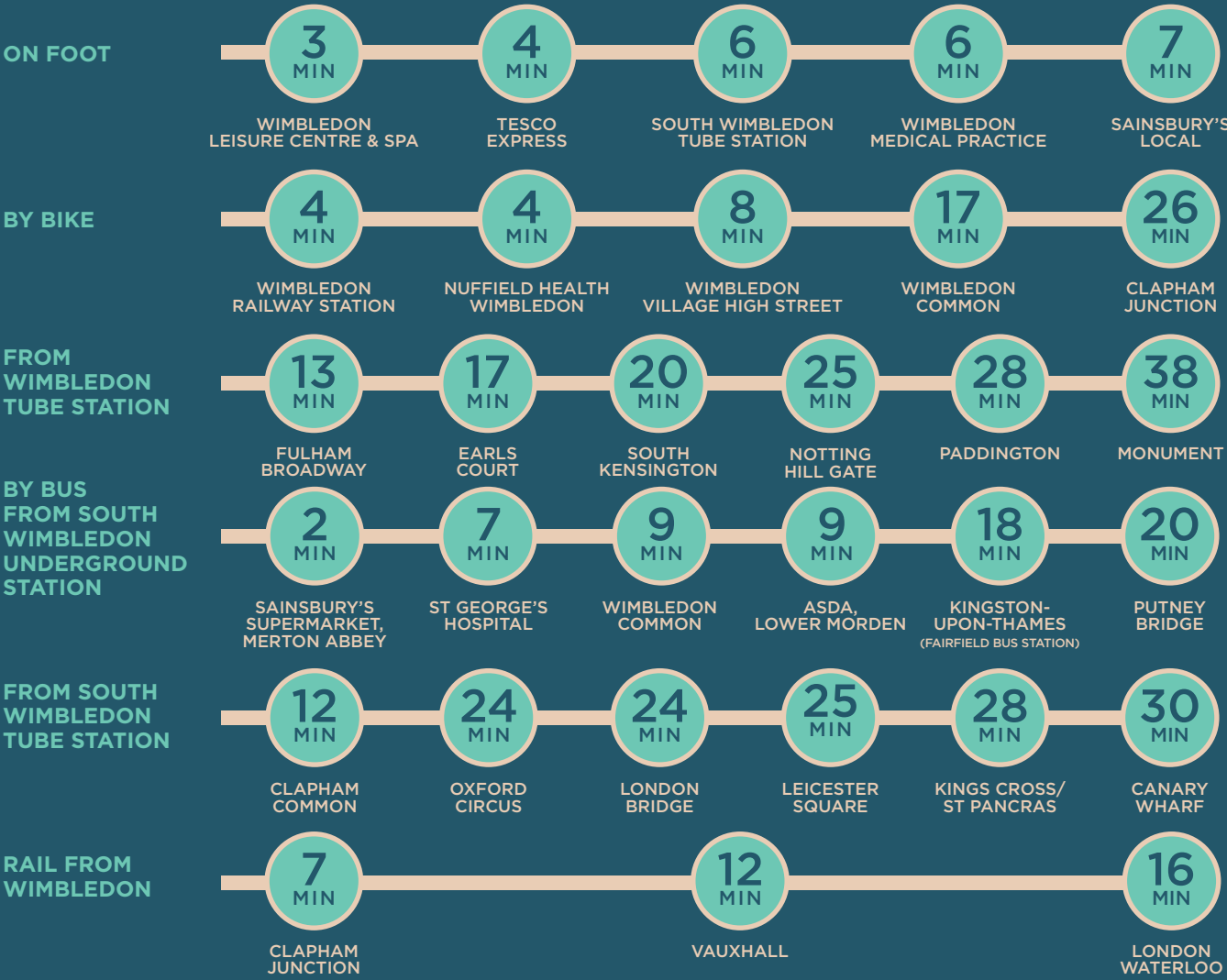
## FOOD RETAILERS:

- ⑪ Morrisons
- ⑫ Tesco Express
- ⑬ Sainsbury's Local

## SHOPPING:

- ⑭ Wimbledon High Street
- ⑮ Centre Court Shopping Centre

# EVERYTHING ON HAND....



Travel times supplied by tfl.gov.uk  
Distances taken from www.freemaptools.com/walking-distance-between-uk-postcodes.htm and from tfl.co.uk and on aa.routeplanner.co.uk





# HIGH QUALITY CRAFTMANSHIP

## KITCHEN/DINING

Fully fitted kitchen with 'dust grey' cabinetry and grey, textured laminate worktop/upstands

Stainless steel sink with drainer and mixer tap

Integrated single electric oven, hob and cooker hood

Stainless steel splashback to hob

Integrated fridge freezer

Integrated washing machine

## BATHROOM

White Roca sanitaryware

Thermostatically controlled shower mixer to bath

Contemporary white metro wall tiles

Chrome heated towel rail (dual fuel)

## FLOORING

Karndean vinyl flooring to kitchen/dining/bathroom

Neutral grey carpet "moonlight express" to bedroom

Aluminium-framed double-glazed windows throughout

## GENERAL

White painted flush doors

Walls painted white throughout

Smoke and CO detectors

Gas-fired combination boiler

Radiators with thermostatic controls

TV aerial point in living area and main bedroom

Wiring for Sky+ (subject to owners' subscription)

BT points to the living area and main bedroom (subject to owners' subscription)

## EXTERNAL

Video door-entry phone system

Balcony/terrace to specific plots

Secure bicycle store

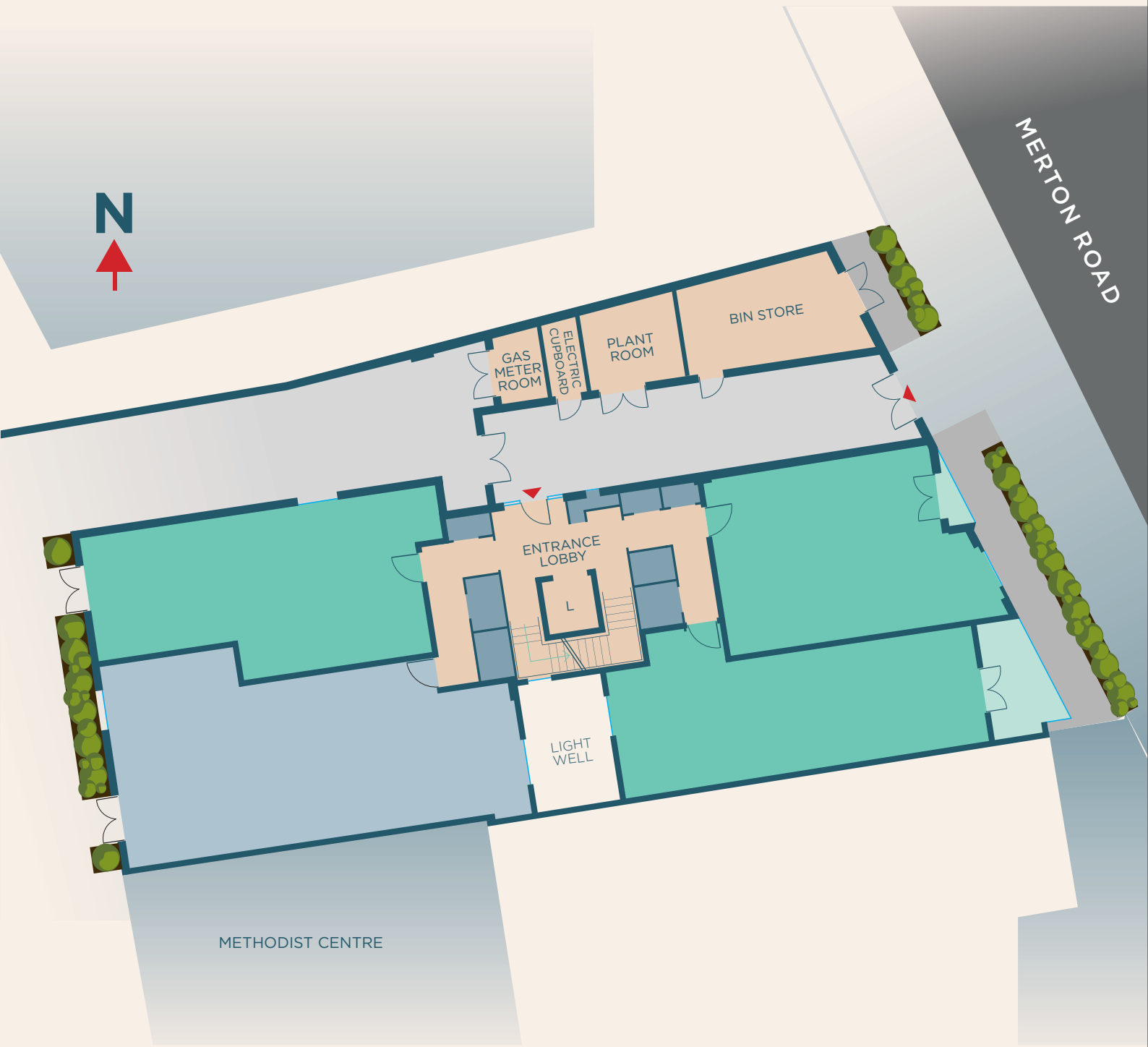
12 year ICW Warranty

Specifications may be subject to change due to our policy of continuous improvement and the finished product may vary from the information provided. Onsite parking is specifically allocated to selected properties and cannot be changed or transferred. Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council.



Computer Generated Images

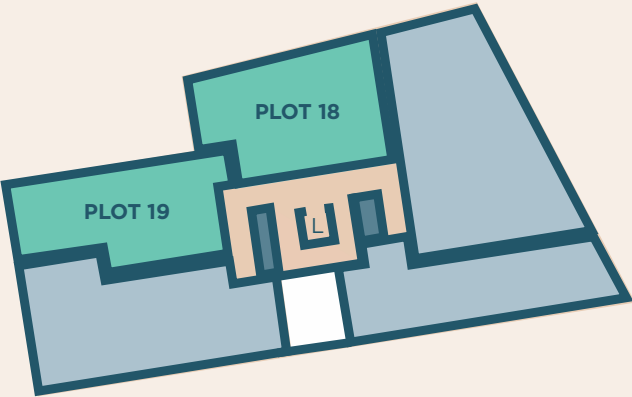
# GROUND FLOOR SITEMAP



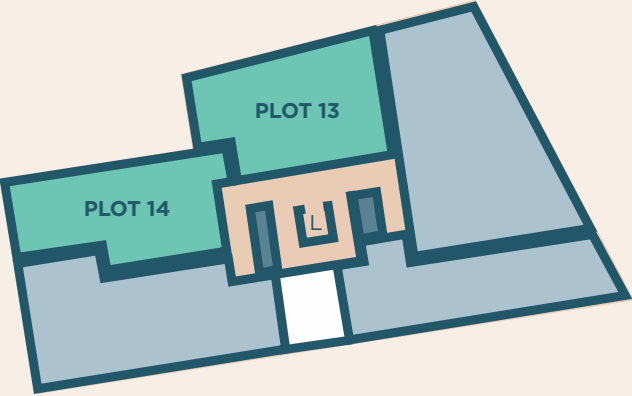
- SHARED OWNERSHIP APARTMENTS
- SHARED SPACE
- PRIVATE SALE HOMES

# PLOT LOCATORS

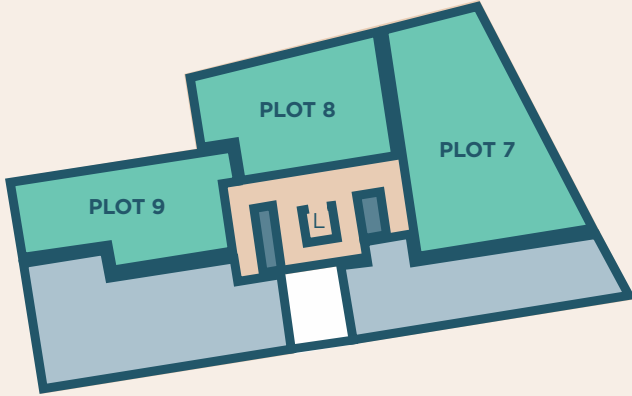
3<sup>RD</sup> FLOOR



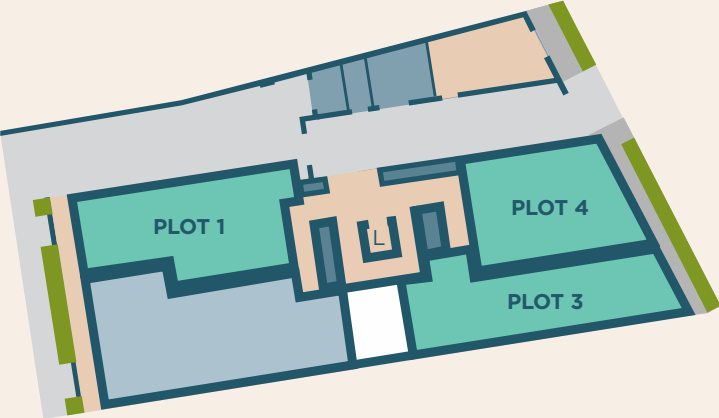
2<sup>ND</sup> FLOOR



1<sup>ST</sup> FLOOR

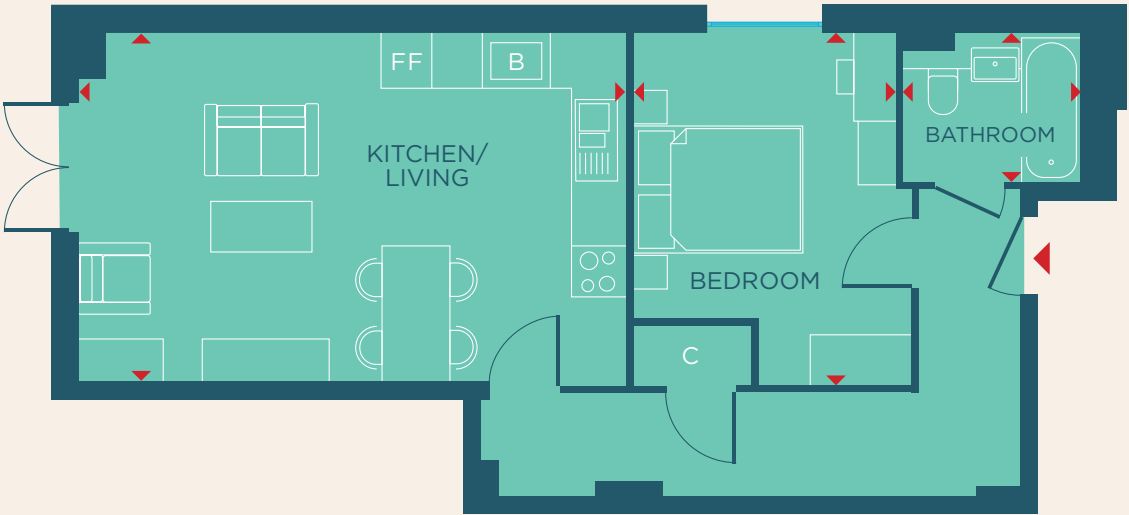


GROUND FLOOR

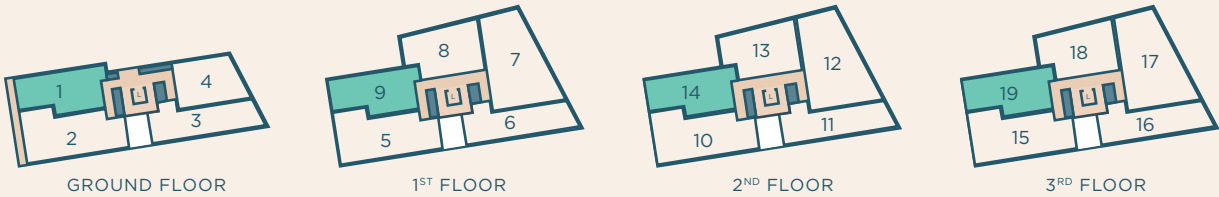


# PLOTS 1, 9, 14 & 19

## TYPE 1



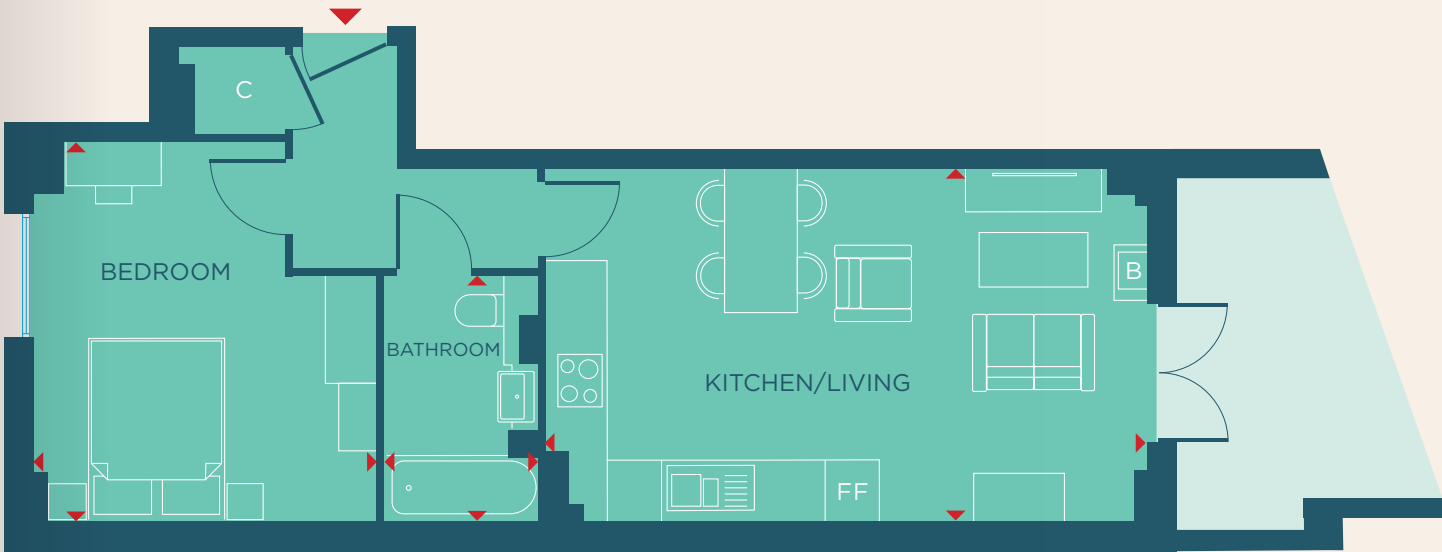
TOTAL:	55.00 Sq M	595 Sq Ft
Kitchen / Living / Dining:	6.47 x 4.11M	21' 2" x 13' 5"
Bedroom:	3.28 x 4.17M	10' 9" x 13' 8"
Bathroom:	2.10 x 1.77M	6' 10" x 5' 9"



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Please check with the Sales & Marketing Team.

# PLOT 3

## TYPE 2



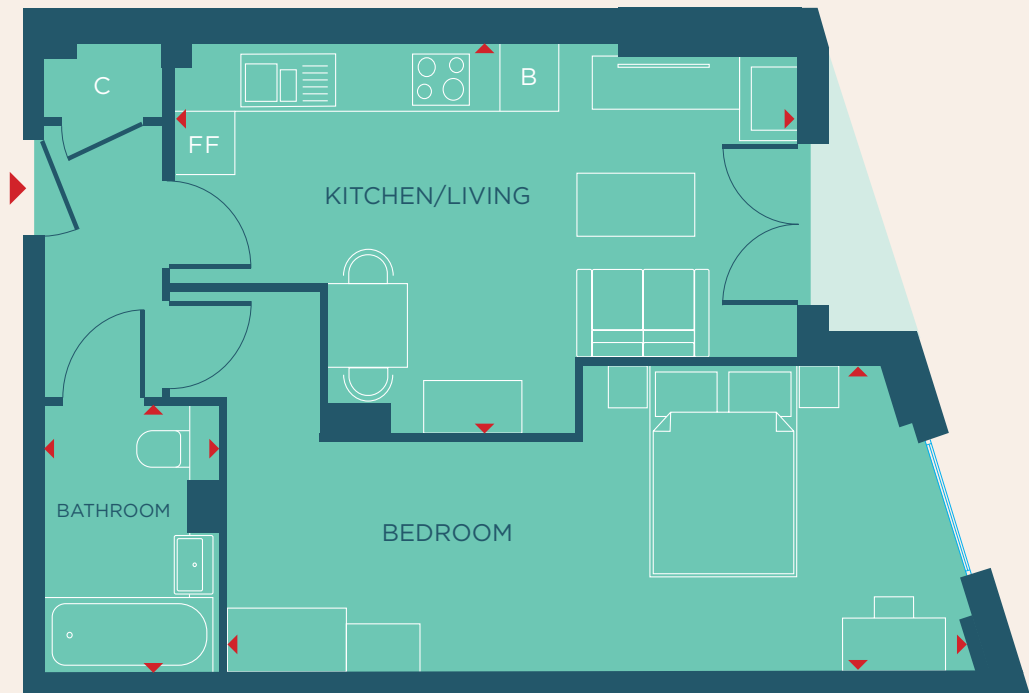
TOTAL:	51.00 Sq M	548 Sq Ft
Kitchen / Living / Dining:	6.63 x 3.88M	21' 9" x 12' 8"
Bedroom:	3.78 x 4.18M	12' 4" x 13' 8"
Bathroom:	1.70 x 2.70M	5' 6" x 8' 10"



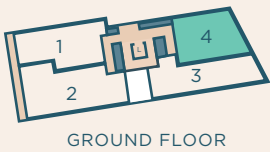
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PLOT 4  
TYPE 3

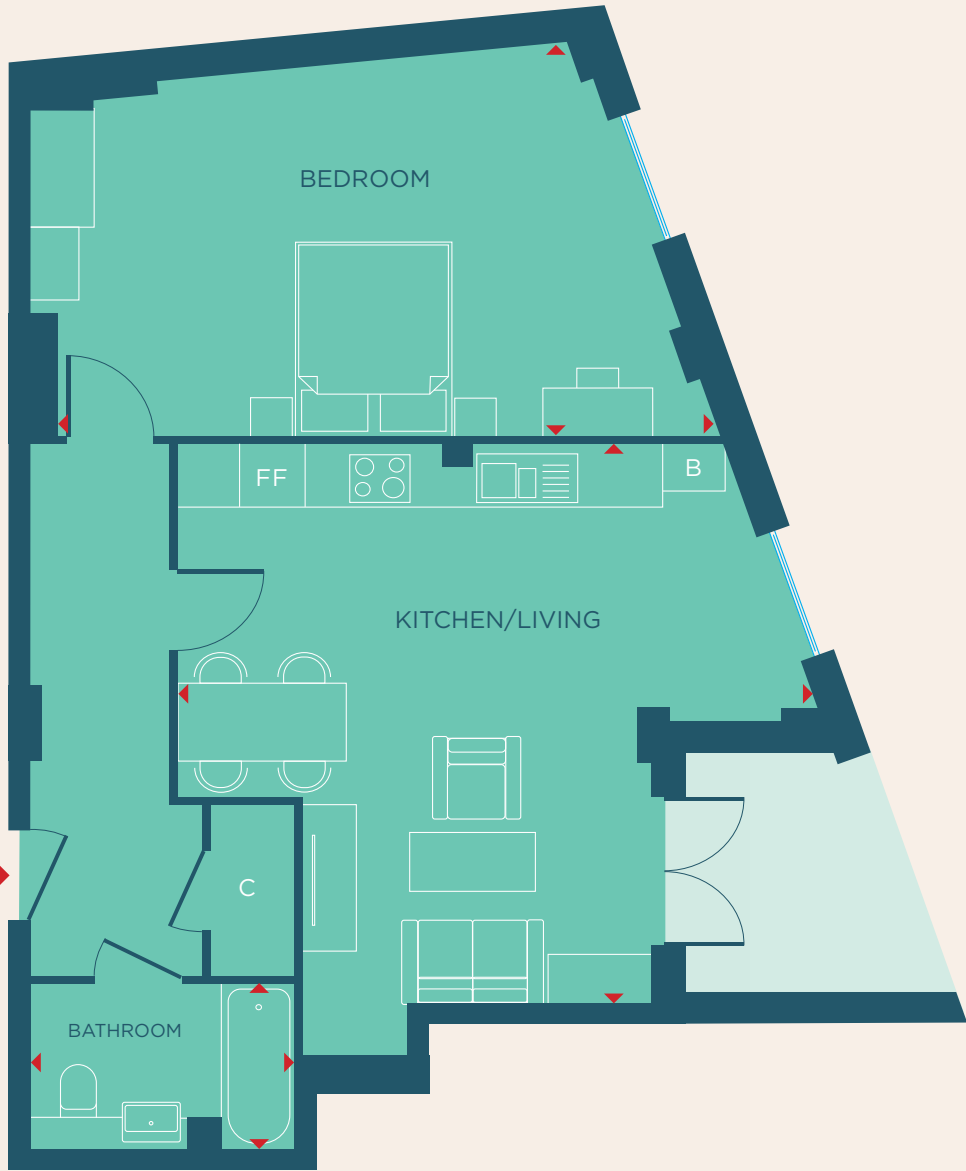


TOTAL:	50.00 Sq M	534 Sq Ft
Kitchen / Living / Dining:	6.39 x 3.70M	20' 11" x 12' 1"
Bedroom:	7.52 x 2.89M	24' 8" x 9' 5"
Bathroom:	2.52 x 1.78M	8' 3" x 5' 10"

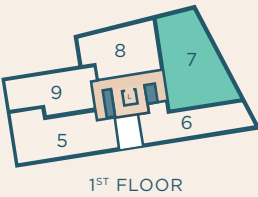


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PLOT 7  
TYPE 4



TOTAL:	65.00 Sq M	698 Sq Ft
Kitchen / Living / Dining:	6.12 x 5.74M	20' 0" x 18' 10"
Bedroom:	6.33 x 4.05M	20' 9" x 13' 3"
Bathroom:	2.52 x 1.70M	8' 3" x 5' 6"



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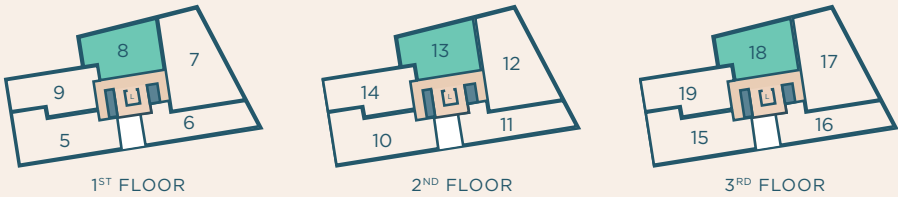


# PLOTS 8, 13 & 18

## TYPE 5



TOTAL:	57.00 Sq M	615 Sq Ft
Kitchen / Living / Dining:	8.67 x 3.23M	28’ 8” x 10’ 7”
Bedroom:	4.72 x 3.44M	15’ 6” x 11’ 3”
Bathroom:	2.31 x 1.75M	7’ 7” x 5’ 8”



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## SHARED OWNERSHIP

Shared ownership is a Government funded, low-cost home ownership programme that aims to help people who can't afford to buy a home at full value by enabling you to buy in affordable, manageable stages. If eligible, you're able to buy a share in your property, usually between 25% and 75% and pay rent on the share you don't own. You also have to pay any service charges and ground rent.

Contact our team for further details and eligibility.

## ABOUT US

PA Housing is an award-winning provider of affordable, quality homes, but our business is about more than property – it's about people. We put our customers at the centre of everything we do and offer first class services.

Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 23,000 homes and employ 600 plus staff to provide best service to our customers.



Paragon Asra

**PA Housing**

**01932 509 899**

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