

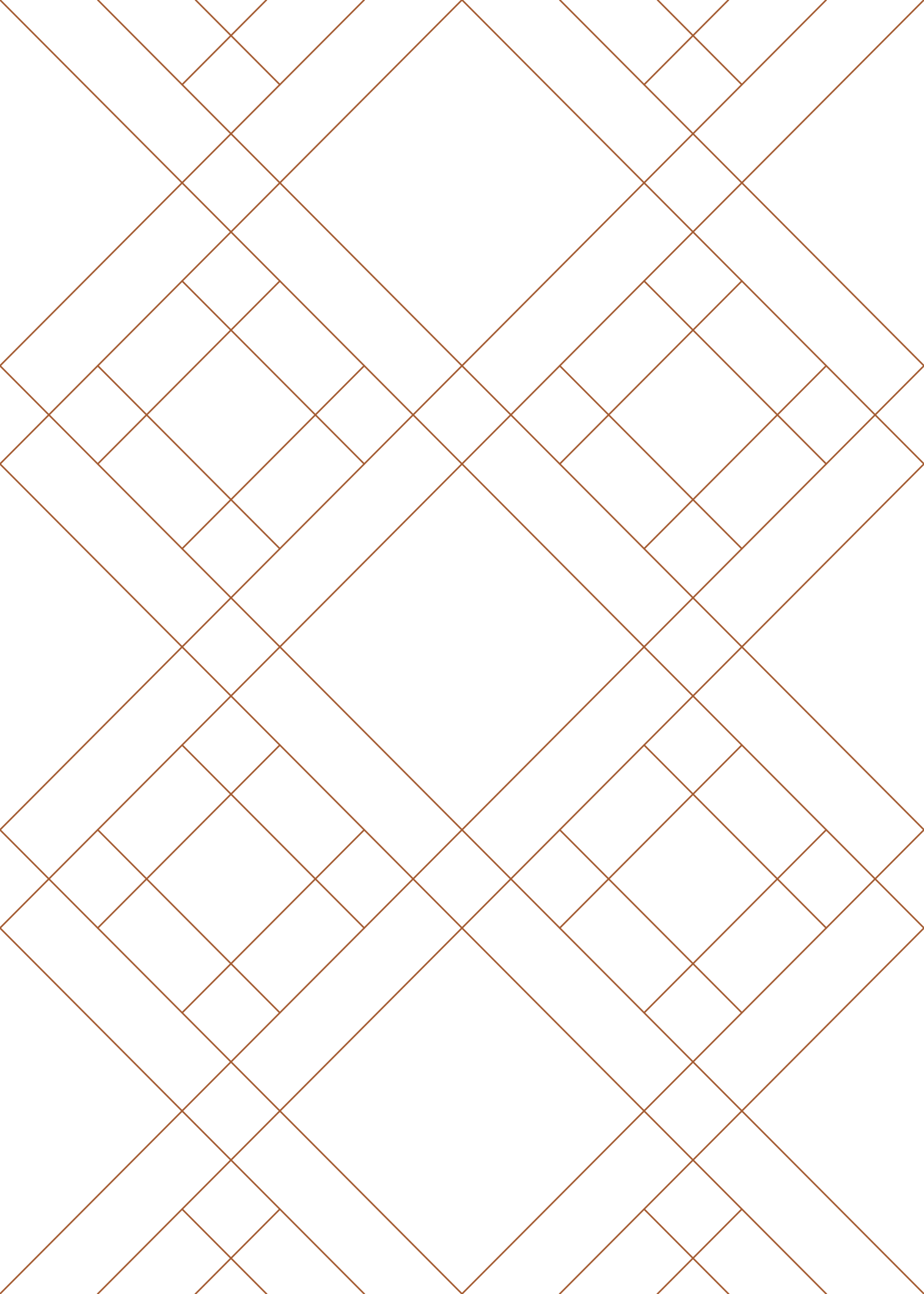


MONTEM SQUARE

WIMBLEDON VILLAGE

THE COLLECTION





CONTENT



7 elegant homes in the heart of Wimbledon Village

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Exterior of Montem Square



Exquisite residences perched high atop the city

Montem Square is a collection of 7 grand houses in the heart of Wimbledon Village, a parkside enclave looking down on the city below. Each house boasts a sumptuously spacious layout with five to seven bedrooms set across four floors, and is beautifully designed to complement the village's heritage as place of respite for the well-heeled of centuries past.



Kitchen & dining area



Stunning textures combine to make artful interiors

The spacious layout of each house is complemented by a clever use of materiality to define spaces and nod to heritage within a contemporary building. Oak flooring throughout the living and dining rooms lends a traditional feel, while bespoke marble in the kitchen gives a dramatic focus to the room. In every space the details have been painstakingly considered, from the luxurious freestanding bath tub with a view to the hexagonal marble tiles of the wet room, from the Miele wine fridge to the warming drawer. These houses are designed for luxury living.





Living room



Master bedroom



Bathroom





Cinema room

FEATURES & INTERIOR FINISHES

Bespoke full height entrance door
Paneled internal walnut doors
Antique bronze ironmongery
Engineered European solid oak wooden flooring
Large format Italian polished porcelain tiles
Detailed corncicing
Bespoke skirting and detailed architrave profiling throughout
Coffered ceilings in selected rooms with scene lighting
Programmable mood lighting providing dimming and scene-set function
Recessed adjustable LED down lights throughout
Antique bronze switch plates and sockets
Luxury Carpeted floor finishes to bedrooms
Walk-in master dressing room with bespoke joinery and integrated lighting design

BESPOKE KITCHEN

Bespoke ergonomically designed German kitchens
European composite stone worktops with detailed full height tinted mirror splash back
Satin veneered finishes to cabinets
Concealed LED detailed lighting
Designer pendants over island.
Stainless steel under mount sink with single lever
Chrome mixer tap
European composite Stone Island with detailed shark nose edging

Touch control glass induction hob with heat retention level and pan size recognition
Integrated fridge and freezer
Integrated dishwasher
Wine cooler with 2 controlled zones
Miele Nespresso capsule coffee machine
Dual Miele oven
Miele combination microwave oven
Solid wood cutlery tray
Kitchen units with polished nickel ironmongery

MASTER BATHROOM

Grand sliding pocket entrance doors
Polished large format porcelain finishes to floors
Duravit sanitaryware throughout
Elegant Onice Perla book-matched vanity wall with integrated LED lighting design
Floating marble and veneer vanity unit, LED lit with under mount basin, polished chrome wall mounted Hansgrohe basin mixer taps, and storage drawers
Mirrored vanity wall cabinet with integral lighting and built in shaver socket
Walk-in double-shower cubicle with bespoke double volume glass shower screen
Overhead Hansgrohe shower head & polished chrome wall mounted hand mixer
Luxurious cast stone curved free-standing bath together with Hansgrohe polished chrome deck mounted mixer, triple bath controls and hand shower
Wall hung WC with soft close seat and dual flush plate
Heated towel rail with thermostatic control



BATHROOMS & CLOAKROOMS

Duravit sanitaryware and Hansgrohe taps throughout
Polished Catania honed porcelain floor finish
Feature wall lighting to selected bathrooms
Bespoke fitted bathroom furniture accompanying integrated lighting, shaver sockets and storage to selected bathrooms
Frameless glazed shower screens to walk in showers
Wall hung WC with soft close seat and dual flush plate
Wall niches to selected shower areas
Recessed LED down-lighters throughout
Heated towel rail with thermostatic control

HEATING / COOLING & VENTILATION

Mechanical Ventilation with Heat Recovery (MVHR) throughout
Thermostatically comfort controlled under floor heating throughout
Contemporary Gas fireplace in polished steel enclosure to principal living room
Energy efficient gas Combi/boiler
Dedicated Plant room
Photo voltaic panels (PV)



HOME AUTOMATION & AUDIO-VISUAL

Control 4 "smart home" central hub automation system for media and lighting
Audio/video intercom entry phone system
Designer integrated ceiling speakers
TV points to principal living areas and bedrooms
Broadband connection (purchaser subscription)

SECURITY

Fitted security alarm system NSI approved
CCTV security system
Mains supply smoke or heat detectors system

EXTERNAL FINISHES

Landscaped gardens
External patio dining space
2 off street car parking bays
Covered cycle storage

PEACE OF MIND

Freehold
10 year build warranty





A summer's evening at the Dog & Fox

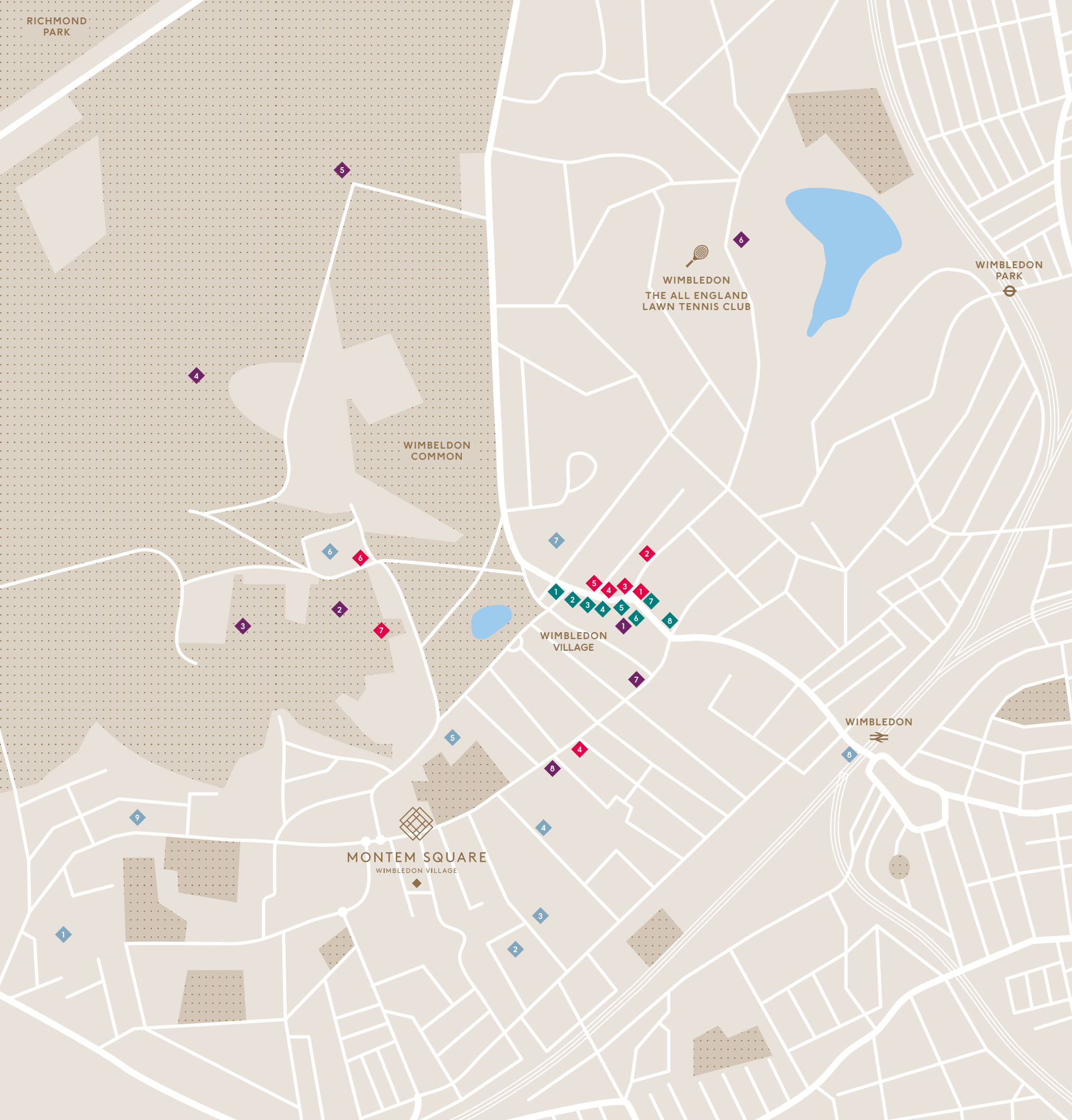


There's more to Wimbledon Village than tennis

Once a year the sporting world's spotlight is trained firmly on Wimbledon, where the biggest names in tennis fight it out for that elusive spot on Centre Court. That, however is only a fraction of the story in this delightful enclave of South West London. Wimbledon Village is a charming neighbourhood that boasts not only wonderful delis and people-watching from the pavement cafes, but also shopping of the highest standard with designer boutiques rubbing shoulders with luxury homewares, and restaurants attracting wild acclaim.



Rolling meadows
teeming with wildlife
just minutes from
your door



MAP

◆ FOOD & DRINK

1. The Ivy
2. The Fire Stables
3. Maison St Cassien
4. Lawn Bistro
5. Hemingways Bar
6. Fox & Grapes
7. Hotel Du Vin & Bistro
8. Lighthouse Restaurant

◆ SHOPPING

1. L.K.Bennett
2. Diane von Furstenburg
3. Max Mara
4. Matches
5. Whistles
6. Eileen Fisher
7. The Kooples
8. Village Florist

◆ LEISURE & CULTURE

1. Wimbledon Village Stables
2. Cannizaro Park & Hotel
3. Royal Wimbledon Golf Club
4. London Scottish Golf Course
5. Wimbledon Windmill Museum
6. Wimbledon Lawn Tennis Museum
7. Museum of Wimbledon
8. Ridgway Stables

◆ SCHOOLS

1. St Matthews C of E Primary School
2. Ursuline High School
3. Ursuline Preparatory School
4. Wimbledon College
5. King's College School
6. The Study Prep
7. The Study
8. Wimbledon High School
9. Rowans Schools



Dining in Wimbledon Village is best done 'al fresco'



MAISON ST CASSIEN

Maison St Cassien an independent coffee shop and restaurant serves up food and coffee with a Lebanese and Mediterranean twist, and has become a firm favourite with the tennis elite who are more than happy to share a soundbite or too. Stop here for a table outside and their wonderful baklava while you watch the world go by.



LIGHT ON THE COMMON

The team behind Light on the Common are certainly passionate about their food, using only the freshest ingredients to create excellent dishes for a discerning crowd. The restaurant was recently refurbished to create a more intimate atmosphere, and the fresh décor perfectly reflects the ethos behind their food.



CÔTE

You'll find consistently good French cooking at this popular bistro, with a selection of menu classics alongside specialist regional dishes. Enjoy corn-fed chicken from the heart of Brittany and pork rillettes from the Rungis market in Paris, or check out the ever-changing specials menu for scallops, côte de boeuf or whole grilled lobster.



THE IVY

The Ivy Cafe is a Modern British Brasserie with a relaxed yet stylish dining experience. It's all-day menu will not disappoint, offering breakfast, brunch, lunch, afternoon tea, cocktails, and a la carte dining. The intimate garden terrace is hidden away at the back of the restaurant is the perfect setting to unwind on a summer evening.

SAN LORENZO

This classic Italian restaurant established in 1963 by Lorenzo and Mara Berni is a firm favourite with Wimbledonians. The cuisine was a combination of Tuscan, Piedmontese and Roman influences. Unchanged by modern trends the food is light and uncomplicated using ancestral recipes whilst constantly introducing innovative seasonal specials.

CARLUCCIO'S

At the heart of the High Street Carluccio's is a welcoming and friendly restaurant serving contemporary Italian food from morning through to night. Using the finest ingredients packed with honest Italy flavours and served with the minimum of fuss. The varied menu has something to please everyone, a great place to take the family.



The finest names
found on your very
own doorstep



01 / MATCHES

Fashion emporium Matches dresses men and women of exquisite taste, with clothing and accessories from over 400 of the world's finest designers. Stock up on pieces from Lanvin, Erdem and A.P.C. to name but a very small few.

02 / WHISTLES

With its elegant basics and occasion staples, Whistles is the perfect place to build up the most sophisticated capsule wardrobe.

03 / SPACE.NK.APOTHECARY

Pick up your daily skincare essentials or find everything you need for the ultimate pamper session at luxury beauty boutique Space.NK.

04 / DIANE VON FURSTENBERG

For some glamour browse Diane von Furstenberg range of iconic wrap dresses and signature prints.



Home to some of the best schools in the world



KING'S COLLEGE SCHOOL

Despite being almost 200 years old, King's College School is still a modern and forward-thinking establishment. It has all the advantages of a London location, but also a great sense of space surrounded by its own playing fields and Wimbledon Common. Its peaceful and rural surrounds are clearly conducive to studying, as KCS is historically one of the highest academically performing schools in the UK.



WIMBLEDON HIGH SCHOOL

Wimbledon High School is an independent girls' day school situated in central Wimbledon in close proximity to the station. Boasting an intellectually stimulating environment, it is particularly high achieving, scoring 92 per cent A*- B grades in GCSE and A-level.



THE STUDY SCHOOL

The Study School is an established independent preparatory school for girls situated near leafy Wimbledon Common. It prides itself on preparing its pupils for some of the best senior schools in the country, and has an especially high reputation for excellence in music, drama, art and sport.



THE ROWANS SCHOOL

This friendly co-educational preparatory school is situated on a quiet road in Wimbledon with beautiful grounds and large landscaped gardens. It has a long-standing reputation for academic and all-round excellence, and offers a wide range of after school activities from chess to pottery.





MONTEM SQUARE
WIMBLEDON VILLAGE

WIMBLEDON
COMMON

KINGS COLLEGE
SCHOOL

WIMBLEDON LAWN
TENNIS CLUB

WIMBLEDON
PARK

HOUSES OF
PARLIMENT

THE
LONDON
EYE

THE CITY

THE SHARD





Delivering you to the best of London and beyond

WELL CONNECTED

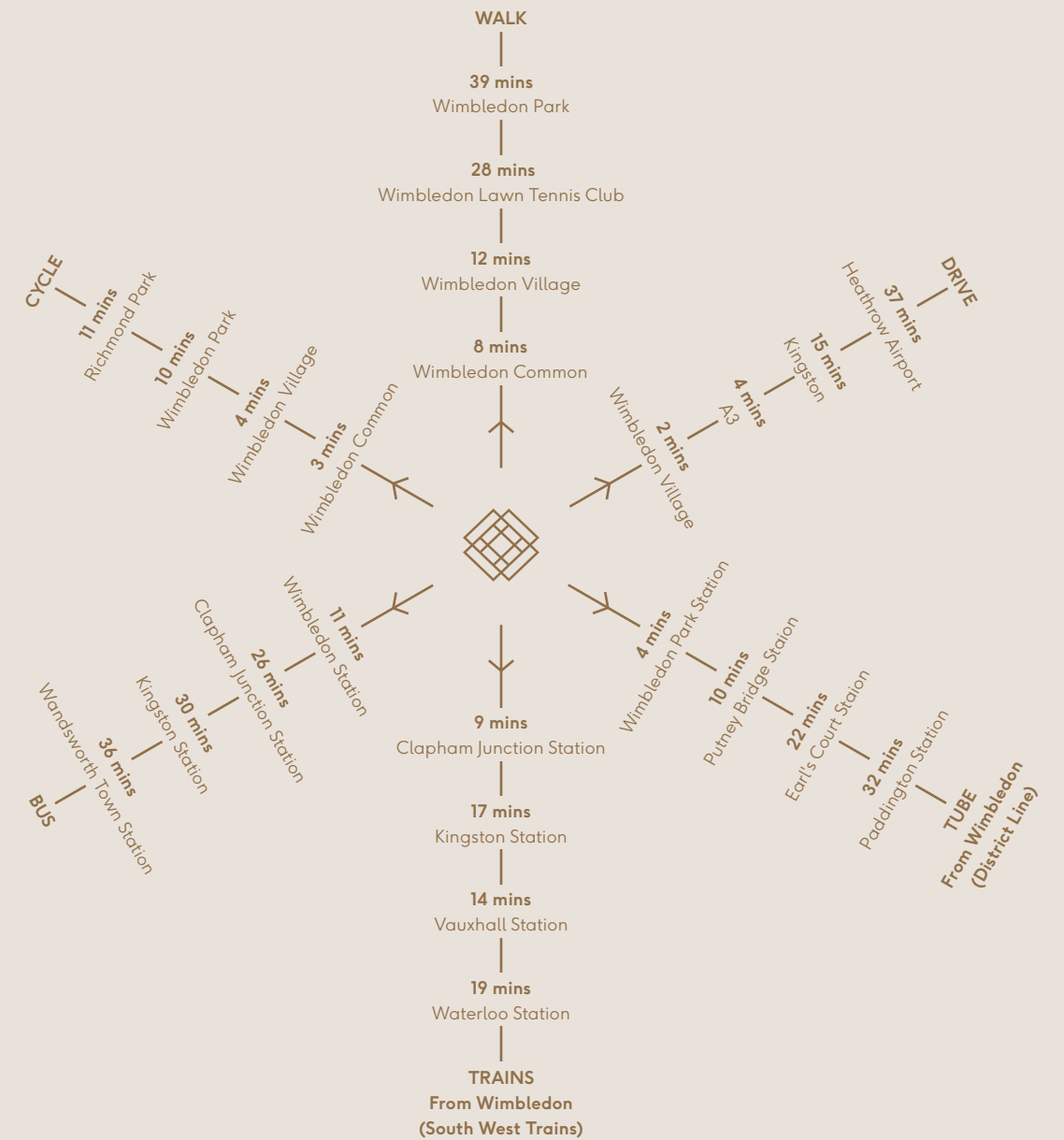
Montem Square is ideally located close to Wimbledon station, the most important transport hub in the area. Located in central Wimbledon, it is well served by Transport For London, South West Trains and First Capital Connect train companies, with excellent transport connections to central London and further afield.

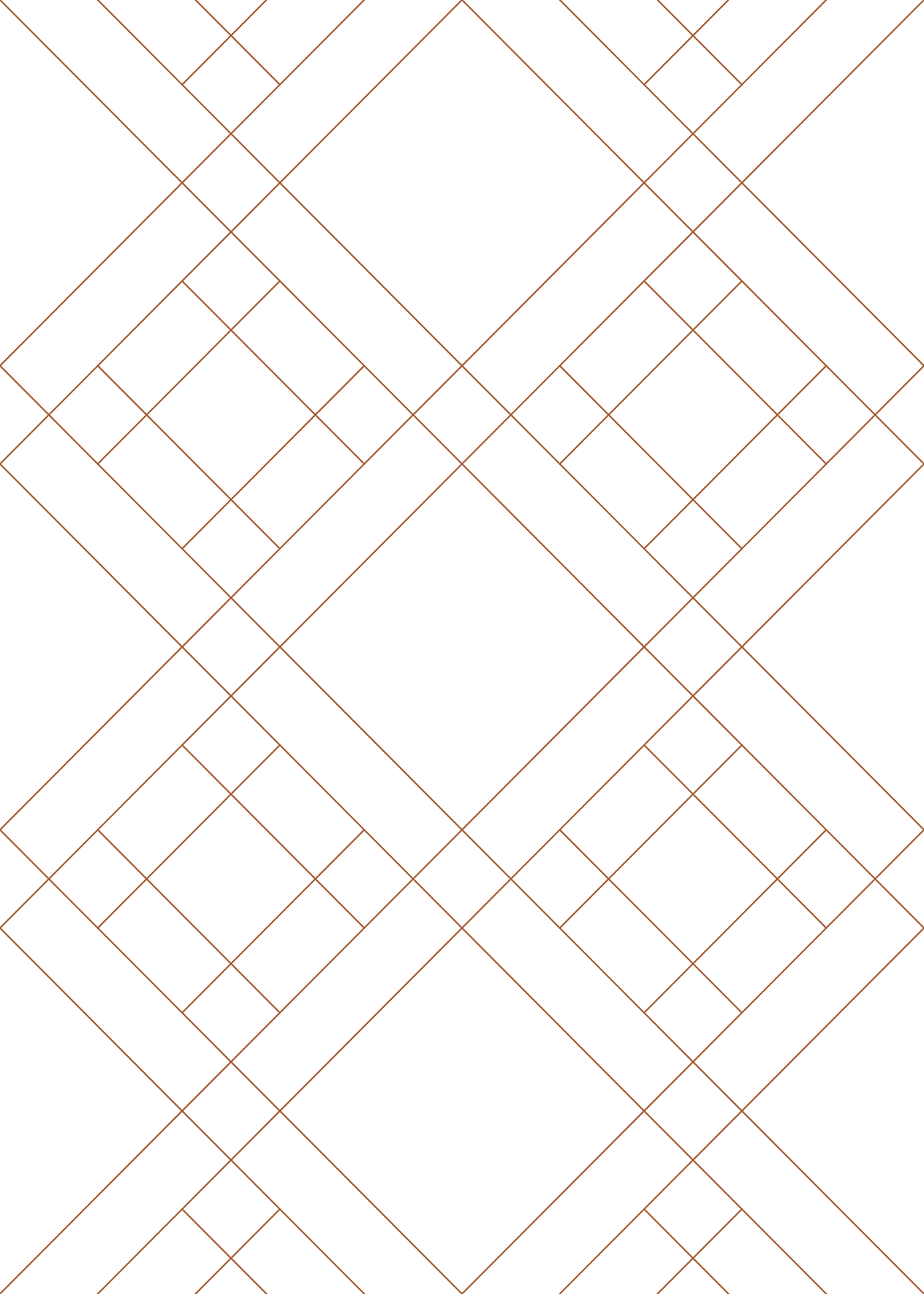
Alternatively, if you're seeking village charm and parkside tranquility, walking is the best way to explore the area, and discover its wealth of boutique shops and fine dining.

Wimbledon is also equidistant between the two major London airports, Gatwick Airport and Heathrow Airport.

WALKING WIMBLEDON

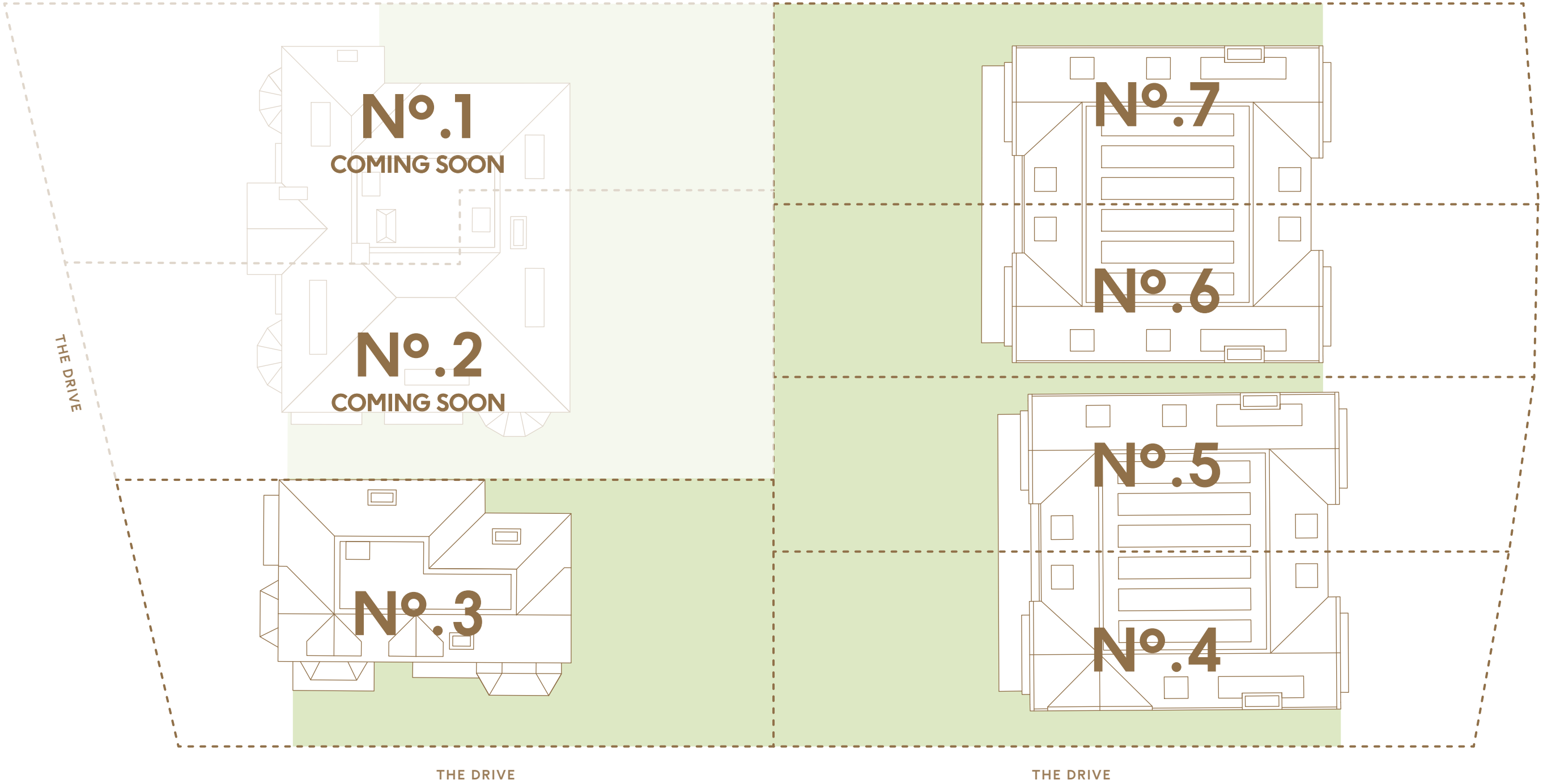
For the quiet life the vast acres of Wimbledon Common are just a short walk away, while the Grade II listed gardens of Cannizaro Park are perfect for a stroll.





Introducing the 7 elegant and spacious houses of Montem Square

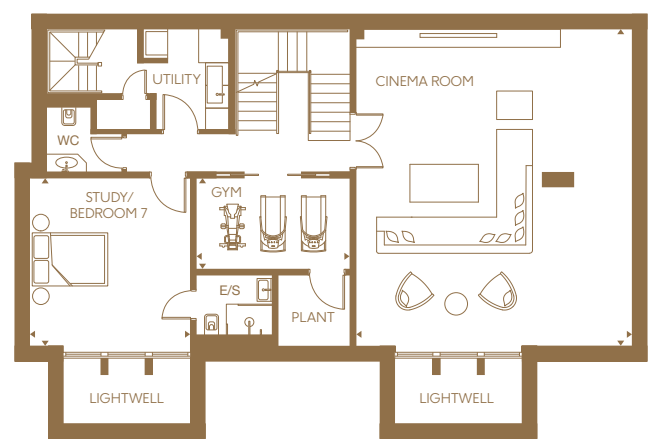
Each house boasts five to seven bedrooms and is artfully arranged to maximise space and create impressive proportions across all four floors. Take a look at the floorplans over the next few pages, and select from one of the collection.



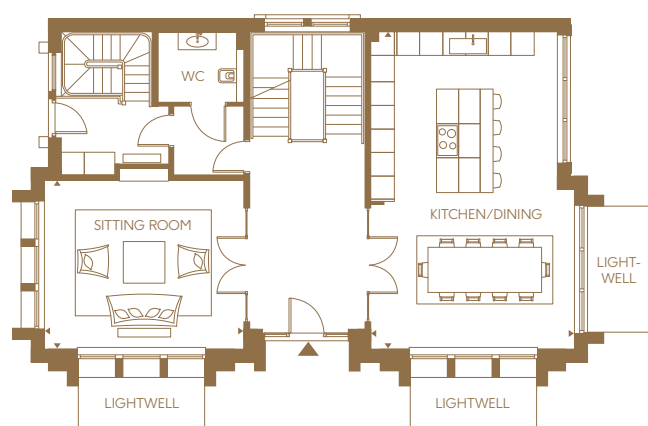
THE DRIVE

Nº.3

LOWER GROUND FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

CINEMA ROOM: W7301 X L8377MM

GYM: W4057 X L2408MM

STUDY/BEDROOM 7: W4057 X L4440MM

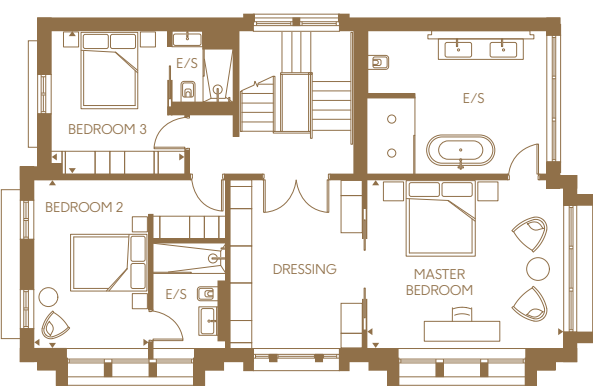
GROUND FLOOR

KITCHEN/ DINING ROOM: W5383 X L8394MM

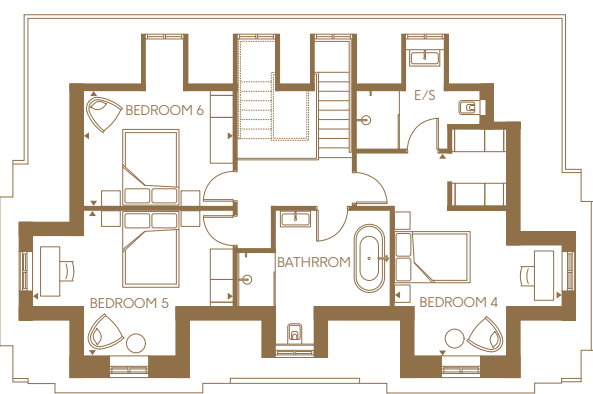
SITTING ROOM: W5271 X L4454MM



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

MASTER BEDROOM: W5196 X L4450MM

BEDROOM 2: W5077 X L4454MM

BEDROOM 3: W3098 X L3772MM

SECOND FLOOR

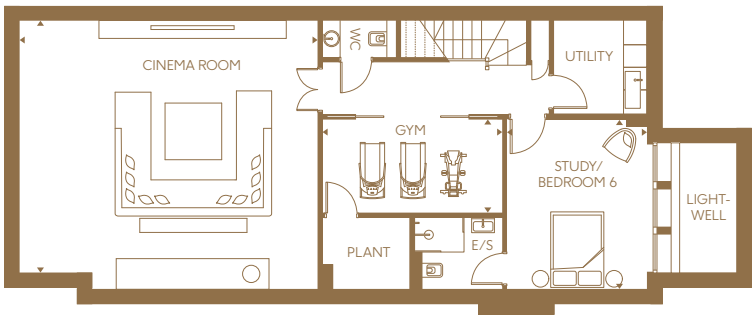
BEDROOM 4: W5357 X L2959MM

BEDROOM 5: W3959 X L3824MM

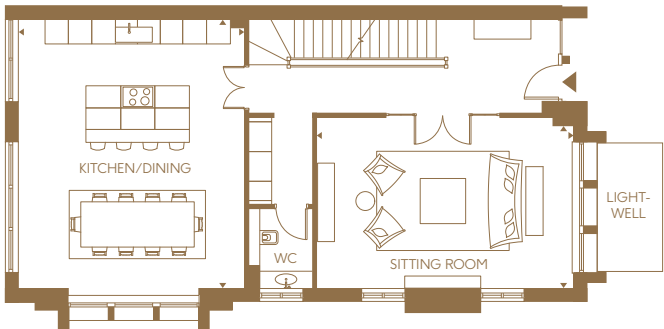
BEDROOM 6: W3959 X L3050MM

Nº.4

LOWER GROUND FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

CINEMA ROOM: W7891 X L7104MM

GYM: W4754 X L2483MM

STUDY/BEDROOM 6: W3702 X L4474MM

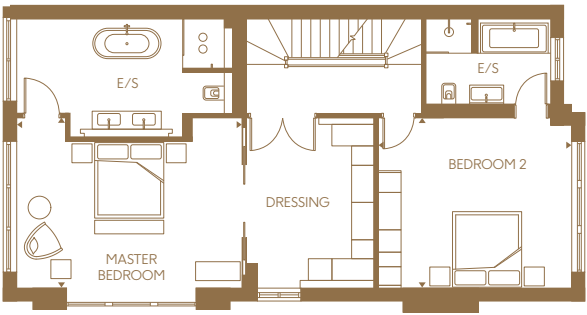
GROUND FLOOR

KITCHEN/DINING: W6095 X L7104MM

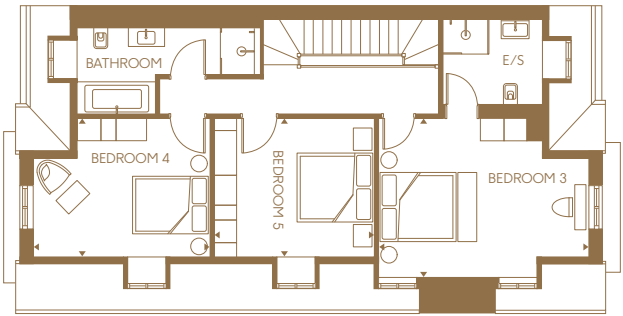
SITTING ROOM: W6795 X L4514MM



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

MASTER BEDROOM: W5956 X L4495MM

BEDROOM 2: W5112 X L4495MM

SECOND FLOOR

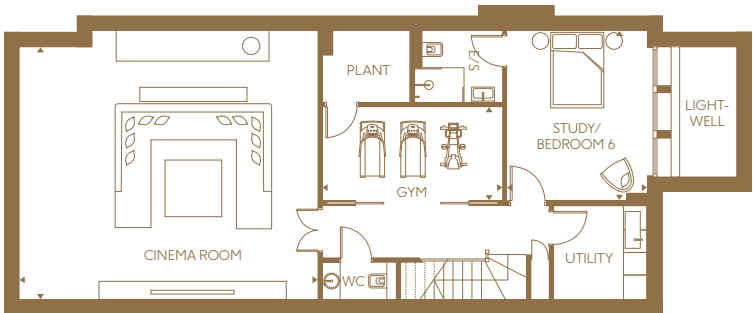
BEDROOM 3: W5546 X L4199MM

BEDROOM 4: W4229 X L3654MM

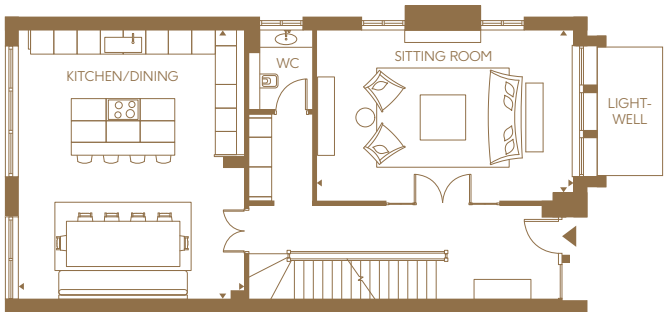
BEDROOM 5: W4664 X L3654MM

Nº.5

LOWER GROUND FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

CINEMS ROOM: W7891 X L7104MM

GYM: W4754 X L2483MM

STUDY/BEDROOM 6: W3702 X L4474MM

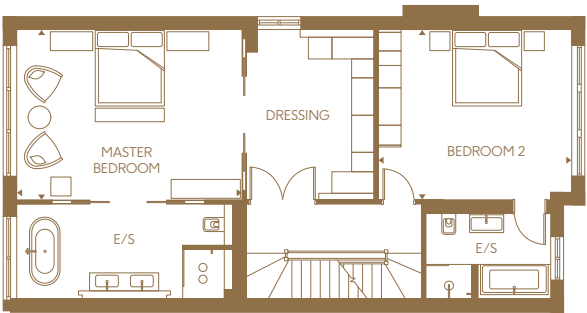
GROUND FLOOR

KITCHEN/DINING: W6095 X L7104MM

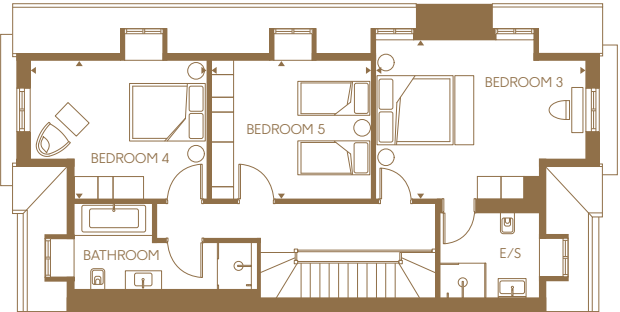
SITTING ROOM: W6795 X L4514MM



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

MASTER BEDROOM: W5956 X L4495MM

BEDROOM 2: W5112 X L4495MM

SECOND FLOOR

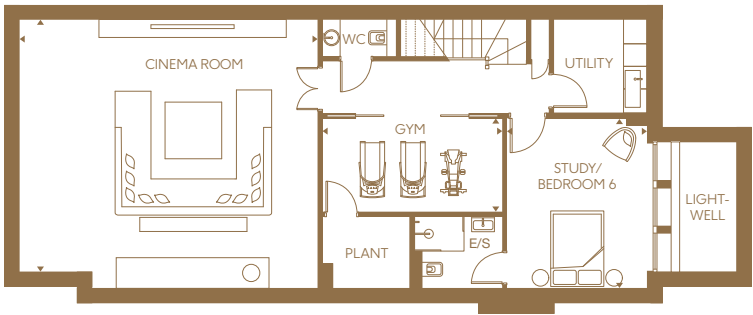
BEDROOM 3: W5546 X L4199MM

BEDROOM 4: W4229 X L3654MM

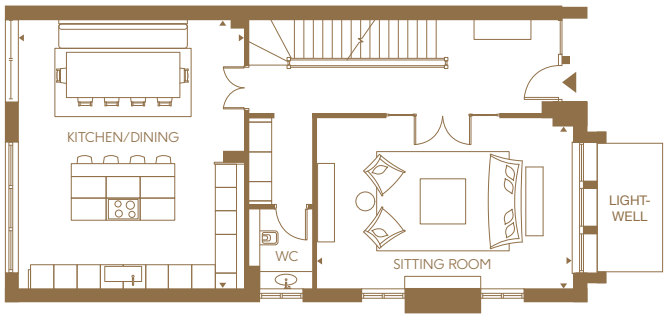
BEDROOM 5: W4664 X L3654MM

Nº.6

LOWER GROUND FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

CINEMA ROOM: W7891 X L7104MM

GYM: W4754 X L2483MM

STUDY/BEDROOM 6: W3702 X L4474MM

GROUND FLOOR

KITCHEN/DINING: W6095 X L7104MM

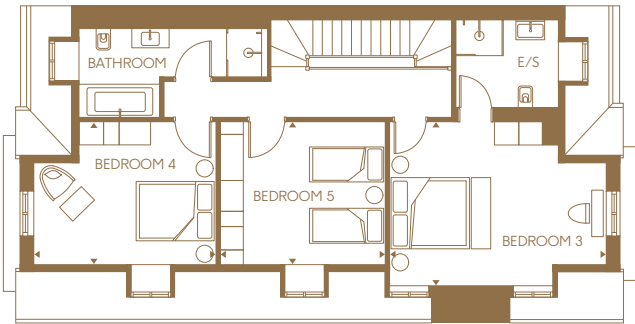
SITTING ROOM: W6795 X L4514MM



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

MASTER BEDROOM: W5956 X L4495MM

BEDROOM 2: W5112 X L4495MM

SECOND FLOOR

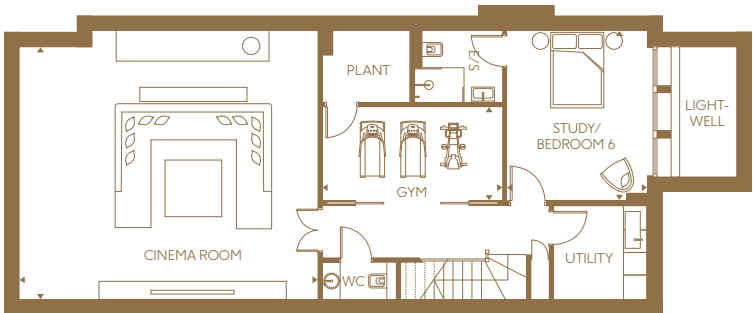
GUEST BEDROOM 3: W5546 X L4199MM

GUEST BEDROOM 4: W4229 X L3654MM

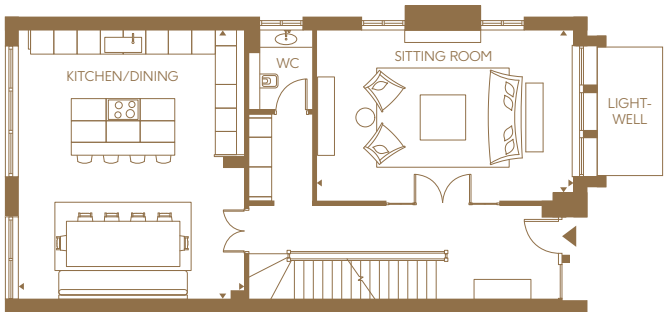
GUEST BEDROOM 5: W4664 X L3654MM

Nº.7

LOWER GROUND FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

CINEMS ROOM: W7891 X L7104MM

GYM: W4754 X L2483MM

STUDY/BEDROOM 6: W3702 X L4474MM

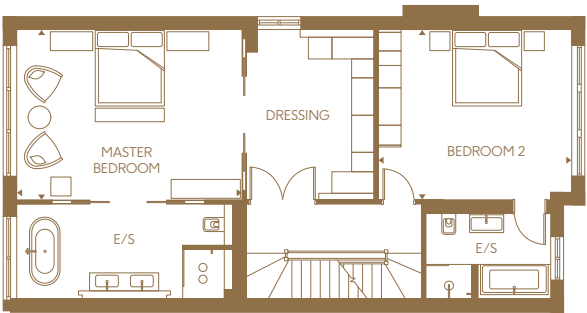
GROUND FLOOR

KITCHEN/DINING: W6095 X L7104MM

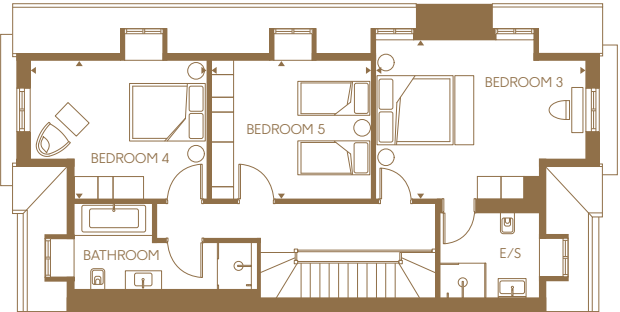
SITTING ROOM: W6795 X L4514MM



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

MASTER BEDROOM: W5956 X L4495MM

BEDROOM 2: W5112 X L4495MM

SECOND FLOOR

BEDROOM 3: W5546 X L4199MM

BEDROOM 4: W4229 X L3654MM

BEDROOM 5: W4664 X L3654MM



A boutique approach to high-end residential development

Coronado is a residentially led real estate development and investment facilitator.

The team has many years overseeing property development through its entire cycle from sourcing, acquiring, planning, developing, marketing, and to final completion. Our company focus is on facilitating investment in residential property development mainly in prime areas such as central London.



Bolingbroke Terrace



BOLINGBROKE TERRACE

Combining contemporary elegance, charm and an ecological consciousness, Bolingbroke Terrace is an accomplished collection of nine luxurious three and four-bedroom houses in one of Battersea's most desirable neighbourhoods.

Architecturally, the collection invokes subtle sophistication thanks to a meticulous design and unabridged attention to detail. The interiors follow suit, with each room an understated exhibition of artistry. Designed under a melodious neutral palette, expect natural stone, soft timbers, chrome and marble to create a tapestry of texture.

Sustainability is also key, with each house fully embracing all the advantages of modern, low carbon footprint living.



ONE MOLYNEUX

Within one of Marylebone's quiet residential roads you'll find One Molyneux Street, a collection of sumptuous contemporary apartments set behind a private façade that blends seamlessly into the period surrounds.

Beautiful textures and materials have been chosen to reflect the streetscape of this conservation area, with Petersen Kolumba brick complementing the fine Portland Stone window surrounds, and metalwork mimicking the Georgian terraces.

This wonderfully quiet neighborhood is rich in history whilst benefiting vibrant and central location.

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