



KINGSTON ROAD, SW20
€635,000 SHARE OF FREEHOLD

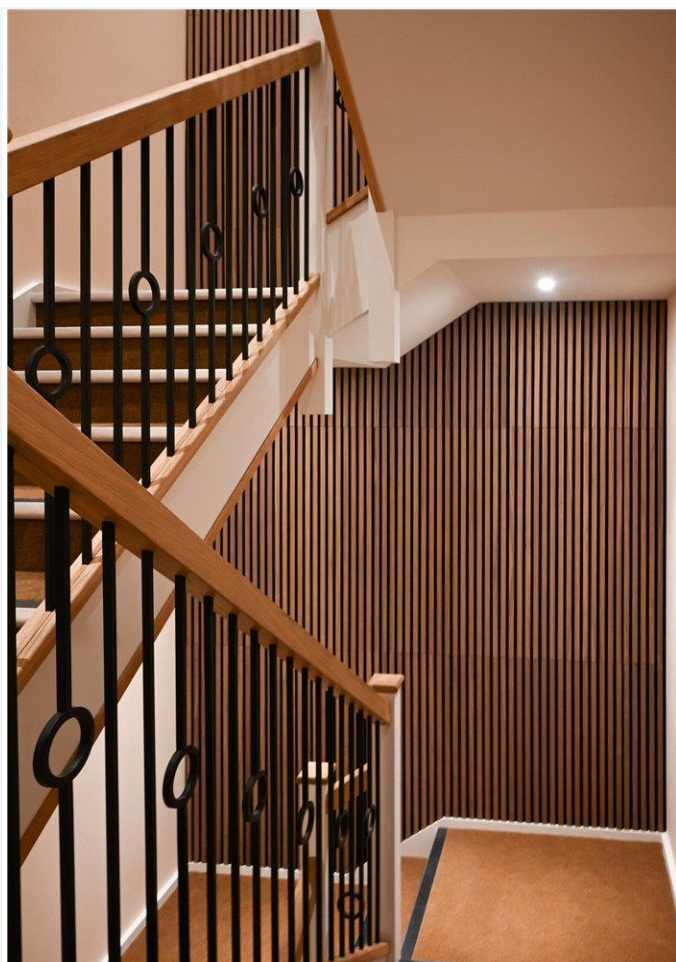
**EXPERIENCE LUXURY LIVING IN WIMBLEDON:
A COLLECTION OF HIGH-SPEC, CARBON NET-
ZERO HOMES, EXPERTLY CRAFTED FOR
EFFICIENCY AND ELGANCE, READY FOR YOU
TO MOVE IN.**

AT A GLANCE

- Unit 1
- 2-bedroom Apartment
- Ground Floor
- 713 sq ft
- Two Private Gardens Featuring Patios at Both the Front and Rear of the Apartment

Proprietor: Maximilian Estates Limited t/a Winkworth Wimbledon
Registered office: 44 Wimbledon Hill Road, London SW19 7PA
Registered in England No 13354826





DEVELOPER

Bayith is a multigenerational, London-based developer dedicated to crafting high-specification homes that prioritise both quality and sustainability. With a passion for eco-friendly future, Bayith focuses on ethical construction practices, incorporating carbon net-zero technologies such as renewable heat source pumps for heating and cooling. What sets Bayith apart is its strong, lasting client relationships, with many returning to invest in additional projects, reflecting their trust in Bayith's commitment to excellence and innovation.



AURA HOUSE

Aura House offers an incredible opportunity for first-time buyers and investors alike. This comprises nine uniquely crafted apartments, designed by Bayith—a developer renowned for creating spacious, cost-efficient homes with a commitment to sustainability. Each apartment is individually equipped with its own air-source heat pump and solar panels, **guaranteeing** exceptional energy efficiency and reduced carbon emissions. Built to the highest standards, these homes also feature wet underfloor heating and triple-glazed acoustic windows, providing a serene, comfortable, and environmentally conscious living environment. Completed this year, Aura House is now ready for immediate occupancy.

APARTMENT UNIT 1

Apartment Unit 1 is a meticulously designed two-bedroom ground-floor apartment. The open-plan kitchen and living area **lead** onto a private, landscaped front garden of 23 sq m, complete with plants, gravel, and a porcelain-tiled patio. The master bedroom also offers direct access to a second private garden with a south-facing aspect. Both bedrooms include bespoke built-in wardrobes with soft-closing mechanisms and integrated LED lighting, while the master suite boasts an extra-large wardrobe and a custom-built dressing table. Finished to a high specification, the apartment features wet underfloor heating, a separate utility room, and a built-in cloakroom, combining luxury, practicality, and sustainability.



AURA HOUSE

- ❖ Luxury Boutique Development Comprising Nine Unique Apartments
- ❖ Each Apartment Features a Private Garden, Terrace, or Balcony
- ❖ Acoustic Triple-Glazed Windows
- ❖ Wet Underfloor Heating Throughout
- ❖ Engineered Wood Flooring in Open-Plan Areas
- ❖ Smart Lighting and Heating Systems with Controls in Each Room
- ❖ German Designer Kitchens with Instant-Boiling Water Tap and Bosch Appliances
- ❖ Modern, Spacious Bathrooms with Luxury Crosswater Sanitary Ware, Including Illuminated Mirrors
- ❖ Bespoke, Spacious Built-In Wardrobes with Soft-Closing Mechanism and Integrated LED Lighting
- ❖ Landscaped Communal Gardens Planted with Low-Maintenance Plants and Trees
- ❖ Porcelain-Tiled Patios and Balconies
- ❖ Eco-Friendly and Cost-Efficient Air-Source Heat Pumps Provided to Each Apartment
- ❖ Cost-Efficient Air Conditioning for Top-Floor Apartments (Units 7, 8, 9)
- ❖ Electricity bills are estimated to be no more than £30-50 a month (based on official EPC certification)
- ❖ Low Service Charges Estimated between £135 to £147 per month
- ❖ Sedum Green Roof Areas
- ❖ All Apartments Benefit from Solar Panels
- ❖ Wall Controls in Each Room For Smart Home Devices, with Voice and App Control via Alexa or Your Phone
- ❖ Electric Bike Charging in Communal Bike Store
- ❖ 10-Year New Build Warranty
- ❖ CCTV in Operation 24/7
- ❖ Share of Freehold with a 999-Year Underlying Lease providing



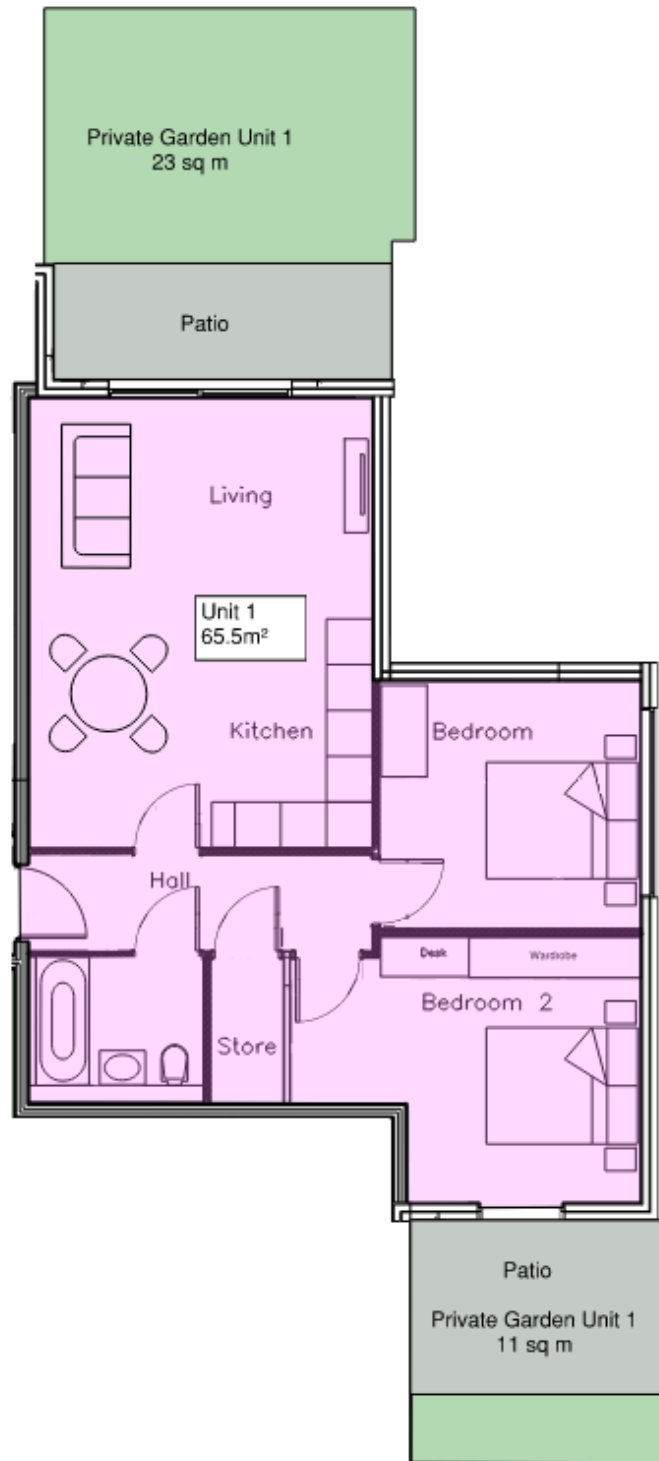
LOCATION

For outdoor adventure, John Innes Park is on the doorstep, with many other green spaces nearby. Local amenities, such as supermarkets (Co-op, Tesco), medical centres (The Nelson Medical Practice), cafés (Costa and Galaxy Café), are also close by. The property is within the catchment area for Joseph Hood Primary School, with outstanding OFSTED-rated schools nearby, including Wimbledon Chase Primary School and Rutlish School.

DIRECTIONS

Located just a short walk from Wimbledon Chase Station, serviced by the Thameslink railway line, Aura House has excellent transport links to central London, as well as the tram station at Merton Park, which links Wimbledon to Croydon and Beckenham. Bus stops for routes 164, 163, 152, K5, and 655 are on the doorstep. It also benefits from its proximity to the A3, South Circular, and M25. Aura House is approximately a 45-minute drive from Gatwick Airport and a 50-minute drive from Heathrow Airport.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

LOCAL AUTHORITY London Borough of Merton

COMPLETION Q1 2024

SERVICE CHARGE Estimated between £135 to 147 per month

TENURE Share of Freehold with a 999-year underlying lease

ADDRESS 276A Kingston Road, SW20 8LX

BUILDING WARRANTY 10-year NHBC

EPC B

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Wimbledon | 02037614040 | wimbledon@winkworth.co.uk

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