



QUEENSHURST

KINGSTON UPON THAMES



Computer-generated image is indicative only and subject to change

A CALM SPACE IN A VIBRANT PLACE

Queenshurst is a collection of one and two bedroom apartments and two and three bedroom duplexes just 5-minutes' walk from Kingston's train station and town centre. With a fantastic selection of bars, restaurants and shops Kingston is a lively and popular town situated on the banks of the River Thames with the advantage of quick and easy access to Central London.

Queenshurst offers a calm space in which to live and relax. A private residents' 24-hour concierge, gym, cinema room and meeting room add to the myriad of leisure facilities nearby, giving residents a truly enviable lifestyle. Queenshurst's



Photography of Queenshurst show apartment and is indicative only

understated interiors, marked out by minimalism and subtle, elegant materials, give a modern feel to the Royal Borough it belongs to. This is the place to enjoy

the very best of contemporary design, a brand new collection of homes offering an ideal place to enjoy cosmopolitan living.

Berkeley
Designed for life



Photo of Queenshurst show apartment, indicative only

THE DEVELOPER

Founded in 1976, Berkeley Homes is one of the UK's leading developers and has won numerous awards for its commitment to quality, design and customer service including the 2014 Queen's Award for Enterprise in Sustainable Development, and the accolade of Britain's Most Admired Company 2011.

Quality is at the heart of everything Berkeley does, not only in the homes it builds, but in its commitment to customer service, green living and the regeneration of brownfield sites.

All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located through excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

LOCATION

Sury Basin, Kingston KT2 5NZ

LOCAL AUTHORITY

Royal Borough of Kingston upon Thames

TENURE

999-year lease

BUILDING WARRANTY

10-year premier guarantee

ESTIMATED COMPLETION

Phase 1: Q3/Q4 2018

Phase 2: Q4 2018 – Q1 2019

Phase 3: Q2 – Q3 2019

PARKING

Underground parking available to purchase with 2 bedroom apartments

ARCHITECT

CJCT Architects

LANDSCAPE ARCHITECTS

Macfarlane & Associates – Courtyard landscaping

Outerspace – Linear Park and perimeter landscaping

INTERIOR DESIGN

Darling Associates

AVAILABILITY

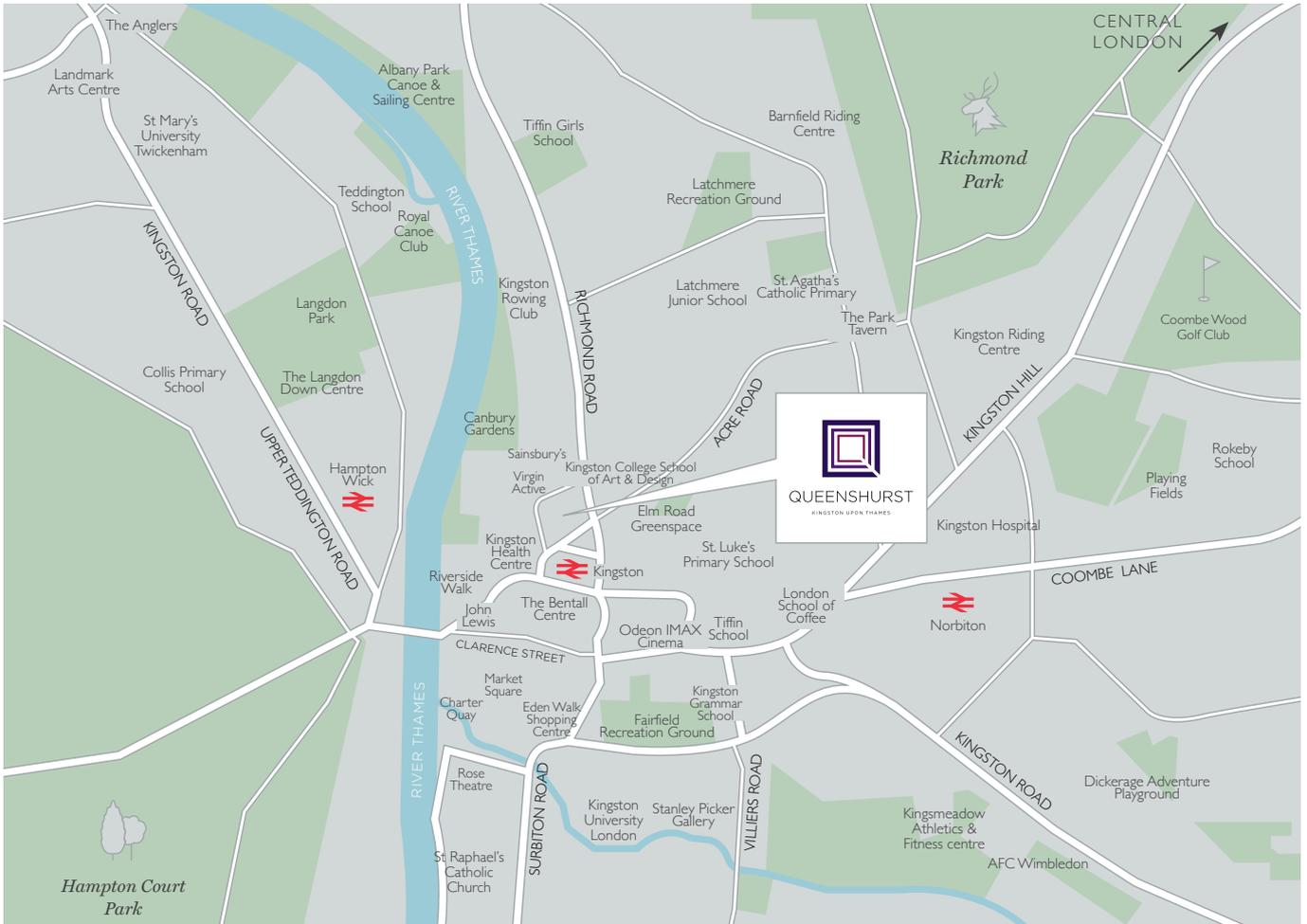
Bedrooms	Size	Starting Prices
1 Bedroom	From 540 sq. ft.	From £470,000
2 Bedroom	From 762 sq. ft.	From £670,000

THE DEVELOPMENT

- 1 and 2 bedroom apartments
- New linear park and central garden
- Residents' gym and 24-hour concierge
- Cinema room and residents suite
- Berkeley Homes' high specification and superior customer service
- Help to buy available on selected plots
- Car club scheme
- 5-minute walk to Kingston railway station
- Minutes from the charming market town of Kingston
- Easy access to open green spaces both on-site and in the local area
- Excellent schooling in the area



Computer-generated image is indicative only and subject to change



All travel times are approximate only and are sourced from google.co.uk/maps and tfl.gov.uk. Map is not to scale and locations are approximate only

LOCATION

- The development is a 5-minute walk to Kingston railway station – providing fast rail links to London and the rest of the UK
- The bus station on Cromwell Road is a 5-minute walk from the site and operates 24-hour routes to Putney, Clapham, Richmond, Ealing and Heathrow. Kingston University operates a bus service from this station which links all its campuses
- Within walking distance of the town centre, a hub for shops, bars, restaurants as well as theatre and cinema
- Families can benefit from excellent private, church, grammar and state schools in the area. Kingston University and the University of Roehampton are both within easy reach of Queenshurst
- First-rate sporting facilities support a diverse range of outdoor activities in and around Kingston and the River Thames
- A wealth of landmarks and nature reserves to explore, including two of the capital's largest Royal Parks and the exquisite landscape gardens surrounding Hampton Court Palace



Computer-generated image is indicative only and subject to change

TRANSPORT LINKS

Driving from Queenshurst*

Heathrow Airport	32 mins
Gatwick Airport	47 mins

Overground Kingston Station*

Raynes Park	9 mins
Wimbledon	12 mins
Twickenham	13 mins
Richmond	19 mins
Clapham Junction	21 mins
Vauxhall	25 mins
London Waterloo	33 mins

Queenshurst falls outside the congestion charge zone.



Computer-generated image is indicative only and subject to change

GROUND RENT

1 bedroom	£350 p.a.
2 bedroom	£425 p.a.

SERVICE CHARGES

Apartments: Estimated £3.80 per sq. ft. per annum

Parking: Estimated £230 per annum per general right to park

TERMS OF PAYMENT

1. A reservation fee of £5,000 is payable upon reservation
2. 15% of purchase price, less reservation deposit, payable upon exchange of contracts in 21 days
3. A further 5% of purchase price payable 12 months after exchange of contracts
4. Balance of 80% is payable upon legal completion



Photography of show apartment is indicative only

Queenshurst Sales & Marketing Suite | Open daily from 10am – 6pm (Thursdays 10am – 8pm)
020 3930 4504 sales@queenshurst.co.uk www.queenshurst.co.uk



Berkeley
Group

Proud to be a member of the
Berkeley Group of companies

Berkeley
Designed for life

Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas the RICS measuring practice 4th edition recommendation. Computer generated images and showhome photography of Queenshurst are indicative only and subject to change. All travel times are approximate only and are sourced from google.co.uk/maps and tfl.gov.uk. Map is not to scale and locations are approximate only. Prices and details are correct at time of print and subject to change. Help to buy is subject to eligibility. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. 0718