



CEDAR
PLACE

WIMBLEDON HILL PARK

LONDON

FLOORPLANS

TOWNHOUSES 1, 3, 4 & 6

Berkeley
Designed for life



WIMBLEDON HILL PARK

CEDAR PLACE

Cedar Place forms a private enclave of just six 4 bedroom townhouses, set at the front of this prestigious development and built in a complementary, modern style. Well planned interiors and a superb specification make these properties ideal for family life.

COMING HOME



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After a day in the office, a morning’s shopping in Wimbledon Village or an evening in the West End, what could be more welcome than returning home to such tranquil surroundings?

The lifestyle you can lead here is a truly enviable one, enhanced by the range of luxurious personal services on site. As a resident, you have use of the exclusive gym, lounge and boardroom.

At the same time, the concierge service is there to take care of your every wish and ensure that daily life runs entirely to plan.

SPECIFICATIONS



SHOWERS & ENSUITES

- Large format tiles to floor and selected walls
- Villeroy and Boch sanitaryware
- Vanity unit with surface mounted basin and stone top
- Wall mounted designer basin mixer
- Mirror cabinet above basin with feature light
- Walk-in shower with tiled floor and glass shower screen with door
- Square showerhead and separate wall mounted shower handset
- Recessed thermostatic controls
- 4-piece suite to master ensuite to include freestanding bath, wall mounted controls and separate handset
- Wall mounted WC with soft-closing seat and chrome dual flush plate
- Chrome towel radiator

KITCHENS

- Designer kitchen with stone worktop
- Double bowl square design stainless steel undermounted sink
- Under-pelmet feature lighting
- Miele integrated combi oven and wine cooler
- Freestanding range style oven
- Integrated extractor hood
- Siemens integrated American style double fridge/freezer and dishwasher
- Chrome sockets above worktop
- Pull-out waste and recycling bins
- Separate washer/dryer in utility room

CLOAKROOM (where applicable)

- Large format tiles to floor and selected walls
- Feature basin with designer wall mounted basin mixer
- Wall mounted WC with soft-closing seat and chrome dual flush plate

GENERAL

- Painted multi-locking entrance door
- Painted internal panel doors with chrome ironmongery
- Decorative skirting and architraves throughout
- Decorative coving
- Porcelain tiled entrance hallways, landings and utility rooms
- Engineered timber floors to reception areas
- Underfloor heating throughout with comfort cooling to principal rooms – lounge, kitchen and master bedroom
- Carpet to bedrooms, dressing areas and carpet runner to internal stairs
- Downlights throughout with wiring for pendant lights to reception and bedrooms
- Feature coffers to principal rooms
- Feature fireplaces to kitchen/dining and formal living room

PARKING

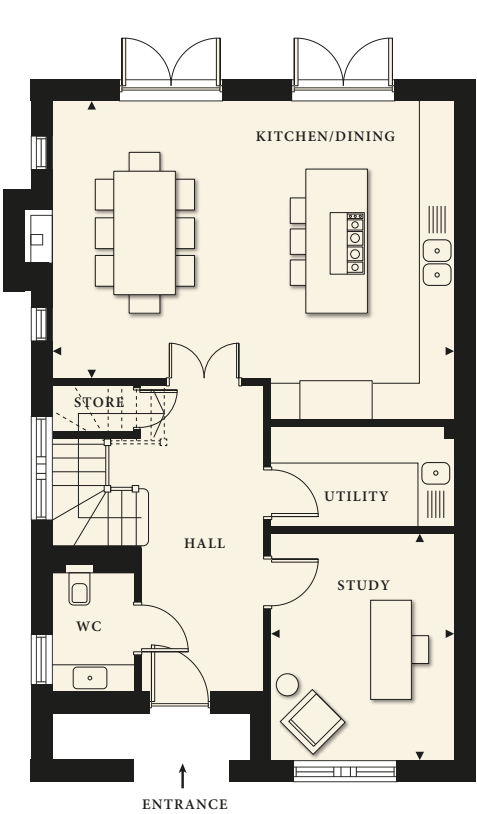
- Two allocated parking spaces per house
- Rights of use to surface visitor parking spaces

GARDEN

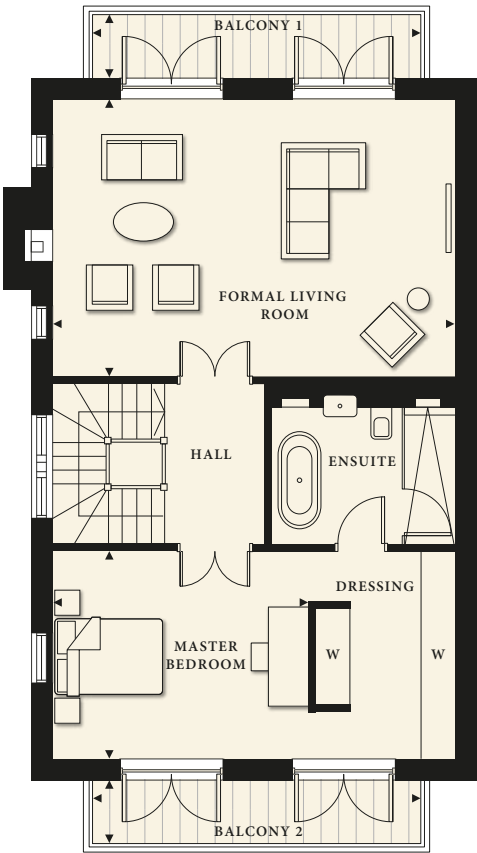
- Natural York Stone paving
- Raised planting
- Turfed lawn area to townhouse plots 1, 3, 4 & 6
- Timber decking to townhouse plots 4 & 6

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. Photography depicts typical Berkeley interiors and are indicative only.

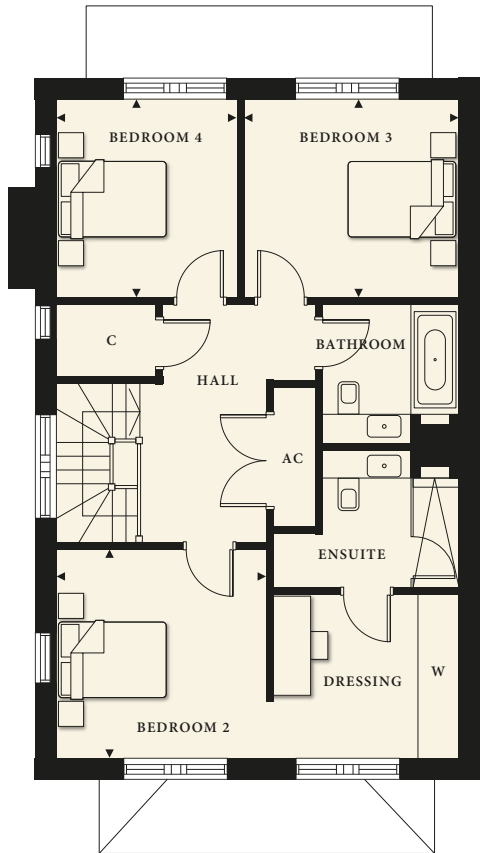
FLOORPLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KEY

- W Wardrobe
- C Cupboard
- AC Airing Cupboard

Floorplans shown are for townhouses 1 & 4, townhouses 3 & 6 are mirrored.

DIMENSIONS

CEDAR PLACE
4 BEDROOM TOWNHOUSES 1, 3*, 4 & 6*

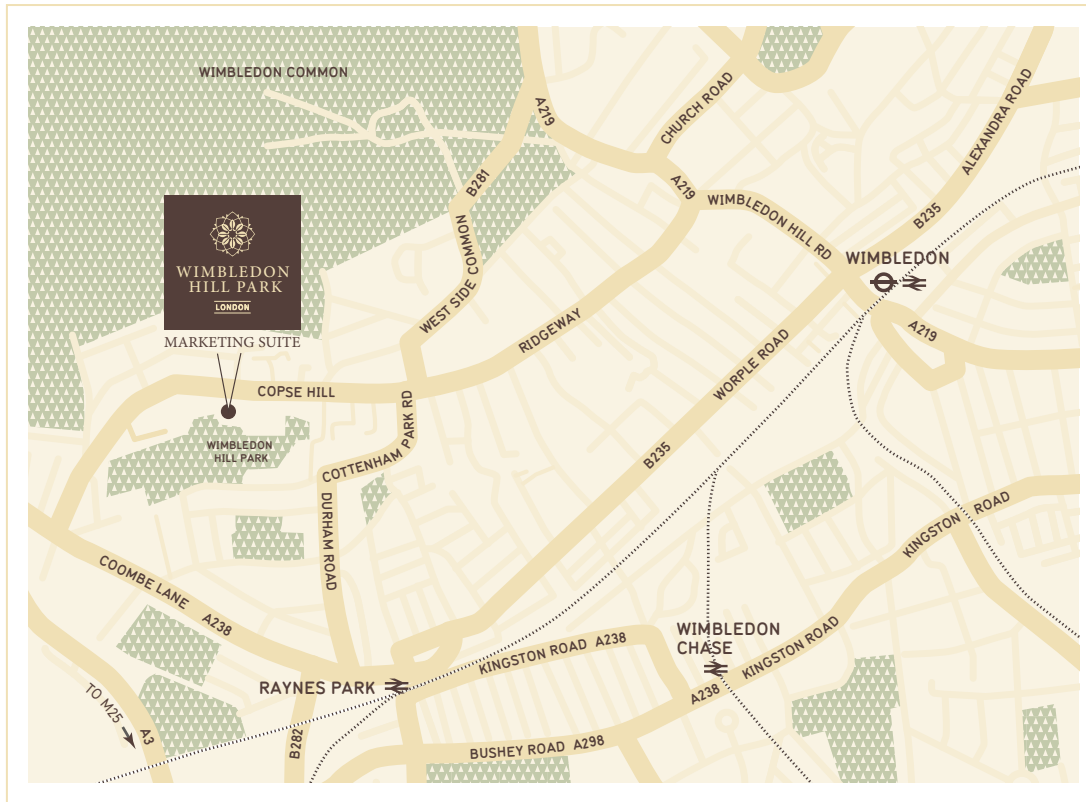
Total Area	243.4 sq.m	2,620 sq.ft
Kitchen/Dining	7.12 m x 4.85 m	23'4" x 15'11"
Study	4.01 m x 3.25 m	13'2" x 10'7"
Formal Living Room	7.10 m x 4.85 m	23'3" x 15'11"
Master Bedroom	4.48 m x 3.63 m	14'8" x 11'11"
Bedroom 2	3.70 m x 3.67 m	12'1" x 12'6"
Bedroom 3	3.78 m x 3.50 m	12'4" x 11'5"
Bedroom 4	3.50 m x 3.17 m	11'5" x 10'4"
Balcony 1	5.80 m x 1.13 m	19'3" x 3'8"
Balcony 2	5.80 m x 1.13 m	19'3" x 3'8"
Total Balcony Area	13.1 sq.m	141 sq.ft



*Townhouses are mirrored

Floorplans shown for Wimbledon Hill Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page.

VISIT US AT WIMBLEDON HILL PARK



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