

QUEENSHURST

KINGSTON UPON THAMES

A calm space in a vibrant place

Welcome to *Queenshurst*

A *haven of peace and tranquillity*, Queenshurst is a brand new collection of manhattan suites, one, two and three bedroom apartments and 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.

With a new linear park and central garden square, Queenshurst offers a *calm space in which to live and relax*. A private residents' concierge and gym add to the myriad of leisure facilities nearby, giving residents a *truly enviable lifestyle*.

Queenshurst's 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.



02

03



A riverside



idyll

Situated in a *prime position* in Kingston, Queenshurst makes the most of its central position in close proximity to the *vibrant town centre*.

Kingston provides a fabulous set of attractions including *shops, cosmopolitan bars* and *a range of restaurants*. A supermarket is located next to Queenshurst and on-site there is a *fully equipped gym*. Kingston rail and bus station – just a 5-minute walk away – provides *fast rail and road links* to London and the rest of the UK.

Families can benefit from *excellent universities in the area*, as well as *local landmarks and nature reserves to explore*, including two of the capital's largest Royal Parks and the exquisite landscaped gardens surrounding Hampton Court Palace.





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Culinary



09

artistry

Just a short walk away from Queenshurst lies a *dynamic cluster of bars and restaurants*, each with a distinct identity and creative signature.

Award-winning pub The Canbury Arms serves up superb seasonal specials and a carefully curated selection of real ales from its Cask Marque-rated cellar; and is *less than a 10-minute walk away*, to the east of the river and Kingston train station.

Along the river, you'll find plenty of *opportunities to relax* and enjoy drinks with friends. Here, the *bustling food scene* stretches from chic, lively Latin American restaurants such as *Las Iguanas* and *CAU*, through to French brasserie *Côte* and relaxed Italian *Carluccio's*. *The Stein's* beer garden provides the *perfect place to unwind* after a day of work, while bar and kitchen *Woody's* is known for its emphasis on *locally sourced ingredients*.



CAU

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Opposite page: Al fresco dining
 This page: a. Jamie's Italian b. Carluccio's
 c. Lunch near the river d. Côte e. The Foresters Arms



John Lewis

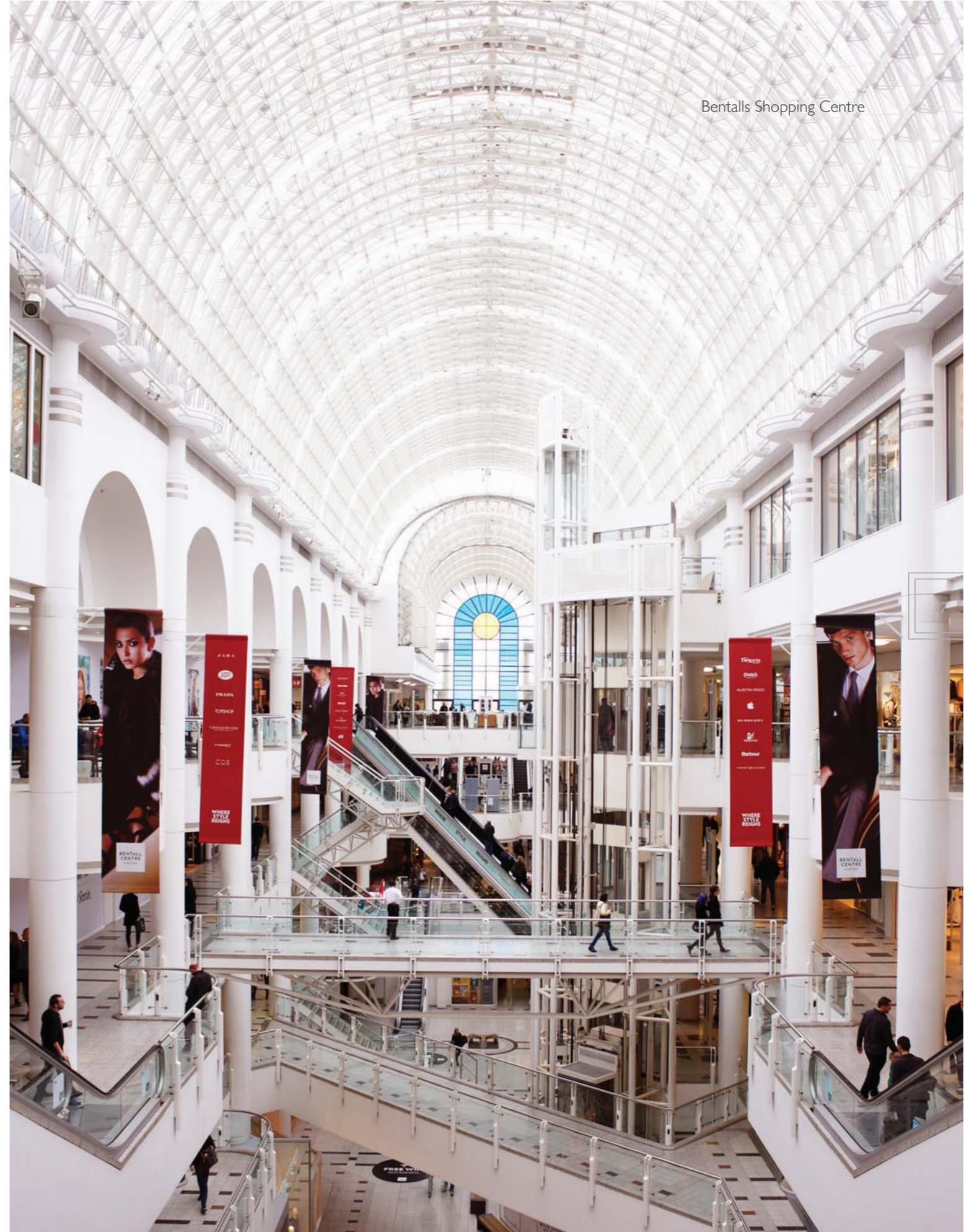
Destination

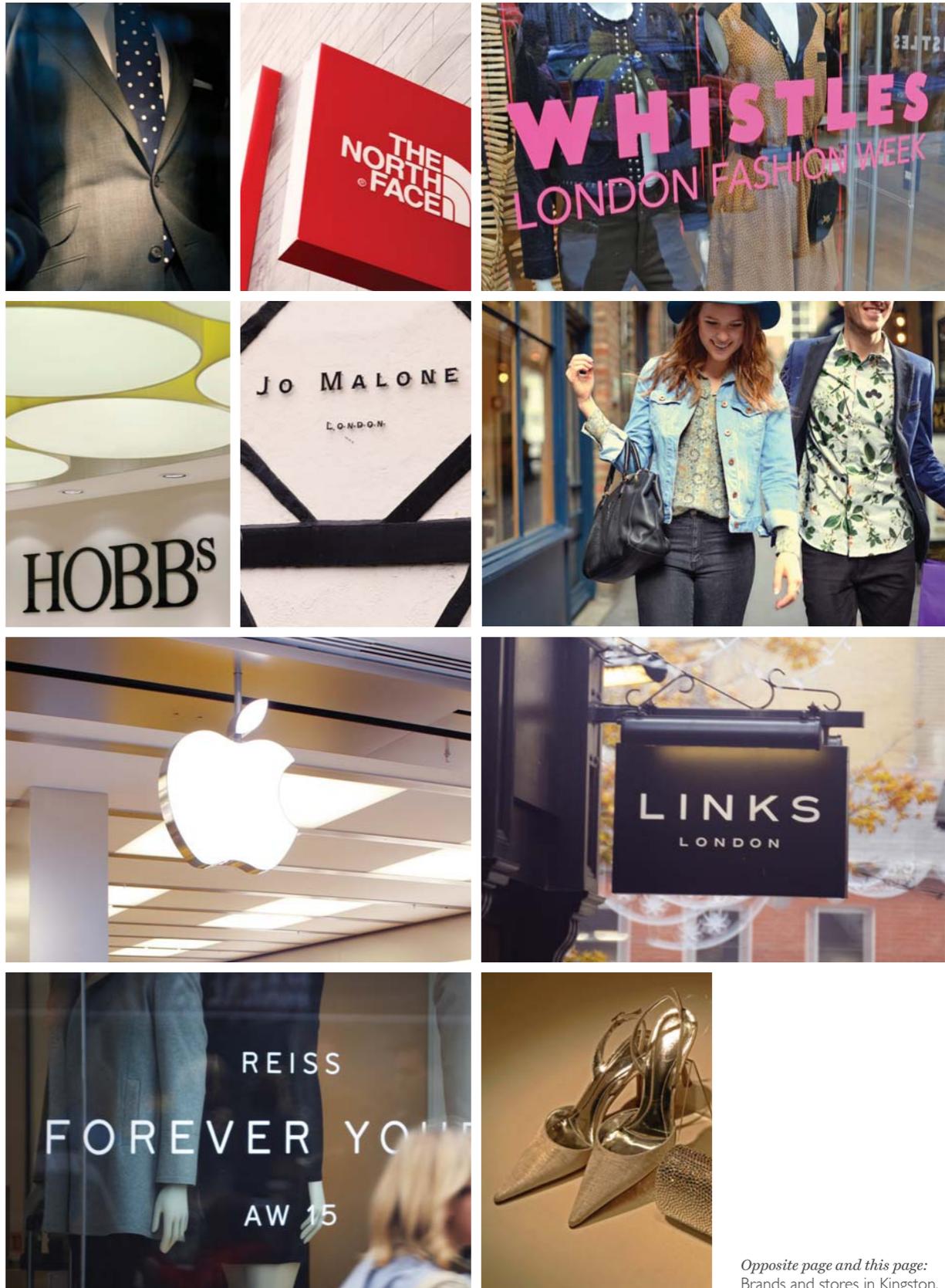


shopping

Kingston's four large shopping areas are home to a *diverse mix* of shops and boutiques, spread across thoughtfully designed *shopping centres, covered arcades* and *market squares*. Stylish and quirky *independent shops* sit alongside *premium department stores* such as Bentalls and John Lewis, providing ample options for shoppers to choose from.

The innovative redesign of the Ancient Market earned Kingston the accolade of the *Great British High Street Award in 2014* and has created a vibrant community hub around the welcoming, piazza-style space, which is dotted with timber market stalls and lit up by a "glowing orchard".





Opposite page and this page: Brands and stores in Kingston.



The great



outdoors



The parklands of Hampton Court, adjacent to the former royal residence of Henry VIII and *Richmond Park*, which provides *2,500 acres of open heath and wooded hills* roamed by wild red and fallow deer, are a short drive away. Nearby Bushy Park provides a *lovely mix of play areas, cafés and ponds*.

Kingston is *surrounded by green parks and open spaces*, promoting a *relaxed, outdoor lifestyle* throughout the year. Memorial gardens, the Fairfield and Kingston Road Recreation Grounds and Canbury Gardens – a picturesque park, complete with a *community pavilion, play areas and eight tennis courts* – are all within easy walking distance.

These come in addition to Queenshurst's new garden square and linear park, where *residents can relax* amid the new landscaped green space.



This page: The splendour of Hampton Court Palace *Opposite page:*
a. Overlooking Kingston and Richmond *b.* The local wildlife in Richmond Park *c.* River walk



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Leisurely



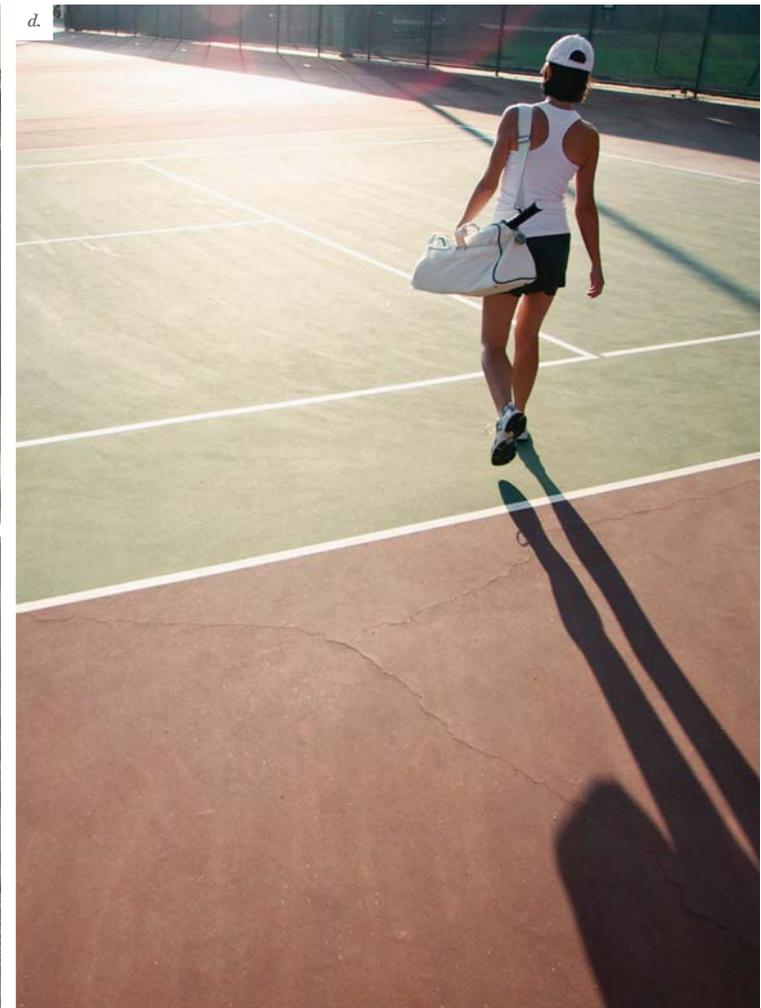
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pursuits

First-rate sporting facilities offer a range of outdoor activities in and around Kingston, from *paddle boarding* and *boating on the Thames*, to *horse riding*, *cricket*, *rugby* and *tennis*. Residents can enjoy *a round of golf* at Coombe Hill Golf Club, one of England's most highly rated and traditional courses, as well as the chance to join four *excellent local gyms*, including Virgin Active and David Lloyd.



a. Jogging b. Cycling in Richmond Park
c. Sailing d. Tennis



Curtain *up*



a.



a. Comedy nights at Outside the Box
b. Kingston Carnival c. The Rose Theatre
d. Street performers on the High Street

Kingston's *exciting cultural attractions* invite residents to experience *film, theatre, music* and *comedy* in many different ways, whether in the form of literary festivals, classical concerts or 3D screenings of the very latest films at its *Odeon IMAX cinema*. *The Rose Theatre*, a grand arts venue that mirrors the style of its Elizabethan counterpart in London, shows drama of the highest quality, while the *Outside the Box* club highlights the best of the comedy circuit.

b.



c.





Innovation in

education



Queenshurst provides a gateway to the *finest educational institutions* in the capital, giving parents an *exciting opportunity* to invest in their children's future. Students from around the world gather at the city's *elite universities*, including the Royal College of Art, Imperial College, University College London, and London School of Economics and Political Science, to name just a few.

Both Kingston University and the University of Roehampton are within easy reach of Queenshurst. Kingston College's School of Art & Design is adjacent to the development, and a *range of excellent schools* – such as Hampton School, the Tiffin School, Surbiton High School, Kingston Grammar School and St Luke's Primary School – are also close by.



a. Hampton School b. Kingston University c. Tiffin School d. Surbiton High School



b.

c.

d.

1. *Queenshurst*
2. *Kingston Train Station*
3. *Sainsbury's*
4. *Virgin Active*
5. *Bentall's Shopping Centre*
6. *John Lewis*
7. *The Rose Theatre*
8. *River Thames*
9. *Hampton Court Park*
10. *Hampton Court Palace*
11. *Bushy Park*
12. *Market Square*



Richmond Park
& Central London

Walking

Sainsbury's	4 mins
Kingston Train Station	5 mins
John Lewis	5 mins
Bentalls	5 mins
River Thames	8 mins
Bushy Park	16 mins



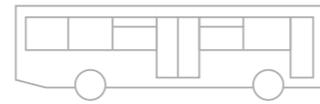
Train

Twickenham	13 mins
Clapham Junction	21 mins
London Waterloo	33 mins
Victoria	40 mins
Canary Wharf	51 mins
Paddington	52 mins



Bus

Hampton Court Palace	13 mins
Kew Gardens	41 mins
Wimbledon	46 mins
Putney	46 mins
Heathrow Airport	47 mins



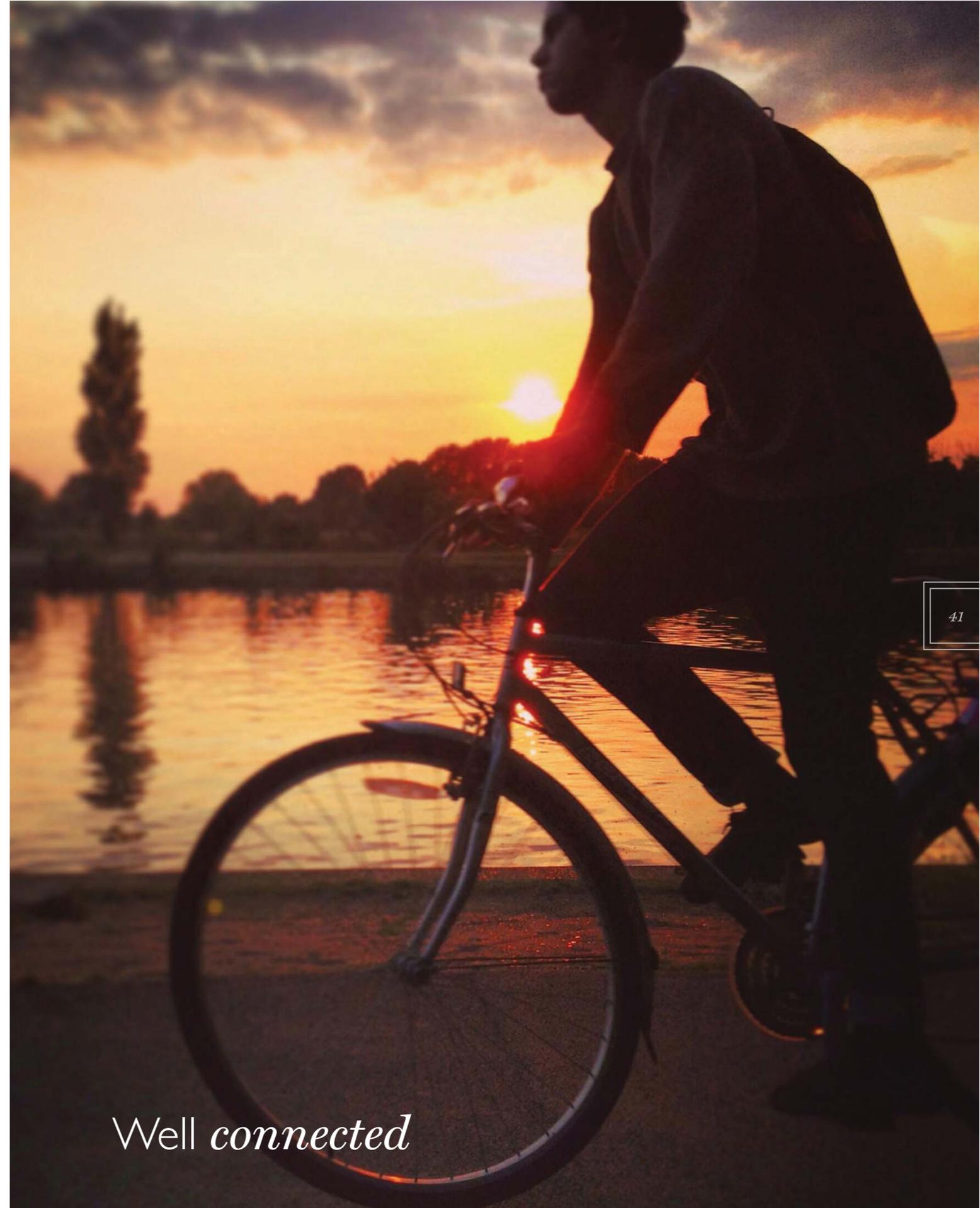
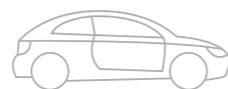
Cycling

Richmond Park	7 mins
Hampton Court Palace	12 mins
Wimbledon	31 mins
Putney	33 mins
Chiswick High Road	42 mins

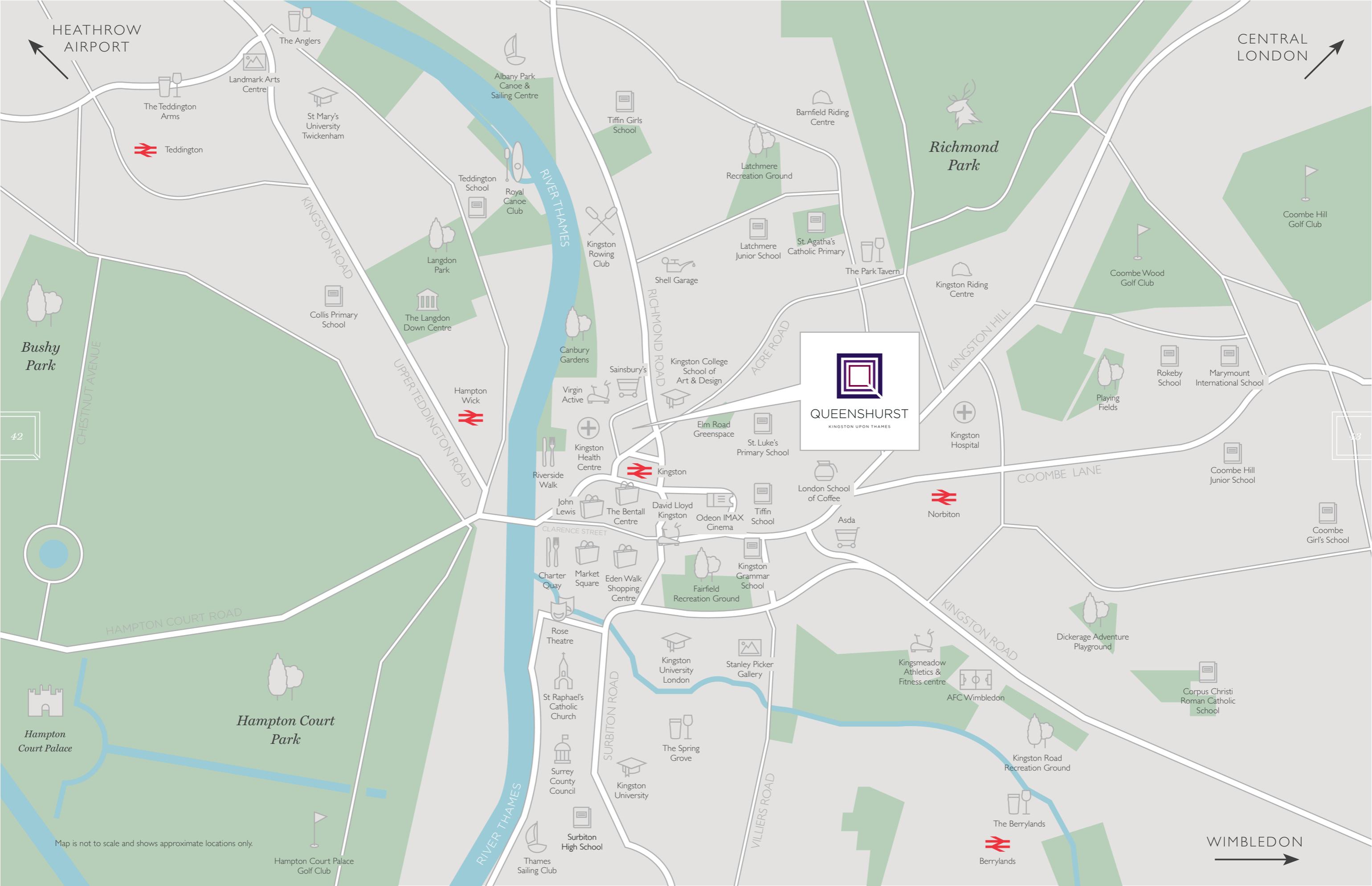


Car

Heathrow Airport	32 mins
Gatwick Airport	47 mins
Windsor	47 mins
Brighton	1 hr 19 mins
Oxford	1 hr 30 mins



Well connected



HEATHROW AIRPORT

CENTRAL LONDON

WIMBLEDON



QUEENSHURST
KINGSTON UPON THAMES

Map is not to scale and shows approximate locations only.

HEATHROW AIRPORT

CENTRAL LONDON

WIMBLEDON

Bushy Park

Richmond Park

Hampton Court Park

Hampton Court Palace

RIVER THAMES

RIVER THAMES

KINGSTON ROAD

RICHMOND ROAD

KINGSTON HILL

HAMPTON COURT ROAD

COOMBE LANE

KINGSTON ROAD

SURBITON ROAD

VILLIERS ROAD

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The Teddington Arms

Landmark Arts Centre

The Anglers

St Mary's University Twickenham

Albany Park Canoe & Sailing Centre

Tiffin Girls School

Barnfield Riding Centre

Teddington

Teddington School

Royal Canoe Club

Kingston Rowing Club

Latchmere Recreation Ground

Latchmere Junior School

St. Agatha's Catholic Primary

The Park Tavern

Kingston Riding Centre

Coombe Wood Golf Club

Coombe Hill Golf Club

Bushy Park

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Hampton Court Palace

Hampton Court Park

Hampton Court Palace Golf Club

Langdon Park

Collis Primary School

The Langdon Down Centre

Hampton Wick

Canbury Gardens

Sainsbury's

Kingston College School of Art & Design

Elm Road Greenspace

St. Luke's Primary School

QUEENSHURST KINGSTON UPON THAMES

Kingston Hospital

Rokeby School

Marymount International School

Playing Fields

Coombe Hill Junior School

Coombe Girl's School

Kingston Health Centre

John Lewis

The Bentall Centre

David Lloyd Kingston

Odeon IMAX Cinema

Tiffin School

London School of Coffee

Asda

Norbiton

Charter Quay

Market Square

Eden Walk Shopping Centre

Fairfield Recreation Ground

Kingston Grammar School

HAMPTON COURT ROAD

Hampton Court Palace

Hampton Court Park

Hampton Court Palace Golf Club

Rose Theatre

St Raphael's Catholic Church

Surrey County Council

Surbiton High School

Thames Sailing Club

Kingston University London

Stanley Picker Gallery

The Spring Grove

Kingston University

Kingsmeadow Athletics & Fitness centre

AFC Wimbledon

Dickerage Adventure Playground

Corpus Christi Roman Catholic School

Kingston Road Recreation Ground

The Berrylands

Berrylands

Teddington

Hampton Wick

Kingston

Norbiton

Coombe Girl's School



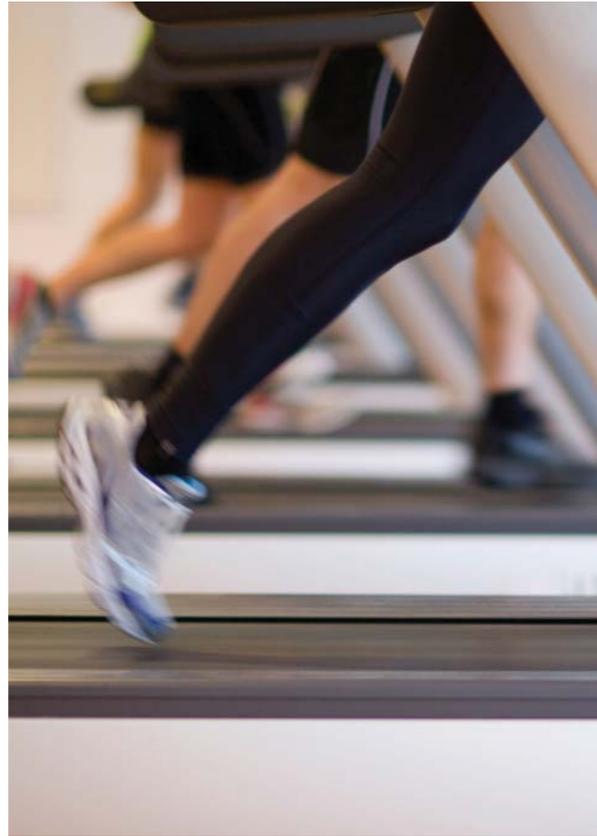
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Material



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difference



Photography depicts a typical gym.



Final concierge area is subject to ongoing design and therefore may vary from computer-generated image shown.

Computer-generated images are indicative only and subject to change.

The elegant *Nordic-influenced interiors* of Queenshurst's spacious apartments create *a calming mood* through their use of authentic materials in light colours, melded with subtle, *contemporary finishes*. Careful thought has been applied to every aspect of the design to ensure a restful ambience and a feeling of longevity.

Natural woods and stone accents blend seamlessly into a delicate palette of dove greys and rosy taupes, capturing the *purity and simplicity* of the Scandinavian style. Contrasting textures appeal to our sense of touch, enlivening the distinctive clean lines and *soothing neutral tones* with unexpected details.

The sleek interiors are complemented by *cool communal spaces* that enhance the lifestyles of all residents, including a concierge and gym.





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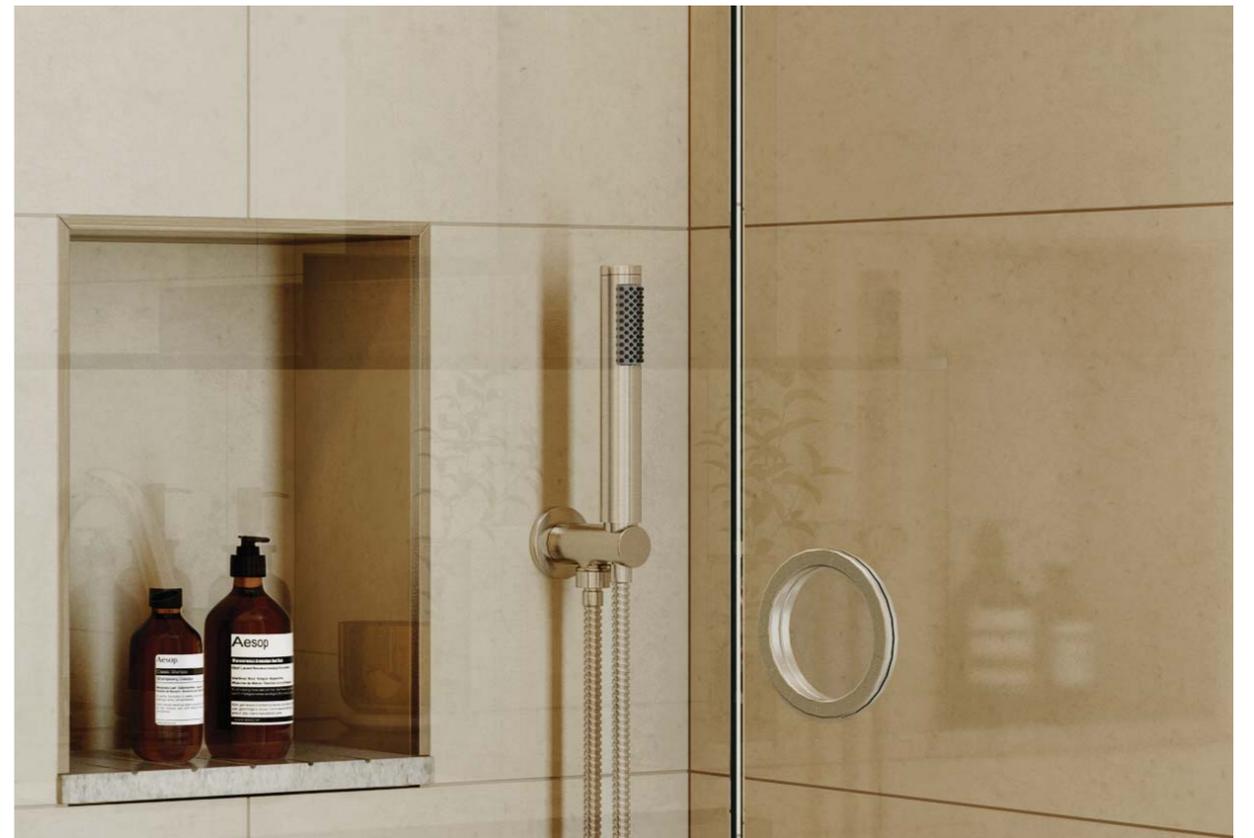
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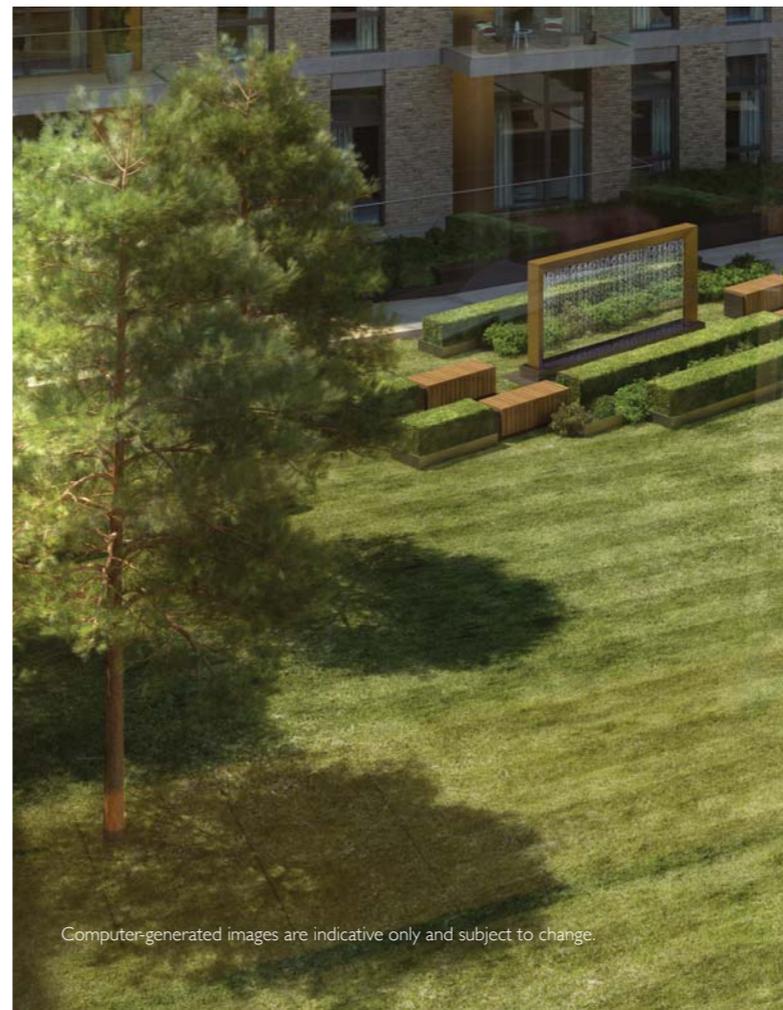




Drawing on the *rich heritage* of the surrounding area, the landscape that envelops Queenshurst has been *thoughtfully designed* to enhance all that the local community has to offer.

The central garden square, which takes its inspiration from London's traditional squares, provides an *attractive garden and view* for residents to enjoy. Pergola seating inside the gated garden overlooks an enticing water feature, inviting a moment of *stillness and reflection*.

The new linear park *brings together residents* and the existing community in a *beautiful green space*, where children can play while parents enjoy coffee and conversation. Pedestrian and informal cycle routes offer a secure way for everyone to navigate the landscape, and take in the *remarkable natural environment*.



Computer-generated images are indicative only and subject to change.





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The Berkeley *difference*

We want to ensure that you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.

Here is what you can expect:

- From the day you reserve – until the day you complete – we'll update you regularly on progress.
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers.
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style.
- We'll meet you at the development to demonstrate all the functions and facilities of your new apartment and will present you with your own bespoke guide to your new home.
- We personally hand over your key on completion day and make sure everything is to your satisfaction.
- The two year warranty with 24-hour emergency service has a dedicated customer service telephone number. And from the 3rd to the 10th year you'll have the added security protection of the Premier Guarantee.
- Finally we will contact you throughout your buying journey to ensure that everything progresses smoothly and you are kept up to date with regular information.



Designed for life

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

Our commitment to sustainable living. Homes at Queenshurst benefit from:

- Energy efficient design including a highly insulated building envelope (above Building Regulation requirements to save on heating costs).
- Energy efficient appliances provided to lower the running costs and carbon footprint of the home.
- Centralised energy centre with electricity generation to offset running costs of common areas.
- Homes designed for low water consumption to preserve the water resources.
- 100% low energy lighting and PIR lighting in communal areas.
- Home office locations provided to all homes apart from suites.
- Wi-Fi in the concierge.
- Covered cycle storage facilities provided to enable use of sustainable transport modes.
- Residents' Gym.
- Landscaped gated courtyard garden as residents' private amenity space.
- A sustainable green roof will be installed on suitable roof spaces. This will contribute to increased levels of biodiversity on site.



A commitment to the future

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

Our Vision

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

An Exceptional Customer Experience

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

High Quality Homes

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

The Berkeley Foundation

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

* Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact sustainability@berkeleygroup.co.uk. Some features are only applicable to specific developments. Please ask sales negotiator for further information.

Great Places

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

Efficient and considerate operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A commitment to people and safety

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



www.berkeleyfoundation.org.uk



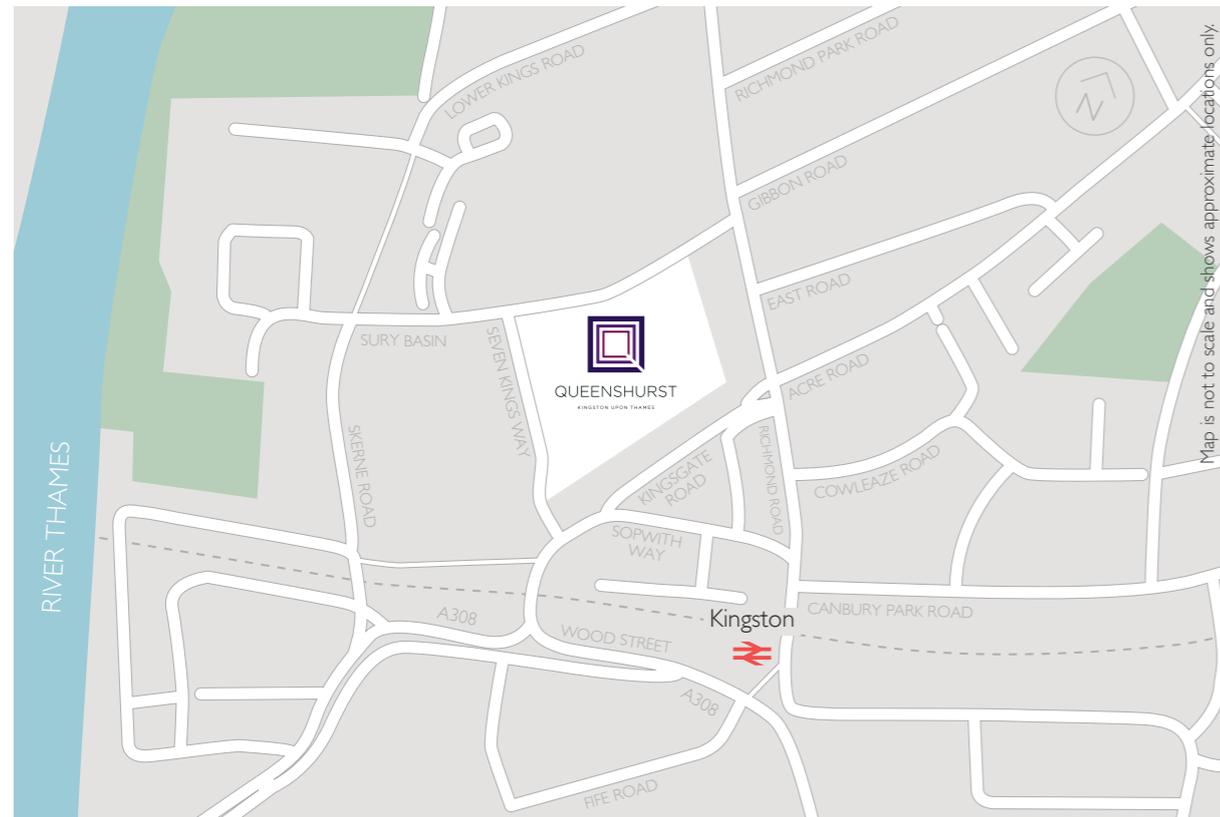
Proud to be a member of the Berkeley Group of Companies



Queenshurst, Sales & Marketing Suite

Sury Basin, Kingston, KT2 5NZ

T: 020 3675 4488 www.queenshurst.co.uk



Walking from Kingston Station

Exit Kingston station by turning immediately left and walk along Richmond Road. Turn left onto Sury Basin and the Marketing Suite is immediately on your left.

Driving from Central London

Follow the A3 on West Hill through Wandsworth and Putney. At Robin Hood Junction bear right and then left onto A308. Continue on this road over a roundabout and through traffic lights towards Kingston Railway Station.

Passing the Railway Station, keep to the right and pass under the railway line turning immediately left onto Seven Kings Way. At the traffic lights turn right onto Sury Basin and the Marketing Suite is immediately on your right.

Parking is available on site outside the Marketing Suite.

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Queenshurst is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. Computer-generated images are indicative only and subject to change. Lifestyle images are indicative only. The Queenshurst site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. 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. Berkeley Homes reserves the right to make these changes as required. Maps are not to scale and show approximate locations only. 23CA/U065/0316

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WWW.QUEENSHURST.CO.UK

Berkeley
Designed for life