



## Surbiton Place

Your life, your space...





## Spacious Elegant

Surbiton Place is more than just a home. It's your space.

Each of our 10 apartments and 4 townhouses has been carefully designed to combine imaginative layouts and contemporary luxury. The latest technology is installed to enhance and manage the quality of your life.

Just 17 minutes from Waterloo, Surbiton Place enables you to relax and enjoy fantastic local restaurants and shops.

Spacious. Elegant. It's a great location.

Real design that works around you - without compromise.



## Moving in together?

The innovative use of space and stunningly designed interiors will enhance your lifestyle. Dimmer lighting and polished chrome fittings are just some of the features that make Surbiton Place so special.

Sleek contemporary kitchens boast high quality integrated appliances, the latest designer units and optimised lighting zones. Entertaining will become a pleasurable indulgence.

Bathrooms exude luxury. From the high pressure showers to the heated towel rails, we've done everything to add comfort to your life.

Here is a home you will cherish...

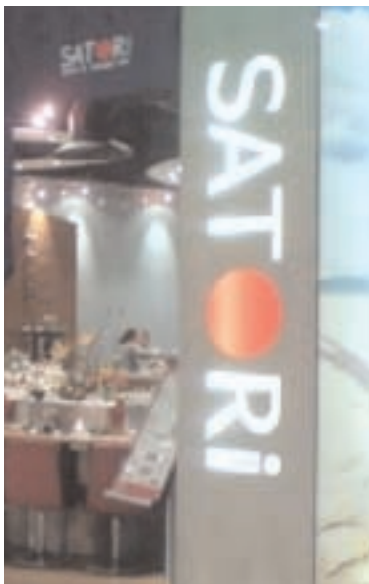


## Looking for a location with easy access to central London, great shops, restaurants and green parks?

Surbiton Place offers you a home which combines city living and elegance with real quality of life.

Surbiton boasts a fantastic choice of independent shops, high street stores and quality restaurants. Situated by the River Thames and just minutes away from Kingston, you can enjoy the relaxed ambiance of riverside restaurants and share the vibrant nightlife.

Hampton Court Palace, with its enchanting gardens, is just across the river and a wide choice of parks and green open spaces are on the doorstep.





# 17 minutes non-stop from London Waterloo to Surbiton



## Excellent transport connections and road links, ideally located for commuting into London

### By train

- 17 minutes from London Waterloo
- Fast trains to London Waterloo every 7 minutes
- Connections to Jubilee, Bakerloo and Northern Line underground services
- Connections to mainline train and bus service

### By road

- A3 to central London (12 miles to Knightsbridge)
- Road links to the M3 and M25 (Junction 10)

### By plane

- 17 miles to Heathrow airport via A307 & M4
- 25.5 miles to Gatwick airport via M25 & M23



# Floorplans

## Two and Three Bedroom Apartments and Townhouses

### The Apartments

Apartment Type 1	2 Bed	2 Bath	-	-	Page 8
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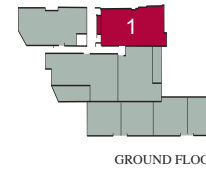
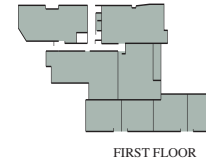
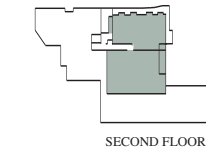
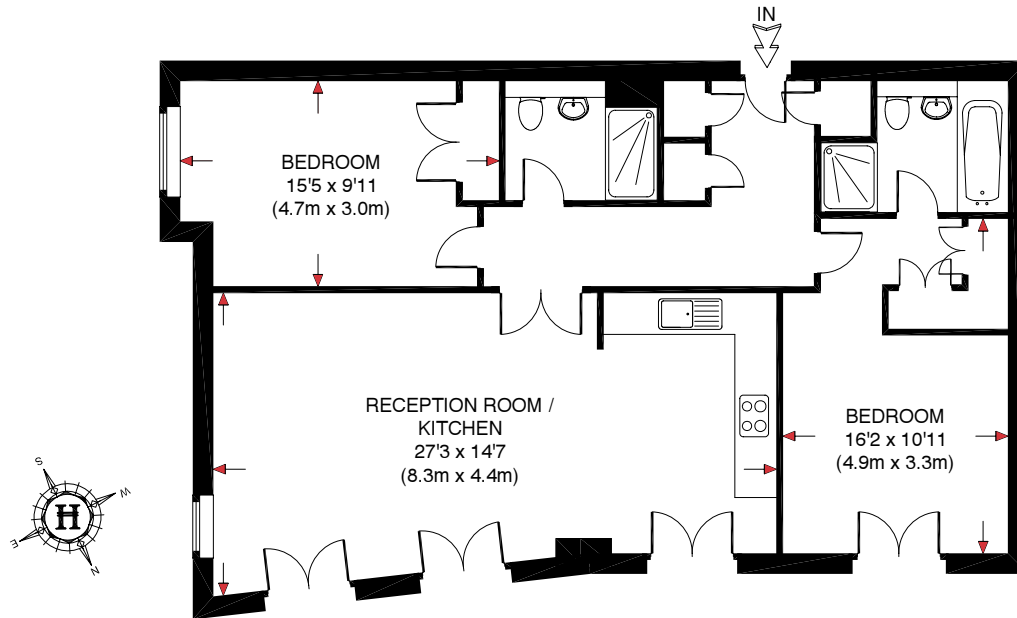
### The Townhouses

Townhouse Type 11	2 Bed	2 Bath	Cloakroom	-	Page 18
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# TWO BEDROOM APARTMENT

## APARTMENT TYPE 1



### LIVING/DINING/KITCHEN

8.3m x 4.4m  
27' 3" x 14' 7"

### BEDROOM 1

4.9m x 3.3m  
16' 2" x 10' 11"

### BEDROOM 2

4.7m x 3.0m  
15' 5" x 9' 11"

### INTERNAL AREA (approx)

84 sq m – 904 sq ft



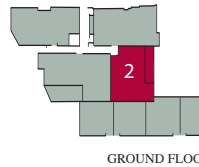
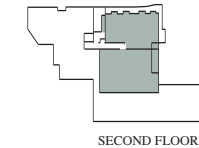
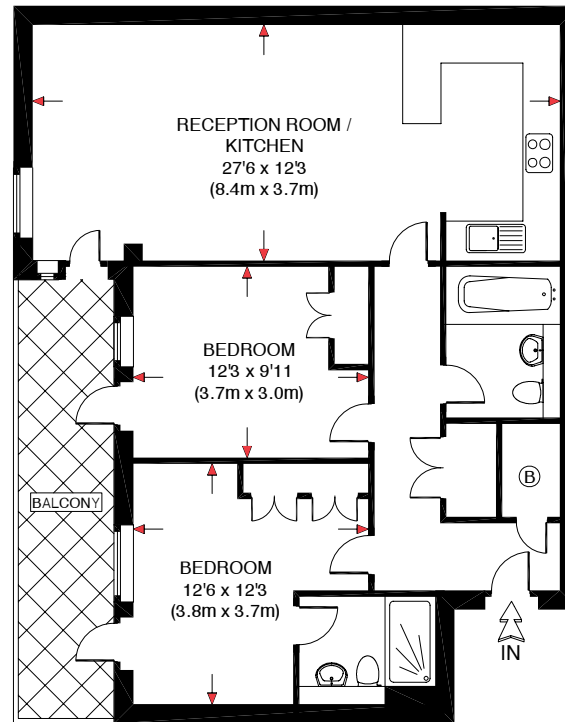
DEPICTS MEASUREMENT POINTS

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# TWO BEDROOM APARTMENT

## APARTMENT TYPE 2



### LIVING/DINING/KITCHEN

8.4m x 3.7m  
27' 6" x 12' 3"

### BEDROOM 1

3.8m x 3.7m  
12' 6" x 12' 3"

### BEDROOM 2

3.7m x 3.0m  
12' 3" x 9' 11"

### BALCONY

9.1sq m  
98.0 sq ft

### INTERNAL AREA (approx)

76 sq m – 818 sq ft

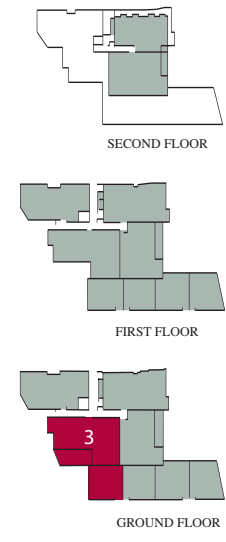
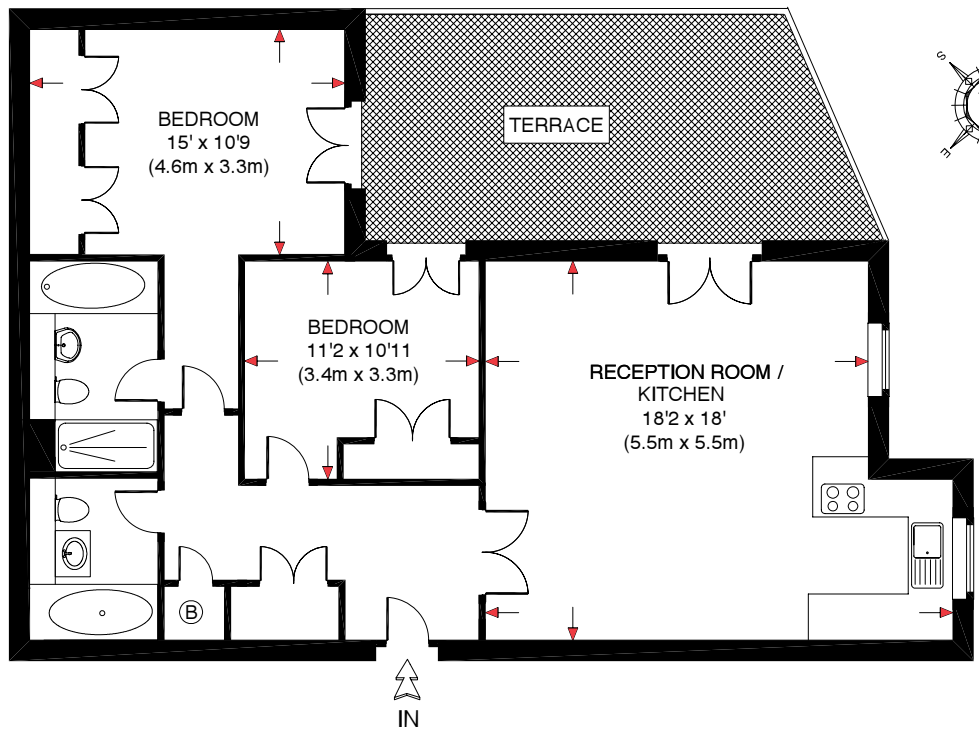


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# TWO BEDROOM APARTMENT

## APARTMENT TYPE 3



**LIVING/DINING/KITCHEN**  
5.5m x 5.5m  
18' 2" x 18'

**BEDROOM 1**  
4.6m x 3.3m  
15' 0" x 10' 9"

**BEDROOM 2**  
3.4m x 3.3m  
11' 2" x 10' 11"

**TERRACE**  
19.5 sqm  
210 sq ft

**INTERNAL AREA (approx)**  
84 sq m – 904 sq ft

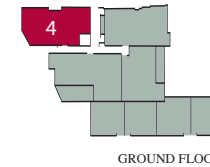
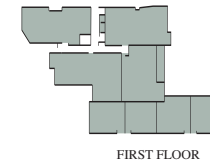
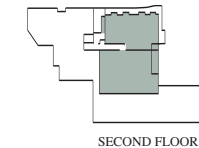
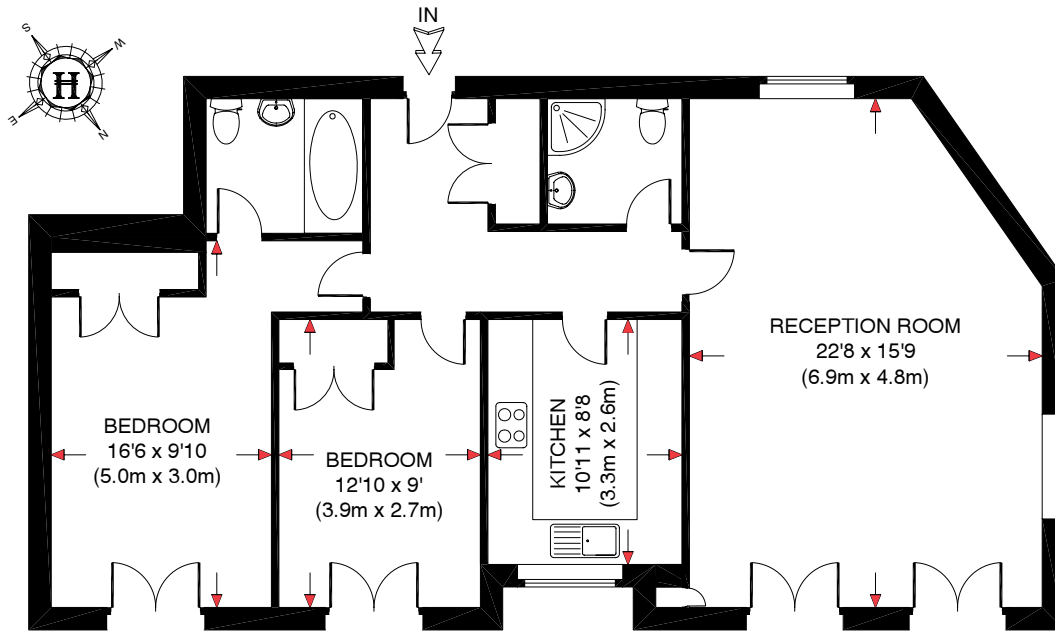


DEPICTS MEASUREMENT POINTS

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# TWO BEDROOM APARTMENT

## APARTMENT TYPE 4



### LIVING/DINING

6.9m x 4.8m  
22' 8" x 15' 9"

### KITCHEN

3.3m x 2.6m  
10' 11" x 8' 8"

### BEDROOM 1

5.0m x 3.0m  
16' 6" x 9' 10"

### BEDROOM 2

3.9m x 2.7m  
12' 10" x 8' 0"

**INTERNAL AREA** (approx)  
85 sq m – 915 sq ft

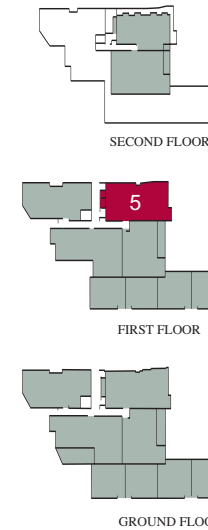
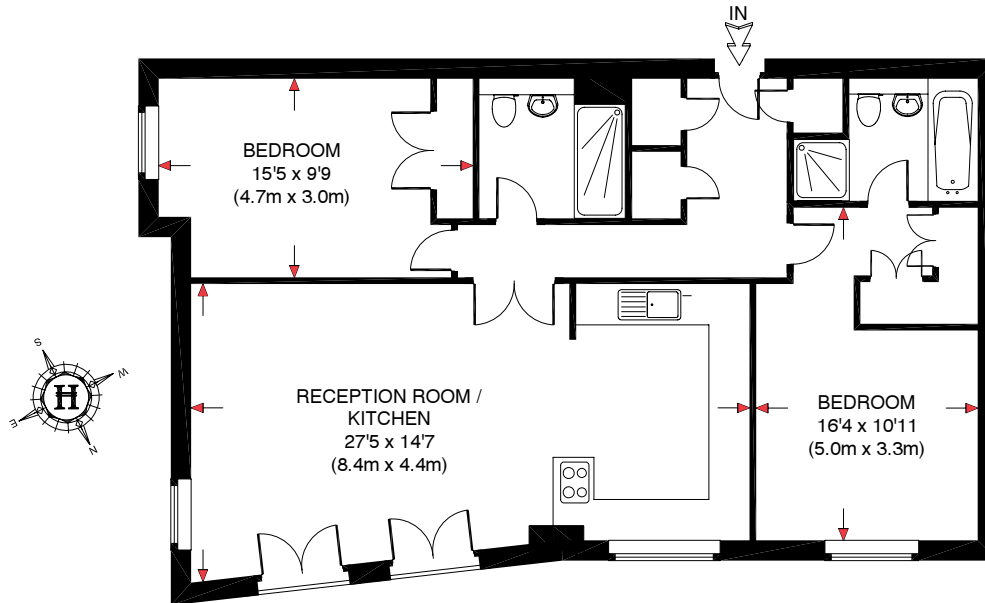


DEPICTS MEASUREMENT POINTS

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# TWO BEDROOM APARTMENT

## APARTMENT TYPE 5



### LIVING/DINING/KITCHEN

8.4m x 4.4m  
27' 5" x 14' 7"

### BEDROOM 1

5.0m x 3.m  
16' 4" x 10' 11"

### BEDROOM 2

4.7m x 3.0m  
15' 5" x 9' 9"

### INTERNAL AREA (approx)

84 sq m – 904 sq ft



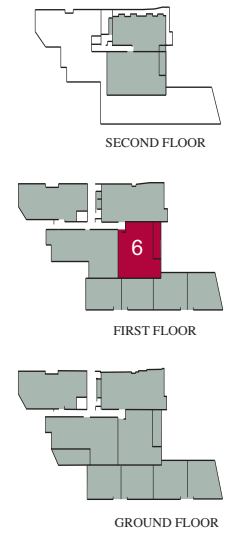
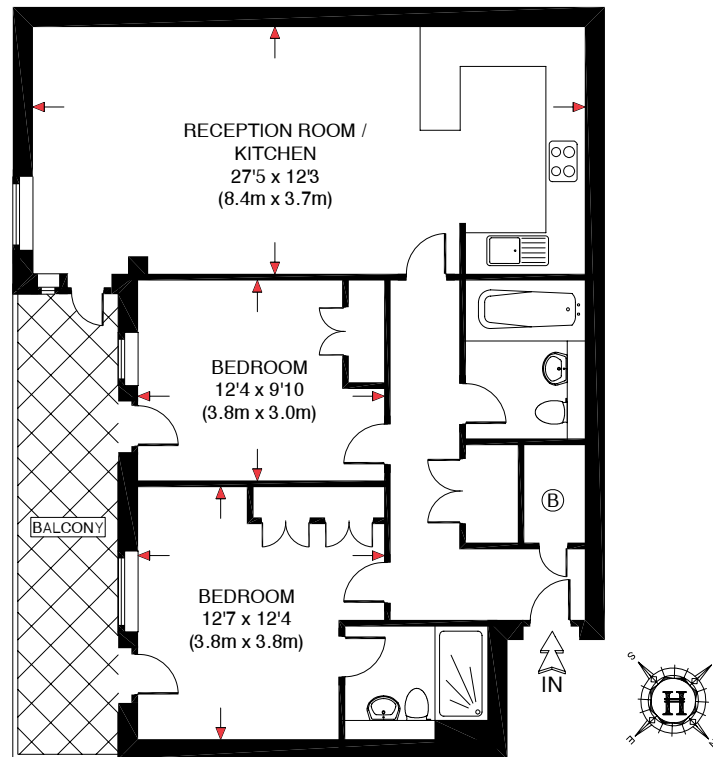
DEPICTS MEASUREMENT POINTS

\*Average measurement

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# TWO BEDROOM APARTMENT

## APARTMENT TYPE 6



### LIVING/DINING/KITCHEN

8.4m x 3.7m  
27' 5" x 12' 3"

### BEDROOM 1

3.8m x 3.8m  
12' 7" x 12' 4"

### BEDROOM 2

3.8m x 3.0m  
12' 4" x 9' 10"

### BALCONY

9.1 sqm  
98.0 sq ft

### INTERNAL AREA (approx)

76 sq m – 818 sq ft



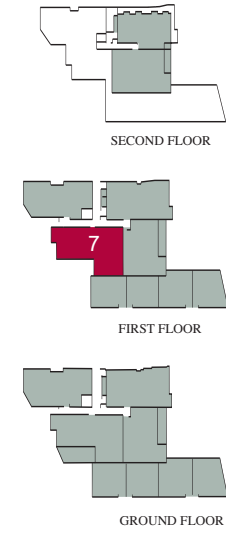
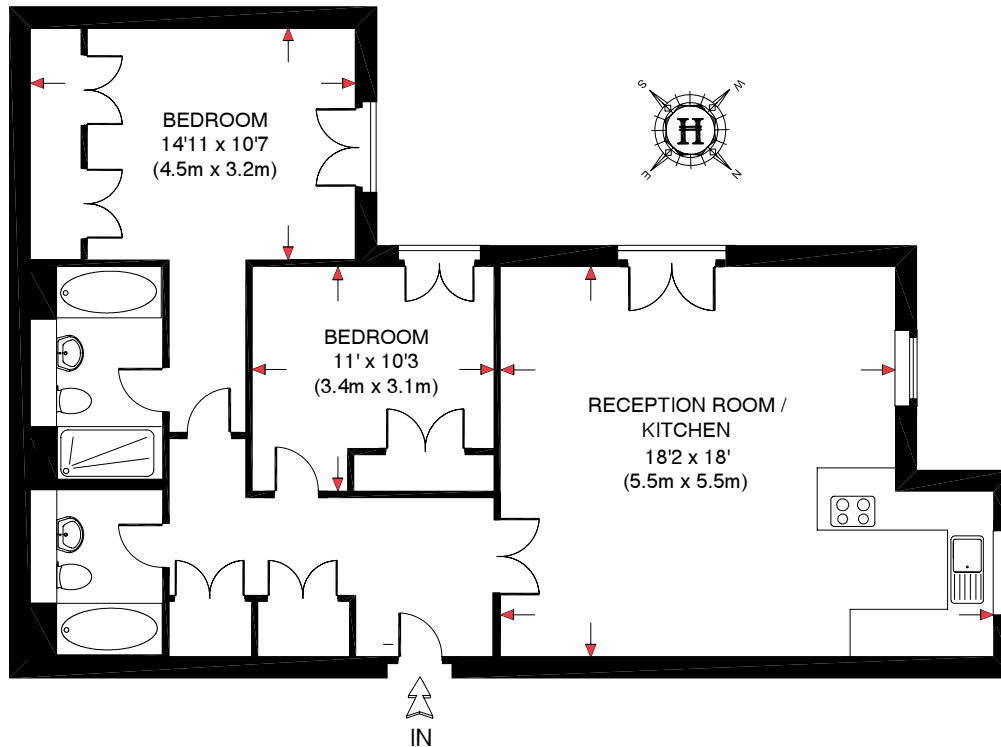
DEPICTS MEASUREMENT POINTS

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# TWO BEDROOM APARTMENT

## APARTMENT TYPE 7



**LIVING/DINING**  
5.5m x 5.5m  
18' 2" x 18' 0"

**KITCHEN**  
3287mm x 2720mm  
10' 9" x 8' 11"

**BEDROOM 1**  
4.5m x 3.2m  
14' 11" x 10' 7"

**BEDROOM 2**  
3.4m x 3.1m  
11' 0" x 10' 3"

**INTERNAL AREA** (approx)  
84 sq m – 904 sq ft

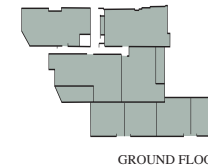
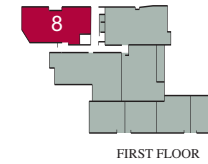
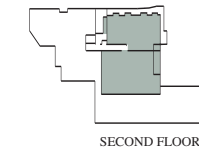
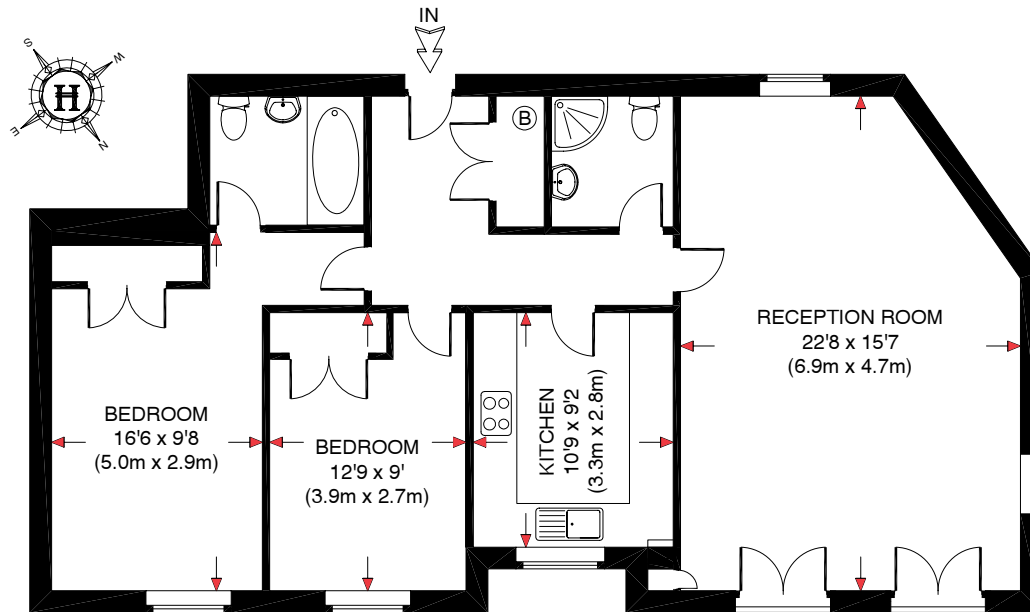


DEPICTS MEASUREMENT POINTS

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# TWO BEDROOM APARTMENT

## APARTMENT TYPE 8



### LIVING/DINING

6.9m x 4.7m  
22' 8" x 15' 7"

### KITCHEN

3.3m x 2.8m  
10' 9" x 9' 2"

### BEDROOM 1

5.0m x 2.9m  
16' 6" x 9' 8"

### BEDROOM 2

3.9m x 2.7m  
12' 9" x 9' 0"

**INTERNAL AREA** (approx)  
85 sq m – 915 sq ft

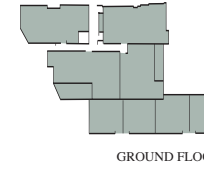
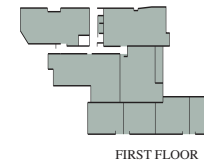
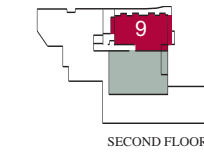
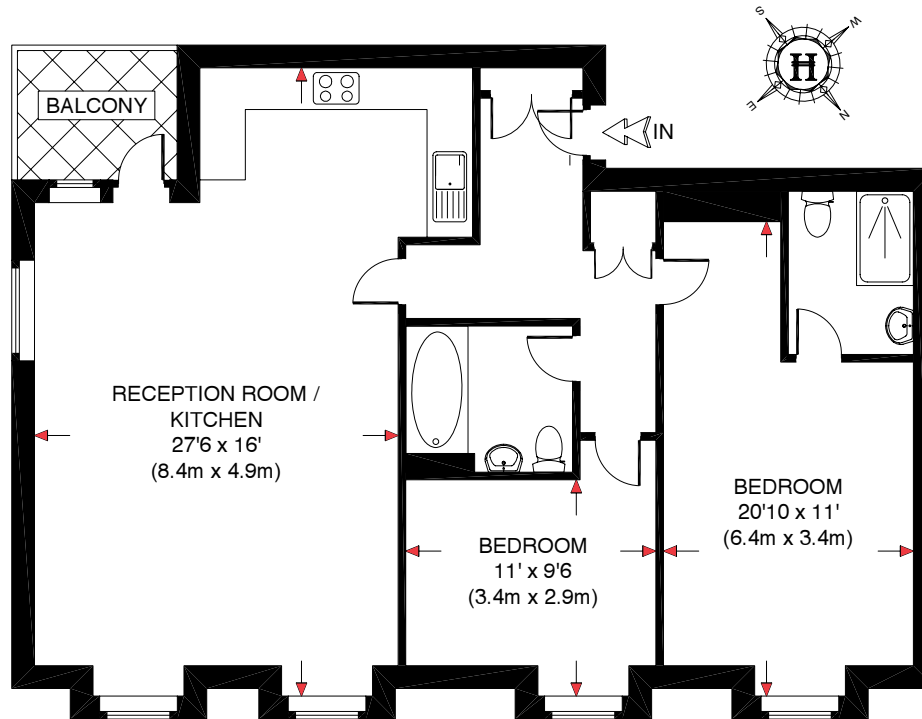


DEPICTS MEASUREMENT POINTS

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# TWO BEDROOM APARTMENT

## APARTMENT TYPE 9



### LIVING/DINING/KITCHEN

8.4m x 4.9m  
27' 6" x 16' 0"

### BEDROOM 1

6.4m x 3.4m  
20' 10" x 11' 0"

### BEDROOM 2

3842mm x 3100mm  
12' 7" x 10' 5"

### BEDROOM 3

3.4m x 2.9m  
11' 0" x 9' 6"

### BALCONY

2.3 sq m  
24.7 sq ft

**INTERNAL AREA** (approx)  
85 sq m – 915 sq ft

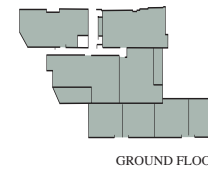
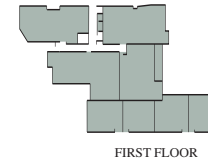
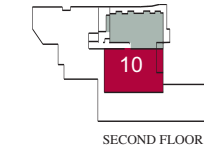
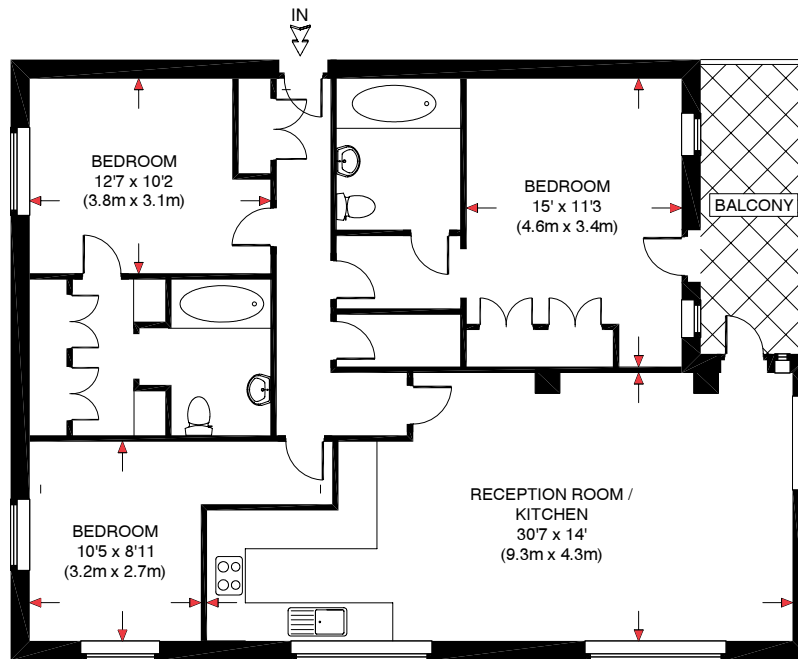


DEPICTS MEASUREMENT POINTS

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# THREE BEDROOM APARTMENT

## APARTMENT TYPE 10



### LIVING/DINING/KITCHEN

9.3m x 4.3m  
30' 7" x 14' 0"

### BEDROOM 1

4.6m x 3.4m  
15' 0" x 11' 3"

### BEDROOM 2

3.8m x 3.1m  
12' 7" x 10' 2"

### BEDROOM 3

3.2m x 2.7m  
10' 5" x 8' 11"

### BALCONY

6.8 sq m  
73.8 sq ft

### INTERNAL AREA (approx)

101 sq m – 1087 sq ft



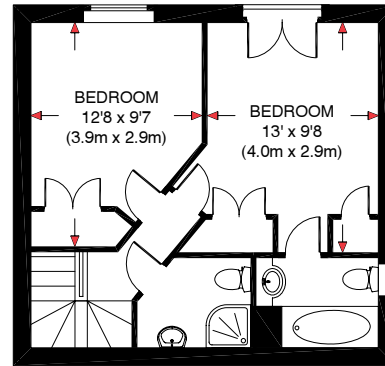
DEPICTS MEASUREMENT POINTS

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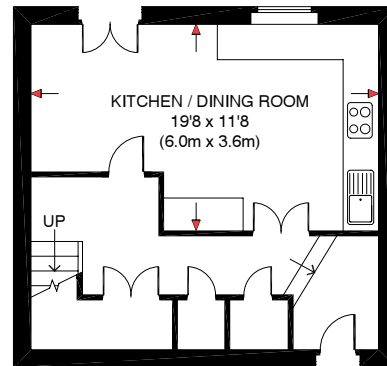
# TWO BEDROOM TOWNHOUSE

## TOWNHOUSE TYPE 11

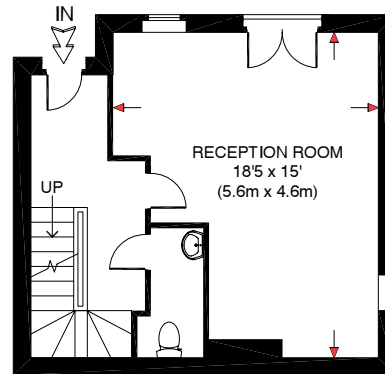
SURBITON PLACE, KT6



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

### LIVING

5.6m x 4.6m  
18' 5" x 15' 0"

### KITCHEN/DINING

6.0m x 3.6m  
19' 8" x 11' 8"

### BEDROOM 1

4.0m x 2.9m  
13' 0" x 9' 8"

### BEDROOM 2

3.9m x 2.9m  
12' 8" x 9' 7"

**INTERNAL AREA** (approx)

100 sq m – 1076 sq ft



DEPICTS MEASUREMENT POINTS

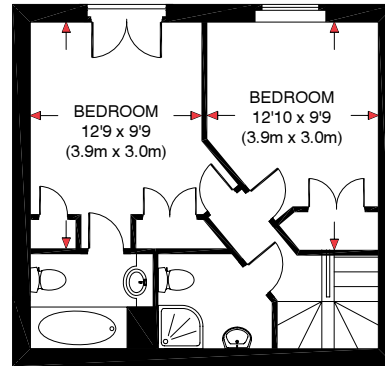
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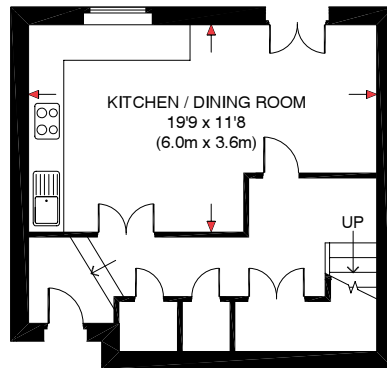
# TWO BEDROOM TOWNHOUSE

## TOWNHOUSE TYPE 12

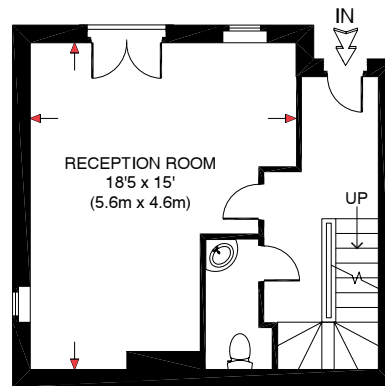
SURBITON PLACE, KT6



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

**LIVING**  
5.6m x 4.6m  
18' 5" x 15' 0"

**KITCHEN/DINING**  
6.0m x 3.6m  
19' 9" x 11' 8"

**BEDROOM 1**  
3.9m x 3.0m  
12' 10" x 9' 9"

**BEDROOM 2**  
3.9m x 3.0m  
12' 9" x 9' 9"

**INTERNAL AREA** (approx)  
100 sq m – 1076 sq ft



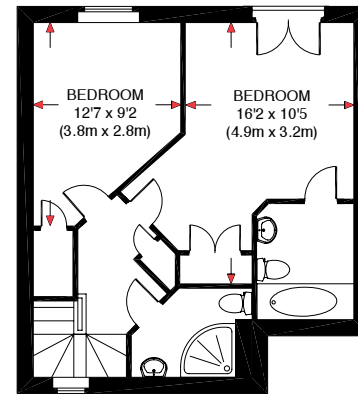
DEPICTS MEASUREMENT POINTS

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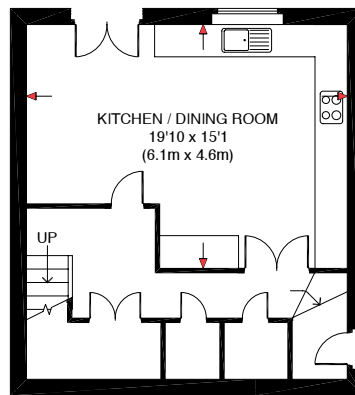
# TWO BEDROOM TOWNHOUSE

## TOWNHOUSE TYPE 13

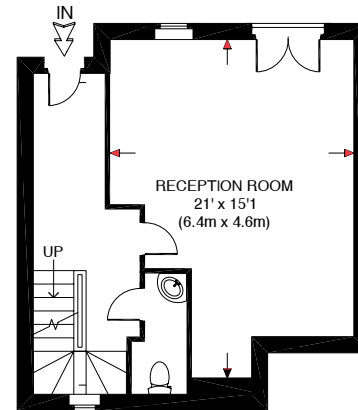
SURBITON PLACE, KT6



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

**LIVING**  
6.4m x 4.6m  
21' 0" x 15' 1"

**KITCHEN/DINING**  
6.1m x 4.6m  
19' 10" x 15' 1"

**BEDROOM 1**  
4.9m x 3.2m  
16' 2" x 3' 2"

**BEDROOM 2**  
3.8m x 2.8m  
12' 7" x 9' 2"

**INTERNAL AREA** (approx)  
116 sq m – 1249 sq ft



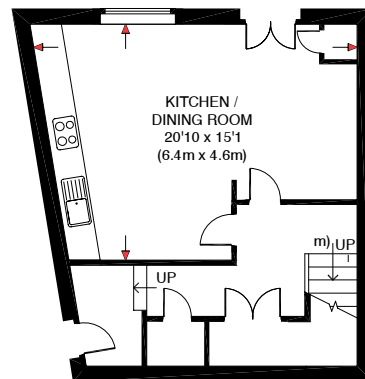
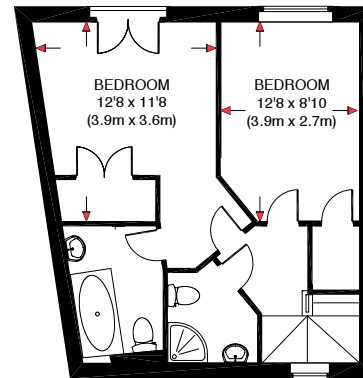
DEPICTS MEASUREMENT POINTS

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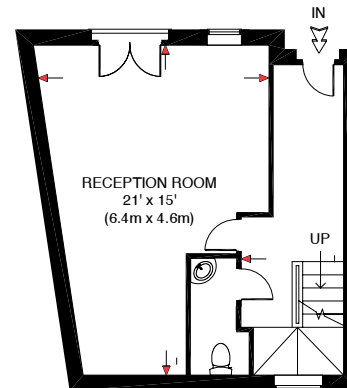
# TWO BEDROOM TOWNHOUSE

## TOWNHOUSE TYPE 14

SURBITON PLACE, KT6



LOWER GROUND FLOOR



GROUND FLOOR

**LIVING**  
6.4m x 4.6m  
21' 0" x 15' 0"

**KITCHEN/DINING**  
6.4m x 4.6m  
20' 10" x 15' 1"

**BEDROOM 1**  
3.9m x 3.6m  
12' 8" x 11' 8"

**BEDROOM 2**  
3.9m x 2.7m  
12' 8" x 8' 10"

**INTERNAL AREA** (approx)  
113 sq m – 1217 sq ft



DEPICTS MEASUREMENT POINTS

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# General Specification

**Attention to detail is a core value of the company. To this end, considerable time has been spent with the Architects and in-house Design Team to create exceptional homes at Surbiton Place designed to enhance your lifestyle.**



## Electrical Fittings

- Low-voltage downlights, as indicated on electrical layout
- Automatic lighting to wardrobes
- Shaver sockets in bathrooms and en-suites
- Computer cabling

## Heating

- Under-floor heating to apartments
- Electric immersion heater with electronic timer control to hot water storage tank
- Metal powder coated double glazed windows
- Gas fired central heating to townhouses

## Interior Finishes

- Wenge wood entrance doors to all apartments
- Bespoke white painted skirtings and architraves
- Bespoke coving to living areas and hall
- Internal walls painted emulsion
- Smooth finish ceilings throughout painted white emulsion
- Fitted wardrobes to all bedrooms
- All internal doors are matching walls

## Security

- Video entry system
- Mains supply smoke detector to hallways
- Wiring for burglar alarm system
- Deadlock and spy hole to apartment entrance doors
- Gated vehicle entrance to the development

## General

- All homes benefit from a 10 year Zurich warranty
- Concrete floors throughout all apartments
- Traditional timber joist floor construction to all townhouses
- Masonry cavity walls with brick, rendered, reconstructed stone with the exception of apartment types 9 & 10 here front elevation is constructed to a natural grey slate design
- All construction conforms to current statutory building regulations

## Car Parking

- Car parking space for all homes
- Individual storage units with automatic lighting to all apartments

## Communal Internal Areas

- Interior designed communal areas. Passenger lift to each floor

## Communal External Areas

- Bespoke landscaping plan for all communal external areas
- A management company will ensure the maintenance of the communal facilities and a service charge to each home will be levied

## Energy Saving Features

- Insulation boards fitted below floor screed
- Low emissivity external
- Insulated cavity walls, lintels

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. We reserve the right to make these changes as required.







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*Another exciting development by*

