

Baring House

Manor Gate Road, Kingston Upon Thames, KT2



Welcome to Baring House

Baring House is a brand new, exclusive development of just six luxurious, one, two and three bedroom apartments. These beautifully designed apartments boast high ceilings and offer private outside space. Every aspect of this unique development has been carefully designed to offer an unrivalled quality of living.

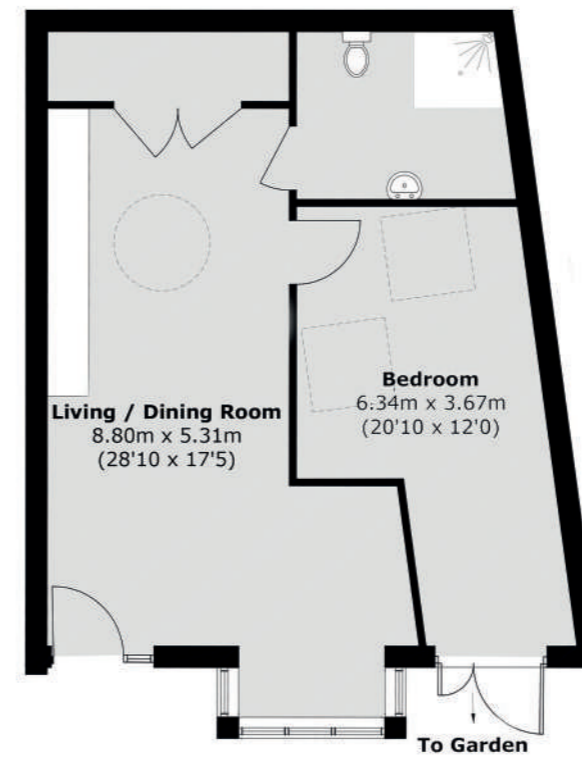
Baring House is located in Kingston upon Thames and conveniently situated for the mainline station and the town centre. The development provides convenient access to the third biggest shopping destination in London and a train link to London Waterloo. Hampton Court Palace, Bushy Park, Esher College, Kingston University and top ranked schools are all located near Baring House.





Floorplans

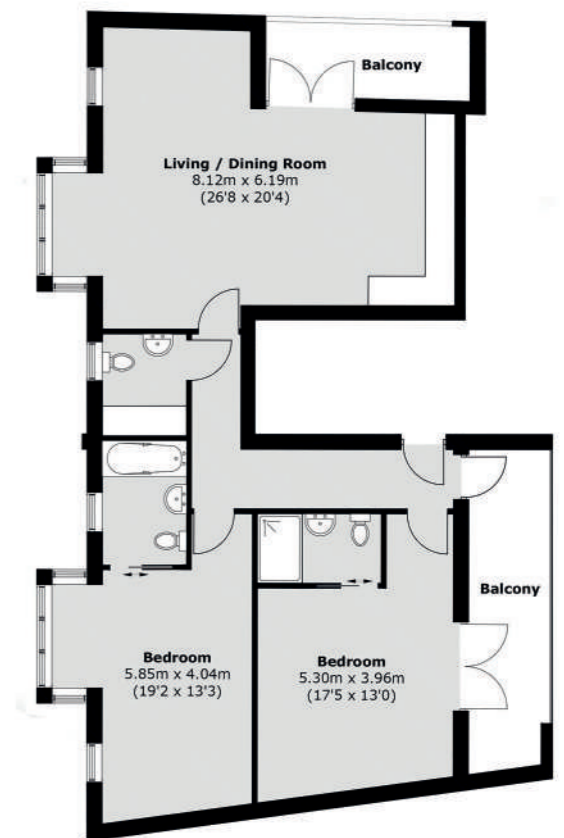
Apartment 1



Ground Floor

Total Area Approx 685.7 sq. ft (63.7 sq. m.)

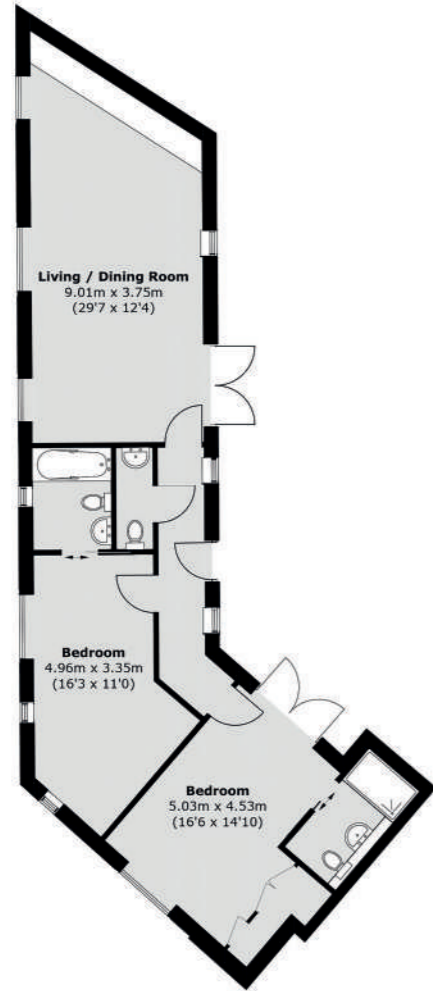
Apartment 2



First Floor

Total Area Approx 1,031.2 sq. ft (95.8 sq. m.)
Balcony Area Approx 66.7 sq. ft (6.2 sq. m.)

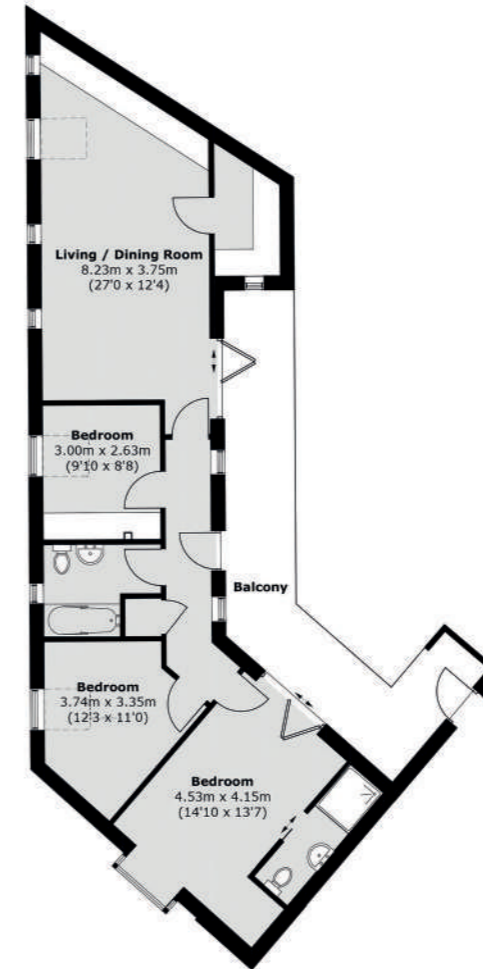
Apartment 3



First Floor

Total Area Approx 969 sq. ft (90.0 sq. m.)

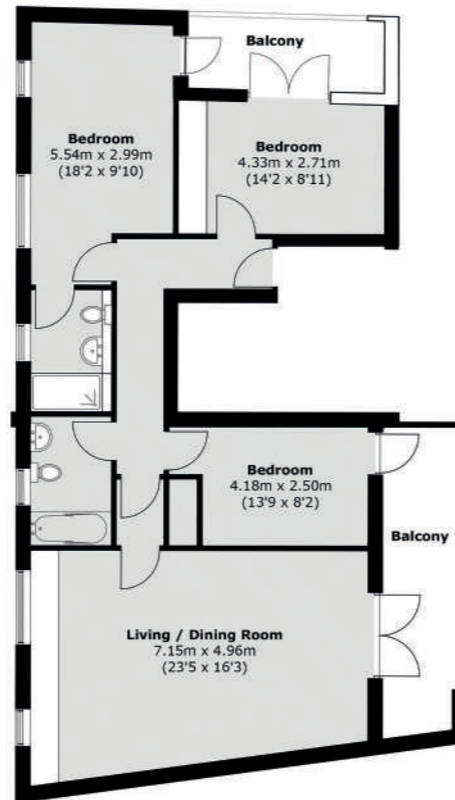
Apartment 5



Second Floor

Total Area Approx 888 sq. ft (82.5 sq. m.)
Balcony Area Approx 227.1 sq. ft (21.1 sq. m.)

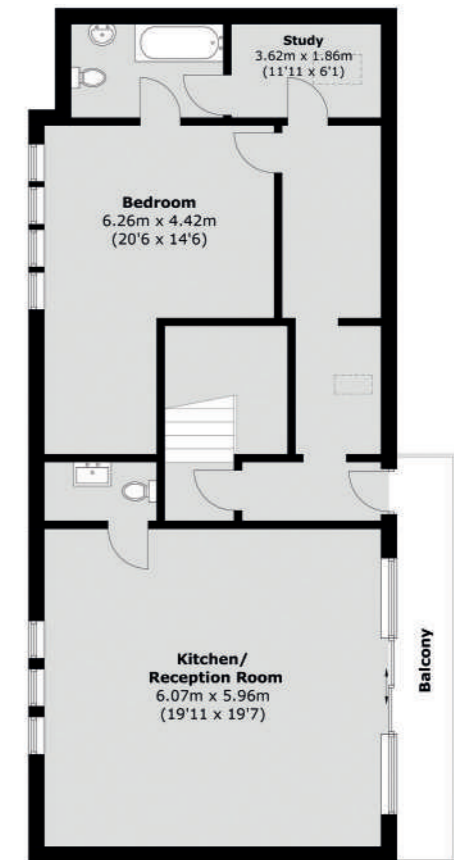
Apartment 4



Second Floor

Total Area Approx 973.1 sq. ft (90.4 sq. m.)
Balcony Area Approx 181.9 sq. ft (16.9 sq. m.)

Apartment 6



Third Floor

Total Area Approx 1038.7 sq. ft (96.5 sq. m.)
Balcony Area Approx 85 sq. ft (7.9 sq. m.)

Specification

General

- Double-glazed windows
- Secure bike storage
- Communal refuse store
- Stainless Steel door handles
- Walls painted in neutral finish
- Engineered wood flooring to kitchen/dining/open plan living rooms and hallways

Kitchens

- Contemporary styled kitchens with handle less design and soft close doors
- Integrated full height fridge/freezer
- Integrated electric over and hob
- Integrated dishwasher
- Integrated Washing machine
- Induction hob & oven
- Valliant Boiler
- Dishwasher & washing machine

Bathrooms

- Beautifully designed contemporary style bathrooms
- Wall hung WC with soft close seat
- Wall hung vanity unit with mixer tap
- Fitted bath and hand-held shower set to bath
- Clear glass opening bath screen and overhead shower
- Heated towel rail
- Contemporary wall and floor tiles

Lightings, electrical and heating

- Downlighters to open living area, bedrooms, bathrooms and hallways
- Shaver sockets to all bathrooms
- Stain Steel sockets and switches
- Smoke and heat detectors
- TV points
- Secure entry phone system.

Warranty

- 10-year warranty insurance provided

Transport

Baring House is superbly positioned for a variety of transport options; access to the A3 being 2.8 miles away and the M25, 16 miles away. Heathrow and Gatwick Airports are both easily accessible by road, only 7.7 and 26.8 miles, respectively.

Norbiton Station is 0.2 miles away with trains to London Waterloo from just 28 minutes and Kingston Station is 1.4 miles away with trains to London Waterloo from just 30 minutes making this village ideal for city commuters. Clapham Junction can be reached in just 18 minutes, which connects to the London Overground and train services down to the South Coast.

Amenities

Baring House is located in Kingston upon Thames with an array of boutiques and High Street brands including a large Marks & Spencer on the pedestrianised main shopping street, John Lewis and Waitrose, a lively market with a variety of independent vendors and the Bentalls Centre which is home to over 75 shops and more than 1,000 stylish brands.

Kingston has many lively and varied entertainment venues, featuring everything from the latest theatre productions to performances by up-and-coming comedians. There are two theatres, The Rose Theatre and The Arthur Cotterell Theatre, both offering a selection of classic and modern productions. The Rotunda (open 7 days a week) is home to a collection of bars and restaurants, an impressive 14 screen Odeon cinema and Ten Pin bowling alley with pool tables and an amusement arcade.

Dining out

The stunning Kingston riverside provides the perfect backdrop to many entertainment venues, pubs and restaurants including popular chains such as Bill's, Browns, Busaba, CAU, Comptoir Libanais and Cote.

Schools

Kingston has a pick of Nurseries, Junior, Secondary, College and University on your doorstep with good to outstanding ratings. With Kingston being one of the top-ranking schools in the London borough it's a great place for your child to get an excellent education.

Parks, green space and recreation

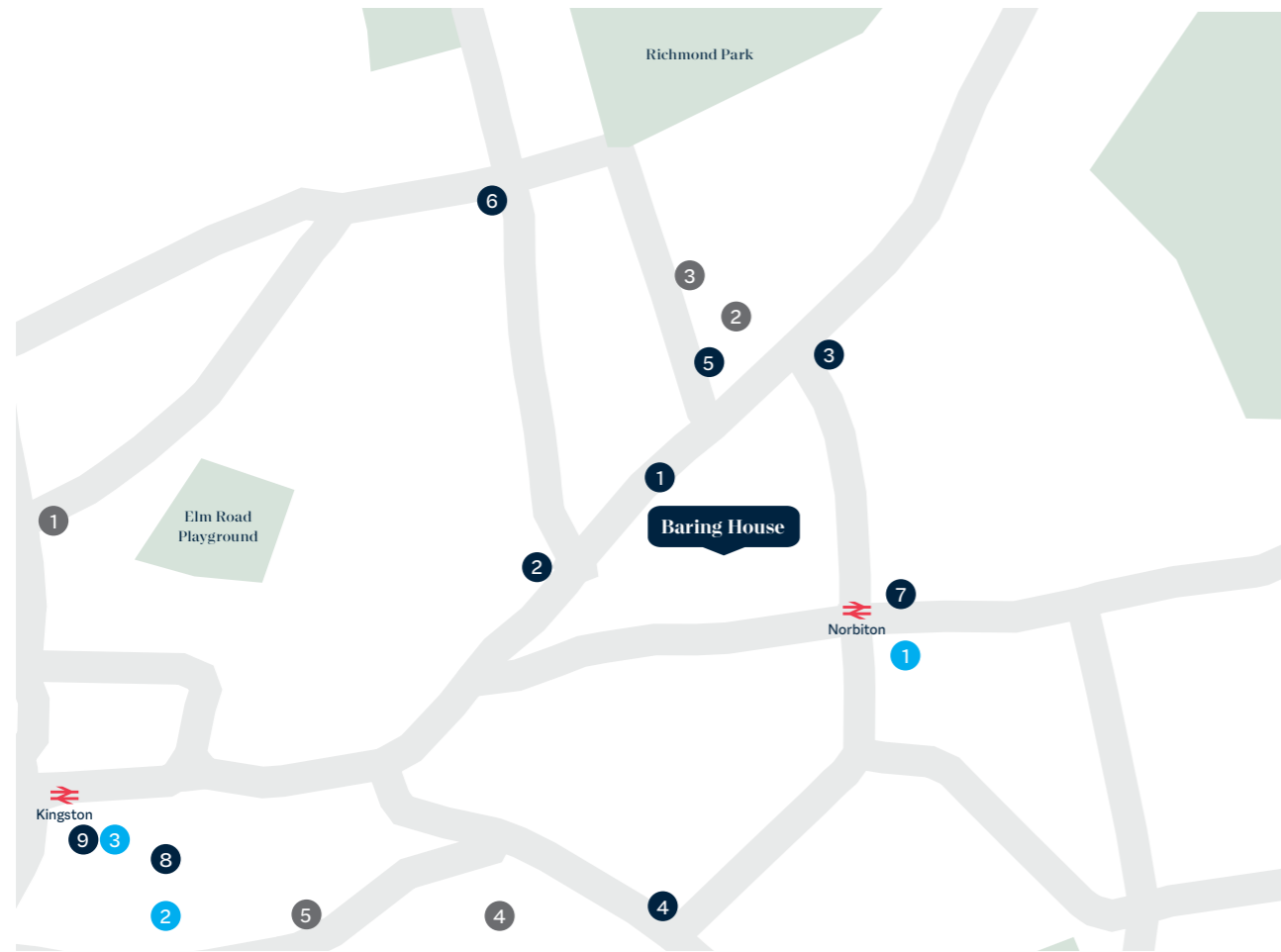
The borough offers some fabulous recreational spaces and parks. Baring House is situated just a short drive to Richmond Park, the largest of London's Royal parks is also very accessible. Measuring 2,360 acres and bustling with deer and wildlife, it's a wonderful location to walk, run, cycle, picnic, or simply relax and enjoy the landscape.

The Thames path along the river forms part of the National Trail which links Richmond to the historic Hampton Court Palace, via quiet rural settings like Teddington Lock. It's a beautiful stretch of river to explore by foot or by boat.



*Specification is subject to change by the developer at any time





Points of interest

Dining & amenities

- 1 Roz-ana
- 2 The Norbiton
- 3 The Albert
- 4 Asda
- 5 Tapas Bar
- 6 Sainsburys
- 7 Sainsburys
- 8 Cornerstone
- 9 Rotunda

Schools

- 1 Kingston College
- 2 St Paul's Primary
- 3 Alexandra School
- 4 Kingston University
- 5 Kingston Grammar

Recreation

- 1 Average Mo's
- 2 Muscle Fitness UK
- 3 David Lloyd Kingston



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Dexters