



HESTIA  
APARTMENTS

A PRIVATE COLLECTION OF UNIQUE 1, 2 AND 3 BEDROOM APARTMENTS IN A BRAND NEW DEVELOPMENT IN SOUTH WIMBLEDON.





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APARTMENTS

## ABOUT HESTIA APARTMENTS

The latest creative project from boutique developer, Luxdon.

As such, it continues their fine tradition of distinctive design with luxury built in, reflected in each breathtaking apartment.

The name Hestia originates from ancient Greek, meaning Hearth and Home.

A classical name for a modern classic.

# WIMBLEDON

## ABOUT THE AREA

Hestia Apartments, on Palmerston Road, is a fantastic central Wimbledon location - situated between South Wimbledon and Wimbledon Town, with excellent transport, local shops, leafy parks, and a real sense of friendly community. It's ideal for young professionals, first time buyers, families and commuters alike. Choosing to live here means you'll be investing in quality of life, outstanding connectivity, and staying in one of SW19's most appealing corridors.



## SCHOOLS

Hestia Apartments is within a short walk to three excellent primary schools; Pelham Primary School, St Mary's Catholic School and Merton Abbey School. All have been rated 'good' by Ofsted and all have achieved impressive Key Stage Two (SATs) results. Meanwhile, Wimbledon town is also home to some of the best independent schools in the country.

## WELL-BEING & GREEN SPACES

Famous for the All England Lawn Tennis Club which attracts visitors from around the world every summer, Wimbledon offers a wealth of leisure and sports facilities. The Common has an 18-hole golf course, horse riding hacks, running routes and plenty of picturesque areas to picnic, such as Cannizaro Park, formerly the landscaped gardens of a grand 18th century house, with a rose garden, rare trees and a water garden.

Meanwhile, a short walk South takes you to the National Trust's Morden Park which features a rich mix of historical, cultural, and ecological attractions: restored snuff mills and a waterwheel illustrating its industrial heritage. It also features a two-and-a-half acre Edwardian rose garden with around 4550 varieties, and biodiverse wetlands fed by the river that attract kingfishers, herons, and migrating birds. Visitors can relax in two cafés, browse a second hand bookshop, and enjoy the National Trust's only garden centre. Families and children are well catered for with a natural adventure playground and a Children & Young People Hub, offering outdoor learning, trails, and community activities.



## COFFEE SHOPS

Gail's and La Bottega del Pane are conveniently close to the Hestia apartments, just a short walk away. They are beloved local spots with a charming hidden café. La Bottega was established in July 2004 by the talented Rocco Tanzarella, they've dedicated themselves to offering tasty treats to every visitor over the years. Not far along the same road, you'll find Third Coffee, a cosy spot that takes pride in perfecting the simple things.

## WORKSPACES AND GYMS

You'll find a variety of workspaces nearby, such as Huddle and Spacemade, making it easy to find a spot that suits your style. Plus, there are plenty of gyms around, including Third Space, Virgin, and Nuffield, so staying active is always convenient.

## PUBS & RESTAURANTS

Both Wimbledon town and Wimbledon village contain some very well-recognised restaurant brands, including The Ivy, Gails', Megan's, and Cote, as well as some very well-regarded independent restaurants, including The Black Lamb and Tompopo.

When it comes to pubs, a perennial favourite is The Alexandra- a lively Young's house with three connected bars, rooftop terrace, great selection of ales and cocktails and regular sports broadcasts and DJs during big events. A short stroll brings you to Dog and Fox and The Rose & Crown, known for its historic charm, cosy nooks, strong selection of cask ales and a courtyard garden ideal for sunny days. Just beyond the centre, on the edge of Wimbledon Common, are The Hand in Hand and The Crooked Billet, both classic Young's pubs offering rustic interiors, seasonal pub grub, award winning real ales, and sun trap outdoor seating— perfect after a walk on the Common.

## TRANSPORT

Commuters can get to work in central London in less than 30 minutes. Wimbledon Station and Wimbledon Park are both on the District Line. South Wimbledon is on the Northern Line. National rail services run from Wimbledon Station, including a SW Trains service to Waterloo (18 minutes). Wimbledon Chase and Wimbledon are also served by Thameslink trains and a tram.



## KEY FEATURES

- Spacious open-plan kitchen/living/dining area on the first floor
- Floor-to-ceiling sliding doors leading to covered south-facing terrace
- Principal bedroom with en suite, plus two additional bedrooms
- Modern kitchen with quartz worktops, integrated appliances & hot water tap
- Family bathroom and useful understairs storage
- Air source heat pump, solar panels, triple-glazed windows, and underfloor heating
- Fibre optic broadband, energy-efficient lighting, and digital thermostats throughout
- Secure bike storage
- High EPC rating

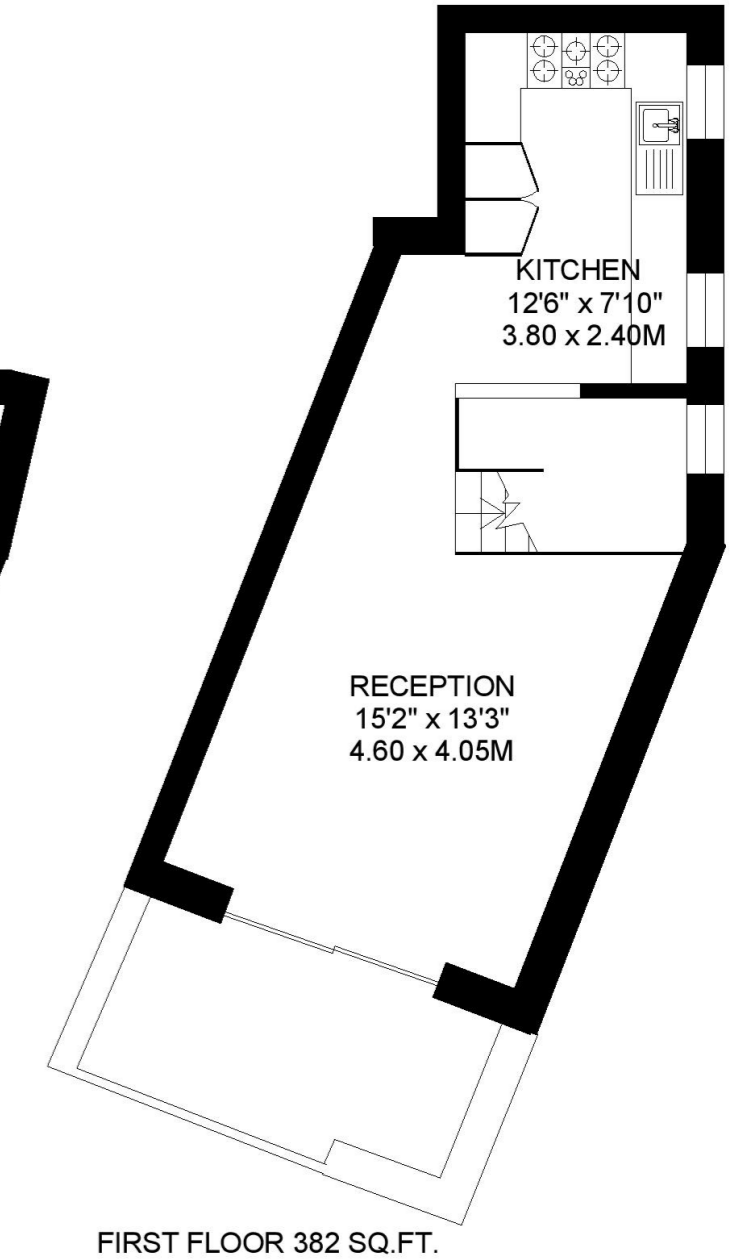
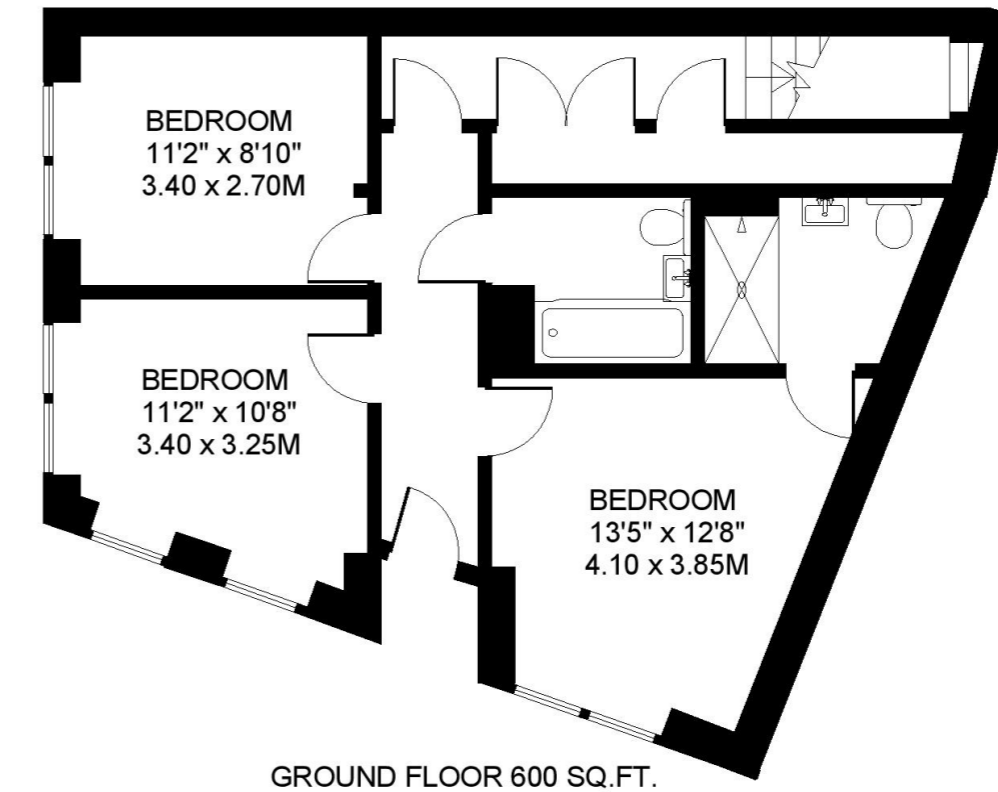
# 115 KINGSTON ROAD

This stunning, three-bedroom duplex apartment is arranged on the ground and first floors of a striking new build just a stone's throw from South Wimbledon and close to the excellent amenities of Wimbledon and Wimbledon Village. With approximately 941 sq ft of living space, the light-filled apartment benefits from excellent proportions and has been designed to the highest of standards with modern day living in mind.

Accessed via a private front door, the ground floor hosts all three bedrooms, each with impressive picture windows. The principal bedroom includes a sleek en suite shower room, while a modern family bathroom and generous understairs storage complete this level.

Upstairs, the entire first floor is dedicated to a spectacular open-plan kitchen/reception room, designed for modern living and entertaining. Floor-to-ceiling sliding doors span the full width of the room and open onto a covered, south-facing terrace—perfect for al fresco dining and seamless indoor-outdoor living. The contemporary kitchen, positioned to the rear of the space, features matt cabinetry with oak accents, quartz worktops and premium integrated appliances including a boiling water tap and brushed gunmetal fittings.

Approximate Internal Floor Area  
941 sq ft/ 87.4 sq m



## FLOORPLAN

Council Tax Band: tbc | EPC: tbc | Tenure: Share of Freehold

## KEY FEATURES

- Private garden with side access
- Spacious open-plan kitchen/living/dining room (over 24 ft wide)
- Floor-to-ceiling sliding doors opening directly onto the garden
- Modern kitchen with peninsula island, quartz worktops, integrated appliances & hot water tap
- Stylish bathroom with shower over bath
- Air source heat pump, solar panels, triple glazing, and underfloor heating
- Fibre optic broadband, energy-efficient lighting, and digital thermostats
- Secure bike storage
- High EPC rating

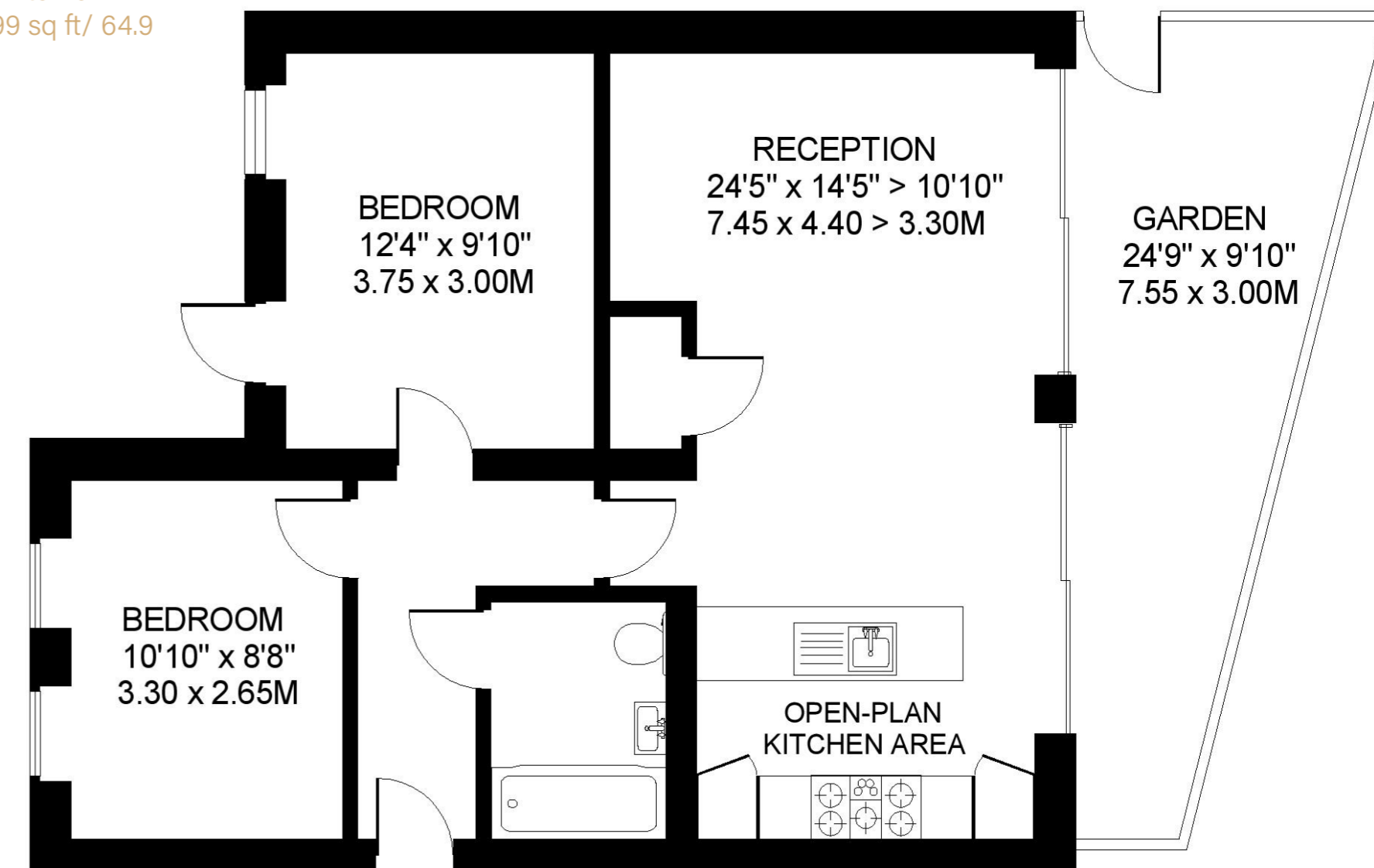
# 1 HESTIA APARTMENTS

This stylish two-bedroom apartment with a private garden is set on the ground floor of a striking new-build development, just moments from South Wimbledon Underground and close to the vibrant amenities of Wimbledon and Wimbledon Village.

With approximately 699 sq ft of thoughtfully designed living space, the apartment is flooded with natural light and finished to an exceptional standard. Both bedrooms feature large picture windows, while the principal bedroom benefits from direct access to the garden. A sleek family bathroom with shower over bath sits conveniently off the hallway.

The standout feature is the expansive open-plan kitchen/reception room, stretching over 24 ft wide and opening through full-width floor-to-ceiling sliding doors onto the south-facing private garden—ideal for al fresco dining and entertaining, with handy side access for bikes or pets. The contemporary kitchen is set behind a peninsula island, creating subtle separation from the living space. It features matt cabinetry, quartz worktops, premium integrated appliances, gunmetal fixtures, and an instant hot water tap.

Approximate Internal  
Floor Area 699 sq ft/ 64.9  
sq m



## FLOORPLAN

GROUND FLOOR

Council Tax Band: tbc | EPC: tbc | Tenure: Share of Freehold

## KEY FEATURES

- South-facing private balcony with floor-to-ceiling sliding doors
- Light-filled open-plan kitchen/reception room with dual-aspect windows
- Stylish kitchen with quartz worktops, matt/oak cabinetry, and premium integrated appliances
- Modern shower room and large hallway storage cupboard
- Air source heat pump, solar panels, triple glazing, and underfloor heating
- Fibre optic broadband, digital thermostats, and energy-efficient lighting
- Secure bike storage
- High EPC rating

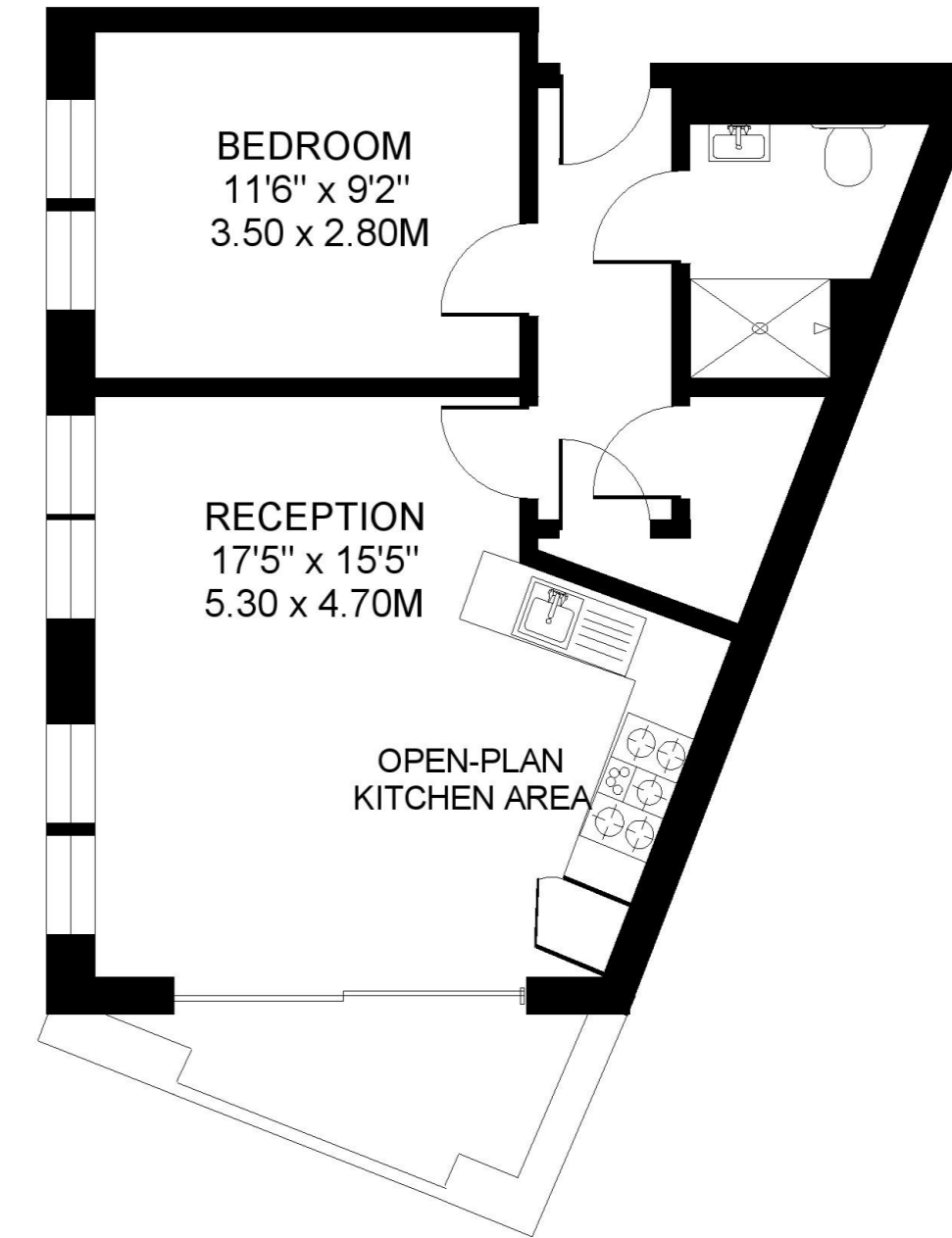
# 2 HESTIA APARTMENTS

Located on the first floor of a striking new-build development, this beautifully designed one-bedroom apartment offers 456 sq ft of bright, contemporary living space just moments from South Wimbledon Underground and the amenities of Wimbledon and Wimbledon Village.

The open-plan kitchen/reception room is flooded with natural light from dual-aspect picture windows and full-width sliding doors, which open onto a south-facing balcony—perfect for seamless indoor-outdoor living. There's ample space for both dining and relaxing, while the modern kitchen features matt units, contrasting oak doors, quartz worktops, and premium integrated appliances, including brushed gunmetal taps and an instant hot water tap.

The well-proportioned bedroom benefits from large picture windows, and the sleek shower room is positioned across the hallway. A generous storage cupboard adds practicality.

Approximate Internal Floor Area  
456 sq ft/ 42.4 sq m



FIRST FLOOR

## FLOORPLAN

Council Tax Band: tbc | EPC: tbc | Tenure: Share of Freehold

## KEY FEATURES

- West-facing private balcony with floor-to-ceiling doors
- Bright open-plan living area with dual-aspect windows
- Contemporary kitchen with quartz worktops & premium appliances
- Modern family bathroom and additional hallway storage
- Air source heat pump, solar panels, triple glazing, and underfloor heating
- Fibre broadband, digital thermostats, energy-efficient lighting
- Secure bike storage
- High EPC rating

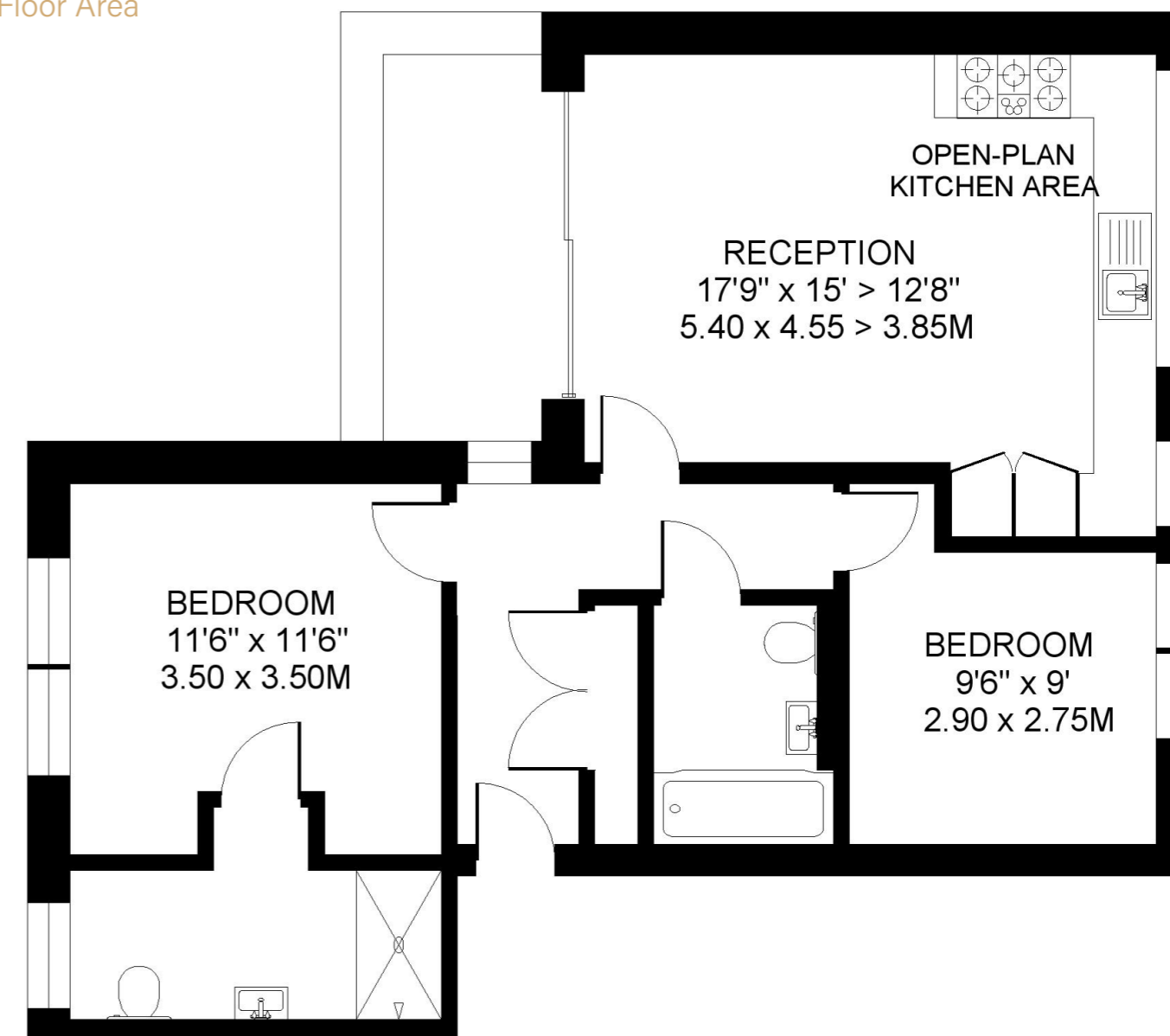
# 3 HESTIA APARTMENTS

Positioned on the first floor of a striking new-build development, this beautifully designed two-bedroom, two-bathroom apartment offers 706 sq ft of well-proportioned, light-filled living space just moments from South Wimbledon Underground and the amenities of Wimbledon and Wimbledon Village.

The spacious open-plan kitchen/reception room is bathed in natural light thanks to dual-aspect picture windows and floor-to-ceiling sliding doors opening onto a west-facing balcony—ideal for evening sun and effortless indoor-outdoor living. The contemporary kitchen features matt cabinetry, contrasting oak accents, quartz worktops, and premium integrated appliances, including brushed gunmetal taps and an instant hot water tap.

The principal bedroom includes large picture windows and a stylish en suite shower room, while the second double bedroom is served by a smart family bathroom across the hall. A large storage cupboard is also located off the hallway.

Approximate Internal Floor Area  
706 sq ft/ 65.6 sq m



## FLOORPLAN

Council Tax Band: tbc | EPC: tbc | Tenure: Share of Freehold

FIRST FLOOR



## KEY FEATURES

- Private terrace
- Open-plan kitchen/reception room with picture windows and ample natural light
- Modern kitchen with quartz worktops, premium integrated appliances, and instant hot water tap
- Dual-aspect windows in both bedrooms
- Contemporary bathroom
- Sustainable features: air source heat pumps, solar panels, triple-glazed windows, underfloor heating
- Connectivity: fibre optic broadband, digital thermostats, energy-efficient lighting
- Secure bike storage
- High EPC rating

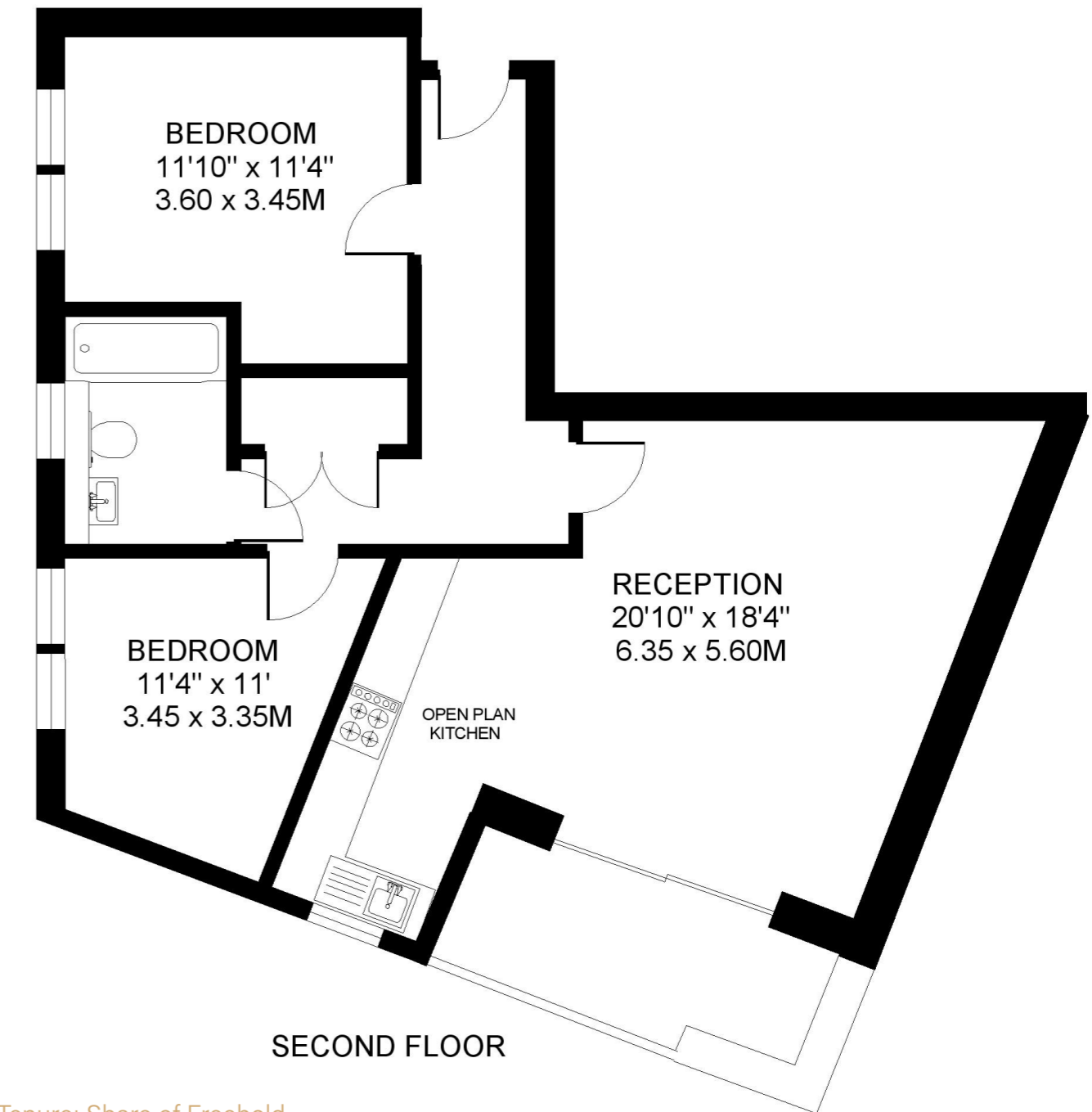
# 4 HESTIA APARTMENTS

Set on the second floor of a striking new-build development, this beautifully finished two-bedroom apartment offers approx. 681 sq ft of light-filled, well-proportioned living space. Just moments from South Wimbledon Underground and within easy reach of Wimbledon and Wimbledon Village, the apartment has been designed to the highest standards for modern living.

The spacious open-plan kitchen/dining/reception room is filled with natural light from large picture windows and a glazed door that opens onto a private terrace, perfect for al fresco dining and entertaining. The kitchen combines sleek design with practicality, featuring matt units, contrasting oak doors, quartz worktops, and premium integrated appliances, including brushed gunmetal taps and an instant hot water tap. A dedicated dining area flows into a comfortable living space framed by dual picture windows.

Both bedrooms are bright and well-proportioned with dual-aspect picture windows, while a smart modern bathroom sits across the hallway.

Approximate Internal Floor Area 681 sq ft/ 63.3 sq m



## FLOORPLAN

Council Tax Band: tbc | EPC: tbc | Tenure: Share of Freehold

## KEY FEATURES

- Private terrace with direct access from dining area
- Light-filled open-plan kitchen/dining/living room
- Stylish kitchen with quartz worktops and premium appliances
- Contemporary bathroom and well-planned layout
- Air source heat pump, solar panels, underfloor heating, triple glazing
- Fibre broadband, digital thermostats, and energy-efficient lighting
- Secure bike storage
- High EPC rating

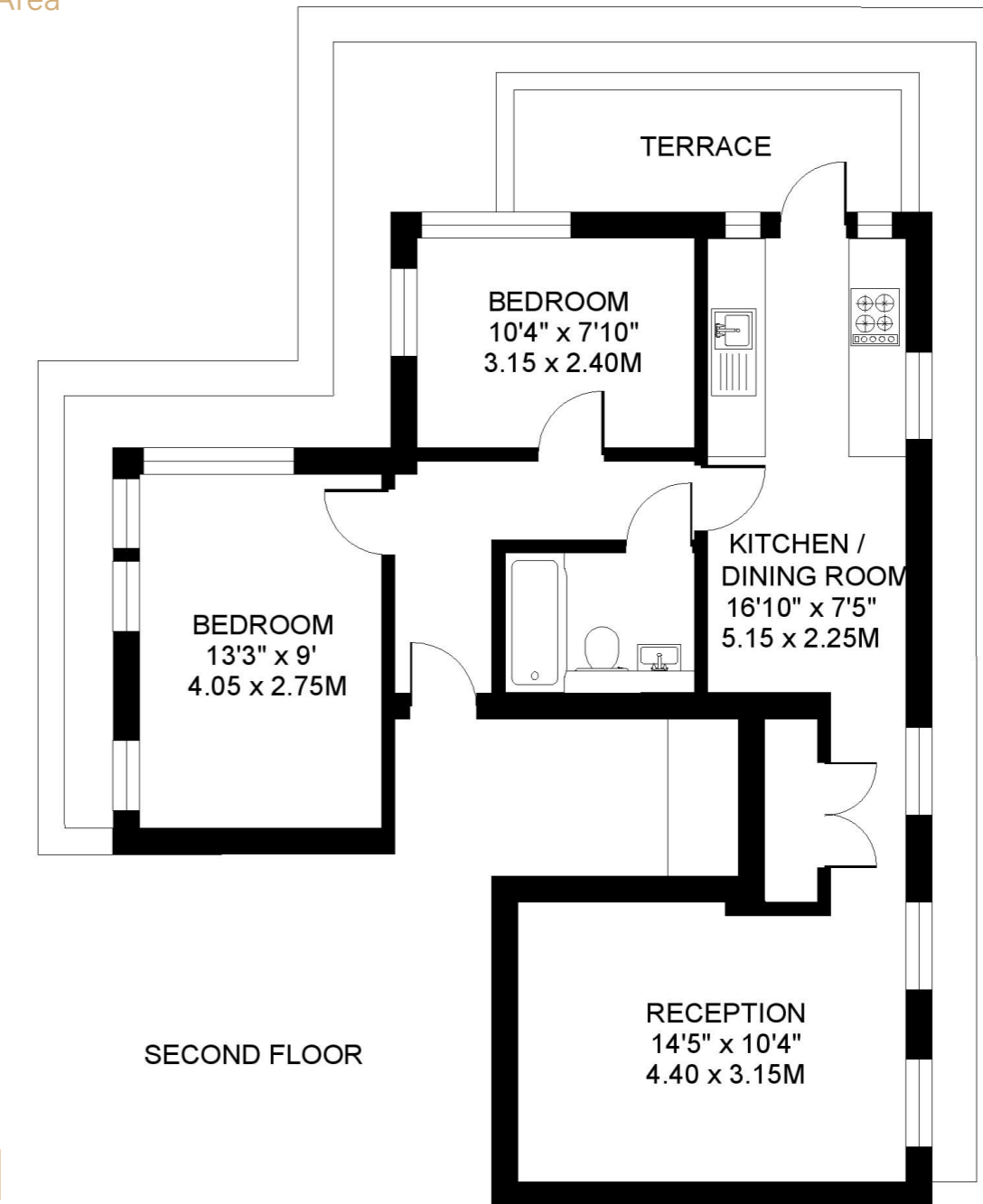
# 5 HESTIA APARTMENTS

Positioned on the second floor of a striking new-build development, this beautifully finished two-bedroom apartment offers approximately 667 sq ft of light-filled, well-proportioned living space. Ideally located just moments from South Wimbledon Underground, and close to Wimbledon and Wimbledon Village, the home has been thoughtfully designed with modern living in mind.

The spacious open-plan kitchen/dining/living area is filled with natural light from large picture windows and opens onto a private terrace, perfect for al fresco dining and entertaining. The contemporary kitchen features matt units, contrasting oak doors, quartz worktops, and premium integrated appliances, including brushed gunmetal taps and an instant hot water tap. A dedicated dining area leads through to a comfortable reception space with dual picture windows.

Both double bedrooms enjoy dual-aspect picture windows, while the stylish bathroom is located just off the hallway.

Approximate Internal Floor Area  
667 sq ft/ 62 sq m



## FLOORPLAN

Council Tax Band: tbc | EPC: tbc | Tenure: Share of Freehold

## KEY FEATURES

- Private roof terrace accessed from the kitchen
- Expansive 27 ft open-plan kitchen/living/dining area
- Contemporary kitchen with quartz worktops & premium appliances
- Modern bathroom with shower over bath
- Large hallway storage cupboard
- Air source heat pump, solar panels, underfloor heating, triple glazing
- Fibre broadband, energy-efficient lighting, digital thermostats
- Secure bike storage
- High EPC rating

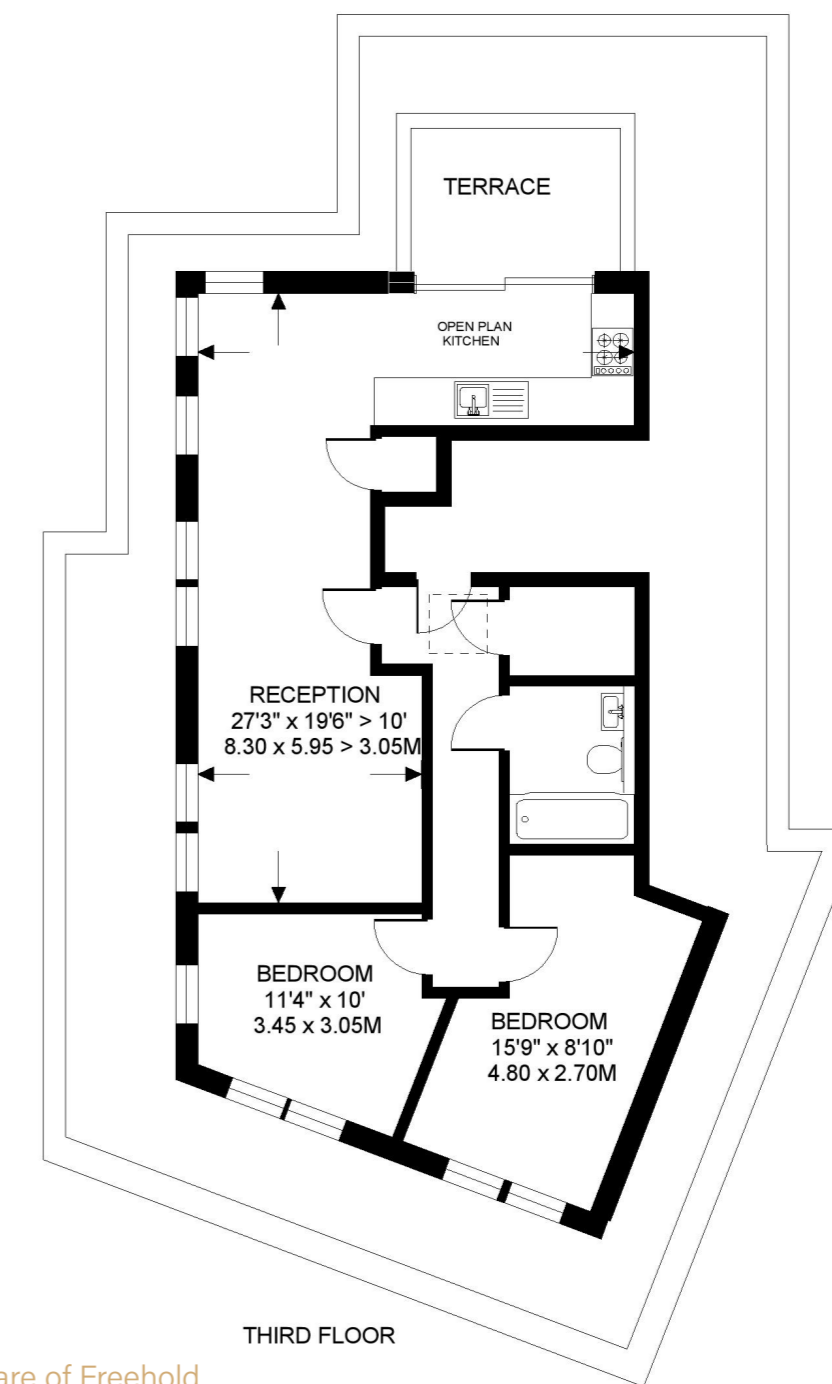
# 6 HESTIA APARTMENTS

Set on the top floor of an architecturally striking new-build development, this beautifully designed two-bedroom penthouse apartment offers approx. 675 sq ft of light-filled living space, just moments from South Wimbledon Underground and the vibrant amenities of Wimbledon and Wimbledon Village.

Accessed via its own private front door, the apartment opens into a spacious 27 ft open-plan kitchen/reception room, flooded with natural light through numerous picture windows. There is ample space for dining and relaxing, while the stylishly zoned kitchen features matt cabinetry, contrasting oak doors, quartz worktops, and premium integrated appliances, including brushed gunmetal taps and an instant hot water tap. A private roof terrace, accessed from the kitchen, offers an ideal setting for al fresco dining and entertaining.

Both bedrooms are generously sized with large picture windows and share a sleek modern bathroom with a shower-over-bath. A large hallway storage cupboard completes the layout.

Approximate Internal Floor Area  
675 sq ft/ 62.7 sq m



## FLOORPLAN

Council Tax Band: tbc | EPC: tbc | Tenure: Share of Freehold





## GENERAL

- Built in wardrobes in main bedroom
- Aged bronzed hardware
- Pre finished oak doors
- Triple glazed windows
- Triple glazed skylights
- Private gardens with soft and hard landscaping and/or private terraces
- Security & Peace of Mind
- Communal Secure bicycle storage
- 10-year new home warranty
- PAS-24 multi-lock secure doors and windows
- All units have a share of freehold with a management company run by owners to control the maintenance of the communal parts
- Bespoke Decorative wall panelling to living rooms
- Decorative fluted panelling to main bedrooms
- Tilt & turn windows with easy clean function

## ELECTRICS

- Matt white sockets and switches
- Digital thermostats with individually controlled zones per room
- Hard wired smoke and heat detectors
- Fibre optic broadband
- Energy efficient lighting
- USB sockets at certain points in main bed and kitchen/living space

## GREEN LIVING

- Proposed High B Rated EPCs c85+
- Triple glazed windows with U values as low as 0.8 for energy saving and noise reduction
- Gas-free energy efficient Air Source Heat Pumps (ASHP)
- MVHR- (Mechanical Ventilation with Heat Recovery system)- a whole-house ventilation solution that provides fresh, filtered air while simultaneously recovering heat from the outgoing stale air
- Solar panels for each apartment
- Wet underfloor heating throughout (15% more efficient than traditional heating) with digital thermostatic control in each room
- FSC rated timber used throughout
- Local suppliers and tradesmen employed
- Secure bike storage

## KITCHEN & UTILITY

- Matt kitchen units with recessed metal handles and contrasting oak doors
- Quartz worktops
- Brushed gunmetal tap and stainless sink
- Premium integrated appliances from AEG appliances
- Free-standing washer/dryer to hallway cupboards in some flats
- Induction hobs
- Recessed LED light strips
- Instant hot water taps

## BEDROOM

- Herringbone engineered wood flooring throughout
- Underfloor heating system throughout.

## BATHROOMS

- Brushed brass sanitaryware wall mounted fittings thermostatic concealed valves
- Backlit mirror or cabinet
- Italian terrazzo tiles and aqua wall tiles
- Concealed cisterns

# SPECIFICATION

# ABOUT LUXDON

Founded in London in 2013 by two school friends from Wimbledon, Luxdon has grown from refurbishing single flats to creating stylish multi-unit boutique developments. Whether breathing new life into a handsome period building or crafting future-proofed apartments, the focus is always the same: thoughtful design and clever use of space to deliver homes that people genuinely love to live in. Over the past few years, Luxdon has delivered several successful projects, and with two more developments currently underway, Luxdon continues to build with the same straightforward ethos they started with— quality homes with a difference.

The Hestia apartments in Wimbledon are especially close to the founders' hearts, given their proximity to where they grew up, went to school, and first founded Luxdon. This is a proud moment for the business, and Marcus and Dan are committed to contributing to the area's future.

**Development with a difference.**





HESTIA  
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