

RIDGMOUNT APARTMENTS, WIMBLEDON SW19 4BT

Asking Prices: November 2023

APARTMENT No.	PLOT No.	GIA (sq ft)	ASKING PRICES £
1	1	760	Sold
2	2	756	Not available
3	7	1127	Sold
4	3	700	£519,950
5	6	714	Sold
6	4	700	Sold
7	5	707	Sold
8	13	1178	Sold
9	8	845	£599,950
10	9	872	Sold
11	12	743	Sold
12	11	710	£499,950 £375,000 Shared Ownership
13	10	864	Sold
14	17	1299	Sold
15	14	845	£625,000
16	15	1086	Sold
17	16	764	£575,000
18	18	888	Sold
19	19	692	Sold
20	20	910	Sold

Service charge Currently £564.58 pcm payable on the 1st of each month by direct debit.

Lease 250 years from 22nd July 2019.

Ground rent £350 per annum

Hawes & Co

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Wimbledon Village
SW19 5DX

Contact
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Sales: 020 8946 1000
lettings@hawesandco.co.uk
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We are members of the Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct.

Registered Company No 08704006. Hawes & Co Ltd trading as Hawes & Co.
Hawes & Co. Limited, Howard House, 3 St Mary's Court, Blossom Street, York, YO24 1AH





RIDGMOUNT APARTMENTS
WIMBLEDON

EXCLUSIVE ONE AND TWO
BEDROOM APARTMENTS
FOR OCCUPIERS
AGED 55 AND OVER



THE LIFESTYLE YOU DESERVE

Live your best life

When you choose Ridgmount, you're not just choosing a spacious, elegant home but a wonderful new way of life – the lifestyle you deserve.

Ridgmount is a boutique collection of beautiful one and two-bedroom apartments available to buy outright, to buy through shared ownership or to rent.

Set on Darlaston Road in Wimbledon, Ridgmount is nestled in a leafy residential location. Yet you're within a stroll of Wimbledon village's picturesque centre and the buzz of Wimbledon high street. Not to mention the sweeping open spaces and woodlands of Wimbledon Common for leisurely walks and picnics.

With Wimbledon station just 0.6 miles away, you have fast access to central London's theatres, restaurants, galleries and shops. And getting away to the coast, the countryside and foreign climes is a breeze.



A PLACE YOU WILL LOVE TO CALL HOME

At Ridgmount there are just 20 apartments. It's intimate enough to easily make friends with like-minded neighbours, but large enough to ensure your privacy and independence.

Each light, airy home has been thoughtfully designed for your needs today and in the future and is finished to an outstanding specification. Every apartment also comes with a secure, underground parking space and most have a private terrace or balcony for alfresco dining and enjoyment.

Two stylish communal lounges provide plenty of space to relax and meet friends, as do the well-manicured gardens. While Ridgmount's concierge service facilitates regular social events and is available to help life run smoothly, you also have the reassurance of a 24-hour emergency line.





VILLAGE LIFE, WIMBLEDON STYLE

Wimbledon village is renowned as one of London's most desirable places to live. It has a relaxed, village atmosphere with riders from the nearby stables often passing through. Yet it's also home to designer boutiques, artisan delicatessens and gourmet restaurants.

During the summer, the village comes alive as its many restaurants and cafés provide ample outdoor seating – perfect for brunch, lunch or dinner in the sunshine.

Wimbledon town caters for your everyday shopping with its supermarkets, high street chains and independent stores. It also boasts the New Wimbledon Theatre, which stages a variety of acclaimed plays, comedies and concerts.

If you want to stay active, Ridgmount is the perfect base. Tennis is an obvious choice, but you also have easy access to a wide range of other activities, from golf to yoga, swimming, running, fitness classes and more.





STAY CONNECTED AND TAKE FLIGHT

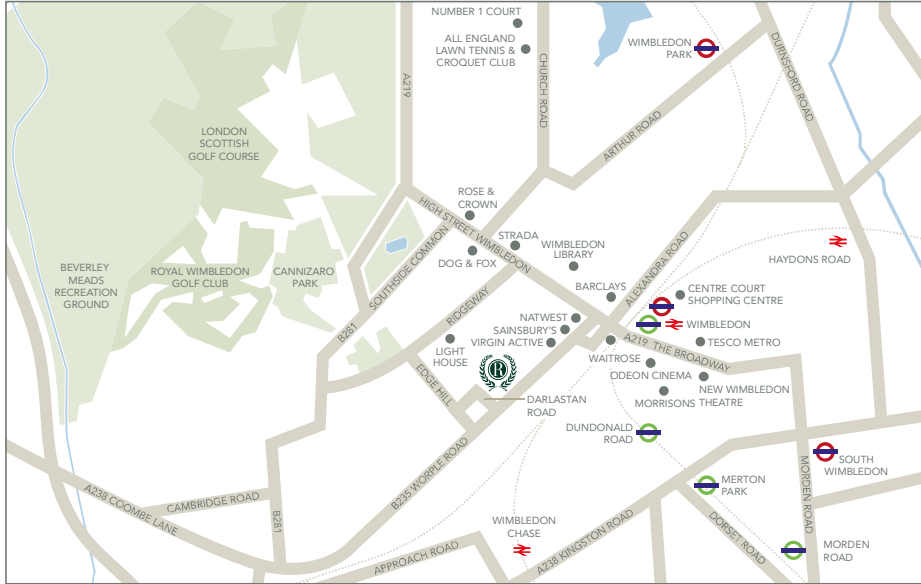
There's so much to enjoy at Ridgmount and within the local area, you need never travel far. But if you like to spread your wings, you have lots of options.

For local journeys, there's a bus stop a two-minute walk from Ridgmount. While the close proximity to Wimbledon town makes travelling further afield very easy too as it offers excellent rail, underground and tram connections.

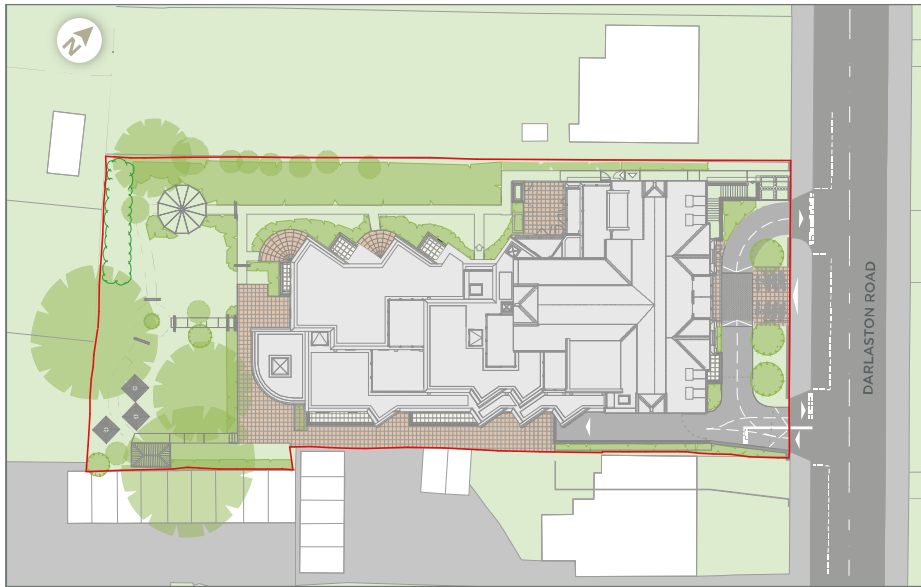
From Wimbledon station, about half a mile away, it's just 16 minutes to central London (Waterloo) and only 7 minutes to the major rail hub, Clapham Junction.

While the south coast is just a 75-minute drive and, for foreign getaways, it's just a 12-mile drive to Heathrow.





DEVELOPMENT LAYOUT



Whilst this development plan has been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Ground levels and other variances have not been shown.



The luxurious landscaped communal garden is ideal for relaxing in.

Bedrooms are large and airy,
and have fitted wardrobes and
luxurious fitted carpets.



Ridgmount apartments offer intelligently designed interiors which make maximum use of the available space.



Most apartments attract plenty of natural light and provide views of the surrounding area overlooking either the front and rear gardens.

INTERIOR SPECIFICATION

Ridgmount is built to an incredibly high standard, with each apartment meticulously finished and ready for you to move in and make your mark.

<i>Kitchen</i>	<i>En-suite bathroom & shower room</i>	<i>General features</i>	<i>Exterior & communal</i>
<ul style="list-style-type: none"> Range of contemporary style kitchen cabinets Granite work surfaces Integrated appliances by Siemens: <ul style="list-style-type: none"> Four ring rapid response induction hob Multi-speed cooker hood Eye-level multi-function electric oven Full height integrated fridge/freezer Dishwasher 1½ bowl stainless steel sink with Monobloc mixer tap Feature under-unit lighting Integrated recycling bins Combined or stacked washer/dryer within utility cupboard or room 	<ul style="list-style-type: none"> En-suite bathroom or en-suite walk-in shower room Contemporary style sanitary ware finished in brilliant white Carronite bath with integral chrome-plated grip handles Wall-mounted dual-flush WC with soft-close lid Wall-mounted wash basin Monobloc mixer taps by Hansgrohe Over-bath thermostatic shower to bathrooms Combination ceiling-mounted shower head and wall-mounted body spray head to walk-in shower rooms Toughened glass shower screen Mirror-doored vanity cabinet with electric de-mist pads, halo lighting and shaver socket Ladder-style heated radiator/towel rail Large format porcelain wall tiles Recessed spot-lighting 	<ul style="list-style-type: none"> High depth engineered oak laminate flooring to hall, living/dining room and kitchen Fitted carpet to bedrooms Non-slip porcelain floor tiles to en-suite bathroom or shower room Oak veneer contemporary style flush entrance door Contemporary white painted internal doors with brushed chrome furniture High performance double-glazed hermetically sealed window units Built-in wardrobes to all master bedrooms Long life, low energy lighting throughout Flush, brushed stainless steel switch and double socket plates Neutral painted walls and painted, smooth-finished ceilings throughout Video entry-phone linked to main entrance 	<ul style="list-style-type: none"> Two lifts providing access to upper floors and basement Block paved patio, terrace or balcony with glass balustrade and privacy screen to most apartments* Contemporary style furnished, wifi-enabled residents' lounge Contemporary style furnished residents' garden room Landscaped communal front and rear gardens. Rear gardens incorporate timber framed gazebo and pergolas. A variety of soft and hard landscaping including raised beds and outdoor seating. Cycle racks CCTV cameras Secure under-croft car parking accessed via key fob Residents large storage room in the basement Underground secure mobility scooter storage and cycle racks.
<p><i>Heating & communications</i></p> <ul style="list-style-type: none"> Appello Smart Living Solution call and alarm system Gas-fired thermostatically controlled condensing boiler Underfloor heating system throughout Terrestrial and digital TV points to living/dining room and bedrooms BT points and double sockets adjacent to TV points EPC level B 			

* Please speak to our sales adviser for more information.

The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.



APARTMENT 3 PLAN

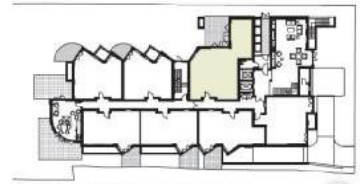


APARTMENT 3

2 bedroom apartment with terrace
 Total area: 1127 sq ft (104.7 m²)

Kitchen/Living/Dining	24'11" x 17'8" (7.6 m x 5.4 m)
Bedroom 1	21'4" x 11'10" (6.5 m x 3.6 m)
Bedroom 2	17'4" x 13'1" (5.3 m x 4 m)
Terrace	11'9" x 18'0" (3.6 m x 5.5 m)

GROUND FLOOR



BBB: Boiler, S: Storage, WM/TD: Washing machine/Tumble dryer
 *While these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

APARTMENT 5 PLAN

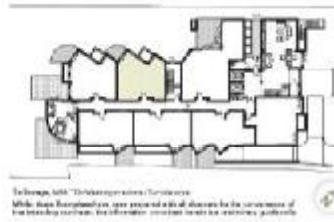


APARTMENT 5

2 bedroom apartment with terrace
 Total area: 714 sq ft (66.31 m²)

Living/Dining	20'8" x 9'6" (6.3 m x 2.9 m)
Kitchen	9'0" x 8'10" (2.7 m x 2.7 m)
Bedroom 1	17'9" x 10'10" (5.4 m x 3.3 m)
Bedroom 2	11'2" x 8'10" (3.4 m x 2.7 m)
Terrace	9'0" x 9'4" (2.7 m x 2.9 m)

GROUND FLOOR



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APARTMENT 7 PLAN

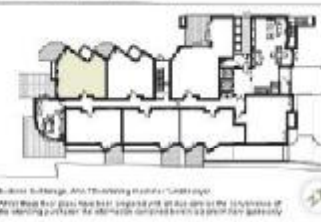


APARTMENT 7

2 bedroom apartment with terrace
 Total area: 707 sq ft (65.7 m²)

Living/Dining	20'8" x 9'2" (6.3 m x 2.8 m)
Kitchen	9'6" x 9'2" (2.9 m x 2.8 m)
Bedroom 1	13'9" x 9'10" (5.4 m x 3 m)
Bedroom 2	12'6" x 8'10" (3.8 m x 2.7 m)
terrace	10'10" x 10'10" (3.3 m x 3.3 m)

GROUND FLOOR



Actual drawings and floorplans may vary.
 We warrant that the floor plan is correct and complete as shown on the drawings at the time of the sale of the unit, but we do not warrant the accuracy of the drawings or plan for other purposes or for any other reason.

APARTMENT 9 PLAN



APARTMENT 9

2 bedroom apartment with terrace
 Total area: 845 sq ft (78.5 m²)

Kitchen/Living/Dining	237" × 151" (7.2 m × 4.6 m)
Bedroom 1	151" × 139" (4.6 m × 4.2 m)
Bedroom 2	129" × 73" (3.9 m × 2.2 m)
Terrace	7'10" × 6'10" (2.4 m × 2.1 m)

FIRST FLOOR



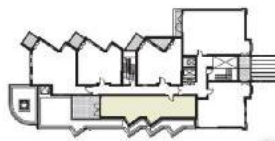
Ballroom, Storage, WM/TD-Washing machine/Tumble dryer
 While these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

APARTMENT 10 PLAN

APARTMENT 10
2 bedroom apartment with terrace
 Total area: 872 sq ft (81 m²)

Kitchen/Living/Dining	25'7" x 18'1" (7.9 m x 5.5 m)
Bedroom 1	13'5" x 12'10" (4.1 m x 3.9 m)
Bedroom 2	13'9" x 13'9" (4.2 m x 4.2 m)
Terrace	17'8" x 14'5" (5.4 m x 4.4 m)

FIRST FLOOR



S=Sober, G=Garage, WM=TD=Washing machine/Tumble dryer
 All floor plans have been prepared with all dimensions for the convenience of the existing purchaser. No alterations contained herein is a preliminary guide only



APARTMENT 12 PLAN



APARTMENT 12
2 bedroom apartment with balcony
 Total area: 710 sq ft (66 m²)

Living/Dining	20'8" x 9'6" (6.3 m x 2.9 m)
Kitchen	9'10" x 8'10" (3 m x 2.7 m)
Bedroom 1	17'9" x 11'2" (5.4 m x 3.4 m)
Bedroom 2	11'6" x 8'10" (3.5 m x 2.7 m)
Balcony	8'2" x 6'7" (2.5 m x 2 m)

FIRST FLOOR



Bedlines, St. Storage, WM/DM/Washing machine, Tumble dryer
 While these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

APARTMENT 15 PLAN



APARTMENT 15
2 bedroom apartment with balcony
Total area: 845 sq ft (78.5 m²)

Kitchen/Living/Dining	23'8" x 14'9" (7.2 m x 4.5 m)
Bedroom 1	14'5" x 13'5" (4.4 m x 4.1 m)
Bedroom 2	12'6" x 7'3" (3.8 m x 2.2 m)
Balcony	7'10" x 6'11" (2.4 m x 2.1 m)

SECOND FLOOR



Bulb, Storage, WM/WD, Washing machine, Tumble dryer
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APARTMENT 17 PLAN

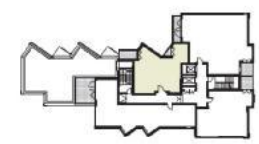


APARTMENT 17

2 bedroom apartment with balconies
 Total area: 764 sq ft (71 m²)

Living/Dining	12'6" x 20'4" (3.8 m x 6.2 m)
Kitchen	9'10" x 8'6" (3 m x 2.6 m)
Bedroom 1	19'4" x 9'10" (5.9 m x 3 m)
Bedroom 2	10'2" x 7'10" (3.1 m x 2.4 m)
Balcony	11'2" x 5'3" (3.4 m x 1.6 m)

SECOND FLOOR



W-Washer, WM/TD-Washing machine/Tumble dryer
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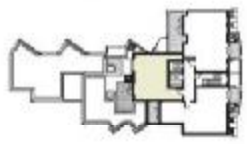
APARTMENT 19 PLAN



APARTMENT 19
1 bedroom apartment with terrace
Total area: 692 sq ft (64.3 m²)

Kitchen/Living/Dining	12'9" = 3.9 m	x	13'5" = 4.1 m
Bedroom	12'7" = 3.9 m	x	12'7" = 3.9 m
Terrace	12'8" = 3.9 m	x	9'6" = 2.9 m

THIRD FLOOR



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APARTMENT 20 PLAN



APARTMENT 20
2 bedroom apartment with terraces
 Total area: 910 sq ft (84.5 m²)

Kitchen/Living/Dining	26'11" x 18'8" (8.2 m x 5.7 m)
Bedroom 1	15'9" x 9'6" (4.8 m x 2.9 m)
Bedroom 2	12'2" x 7'3" (3.7 m x 2.2 m)
Terrace 1	25'7" x 10'2" (7.8 m x 3.1 m)
Terrace 2	9'6" x 5'7" (2.9 m x 1.7 m)

THIRD FLOOR



S=Storage, W/D=Combined washer dryer
 Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

