A vibrant yet tranquil community near the river in the centre of the historic market town of Kingston Upon Thames, Queenshurst Square combines an urban buzz with a rural calm. Thirty minutes from the centre of London yet surrounded by the great Royal Parks of Richmond and Bushy it really does bring you the best of both worlds.
INTRODUCTION

A stylish collection of contemporary apartments that rise up from the site of Kingston’s old Victorian gasholders, Queenshurst Square is where the rich history of this prestigious market town meets its exciting future.

Built around the principles of 21st century design, this sleek and modern local landmark also recognises its past and place in the local community. Inspired by a traditional London Square, the tranquil communal gardens feature a ‘pergola’ seating area that evokes the old gasholders that once stood here. Landscaped borders and park benches also line the scenic walkway that circles Queenshurst. This quiet space provides a place to relax and meet the neighbours after exploring the nearby boutiques and restaurants. Each of the 315 apartments benefit from a private balcony or outdoor space with views onto the garden square. And with a 24-hour concierge it’s easy to feel at home here.

VIBRANT OASIS BY THE RIVER AND PARKS
Strolling along the riverside before brunching in a Parisian style brasserie on the banks of this most picturesque stretch of the Thames, you will soon be under Kingston’s spell. You might start the day at the independent coffee shop Local Hero, winner of a Time Out Love London award. The heart of the community is the ancient market square, a sunny piazza where local fishmongers and florists sit alongside open-air Vietnamese and Japanese restaurants in timber market stalls.

It’s the perfect place to refuel and stock up for the weekend after shopping in the Bentall Centre, home to stores like Apple, Zara, Massimo Dutti, and Superdry.

With its School of Art & Design and renowned fashion courses at Kingston University, the neighbourhood also has a strong creative vibe. Join the future artists and designers in gastro pubs like The Albion, known for its wide selection of craft ales, or the Grey Horse with its live music nights and jam sessions. Or head for the independent stores of Old London Road where Neil’s Wheels Bike Shop, That Vintage Store, Collectors Record Centre, Old London Road Tattoos, and Kingston Antiques Centre evoke the independent buzz of East London’s Brick Lane. This is also where you’ll find Mr Mullan’s General Store, founded by Mark Ronson’s barber in the Stone Hair salon. This hip boutique stocks the kind of clothing, lifestyle, and accessory brands stocked in Shoreditch’s most renowned stores like Goodhood and Labour & Wait.
With over 2,500 acres of rolling hills, ancient woodland, lakes and grasslands where herds of red and fellow deer roam free, Richmond Park really does take your breath away. Enter through Kingston Gate for miles of cycle paths, long walking and jogging trails with limitless picnic spots. Cross the river and you come to the second largest of London’s Royal Parks.

As you relax by one of Bushy Park’s ponds or cricket pitches with deer and the sound of birdlife all around, it really is hard to believe you are half an hour from Central London. With the riverside Cranbury Gardens a short walk away your options for relaxation really are endless. History is all around you here and a trip to Hampton Court Palace, the royal residence of Henry VIII, is also a good reason to check out the many surrounding bars and restaurants.

A beautiful walk from Kingston along the river brings you past the picturesque Teddington Lock and onto the boutiques and independent eateries of Richmond. This is also a popular cycle route with plenty of options for lunch along the way. Make sure you take the old pedestrian ferry near historic Ham House across to Twickenham. Head for the 17th Century pub The White Swan a favourite on rugby match days with open fires in the winter and a waterside beer garden for the summer. Or to really enjoy the river at its best, join one of the many friendly local rowing or canoe clubs. Whether it’s a round at Coombe Hill Golf Club or circuits at David Lloyd it’s easy to feel good here.
AN EASY COMMUTE OR WEEKEND GETAWAY

It’s not just the parks, river and bustling neighbourhood atmosphere that make Kingston such a desirable place to live. You are also perfectly placed to make the best of London. A short walk brings you to Kingston station with a train every five minutes to London Waterloo, just half an hour away. It’s the UK’s busiest railway station with underground connections to the many areas of this exciting city.

As well as connecting you to Victoria in the South and Shoreditch in the east, Clapham Junction (20 mins) is also where you will pick up the Gatwick Express. And with Heathrow airport also just half an hour by car it’s easy to get away. For shorter trips, head to the South East or Surrey Hills with Box Hill only 50 minutes away and Brighton another hour. On two wheels you are also well positioned to make the best of South West London – whether it’s the boat race at Putney or centre court at Wimbledon.
As chic as they are comfortable, the Queenshurst Square interiors are designed to impress. The wooden floored open-plan living room and dining areas are as relaxing as they are stylish. With its Zanussi built-in appliances and simple white Leicht Sirius units, the kitchens continue the clean-lined aesthetic. Equally refined, the ceramic herringbone floored bathroom features Roca Gap basins and chrome Grohe mixers. And with wool twist Cormar carpets in hushed Stucco colours and contemporary pendant lighting, the bedrooms are both cozy and elegant. These really are homes to be proud of.
<table>
<thead>
<tr>
<th>Room</th>
<th>SQ. M.</th>
<th>SQ. FT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>7.2' x 7.10'</td>
<td>2.18 x 2.40</td>
</tr>
<tr>
<td>Living Room</td>
<td>12.4' x 16.11'</td>
<td>3.75 x 5.15</td>
</tr>
<tr>
<td>Bathroom</td>
<td>6.7' x 7.10'</td>
<td>2.00 x 2.40</td>
</tr>
<tr>
<td>Bedroom</td>
<td>9.0' x 16.17'</td>
<td>2.75 x 5.35</td>
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<tr>
<td>Balcony</td>
<td>5.7' x 12.9'</td>
<td>1.70 x 3.99</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>558</strong></td>
<td><strong>50</strong></td>
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**APARTMENT TYPE 12**

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<th>ROOM</th>
<th>SQ. M.</th>
<th>SQ. FT.</th>
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<tr>
<td>Kitchen / Living Room</td>
<td>15'0&quot; × 18'0&quot;</td>
<td>4.58 × 5.48</td>
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<td>Bathroom</td>
<td>7'3&quot; × 6'7&quot;</td>
<td>2.20 × 2.00</td>
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<tr>
<td>Bedroom</td>
<td>10'3&quot; × 16'7&quot;</td>
<td>3.12 × 5.06</td>
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<tr>
<td>Balcony</td>
<td>12'2&quot; × 5'7&quot;</td>
<td>3.70 × 1.70</td>
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<td><strong>Total</strong></td>
<td>540</td>
<td>50.2</td>
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**APARTMENT TYPE 19**

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<tr>
<th>ROOM</th>
<th>SQ. M.</th>
<th>SQ. FT.</th>
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<tbody>
<tr>
<td>Kitchen / Living Room</td>
<td>18'10&quot; × 25'9&quot;</td>
<td>5.75 × 7.86</td>
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<tr>
<td>Bathroom</td>
<td>7'10&quot; × 6'7&quot;</td>
<td>2.40 × 2.00</td>
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<tr>
<td>Bedroom</td>
<td>9'10&quot; × 15'2&quot;</td>
<td>4.61 × 3.00</td>
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<tr>
<td>Balcony</td>
<td>18'10&quot; × 5'7&quot;</td>
<td>5.75 × 1.70</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>626</td>
<td>58.2</td>
</tr>
</tbody>
</table>
KITCHEN
- Leicht Sirius handleless base and tall units – Gloss White
- Full height splashback to back of hob
- 40mm post formed worktop 600m wide with 100m upstands
- Lamett Palace wood flooring
- Zanussi built in single electric fan operated oven
- Zanussi built – in canopy extract hood
- Zanussi 70/30 Fridge Freezer
- Zanussi freestanding washer dryer (in hall cupboard)
- Pelmet lighting to kitchen

LIVING ROOM/DINING ROOM
- LED downlighters
- Lamett Palace wood flooring
- Todd Doors ISEO C4500 Pre-finished white internal door
- Quad plate to TV position – 5 no double sockets including USB for living room

BEDROOMS
- Draks built in wardrobes to master bedroom only
- Cormar carpet to bedroom – Stucco colour
- Three double sockets to all bedrooms
- Pendant light
- TV Point with Sky Q compatibility (master bedroom only)
- Telephone point

BATHROOM & ENSUITES
- Kaldewei Eurowa Bath
- Roca Gap Basin and WC back to wall
- Grohe basin mixer and shower mixer
- Solus Ceramics ‘Foundation Kossett’ wall tile – (400 x 800mm landscape orientation)
- Solus Ceramics ‘Foundation Kossett’ Herringbone floor tile – (400 x 800mm)
- Full width/height mirror to wall above WC/washbasin boxing
- Glass shower and bath screens

COMMUNICATION LINK
- Sky Q
- TV/FM aerial providing digital TV
- Telephone points in living room and selected bedroom

ADDITIONAL INFORMATION
- Secure bicycle store
- Car club provision
- Gym membership not included
- Please note that no Shared Ownership residents at Queenshurst Square will be eligible for a local authority car parking permit

WARRANTY
- Full ten year Premier “Build Mark” Warranty

LEASE
- 125 years
WHAT IS SHARED OWNERSHIP?
Shared ownership is a part-buy part-rent government funded scheme designed to help people on moderate incomes get on the property ladder. The scheme is simple – you typically buy an affordable share of between 25% and 75% of the property’s full value and pay a subsidised rent on the remainder, with an option to purchase further shares later on.

WHAT MONTHLY COSTS CAN I EXPECT?
In addition to your rent and mortgage repayments, you will pay a service charge. This will cover a variety of costs related to the management of the building, for example insurance, management fees, repairs, utilities and servicing.

It will also include a contribution into a reserve fund that will be used to pay towards future major works and external decorations.

WHO IS ELIGIBLE?
Priority for a Shared Ownership home at The Queenshurst Square will be given to those living or working in the borough of Kingston.

WHAT COSTS ARE INVOLVED IN BUYING A SHARED OWNERSHIP PROPERTY?
In addition to the money you will need to put towards your deposit, it is suggested you will need around £4,000 for the cost of solicitor fees and mortgage arrangement fees.

HOW MUCH DEPOSIT WILL I NEED?
For a deposit, you are likely to need to raise between 5% and 10% of the share you are buying. You’ll also need around £4,000 to cover solicitor fees and other costs, as mentioned above. You will then need to take out a mortgage from a bank or building society to pay for the rest of your share.

HOW LONG DOES IT TAKE TO BUY?
The process of buying a new-build property depends on a number of factors, including the length of time required to arrange a mortgage and the speed at which the solicitors can process the sale.

This typically takes around two months, but can take as little as 28 days if everything proceeds quickly. It is worth noting that buying a property that is not yet built or completed can be a longer process.

WHAT IS A SERVICE CHARGE?
Service charges are payments by the homeowner to the housing association or management company for the services they provide. These include maintenance and repairs to common parts, insurance to the building and occasionally the provision of lifts, communal lighting and door entry systems.

Service charges can vary from year to year, with specific details set out in your lease.

WHAT IS THE MAXIMUM INCOME ALLOWANCE FOR SHARED OWNERSHIP?
In London, the maximum household income to buy a shared ownership property is £90,000.

GET IN TOUCH
Wandle builds homes for private sale and shared ownership sale across nine south London boroughs.

Contact our New Homes team for details of our current and forthcoming schemes.

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sales@wandle.com
www.wandle.com

HOW MANY BEDROOMS AM I ENTITLED TO?
To be eligible for this scheme, you need to be living or working in the borough. Please note existing local government criteria means that applicants will only be put forward for properties according to their immediate bedroom need.

WHAT SIZE SHARE CAN I BUY AND CAN I BUY 100% STRAIGHT AWAY?
Generally, the minimum share required to buy a shared ownership property is 30%, with the maximum at 75%. Your total income and savings will be assessed by an independent financial advisor to determine what share you are able to afford.

You are unable to buy 100% of a shared ownership property straight away. If you can afford to do so, you should look at private sale on the open market. Most shared ownership leases will allow you to buy 100% of the property over time – this is called staircasing.

TO WHOM DO I PAY THE RENTAL COSTS?
You pay rent to the housing association that built the property. The amount you pay depends on the size of the share you purchase and is generally set at a lower rate than private rental costs.

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