



The
LAKEWOOD

WIMBLEDON

A development by
Glover Investments



The LAKEWOOD

WIMBLEDON

An exclusive, private gated development of 2 detached and 2 semi-detached houses, plus 16 luxury apartments, ideally situated 15 minutes walk from the picturesque Wimbledon Village, less than 10 minutes walk from Wimbledon Park and 20 minutes walk to Wimbledon Common. The Lakewood is also a mere mile from the renowned King's College School.

Spacious two and three bed apartments are set over 5 floors, entered through a private reception, each with their own underground parking space and storage unit, accessed via a beautiful staircase or lift. Each of the four bedroom homes offer a unique opportunity with dedicated parking and a private garden setting. All apartments and houses have ceiling heights of 2.7m.

The units are of the highest specification, designed with functionality and elegance in mind. Apartment owners benefit from a share of freehold and 999 year lease, and house owners their own freehold.

COSMOPOLITAN LIVING

Dining and shopping to rival Soho

With an exclusive setting comes the best of dining experiences to match those found in Central London, but in the peace and quiet of a city village. Whether you are looking for a casual cocktail, a simple cafe lunch with friends, or a Michelin star meal, Wimbledon Village can fill the need for any occasion. The Village is home to a host of eateries such as Maison St Cassien, The Ivy & Cent Anni, whose quality matches the reputation Wimbledon has come to enjoy.

When it comes to shopping there is no need to look further than your local high street. Heading up into the Village, foodies can indulge themselves with the highest quality produce at Bayley & Sage, while Prezzemolo & Vitale offers the best Italian deli & charcuterie treats. A must-visit is local butcher Provenance, and the weekly farmers market is set up every Sunday on the edge of the Commons.

While the high street & town centre boast iconic brands, Wimbledon Village also features fashionable boutiques such as Un-Common or Trilogy, for unique purchases.



WIMBLEDON VILLAGE

Picturesque elegance in London

As one of the most beautiful villages in London, Wimbledon combines historic London architecture with the cosmopolitan convenience of London, offering a vast array of shopping boutiques, extensive options for dining experiences and unlimited natural beauty. Most commonly associated with the Wimbledon Tennis Championship, the area is abundant with open spaces, family-friendly parks and leisure activities.

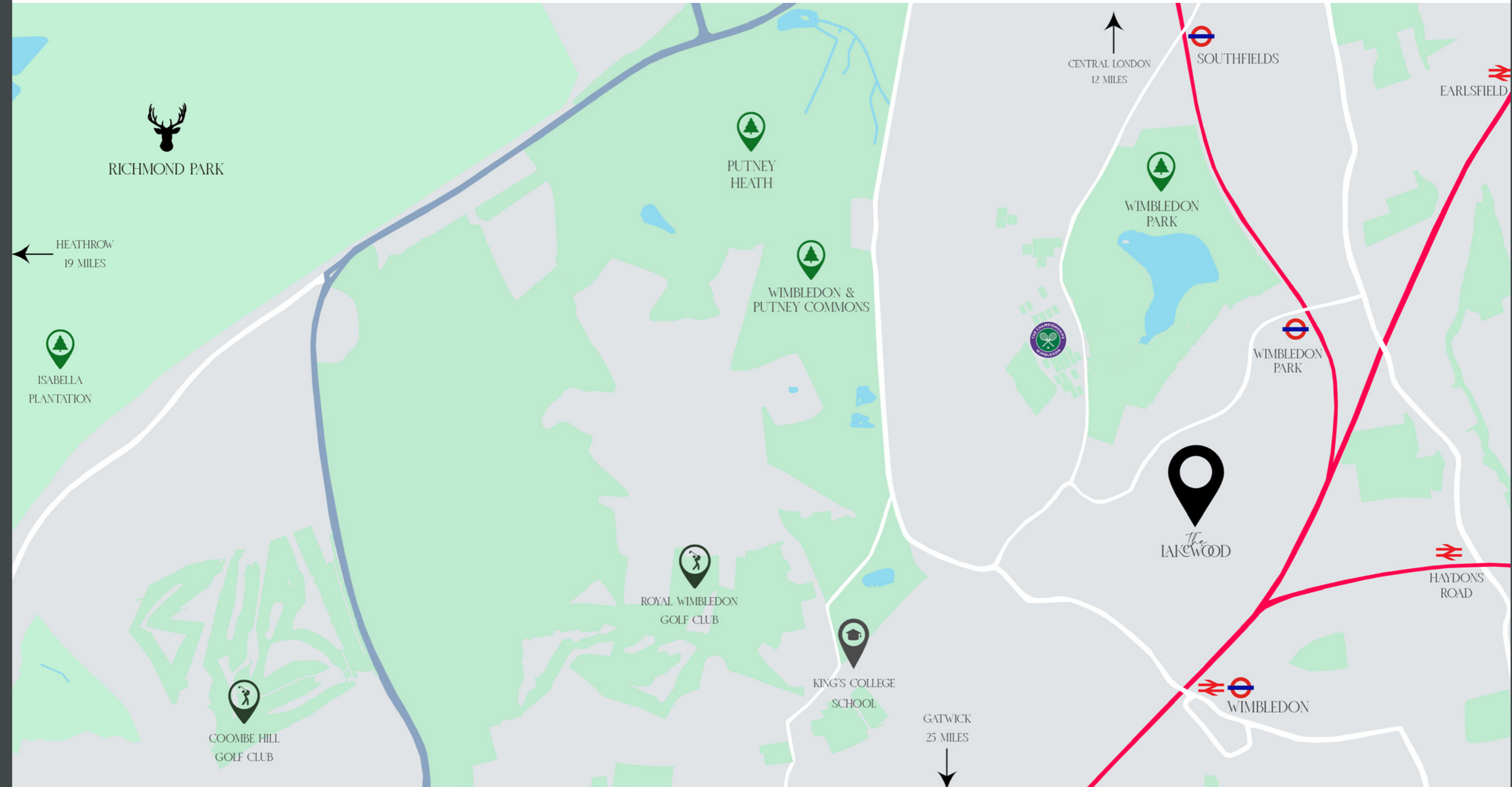
The town centre features an abundance of high street favourites in terms of supermarkets, cafes, restaurants and bars. Just across from the station is one of the country's oldest department stores, Elys, which has been serving the local community for 125 years. Heading up towards the village you'll find the beautiful pubs on the Commons, notably The Hand in Hand and The Crooked Billet.



THE PERFECT LOCATION

Combining countryside and city living

Positioned in the heart of Wimbledon, The Lakewood offers the convenience of local amenities, quick access to Central London and close proximity to both London Heathrow and London Gatwick airports. Whether commuting to the City of London or out to Surrey, Wimbledon is positioned with easy access to the National Rail and London Underground network, as well as the A3 to Surrey and the M25. Most notably, Richmond Park, Wimbledon and Putney Commons, Putney Heath and Wimbledon Park surround the village, offering countless miles of walking, wildlife watching and open spaces to enjoy year round.



By train

FROM WIMBLEDON RAIL STATION

Clapham Junction 6 mins

Vauxhall 12 mins

London Waterloo 17 mins

London Victoria 23 mins

By tube

FROM WIMBLEDON PARK UNDERGROUND

South Kensington 20 mins

London Victoria 22 mins

Paddington 25 mins

By car

FROM THE LAKEWOOD PARKING

Oxford Street 9 miles

Box Hill 18 miles

London Heathrow 19 miles

London Gatwick 30 miles

Windsor 32 miles

*Timings are approximations only



TRANSPORT WITH CONVENIENT CONNECTIONS

The Lakewood's central Wimbledon location has excellent travel connections, whether you're heading into the city or further afield by rail or air. London Underground's District Line is just a ten minute walk away at Wimbledon Station, or 16 minutes walk to Wimbledon Park, one stop closer to central London.

Wimbledon Rail Station also boasts quick and easy connections to major rail hubs such as Clapham Junction, Vauxhall, Victoria and Waterloo. Passengers can take a 6 minute train to Clapham Junction and connect there for regular direct services to Gatwick Airport, which depart every 20 minutes and take just 28 minutes.





EXCEPTIONAL EDUCATIONAL OPPORTUNITIES

Wimbledon is home to a wide range of diverse schools to meet the needs of all children and teens, from nursery up to sixth form. This includes the prestigious King's College School just a five minute drive from The Lakewood. With fee and non-fee paying, faith and secular options, the borough provides choices to suit all families. Secondary education is a mix of single sex and co-educational, while Wimbledon College, Ricards Lodge and Rutlish share a mixed sixth form.

With its excellent transport links, Wimbledon also provides brilliant opportunities for higher education with an easy commute to many of the country's top universities in central London.



Primary Schools

Bishop Gilpin CofE Primary	0.07 miles
Willington*	0.3 miles
Wimbledon Park Primary	1.2 miles
The Study Prep*	1.2 miles
Wimbledon Chase Primary	1.3 miles

Boys' Secondary Schools

Wimbledon College	0.9 miles
King's College School	1.1 miles
Rutlish School	1.4 miles

Girls' Secondary Schools

Ricards Lodge High School	0.2 miles
Wimbledon High School*	0.3 miles
Ursuline High School	1.2 miles

Universities

By tube

Imperial College	43 minutes
Kings College London	44 minutes
London School of Economics	52 minutes

* denotes independent school

Parks & Green Spaces

Wimbledon Park 0.6 miles

Wandle Trail (Earlsfield) 1.2 miles

Wimbledon Common & Putney Heath 1.4 miles

Richmond Park 2.5 miles

Kew Gardens 5.9 miles

Bushy Park 6.5 miles

Golf Clubs

Wimbledon Common Golf Club 1.3 miles

Royal Wimbledon Golf Club 1.5 miles

London Scottish Golf Club 1.7 miles

Coombe Hill Golf Club 2.9 miles

Live Sporting Venues

All England Lawn Tennis Club 0.6 miles

AFC Wimbledon Stadium 1.1 miles

Twickenham Stadium 7.2 miles

NATURE AND SPORT AROUND THE VILLAGE

Wimbledon has long been known as the home of tennis, with the prestigious Championships held every summer. Residents wishing to indulge in sporting pursuits are able to visit Wimbledon Park, which boasts an array of facilities including tennis courts, football pitches, a bowling green and much more.

Tennis isn't the only live sport available in Wimbledon. AFC Wimbledon, the local football team so beloved that it is owned primarily by its fans, hold their stadium at Plough Lane just a mile from the centre of Wimbledon. For rugby fans, Twickenham Stadium is only 30 minutes away by train.

Just a leisurely walk from The Lakewood is the beautiful Wimbledon Common, with over a thousand acres of rich woodland, heath and ponds. This natural conservation area is also home to four golf clubs, including the Royal Wimbledon Golf Club, riding stables, the landmark Windmill Museum and Cannizaro Park. Further afield, a mere twelve minute drive away is the renowned Richmond Park, where visitors can walk, picnic and marvel at the 600-strong herds of wild deer which freely roam. The park is also home to beautifully curated gardens at Isabella Plantation and Pembroke Lodge.



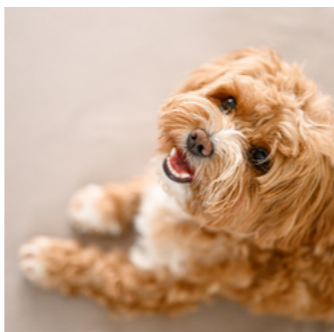
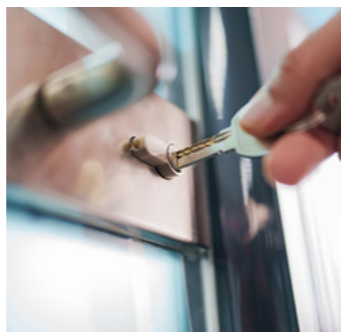
Courtesy of moviemakers.guide



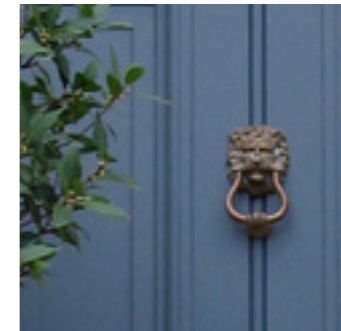


SIXTEEN APARTMENTS FOR LUXURY LIVING

- Arrive through an impressive 4.5m external canopy for you and your guests
- Enter into an impressive entrance hall with an oversized feature fireplace and an open staircase sweeping over three floors, bathed in natural light from a sky light
- Each floor will have access to its own hotel style trolley for transport of luggage and other items
- A beautifully designed large lift will be available for convenience
- Each apartment will have its own private underground secure parking space with its own electric charging point
- Each apartment will be able to use their own dedicated 3x2m storage unit in the underground parking area with power and light
- Ceiling heights of 2.6m in all apartments
- All apartments benefit from a share of freehold
- A 999 year lease in place for all apartment owners
- Owners have the benefit of no ground rents
- Ground floor apartments all have private enclosed gardens or large terraces
- Upper floor apartments all benefit from walk-on terraces
- Small pets allowed



HOMES OF EXCEPTIONAL ATTENTION TO DETAIL



- 2 detached houses and 2 semi-detached houses
- Each of the houses benefit from their own freehold
- Every household will have an allocated parking space, including an electric charging point, allocated to their home
- Each home will have their own garden of 10-24m in length

SECURITY AND QUALITY OF THE HIGHEST LEVEL

- A secure gated entrance for all owners with visitor parking available
- Ten year warranty
- Fully landscaped communal gardens
- Underfloor heating for all homes and apartments
- Ceiling heights of 2.7m in all houses





The LAKWOOD

APARTMENT LOCATOR

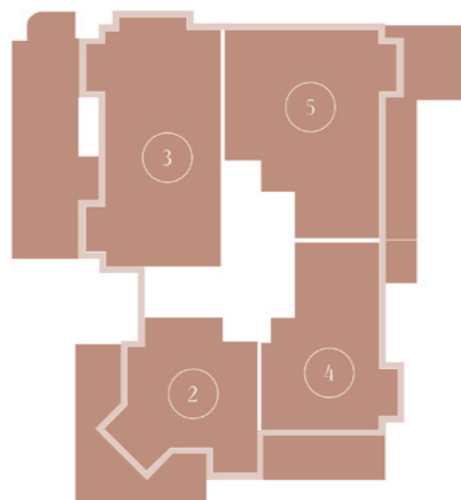
APARTMENT ONE	Lower Ground Floor	2-Bedroom	1066 Sqft	99 Sqm
APARTMENT TWO	Ground Floor	2-Bedroom	915 Sqft	85 Sqm
APARTMENT THREE	Ground Floor	3-Bedroom	1539 Sqft	143 Sqm
APARTMENT FOUR	Ground Floor	2-Bedroom	1098 Sqft	102 Sqm
APARTMENT FIVE	Ground Floor	3-Bedroom	1464 Sqft	136 Sqm
APARTMENT SIX	First Floor	3-Bedroom	1432 Sqft	133 Sqm
APARTMENT SEVEN	First Floor	3-Bedroom	1528 Sqft	142 Sqm
APARTMENT EIGHT	First Floor	2-Bedroom	1044 Sqft	97 Sqm
APARTMENT NINE	First Floor	2-Bedroom	1044 Sqft	97 Sqm
APARTMENT TEN	Second Floor	3-Bedroom	1335 Sqft	124 Sqm
APARTMENT ELEVEN	Second Floor	3-Bedroom	1528 Sqft	142 Sqm
APARTMENT TWELVE	Second Floor	2-Bedroom	1044 Sqft	97 Sqm
APARTMENT THIRTEEN	Second Floor	2-Bedroom	1044 Sqft <td 97 Sqm	
APARTMENT FOURTEEN	Third Floor	3-Bedroom	1475 Sqft	137 Sqm
APARTMENT FIFTEEN	Third Floor	3-Bedroom	1281 Sqft	119 Sqm
APARTMENT SIXTEEN	Third Floor	3-Bedroom	1302 Sqft	121 Sqm

PLOT LOCATOR

SPENCER HOUSE	Plot 17	4-Bedroom	2045 Sqft	190 Sqm
MARCH HOUSE	Plot 18	4-Bedroom	1851 Sqft	172 Sqm
WINGFIELD HOUSE	Plot 19	4-Bedroom	1851 Sqft	172 Sqm
BEAUMONT HOUSE	Plot 20	4-Bedroom	2045 Sqft	172 Sqm



LOWER GROUND FLOOR



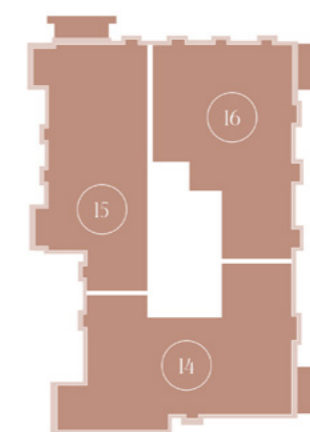
GROUND FLOOR



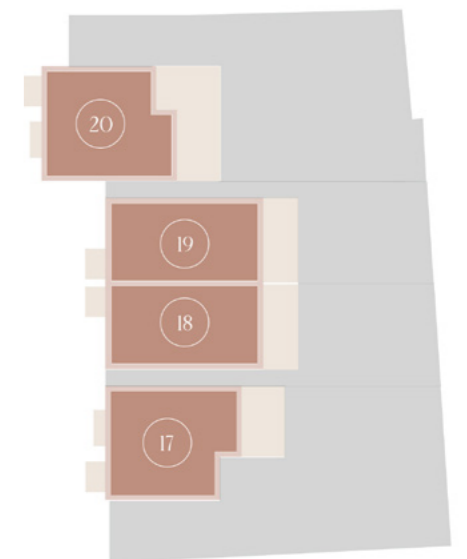
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



HOUSES

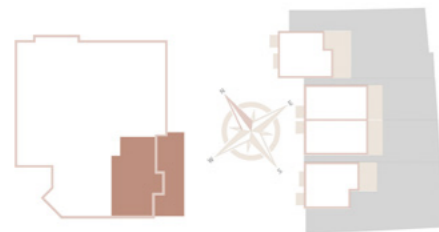


Imagery and floorplans are indicative and subject to change

Apartment ONE

99 Sqm | 1066 Sqft

Open Plan Kitchen	8.4m x 7.2m	Master Bedroom	3.8m x 3.6m
Utility Room	1.9m x 1.5m	Master Ensuite	2.4m x 1.8m
Primary Patio	5.0m x 3.6m	Bedroom Two	3.8m x 2.8m
Secondary Patio	3.6m x 2.2m	Family Bathroom	2.1m x 1.9m
Private Garden	14.1m x 5.0m		



LOWER GROUND FLOOR

Imagery and floorplans are indicative and subject to change

Apartment TWO

85 Sqm | 915 Sqft

Open Plan Kitchen	7.4m x 6.9m	Master Bedroom	5.8m x 3.5m
Store	1.5m x 0.8m	Master Ensuite	2.3m x 2.1m
Patio	4.1m x 2.0m	Bedroom Two	5.1m x 3.1m
Private Garden	10.6m x 9.0m	Family Bathroom	2.2m x 1.9m



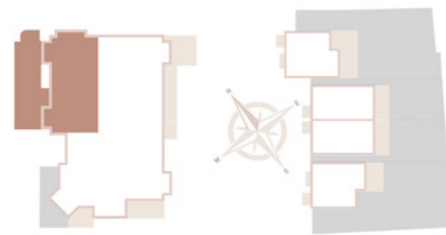
GROUND FLOOR

Imagery and floorplans are indicative and subject to change

Apartment THREE

143 Sqm | 1539 Sqft

Open Plan Kitchen	9.3m x 6.0m	Master Bedroom	7.1m x 4.2m
Utility Room	2.1m x 2.0m	Master Dressing	2.5m x 1.7m
Private Garden	16.9m x 6.0m	Master Ensuite	3.6m x 2.1m
Primary Patio	4.1m x 1.5m	Bedroom Two	4.4m x 3.6m
Secondary Patio	3.0m x 2.5m	Bedroom Three	4.4m x 3.0m
Family Bathroom	2.6m x 2.1m		



GROUND FLOOR

Apartment FOUR

102 Sqm | 1098 Sqft

Open Plan Kitchen	9.4m x 6.1m	Master Bedroom	4.4m x 3.5m
Utility Room	2.6m x 1.8m	Master Ensuite	2.3m x 1.9m
Terrace	5.9m x 2.6m	Bedroom Two	4.4m x 3.2m
Balcony	2.9m x 2.2m	Family Bathroom	2.2m x 1.9m



GROUND FLOOR

Apartment FIVE

136 Sqm | 1464

Open Plan Kitchen	8.1m x 7.5m	Master Bedroom	4.1m x 3.7m
Utility Room	2.2m x 2.1m	Master Ensuite	2.5m x 1.6m
Bedroom Two	4.5m x 3.7m	Bedroom Three	4.1m x 2.9m
Bedroom Two Ensuite	2.2m x 2.2m	Family Bathroom	2.3m x 1.9m
Terrace	14.4m x 5.5m		



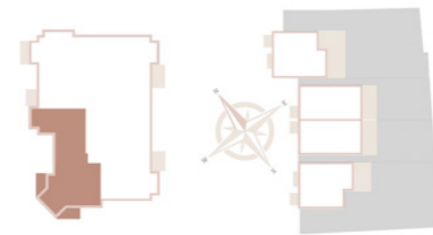
GROUND FLOOR

Imagery and floorplans are indicative and subject to change

Apartment SIX

133 Sqm | 1432 Sqft

Open Plan Kitchen	10.6m x 6.7m	Master Bedroom	7.3m x 4.2m
Utility Room	1.9m x 1.5m	Master Ensuite	2.6m x 1.6m
Primary Balcony	4.0m x 1.9m	Bedroom Two	4.1m x 4.0m
Secondary Balcony	4.0m x 1.7m	Bedroom Three	4.0m x 3.4m
Family Bathroom	2.6m x 1.9m		



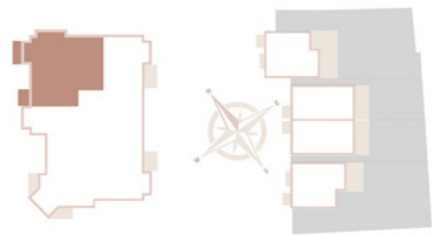
FIRST FLOOR

Imagery and floorplans are indicative and subject to change

Apartment SEVEN

142 Sqm | 1528 Sqft

Open Plan Kitchen	9.2m x 7.7m	Master Bedroom	6.3m x 7.4m
Utility Room	2.7m x 1.2m	Master Ensuite	2.3m x 2.3m
Store	2.5m x 0.8m	Bedroom Two	5.3m x 3.3m
Primary Balcony	4.0m x 1.4m	Bedroom Two Ensuite	2.4m x 1.6m
Secondary Balcony	2.8m x 2.0m	Bedroom Three	4.1m x 3.0m
Family Bathroom	2.4m x 1.9m		



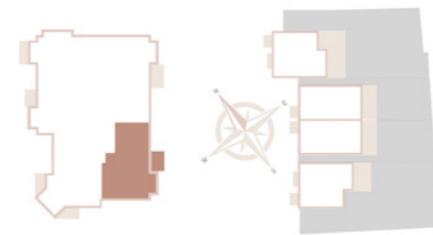
FIRST FLOOR

Imagery and floorplans are indicative and subject to change

Apartment EIGHT

97 Sqm | 1044 Sqft

Open Plan Kitchen	9.46m x 6.1m	Master Bedroom	4.4m x 3.5m
Utility Room	2.1m x 8.3m	Master Ensuite	2.4m x 1.9m
Store	1.2m x 7.5m	Bedroom Two	4.4m x 3.2m
Balcony	3.3m x 2.2m	Family Bathroom	2.3m x 1.9m



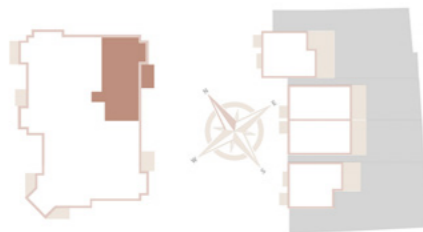
FIRST FLOOR

Imagery and floorplans are indicative and subject to change

Apartment NINE

97 Sqm | 1044 Sqft

Open Plan Kitchen	7.6m x 7.4m	Master Bedroom	4.1m x 3.7m
Utility & Store	3.0m x 0.8m	Master Ensuite	2.5m x 1.6m
Balcony	4.0m x 2.1m	Bedroom Two	4.1m x 3.0m
Family Bathroom	2.2m x 1.9m		



FIRST FLOOR

Imagery and floorplans are indicative and subject to change

Apartment TEN

124 Sqm | 1335 Sqft

Open Plan Kitchen	8.9m x 5.6m	Master Bedroom	5.9m x 4.2m
Utility Room	1.9m x 1.5m	Master Ensuite	2.6m x 1.6m
Primary Balcony	5.5m x 1.5m	Bedroom Two	4.2m x 4.0m
Secondary Balcony	3.6m x 1.2m	Bedroom Three	4.0m x 3.4m
Family Bathroom	2.6m x 1.9m		



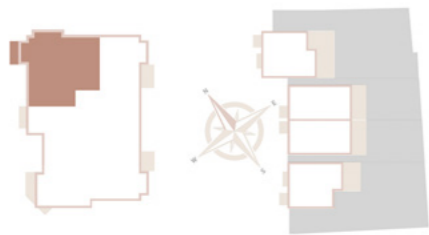
SECOND FLOOR

Imagery and floorplans are indicative and subject to change

Apartment ELEVEN

142 Sqm | 1528 Sqft

Open Plan Kitchen	9.2m x 7.7m	Master Bedroom	5.3m x 3.2m
Utility Room	2.7m x 1.2m	Master Ensuite	2.4m x 1.6m
Store	2.5m x 0.7m	Bedroom Two	4.1m x 3.0m
Balcony	4.0m x 1.4m	Bedroom Three	6.4m x 3.4m
Family Bathroom	2.4m x 1.9m	Bed Three Ensuite	2.3m x 2.3m



SECOND FLOOR

Imagery and floorplans are indicative and subject to change

Apartment TWELVE

97 Sqm | 1044 Sqft

Open Plan Kitchen	8.1m x 6.0m	Master Bed	4.4m x 3.5m
Utility Room	2.1m x 0.8m	Master Ensuite	2.5m x 1.6m
Store	1.2m x 0.7m	Bedroom Two	4.4m x 3.5m
Balcony	3.3m x 2.1m	Family Bathroom	2.3m x 1.9m



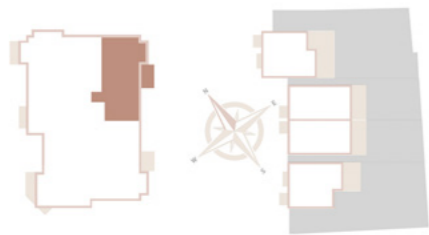
SECOND FLOOR

Imagery and floorplans are indicative and subject to change

Apartment THIRTEEN

97 Sqm | 1044 Sqft

Open Plan Kitchen	7.6m x 7.3m	Master Bed	4.1m x 3.7m
Utility Room	3.0m x 0.7m	Master Ensuite	2.5m x 1.6m
Balcony	4.0m x 2.2m	Bedroom Two	4.1m x 3.0m
Family Bathroom	3.4m x 1.9m		



SECOND FLOOR

Apartment FOURTEEN

137 Sqm | 1475 Sqft

Open Plan Kitchen	10.5m x 5.3m	Master Bedroom	8.0m x 3.9m
Balcony	3.5m x 2.0m	Master Dressing	2.6m x 1.6m
Bedroom Three	4.3m x 3.3m	Master Ensuite	2.3m x 1.6m
Family Bathroom	2.4m x 1.8m	Bedroom Two	4.6m x 3.7m

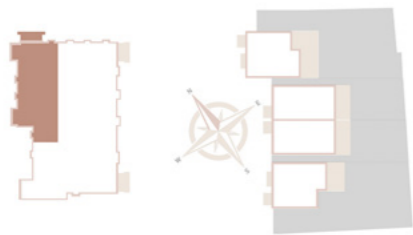


THIRD FLOOR

Apartment FIFTEEN

119 Sqm | 1281 Sqft

Open Plan Kitchen	8.1m x 6.8m	Master Bed	5.0m x 4.3m
Utility Room	1.9m x 1.8m	Master Ensuite	2.5m x 1.9m
Balcony	4.7m x 1.5m	Bedroom Two	4.3m x 4.3m
Family Bathroom	2.4m x 1.8m	Bedroom Three	4.0m x 3.0m

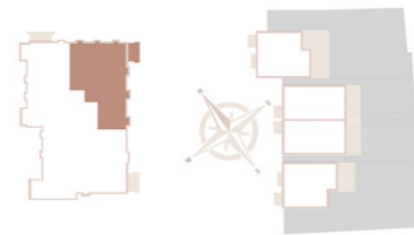


THIRD FLOOR

Apartment SIXTEEN

121 Sqm | 1302 Sqft

Open Plan Kitchen	7.2m x 6.6m	Master Bedroom	5.0m x 4.9m
Utility Room	1.9m x 1.5m	Master Ensuite	2.6m x 1.6m
Balcony	3.5m x 2.0m	Bedroom Two	6.9m x 3.4m
Family Bathroom	2.9m x 2.2m	Bedroom Three	4.0m x 2.8m



THIRD FLOOR



Imagery and floorplans are indicative and subject to change

SPENCER *House*

190 Sqm | 2045 Sqft

Open Plan Kitchen	8.0m x 7.3m
Guest WC	1.6m x 0.9m
Living Room	4.7m x 4.7m
Private Garden	24.0m x 11.8m



PLOT 17

MARCH *House*

172 Sqm | 1851 Sqft

Open Plan Kitchen	5.8m x 5.5m
Utility	2.3m x 1.9m
Guest WC	1.5m x 1.4m
Living Room	4.5m x 3.4m
Private Garden	10.05m x 7.2m

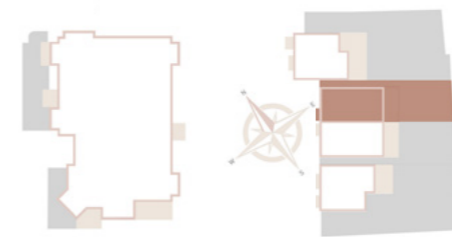


PLOT 18

WINGFIELD *House*

172 Sqm | 1851 Sqft

Open Plan Kitchen	5.8m x 5.5m
Utility	2.3m x 1.9m
Guest WC	1.5m x 1.4m
Living Room	4.5m x 3.4m
Private Garden	10.05m x 7.2m

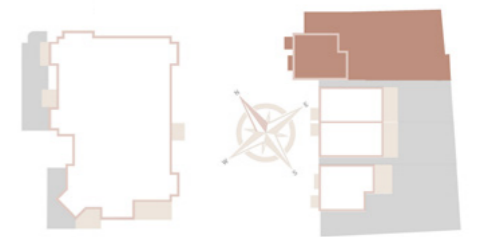


PLOT 19

BEAUMONT *House*

190 Sqm | 2045 Sqft

Open Plan Kitchen	8.0m x 7.3m
Guest WC	1.6m x 0.9m
Living Room	4.7m x 4.7m
Private Garden	24.0m x 11.8m



PLOT 20

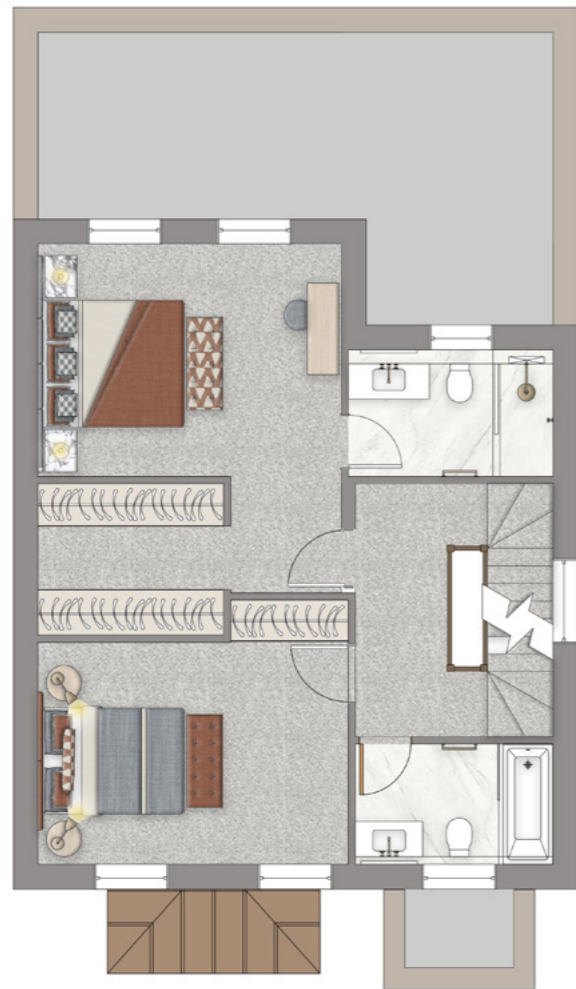
GROUND FLOOR

GROUND FLOOR

SPENCER *House*

190 Sqm | 2045 Sqft

Master Bedroom	5.0m x 4.3m
Master Dressing	2.6m x 2.2m
Master Ensuite	2.9m x 1.8m
Family Bathroom	2.8m x 1.7m
Bedroom Two	4.4m x 3.8m

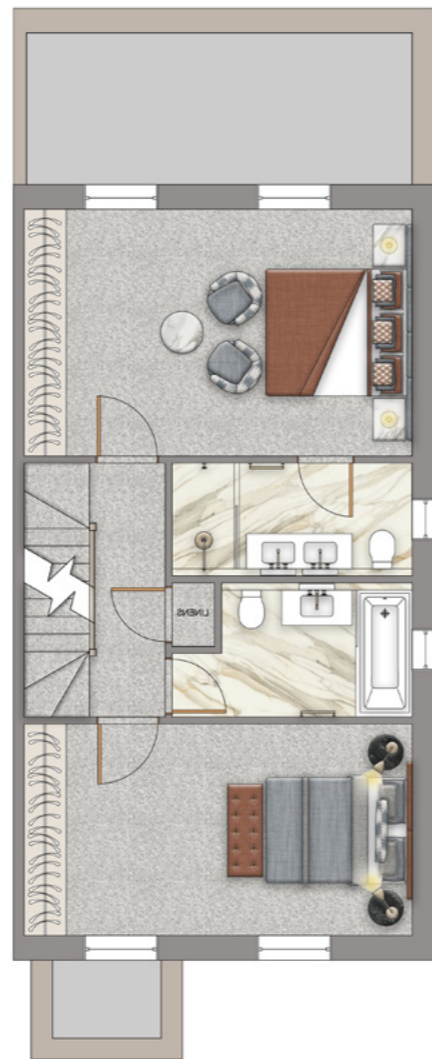


PLOT 17

MARCH *House*

172 Sqm | 1851 Sqft

Master Bedroom	5.5m x 3.5m
Master Ensuite	3.4m x 1.6m
Family Bathroom	3.4m x 1.6m
Bedroom Two	5.5m x 3.0m

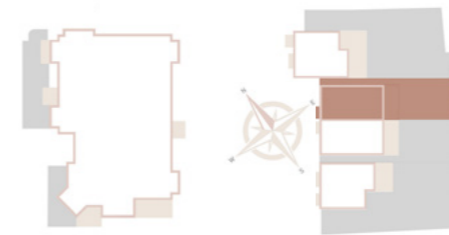
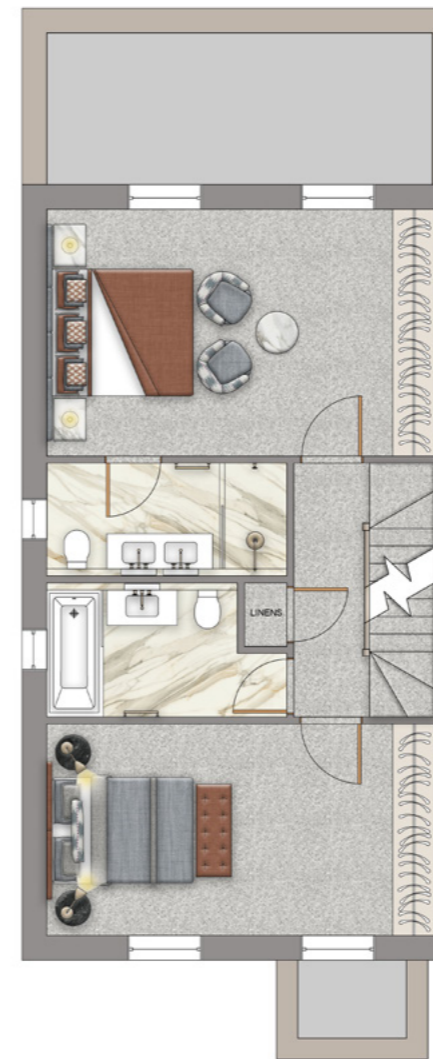


PLOT 18

WINGFIELD *House*

172 Sqm | 1851 Sqft

Master Bedroom	5.5m x 3.5m
Master Ensuite	3.4m x 1.6m
Family Bathroom	3.4m x 1.6m
Bedroom Two	5.5m x 3.0m

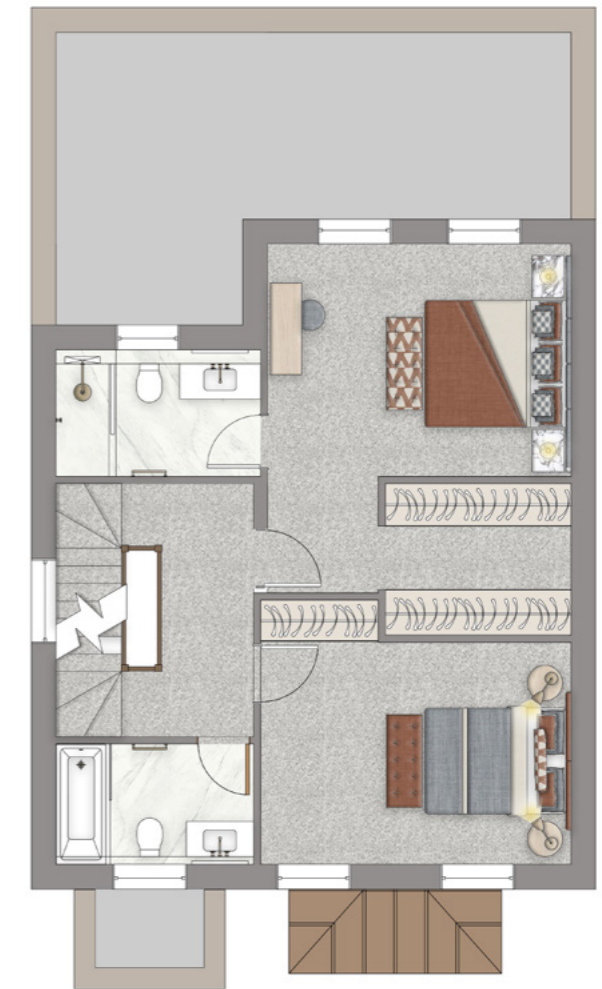


PLOT 19

BEAUMONT *House*

190 Sqm | 2045 Sqft

Master Bedroom	5.0m x 4.3m
Master Dressing	2.6m x 2.2m
Master Ensuite	2.9m x 1.8m
Family Bathroom	2.8m x 1.7m
Bedroom Two	4.4m x 3.8m



PLOT 20

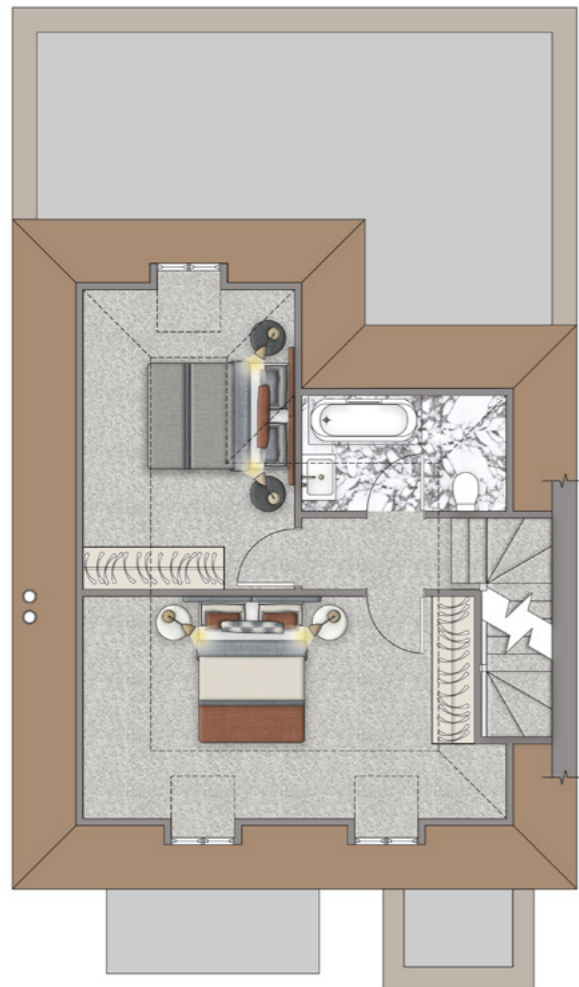
FIRST FLOOR

FIRST FLOOR

SPENCER *House*

190 Sqm | 2045 Sqft

Bedroom Three 6.0m x 3.4m
 Bedroom Four 4.5m x 3.0m
 Family Bathroom Two 2.9m x 1.6m

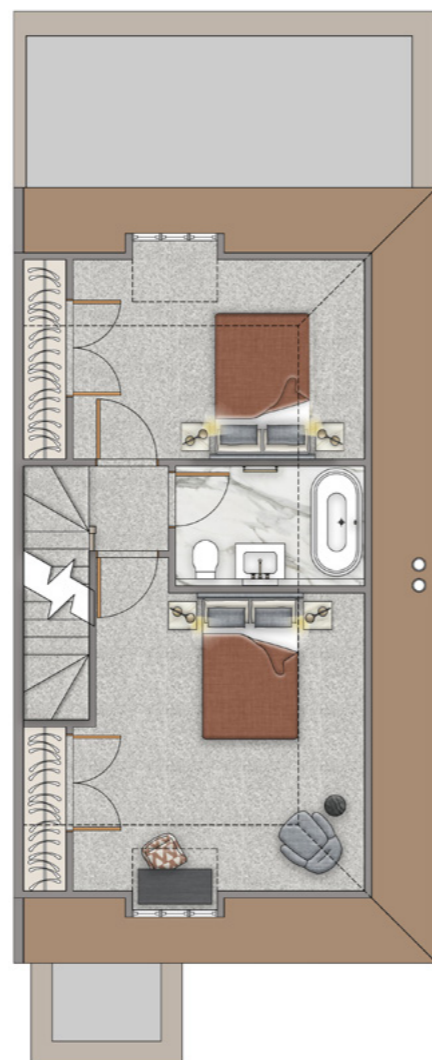


PLOT 17

MARCH *House*

172 Sqm | 1851 Sqft

Bedroom Three 4.2m x 4.1m
 Bedroom Four 4.1m x 2.8m
 Family Bathroom Two 2.6m x 1.7m

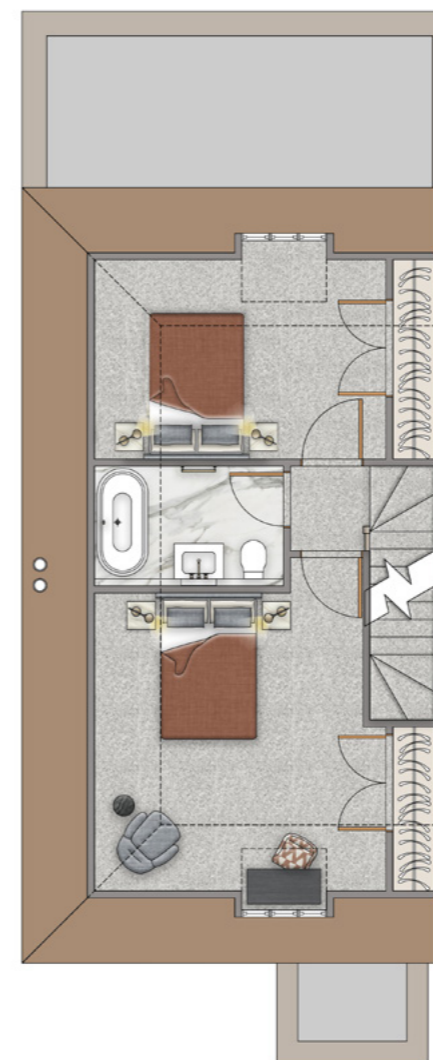


PLOT 18

WINGFIELD *House*

172 Sqm | 1851 Sqft

Bedroom Three 4.2m x 4.1m
 Bedroom Four 4.1m x 2.8m
 Family Bathroom Two 2.6m x 1.7m

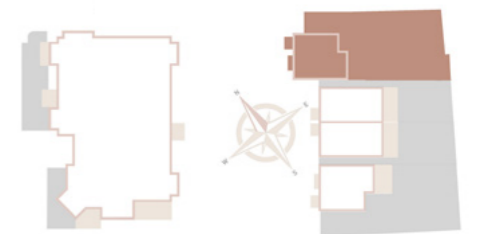
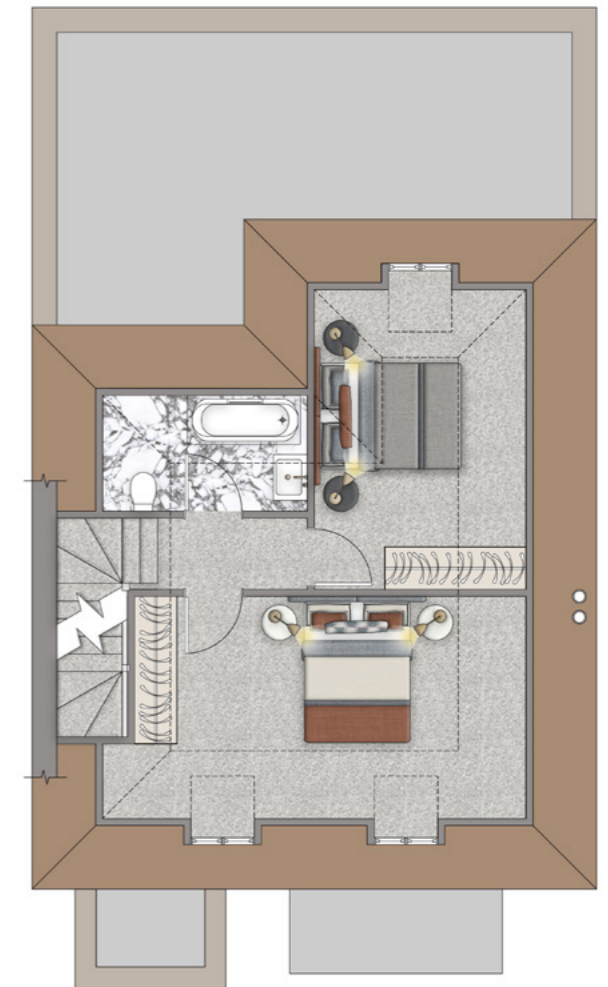


PLOT 19

BEAUMONT *House*

190 Sqm | 2045 Sqft

Bedroom Three 6.0m x 3.4m
 Bedroom Four 4.5m x 3.0m
 Family Bathroom Two 2.9m x 1.6m



PLOT 20

SECOND FLOOR

SECOND FLOOR

HOW TO RESERVE & PURCHASE YOUR CHOSEN HOME . . .

A reservation form will be issued requiring the following information:

- Confirmation of your plot selection
- Confirmation of the agreed purchase price
- Personal details:
 - Full names of purchaser
 - Phone number
 - Email
 - Current home address
- Provide copies of one of the following documents:
 - Utility bill
 - Driving licence
 - Passport
- You solicitor's details:
 - Company name
 - Point of contact
 - Phone number
 - Address
 - Email
- £10,000 (ten thousand pounds) deposit to be held in our client account

Prior to exchange of contracts, we will provide:

- Final details of the specification
- Estimated completion timelines, including contingency

Upon issuing the sale contract, exchange of contracts is required within 48 days when a 10% deposit is paid less the £10,000 already held on account.

After the exchange of contracts, we will provide you with detailed information for your chosen plot, the process inviting you to site inspections, and the hand over procedure before legal completion.



The
LAKEWOOD

enquiries@the-lakewood-wimbledon.com

+44 (0) 208 226 0168

www.the-lakewood-wimbledon.com

A development by

Glover Investments