



**FITZROY**  
**GATE**

RICHMOND ROAD TW7

**St James**  
Designed for life



# AN INTRODUCTION TO FITZROY GATE

A STUNNING COLLECTION OF FAMILY HOMES SET  
WITHIN A PRIVATE GATED PARKLAND ESTATE ON  
THE RIVER THAMES





# A RARE OPPORTUNITY

Fitzroy Gate is a collaboration between St James – part of the Berkeley Group – and Beechcroft Developments.

Fitzroy Gate will transform this seven acre site on the banks of the River Thames into a gated estate with Beechcroft converting the Grade II listed buildings into 15 two and three bedroom apartments and 8 mews houses. St James will create 39 stunning four, five and six bedroom houses, together with a care home for the elderly.

The beautifully restored grounds provide a private mature parkland setting, enclosed by the original estate walls set behind the refurbished entrance gates.

Less than a mile from Richmond and within easy access of Central London, Fitzroy Gate offers a rare opportunity to live in a gated community in West London.

## THE ST JAMES DIFFERENCE

St James is a design conscious residential developer with a proven track record for delivering fantastic homes in amazing places, utilising world class architecture, cultural initiatives, landscape and interior design to create a unique sense of place.

St James prides itself on adding value through the design, quality of homes and level of service it provides to its customers.





A BIRD'S EYE VIEW OF THIS  
**PRIVATE ESTATE**

CENTRAL LONDON

RICHMOND PARK

KEW GARDENS

OLD DEER PARK

RICHMOND TOWN CENTRE

ST MARGARETS

ROYAL MID SURREY GOLF CLUB

RICHMOND LOCK



FITZROY  
GATE





## EXCLUSIVE LIVING

Behind the impressive gated entrance on Richmond Road and enclosed by the original estate walls, Fitzroy Gate is an exclusive development, positioned in a unique, historic setting on the River Thames.



# A LUXURY RIVERSIDE LOCATION

## KEY

- THE HONYWOOD COLLECTION
- THE TURNER COLLECTION
- FUTURE RELEASES
- COOPER HOUSE, EXTRA CARE APARTMENTS
- THE BEEHCROFT COLLECTION



COOPER HOUSE

EXISTING RESIDENTIAL

PRIVATE PARKLAND

POND

SALES & MARKETING SUITE

THE WHITE HOUSE

ISABELLA HOUSE

CEMETERY

THE MEWS

THE CHAPEL

GATED ENTRANCE

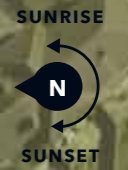
GATED ENTRANCE TO ISLEWORTH

RICHMOND ROAD

RICHMOND ROAD TO RICHMOND

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL







# THE TURNER COLLECTION

4 & 5 BEDROOM HOUSES

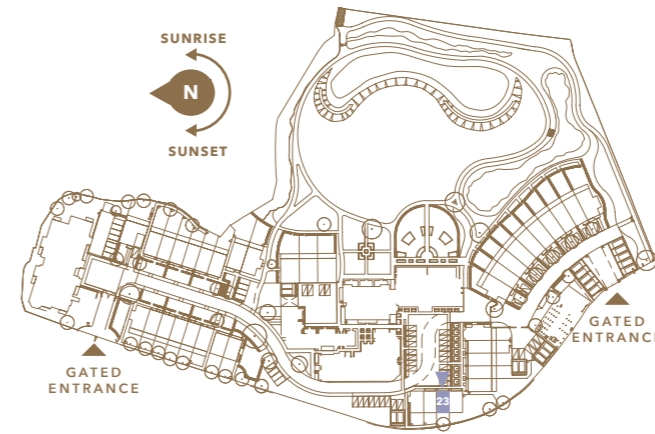




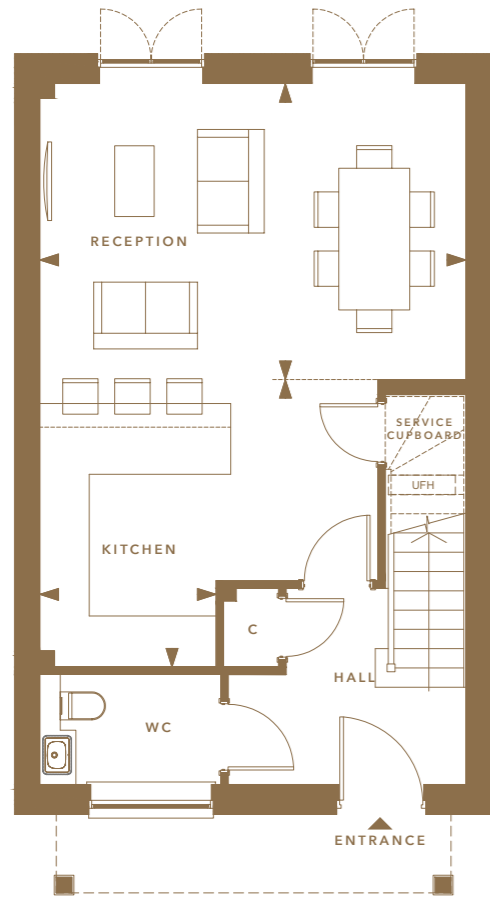


## 4 BEDROOM HOUSE

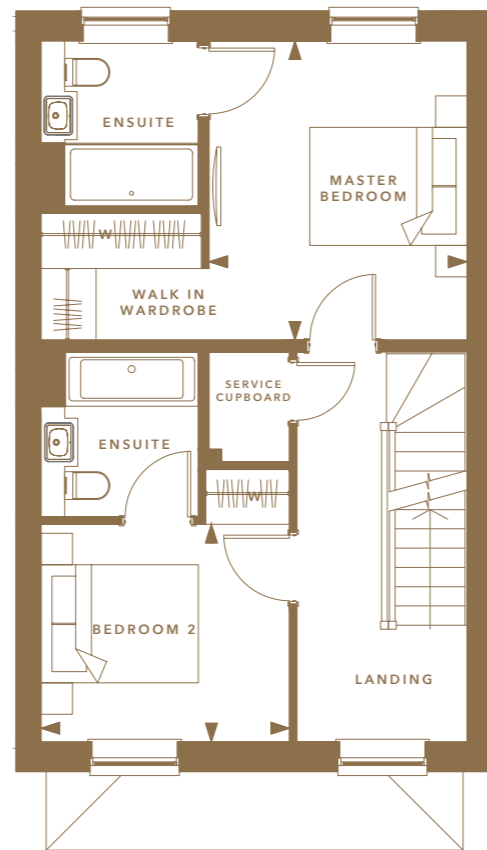
PLOT NO. 23



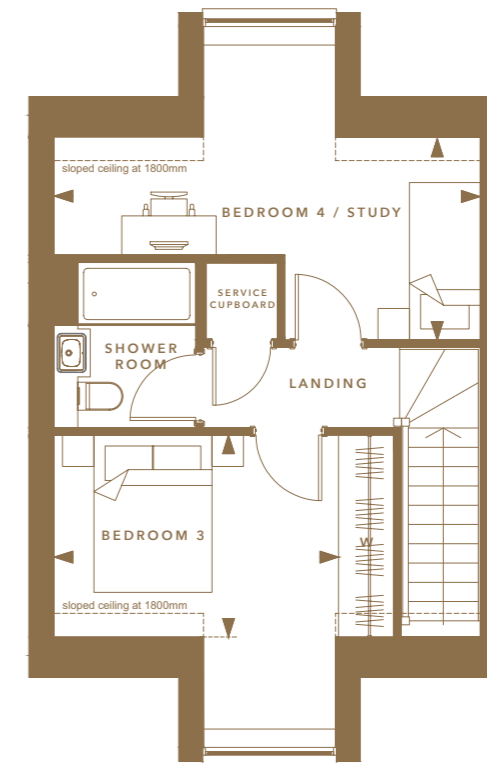
- c CUPBOARD
- w WARDROBE
- OPTIONAL WARDROBE
- ◀▶ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**TOTAL AREA** 134.7M<sup>2</sup> 1450FT<sup>2</sup>

### GROUND FLOOR

RECEPTION	5.415m x 3.760m	17'9" x 12'4"
KITCHEN	3.655m x 2.240m	12'0" x 7'4"

### FIRST FLOOR

MASTER BEDROOM	3.800m x 3.280m	12'6" x 10'9"
BEDROOM 2	3.155m x 2.760m	10'4" x 9'1"

### SECOND FLOOR

BEDROOM 3	3.615m x 2.565m	11'10" x 8'5"
BEDROOM 4/STUDY	5.415m x 2.580m	17'9" x 8'6"

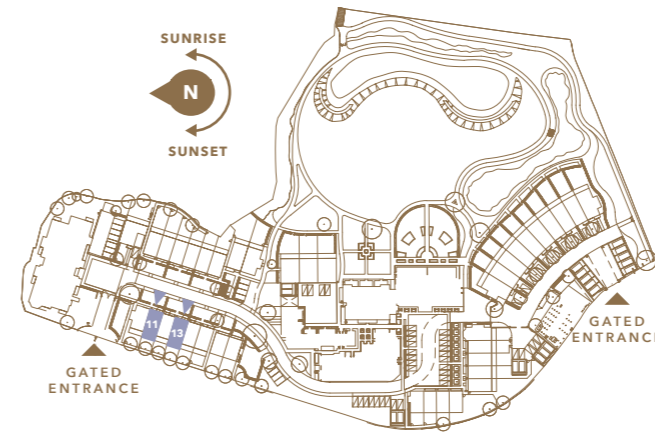
House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring practice. All internal measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All terrace/balcony/garden dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be at the same scale as those on other pages.



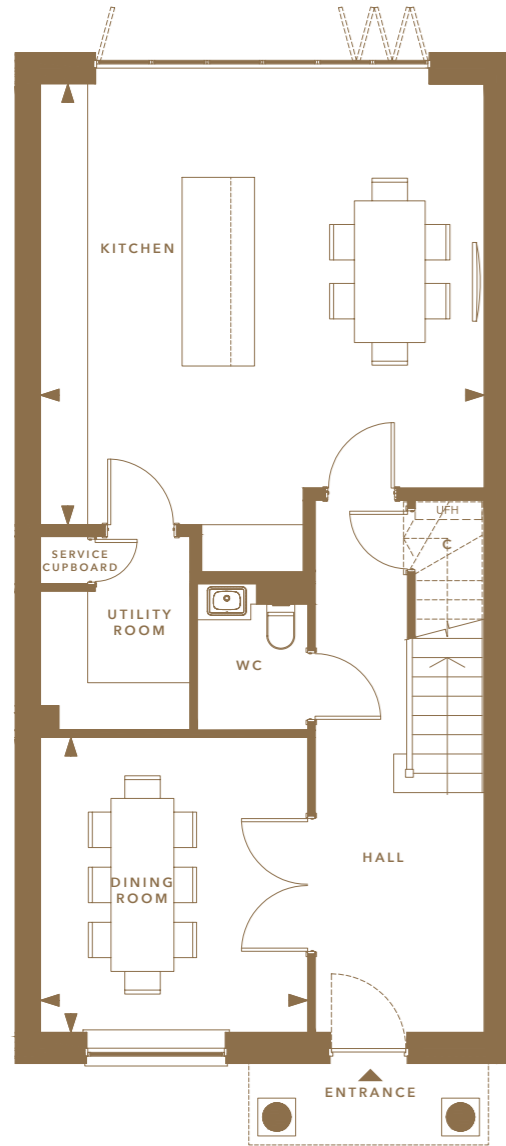


## 5 BEDROOM HOUSES

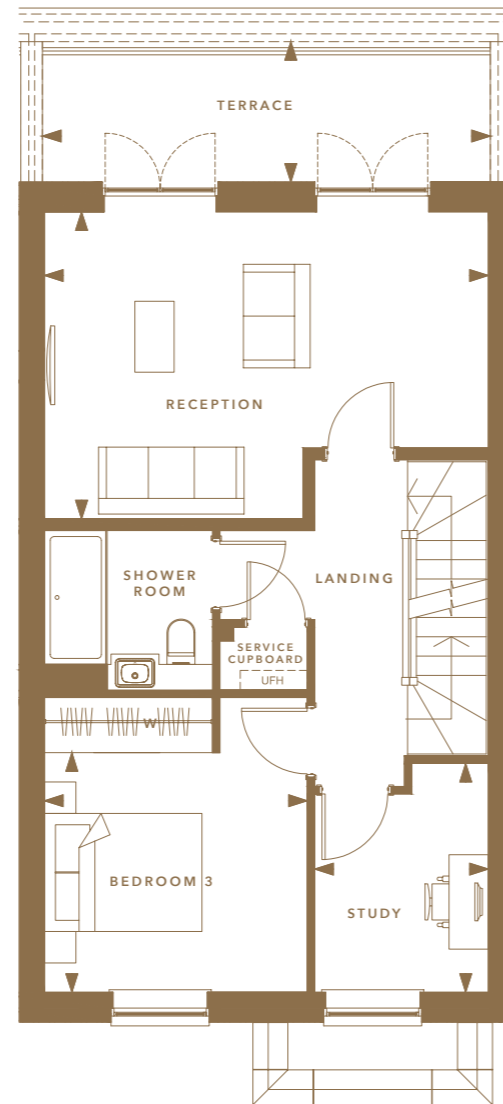
PLOT NO. 11 & 13



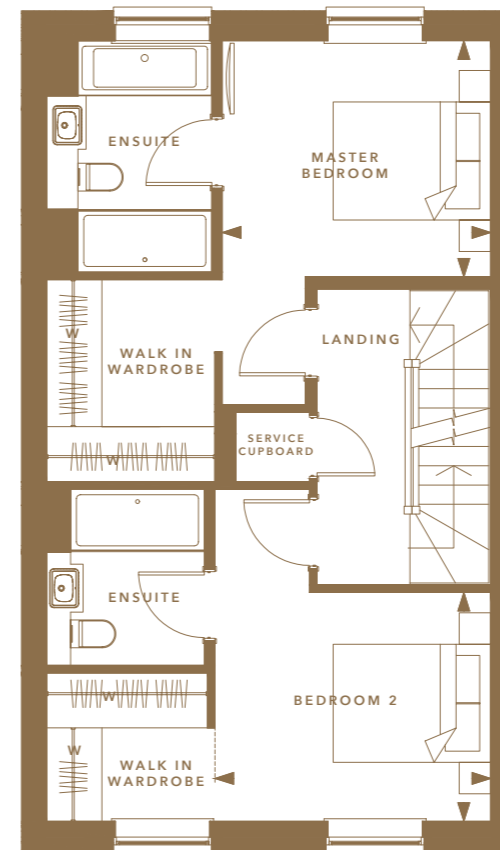
- c CUPBOARD
- w WARDROBE
- OPTIONAL WARDROBE
- ◀▶ MEASUREMENT POINTS
- UFH UNDERFLOOR HEATING



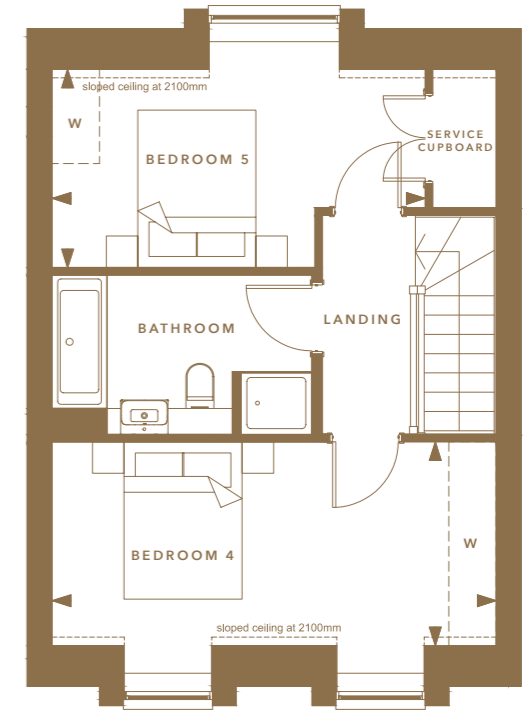
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**TOTAL AREA**    222.8M<sup>2</sup>    2398FT<sup>2</sup>

### GROUND FLOOR

KITCHEN	5.635m x 5.605m	18'6" x 18'5"
DINING ROOM	3.750m x 3.390m	12'4" x 11'2"

### FIRST FLOOR

RECEPTION	5.635m x 3.900m	18'6" x 12'10"
STUDY	2.910m x 2.205m	9'7" x 7'3"
BEDROOM 3	3.335m x 3.045m	10'11" x 10'0"
TERRACE	5.685m x 1.785m	18'8" x 5'10"

### SECOND FLOOR

MASTER BEDROOM	3.405m x 3.000m	11'2" x 9'10"
BEDROOM 2	3.500m x 2.910m	11'6" x 9'7"

### THIRD FLOOR

BEDROOM 4	5.635m x 2.590m	18'6" x 8'6"
BEDROOM 5	4.735m x 2.520m	15'7" x 8'3"

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# THE HONYWOOD COLLECTION

4, 5 & 6 BEDROOM HOUSES

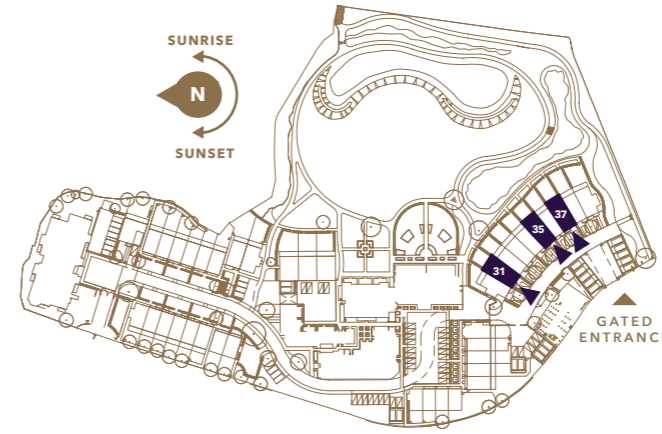




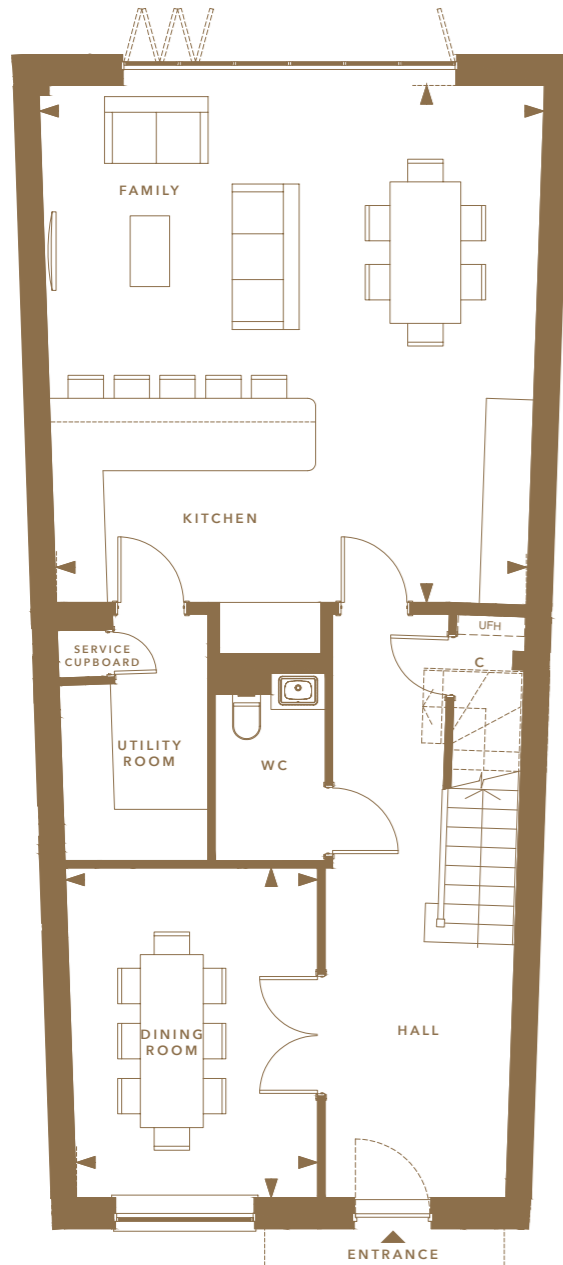


## 5 BEDROOM HOUSES

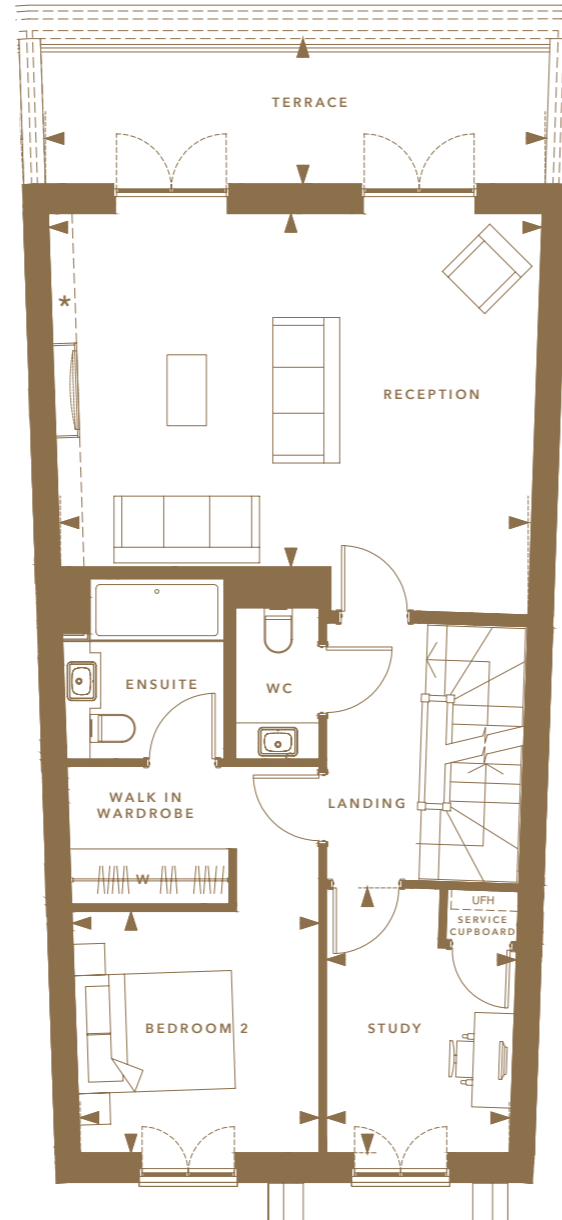
PLOT NO. 31, 35 & 37



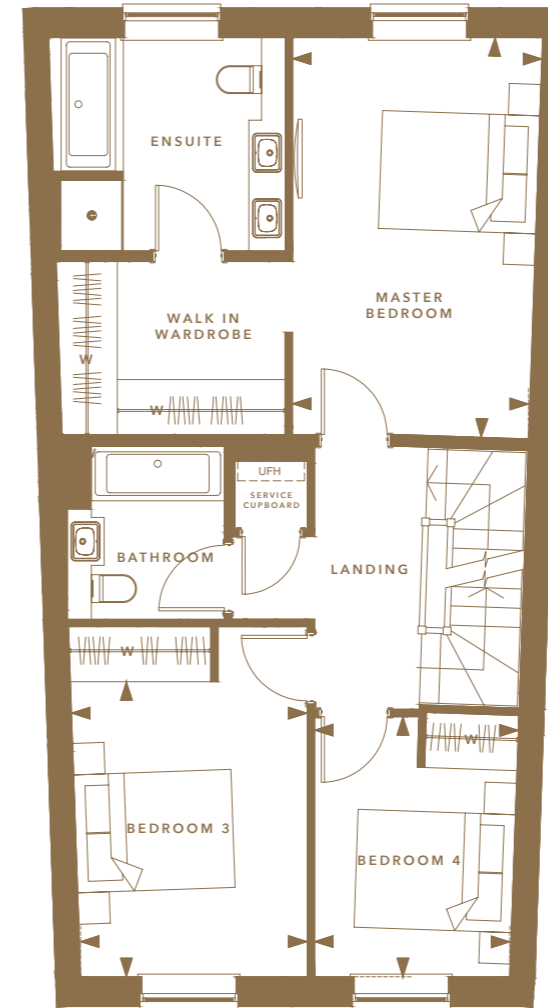
- c CUPBOARD
- w WARDROBE
- ▶ MEASUREMENT POINTS
- \* BESPOKE FITTED UNITS (OPTIONAL EXTRA)
- UFH UNDERFLOOR HEATING



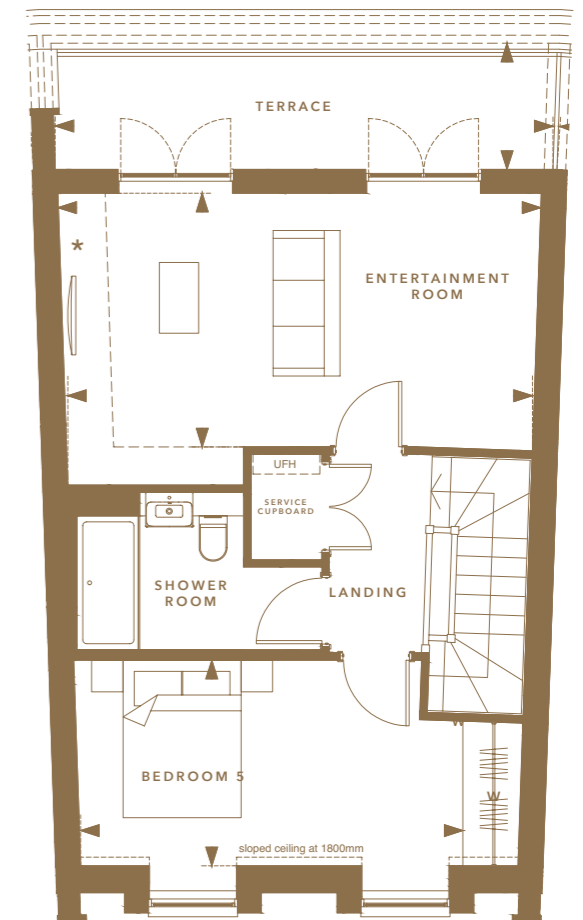
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TOTAL AREA 274.6M<sup>2</sup> 2956FT<sup>2</sup>

### GROUND FLOOR

KITCHEN/FAMILY 5.970m - 6.420m x 6.570m 19'7" - 21'1" x 21'7"  
 DINING ROOM 3.060m - 3.200m x 4.190m 10'1" - 10'6" x 13'9"

### FIRST FLOOR

RECEPTION 5.945m - 6.275m x 4.490m 19'6" - 20'7" x 14'9"  
 STUDY 2.325m - 2.425m x 3.365m 7'8" - 8'0" x 11'1"  
 BEDROOM 2 3.035m - 3.135m x 3.065m 10'0" - 10'4" x 10'1"  
 TERRACE 6.350m x 1.845m 20'10" x 6'1"

### SECOND FLOOR

MASTER BEDROOM 3.000m - 3.175m x 5.105m 9'10" - 10'5" x 16'9"  
 BEDROOM 3 2.880m - 3.005m x 3.750m 9'5" - 9'10" x 12'4"  
 BEDROOM 4 2.480m - 2.595m x 3.305m 8'2" - 8'6" x 10'10"

### THIRD FLOOR

ENT. ROOM 5.905m - 6.145m x 3.220m 19'5" - 20'2" x 10'7"  
 BEDROOM 5 4.860m x 2.610m 15'11" x 8'7"  
 TERRACE 6.330m x 1.605m 20'9" x 5'3"

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## ENTRANCE HALL

The exclusive London interior designer Laura Hammett has brought an opulent, sophisticated feel to the interiors of every home, with precise attention to detail and the use of natural, contemporary tones.













## STUNNING SPECIFICATION

### KITCHEN

- Bespoke fitted handleless kitchens with gloss and textured finishes to doors
- Feature lighting to underside of wall units
- Full height mirrored splash back
- Composite stone worktop
- Stainless steel undermount sink
- Polished chrome monoblock mixer
- Fully integrated appliances including:
  - Extractor
  - 5-ring gas hob
  - Single oven (Honywood houses)
  - Combination steam oven (Honywood houses)
  - Coffee machine (Honywood houses)
  - Double oven (Turner houses)
  - Microwave
  - Fridge/freezer
  - Wine cooler
  - Dishwasher
  - Warming drawer
- Washing machine and tumble dryer (located in Utility Room, where applicable)
- Combination washer dryer to Plots 16,17, 21, 22, 24
- Siemens branded appliances to Turner houses
- Miele branded appliances to Honywood houses





Computer-generated image of ensuite is indicative only.



Computer-generated image of bedroom is indicative only.

**BATHROOMS & ENSUITES**

- White wall mounted dual flush WC
- White double basin to master ensuite (plots 01, 08, 31-38 only)
- White single basin to master ensuite (to remaining plots)
- White bath with timber effect side panel to master ensuite (where applicable)
- White wall mounted semi-recessed basin to bathrooms and shower rooms
- White bath with bath screen or white shower tray with shower screen to bathrooms
- Flush shower tray to master ensuite (Honywood houses)
- Combination of stone vanity and bath surrounds with porcelain tiling to walls and floors in master ensuite
- Porcelain tiles to walls and floors with feature wall to bathrooms and shower rooms
- Hansgrohe polished chrome brassware including basin mixer, bath/shower mixer, ceiling mounted showerhead and handheld shower,
- Robe hooks and toilet roll holder
- Polished chrome dual flush button
- Polished chrome heated towel radiator
- Mirrored bathroom cabinet with feature lighting and shaver socket

**COAT CUPBOARDS**

- High level shelf with hanging rail and light

**UTILITY ROOM**

- Utility Room with fitted cupboards including sink (where applicable), concealed washing machine and tumble dryer (except plots 16, 17 and 21-24)

**WARDROBE**

- Walk in wardrobe to master bedrooms with drawers, shelves, hanging rails and LED strip lighting
- Timber effect doors to secondary bedrooms with high level shelf, hanging rail and LED strip lighting
- All secondary bedrooms with fitted wardrobes (Honywood houses)
- Only Bedroom 2 and 3 with fitted wardrobes (Turner houses)

**FINISHES / JOINERY**

- White painted internal walls and ceilings
- Timber and porcelain tiling to ground floor
- Carpet to upper floors
- Timber finished staircase including treads and hand rail
- Painted front entrance and internal doors with grooved detail
- Glazed door to kitchen (where applicable)
- Cornice to ground and first floor hallways and habitable rooms only

**EXTERNALS**

- Glazed folding doors to rear garden patio
- White French doors to upper floor external areas
- White sliding sash windows
- Lighting to patio and terraces
- External tap and outdoor power socket to rear garden
- Turfed garden and paving to external areas (where applicable)

**IRONMONGERY**

- Antique brass finish to lever handles to internal doors

**ELECTRICS / LIGHTING**

- Antique brass finish to light switches and kitchen sockets
- White plastic switch and sockets at low level to other locations
- Home office facility with telephone and data points
- Wiring for Virgin Television in reception and master bedroom
- High and low level HDMI to reception and master bedroom
- High level TV point to reception and master bedroom
- LED downlights throughout
- Provision for pendant lighting to kitchen breakfast bar and main reception room

**HEATING / VENTILATION**

- Gas fireplace with stone surround to reception (Honywood houses only)
- Underfloor heating throughout (Honywood houses only)
- Underfloor heating to ground floor and radiators to bedrooms (Turner houses)
- Gas fired boiler

**SECURITY**

- Gated development accessed by key fob
- Door entry system panel linked from each house to main entrance gates

**CAR PARKING**

- 2 parking spaces per house (where applicable)
- Garages or Car Barns (where applicable)

**OTHER**

- Timber sheds to rear gardens (where applicable)
- Rear access to all gardens

**CUSTOMER UPGRADES**

- Intruder alarm
- Bespoke joinery to Reception
- Tall wine cooler (dependent on layout)
- Bespoke joinery to Entertainment Room on the top floor (dependent on layout)
- Widescreen television to reception







# DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make St James different means you can choose a new home from us with complete confidence. You can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and 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 St James.

## GREEN LIVING & 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 AT THE HEART OF EVERYTHING WE DO

At St James, 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, St James 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 - we build in the locations you want to live.

## A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St James's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located. 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.



Previous St James development - Lime Grove Mews



Previous St James development - Lime Grove Mews



Previous St James development - Interior from Lime Grove Mews



Proud to be members of the Berkeley Group of companies





# HOW TO FIND US



## BY CAR FROM THE M3:

Heading northeast on the M3, continue onto the A316 (Country Way). Remain on the A316, after approximately 2.7 miles taking the 2nd exit on the roundabout onto Chertsey Road/A316. Continue on Chertsey Road, taking the 2nd exit at the next roundabout to remain on Chertsey Road/A316.

After approximately 0.4 miles, take the 1st exit onto St Margaret's Road/A3004. Continue to follow the A3004 for 0.7 miles, and Fitzroy Gate will be on the right.

## BY CAR FROM THE M4:

Heading southwest on the M4, exit at Junction 2 onto Great West Road/A4, towards Staines/Hounslow. After 1.6 miles, turn left onto Syon Lane/A310, and continue onto Twickenham Road, A310.

At the first roundabout, continue on Twickenham Road, then take the 1st exit on the next roundabout onto South Street/A3004. At the next roundabout, take the 2nd exit onto Richmond Road, and Fitzroy Gate will be on your left.

## NEAREST TRAIN STATIONS:

St Margarets and Isleworth.

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St James' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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. Fitzroy Gate is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St James to ascertain the availability of any particular property.



Map is for illustration purposes only. Not to scale.

## FITZROY GATE SALES AND MARKETING SUITE

Richmond Road  
Isleworth  
TW7 7BP

**020 3326 1233**  
**SALES.FITZROYGATE@STJAMES.CO.UK**  
**FITZROYGATE.CO.UK**



SELLING AGENT









