



Kingston  
Grove  
CAMBRIDGE ROAD

Willow House

# Welcome to Kingston Grove

Kingston Grove is the first phase delivered as part of the joint venture between Countryside and Royal Borough of Kingston Upon Thames. The development will deliver a stunning collection of 1, 2 and 3-bedroom apartments.

Kingston Grove will add to the already vibrant and thriving community by putting people first and encouraging diverse neighbourhoods, improving accessibility, and creating high quality homes.

Settle into life in this leafy corner of South West London, full of charm and character with a wealth of green open spaces and the River Thames close by. With outstanding local amenities and great travel connections make Kingston Grove the place to call home.



The illustration show is a computer generated image of how the property may look and is indicative only. External details and finished may vary. Please speak to our Sales Consultants for specific details.



Bushy Park

The Bentall Centre

Kingston station

River Thames

Norbiton station

Richmond Park

 **Kingston  
Grove**  
CAMBRIDGE ROAD

# Local highlights



## PUBS & BARS

- 01 **Hawkers Bar and Brasserie**  
1 Skerne Road, Kingston Upon Thames, KT2 5FJ
- 02 **The Grove**  
9 Grove Road, Surbiton, KT6 4BX
- 03 **Black Horse Kingston**  
204 London Road, Kingston Upon Thames, KT2 6QP
- 04 **Bacchus Late Bar**  
2 Union Street, Kingston Upon Thames, KT1 1RP

## RESTAURANTS & CAFÉS

- 05 **Stone Pizza**  
54 Fife Road, Kingston Upon Thames, KT1 1SU
- 06 **Côte**  
6 Riverside Walk, Kingston Upon Thames, KT1 1QN
- 07 **Noura Lebanese Restaurant**  
16 The Triangle, Kingston Upon Thames, KT1 3RT
- 08 **Stein's**  
56 High Street, Kingston Upon Thames, KT1 1HN
- 09 **Beanberry Coffee Company**  
30B Fife Road, Kingston Upon Thames, KT1 1SZ
- 10 **Old London Road Café**  
52 Old London Road, Kingston Upon Thames, KT2 6QF
- 11 **Tiffani Coffee Shop**  
85 Crescent Road, Kingston Upon Thames, KT2 7RE

## SHOPPING

- 12 **The Bentall Centre**  
Wood Street, Kingston Upon Thames, KT1 1TP
- 13 **John Lewis**  
Wood Street, Kingston Upon Thames, KT1 1TE
- 14 **Kingston Historic Market**  
Market Place, Kingston Upon Thames, KT1 1JT

## GYMS

- 15 **The Gym**  
Eve House, Eden Street, Adams Walk, Kingston Upon Thames, KT1 1DF
- 16 **Bounce Gym New Malden**  
30 High Street, New Malden, KT3 4HE
- 17 **Nuffield Health Kingston**  
Richmond Road, Kingston Upon Thames, KT2 5EN
- 18 **F45 Training Kingston**  
198 Cambridge Rd, Kingston Upon Thames, KT1 3LF



# Living by the river

So much happens by the water in Kingston Upon Thames. You'll often see the university rowing team training on the water, or cruises that chug along to Hampton Court Palace.

Take a stroll along the Riverside Walk and you'll find yourself surrounded by an oasis of restaurants and bars, each offering an outstanding view of the Thames. Enjoy eclectic cuisines and a wide array of global flavours while watching boats drift by.

## Ocean Basket 1.2 miles

Ocean Basket combines tasty seafood with flavours of the Mediterranean, providing a relaxed dining experience best enjoyed alongside family and friends. Its décor takes inspiration from Greek tavernas, while its location on the banks of the river makes it ideal for alfresco dining on summer days.

## Busaba 1.3 miles

Busaba gives you an authentic taste of Thailand, with a menu that features everything staples such Thai salads, curries, pad's and more, as well as brunch dishes with a modern Thai twist. Their courtyard provides outdoor seating for sunny days, where you can enjoy fresh flavours and perhaps a cocktail or two.

## Chakra 1.3 miles

You can sample the flavours of India while looking out over the river on Chakra's alfresco terrace. They focus on authentic dishes from the north of the country and serve them up with a modern twist, including playful Indian-inspired spins on brunch and afternoon tea.

## Browns Brasserie 1.3 miles

Browns Brasserie and Bar is located right on the riverside, offering all-day dining and drinking with a wraparound terrace for soaking up the sun. Their menu spans breakfast and brunch through to lunch, afternoon tea and then dinner, featuring fresh seasonal dishes and classic home comforts.

## Poor Boys 1.3 miles

Serving up sumptuous Cajun and Creole-inspired cuisine on the Hogsmill riverside, Poor Boys brings a taste of the bayou to Kingston. It's named after the po' boy sandwich from New Orleans and pays faithful homage to Southern Louisiana cooking, with classic dishes including the eponymous sandwiches, fried shrimp and oysters, barbecue dishes and more.



## Incognito 1.3 miles

Incognito is not your average cocktail bar with its tropical rainforest-inspired décor, theatrical presentations and extravagant list of imaginative signature drinks. Every inch of the interior screams opulence, while every beverage is served with dazzling panache.



## Bill's 1.3 miles

A well-established chain with restaurants around the country, Bill's serves up a wide selection of tasty dishes across breakfast, brunch and dinner. Their Kingston location is full charm and character, situated right on the river so you can enjoy your meal with a view of the water.

## Côte Brasserie 1.4 miles

Offering an affordable taste of French luxury, Côte celebrates great taste and freshly prepared seasonal ingredients. Their menu features a blend of timeless classics and new dishes inspired by the latest contemporary French cuisine, ensuring there's something to suit all tastes.

## Haché Riverside Social 1.4 miles

The perfect spot for a leisurely lunch by the river, Haché brings a relaxed riviera vibe to Riverside Walk. It's an ideal hang-out spot, perfect for enjoying a few drinks with friends, grabbing a burger and making the most of its stylish terrace seating on a warm day.

# Shop local

Kingston is one of the best shopping destinations in South West London, boasting close to 300 stores and a historic market.

Its abundance of retail offerings includes everything from high-street staples and beloved brands to independent shops that bring something unique to the area. Take a wander through the town and discover tucked-away gems or find everything you need under one roof at one of the local shopping centres – Kingston offers a diverse shopping experience.



## The Bentall Centre 1.1 miles

This lavish shopping centre is home to a broad range of stores, from high street favourites like Zara and H&M to designer brands like Ralph Lauren and Tommy Hilfiger. It's the ideal place to shop, dine and unwind, with a variety of eateries and a Curzon cinema on-site.

## Banquet Records 1.1 miles

Banquet Records is a contemporary record store that stocks a lot of the latest releases on vinyl and CD, with a focus on indie, punk and modern dance music, as well as soundtracks and re-issues of classic albums. On top of being a record shop, they also work as a concert promoter, putting on more than 200 live music events each year in the Kingston area.

## Natterjacks 1.2 miles

Natterjacks is an independent retailer celebrating streetwear, with classic and evolving styles from a wide range of labels including Nike, Adidas, Carhartt, Palace, Stussy and Clarks. They have multiple locations along Fife Road, offering clothing, footwear, accessories and skatewear.

## Eden Walk Shopping Centre 1.5 miles

Eden Walk shopping centre gives you the best of both worlds. Its mix of retailers includes the usual stores such as M&S and Boots, while also housing a number of independently run shops and cafés. Its open-air design makes it ideal for some relaxation and retail therapy on sunny days.



## Old London Road

0.8 miles

Exploring Old London Road's bounty of shops is the best way to unearth independent retailers bursting with charm.



## Mr. Mullan's General Store

An extension of Stone Hair Salon, Mr. Mullan's General Store sells their own luxury boutique grooming products alongside clothing and accessories, with a focus on brands that typically exist outside of the high street. Each item has been personally sourced by Mr Mullan himself, with products from brands like Pendleton, Birkenstock, M.C.Overalls, Le Labourer and more.

## The Yard Vintage Showroom

The vintage scene has become synonymous with trendy pockets of London, especially with the increasing demand for preloved fashion. The Yard has racks and rails full of classic knits, jackets, footwear and more, providing plenty of opportunities for hidden gems.



## Antiques of Kingston

A mainstay since the mid-90s, Antiques of Kingston has over 80 dealers and more than 10,000 antiques on offer. Their extensive array features everything from the weird to the wonderful, all of which are carefully chosen from sources all across the UK and Europe.

# Escape it all

Put down roots in one of the greenest parts of Greater London.



With vast landscapes stretched across 955 hectares, Richmond Park is the largest of London's Royal Parks. Within its walls you'll find a number of listed buildings, a national nature reserve, a 40 acre garden, golf courses and a wide variety of wildlife. Try trekking its trails on-foot or by bike, and make sure to keep an eye out for the iconic deer than inhabit the grounds.



There's so much to discover amongst Bushy Park's 445 hectares. Those looking to catch up with a friend or find time for some tranquil self-reflection can enjoy walking by the water or strolling through the woodland gardens and watching wildlife from the Pheasantry Café with a coffee in-hand. There's also plenty here to help you maintain an active lifestyle, with the Bushy Parkrun taking place every Saturday morning, tennis, football, cricket and bowls facilities at the Bushy Park Sports Club, and the heated Hampton Pool available for year-round swimming.



The sweeping greens of Malden Golf Club provide the perfect opportunity to spend a morning with friends, meet new faces from your community and stay fit while enjoying the outdoors. The course has largely maintained its design and character throughout its extensive history, with immaculate playing surfaces and holes that are ideal for beginners and experienced golfers alike.



Coombe Wood Golf Club is a much smaller course, requiring less focus on long drives and more emphasis on technical shot making. Tucked away in the Surrey suburbs and surrounded by beautiful woodland scenery, it allows visitors to play and play while also offering memberships. Walking the tight, snaking fairways is not only a great way to stay active, but it presents a perfect chance to meet neighbours and engage with the local community.



# Education

Living at Kingston Grove keeps you close to a variety of schooling options for all ages, providing sturdy foundations for future generations.



6 mins



6 mins



14 mins



16 mins



38 mins



44 mins



47 mins



55 mins



58 mins

## 18

### Nurseries in Kingston and the surrounding areas

Every kind of early learning, all within walking distance for little legs.

## 8

### Primary schools within 1 mile of Kingston Grove

Plenty of options you can walk to with even more slightly further afield.

## 11

### Secondary schools in Kingston Upon Thames

An array of community secondary schools in the town as well as two grammar schools.

## 9

### Universities within an hour of Kingston Grove

Choose between campuses on your doorstep and studying closer to the city.

- Kings Meadow Pre School 0.2 mile / 4 min walk
- St Joseph's Catholic Primary School 0.6 mile / 13 min walk
- Tiffin School 0.6 mile / 14 min walk
- The FeatherNest Nursery 0.7 mile / 15 min walk
- King Athelstan Primary School 0.7 mile / 16 min walk
- Alexandra School 1 mile / 8 min cycle
- Kingston College 1.1 mile / 6 min cycle
- Surbiton High School and Sixth Form 1.5 mile / 9 min cycle
- Hollyfield School and Sixth Form 1.6 mile / 10 min cycle
- The Kingston Academy 1.9 mile / 12 min cycle







**Kingston Grove**  
CAMBRIDGE ROAD

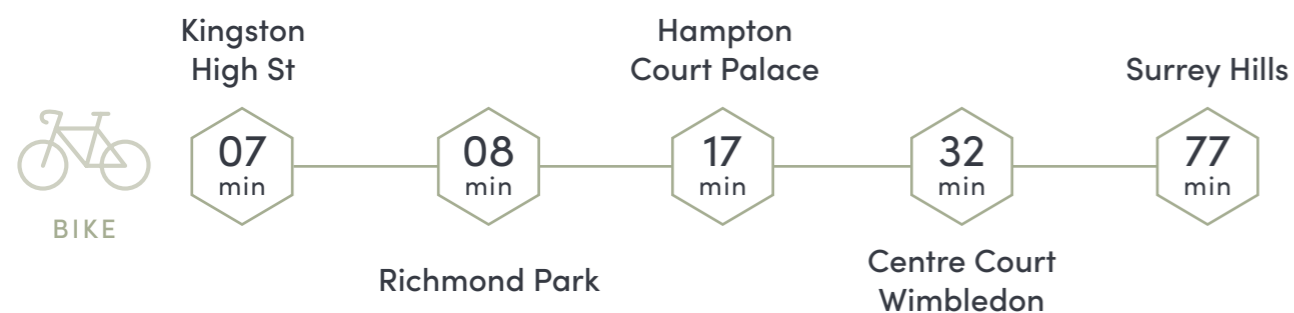
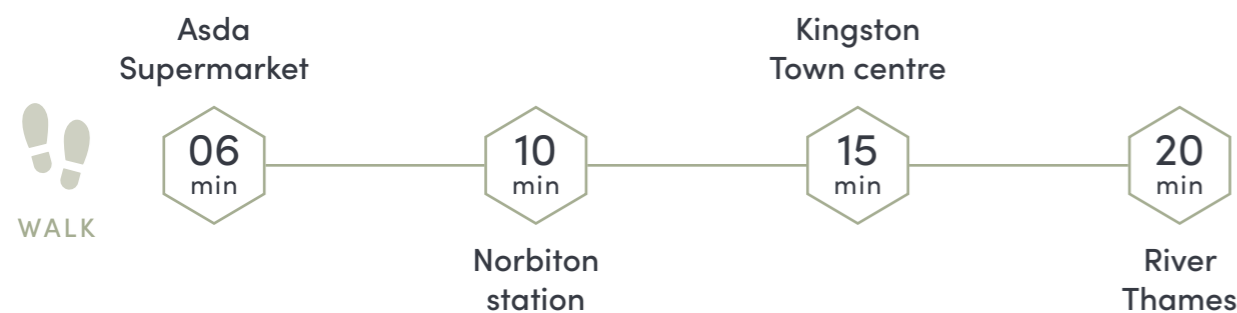
Map for illustration purposes only, not to scale.

# Finding your way

There are a couple of train stations that can be easily reached on foot, with Norbiton station a 10-minute walk away and Kingston station 20 minutes away. They sit a stop apart on the same line, which can get you into Central London in under half an hour.

Kingston Fairfield bus interchange is 5 stops from the Kingston Grove development, with great connections to the wider bus network within surrounding areas for easy journeys further afield.

Kingston Grove also benefits from convenient road links. The A3 is less than 15 minutes away in the car, connecting you to Wandsworth, Clapham and the City of London heading north, and the M25, Guildford and Portsmouth, heading south.





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# Building the future

Our homes are made for the future. They're built to a high standard to assure excellent quality and designed to be more sustainable and environmentally friendly.

We've implemented car-free and step-free areas across the development to ensure accessibility for all. A new community centre will sit front and centre, it will provide a hub for the community, with facilities and dedicated spaces that were shaped by community feedback.

Kingston Grove is the perfect place to call home with over an acre of landscaping and public open space. This will bring a sense of tranquillity and opportunities to enjoy the outdoors.





# Specification

## GENERAL FINISHES

- Amtico flooring in muted oak, straight planks pattern to hallway and living area
- Underfloor heating throughout
- Video door entry system
- PAS24 certified front door set, externally laminated
- Mains supply smoke and heat detection
- White finished internal doors
- White painted skirting and architraves
- Matt and vinyl silk emulsion paint finish to walls and ceilings
- Decked or tiled balcony to apartments on upper floors
- Private terraces to ground floor units
- External lighting to balconies
- High speed Hyper Optic broadband connection (subject to ongoing subscription)
- TV points wired for access for digital
- BT connection provided
- USB socket outlet to living area

## KITCHEN

- Contemporary designed kitchen with fitted wall and base units
- Worktop and splashback are laminate in limestone repro and full height splashback
- 1½ bowl undermounted sink and mixer tap
- Siemens integrated single oven
- Siemens integrated microwave (to 1 bed apartments)
- Siemens integrated compact oven with microwave function (to 2 & 3 bed apartments)
- Siemens induction hob with extractor above
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher (slimline unit to 1 bed apartments)
- LED ceiling downlights

## BEDROOMS

- Fully fitted Abingdon carpet in French Linen
- TV and telecom point (to master bedroom only)
- Pendant lighting

## BATHROOMS AND EN SUITES

- Cashmere grey, foil wrapped, bath panel storage box and basin surround
- Saloni street art arena tile to floor and selected walls
- Fitted mirror
- Semi-recessed hand basin
- WC pan, concealed cistern and dual flush
- Bath with Merlyn single panel bath screen
- Shower (to en suites)
- Glass shower door
- Thermostatic shower mixer
- Chrome mixer taps
- Electric heated towel rail
- Extractor ventilation
- Low voltage recessed downlights

## UTILITY CUPBOARD

- Siemens free standing washer/dryer

## COMMUNAL AREAS

- Door entry system to main block entrance
- Walls painted brilliant white
- Tiled entrance lobby and lift floor, carpet tiles to communal corridors level 1+
- Ground floor entrance lobby lighting to be operated by sensors from dusk till dawn



The specification shown is correct at the time of production. Please note that it may not always be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Countryside Homes is continually reviewing and updating the specification on all homes and therefore reserves the right to change specification details. Photographs depict typical Countryside Home interiors and are indicative only. For full details regarding the current specification and finishes, please speak to our sales consultants.

# Greener living

Our homes are designed to help you save money on your energy bills.

Newly built properties are designed with the future in mind. We use the latest technologies to make them more energy-efficient, lowering their environmental impact and running costs.

Even small improvements can help to bring down your energy bills in the long term. Our homes have external walls designed to best requirements, making sure they hold in valuable heat so you're less reliant on heating. We also provide a cleaner, greener way to heat your home.

## The benefits of buying our new homes.



### Reduced heat loss

Reduced heat loss from exterior walls with thermal efficiency designed to the highest current building regulation requirements.



### Energy-efficient heating

Heat to your home is supplied from a communal energy centre making the most effective use of energy efficiencies.



### Heat recovery ventilation system

Keeps the air fresh while retaining heat in your home.



### Tested for air tightness

No unwanted draughts and airflow.



### Energy-efficient appliances

Keep running costs down with brand new appliances included in the price of your new home.



### Multi zone thermostats

Reduce wasted energy by only heating the space you're in.



Kingston Station

Norbiton Station

N

- Completed
- Underway
- Forthcoming

# Kingston Grove

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This development plan has been produced for orientation purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot with our sales consultants. Development layout plan correct at time of production.

# Locate your new home



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



EIGHTH FLOOR



NINTH FLOOR



TENTH FLOOR



ELEVENTH FLOOR

■ 1 BEDROOM ■ 2 BEDROOM ■ 3 BEDROOM ■ AFFORDABLE/SOCIAL RENT ■ SHARED EQUITY

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# One bedroom apartment



HOMES: 50, 55, 60, 65, 70, 75, 80, 85, 90 & 95



- 11TH FLOOR 95
- 10TH FLOOR 90
- 9TH FLOOR 85
- 8TH FLOOR 80
- 7TH FLOOR 75
- 6TH FLOOR 70
- 5TH FLOOR 65
- 4TH FLOOR 60
- 3RD FLOOR 55
- 2ND FLOOR 50
- 1ST FLOOR
- G FLOOR

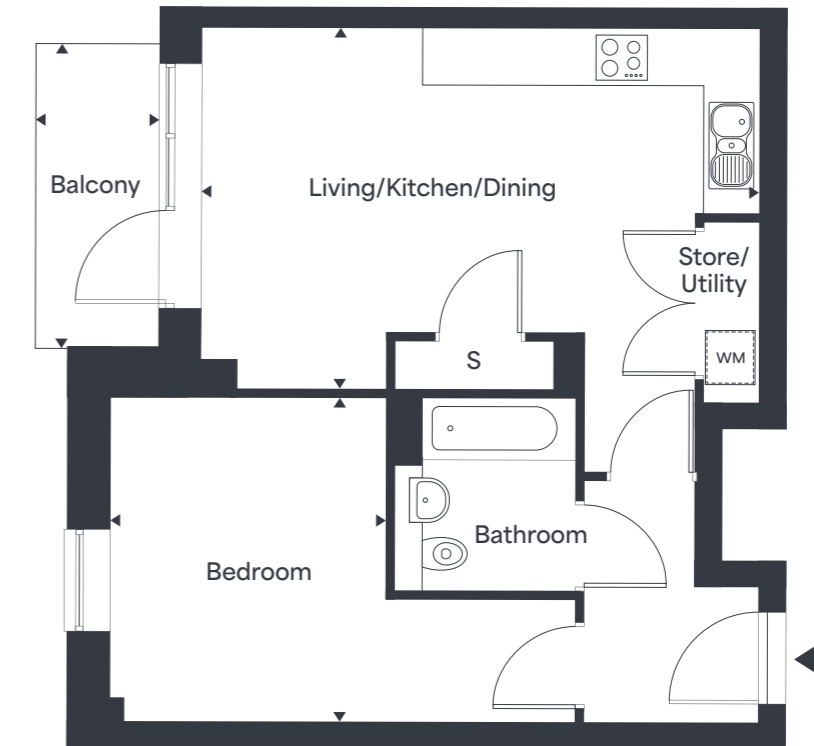
TOTAL AREA	52.3 SQ M	562 SQ FT
Living/Kitchen/Dining	6.21m x 4.23m	20'4" x 13'11"
Bedroom	3.57m x 3.43m	11'9" x 11'3"
Balcony	3.22m x 1.45m	10'7" x 4'9"

◆ DIMENSIONS ► ENTRANCE S STORE WM WASHING MACHINE

# One bedroom apartment



HOMES: 53, 58, 63, 68, 73, 78, 83, 88, 93 & 98



- 11TH FLOOR 98
- 10TH FLOOR 93
- 9TH FLOOR 88
- 8TH FLOOR 83
- 7TH FLOOR 78
- 6TH FLOOR 73
- 5TH FLOOR 68
- 4TH FLOOR 63
- 3RD FLOOR 58
- 2ND FLOOR 53
- 1ST FLOOR
- G FLOOR

TOTAL AREA	50.3 SQ M	541 SQ FT
Living/Kitchen/Dining	6.18m x 3.99m	20'3" x 13'1"
Bedroom	3.59m x 3.08m	11'9" x 10'1"
Balcony	3.36m x 1.38m	11'0" x 4'6"

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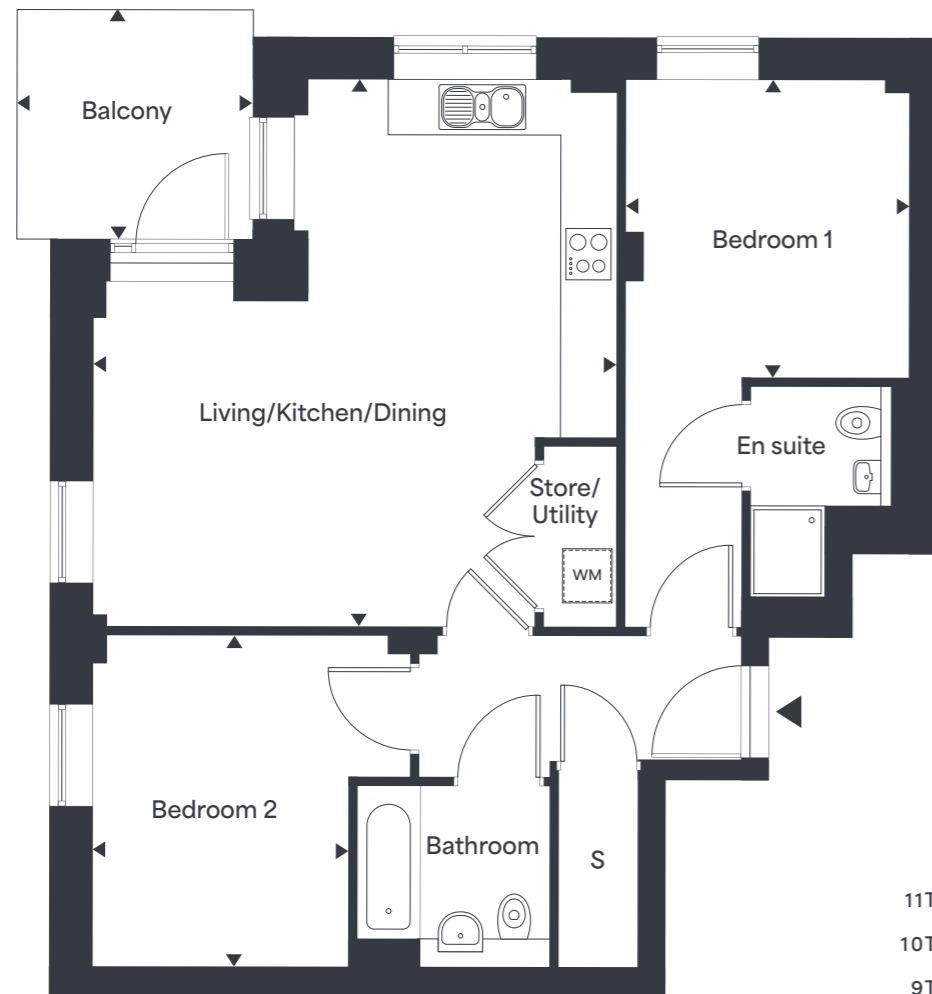
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# Two bedroom apartment



HOMES: 49, 54, 59, 64, 69, 74, 79, 84, 89 & 94



11TH FLOOR	94
10TH FLOOR	89
9TH FLOOR	84
8TH FLOOR	79
7TH FLOOR	74
6TH FLOOR	69
5TH FLOOR	64
4TH FLOOR	59
3RD FLOOR	54
2ND FLOOR	49
1ST FLOOR	
G FLOOR	

TOTAL AREA	73.6 SQ M	792 SQ FT
Living/Kitchen/Dining	6.09m x 5.84m	20'0" x 19'2"
Bedroom 1	3.32m x 3.15m	10'11" x 10'4"
Bedroom 2	3.67m x 2.86m	12'1" x 9'5"
Balcony	2.62m x 2.55m	8'7" x 8'4"

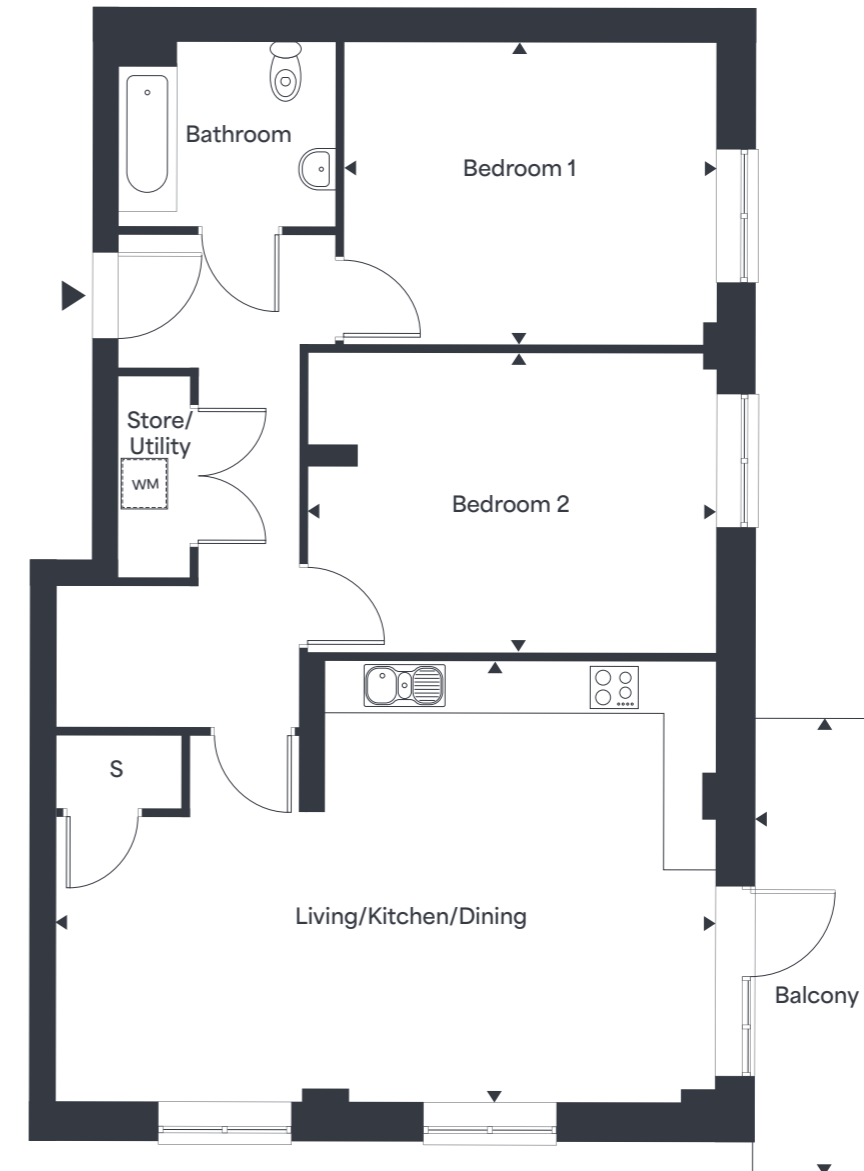
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# Two bedroom apartment



HOMES: 51, 56, 61, 66 & 71



11TH FLOOR	
10TH FLOOR	
9TH FLOOR	
8TH FLOOR	
7TH FLOOR	
6TH FLOOR	71
5TH FLOOR	66
4TH FLOOR	61
3RD FLOOR	56
2ND FLOOR	51
1ST FLOOR	
G FLOOR	

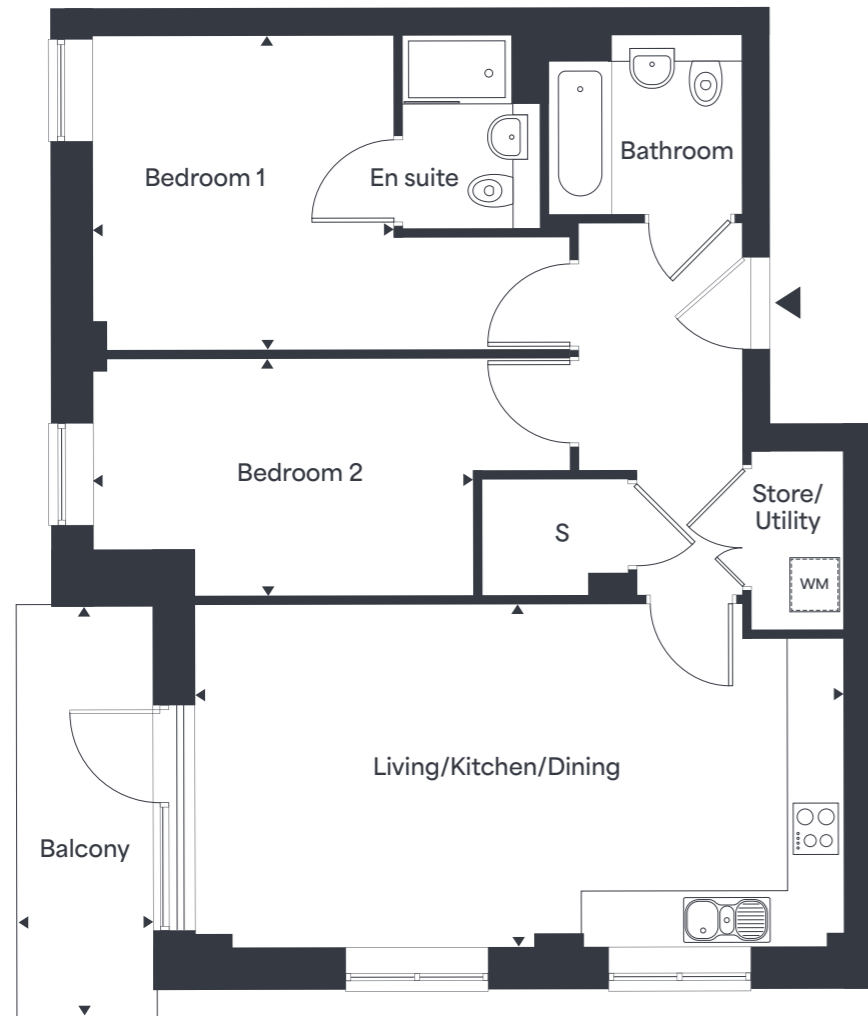
TOTAL AREA	95 SQ M	1,022 SQ FT
Living/Kitchen/Dining	7.85m x 5.26m	25'9" x 17'3"
Bedroom 1	4.42m x 3.62m	14'6" x 11'10"
Bedroom 2	4.86m x 3.56m	15'11" x 11'8"
Balcony	5.38m x 1.50m	17'8" x 4'11"

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# Two bedroom apartment

HOMES: 62, 67, 72, 77, 82, 87, 92 & 97



<b>TOTAL AREA</b>	<b>75 SQ M</b>	<b>807 SQ FT</b>
Living/Kitchen/Dining	7.19m x 3.81m	23'7" x 12'6"
Bedroom 1	3.50m x 3.36m	11'6" x 11'0"
Bedroom 2	4.22m x 2.65m	13'10" x 8'8"
Balcony	4.52m x 1.49m	14'10" x 4'11"

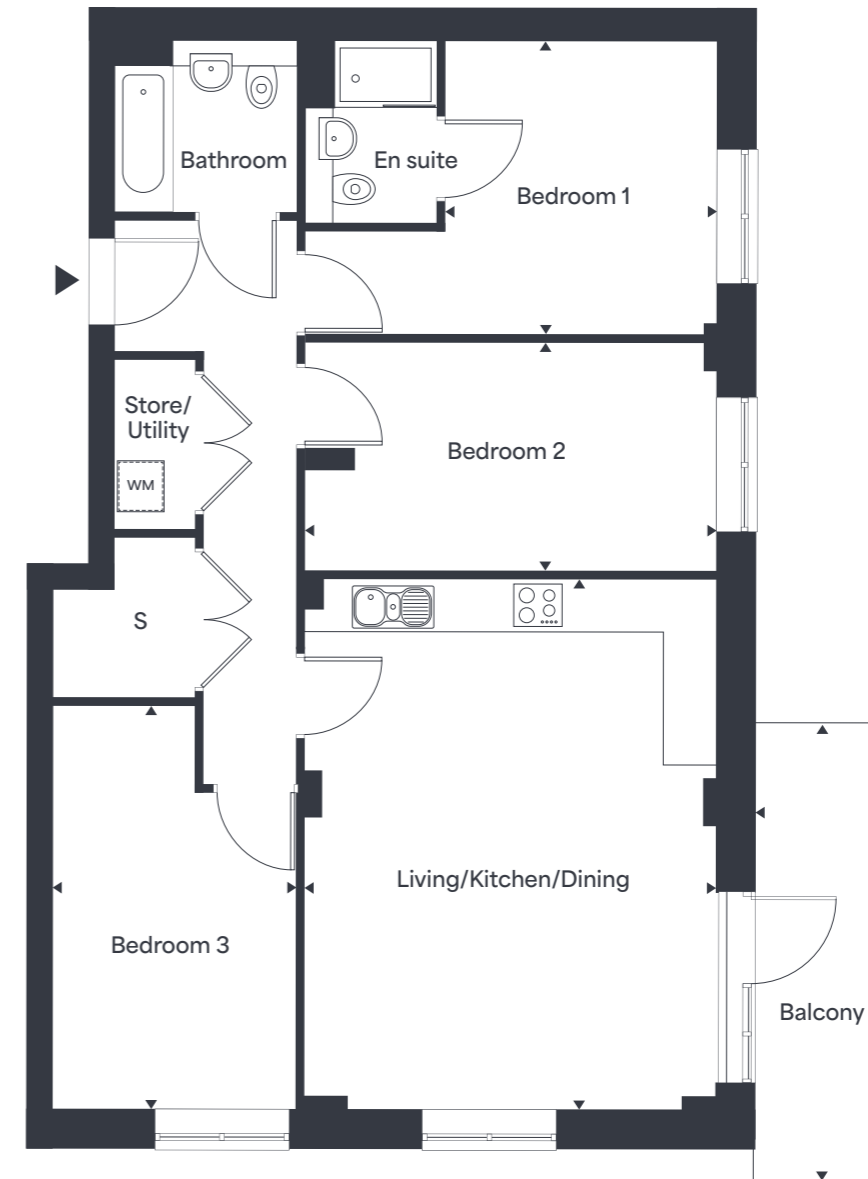
11TH FLOOR	97
10TH FLOOR	92
9TH FLOOR	87
8TH FLOOR	82
7TH FLOOR	77
6TH FLOOR	72
5TH FLOOR	67
4TH FLOOR	62
3RD FLOOR	
2ND FLOOR	
1ST FLOOR	
G FLOOR	

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# Three bedroom apartment

HOMES: 76, 81, 86, 91 & 96



<b>TOTAL AREA</b>	<b>95 SQ M</b>	<b>1,022 SQ FT</b>
Living/Kitchen/Dining	6.27m x 4.86m	20'7" x 15'11"
Bedroom 1	3.48m x 3.20m	11'5" x 10'6"
Bedroom 2	4.86m x 2.69m	15'11" x 8'10"
Bedroom 3	4.76m x 2.88m	15'7" x 9'5"
Balcony	5.37m x 1.49m	17'7" x 4'11"

11TH FLOOR	96
10TH FLOOR	91
9TH FLOOR	86
8TH FLOOR	81
7TH FLOOR	76
6TH FLOOR	
5TH FLOOR	
4TH FLOOR	
3RD FLOOR	
2ND FLOOR	
1ST FLOOR	
G FLOOR	

◆ DIMENSIONS ▶ ENTRANCE S STORE WM WASHING MACHINE

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# Quality assurance

Every home at Kingston Grove carries our commitment to quality. You have the added assurance of every home coming with a Local Authority Building Control (LABC) warranty.

Each property is quality checked and commissioned by our dedicated Customer Service team before handover to you. That's why from the moment you reserve your new home, to the day you receive your keys and beyond, a dedicated Sales and Customer Service team will ensure you receive the very best service from Countryside Homes.

All of our homes carry the LABC warranty plus a comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items. The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home at Kingston Grove from the moment that you make your reservation, to the day you move in and beyond.

No matter who you are dealing with or what queries, questions or concerns you may have, you can be confident that our people and procedures will adhere to the terms of the New Homes Quality Code (NHQC).





## COUNTRYSIDE Homes

Countryside Homes, part of the Vistry Group, is a FTSE 100 company and a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live.



### We create places people love

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that stand the test of time. As a result we hold more Housing Design Awards than

any other developer. From the character of the homes we build to the planning and unique detailing of environments, our creative approach to place making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Homes is a HBF 5\* developer.

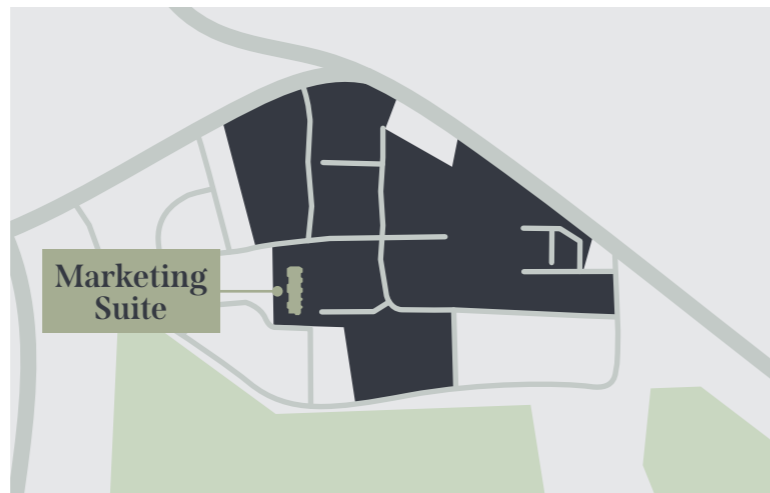
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Visit our  
Marketing Suite:

Piper Road  
(via Bonner Hill Road)  
Kingston Upon Thames  
KT1 3EX

020 3393 8953  
kingstongrovecountrysidehomes.com



### Getting here

When arriving from Kingston, head east towards Cambridge Road. Take a right onto Hawks Road, then a left onto Bonner Hill Road. A left again will take you onto Rowlls Road, which then continues into Piper Road, where the entrance to the development will be found.

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