



LONDON SQUARE  
WIMBLEDON  
BRIDGE HOUSE

DEVELOPMENT FACTSHEET

## DEVELOPMENT OVERVIEW

Located in the heart of Wimbledon, moments from the station, Wimbledon Bridge House offers 123 thoughtfully designed studio, one, two and three bedroom apartments and penthouses, complemented by distinctive social and wellness amenities. Renowned for its world-class schools, expansive green spaces and village-like atmosphere, Wimbledon seamlessly blends heritage charm with outstanding connectivity to central London and beyond.

|                        |   |
|------------------------|---|
| DEVELOPER              | London Square Developments Limited                          |
| LOCATION               | Wimbledon Bridge House<br>1 Hartfield Road, London SW19 3RU |
| LOCAL AUTHORITY        | London Borough of Merton Council                            |
| TENURE                 | 999-year leasehold  |
| ARCHITECT              | Fourfoursixsix/AFK  |
| INTERIOR DESIGN        | Johnson Naylor  |
| ANTICIPATED COMPLETION | Q3 2028   |

## PRODUCT MIX

|                |    |
|----------------|----|
| ONE BED SUITES | 26 |
| ONE BEDROOM    | 72 |
| TWO BEDROOM    | 22 |
| THREE BEDROOM  | 3  |


## SERVICE CHARGE AND MANAGEMENT


The service charge covers the general costs associated with the management, maintenance, and upkeep of the building and its communal areas. This typically includes day-to-day services, shared utilities, repairs, and contributions towards long-term maintenance and professional management.\*


|                |                    |
|----------------|--------------------|
| SERVICE CHARGE | £6/£6.25 per sq ft |
|----------------|--------------------|


\*Service charge is indicative and subject to annual review.


## WHY BUY AT WIMBLEDON BRIDGE HOUSE


 Directly beside Wimbledon station, with fast links to Vauxhall (11 minutes), Waterloo (17 minutes) and Victoria (26 minutes).

 30% expected rental growth in five years, underpinned by high-earning professional renters.

 11% rise in the value of properties, outperforming Greater London's 6%.

 Wimbledon Village has been named the best neighbourhood high street in the UK.\*

 19 'Outstanding' or 'Good' rated primary and secondary schools within a 30-minute walk of Wimbledon Bridge House.\*\*

 30,000 sq ft of new commercial opportunity coming soon to Wimbledon.

\*Source: Knight Frank 2025, Wimbledon Village ranks 1st out of 150 high streets nationwide.  
\*\*Source: Ofsted 2022/23.



## AMENITIES

- Concierge
- Underground parking available for larger units

## COMMERCIAL OFFERING

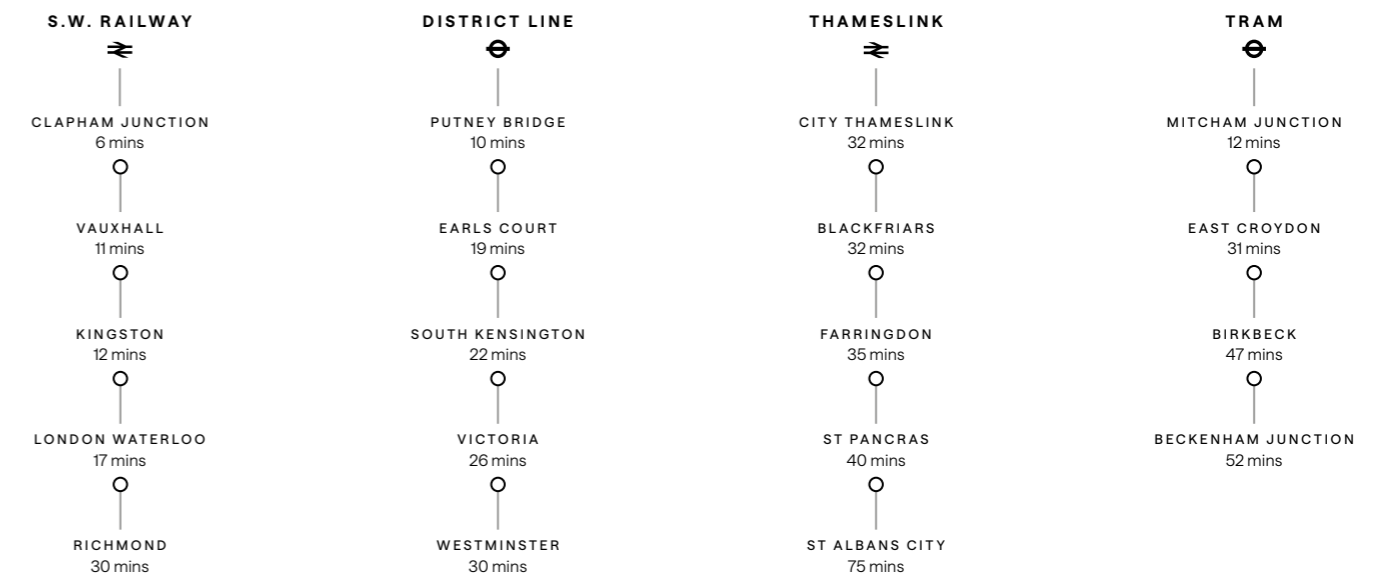
- Co-working space
- Restaurant
- Private members club with gym
- Wellness amenities
- Lounge areas



WIMBLEDON STATION  
2 min walk



Times are taken from Google Maps and Citymapper.



## ON YOUR DOORSTEP

COMMANDING EFFORTLESS REACH ACROSS THE CAPITAL, WIMBLEDON BRIDGE HOUSE PROVIDES A DIRECT LINE TO LONDON'S OPPORTUNITIES AND A SERENE HOMECOMING TO THE TRANQUILLITY OF WIMBLEDON.



# WHO IS LONDON SQUARE?

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares – landmarks renowned for their legacy and community.

Now part of the Aldar Group of companies, London Square and Aldar are committed to creating world-class developments, anchored in high quality design, sustainability, and customer service excellence – building award-winning homes where people really want to live.

## INFORMATION AND PAYMENT

### PAYMENT TERMS

1. £2,500 reservation fee.
2. 10% of the purchase price (less reservation fee), upon exchange of contracts (or 21 days later).
3. 10% of the purchase price paid 12 months after exchange of contracts.
4. 80% balance paid upon legal completion.

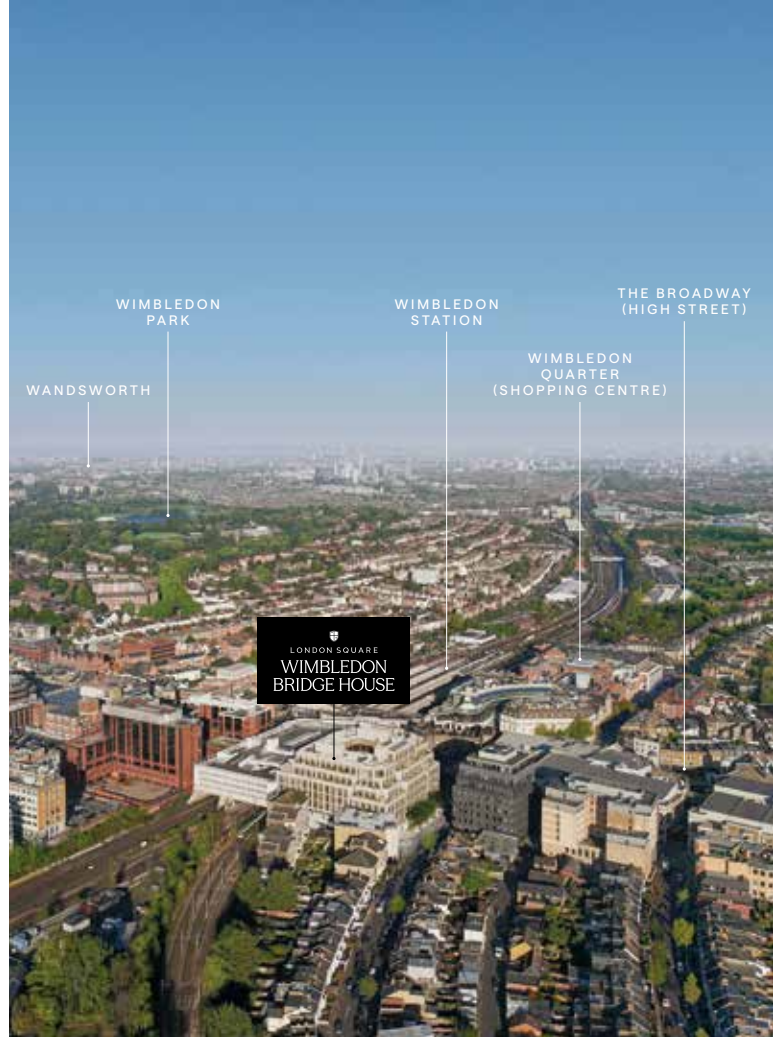
### DOCUMENTS REQUIRED

- Original current passport or original identity card.
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old.
- In addition, your solicitor will require written evidence of the source of your deposit monies accumulating in your account.

Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.



VISIT OUR WEBSITE



## SOLICITORS

### LONDON SQUARE SOLICITOR

#### Gateley Legal

Fin Perrett  
1 Paternoster Square, London EC4M 7DX  
+44 (0)20 7653 1600

### RECOMMENDED SOLICITORS

#### Riseam Sharples Solicitors

hayley@rs-law.co.uk  
2 Tower Street, London WC2H 9NP  
Tel: +44 (0)20 7632 8902

#### Quastels Solicitors

54 Baker Street, London W1U 7BU  
Tel: +44 (0)20 7908 2525

#### Ackroyd Legal

info@ackroydlegal.com  
16 Prescott Street, London E1 8AZ  
Tel: +44 (0)20 3058 3363

### DISCLAIMER

Times are taken from Google Maps and Citymapper. Computer-generated images depict Wimbledon Bridge House and are indicative only. All details are correct at the time of issue. February 2026.