



AMBROSE APARTMENTS

AT WIMBLEDON HILL PARK



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Clarion Housing is proud to introduce Ambrose Apartments, an exquisitely crafted brand-new development of 1 & 2 bedroom apartments located in one of South West London's most affluent and desirable locations: Wimbledon Park Hill.

Set alongside an enviable 19 acres of protected woodland and fields, Ambrose Apartments affords residents an extended and serene environment to discover and enjoy. A rare opportunity to own a quintessentially English style property in a highly desirable location.

Exquisitely presented homes

Sympathetically designed as a modern addition to this exclusive residential neighbourhood.



Welcome to the village

VILLAGE LIFE AND GREEN OPEN SPACES

Strolling and browsing through Wimbledon Village is a real pleasure, with its extensive range of independent boutiques, high fashion stores, trendy restaurants and alluring bistros.

Wimbledon is a charming town with an almost rural, laid back, upmarket village lifestyle. Perfect for people-watching, seated at a pavement-side table in one of its many charming cafés, restaurants or pubs. On a summer's day, pick up all you need at one of the village's many delicatessens and enjoy a picnic on the Common or at Cannizaro Park.



Lifestyle and leisure

LIFESTYLE

Visit Wimbledon Common, the largest stretch of common land in London, or relax in the rose and water gardens of Cannizaro Park. Nearby Richmond Park, a 2500-acre Royal Park and National Nature Reserve, provides access to protected wildlife and tranquillity; famous for wide open spaces, grasslands and deer herds.



LEISURE

Wimbledon is world famous for tennis but it also offers a multitude of other ways in which to enjoy sport and fitness, including: golf, rugby, cricket, cycling, croquet, horse riding, athletics, sailing and water sports.

A plethora of arts, entertainment, and performances can be found staged at the 17th Century Southside House or visit the New Wimbledon Theatre, a Grade II listed building which consists of a beautiful Edwardian auditorium.





The city awaits

LONDON: THE CITY THE WORLD FLOCKS TO VISIT


London is one of the most dynamic and cosmopolitan cities in the world, it's little wonder that more than 8 million people call it their home. Wimbledon's excellent travel connections to Central London give you ease of access to all that this dynamic global city has to offer: world-class theatre and music, famous department stores, couture boutiques, Michelin-starred restaurants, historic museums, art galleries and blockbuster exhibitions at galleries.




Capital connections

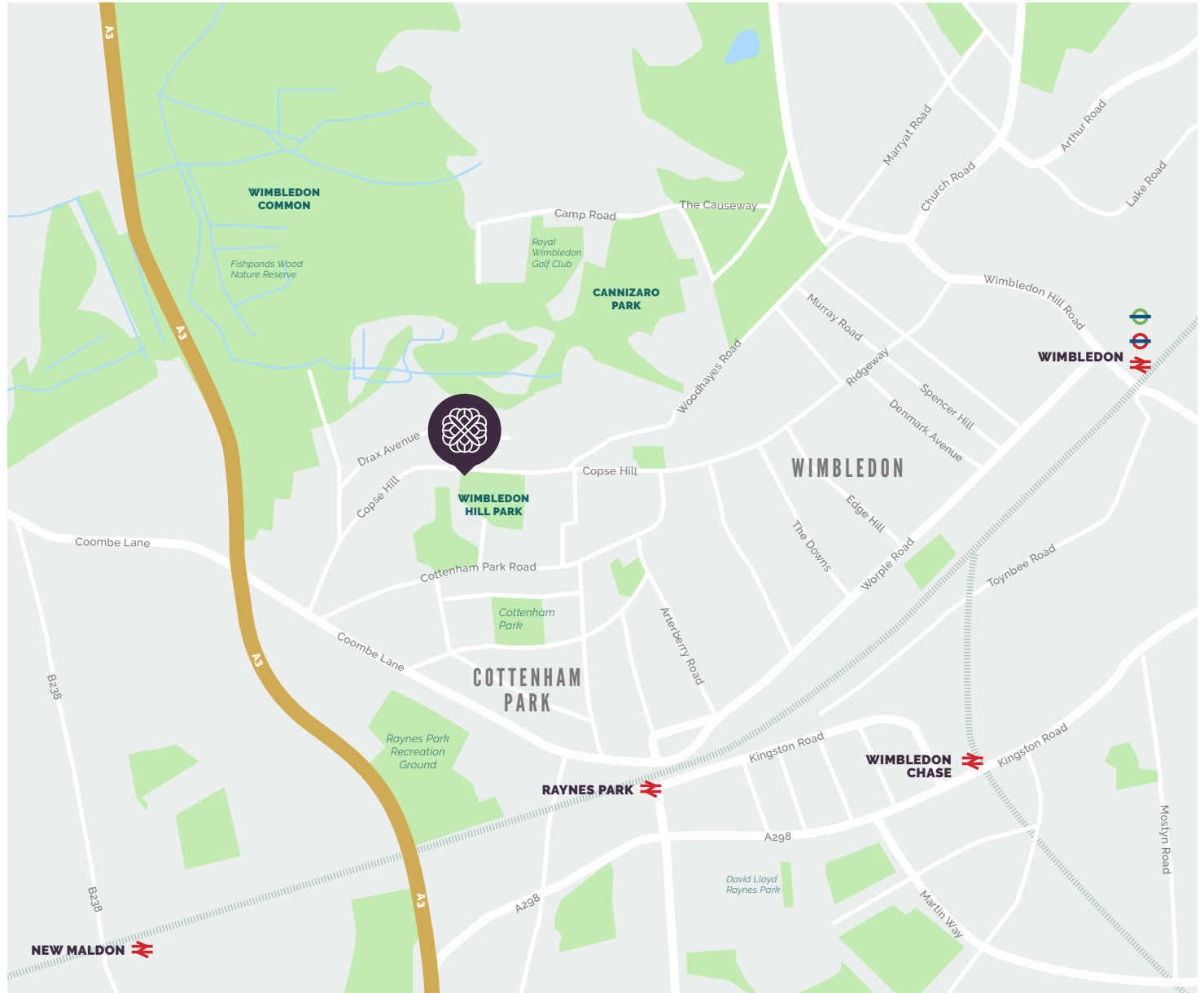
GETTING FROM A TO B

The development is conveniently located for travel into Central London by car or public transport. Wimbledon station is served by both over and underground lines, trains to London Waterloo take just 17 minutes and tube services reach Sloane Square in 26 minutes. You will also be in close proximity to the A3 offering ease of access to London Heathrow and Gatwick airports as well as other nearby destinations.

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Wimbledon Station
- 

Waterloo
17 minutes
- South Kensington
23 minutes
- Sloane Square
26 minutes
- Paddington
28 minutes
- Oxford Circus
30 minutes
- Bank
30 minutes
- Canary Wharf
34 minutes



Travel times from tfl.gov.uk and google.co.uk/maps. All travel times are approximate. Map not to scale.

Stylish interiors

These are boutique homes built with absolute attention to detail, benefitting from refined, high specification interiors with private outdoor areas.



Built to a high quality specification and utilising premium materials and finishes throughout.



- KITCHEN**
- Fully fitted kitchens with white gloss units with veined worktops.

 - Stainless steel 1½ bowl and drainer with modern monobloc mixer tap

 - Zanussi built in electric oven with black glass and ceramic hob, integrated cooker hood and stainless steel splashback

 - Freestanding washing machine

 - Fully integrated fridge freezer

 - Fully integrated dishwasher

 - Orlight LED downlights

- BATHROOM**
- White sanitary ware with chrome single lever mixer tap to basin

 - High gloss white bath panels and bath with chrome thermostatic shower mixer and tap.

 - Shower screen to bath

 - Gloss white porcelain wall tiles above bath and wash basin

 - Large grey Vitra floor tiles

 - Chrome heated towel rail

 - Orlight LED downlights

- GENERAL**
- Laminate flooring to general areas and Irish Mist easy clean pile fibre carpet bedroom

 - Walls painted in Dulux brilliant white matt emulsion

 - TV/FM/SAT and telephone points with provision for Satellite TV and internet connection

 - Hot water and heating via self acting Heat Interface

 - Optical smoke and heat alarms with backup battery

 - Video entry control system

- Balcony/terrace with contemporary wall mounted stainless steel light fittings

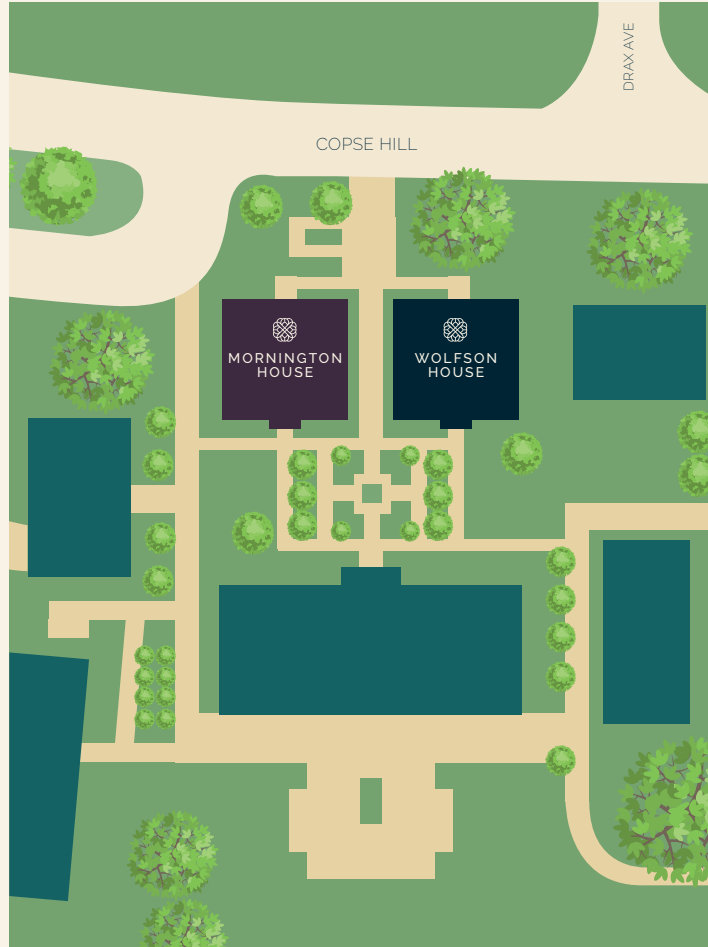
- 8 year Premier Guarantee

* Please note, whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification. All images displayed throughout are an example of Clarion Housing homes only, and may not correspond exactly to the available homes described in this brochure.



Ambrose Apartments

Site Map

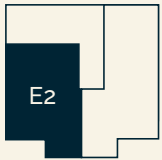


Above: Map not to scale
Left: Computer Generated Image is indicative only.

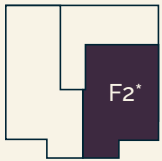
Type 24 – 1 Bedroom Apartment

Gross internal floor area 55.4m² – 596ft²

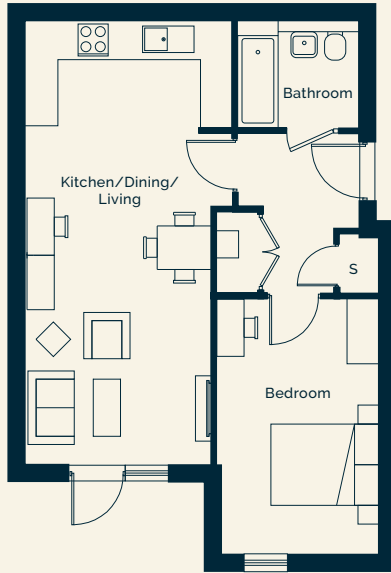
WOLFSON HOUSE
Ground Floor



MORNINGTON HOUSE
Ground Floor



*Plot F2 is handed



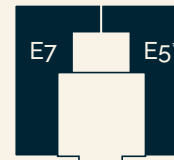
S – Storage

	Metres	Feet/Inches
Kitchen/Dining/Living	3.9 x 8.2	12'7" x 23'9"
Bedroom	3.0 x 4.7	9'8" x 15'0"
Bathroom	2.2 x 2.0	7'2" x 6'5"

Type 27 – 1 Bedroom Apartment

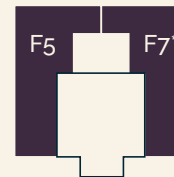
Gross internal floor area 51.8m² – 558ft²

WOLFSON HOUSE
Second Floor

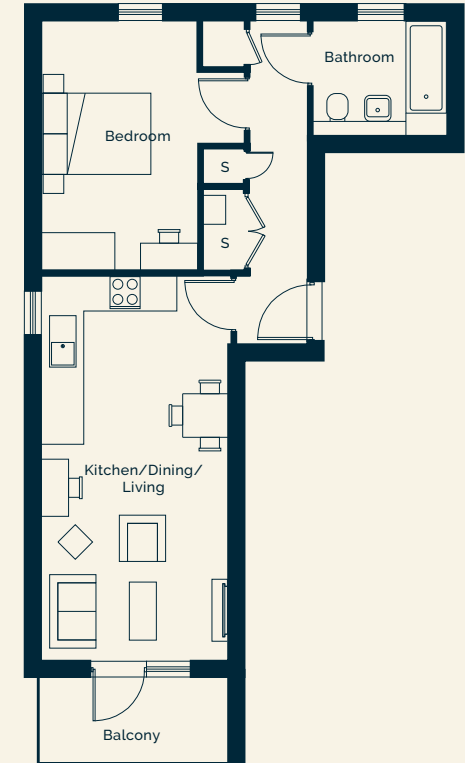


*Plot E5 is handed

MORNINGTON HOUSE
Second Floor



*Plot E7 and F7 is handed



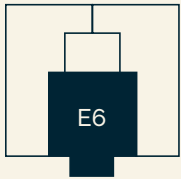
S – Storage

	Metres	Feet/Inches
Kitchen/Dining/Living	3.4 x 6.9	11'1" x 22'6"
Bedroom	3.7 x 4.4	12'1" x 14'4"
Bathroom	2.4 x 2.0	7'8" x 6'5"

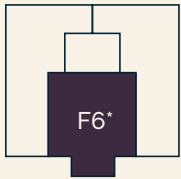
Type 28 – 1 Bedroom Apartment

Gross internal floor area 53.6m² – 577ft²

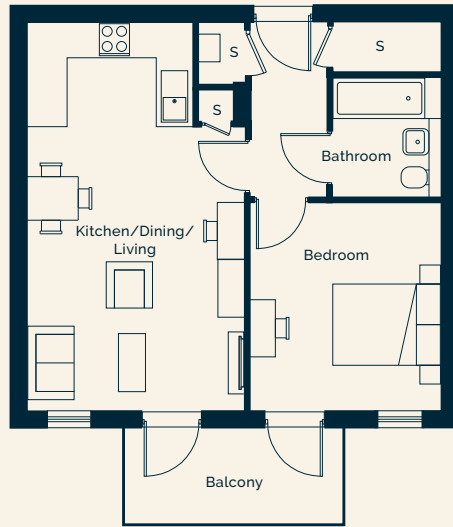
WOLFSON HOUSE
Second Floor



MORNINGTON HOUSE
Second Floor



*Plot F6 is handed



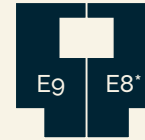
S – Storage

	Metres	Feet/Inches
Kitchen/Dining/Living	4.0 x 7.1	13'1" x 23'2"
Bedroom	3.6 x 3.9	11'4" x 12'4"
Bathroom	2.0 x 2.2	6'5" x 7'2"

Type 29 – 1 Bedroom Apartment

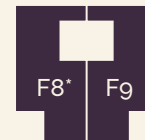
Gross internal floor area 50m² – 538ft²

WOLFSON HOUSE
Third Floor

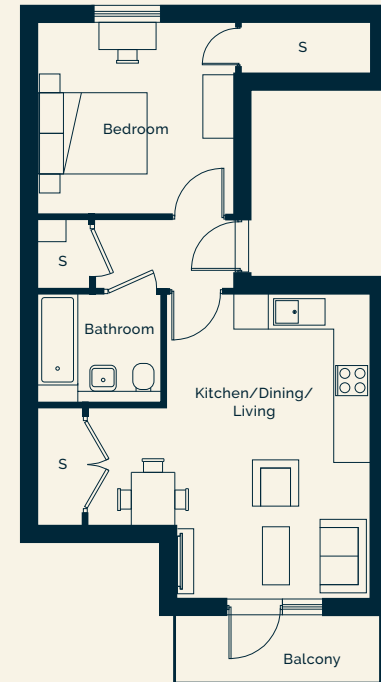


*Plot E8 is handed

MORNINGTON HOUSE
Third Floor



*Plot E9 and F8 is handed



S – Storage

	Metres	Feet/Inches
Kitchen/Dining/Living	5.2 x 5.8	17'0" x 19'0"
Bedroom	3.5 x 3.4	11'4" x 11'1"
Bathroom	2.2 x 2.0	7'2" x 6'5"



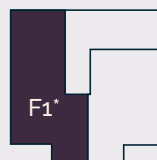
Type 23 – 2 Bedroom Apartment

Gross internal floor area 64.3m² – 692ft²

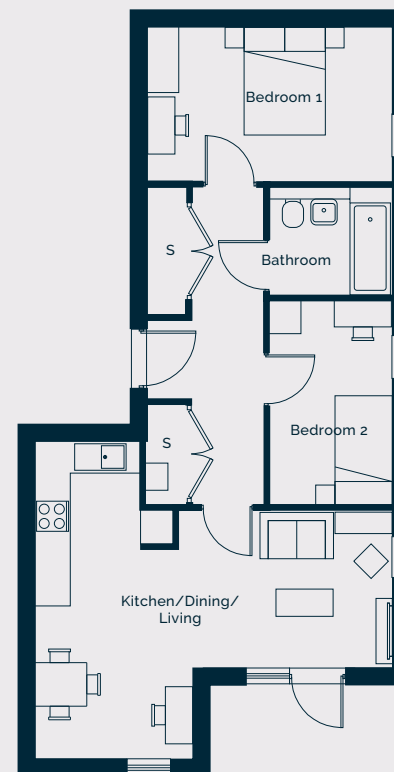
WOLFSON HOUSE Ground Floor



MORNINGTON HOUSE Ground Floor



*Plot F1 is handed



S – Storage

	Metres	Feet/Inches
Kitchen/Dining/Living	6.6 x 5.9	21'6" x 19'3"
Bedroom 1	4.4 x 2.8	14'4" x 9'1"
Bedroom 2	2.2 x 3.8	7'2" x 5'2"
Bathroom	2.2 x 2.0	7'2" x 6'5"

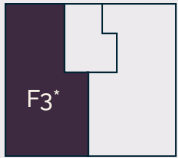
Type 25 – 2 Bedroom Apartment

Gross internal floor area 72.6m² – 781ft²

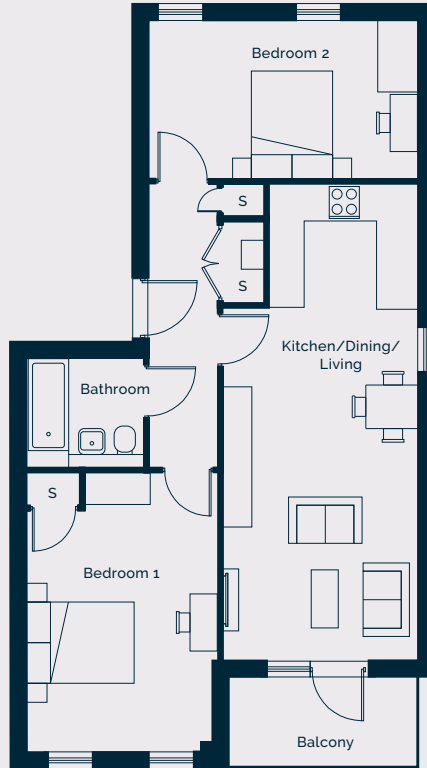
WOLFSON HOUSE
First Floor



MORNINGTON HOUSE
First Floor



*Plot F3 is handed



S – Storage

	Metres	Feet/Inches
Kitchen/Dining/Living	3.5 x 8.6	12'1" x 28'2"
Bedroom 1	3.4 x 4.3	11'1" x 14'1"
Bedroom 2	5.0 x 2.9	16'0" x 9'1"
Bathroom	2.2 x 2.0	7'2" x 6'5"

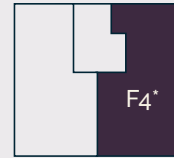
Type 26 – 2 Bedroom Apartment

Gross internal floor area 78.6m² – 846ft²

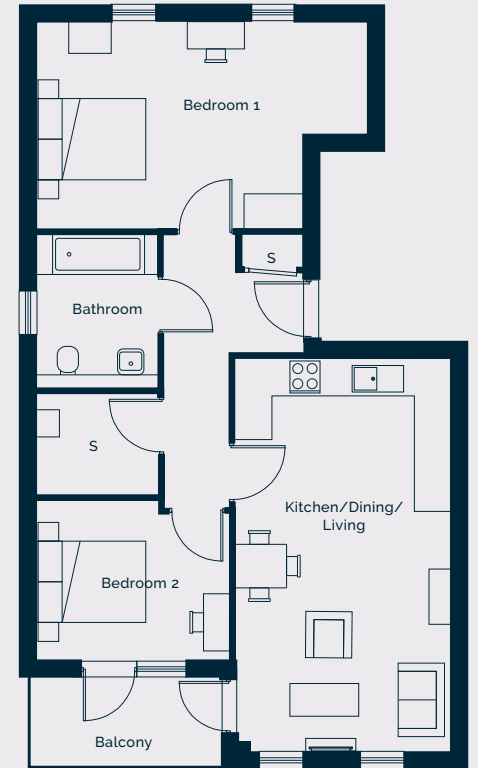
WOLFSON HOUSE
First Floor



MORNINGTON HOUSE
First Floor



*Plot F4 is handed



S – Storage

	Metres	Feet/Inches
Kitchen/Dining/Living	4.0 x 7.1	13'1" x 23'6"
Bedroom 1	6.1 x 3.7	20'0" x 5'2"
Bedroom 2	3.5 x 2.9	12'1" x 9'5"
Bathroom	2.2 x 2.9	7'2" x 9'1"



Shared Ownership

WHAT IS SHARED OWNERSHIP?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. Throughout your ownership you are able to purchase more shares until you own 100%

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

AM I ELIGIBLE?

- You must be at least 18 years old.
- You cannot afford to buy a home suitable for your needs on the open market. You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £90,000.
- You must be a first time buyer or existing shared owner. If you are a homeowner and would like to move but cannot afford to, then please discuss your situation with us. If you are a homeowner and would like to purchase one of our homes please get in contact with us.



“WITH OVER 100 YEARS’ EXPERIENCE OF DEVELOPING AND SELLING NEW HOMES, WE COMBINE AWARD-WINNING, WELL DESIGNED PROPERTIES WITH EXCELLENT PRE-SALE AND AFTERCARE SERVICES.”

Clarion Housing



BUILDING HOMES DEVELOPING FUTURES

Clarion Housing Group is a charitable housing association. With over 100 years’ experience of developing and selling new homes, we combine award-winning, well designed properties with excellent pre-sale and aftercare services. Developing new private and Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group own and manage 125,000 homes across 176 local authorities, and is the largest housing association in the UK.



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Disclaimer: All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and shared ownership at Ambrose Apartments. We may change the tenure of some homes subject to demand. September 2019.



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