



Duality  
SW19



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## SEE LIFE FROM BOTH SIDES

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Introducing this collection of exclusive 1 & 2 bedroom apartments, located on Haydons Road in Wimbledon, South West London. These contemporary apartments benefit from stylish interiors and boast dual aspect rooms, open plan layouts, private balconies and terraces. With Wimbledon town centre within walking distance, there are a range of restaurants, bars and shops to explore and for those looking to venture further afield, Haydons Road station is within walking distance and offers regular links into central London.

Digital illustration is indicative only





## BEST OF BOTH WORLDS

With the excitement of Central London just a short train ride away and a host of beautiful open spaces to explore on your doorstep, living at Duality offers the perfect life balance.

Whether you're looking to grab a few essentials or you'd like to indulge in a spot of retail therapy, you'll never have to travel far. Not only is there a Sainsbury's convenience store below the apartments, there is a larger supermarket and an M&S in nearby Colliers Wood, as well as boutique shops in Wimbledon.





After a busy day in the office and rushing around the city, you'll love retreating home for a breath of fresh air. Wandle Meadow Nature Park is less than a mile away and boasts plenty of green woodland and walking routes.

You can spend your downtime meandering along the Wandle Trail, enjoying a picnic by the winding river or perhaps taking time out to catch up on the latest best seller. If you wander further afield, you'll find Wimbledon Common, which is the perfect place to spend a sunny afternoon with friends.

Looking for something more active? Take a jog around Haydons Road Recreation Ground, or use the short distance to the nearby Virgin Active gym as a warm up before you take a dip in the swimming pool. Alternatively, relax in their sauna and steam room or try one of the various fitness classes on offer like Ashtanga Yoga, Pilates or Zumba.



For a unique shopping experience, head to Wimbledon Village, which is set amongst picturesque historic buildings. The pretty streets are lined with boutiques, designer stores, independent restaurants and cafés making it the ideal place to spend a lazy Sunday afternoon. Leopold Road, close to Wimbledon Park also offers a range of amenities worth exploring and is easily accessible from Haydons Road.

When it comes to eating out, there are an array of cuisines to try within the locality. You may enjoy contemporary French cuisine from The White Onion, an Argentinian Steak from Buenos Aires or a pub lunch overlooking Wimbledon Common at the Crooked Billet.

You can find both a Chinese and Indian restaurant within walking distance of Duality.



## SEE LONDON FROM ALL SIDES

With Haydons Road station just a five minute walk away, you'll be able to move around the city with ease. Located in Zone 3, Haydons Road offers regular trains to central London including London Blackfriars, Farringdon and St Pancras International via the Thameslink service.

London Bridge is also accessible at certain times of the day with direct trains in 33 minutes. You can easily catch a tube into central London as you're not far from Colliers Wood Underground Station on the Northern line. Furthermore, the District Line can also be accessed from Wimbledon Park and Wimbledon stations. Crossrail services from Farringdon will also be available in 2018 towards Heathrow Airport and beyond.



\* Via Wimbledon station \*\* Via Wimbledon & Clapham Junction \*\*\* Via Wimbledon, London Underground and Heathrow Express  
Train times are taken from National Rail Enquires and travel times and distances are from Google Maps.

1. HAYDONS ROAD STATION
2. LEOPOLD ROAD
3. WAITROSE
4. ROYAL WIMBLEDON GOLF CLUB
5. WIMBLEDON COMMON
6. WIMBLEDON LTA
7. RICHMOND PARK GOLF CLUB
8. WIMBLEDON PARK
9. RIVER WANDLE
10. WIMBLEDON TRAIN, UNDERGROUND & DLR STATIONS
11. WIMBLEDON VILLAGE
12. CENTRE COURT SHOPPING CENTRE
13. SOUTH PARK GARDENS





## APPRECIATE EVERY ANGLE

These apartments have been carefully designed to maximise light and space. The dual aspect rooms allow you to take in views of the surrounding area and encourage natural light in, whilst the private balconies and terraces offer a secluded outdoor space for you to relax and unwind in.

Each apartment boasts a contemporary kitchen, fitted with sleek, integrated appliances, leaving you ample room to entertain family and friends. The open plan layout offers flexible living whilst impressive finishing touches, like the underfloor heating throughout, ensure you live in comfort and style.



Digital illustration is indicative only



## COMFORT AND STYLE

We have employed TG-Studio, the renowned London-based Interior Designer practice to provide both the interior specification and show apartment design for Duality.

“Overall we are looking to create a strong contemporary statement, which ties nicely to the concept of Duality. Our palette is simple. Black and white. The interior design scheme and the specification have been carefully crafted with an awareness of the space. We have included deep pile neutral carpets to the bedrooms and timber flooring to the hallway and living areas, which really accentuate the space.

These lighter colours are then offset by our traditionally inspired black doors with modern chrome handles. This theme continues into the kitchens where the sleek white stone worktops are juxtaposed by the seamless white lines of the kitchen units.

The bathrooms are equally stylish with contemporary chrome Hansgrohe fittings, white basins tucked within subtle black marble niches for that added contrast, whilst we also include an oak panel under the basins and lighter hues to the wall and floor tiling.”

Thoma Griem,  
Founder of TG-Studio

### KITCHEN

Beeck Kuchen- Sinus Range. Artic White melamine-coated finish with stainless steel plinth. Handleless GL system, with soft close hinges and 110 degree opening.

Compac Glacier Composite Quart 2 Worktop & Upstand

Integrated Fridge/Freezer – Indesit

Integrated Oven, Microwave, Ceramic Hob – Siemens

1810 Cascata Square Spout

Freestanding Washer/Dryer – Bosch

### LIVING ROOM

Wall Finish – Painted

Floor Finish – Engineered Oak (HavWood HW 2208, Matt Lacquered, Classic Grade Surface Brushed, Engineered Clic Flooring 14 X 180MM)

External Window/Door – UPVC

Internal Door/Architrave – Vicaima (Dekordor Black)

Door – Vicaima (Dekordor Black)

Lighting – Recessed Down Lights throughout

### BEDROOM

Wall Finish – Painted

Floor Finish – Carpet (Westom Hammer, Supreme Boucle)

External Window/Door – UPVC

Internal Door/Architrave – Vicaima (Dekordor Black)

Lighting – Recessed Down Lights throughout

### MASTER ENSUITE

Tile Wall Finish (Marca Corona, White)

Floor Finish (Marca Corona, Creation Grey)

Marble Detail (Marca Corona, Polished Nero Marquina Black)

Mirrored Vanity Unit and Bespoke Shelving

Thermostatic Shower and Heated Towel Rail

Duravit Washbasin and Toilet

Hansgrohe Tap

### MAIN BATHROOM

Tile Wall Finish (Marca Corona, White)

Floor Finish (Marca Corona, Creation Grey)

Marble Detail (Marca Corona, Polished Nero Marquina Black)

Mirrored Vanity Unit and Bespoke Shelving

Thermostatic Shower and Heated Towel Rail

Duravit Washbasin and Toilet

Hansgrohe Tap

### OTHER

Under Floor Heating throughout

Under Floor Heating to bathrooms

Electrical Fittings – BT and TV point to living area and all bedrooms

Communal Residential Entry System

Sonos Audio system to principle living room and master bedroom

Sustainable Design – CFSH L4

Secure Cycle Storage

Secure Refuse Storage



Typical TLS Show Apartment interiors

## FIND YOUR PLACE

We have employed the London-based and multi-award winning Architectural practice Studio Partington as architects for Duality.

“Designing apartment schemes with dual aspect properties is best practice within London and in relation to this scheme, we wanted to create well ventilated homes with east/west views. The ability to design with dual aspect, also led to some interesting apartment layouts and decent outdoor space within the spacious private balconies and terraces.

Our aim was to create a statement building on the corner of Haydons Road and Haydon Park Road, whilst also being architecturally respectful to the neighbouring properties. The final design incorporates robust architecture with stone columns and base, whilst the size of the balcony protrusions mimic the scale of the bay windows down Haydons Park Road.

The local area has historic links to William Morris, who produced unmistakable fabric and wallpaper and is synonymous with certain colours. As a subtle reference to Morris, we chose a green shade within the recessed brickwork of the balconies, as well as on the glazed bricks by the entrance.

Inside, the apartments are designed to provide comfortable living spaces, with minimal heating requirements due to the efficient thermal properties of the building fabric, impressive levels of insulation and the high performance glazing. This reduces the owner’s heating costs, whilst the use of photovoltaic panels on the roof supplement the communal power, which also reduces service charges.”

Richard Partington  
Director at Studio Partington

Studio  
Partington



Please note, the digital illustrations may not accurately depict elevation materials, gradients, landscaping or street furniture. All stated dimensions are subject to tolerances of +/- 50mm. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.

## FIRST FLOOR



### APARTMENT 01

Kitchen/Living/Dining Room	7257mm* x 6319mm*	23'10"* x 20'9"*
Bedroom 1	4742mm* x 3684mm*	15'7"* x 12'1"*
Bedroom 2	3529mm x 2966mm	11'7" x 9'9"
Total:	87.18 sq m	938.0 sq ft

### APARTMENT 02

Kitchen/Living/Dining Room	4146mm x 3823mm	13'7" x 12'7"
	4873mm x 4402mm	16'0" x 14'5"
Bedroom 1	3775mm x 3212mm	12'5" x 10'6"
Bedroom 2	3914mm* x 2712mm*	12'10"* x 8'11"*
Total:	80.46 sq m	866.06 sq ft

### APARTMENT 03

Kitchen/Living/Dining Room	6227mm* x 5955mm*	20'5"* x 19'6"*
Bedroom 1	4010mm* x 3051mm*	13'2"* x 10'0"*
Bedroom 2	3982mm* x 3158mm*	13'1"* x 10'5"*
Total:	80.89 sq m	870.69 sq ft

### APARTMENT 04

Kitchen/Living/Dining Room	5518mm x 4147mm*	18'1" x 13'7"*
Bedroom	3619mm x 3424mm	11'10" x 11'3"
Total:	54.19 sq m	583.30 sq ft

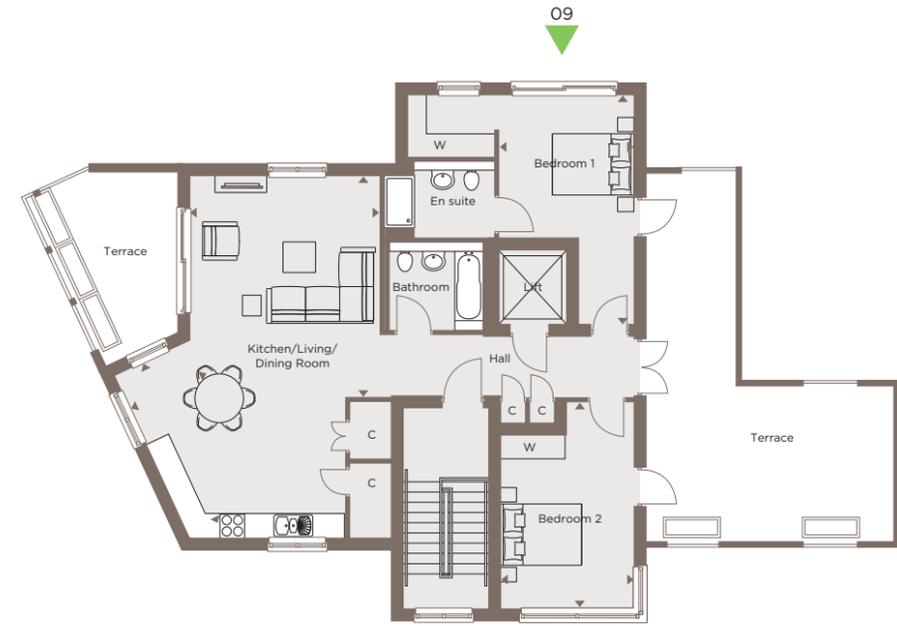
\*Denotes maximum measurement



SECOND FLOOR



THIRD FLOOR



APARTMENT 05

Kitchen/Living/Dining Room	6319mm* x 5682mm*	20'9" x 18'8"
Bedroom 1	4742mm* x 3683mm*	15'7" x 12'11"
Bedroom 2	3529mm x 3382mm	11'7" x 11'1"
Total:	82.32 sq m	886.08 sq ft

APARTMENT 06

Kitchen/Living/Dining Room	4146mm x 3823mm	13'7" x 12'7"
	4873mm x 4402mm	16'0" x 14'5"
Bedroom 1	3775mm x 3212mm	12'5" x 10'6"
Bedroom 2	3914mm* x 2712mm*	12'10" x 7'5"
Total:	80.46 sq m	866.06 sq ft

APARTMENT 07

Kitchen/Living/Dining Room	5797mm* x 3625mm	19'0" x 11'11"
	2602mm x 2362mm	8'6" x 7'9"
Bedroom 1	4010mm* x 3051mm*	13'2" x 10'0"
Bedroom 2	3982mm* x 3158mm*	13'6" x 10'5"
Total:	79.98 sq m	860.90 sq ft

APARTMENT 08

Kitchen/Living/Dining Room	5518mm* x 4147mm*	18'1" x 13'7"
Bedroom	3619mm x 3464mm	11'10" x 11'4"
Total:	54.19 sq m	583.30 sq ft

\*Denotes maximum measurement

APARTMENT 09

Kitchen/Living/Dining Room	5402mm x 4652mm	17'9" x 15'3"
	4378mm x 2058mm	14'4" x 6'9"
Bedroom 1	5705mm* x 3308mm*	18'9" x 10'10"
Bedroom 2	5009mm* x 3326mm*	16'5" x 10'10"
Total:	113.13 sq m	1,217.72 sq ft

\*Denotes maximum measurement



# Tailored Living Solutions

Established in 2012, Tailored Living Solutions operates across London and the South East, acquiring brownfield land sites in sought-after locations and transforming them into high quality bespoke developments.

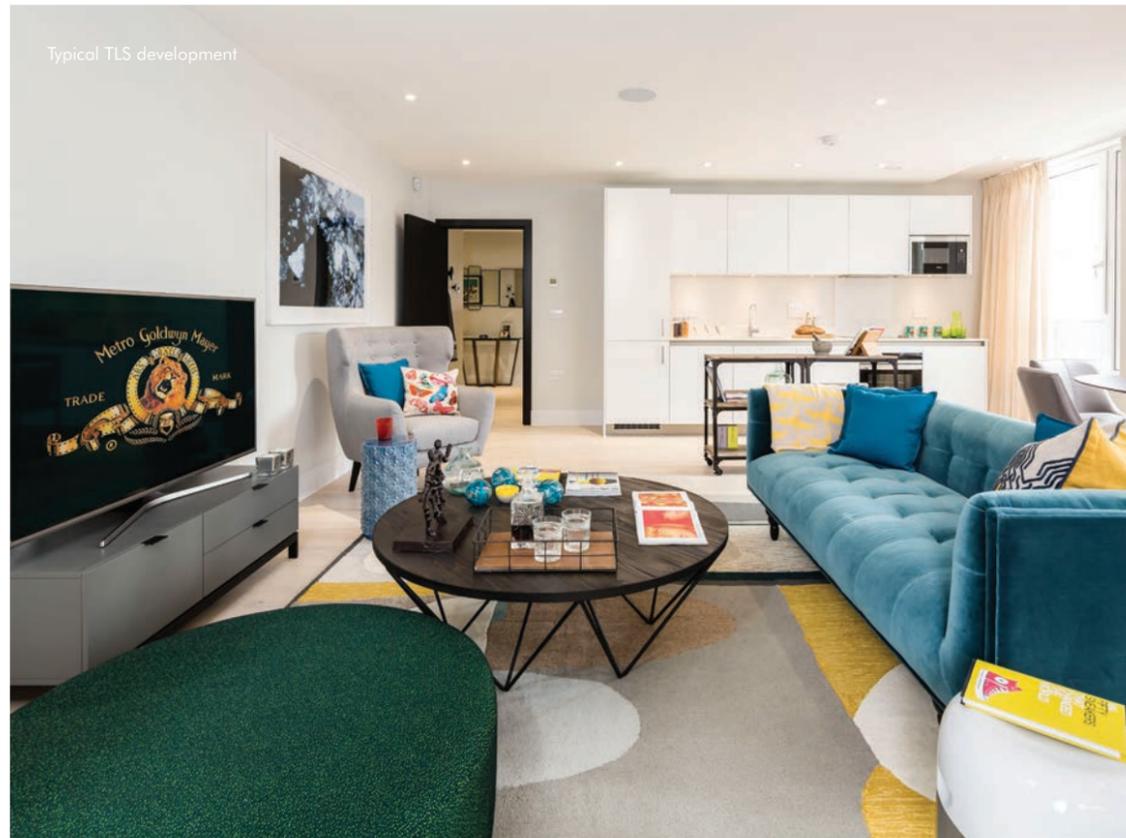
Each development is tailored to complement and enhance its surroundings and provide the purchaser with a high quality, unique home that will meet their lifestyle and investment needs. With homes priced from £300,000 to £3 million+, the company's developments include newly built, converted and refurbished properties, ranging from stylish one bedroom apartments to luxurious four bedroom family homes.

To create these highly distinctive properties, TLS works closely with award-winning architectural and design studios that include Allies & Morrison, Studio Partington and TG-Studios.



## MAKE MOVING EASIER AND BUY NEW

Buying a second-hand home can be stressful. It can take a long time for the chain to complete and, once you've moved in, you could be faced with a list of DIY jobs which can be time consuming and expensive.



When you buy a new build home you can avoid all of this. No chain makes moving easy. There are no maintenance issues to address and you'll enjoy brand new fixtures and fittings. Buying a new home can save you money too. An efficient heating system, good insulation and double glazed windows will all help you to reduce your energy bills, as well as your carbon footprint.

## CAPITAL INVESTMENT

"This area of London attracts commuters, young professionals and couples who want to live near to the city and still enjoy a relaxed, village lifestyle. With demand for rental properties increasing, a shortage in the number of luxury apartments available and the average rental term in the area rising to 22 months, now is the perfect time to invest. Wimbledon is popular because it offers residents the best of both worlds, with regular links into central London and plenty of open space to explore on your doorstep. As it's more affordable than central London, most properties within the area are let within a few weeks of going on the market. The average rental yield for apartments in the area is 5% and with average house prices increasing from approximately £397,000 to £558,000 between 2012 and 2016, we have experienced a local annual capital growth of around 13% in that time, making this the ideal location for buyers looking for their next investment."

Daniel Woods  
Area Lettings Manager for Barnard Marcus

## COMING SOON



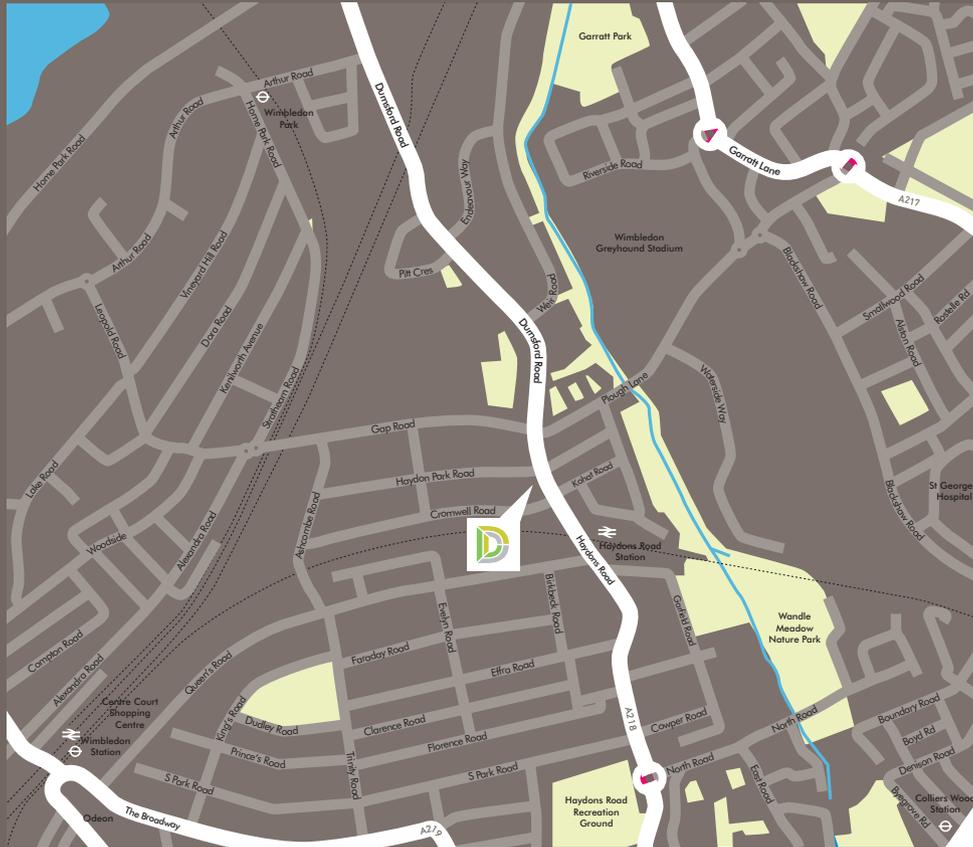
93 – 95 KENNINGTON LANE,  
KENNINGTON SE11

Kennington Lane, our second project with The Duchy of Cornwall, offers an opportunity to gentrify a brownfield site in the heart of the Kennington Conservation Area.



67 SOUTHWARK STREET SE1

A prestigious residential development located on Southwark Street, Bankside. Set over 16 storeys the site is comprised of 9 luxurious apartments, a rooftop terrace and a ground floor retail unit.



Map not to scale

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