

New Homes



**MERTON HIGH STREET &
HOTHAM RD MEWS, WIMBLEDON
LONDON SW19 1DG**

Prices from £300,000 Leasehold



**CHRISTOPHER ST. JAMES
ESTABLISHED 1976**

Residential / Commercial / Land & Development

- **Help to Buy Available**
- **Studio, 1 & 3 Bed Flats**
- **2 Bed Detached House**
- **Show Home Now Open**



THE LOCATION

The development is situated equal distance (0.3 miles) to both South Wimbledon and Colliers Wood underground stations and just a short distance to Central Wimbledon

This development is also situated very close to a plethora of local amenities, including Center Court Shopping Center, a large Sainsbury's and M&S for groceries, and Merton Abbey Mills, an 18th century crafts market, Priory Retail Park and The Tandem Centre

The open spaces of Abbey Recreation Ground, Haydons Park and South Park are within walking distance with the expanses of Wimbledon Common just a short bus ride away.

Local schools include

Singlegate Primary 0.4 miles - Ofsted rating: Outstanding

Merton Abbey Primary 0.3 miles - Ofsted rating: Good

All Saints CofE Primary 0.2 miles - Ofsted rating: Good

THE DEVELOPMENT

A brand new high end boutique development of bespoke Studio, one and three bedroom apartments and a two bedroom detached house with a mix of ground up new build and Victorian conversion where the developers have retained some of the stunning period detail

The majority of these units have private outside space, with the ground floor units offering gardens / terraces. These are being finished to a high specification with a keen eye to detail and functionality.

Be advised that the images / virtual tour used are from the designated show flat (unit 8)



THE SPECIFICATION (3 BED MAINSONETTES ONLY)

- Flooring – LVT Richmond Oak
- Bathroom tiles – European Tiles Cemento
- Kitchen – Howdens
- Range: Clerkenwell
- Worktops – Worktops: White Marble
- Worktop Thickness: 20mm
- Kitchen appliances-
- Hotpoint Oven and Induction Hob
- Lamona 70/30 Frost Free Fridge Freezer
- Lamona Dishwasher
- Lamona Washing Machine
- Bathrooms - Faerber Vanity units and basins
- Bathroom Taps Vado
- Shower Valves- AVA
- Doors – Howdens Concept doors, white.
- Carpets – Cormar Carpets Co – City Smoke
- Terrace Decking – Light grey Composite TBC
- Heating Gas – Radiators
- Boiler – Glowworm Combi
- Balustrade – Glass & Aluminium (Balconies)

Please note the developer reserves the right to make material changes to this spec list without warning.



THE SPECIFICATION (ALL OTHER UNITS)

- IFlooring – LVT Richmond Oak
- Bathroom tiles – European Tiles Cemento
- Kitchen – Howdens
- Range: Clerkenwell
- Worktops – Worktops: White Marble
- Worktop Thickness: 20mm
- Kitchen appliances:
- Hotpoint Oven and Induction Hob
- Lamona Fridge unit
- Lamona Dishwasher – where fitted
- Lamona Washing Machine – where fitted
- Bathrooms - Faeber Vanity units and basins
- Bathroom Taps Vado
- Shower Valve s- AVA
- Doors – Howdens Concept doors, white.
- Carpets – Cormar Carpets Co – City Smoke
- Heating Electric -(Economy 7)

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THE PRICING

Prices range from £300,000 - £680,000 Leasehold

THE LEASE & CHARGES

Leases: Brand new 125 years

Ground Rent: TBC

Service Charges: TBC

THE PARKING

We have been informed by the developers that all units will have the right to apply for residents parking permits

THE VIEWING

Please contact our sales team today to book your viewing

Christopher St James

020 8545 0591

newhomes@csj.eu.com

Unit	Type	Beds	Amenity	Sq Mt	Sq Ft	Gross Sale Price
1	Ground floor flat	1	Garden	47.7	513	£430,000
2	Ground floor flat	1	None	43.7	470	£410,000
3	Ground floor studio flat	0	None	28.4	306	£300,000
5	Ground floor flat	1	Garden	40.1	431	£400,000
6	Ground floor flat	1	Garden	44.0	473	£425,000
7	1st & 2nd floor maisonette	3	Terrace	87.9	946	£675,000
8	1st & 2nd floor maisonette	3	Terrace	87.7	944	£675,000
9	1st & 2nd floor maisonette	3	Terrace	88.2	949	£680,000
10	Detached house	2	Garden	82.1	883	£675,000

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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