

290 - 302A
KINGSTON ROAD
London SW20

WIMBLEDON CHASE

Personalised Contemporary Lifestyle





WELCOME



The property comprises a four storey building within a site extending to 0.22 acres (900 sqm). Four retail units occupy the ground floor and there are 19 residential flats above, including one-bed and two-bed apartments, arranged over the first and second floors at the western end of the building and the entire third floor.

The area is easily accessible by public transport, with multiple bus lines and direct train lines to Central London. Wimbledon is one of the most famous "School Catchment Areas" in London, with top-level primary and secondary schools all over the district. For example, the famous singer Eason Chan's alma mater, Kingston University, and the historic colleges such as King's College School are also located in the area, providing excellent resources for local residents.

PERSONALISED CONTEMPORARY LIFESTYLE





A GLANCE OF WIMBLEDON

Wimbledon is a fantastic place for everyone. It is the Origin of the Wimbledon Tennis Championships. The participation of the royal family every year has also become a special tradition of the competition. The Queen has appeared as the awarding guest for the championship.



Wimbledon Chase

TRANSPORTATION AND SURROUNDINGS



- All England Lawn Tennis and Croquet Club
6 mins
- Richmond Park
13 mins
- Putney
15 mins
- Chiswick Park Station
30 mins
- Heathrow Airport 
31 mins
- Hyde Park
41 mins
- Gatwick Airport 
42 mins
- London City Airport 
58 mins



- Clapham Junctions
9 mins
- Sutton
15 mins
- Vauxhall
15 mins
- Waterloo Station
20 mins
- Oxford Circus
28 mins
- Euston
32 mins
- Blackfriars Station
39 mins

Good public transport connections as indicated by its PTAL (Public Transport Accessibility Level) rating of 3. Wimbledon Chase station is located opposite the property (30 seconds walk) on Kingston Road, providing direct services to Wimbledon station which has excellent transport links to Central London via the underground (District line) and National Rail services to London Waterloo (20 minutes). A number of bus routes operate along Kingston Road providing direct access to Wimbledon town centre and Wimbledon Station.

WALK

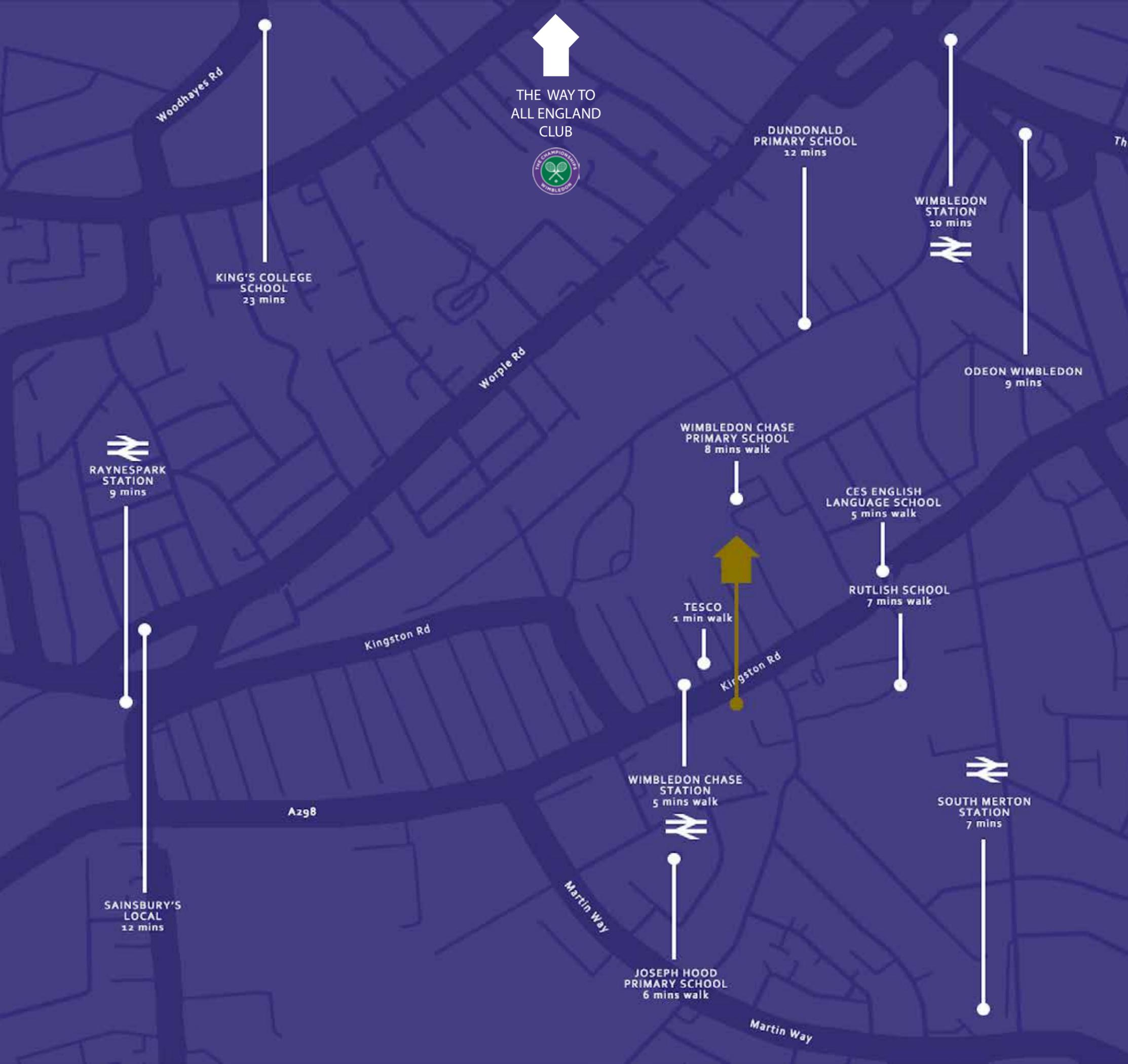
Tesco	2 min
The Nelson Health Centre	4 min
Wimbledon Chase Station	30 sec

RAIL

Waterloo Station	20 min
Kingston University	15min
Hyde Park	41 min

CAR

Centre Court Shopping	7 min
New Wimbledon Theatre	10 min
Richmond Park	13 min



↑
THE WAY TO
ALL ENGLAND
CLUB



TOURIST ATTRACTION

- New Wimbledon Theatre
- Wimbledon Tennis Museum
- Ham House & Garden

SHOPPING PLACES

- Centre Court Shopping Mall
- Waitrose & Partners

EDUCATION RESOURCE

- King's College School (Outstanding)
- Hall School Wimbledon (Outstanding)
- Wimbledon High School (Outstanding)
- Ursuline High School (Outstanding)
- Wimbledon Park Primary School (Outstanding)
- Donhead Preparatory School (Outstanding)
- Hollymount School (Outstanding)
- Wimbledon Chase Primary School

TRANSPORT

- Raynes Park Station
- Wimbledon chase station
- Wimbledon station

RECREATION PLACES

- Jurassic Encounter Golf
- Royal Wimbledon Golf Club
- The Richmond Golf Club
- Marks & Spencer



WIMBLEDON KNOW THE AREA

It is considered an affluent suburb with a mix of grand Victorian houses, modern housing and low rise apartments. The residential area is split into two sections known as the village and the town, with the village, near the common, centred on the High street being part of the original medieval village, and now a prime residential area of London. Wimbledon has also been well known for another period of sporting fame.



Wimbledon is the home to the Wimbledon Tennis Championships. The Championships, Wimbledon, commonly known simply as Wimbledon, is the oldest tennis tournament in the world. It has been held at the All England Club in Wimbledon, London, since 1877 and is played on outdoor grass courts.

Wimbledon is one of the four Grand Slam tennis tournaments and it is considered the world's premier tennis tournament and the priority of the Club is to maintain its leadership.

THE ORIGIN OF WIMBLEDON TENNIS CHAMPIONSHIP



LIFESTYLE IN WIMBLEDON MANSION

A more extensive range of shops, restaurants and leisure facilities can be found in Wimbledon town centre which is located approximately 1.6 km (1 mile) to the north east.

CULTURAL

New Wimbledon Theatre

Set in a beautiful Grade II listed building, bursting with history having hosted some of the most well-known plays, musicals and performances from around the world, sits the New Wimbledon theatre. Opening their doors to the public in 1910, this theatre was unique for its time, being the only theatre in England to have a Victorian-style Turkish bath in the basement.

SHOPPING

Centre Court Shopping

With over 65 shops located close to Wimbledon station, Centre Court Shopping has a selection of high-street brands easily accessible for a relaxed shopping experience.

Elys of Wimbledon

For over 125 years, Elys has been the leading independent department store in Wimbledon. Elys is the pinnacle of luxury shopping, from high-end brands – including Armani and Tommy Hilfiger – to unique services, this department store has every aspect sorted.

FOOD & DRINK

San Lorenzo

With over 48 years of experience, San Lorenzo offers superb dining with authentic Italian food. This family-run restaurant was proud to be runner-up for the 'Local Restaurant of the Year' in 2017.

Buenos Aires

If you're looking for melt-in-the-mouth steaks then look no further! Top quality beef that is tender like no other, mixed with Argentinian passion ensures this restaurant will leave a lasting impression.

GAIL's Bakery

Their first bakery opened over 10 years ago and soon became a favourite in its local area. From fresh handmade bread, pastries and cakes to aromatic coffees, GAIL's bakery is great on the go or for a place to catch-up with friends and unwind.



LOCAL ATTRACTIONS



LIFESTYLE IN WIMBLEDON



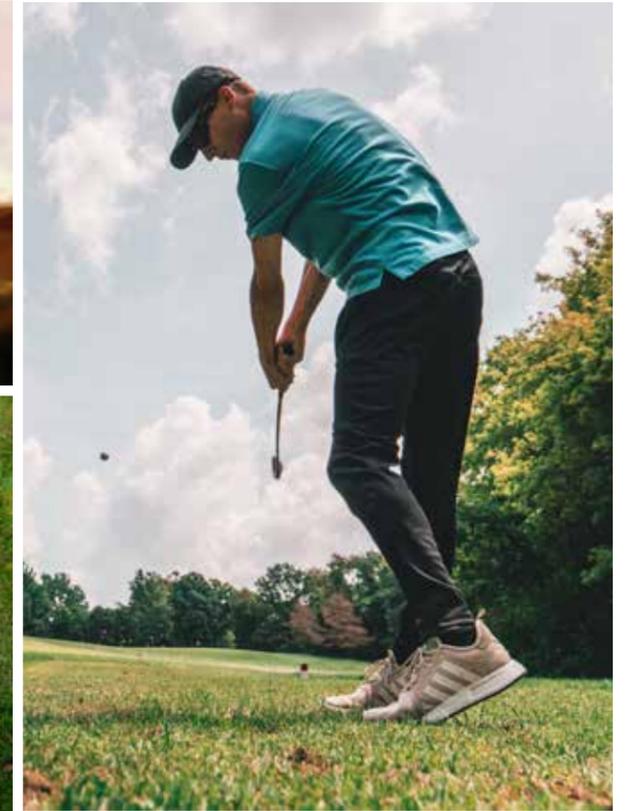
DISCOVER EXQUISITE LIFE

The life in Wimbledon is enriched by various choices of activities in the area. An alluring high street, a wealth of sporting activities and plethora of local events to take part in, anyone can find life that belongs to themselves in Wimbledon.

Local attractions including The Village Summer Fair, The Stable Charity Ball at Cannizaro House, you can also find a wide range of arts and performance events, staged at 17th Century hidden gem, Southside House, or Wimbledon Common.



LIFESTYLE IN WIMBLEDON



WIMBLEDON VIVID OURDOORS

You cannot mention Wimbledon without mentioning tennis. Wimbledon also offers a multitude of other ways in which to enjoy sport and fitness. Some long established clubs are nestled in the heart of the treasured Wimbledon Common, the Royal Wimbledon Golf Club was established in 1865 whilst Wimbledon RFC is home to one of the country's oldest rugby clubs.

With Wimbledon Park Watersports Centre on the doorstep you will find an array of boats, a sailing club and a further choice of activities to try.



WIMBLEDON CHASE

EXCLUSIVE

Wimbledon Chase is predominantly residential in character, aside from commercial uses located along Kingston Road which connects south Wimbledon.

Local amenities located along Kingston Road include M&S Simply Food, Tesco Express, Costa Coffee, the Co-Operative Food and the Nelson Health Centre in addition to a number of independent retailers and restaurants.



LIFESTYLE IN WIMBLEDON



CATERING AND RELAXATION

On a sunny morning, vibrant Wimbledon Chase is perfect for observing the crowd. While seated at a pavement-side table in one of its many cafés or pubs you'll always find just the right spot to watch the world go by.

With a wide range of bistros from the relaxed Fire Stables for a drink or casual lunch, to The Lawn Bistro's fine dining, there is something for all palates. If the mood takes you, enjoy a picnic on the Common or at Cannizaro Park. You can easily pick up all you need at one of the village delicatessens; Bayley & Sage is full of wonderful delicacies.



LIFESTYLE IN WIMBLEDON



TO LONDON WITHIN A BLINK

Wimbledon has excellent connections for reaching Central London and enjoying all that this dynamic global city has to offer: world-class theatre and music, famous department stores, couture boutiques, Michelin-starred restaurants, and blockbuster exhibitions at galleries that the whole world flocks to visit.



EDUCATION RESOURCE

Wimbledon is the head of the seven university districts in London. In Wimbledon, there are not only the world-famous private schools of King's College, but also many public schools with high recognition in the UK and excellent student performance to choose from the parents who buy the school district.



KING'S COLLEGE SCHOOL

King's College is a selective independent school with high reputation located in Wimbledon. It was founded by royal charter in 1829 as the junior department of the newly established King's College of the University of London on the Strand. During the early Victorian period, the school grew in numbers and reputation. It is a member of the Eton Group of schools. King's College is predominantly a boys' school but accepts girls into the sixth form.

King's College School is one of the highest academically performing schools in the UK historically and to date, placing 5th in The Times GCSE Results league table in 2014, and 3rd in its results table for A-Level, IB, and Pre-U.

In 2017, King's College School has won The Sunday Times award for the top London independent secondary school. In fact, King's College School achieved the best combined A-Level, IB and GCSE results of any boys' or co-ed school in the whole of the UK.

WIMBLEDON HIGH SCHOOL

Founded in 1880, Wimbledon High School is a mainstream private girls' school. The school's high school is divided into four colleges, namely Arnold College, Scott College, Meredith College and Hastings College. Over the years, the school has dedicated and has produced a large number of outstanding women. The school has a well-developed infrastructure, strong faculty, and a very good campus atmosphere.

WimbledonHighSchoolenrollsgirlsbetween the ages of 11 and 18 with excellent grades, with an average A-Level score of 47% higher than the UK average. The GCSE average score is 20% higher than the UK average. Graduates are admitted to Oxford and Cambridge. The ratio is 15%.

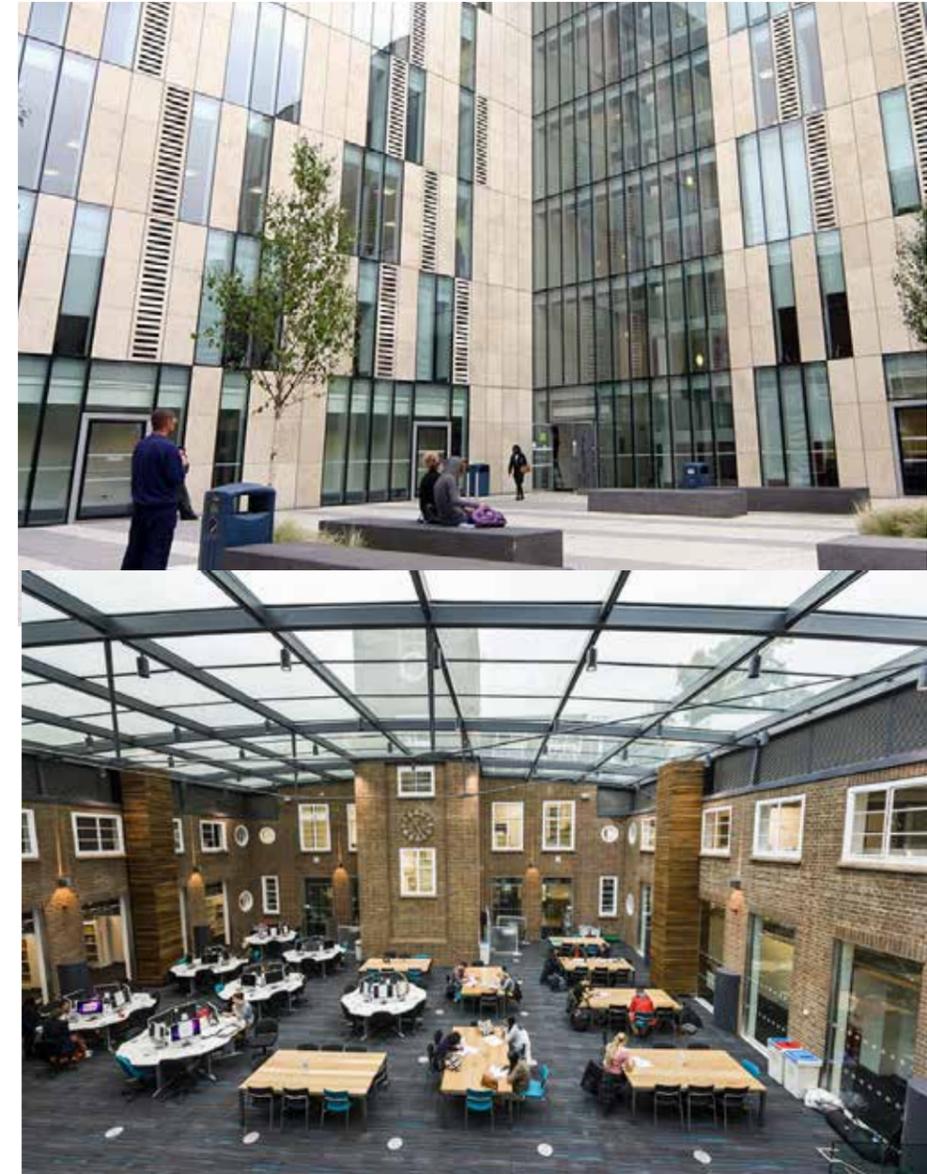




KINGSTON UNIVERSITY

Kingston University London (informally Kingston or KUL) is a public research university located within the Royal Borough of Kingston upon Thames, in South West London, United Kingdom. The university specialises in the arts, design, fashion, science, engineering, and business. It received university status in 1992, before which the institution was known as Kingston Polytechnic. Its roots, however, go back to the Kingston Technical Institute, founded in 1899.

Kingston was ranked 1st out of 121 institutions for its graphic design and product design courses by The Guardian in 2017. In 2017, Kingston University won The Guardian University Award for teaching excellence.



THE QUALITY YOU EXPECT FROM WIMBLEDON CHASE

Every apartment at 290 - 302A Kingston Road, Wimbledon Chase has been carefully planned and specified to ensure that life is relaxed, carefree and luxurious.

Fixtures and fittings have been extensively researched and carefully selected to create a sophisticated, practical, contemporary



SPECIFICATION

KITCHEN

The contemporary individually designed handle-less kitchen bring glamour and sophistication to these beautiful homes. With a stunning collection of doors in pure colours and stylish stone work surface, these rooms boast impeccable quality and feature the following:

- Integrated dishwasher (most apartments)
Indesit integrated washing machine
Indesit hob
Indesit oven
Integrated fridge freezer
Overhead cabinets (to most apartments)
- The kitchen also have:
Feature kitchen taps
Chrome switches plates
Under wall unit lights
Tiled splashbacks
Stone worktops





Bathrooms, En Suits & Cloakrooms

■ Intelligent interaction mirror

Stylish basins, baths and WC's from contemporary branded ranges

Bath screens and full size baths
Thermostatically controlled chrome towel warmer to all bathrooms

Stylish mixer taps to baths and basins and shower fittings

Attractive wall hung mirror

Contemporary wall and floor tiles in all bathrooms

Generous down lights in all bathrooms

Shaver outlet in all bathrooms

Heating & Electrical

■ Generous power point provision throughout

Pre-wired to receive satellite and digital television reception in main bedroom and lounge locations

Telephone outlets (and power point) in main bedroom and lounge locations (for internet access via a router installed by the purchaser)

Integrated fire alarm system

Video door entry system

The apartments are built with significantly high levels of insulation which together with draught proofing will make for a comfortable home and economical lifestyle

LED lighting throughout

Chrome faceplates and sockets

Electric heating with thermostatic and time control



Interior and External Finishes

- Smooth white painted ceilings
- Emulsion paint on walls
- Painted finish to wood work
- Solid core doors with chrome door furniture
- Stylish wooden floors to hallways and living/dining areas
- Luxurious carpets in bedrooms
- Stone rendered external finish

Grounds & Communal Areas/

- Lifts to all floors
- Dedicated parking spaces for each apartment (available as an extra)
- Well-lit common areas
- Feature LED lighting in apartment entrances
- Modern communal entrance hall and staircase

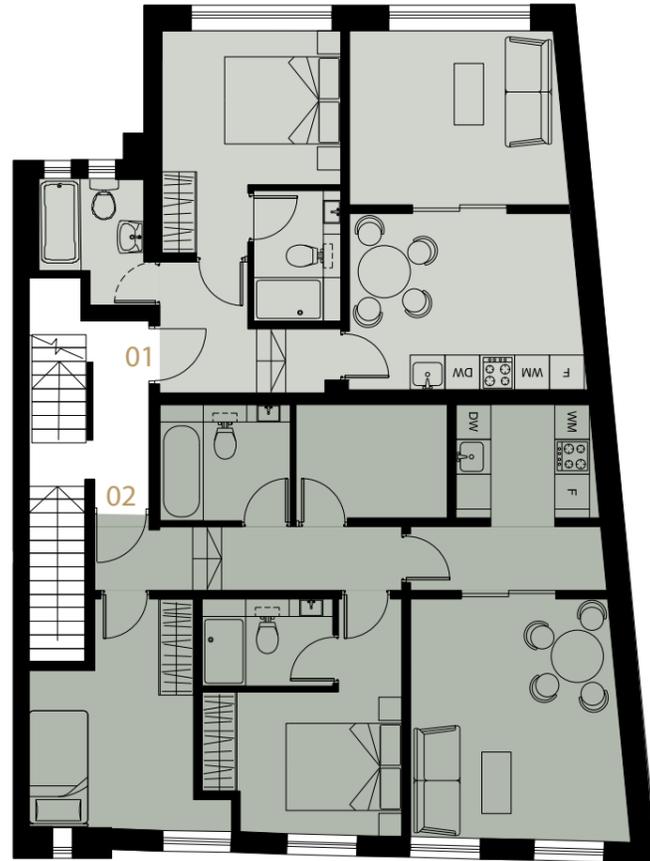
INTRODUCING WIMBLEDON CHASE

290 - 302A KINGSRON ROAD





WIMBLEDON CHASE FIRST FLOOR



APARTMENT 01

Living	3.65m x 3m	11'98" x 9'84"
Kitchen/Dining	3.94m x 3.04m	12'93" x 9'97"
Bedroom	3.09m x 3.83m	10'14" x 12'57"

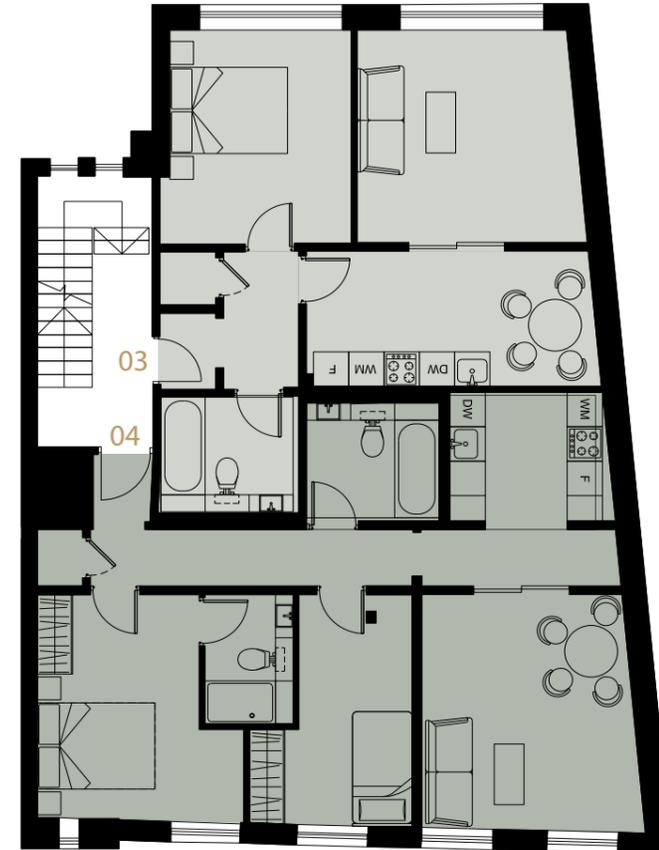
TOTAL AREA **44 sq m** **473.6 sq ft**

APARTMENT 02

Living/Dining	3.6m x 4.15m	11'81" x 13'62"
Kitchen	2.3m x 1.95m	7'55" x 6'4"
Studyroom	2.6m x 1.95m	8'53" x 6'4"
Bedroom 1	3.4m x 2.46m	11'15" x 8'07"
Bedroom 2	2.84m x 3.98m	9'32" x 13'06"

TOTAL AREA **66 sq m** **710.4 sq ft**

WIMBLEDON CHASE SECOND FLOOR



APARTMENT 03

Living	3.73m x 3.7m	12'24" x 12'14"
Kitchen/Dining	4.9m x 2.37m	16'08" x 7'78"
Bedroom	3.19m x 3.7m	10'47" x 12'14"

TOTAL AREA **49 sq m** **527.4 sq ft**

APARTMENT 04

Living/Dining	3.6m x 4.1m	11'81" x 13'45"
Kitchen	2.59m x 2.24m	8'5" x 7'35"
Bedroom 1	3.51m x 3.93m	11'52" x 12'86"
Bedroom 2	2.76m x 4.02m	9'06" x 13'19"

TOTAL AREA **64 sq m** **688.9 sq ft**

ABOUT LEOS



UK Real Estate market
Integrated development process
Investment management



LEOS is a Real Estate investment and development company that specialises in identifying opportunities for our investors, and working with our extensive network of partners, suppliers and sub-contractors, offering a turnkey service from feasibility through development and disposal/re-financing in the UK market.

LEOS has completed over 60 development projects since early 2002 globally. Its pipeline has been established typically through seeking Asian Pacific Investors as Equity Funder, then collaborating the local Lenders on the project development side.



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WIMBLEDON
CHASE

