VISION HOUSE

LONDON SW20

LEOS

VISION HOUSE

290 - 302A Kingston Road
LONDON SW20

WELCOME

Vision House is the reinvention of a classic art deco building into a collection of one and two bedroom high specification apartments designed for modern living.

Conveniently located for public transport, Vision House is opposite Wimbledon Chase Station which provides direct access to central London and The City via Thameslink whilst there are numerous bus routes to Wimbledon town centre just outside. Wimbledon is considered one of the most desirable neighbourhoods in South West London with superb leisure facilities and a host of local restaurants and shops.

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WIMBLEDON AT A GLANCE

Through its rich culture, Wimbledon is able to cater for all types of people. With easy access into central London and the wide open spaces of the suburbs it offers the perfect balance. It is also the home of the Wimbledon Championships, the famous tennis tournament that gives the area prestige and worldwide recognition.

Scan the QR code with your smartphone to get more information about the Vision House Wimbledon

CONVENIENT CONNECTIONS

CYCLING

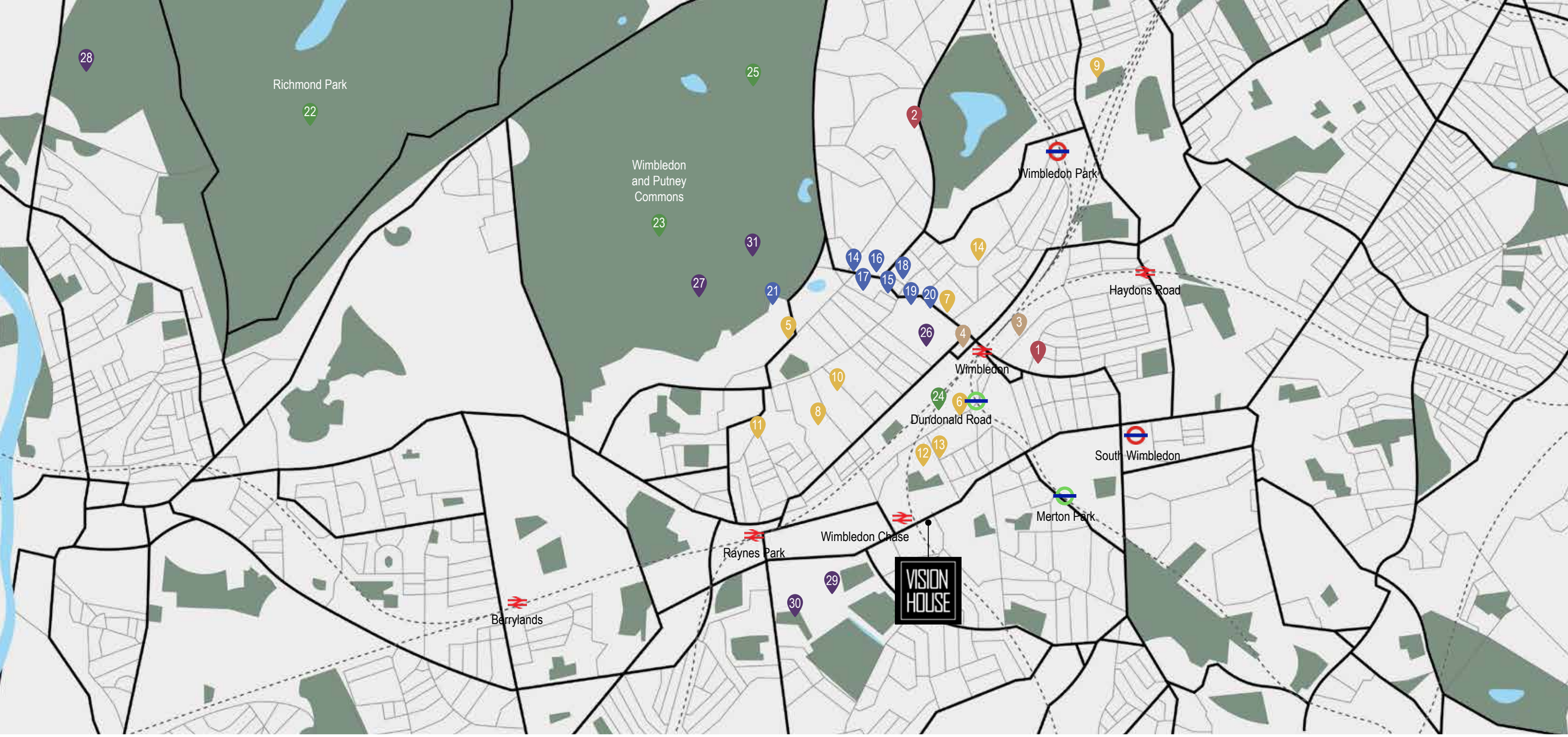
- Raynes Park Station 7
- Wimbledon Station 7
- Wimbledon Common 12
- Richmond Park 20

PUBLIC TRANSPORT FROM WIMBLEDON CHASE STATION

- Wimbledon Station 3
- Vauxhall Station 23
- London Waterloo 31
- London Victoria 33
- Blackfriars 36

CAR

- Wimbledon Village 5
- Raynes Park Station 5
- All England Lawn Club 10
- Wimbledon Station 10
- Richmond Park 15
- Putney Station 15
- Heathrow Airport 40
- Hyde Park 45
- Gatwick Airport 45
- London City Airport 55



ART & CULTURE

1. New Wimbledon Theatre
2. Wimbledon Tennis Museum

SHOPPING PLACES

3. Centre Court Shopping Mall
4. Elys of Wimbledon

EDUCATION RESOURCE

5. King's College School
6. Dundonald Primary School
7. Wimbledon High School
8. Ursuline High School
9. Wimbledon Park Primary School
10. Donhead Preparatory School
11. Hollymount School
12. Wimbledon Chase Primary School
13. Wimbledon College of Art
14. Bishop Gilpin Primary School

DINING & DRINKS

15. Maison St Cassien
16. San Lorenzo
17. The White Onion
18. Côte Bistro
19. The Ivy Cafe
20. Patara
21. Hotel du Vin Wimbledon

RECREATION PLACES

22. Richmond Park
23. Wimbledon Common
24. Dundonald Recreation Ground

WELLNESS

25. London Scottish Golf Club
26. Virgin Active
27. Royal Wimbledon Golf Club
28. Richmond Golf Club
29. Davild Lloyd
30. Raynes Park Vale FC
31. Wimbledon Common Golf Club

VISION HOUSE

WIMBLEDON : GET TO KNOW THE AREA

Wimbledon is an affluent and popular suburb of south London, enjoying the perfect mixture of excellent transport links into London and beyond, with comprehensive shopping and leisure amenities, and lovely green open spaces. The best known areas are Wimbledon Village which borders onto the wide expanses of the Common, and the bustling Town centre, mainline and underground train stations. Wimbledon Chase is a fast-expanding area with its own station providing direct links into London and has its own eco-culture of bars, shops and restaurants, including Costa, Co-op and Tesco Express supermarkets for on-the-doorstep convenience

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THE ORIGIN OF WIMBLEDON TENNIS CHAMPIONSHIP

Wimbledon is home to the world renowned tennis championships. Founded in 1877 and officially known as 'The Championships, Wimbledon'. It is the oldest tennis tournament in the world and is generally regarded as the most prestigious of the four Grand Slam tournaments. Having been the subject of considerable updating in recent years, Wimbledon continues to lead the way in both much-loved tradition and world-leading advancements in modern technology. All games are famously played on grass courts at the All England Club, which is only a short walk from Wimbledon Village.

THE GREAT OUTDOORS

Steeped in tradition and history, Wimbledon also offers a wide variety of sports and leisure pursuits. The long-established Royal Wimbledon Golf Club was founded in 1882 and Wimbledon RFC (Rugby Football Club) in 1865, making them some of the oldest clubs of their kind in the country. The Common has over 1,100 acres of open land, ideal for walking and relaxing and a further wide range of sporting opportunities include the Wimbledon Park Water Sports and Outdoor Centre as well as a number of private health and fitness clubs including the well-known David Lloyd Centre, numerous gyms and alternative health studios.

VISION HOUSE

Please note: The draft computer generated image is intended for illustrative purposes and should be used as general guidance only.

A FEW REASONS TO LOVE WIMBLEDON

Wimbledon is a unique place to live. From artisan coffee houses to intimate theatres, high concept fitness studios to bespoke tailors, boutique hotels to interior design specialists, there are 101 reasons to call Wimbledon home. Here are some of our favourites…

#1
CENTRE COURT SHOPPING

Ideally situated next to Wimbledon station, Centre Court Shopping Centre has a wide variety of high street brands, easily accessible for a relaxed shopping experience.

4 Queen's Rd, SW19 8YA

#2
ELYS OF WIMBLEDON

For over 125 years, Elys has been the leading independent department store in Wimbledon. Always offering a superb range of luxury brands and quality everyday items. Elys has every aspect of lifestyle shopping covered.

16 St George's Rd, SW19 4DP

#3
NEW WIMBLEDON THEATRE

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

93 The Broadway, SW19 1QG

#4
HOTEL DU VIN CANNIZARO HOUSE

Hotel Du Vin (formerly Cannizaro House) is a converted 18th Century country house, set in the grounds of the beautiful and expansive Cannizaro Park, located just off Wimbledon Common Westside. The park has a long history dating back to when it was part of the Duke of Cannizaro's estate; it then became a public open space when Merton Borough Council adopted it in 1949.

Wimbledon, SW19 4UE

#5
TENNIS MUSEUM

Being the largest tennis museum in the world, Wimbledon Lawn Tennis Museum houses exhibits and artefacts dating back to 1555 as well as interactive technology for the visitors. Guests can experience the atmosphere of Centre Court and guided tours reveal the background of the All England Lawn Tennis and Croquet Club.

Church Rd, SW19 5AE

#7
WIMBLEDON VILLAGE

Wimbledon Village has a charm of its own. Home to a selection of elegant shops, cafes and restaurants, boutique hotels and exclusive hairdressers, the Village houses some striking and beautiful period buildings, with the Common easily accessible. Excellent transport links are nearby, with Wimbledon mainline and underground stations only a short walk away, down the hill to the Town.

High Street Wimbledon, SW19 5DX

#6
WIMBLEDON AND PUTNEY COMMONS

Wimbledon and Putney Commons is a 1,100 acre open green space with lakes and wooded areas. Designated a Site of Special Scientific Interest and a Special Area of Conservation, the Commons provide an important home for wildlife and provides wonderful surroundings for visitors to relax and unwind.

Windmill Rd, SW19 5NR

CATERING AND RELAXATION

Wimbledon Chase is a predominantly residential area, which is undergoing an exciting regeneration with several older buildings being redeveloped for modern housing to suit today's busy lifestyle. Local amenities include M&S Simply Food, Tesco Express, Costa Coffee, the Co-operative Food store as well as the Nelson Health Centre and various independent retailers and restaurants.

In the heartland of Wimbledon Town, close to the main station, there is a head-turning choice of bars and restaurants that will leave you breathless. Mostly independently owned and run, there are also some more familiar names such as Pizza Express, Wagamama, Wahaca and Nandos. There are also plenty of opportunities to relax and simply watch the world go by from a pavement table at many of the cafes dotted throughout the Town.

On a visit to the Village, you'll discover a wide range of bistros and restaurants, from the relaxed Fire Stables for a casual lunch to The Ivy and Lawn Bistro for fine dining, there is something for every taste. The famous Dog & Fox pub is always worth a visit, as is The Crooked Billet on the edge of the Common, where you can enjoy a picnic on a sunny day. Bayley & Sage is one of the Village's delicatessens, stocking a wonderful selection of fresh produce from home and abroad.

DIRECT ACESS TO CENTRAL LONDON:

Wimbledon Chase Station is on the recently upgraded Thameslink, a key North-South train service through central London and beyond. Thameslink provides direct access to central London, The City and London St Pancras and a connection to the District Line and the National Rail network at Wimbledon Station. The world class cultural attractions, historical buildings, Michelin-starred restaurants and renowned shopping are all a convenient journey away.

VISION HOUSE

Every apartment at Vision House 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 and contemporary home.

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OPULENT FEATURES

The materials throughout these apartments are exceptional, chosen for their high quality, rich textures and natural origins. From the stone effect kitchen to the tactile stone worktops and bespoke wardrobe, each apartment makes a stylish statement.

VISION HOUSE

MASTER BEDROOM

Bedrooms exude serenity and with warm timber floors, the design feels contemporary and fresh. After a peaceful night's rest, the sun gently rises through generous large windows.

VISION HOUSE

BATHROOMS

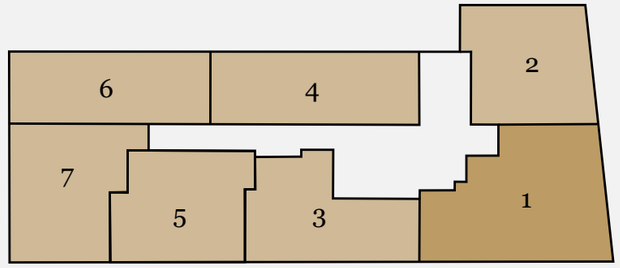
Bathrooms are bold and elegant. A sleek walk-in shower frame and matching sink echo the lines of large porcelain tiles. Taps and shower fixtures add a modern designer touch with some apartments featuring a free-standing bath for space to unwind in your own refreshing sanctum.

VISION HOUSE

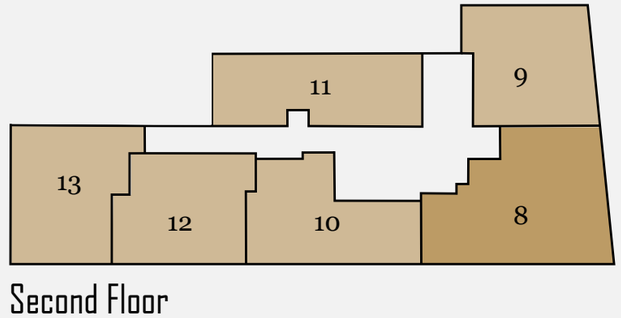
APARTMENT LOCATOR

APARTMENT N.	FLOOR	BEDS	AREA (m^2)	AREA (ft^2)	PAGE
1	First	2	62.9	677	32
2	First	1	52.3	563	33
3	First	1	43.1	464	34
4	First	1	44.7	484	35
5	First	1	41.4	446	36
6	First	1	39.6	426	37
7	First	1	44.1	475	38
8	Second	2	61.4	661	40
9	Second	1	43.6	469	41
10	Second	1	53.4	575	43
11	Second	1	46.7	503	44
12	Second	1	50.0	538	45
13	Second	1	44.2	476	46
14	Third	2	42.7	460	48
15	Third	1	42.1	453	49
16	Third	1	42.0	452	50
17	Third	1	30.5	328	51
18	Third	1	41.1	442	52
19	Third	1	38.6	415	53

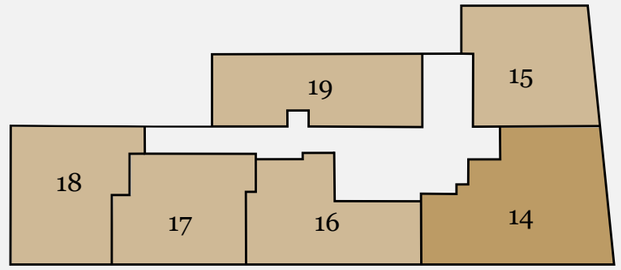
*Variations in areas can occur in typical units on a floor by floor basis.



First Floor



Second Floor



Third Floor

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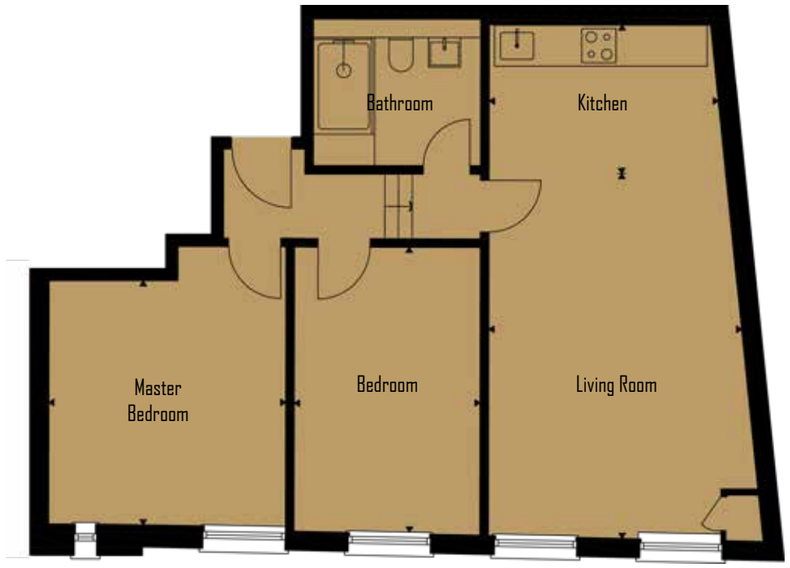
N

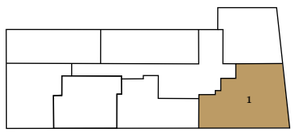
Apartment 1

FIRST FLOOR



TWO BEDROOM

TOTAL AREA	677 sq ft	62.9 sq m
Living Room	17'52" x 11'81"	5.34m x 3.6m
Kitchen	10'96" x 7'15"	3.34m x 2.18m
Master Bedroom	11'32" x 11'71"	3.45m x 3.57m
Bedroom	13'68" x 8'89"	4.17m x 2.71m



◄ ► Measurement points

N

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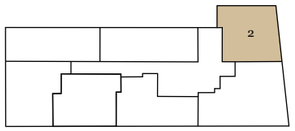
ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.

Apartment 2

FIRST FLOOR

ONE BEDROOM

TOTAL AREA	563 sq ft	52.3 sq m
Living Room	12'34" x 12'4"	3.76m x 3.78m
Kitchen	13'29" x 7'74"	4.05m x 2.36m
Bedroom	10'01" x 12'53"	3.05m x 3.82m



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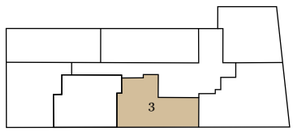
INTERIORS WITH
ELEGANCE AND STYLE

Apartment 3
FIRST FLOOR

ONE BEDROOM

TOTAL AREA	464 sq ft	43.1 sq m
Living Room	12'11" x 12'07"	3.94m x 3.68m
Kitchen	8'4" x 12'1"	2.54m x 3.69m
Bedroom	10'17" x 9'74"	3.10m x 2.97m



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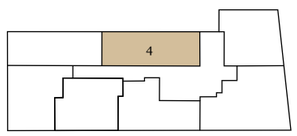
Apartment 4

FIRST FLOOR

ONE BEDROOM

TOTAL AREA	484 sq ft	44.7 sq m
Living Room	12'17" x 9'15"	3.71m x 2.79m
Kitchen	12'34" x 10'17"	3.76m x 3.10m
Bedroom	12'47" x 9'09"	3.80m x 2.77m



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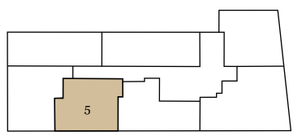
Apartment 5

FIRST FLOOR

ONE BEDROOM

TOTAL AREA	446 sq ft	41.4 sq m
Living Room	11'11" x 11'3"	3.94m x 3.68m
Kitchen	14'4" x 8'2"	4.38m x 2.52m
Bedroom	9'2" x 10'6"	2.82m x 3.21m



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MANHATTAN COLLECTION

Apartment 6

FIRST FLOOR

ONE BEDROOM

TOTAL AREA	426 sq ft	39.6 sq m
Living Room	15'45" x 12'34"	4.71m x 3.76m
Kitchen	12'3" x 5'58"	3.75m x 1.70m
Bedroom	12'37" x 8'89"	3.77m x 2.71m

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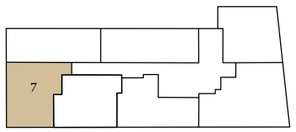
Apartment 7

FIRST FLOOR

ONE BEDROOM

TOTAL AREA	475 sq ft	44.1 sq m
Living Room	16'67" x 11'1"	5.08m x 3.38m
Kitchen	17'9" x 7'55"	5.42m x 2.30m
Bedroom	10'56" x 8'86"	3.22m x 2.70m



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BEDROOMS

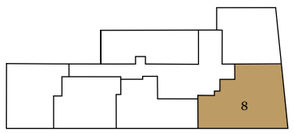
Your bedroom is your personal sanctuary, the place where you begin your mornings and conclude your day, hence, making the space comfortable yet sophisticated was paramount.

Apartment 8

SECOND FLOOR

TWO BEDROOM

TOTAL AREA	661 sq ft	61.4 sq m
Living Room	17'19" x 11'81"	5.24m x 3.6m
Kitchen	9'12" x 7'68"	2.78m x 2.34m
Master Bedroom	11'48" x 11'48'	3.50m x 3.50m
Bedroom	9'09' x 13'16"	2.77m x 4.01m



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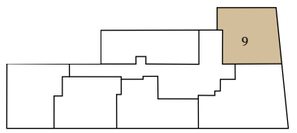
Apartment 9

SECOND FLOOR

ONE BEDROOM

TOTAL AREA	469 sq ft	43.6 sq m
Living Room	11'2" x 11'02"	3.42m x 3.36m
Kitchen	8'6" x 5'11"	2.60m x 1.81m
Bedroom	10'01" x 12'53"	3.19m x 3.25m



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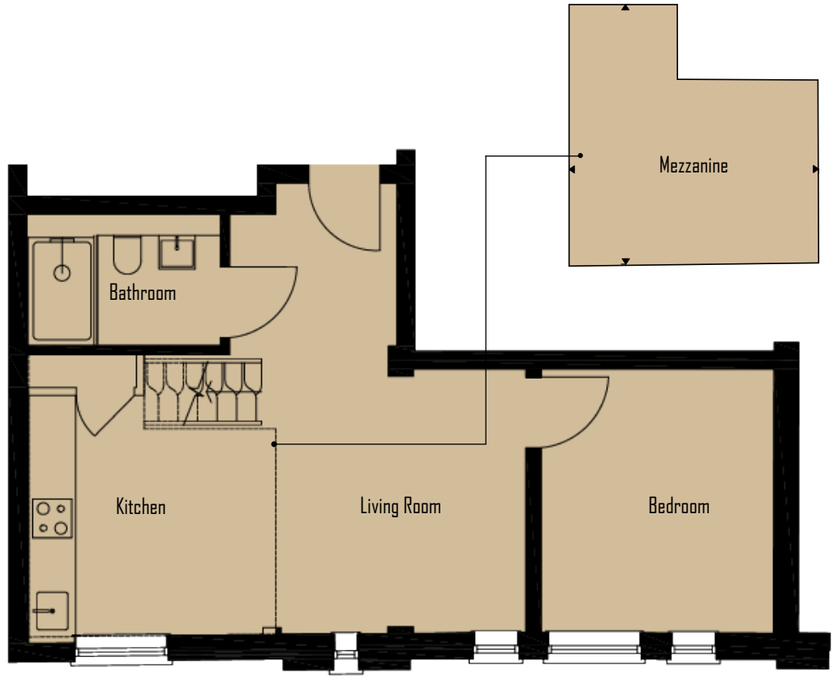
Apartment 10

SECOND FLOOR

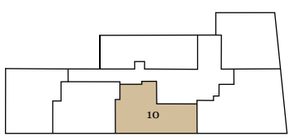
MEZZANINE

Some units feature a mezzanine floor overlooking the living room, enhancing the feeling of the wide-open space within the apartment. Having a mezzanine as part of the 4m high living room results into having a bright study area. It can be your very own personal space to unwind where you can enjoy a cup of coffee whilst reading a book.



ONE BEDROOM

TOTAL AREA	575 sq ft	53.4 sq m
Living Room	10'17" x 9'97"	3.04m x 10.07m
Kitchen	10'5" x 11'81"	3.20m x 3.60m
Bedroom	9'97" x 9'74"	3.04m x 2.97m
Mezzanine	10'5" x 11'10"	3.19m x 3.61m



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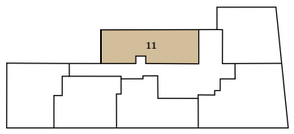
Apartment 11

SECOND FLOOR

TWO BEDROOM

TOTAL AREA	503 sq ft	46.7 sq m
Living Room	12'04" x 12'17"	3.67m x 3.71m
Kitchen	9'06" x 12'53"	2.76m x 3.82m
Master Bedroom	10'14" x 12'17"	3.09m x 3.71m
Bedroom	10'2" x 5'8"	3.10m x 1.75m



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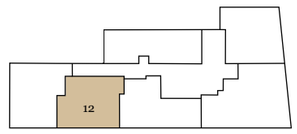
Apartment 12

SECOND FLOOR

ONE BEDROOM

TOTAL AREA	538 sq ft	50.0 sq m
Living Room	11'11" x 10'08"	3.64m x 3.26m
Kitchen	14'6" x 8'7"	4.43m x 2.64m
Bedroom	8'10" x 10'7"	2.71m x 3.24m
Mezzanine	17'10" x 7'6"	5.46m x 2.29m



◄ ► Measurement points

N

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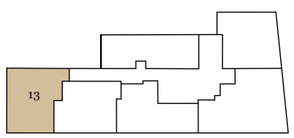
ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.

Apartment 13

SECOND FLOOR

ONE BEDROOM

TOTAL AREA	479 sq ft	44.2 sq m
Living Room	16'10" x 10'10"	5.13m x 3.32m
Kitchen	17'6" x 7'6"	5.34m x 2.30m
Bedroom	10'7" x 8'9"	3.23m x 2.69m



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Terrace

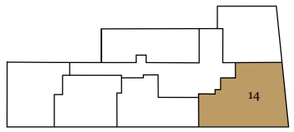
Some units on the Third Floor feature a terrace, from where you can enjoy London's dynamic skyline. Whilst having your morning cup of coffee or an exquisite glass of wine in the evening, the terrace is the perfect place to spend some quality family time or socialise with a group of friends.

Apartment 14

THIRD FLOOR

TWO BEDROOM

TOTAL AREA	460 sq ft	42.7 sq m
Living Room	9'9" x 12'0"	3.03m x 3.67m
Kitchen	5'4" x 8'7"	1.65m x 2.64m
Master Bedroom	8'8" x 9'6'	2.68m x 2.93m
Bedroom	7'8' x 9'6"	2.37m x 2.94m



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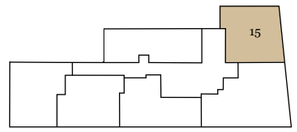
Apartment 15

THIRD FLOOR

ONE BEDROOM

TOTAL AREA	453 sq ft	42.1 sq m
Living Room	11'5" x 12'3"	3.51m x 3.74m
Kitchen	6'2" x 8'8"	1.90m x 2.67m
Bedroom	11'2" x 9'7"	3.40m x 2.95m



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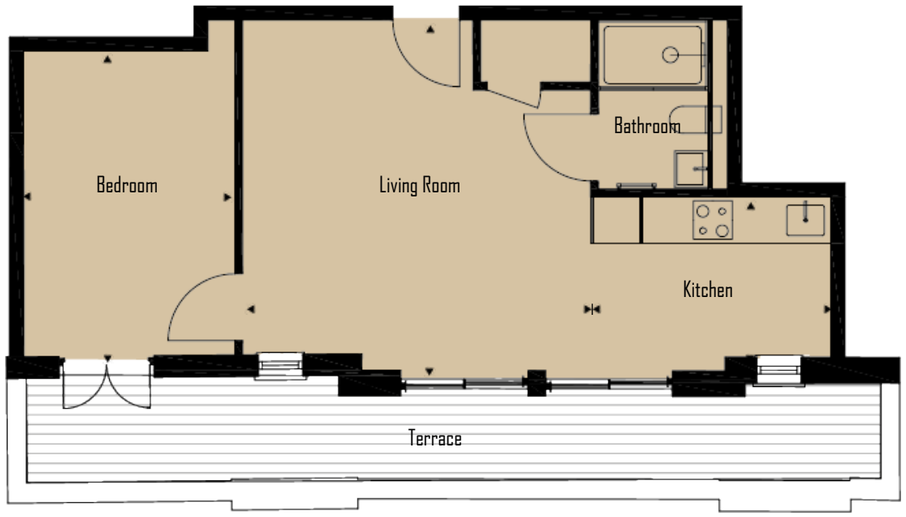
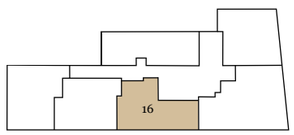
Apartment 16

THIRD FLOOR



ONE BEDROOM

TOTAL AREA	452 sq ft	42.0 sq m
Living Room	14'8" x 14'7"	4.52m x 4.49m
Kitchen	10'2" x 7'3"	3.10m x 2.24m
Bedroom	12'9' x 8'9"	3.94m x 2.72m



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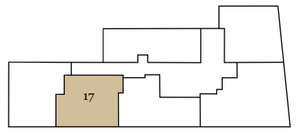
Apartment 17

THIRD FLOOR

ONE BEDROOM

TOTAL AREA	328 sq ft	30.5 sq m
Living Room	10'6" x 7'2"	2.54m x 2.03m
Kitchen	7'2" x 6'7"	2.18m x 2.03m
Bedroom	11'6" x 7'0"	3.53m x 2.13m



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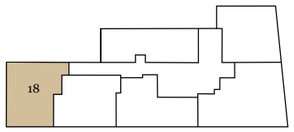
Apartment 18

THIRD FLOOR

ONE BEDROOM

TOTAL AREA	442 sq ft	41.1 sq m
Living Room	11'7" x 10'5"	3.58m x 3.20m
Kitchen	8'3" x 7'4"	2.52m x 2.25m
Bedroom	11'5" x 11'0'	3.50m x 3.35m



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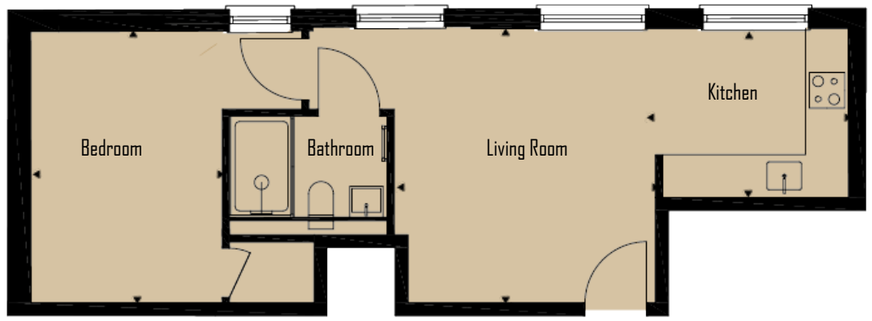
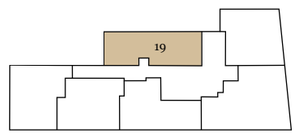
Apartment 19

THIRD FLOOR



ONE BEDROOM

TOTAL AREA	415 sq ft	38.6 sq m
Living Room	12'8" x 15'9"	3.89m x 3.66m
Kitchen	8'6" x 7'8"	2.61m x 2.37m
Bedroom	12'5' x 8'8"	3.81m x 2.68m



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APARTMENTS SPECIFICATION

KITCHEN

The contemporary individually designed kitchen brings 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:

- High quality contemporary designed kitchen with light-grey stone effect
- All cabinets have soft close feature
- Back painted glass splash back to hob
- Quartz stone worktop and upstand in a polished finish
- Undermounted stainless steel sink with brushed finish mixer tap
- LED feature lighting to underside of wall cabinets
- Bosch built in stainless steel oven
- Touch control induction hob
- Fully integrated appliances
- Canopy extractor hood
- Fridge freezer
- Dishwasher
- Washing machine with tumble drying function

BATHROOMS

- Spacious walk in shower accompanied with a shower tray and shower screen in contemporary matt black metal finish
- Vinnci thermostatic shower control with fixed head and handheld shower in contemporary black metal finish
- Vinnci dual flush WC with soft close seat and cover, concealed cistern with matt black push plate.
- Vinnci wall mounted basin with mixer tap and bespoke décor storage frame in matt black metal
- Bluetooth smart wall mirror with de-mist function and recessed lighting
- Feature tiled shower enclosure
- Robe hook in brushed metal finish
- LED downlight

LIGHTING & ELECTRICAL

- Internet wiring to living/dining room and bedrooms
- Television points to living/dining room and bedrooms
- Telephone points provided to living/dining room
- LED downlights to entrance hall and bathrooms
- Adjustable, dimmable LED downlights to living/dining room and bedroom
- LED feature lighting to underside of wall cabinets
- Brushed metal finish light switches
- Brushed metal finish switch plates and sockets at worktop, white sockets at low level
- USB electric sockets
- Shaver socket in bathroom

HEATING AND VENTILATION

- High efficiency hot water system and heating
- Wall mounted towel radiator finished in contemporary matt black
- Mechanical extract to kitchen and bathroom

SECURITY

- 10-year building guarantee
- Mains fed smoke/heat/CO detectors
- Flexible entry control system conveniently controlled via occupants' landline or mobile
- Apartment entrance door with multi-point locking system and spy hole
- Sprinkler protection

INTERIOR AND EXTERNAL FINISHES

- High quality internal doors
- Contemporary lever handles
- Square edge skirting boards and architraves finished in white satinwood
- Smooth finish walls and ceilings in pure white
- Premium UV and impact resistant light oak effect flooring with acoustic underlay to bedroom, living/dining room and kitchen.
- Stylish floor and wall tiles and moisture resistant paint to bathroom
- High performance façade enhanced thermal insulation and airtightness for energy efficiency
- High performance windows and doors with complementary ironmongery and easy-clean hinges
- Secured hinged door to balcony/terrace
- Contemporary style metal railings and and external paved patio to balconies and terraces

PREMIUM PLUS COLLECTION

- Wall mounted Sonos Play 1 in living room
- Full height back painted glass splashbacks above work surfaces to the underside of wall cabinet
- Quooker instant hot water tap
- 50 inch flat screen TV and bracket
- Bespoke fitted wardrobe with sliding doors to bedroom Internals to include shelving, shelf stack, drawer pack and hanging rails

The specification is the anticipated specification but may be subject to change as necessary and without notice.
Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract

HELP TO BUY

A PLACE OF YOUR OWN - WITH A HELPING HAND

With Help to Buy, you can buy a new home at Vision House* with just 5% deposit whether you're a first-time buyer or you're moving on from your existing home.

The Government lends you up to 40% of the cost of your newly built home, so you'll need a 55% mortgage to make up the remainder of the purchase price.

The Help to Buy: Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home.

*On selected units

5% DEPOSIT

40% GOVERNMENT LOAN

55% MORTGAGE

£600,000 MAXIMUM PURCHASE

HOW IT WORKS?

If you purchase a home for ····· **£400,000**

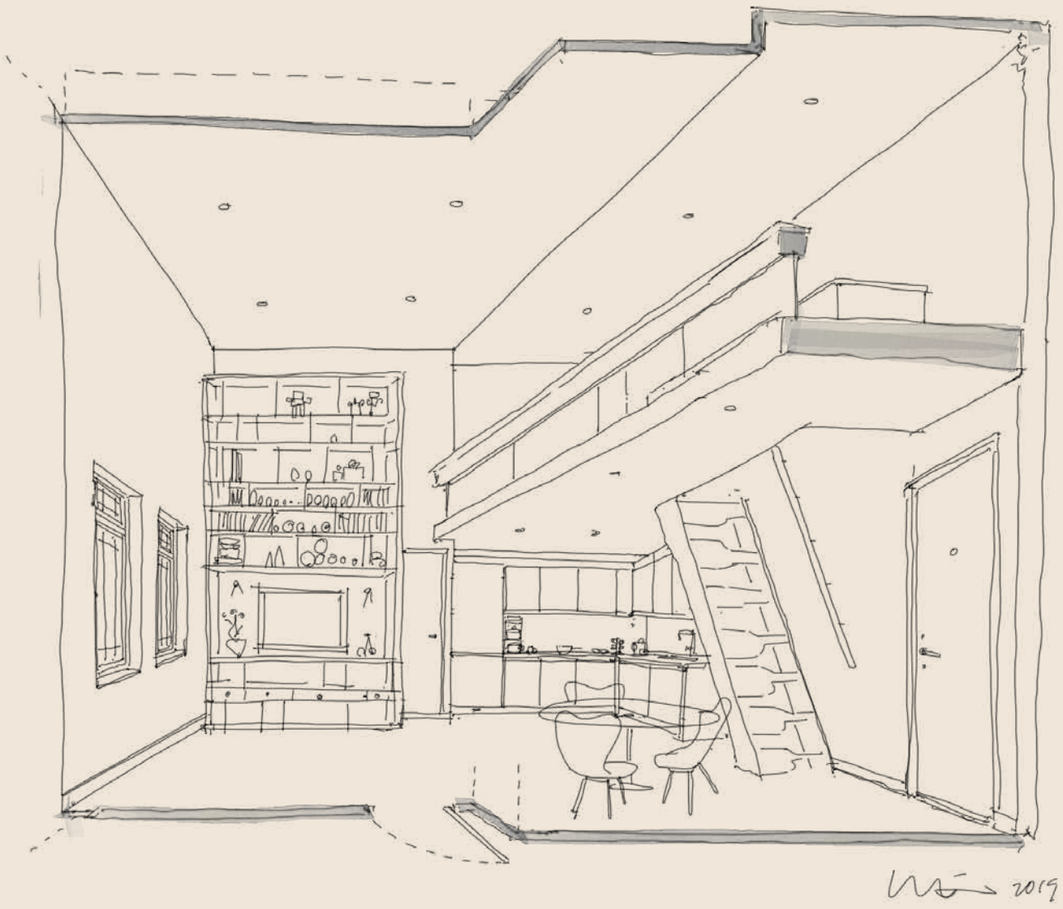
You must put down a **deposit** of ····· **£20,000**

Help to Buy **Equity Loan** will contribute ····· **£160,000**

You will need a **mortgage** for 55% ····· **£220,000**

For more information talk to us or visit **www.helptobuy.gov.uk**

Help to Buy
Backed by HM Government



Introducing Vision House

‘Vision house is a prominent yet understated landmark at Wimbledon Chase, sleek art Deco detailing on Kingston road. Constructed originally as a commercial building built at around the same time as the train station in the 1930’s, it was one of the grandest structures from the era to have stood on the retail parade.

The steel frame structure of the original commercial building boasts generous proportions, crafted with modern interior and specification throughout to a high standard. A fitting reinstatement to the former glory of this 20th century building, Vision house is truly the original and a premium residence of SW20”

Yui Fan Law - RIBA

Lead Architect

VISION HOUSE

OTHER PROJECTS BY LEOS

WATERLOO HOUSE

Waterloo House comprises 25 residential units within the heart of Woking. The property provides modern living spaces with balconies and penthouses. An exceptional collection of exclusive one, two bedroom and duplex apartments

CRESTA HOUSE

The property comprises 115 modern residential units over eight floors with ground floor commercial units. The units are top specification one bedroom and two bedroom apartments designed for the city dwellers and commuters. The property is located in Luton town centre adjacent to St George's Square.

SELLING AGENTS

If you would like more information about Vision House, please visit our website or contact our appointed sales agents. Alternatively, you can make arrangements to visit our show apartments at the development.

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London W1D 1NN

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T: 020 8971 3800
E: sales@as-r.co.uk
Address: 50 Wimbledon Road
Wimbledon
London SW19 7PA

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Wimbledon Chase, London
SW20 8LX

Help to Buy
Backed by HM Government

WIMBLEDONVISIONHOUSE.COM

LEOS

www.leosuk.com visionhouse@leosuk.com