



CASTANEA
COURT

CASTANEA COURT

NEW MOMENT, NEW MALDEN

Nestled in New Malden, a flourishing area and upcoming gem in South West London, Castanea Court is a striking collection of two exquisite low-rise buildings presented by SRG Holding Limited, a highly reputed Emirati family developer. Inside, there is an exclusive range of studio, one, two and three bedroom apartments finished to the highest standards. Castanea Court's offering is anything but standard – it is a catalyst of progressive change, a trend setter for developers, a symbol of achievement for the community and a unique opportunity to be part of history in the making for its residents and investors alike.

This is a new moment...

Welcome to your new lifestyle,
your New Malden!

CASTANEA

URBAN LIVING IN SERENITY

Castanea Court has been crafted with individuality and an urban lifestyle promise.

A transformative development delivering 83 new homes including 2 duplexes, 4 retail and 2 office spaces, consisting of four modern and contemporary blocks.

Castanea Court boasts an alluring loft-style feel. Each spacious apartment benefits from extravagant large windows, natural light-filled interiors, energy and cost-efficient underfloor heating, high-spec finish and either a balcony, terrace or winter garden.

From infrastructures and amenities to service, Castanea Court is the creation of a holistic approach to design and lifestyle. With an entrance hallway including a concierge desk to a parcel room with a 24-hour parcel collection, bike storage and dedicated bike lift and a secure fob operated underground car park with electric charging points, all enviable features are carefully combined to inspire a safe and comfortable home with the modern convenience of urban living.

Castanea Court elevates urban lifestyle in suburban living. Rarely does a space provide warmth and comfort like this.



A FEELING OF DISCERNING CHARACTER

The four blocks that form Castanea Court share modern and contemporary architecture with strong angles, warm brick facades and ceiling-to-floor height windows. Three immersive communal rooftop gardens provide exclusive access to panoramic views of the landscaped courtyard at street level, cycle path to the south and the open greenery surrounding the wider neighbourhood. The rooftop gardens also serve as a fantastic opportunity to meet and connect with like-minded residents.

Castanea Court has been built using the finest craftsmanship with carefully considered materials.



CASTANEA



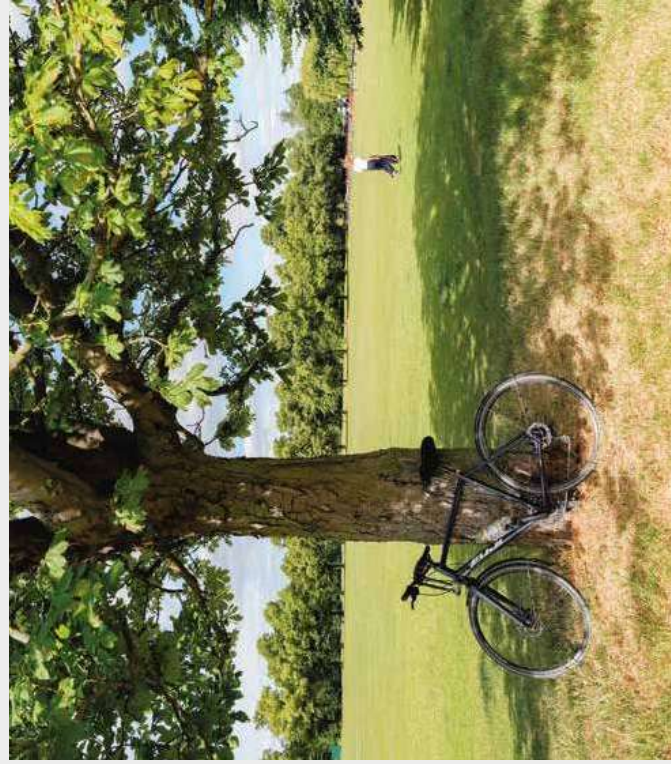
IN A NUTSHELL

Named after the chestnut trees which historically formed part of the landscape in the area, Castanea Court blends sympathetically with its surrounding and brings the outside in. Throughout the design and build of the development, great emphasis was placed on the integration of nature and the environment. One of the most notable accomplishments is the bee and wildlife friendly planting led by local community groups, which is aimed at allowing nature to bloom and maximising green spaces - a collective initiative that inspired renaming the road that stretches along Cycleway 31 to Beeline Way.

The developer has also thoroughly considered the meaning in naming the four blocks of the development honouring customary practices and the locality of New Malden. Copse House (Block A) is named after the traditional word for a thicket, grove or small woodland which used to dominate the landscape of New Malden and its neighbouring towns. Crosshill House (Block B) derives from the old English for Mzel + duna = "the cross on the hill". Castor House (Block C) relates to the now extinct beavers that were the root of naming Beverley Brooks, which makes its way through New Malden and gave Beverley Park its name.

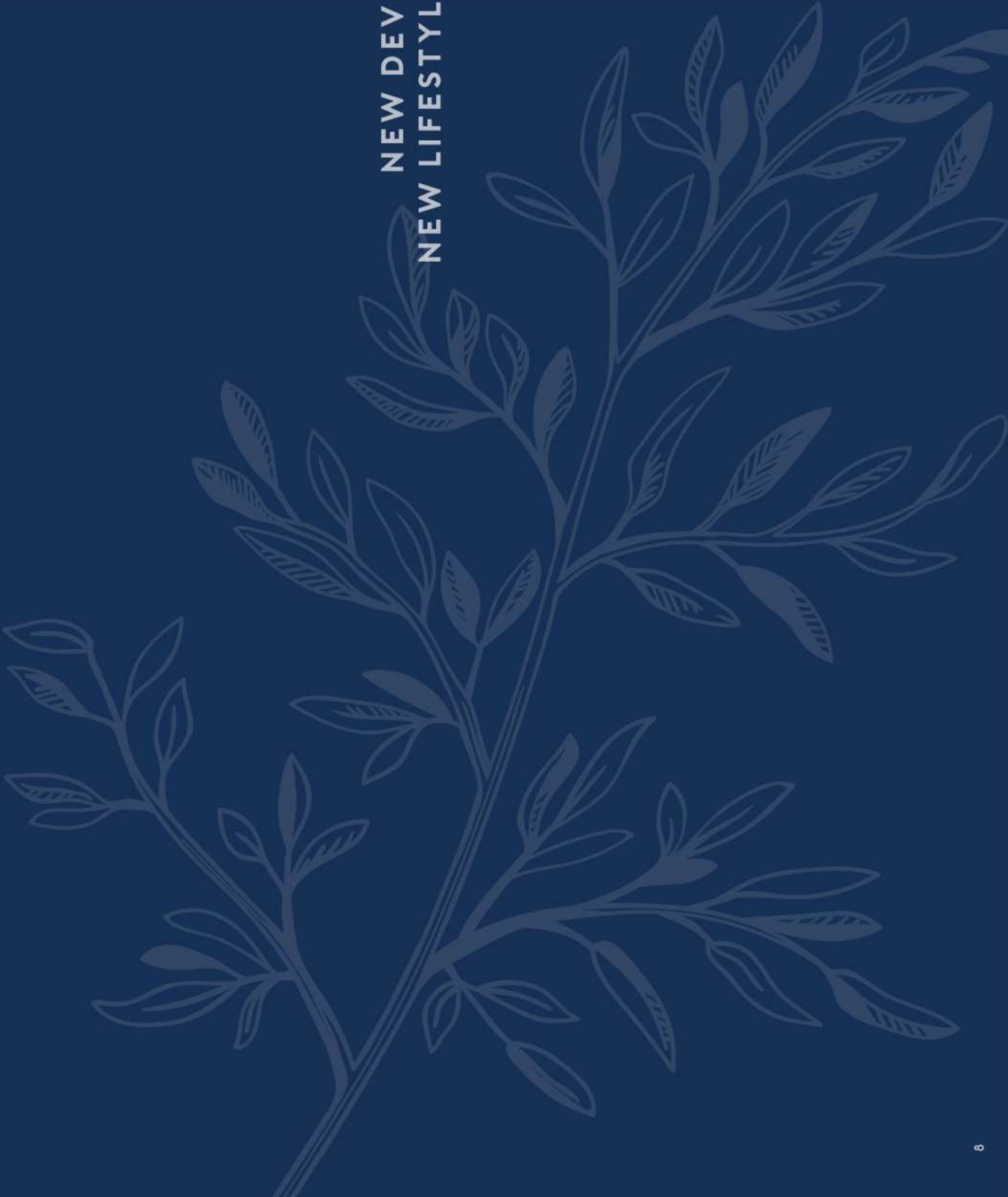


Computer generated images for reference only.



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NEW DEVELOPMENT,
NEW LIFESTYLE, NEW MALDEN



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YOUR NEW MALDEN

Located a 10 minute drive away from the quaint suburban town of Kingston, the epicentre of the Royal Borough of Kingston Upon Thames, New Malden is surrounded by Raynes Park, Richmond, Surbiton and Wimbledon. It is a vibrant place to live, rich in culture and entertainment that rivals central London yet is a calm oasis away from the busy city lifestyle.

The structure of the area dates from the development of the New Malden railway station in the mid 1800's. Initially known for being a commuter town, the centre now the high street, was originally named 'The Village'. New Malden is bounded by the A3 to the south and the railway line divides the area. Kingston Road is a major route from the A3 into Kingston.

Today, this pocket of Southwest London is a destination in itself. Voted as one of the safest and best places to live in London in 2022, and famous for its large Korean community, a traditional demographic is coexisting with an influx of young professionals and the flourishing market of high-end flats and apartments reflects the beginning of a new era.



New Malden High Street



New Malden Train Station



Korean Culture & Arts Centre, New Malden High Street



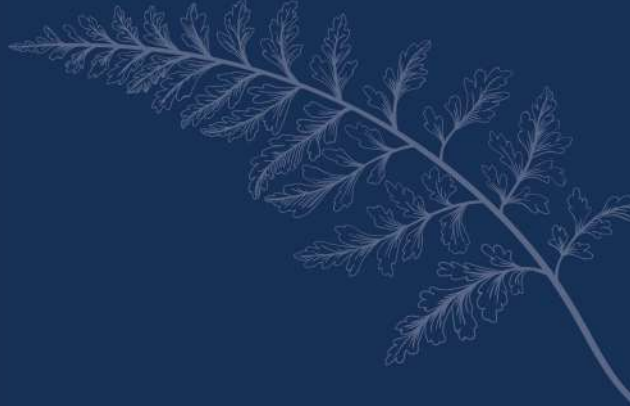
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LOVING LOCAL

Castanea Court is strategically located at the very heart of New Malden.

On your doorstep the local high street has all the local household names your heart desires, but it is also home to some of the best independent shops and eateries. Browse the independent shops, sample international cuisine or relax in a cosy local pub. There is an abundance of green spaces in this corner of London, whether parks and commons or riverside walks, choose to discover the thrill and joy of the great outdoors without wandering far from home.

Cross the road and in seconds you are at New Malden train station, ready to jump on a train to London Waterloo in 24 minutes, or to Wimbledon or Kingston in just 6 minutes. Hop on the bus to cultural hubs like riverside Richmond, or head south to the rural Surrey heartlands, London without London. It's the New Malden way of doing things.



Malden Town Hall, New Malden High Street



New Malden High Street

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WORLD ON A PLATE

If eating out is your thing then New Malden is for you. There are traditional, quality pubs and restaurants in the area (including the top-notch Black Horse and Wych Elm in Kingston), but also some wonderful hidden gems offering up an international menu. New Malden has some of the UK's finest Korean restaurants on and around the High Street, serving everything from Korean BBQ at places like K-town, to the fluffy white Bao Buns at Imone. There is an Italian deli and café close by – Il Villaggio – and a superb Japanese restaurant called Nori.

Book a table at renowned French restaurant The French Table in nearby Surbiton or pop to The Pickled Pantry, a delectable deli and brunch spot nearby. Other highlights in the wider area include the highly rated Burger Bros, traditional Trattoria Calabrese, incredible Indian Doosra, marvellous Middle Eastern cuisine at Tanoor Persian or Narenj and authentic Lebanese grills and dips at Maison du Mezze in Kingston. Whatever your favourite cuisine, you don't need to go far to find it.



CASTANEA

NEW MALDEN

SURBITON

RIVER THAMES

HAMPTON COURT
PLACE PARK

RICHMOND PARK

KINGSTON UPON THAMES



The Tree Stone, New Walk High Street



ON YOUR DOORSTEP

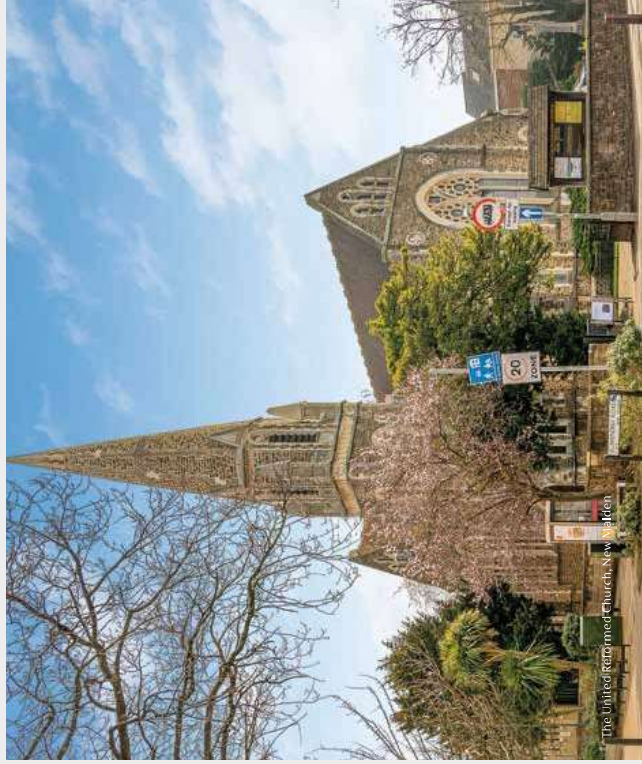
Head out of your door at Castanea Court and you have everything you need within a few minutes walk. From high street banks, independent bakeries, butchers to coffee shops and even quality chain supermarkets such as Waitrose, pharmacies and specialist food shops which stock niche ingredients. More therapeutic highlights include excellent physiotherapy clinics, a variety of hair and beauty salons and nail spas.



Volpato's Deli, New Walk



New Walk High Street



The United Reformed Church, New Walk

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GET ACTIVE

New Malden is the perfect launch pad to get your pulse racing. Neighbouring green spaces like Beverley Park and Blagdon Park are children's havens, with playgrounds and freedom for a kickabout or a run. The Malden Centre with its publicly accessible pools and Fitness Suites adds to the array of private gyms and clubs in the area, such as the New Malden Sports Club which also caters for tennis and squash enthusiasts, the Malden Wanderers Cricket and Tennis Club offers coaching for keen youngsters and the 18-hole Malden Golf Course is a delight for those who prefer putting and swinging a golf club whether leisurely or competitively.

Slightly further afield, rendezvous at two of London's largest and most acclaimed royal parks, Bushy Park and Richmond Park. There are also a couple of other golf courses at Coombe Estate to expand your game and a range of water sports on the infamous River Thames from Richmond. Or choose to buckle up for world-class sporting and social fixtures that take place nearby, whether it is the Wimbledon Tennis Championship, the Epsom Derby or an AFC Wimbledon home match, you'll be truly spoilt for choice!



Malden Golf Club



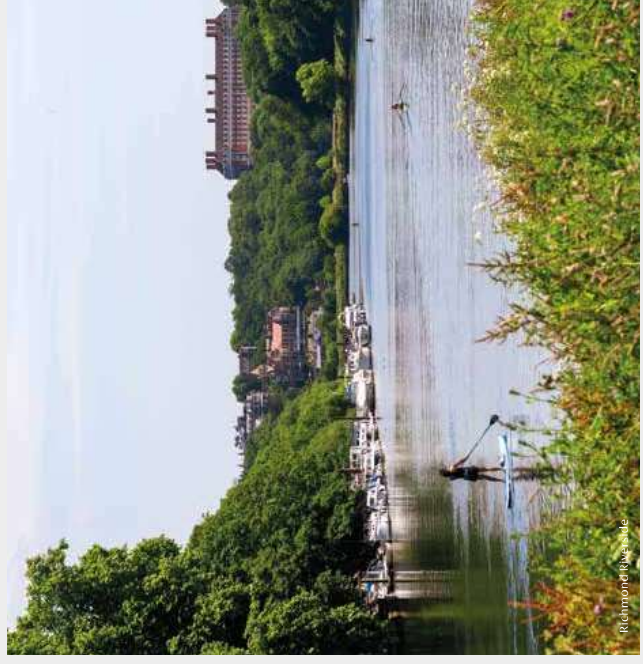
Sports Centre, New Malden



Richmond Park



Beverley Park



Richmond Riverside



TOP MARKS FOR SCHOOLS

New Malden is a family area and that is reflected in the number of top-quality schools close to Castanea Court, whether that's day nurseries, primaries or secondaries. There is a range of high-performing state schools as well as several well-regarded independent schools.

Nearby Kingston University is one of London's leading colleges, specialising in the arts, business and engineering. With quick commutes into town, studying at any of London's top schools, colleges or universities could not be easier.



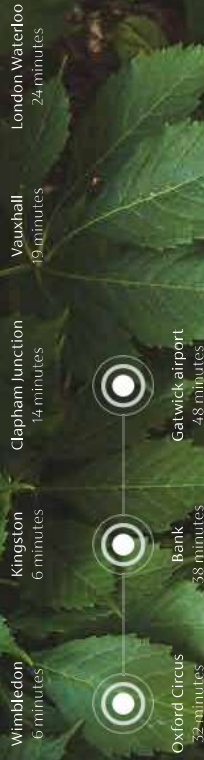
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STAYING CONNECTED

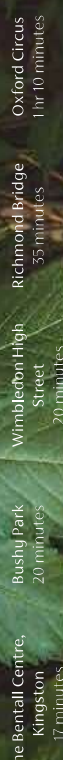
New Malden benefits from great connections across London and beyond. The local station is served by South Western Railway which takes you north to London Waterloo, with its Southbank, National Theatre and Tubes to the West End. Wimbledon, with access to the District Line, is minutes away, as is Kingston Upon Thames in the other direction. Connections to Clapham Junction makes Gatwick airport, Brighton and the south coast all within easy reach by train, or they are short and stress-free journeys by car. But living in this part of London is also about the simple joys of local life, the open green spaces, the riverside walks and the cycle paths.

Castanea Court also benefits from being closely located next to Cudgeway 31, which features cycling and walking routes connecting New Malden to Raynes Park. Open 24 hours a day, the Cudgeway includes LED lighting and planting along the path, and is part of the Royal Borough of Kingston Upon Thames Council's new Go Cycle route which stretches across the borough.

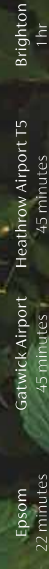
TRAIN (FROM CASTANEA COURT)



CYCLING (FROM CASTANEA COURT)



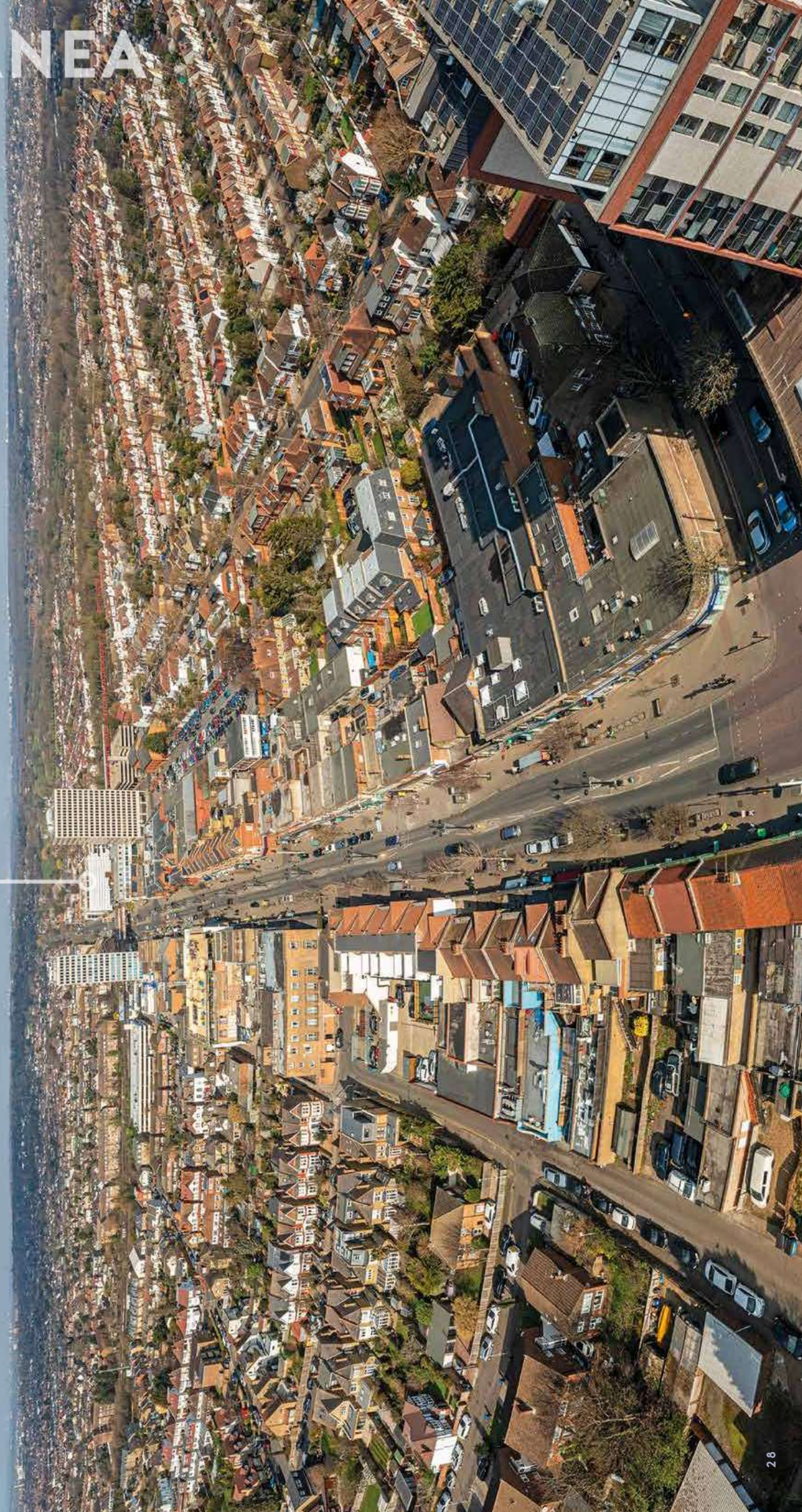
CAR (FROM CASTANEA COURT)



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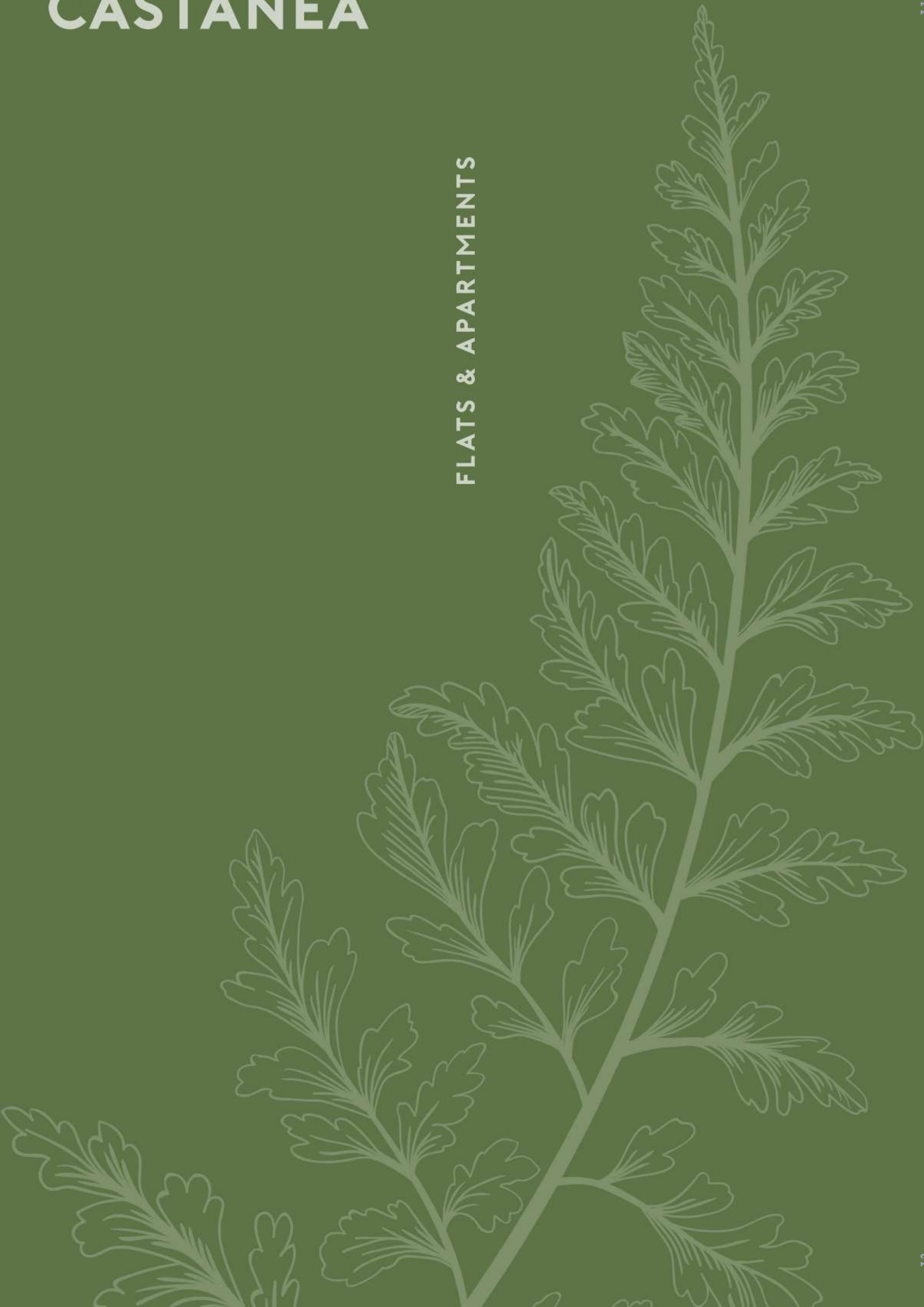
LOW RES



SITE PLAN



FLATS & APARTMENTS



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AN ATTENTION TO DETAIL

From concierge entrance halls to landscaped roof terraces, Castanea Court's design is sophisticated, contemporary and packed with exceptional details. Apartments feature centralised underfloor heating, video entry phones and integrated appliances. There are floor-ceiling sliding doors opening on to spacious aluminium decked balconies, or porcelain paved terraces at roof level. Bedrooms are soothing sanctuaries, with pale luxury fitted carpets, bespoke wardrobes with soft-close doors and plenty of storage.



CASTANEA



SPECIFICATION

CONCIERGE ENTRANCE HALL

- Terrazzo stone flooring
- Specialist limewash finish to reception lobby walls
- Bespoke joinery and wall fabric to lift surrounds
- Dedicated parcel room enabling 24 hour parcel collection
- Separate post boxes for each apartment
- Concierge reception and desk with all communal entrances covered by CCTV
- Feature timber wall panelling
- Timber doors with dark architectural ironmongery
- Recessed spotlights and feature barrisol light above reception desk

COMMUNAL CORRIDORS

- Carpet floor finish
- Dual paint effect to walls
- Recessed spotlights and feature wall lights outside apartments
- Bespoke lift finishes
- Solid timber skirtings and architraves to apartment doors

APARTMENTS GENERAL

- Underfloor heating throughout served from the central boiler/plant Wet System
- Painted timber doors
- Profile timber skirtings and architraves
- Lighting: spotlights and decorative vanity unit lighting in bathrooms
- Audio/video entry phone
- TV/data outlets in all principle rooms
- Full sprinkler and fire detection system

KITCHEN/DINING/LIVING

- Timber herringbone floor
- Painted plasterboard ceilings and walls
- Fitted kitchen with Quartz stone countertop, splashback and integrated concealed linear LED lighting
- Integrated appliances
- Antique bronze tap
- Mechanical extract via cooker hood and mechanical heat recovery unit

BEDROOMS

- Luxury fitted carpet
- Bespoke fitted wardrobes with soft close doors, hanging rail and/or shelving

BATHROOMS

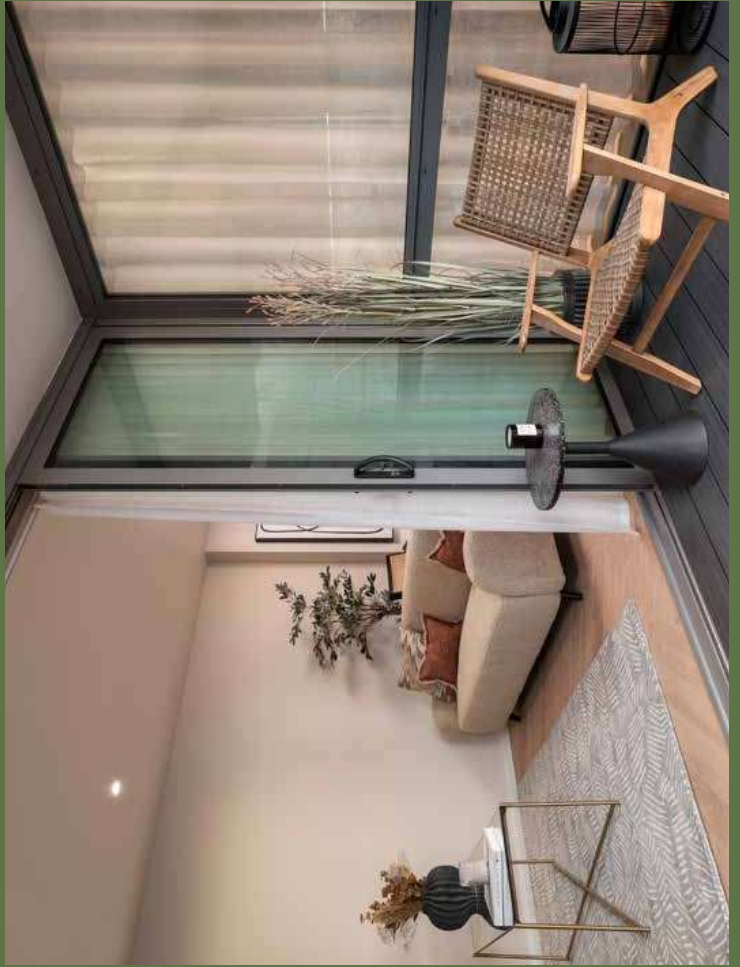
- Porcelain tiles to floor and all walls
- Vado brassware in architectural black finish
- High quality Vitra sanitaryware
- Wall hung WC with concealed cistern, soft close seat and dual flush button set on a bespoke timber panel
- Technical stone top to WC cistern boxing
- Bespoke wall mounted mirrored vanity cabinet
- Sconce light to vanity cabinet
- Heated towel rail
- Underfloor heating
- Mechanical extract to atmosphere

EXTERNAL & BASEMENT AREAS

- Aluminium decked balconies or porcelain paved terraces to all apartments
- Secure basement car park with 42 parking spaces including 34 standard parking spaces and 8 disabled parking spaces
- EV car charging
- Secure bike storage at ground level and basement – basement served by dedicated bike lift external courtyard
- Bin stores with internal access as well as from external courtyard
- Landscaped internal courtyard with hard standings and raised features and planting
- Communal residents landscaped roof terraces to three buildings
- Significant public highway, soft planting and hard landscaping improvements along Coombe Road, outside the station and along Beeline Way



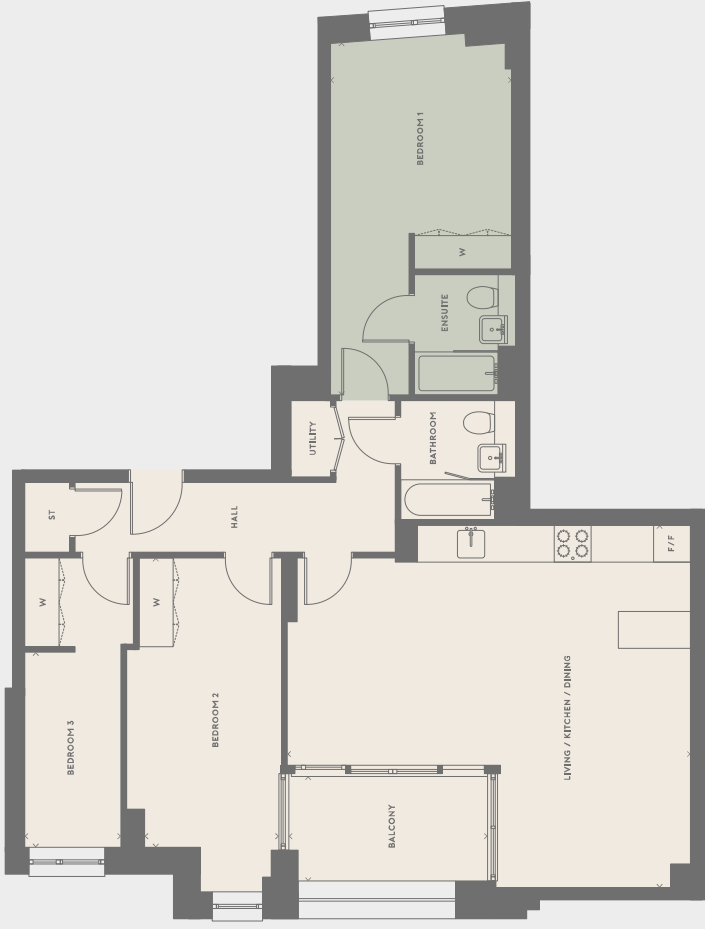
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Images taken from Castanea Court Showhome

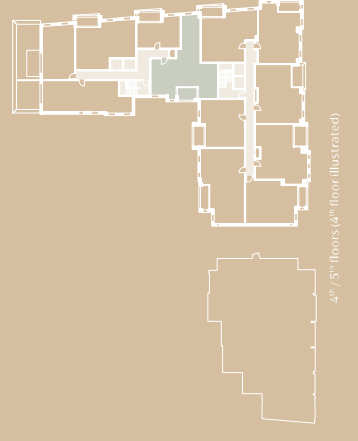


APARTMENT TYPE 01 COPSE HOUSE



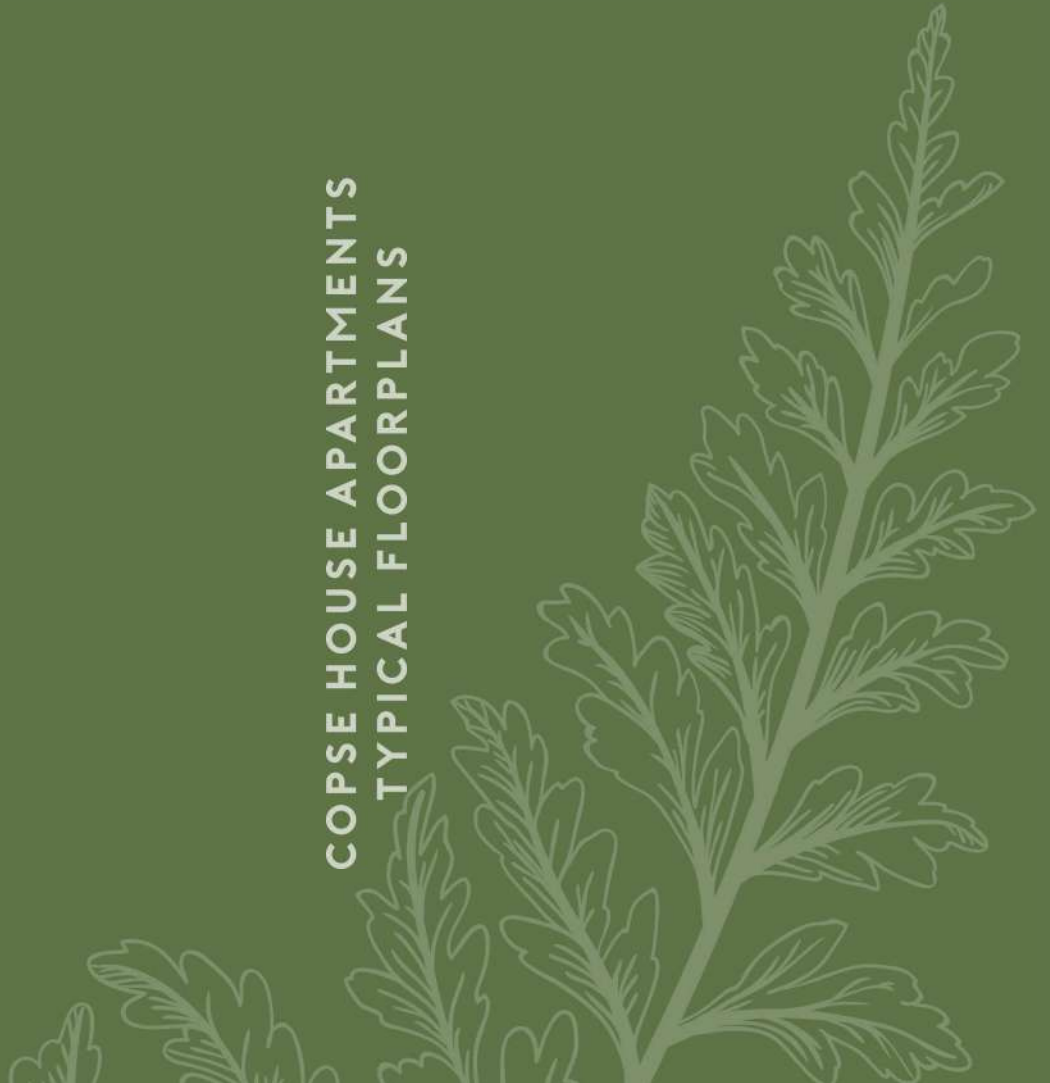
| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 6.50m x 7.24m | 21'3" x 23'7" |
| Bedroom 1 | 6.35m x 3.25m | 20'8" x 10'6" |
| Bedroom 2 | 5.19m x 2.78m | 17'0" x 9'1" |
| Bedroom 3 | 3.50m x 1.72m | 11'4" x 5'6" |
| Balcony | 8.3 Sq m | 89.3 Sq ft |
| Total Area | 101.2 Sq m | 1088.9 Sq ft |

ST-Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



4th / 5th floors (4th floor illustrated)

COPSE HOUSE APARTMENTS TYPICAL FLOORPLANS

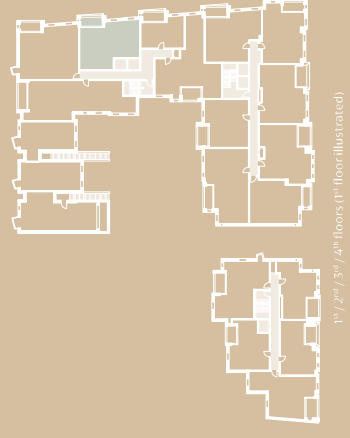


APARTMENT TYPE 04 COPSE HOUSE



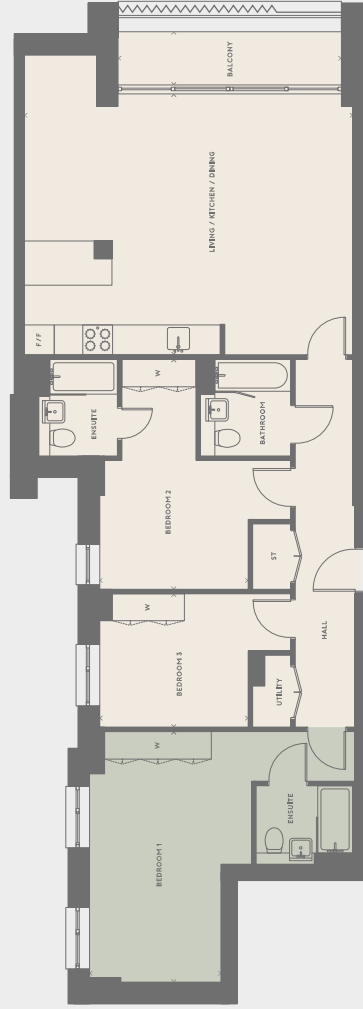
| | | |
|---------------------------|------------------|--------------------|
| Living / Kitchen / Dining | 5.54m x 5.03m | 18'1" x 16'5" |
| Bedroom 1 | 6.73m x 2.90m | 22'0" x 9'5" |
| Bedroom 2 | 5.39m x 2.75m | 17'6" x 9'0" |
| Winter Garden | 6.9 Sq m | 74.2 Sq ft |
| Total Area | 80.4 Sq m | 865.2 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
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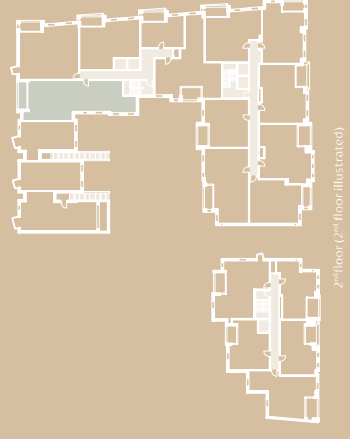
1st / 2nd / 3rd / 4th floors (1st floor illustrated)

APARTMENT TYPE 02 COPSE HOUSE



| | | |
|---------------------------|-------------------|---------------------|
| Living / Kitchen / Dining | 5.78m x 7.29m | 18'9" x 23'9" |
| Bedroom 1 | 5.57m x 2.92m | 18'2" x 9'5" |
| Bedroom 2 | 5.11m x 3.29m | 16'7" x 10'7" |
| Bedroom 3 | 2.96m x 3.29m | 9'7" x 10'7" |
| Balcony | 8.3 Sq m | 89.3 Sq ft |
| Total Area | 119.1 Sq m | 1281.9 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
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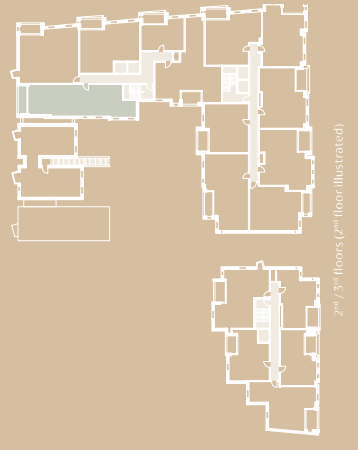
2nd floor (2nd floor illustrated)

APARTMENT TYPE 22 COPSE HOUSE



| | | |
|---------------------------|-------------------|---------------------|
| Living / Kitchen / Dining | 5.90m x 5.62m | 19'5" x 18'4" |
| Bedroom 1 | 5.57m x 3.64m | 18'2" x 11'9" |
| Bedroom 2 | 5.00m x 3.29m | 16'4" x 10'7" |
| Bedroom 3 | 2.96m x 3.29m | 9'7" x 10'7" |
| Balcony | 8.3 Sq m | 89.3 Sq ft |
| Total Area | 105.8 Sq m | 1117.1 Sq ft |

S1-Store / F/F - Fridge freezer / W - Wardrobe
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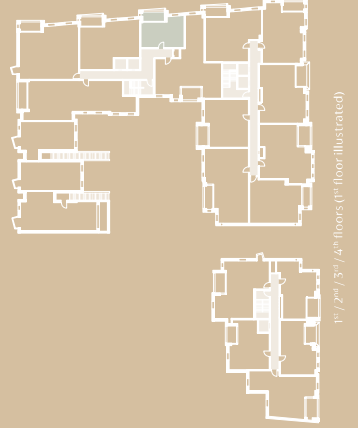
2nd / 3rd floors (2nd floor illustrated)

APARTMENT TYPE 05 COPSE HOUSE



| | | |
|---------------------------|------------------|--------------------|
| Living / Kitchen / Dining | 4.58m x 4.36m | 15'0" x 14'3" |
| Bedroom | 3.52m x 3.41m | 11'5" x 11'1" |
| Winter Garden | 6.9 Sq m | 74.2 Sq ft |
| Total Area | 38.6 Sq m | 415.7 Sq ft |

S1-Store / F/F - Fridge freezer / W - Wardrobe
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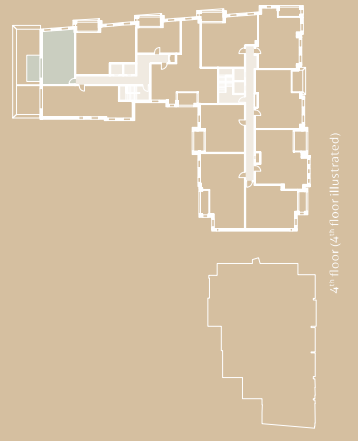
1st / 2nd / 3rd / 4th floors (1st floor illustrated)

APARTMENT TYPE 24 COPSE HOUSE



| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 9.75m x 3.58m | 31'9" x 11'7" |
| Bedroom | 4.42m x 2.80m | 14'5" x 9'1" |
| Terrace | 12.5 Sq m | 134.5 Sq ft |
| Total Area | 57.2 Sq m | 615.7 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
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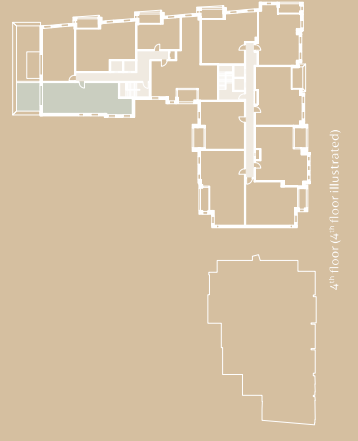


APARTMENT TYPE 23 COPSE HOUSE



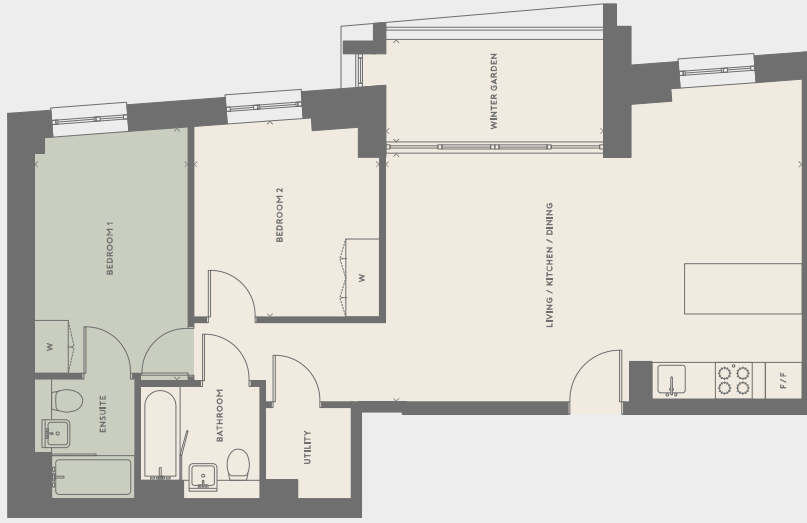
| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 5.62 x 3.06 | 18'4" x 10'5" |
| Bedroom 1 | 4.77m x 2.92m | 15'6" x 9'5" |
| Bedroom 2 | 3.63m x 2.36m | 11'9" x 7'7" |
| Bedroom 3 | 2.56m x 3.87m | 8'3" x 12'6" |
| Terrace | 23.6 Sq m | 254 Sq ft |
| Total Area | 85.5 Sq m | 920.4 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
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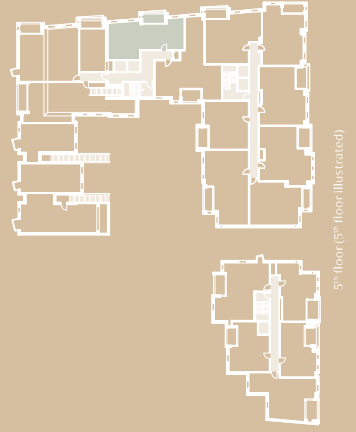
CROSSHILL HOUSE APARTMENTS TYPICAL FLOORPLANS

APARTMENT TYPE 25 COPSE HOUSE



| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 4.59m x 7.49m | 14'4" x 24'5" |
| Bedroom 1 | 4.34m x 2.75m | 14'2" x 9'0" |
| Bedroom 2 | 3.57m x 3.34m | 11'7" x 10'9" |
| Winter Garden | 7.6 Sq m | 81.8 Sq ft |
| Total Area | 77 Sq m | 828.9 Sq ft |

S - Store / F/F - Fridge Freezer / W - Wardrobe
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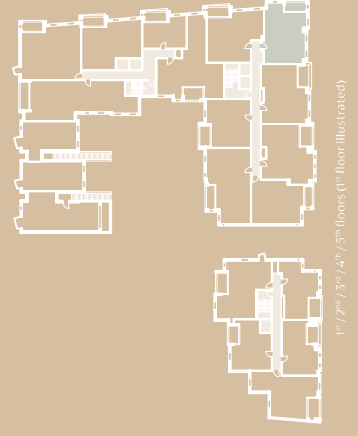
5th floor (5th floor illustrated)

APARTMENT TYPE 07 CROSSHILL HOUSE



| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 5.52m x 7.69m | 17'4" x 25'2" |
| Bedroom 1 | 2.74m x 5.24m | 8'9" x 17'1" |
| Bedroom 2 | 2.75m x 3.93m | 9'0" x 12'8" |
| Balcony | 7.2 Sq m | 77.5 Sq ft |
| Total Area | 73.2 Sq m | 787.8 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.

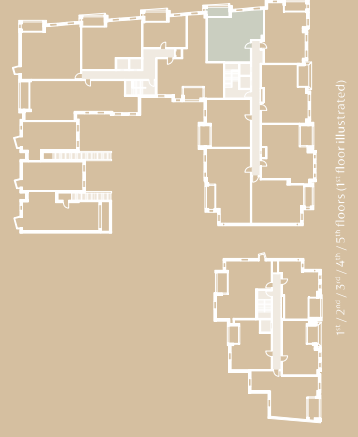


APARTMENT TYPE 06 CROSSHILL HOUSE



| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 7.90m x 3.97m | 25'9" x 13'0" |
| Bedroom 1 | 5.50m x 3.37m | 18'0" x 11'0" |
| Bedroom 2 | 5.19m x 2.74m | 17'0" x 8'9" |
| Winter Garden | 6.9 Sq m | 74.2 Sq ft |
| Total Area | 79.6 Sq m | 856.7 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
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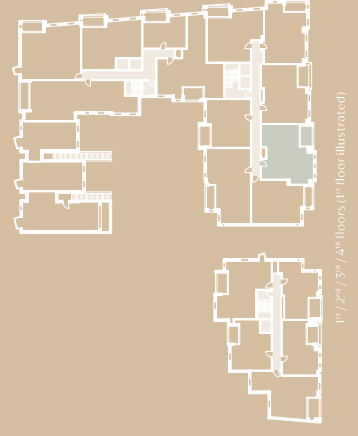


APARTMENT TYPE 09 CROSSHILL HOUSE



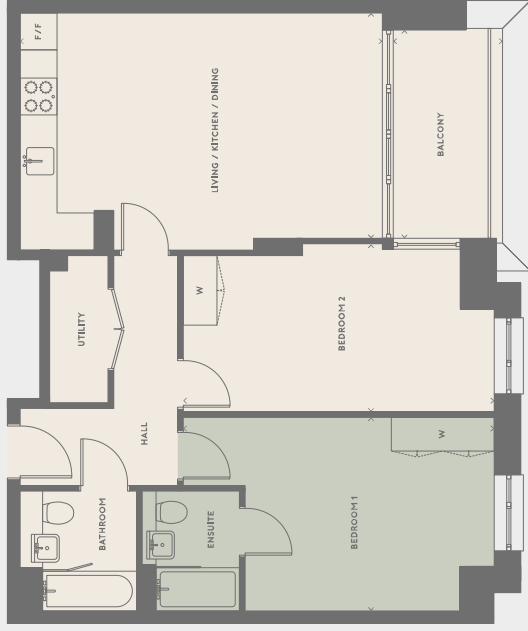
| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 3.99m x 6.86m | 13'0" x 22'5" |
| Bedroom 1 | 3.67m x 6.11m | 12'0" x 20'0" |
| Bedroom 2 | 2.91m x 6.11m | 9'5" x 20'0" |
| Balcony | 8.5 Sq m | 91.4 Sq ft |
| Total Area | 82.2 Sq m | 885.3 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



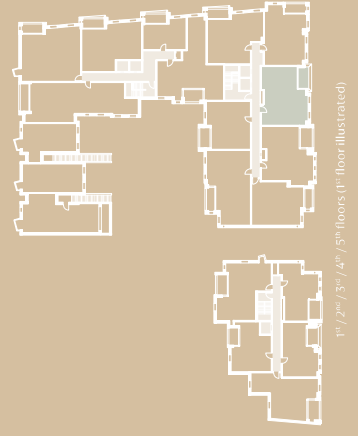
1st / 2nd / 3rd / 4th floors (1st floor illustrated)

APARTMENT TYPE 08 CROSSHILL HOUSE



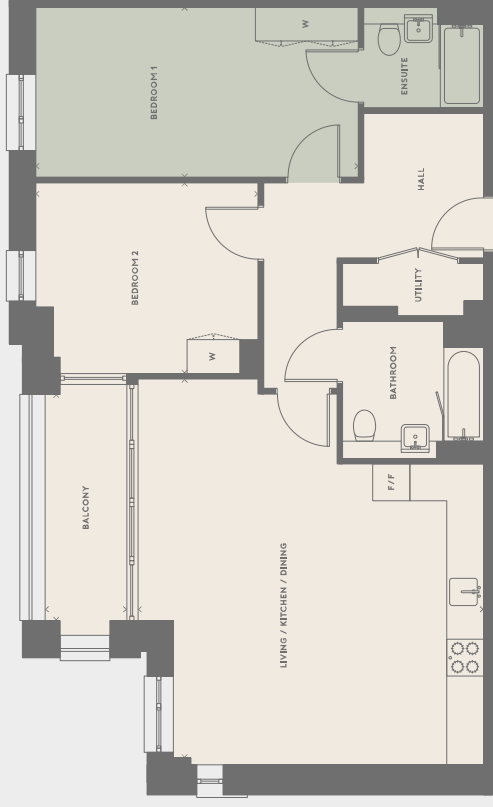
| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 4.24m x 6.52m | 13'9" x 21'3" |
| Bedroom 1 | 3.48m x 5.57m | 11'4" x 18'2" |
| Bedroom 2 | 3.00m x 5.57m | 9'8" x 18'2" |
| Balcony | 6.1 Sq m | 65.6 Sq ft |
| Total Area | 80.1 Sq m | 861.7 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



1st / 2nd / 3rd / 5th floors (1st floor illustrated)

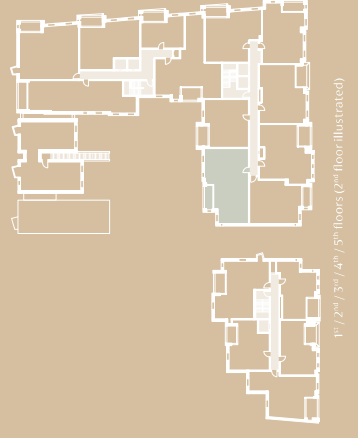
APARTMENT TYPE 11 CROSSHILL HOUSE



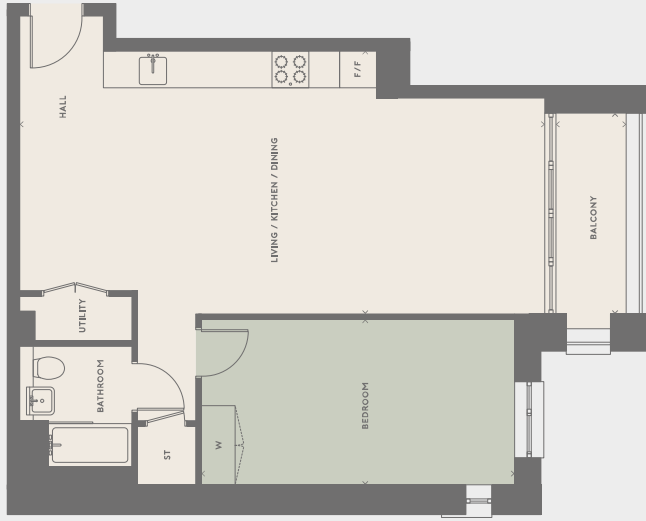
| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 6.91m x 6.26m | 22'6" x 20'5" |
| Bedroom 1 | 3.05m x 5.77m | 10'0" x 18'9" |
| Bedroom 2 | 3.42m x 3.97m | 11'2" x 13'0" |
| Balcony | 7.6 Sq m | 81.8 Sq ft |
| Total Area | 94.5 Sq m | 1017.3 Sq ft |

ST-Store / F/F-Fridge freezer / W-Wardrobe
This apartment can be offered as wheelchair accessible

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



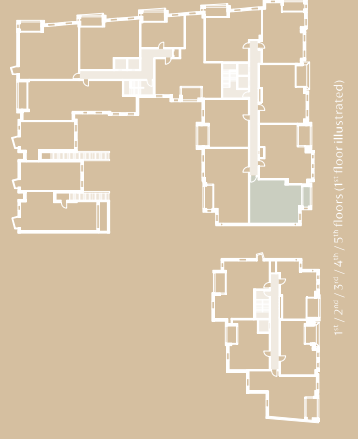
APARTMENT TYPE 10 CROSSHILL HOUSE



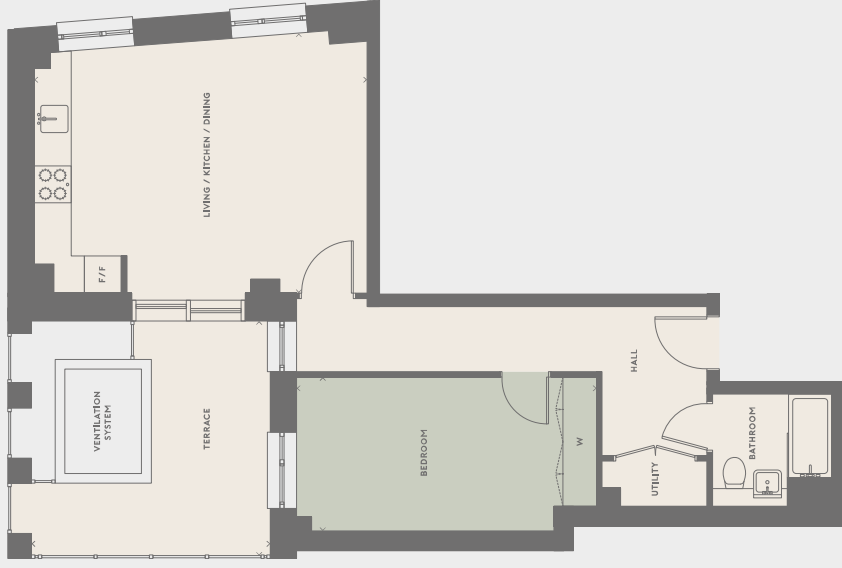
| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 4.72m x 9.44m | 15'4" x 30'9" |
| Bedroom | 2.95m x 5.61m | 9'6" x 18'4" |
| Balcony | 5.7 Sq m | 61.3 Sq ft |
| Total Area | 70 Sq m | 753.8 Sq ft |

ST-Store / F/F-Fridge freezer / W-Wardrobe

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.

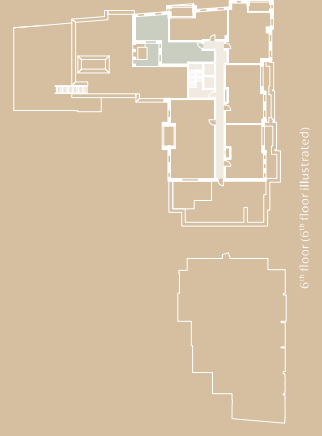


APARTMENT TYPE 26 CROSSHILL HOUSE



| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 4.71m x 5.96m | 15'5" x 19'5" |
| Bedroom | 2.77m x 3.37m | 9'0" x 11'6" |
| Terrace | 12.5 Sq m | 134.5 Sq ft |
| Total Area | 60.2 Sq m | 648.4 Sq ft |

S: Store / F/F: Fridge freezer / W: Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



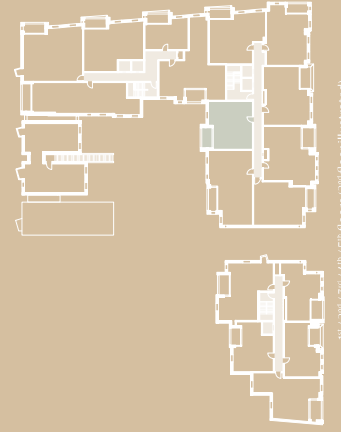
6th floor (6th floor illustrated)

APARTMENT TYPE 12 CROSSHILL HOUSE



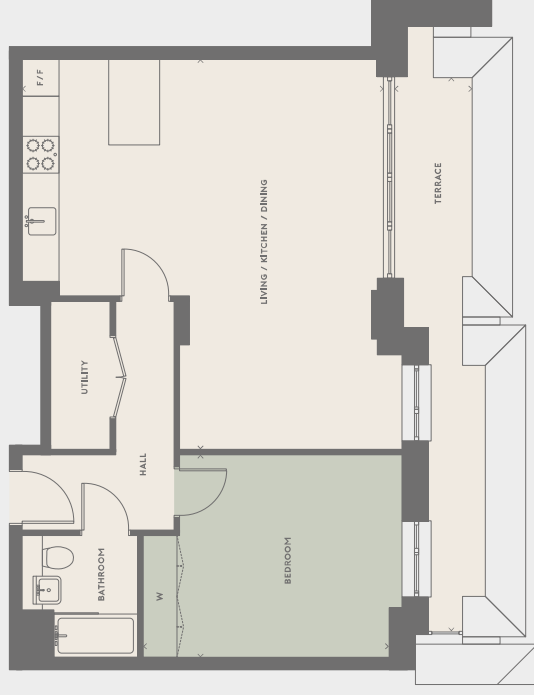
| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 4.26m x 7.28m | 13'9" x 23'8" |
| Bedroom | 4.20m x 3.90m | 13'7" x 12'7" |
| Balcony | 6.7 Sq m | 72.1 Sq ft |
| Total Area | 65.1 Sq m | 700.8 Sq ft |

S: Store / F/F: Fridge freezer / W: Wardrobe
This apartment can be offered as wheelchair accessible
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



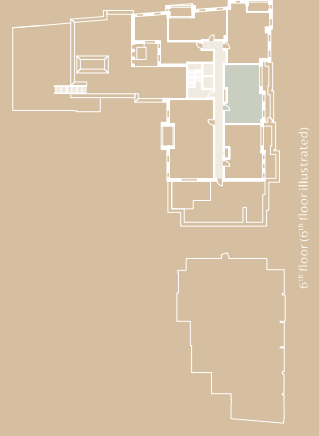
1st / 2nd / 3rd / 4th / 5th floors (2nd floor illustrated)

APARTMENT TYPE 28 CROSSHILL HOUSE



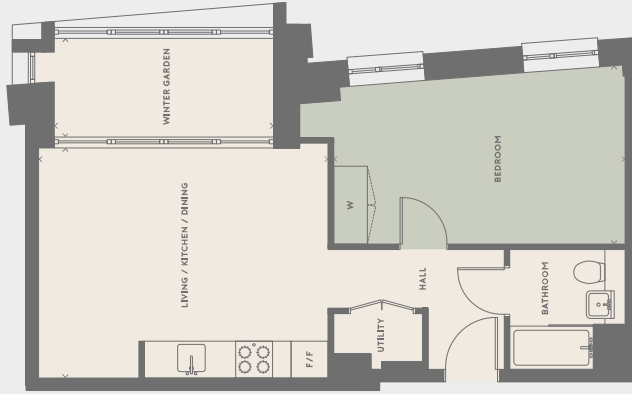
| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 6.99m x 6.57m | 22.9' x 20.7' |
| Bedroom | 3.63m x 4.63m | 11.9' x 15.1' |
| Terrace | 12.3 Sq m | 132.3 Sq ft |
| Total Area | 69.4 Sq m | 747.4 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



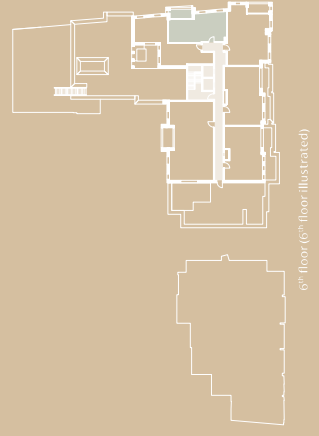
6th floor (6th floor illustrated)

APARTMENT TYPE 27 CROSSHILL HOUSE



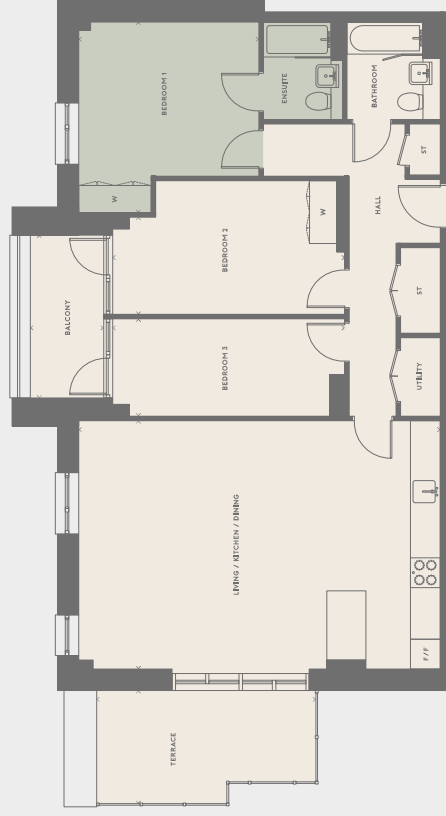
| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 4.13m x 5.20m | 13.5' x 17.0' |
| Bedroom | 3.22m x 5.23m | 10.5' x 17.1' |
| Winter Garden | 7.3 Sq m | 78.5 Sq ft |
| Total Area | 50 Sq m | 538.2 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



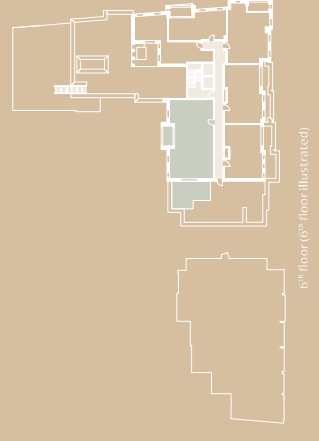
6th floor (6th floor illustrated)

APARTMENT TYPE 30 CROSSHILL HOUSE



| | | |
|---------------------------|-------------------|---------------------|
| Living / Kitchen / Dining | 5.51m x 8.02m | 18'0" x 26'3" |
| Bedroom 1 | 4.20m x 3.99m | 13'7" x 13'0" |
| Bedroom 2 | 2.96m x 5.16m | 9'7" x 16'9" |
| Bedroom 3 | 2.17m x 5.17m | 7'1" x 16'9" |
| Terrace | 18.9 Sq m | 18.9 Sq ft |
| Balcony | 6.9 Sq m | 74.2 Sq ft |
| Total Area | 111.4 Sq m | 1199.3 Sq ft |

F/F - Fridge Freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.

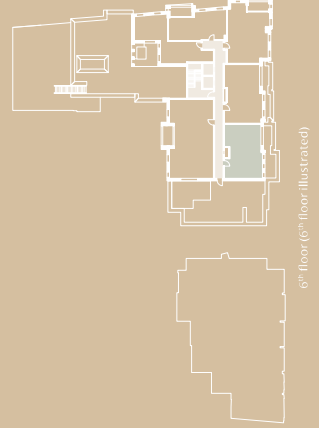


APARTMENT TYPE 29 CROSSHILL HOUSE



| | | |
|---------------------------|------------------|--------------------|
| Living / Kitchen / Dining | 5.16m x 6.59m | 16'9" x 21'6" |
| Bedroom | 4.53m x 4.56m | 14'8" x 14'9" |
| Terrace | 16.6 Sq m | 178.6 Sq ft |
| Total Area | 63.5 Sq m | 683.1 Sq ft |

F/F - Fridge Freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.

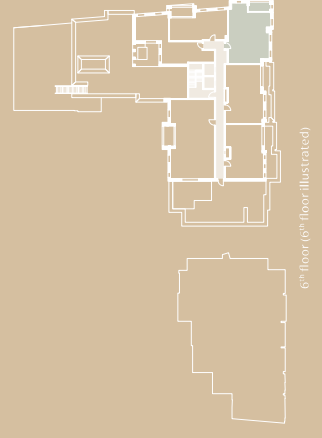


APARTMENT TYPE 33 CROSSHILL HOUSE



| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 5.19m x 7.68m | 17'0" x 25'1" |
| Bedroom 1 | 2.74m x 5.36m | 8'9" x 17'5" |
| Bedroom 2 | 2.75m x 4.50m | 9'0" x 14'7" |
| Balcony | 7.3 Sq m | 78.5 Sq ft |
| Total Area | 72.4 Sq m | 779.7 Sq ft |

ST-Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



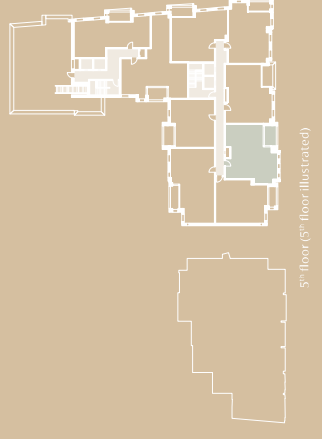
6th floor (6th floor illustrated)

APARTMENT TYPE 32 CROSSHILL HOUSE



| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 4.00m x 6.77m | 13'1" x 22'2" |
| Bedroom 1 | 3.73m x 6.11m | 12'2" x 20'0" |
| Bedroom 2 | 2.85m x 6.11m | 9'3" x 20'0" |
| Balcony | 6.3 Sq m | 67.8 Sq ft |
| Total Area | 81.4 Sq m | 876.0 Sq ft |

ST-Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



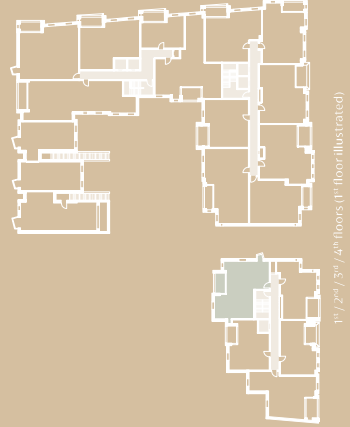
5th floor (5th floor illustrated)

APARTMENT TYPE 13 CASTOR HOUSE



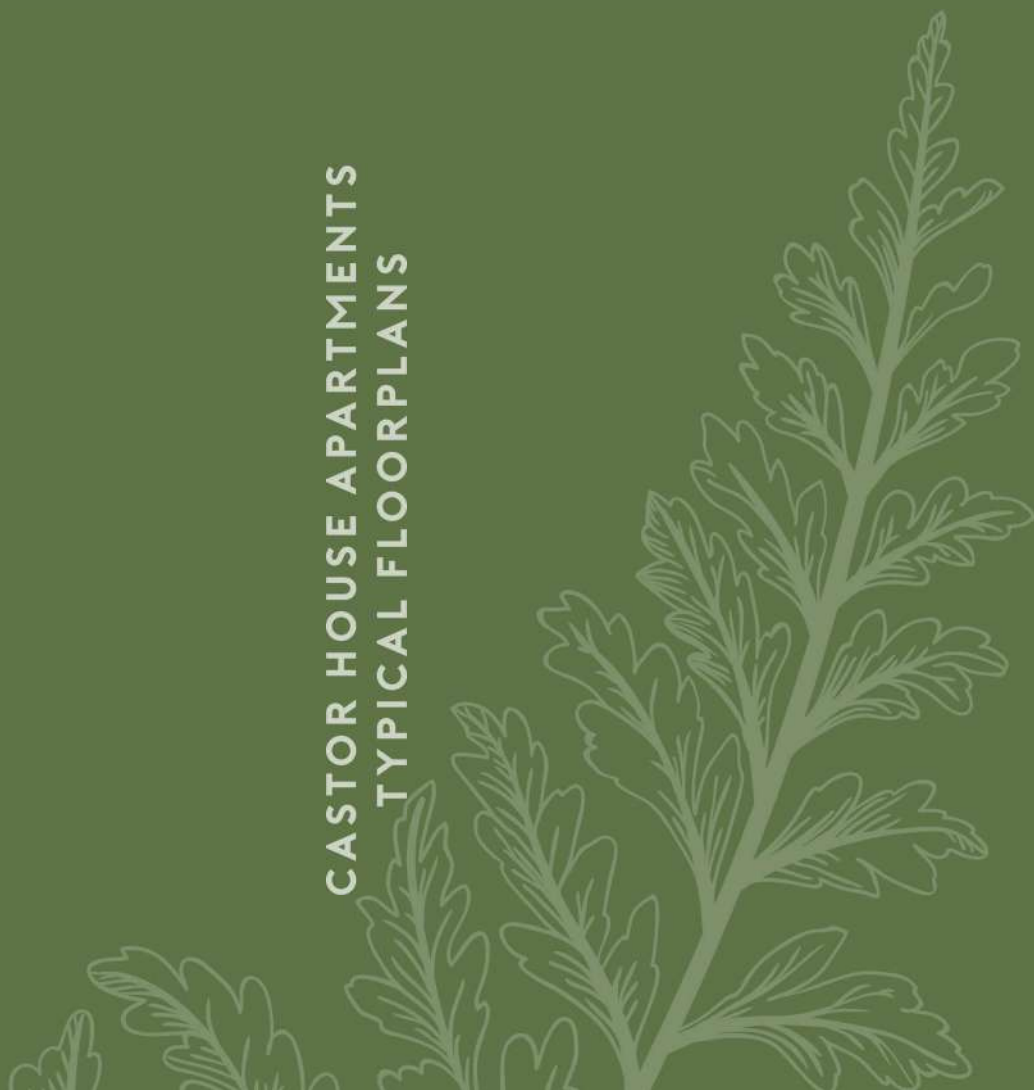
| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 5.85m x 4.25m | 19'1" x 13'9" |
| Bedroom 1 | 4.32m x 3.23m | 14'1" x 10'5" |
| Bedroom 2 | 3.27m x 3.32m | 10'7" x 10'5" |
| Balcony | 7.2 Sq m | 77.5 Sq ft |
| Total Area | 77.2 Sq m | 830.7 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.

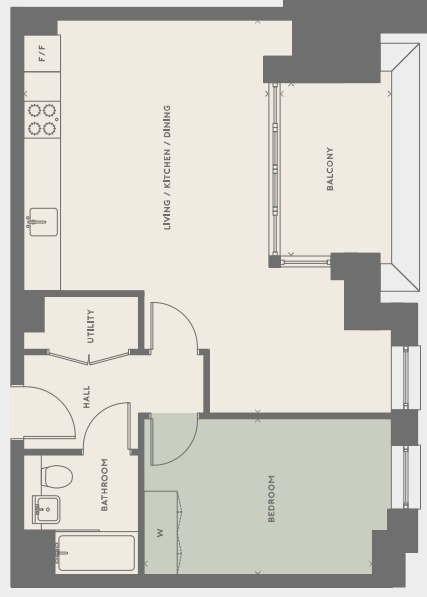


1st / 2nd / 3rd / 4th floors (1st floor illustrated)

CASTOR HOUSE APARTMENTS TYPICAL FLOORPLANS

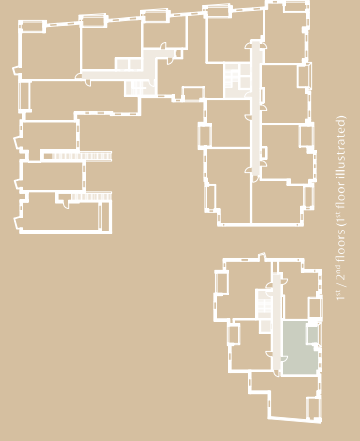


APARTMENT TYPE 15 CASTOR HOUSE



| | | |
|-----------------------|--------------|---------------|
| Living/Kitchen/Dining | 7.05m x 4.4m | 23'1" x 14'4" |
| Bedroom | 4.37m x 2.8m | 14'3" x 9'1" |
| Balcony | 5.7 Sq m | 61.3 Sq ft |
| Total Area | 55.5 Sq m | 597.6 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.

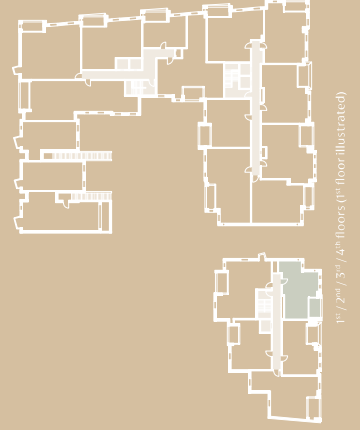


APARTMENT TYPE 14 CASTOR HOUSE



| | | |
|---------------------------|----------------|---------------|
| Living / Kitchen / Dining | 4.29m x 5.17 m | 14'0" x 16'9" |
| Bedroom | 3.22m x 4.14m | 10'5" x 16'9" |
| Balcony | 7.9 Sq m | 85.0 Sq ft |
| Total Area | 54.1 Sq m | 582.5 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.

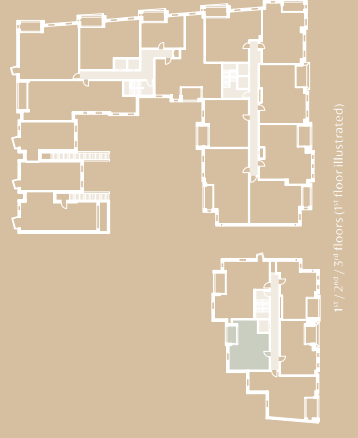


APARTMENT TYPE 17 CASTOR HOUSE



| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 5.54m x 5.81m | 18'1" x 19'0" |
| Bedroom | 4.32m x 3.61m | 14'1" x 11'8" |
| Balcony | 5.1 Sq m | 54.0 Sq ft |
| Total Area | 54.4 Sq m | 586.9 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



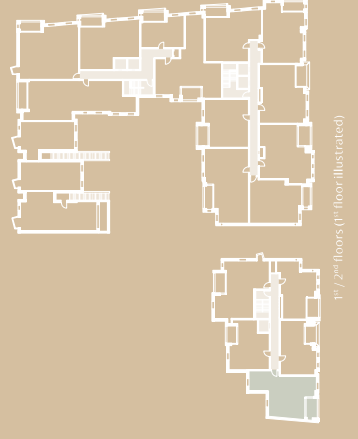
1st, 2nd / 3rd floors (1st floor illustrated)

APARTMENT TYPE 16 CASTOR HOUSE



| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 7.75m x 4.76m | 25'4" x 9'4" |
| Bedroom 1 | 3.95m x 3.64m | 12'9" x 11'9" |
| Bedroom 2 | 3.60m x 3.69m | 11'8" x 12'1" |
| Balcony | 7.9 Sq m | 85.0 Sq ft |
| Total Area | 72.6 Sq m | 781.1 Sq ft |

S/F - Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



1st / 2nd floors (1st floor illustrated)

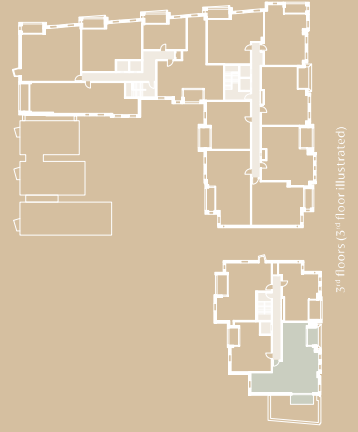
1-4 CASTANEA COURT TYPICAL FLOORPLANS

APARTMENT TYPE 31 CASTOR HOUSE



| | | |
|---------------------------|---------------|--------------|
| Living / Kitchen / Dining | 6.87m x 5.25m | 225' x 172" |
| Bedroom 1 | 4.30m x 4.32m | 141' x 141" |
| Bedroom 2 | 3.60m x 3.85m | 118' x 126" |
| Bedroom 3 | 3.12m x 3.14m | 102' x 103" |
| Terrace | 7.7 Sq m | 82.8 sq ft |
| Balcony | 6.1 sq m | 65.6 sq ft |
| Total Area | 98.1 Sq m | 1055.7 Sq ft |

S=Store / F/F - Fridge Freezer / W= Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



3rd floors (6th floor illustrated)

DUPLEX TYPE 19 4 CASTANEA COURT

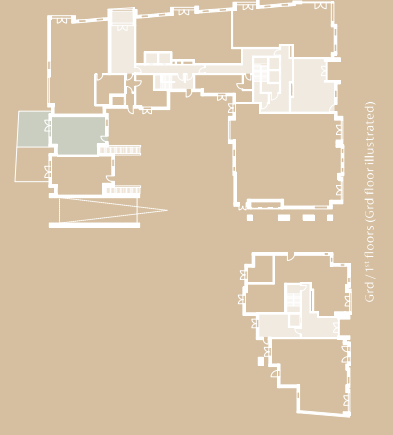


GROUND FLOOR

FIRST FLOOR

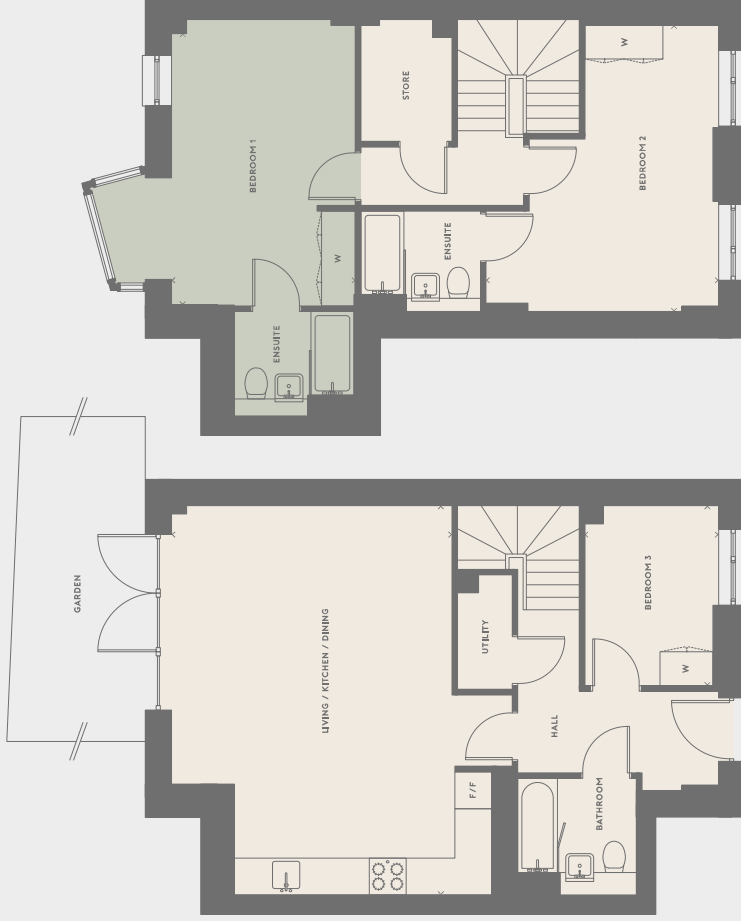
| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 7.11m x 4.99m | 235" x 163" |
| Bedroom 1 | 5.19m x 3.65m | 167" x 119" |
| Bedroom 2 | 3.52m x 5.19m | 115" x 170" |
| Bedroom 3 | 3.52m x 3.32m | 115" x 108" |
| Total Area | 130 Sq m | 1399.31 Sq ft |

S=Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



Grid / 1st floors (Grid floor illustrated)

DUPLEX TYPE 18 2 CASTANEA COURT

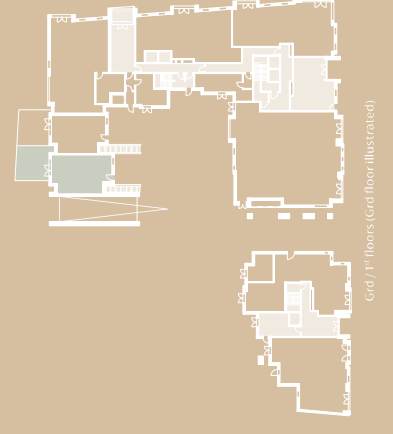


GROUND FLOOR

FIRST FLOOR

| | | |
|---------------------------|---------------|--------------|
| Living / Kitchen / Dining | 6.98m x 5.01m | 229" x 164" |
| Bedroom 1 | 5.09m x 3.28m | 166" x 107" |
| Bedroom 2 | 5.09m x 4.07m | 166" x 133" |
| Bedroom 3 | 2.29m x 3.22m | 75" x 105" |
| Total Area | 120.6 Sq m | 1297.7 Sq ft |

S=Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



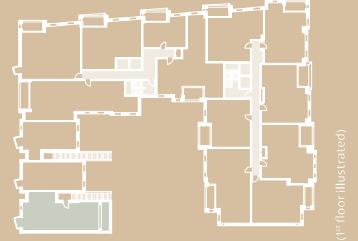
Grid / 1st floors (Grid floor illustrated)

APARTMENT TYPE 21 3 CASTANEA COURT



| | | |
|------------------|---------------|---------------|
| Kitchen / Dining | 5.19m x 3.48m | 17'0" x 11'4" |
| Living Room | 3.27m x 5.09m | 10'7" x 16'6" |
| Bedroom 1 | 3.42m x 3.62m | 11'2" x 11'8" |
| Bedroom 2 | 3.83m x 2.84m | 12'5" x 9'3" |
| Bedroom 3 | 2.14m x 4.90m | 7'0" x 16'0" |
| Total Area | 105.0 Sq m | 1129.8 Sq ft |

ST-Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.



| | | |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 6.26m x 5.19m | 20'5" x 17'0" |
| Bedroom 1 | 3.16m x 4.07m | 10'5" x 13'3" |
| Bedroom 2 | 3.82m x 3.12m | 12'5" x 10'2" |
| Total Area | 83.5 Sq m | 898.3 Sq ft |

ST-Store / F/F - Fridge freezer / W - Wardrobe
 Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated and total area does not include terrace. Balcony dimensions are excluded from the total area.

APARTMENT TYPE 20 1 CASTANEA COURT



1st floor (1st floor illustrated)

2nd floor (2nd floor illustrated)

A TEAM OF LOCAL EXPERTS

The vision of Castanea Court has been brought to life by some of the locally leading names in the real estate consulting services and construction sectors. Reputed architects, artists and designers, and engineers have all collaborated to create a timeless living space that captivates the imagination and encapsulates the heritage & personality of New Malden.

CYRIL LEONARD
Development and Project Manager

TP BENNETT
Architect (pre construction)

ARJ / FUSE
Main Contractor and Construction Architect

MENDICK WARING
M&E Engineer

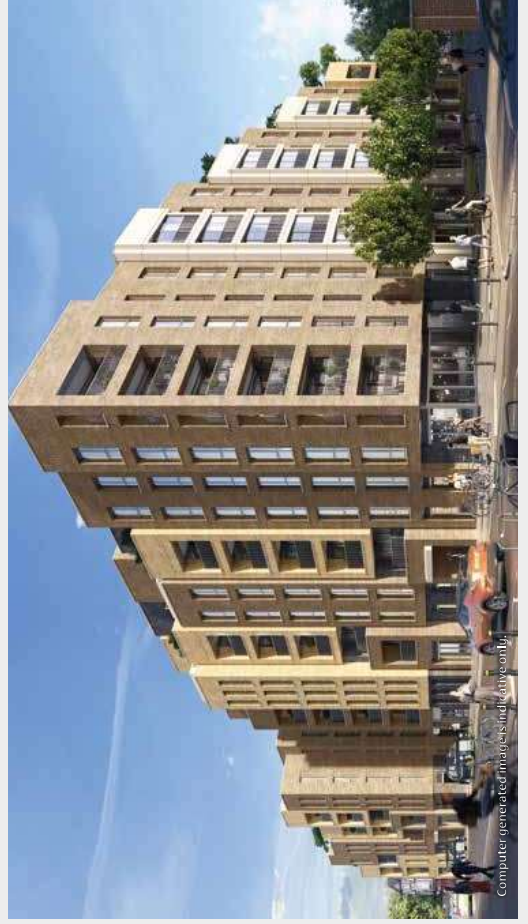
DAVIES MAGUIRE
Structural Engineer

PLACE DESIGN & PLANNING
Landscape Architect

LESLIE CLARK
Quantity Surveyor

SWECO
Approved Inspector and Principal Designer

MAVEN PLAN
Planning Consultant





ABOUT SRG HOLDING

Coombe Road Property Limited is a wholly owned subsidiary of SRG Holding Limited – a Dubai-based property developer with a proven track record of delivering innovative real estate solutions.

Established over 60 years ago, SRG is a second generation family owned and managed company that operates across the spectrum of the real estate sector encompassing value chain, including property development, asset management, facilities management, and leasing and sales. The company boast a portfolio of development ranging from hotels, hotel apartments, mixed-used commercial towers, residential buildings, retail spaces to villas and high-performance warehouses. SRG has designed and built some of the most notable landmarks in Dubai, including, Burj Al Salam, Sheraton Grand Hotel Dubai, Staybridge Internet City, Staybridge Dubai Financial Center, Marquise Square, Upside Living, and Marina Heights.

Over the last decade and through a series of strategic investments, SRG has acquired and redeveloped selected key assets in London, including High Holborn Estate WCI, 202 Hammersmith Road, and 42-46 Westbourne Grove. Castanea Court has been approached with the same ethos on which the SRG brand has been built, integrity and long-term partnerships - it marks SRG's inaugural large-scale development in the UK, cementing the company's status as an international developer whilst presenting an unmatched quality real estate in New Malden. www.srg.ae



SRG HOLDING LIMITED

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