





# WELCOME HOME

ESHER PARK GARDENS,  
4 LITTLEWORTH ROAD, ESHER KT10 9FP

A stunning collection of one, two and three bedroom apartments, Esher Park Gardens affords the best of all worlds. Thoroughly contemporary in their design, the carefully curated palette of finishes has been selected to ensure a warm and welcoming ambience. The luscious gardens echo the abundance of greenery that this suburb of London offers. While its superb location puts a host of local amenities and regular train services to central London just moments away. You couldn't ask for more.

# PERFECTLY FINISHED INSIDE AND OUT

*Rising up over four floors, the development's design provides the perfect introduction to the luxury that awaits. Set in beautifully landscaped grounds, with vertical fins to the exterior breaking up the expansive windows that bathe the apartments in light, these homes offer the very best in contemporary living.*



# LONDON LIVING THAT BIT GREENER



Esher is a tale of two cities. A perfectly placed London suburb, it combines all the benefits of the capital with a more relaxed and distinctly leafier quality of life. Not to mention the added convenience of knowing that, whether you're

travelling for work or pleasure, Central London is as little as 24 minutes away.

Here you'll enjoy village life with a far more metropolitan flavour. Surrounded by great restaurants,

art house cinemas, artisan food shops and fashionable boutiques, there's nothing sleepy about this picturesque corner of Surrey. Unless you want there to be. Esher Park Gardens lets you live your life at whatever pace you like.

# THE HEART OF IT ALL

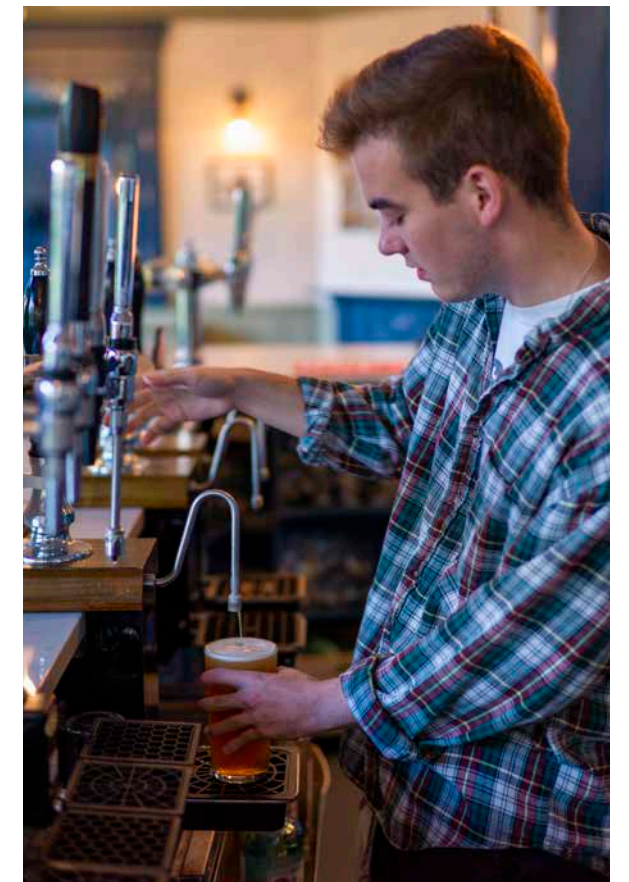
*The quality of life you'll enjoy at Esher Park Gardens extends well beyond your immaculately designed home.*



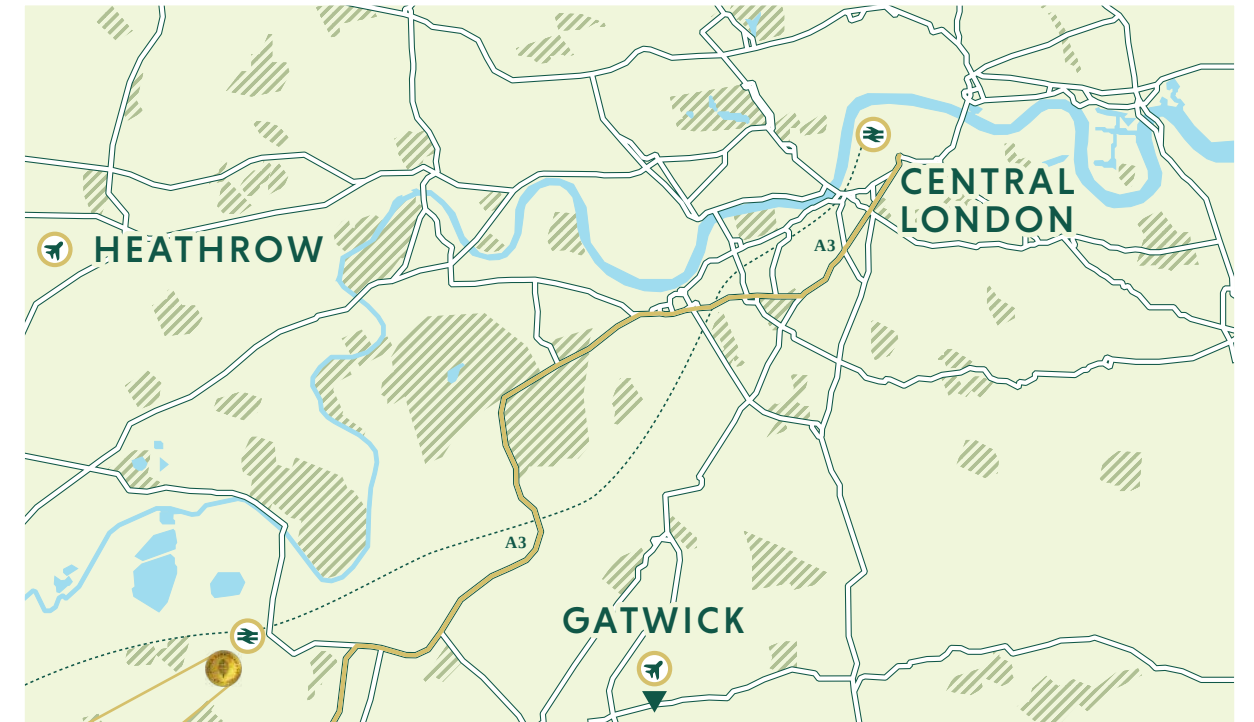
A two minute walk away is your new local, José Pizarro The Swan Inn. With a homely atmosphere and good selection of ales, it's a traditional pub at first glance, with a mouth-watering twist added through its superb menu of Spanish classics.

Your nearest train stations are Claygate and Esher, both under a mile away. As well as offering quick access to London, Claygate station is also home to Platform 3, Brightwater Brewery's popular and characterful micropub.

One of the area's finest outdoor spaces, Claremont Park, is equally close to hand. Ideal for summer picnics or winter strolls, it's home to the historic Claremont Landscape Garden, a grand lake and a mock 18th century castle, The Belvedere.



IDEALLY SET BETWEEN ESHER & CLAYGATE,  
YOU CAN ENJOY THE BEST OF BOTH



**ESHER**

**CLAYGATE**

**EATING & DRINKING**

**EATING & DRINKING**

- 1. Marquis of Granby
- 2. Café Rouge
- 3. Giro Café
- 4. Seven Bluebirds
- 5. Red Peppers
- 6. Giggling Squid
- 7. Hummings
- 8. The Bear
- 9. The Albert Arms

- 19. José Pizarro  
The Swan Inn
- 20. Parade & Albany
- 21. Foley

**RETAIL & ENTERTAINMENT**

**RETAIL & ENTERTAINMENT**

- 10. Bernard Boutique
- 11. Everyman Cinema
- 12. Buds & Blooms
- 13. The Art Agency

- 22. Afternoon Crumbs
- 23. The Game Larder
- 24. Williams and Bunkell  
Fishmonger
- 25. Claygate Flower House

**FITNESS & LEISURE**

**FITNESS & LEISURE**

- 14. Sandown Racecourse
- 15. Sandown Sports Centre
- 16. Skywalk Adventure
- 17. Skinsmiths
- 18. Pilates Esher

- 26. Olivia Rose
- 27. JV Nails Spa

**ESHER PARK GARDENS**



**EVERYMAN CINEMA**

A more refined way to enjoy the silver screen



**LIFESTYLE**



**AFTERNOON CRUMBS**

Mouth-watering cakes for every occasion



**SKINSMITHS**

Your guide to looking and feeling great



**BUDS & BLOOMS**

Floral creations to delight all the senses



**GIRO CAFÉ**

The perfect marriage of baristas and bikes



# GLORIOUS FOOD

*If you're a whiz in the kitchen yourself or prefer to let others create culinary masterpieces, rest assured you're well catered to.*

**JOSÉ PIZARRO  
THE SWAN INN**

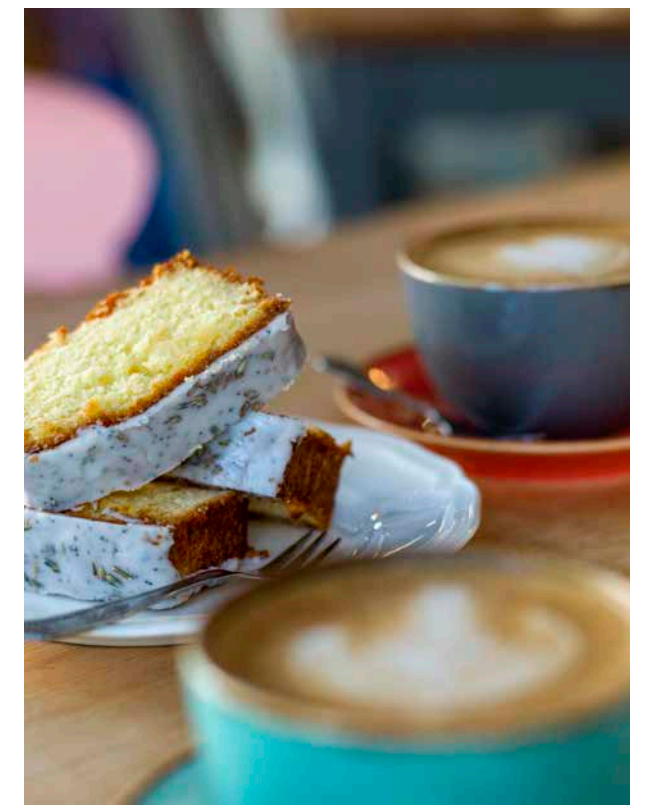
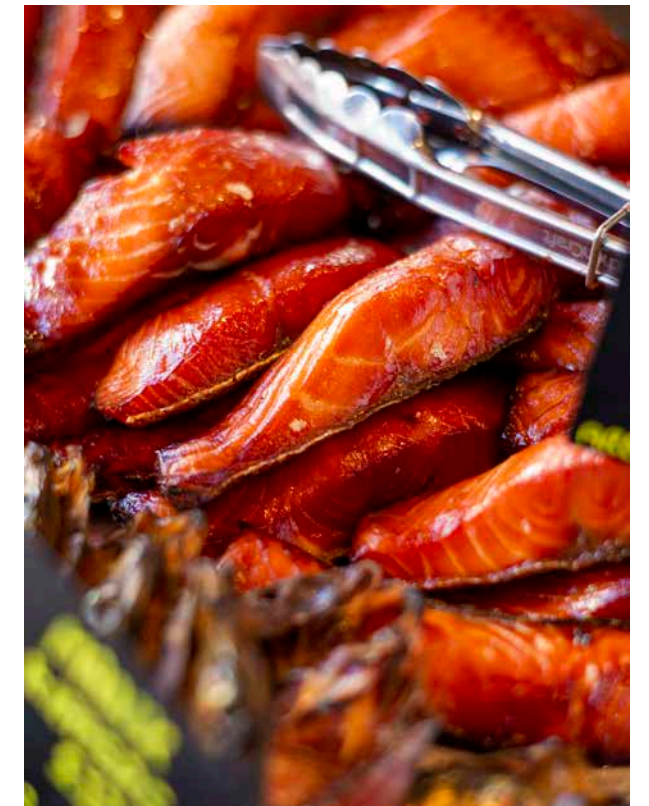
A traditional English country pub with a wonderful Spanish menu, ditch the peanuts for some hand carved 100% 5J Jamón Ibérico.

**WILLIAMS AND BUNKELL  
FISHMONGER**

Offering boat to table in 24 hours freshness, Williams and Bunkell's array of ethically sourced fish and shellfish brings the coast to Surrey.

**PARADE & ALBANY**

A real local favourite which combines great coffee and delicious homemade food, made with the finest ingredients, with a relaxed and friendly atmosphere.







# RETAIL RETOLD

*As well as a great selection of independent boutiques literally on your doorstep, in Esher and Claygate, you're also moments from Kingston's retail nirvana.*



### **BERNARD BOUTIQUE**

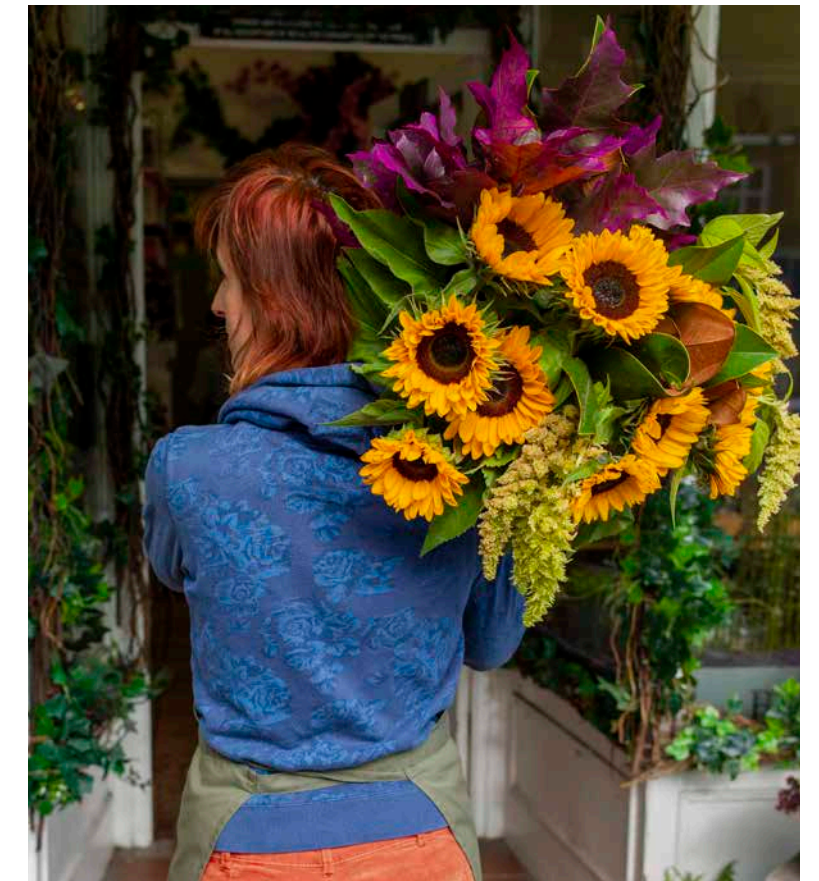
A luxurious independent women's boutique that seamlessly blends the finest designer labels and the very best in customer service.

### **THE ART AGENCY**

An exciting contemporary art gallery with a wide portfolio of artists that even offers a 'try before you buy' service to help with your decision.

### **BUDS & BLOOMS**

Fragrant and fabulous, and renowned for their creativity and eye for detail, this florist has been serving Esher for over 35 years.



# AT YOUR LEISURE

Whether you're looking to explore Surrey's majesty by bike or look after your wellbeing with some pampering, you don't have to go far.

## PILATES ESHER

Offering a diverse programme of pilates, yoga, boot camp and barre classes, this fitness studio caters to all levels of fitness and expertise.



## SKINSMITHS

On a mission to give everyone skin confidence, Skinsmiths' array of treatments are tailored to each client's individual needs.

## SANDOWN SPORTS

As well as gym, therapy and squash facilities, Sandown Sports also boasts a dry ski slope, Skywalk Adventure and golf course for its members to enjoy.

## GIRO CAFÉ

Specialising in bikes and brunch (amongst other meals and great coffee), this stylish bike shop café hybrid is at the heart of Surrey's growing cycling scene.

# A SERENE ESCAPE FROM LONDON'S HUSTLE AND BUSTLE THAT IS JUST MOMENTS FROM IT

*For work or play, with two train stations within a mile of Esher Park Gardens, Central London is at your beck and call. The A3 and M25 are also readily accessible if you're travelling by road. While trips to far off shores couldn't be easier, with your proximity to both Heathrow and Gatwick airports.*



Travel times and distances stated are approximate, calculated using [maps.google.com](https://maps.google.com) from Esher Park Gardens and [tfl.gov.uk](https://tfl.gov.uk) from Esher railway station at optimum travel times.

## BY TRAIN†

*From Esher Station (1 mile\*)*

### WOKING

*20 minutes*

### CLAPHAM JUNCTION

*20 minutes*

### WATERLOO

*24 minutes*

### BANK

*42 minutes*

### CANARY WHARF

*48 minutes*

## BY ROAD\*

### ESHER TOWN CENTRE

*0.8 miles*

### A3

*1.5 miles*

### M25 (JUNCTION 9)

*4.2 miles*

### KINGSTON TOWN CENTRE

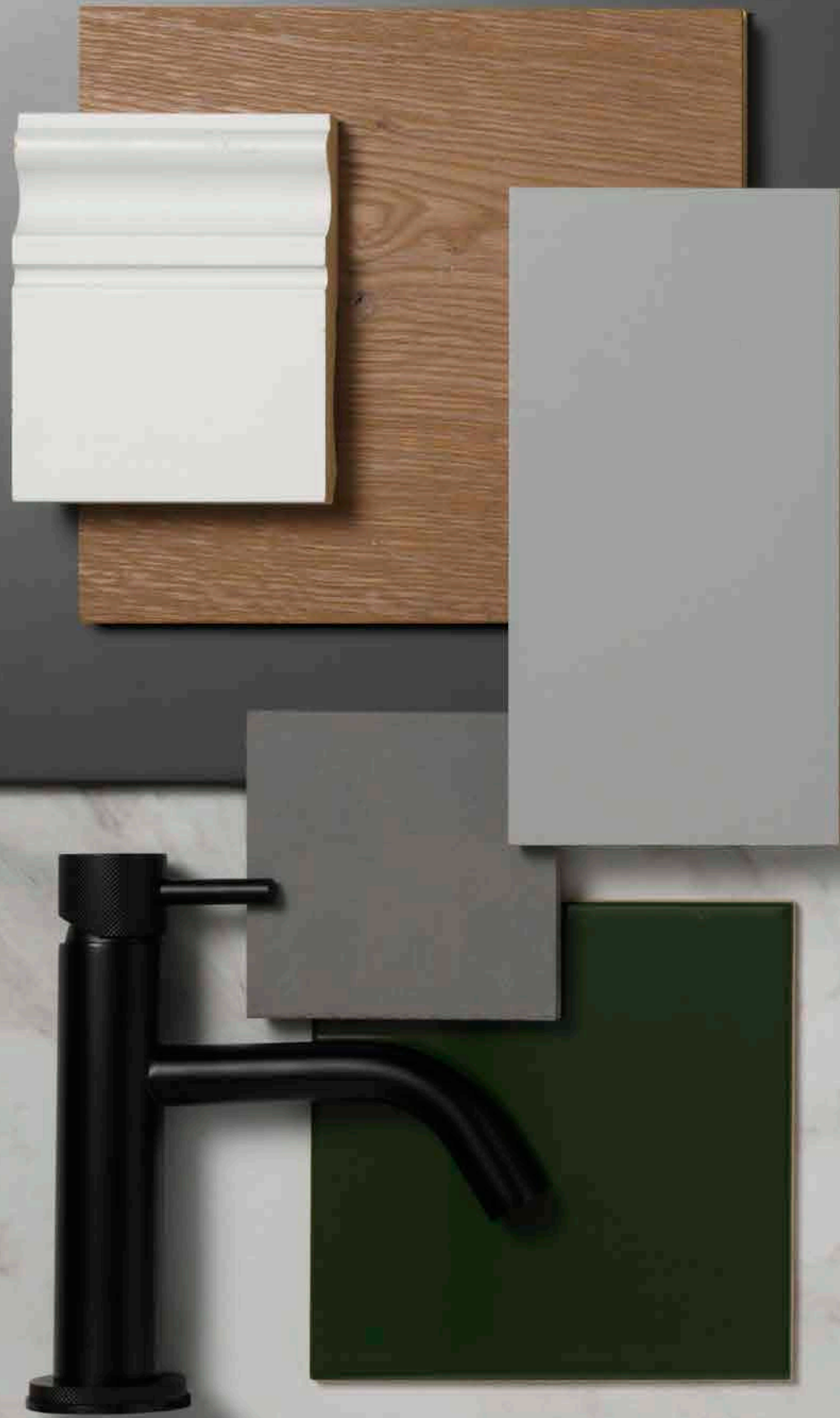
*5.2 miles*

### HEATHROW AIRPORT

*8.9 miles*

### GATWICK AIRPORT

*21.4 miles*



# NO DETAIL IGNORED

*Every aspect of life has been considered in creating a specification that offers the very best in luxurious comfort and convenience.*

## INTERNAL SPECIFICATION

- Designer matt emulsion paint to all internal walls.
- Sophisticated apartment front doors, fire rated & Pas 24 locking with quality designer lever handles.
- Feature skirting throughout in satinwood finish.
- High performance 14mm Grade A engineered oak flooring to halls, lounge & kitchen areas.
- Soft touch carpet to bedrooms with luxury underlay.

## KITCHENS

- Individually designed, on-trend 2 tone kitchen units with sleek black handles.
- 20mm stone worktops with integrated drainers, under mounted sinks & integral appliances to complete the opulent feel of the apartments.
- Ceramic tile splashback with handcrafted feel.
- Premium kitchen appliances including:
  - Integrated fridge freezer
  - Multi functioning electric oven
  - Induction hob
  - Concealed extraction fan
  - Dishwasher
  - Microwave
  - Under-cupboard LED task lighting
- Free-standing washer-dryer located in utility cupboard, positioned in hall.

## MAIN BATHROOMS

- Fully fitted bathroom suites with integral mood lighting.
- High quality Vitra wall mounted WC with Vitra concealed cistern & flush plate.
- Large fitted bath with thermostatically controlled matt black Crosswater bath filler, handheld shower head & ceiling mounted, overhead shower.
- Merlyn glazed bath screen.
- IP rated ambient lighting to bath & recesses.
- Vanity unit & ceramic basin; matt black Crosswater basin mixer with knurled detailing.
- Large fitted mirror & shaver socket.
- High efficiency towel warmer.
- Large format, luxury marble effect tiles to walls & slip resistant tiles to floor; feature tiling scheme above bath.

## EN-SUITE BATHROOMS

- High quality Vitra wall mounted WC with Vitra concealed cistern & dual flush plate.
- Large shower enclosure with matt black Crosswater wall mounted mixer, handheld shower head, wall mounted, overhead shower & Merlyn high level, glazed shower door.
- Vanity unit & ceramic basin; matt black Crosswater basin mixer with knurled detailing.
- IP rated ambient lighting to recesses
- Large fitted mirror & shaver socket.
- High efficiency towel warmer.
- Large format, luxury marble effect tiles to walls & slip resistant tiles to floor.

## HEATING & VENTILATION

- High efficiency electrical radiators with thermostat to each room.
- Integral efficient ceiling mounted ventilation to bathroom & en-suites.
- External wall insulated to high SAP performance standards.



## LIGHTING & ELECTRICAL

- LED efficient downlights throughout.
- IP rated ambient lighting to bathrooms & en-suites.
- Telephone & TV outlets to lounge & bedrooms at low & high level for wall mounted appliances with integral service ducts for cable connections.

## WARRANTY

- Fully compliant with current building & fire regulations & relevant British Standards.
- All apartments are covered by 10 year ICW Insurance Services Ltd Structural Warranty.

## ARCHITECTURAL

- Existing walls have been re-insulated with up to date products to reduce heat loss & carbon emissions.
- Large windows also help to maximise natural light & take advantage of views over the landscaped communal gardens.
- The new top floor is constructed from lightweight steel structure.
- The design complements the existing building, with vertical fins to match the stone columns below.

- Private terraces to all top floor flats, with views of the surrounding landscape.
- Terraces finished with composite timber decking.

## COMMON AREAS & AMENITIES

- Landscaped garden to development.
- Interior designed communal entrance lobby with secure pedestrian access.
- Secure individual powder coated & galvanised steel mailboxes for each flat.
- Quality ironmongery to apartment doors with secure locking system.
- Numbered front doors to each flat.
- Central refuse & waste collection area.
- Covered & secure bike store containing 87 cycle spaces.
- Stairwell access to all floors
- Lift serving all floors, internally fitted to complement the design of property.

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal or better quality.

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Computer generated image









Computer generated image



# MAIN WING

## FLAT 1 (1 Bedroom)

Living/Kitchen/Dining	5.20m x 4.60m	17' 1" x 15' 1"
Bedroom 1	5.20m x 3.46m	17' 1" x 11' 4"
<b>Total Internal Area</b>	<b>53.0 sqm</b>	<b>570 sqft</b>

## FLAT 2 (2 Bedroom)

Living/Kitchen/Dining	5.20m x 4.70m	17' 1" x 15' 5"
Bedroom 1	3.56m x 4.00m	11' 8" x 13' 2"
Bedroom 2	3.56m x 4.00m	11' 8" x 13' 2"
<b>Total Internal Area</b>	<b>71.7 sqm</b>	<b>772 sqft</b>

## FLAT 15 (2 Bedroom)

Living/Kitchen/Dining	5.05m x 4.73m	16' 7" x 15' 6"
Bedroom 1	4.17m x 3.75m	13' 8" x 12' 4"
Bedroom 2	2.80m x 3.66m	9' 2" x 12' 0"
<b>Total Internal Area</b>	<b>57.5 sqm</b>	<b>619 sqft</b>

## FLAT 16 (2 Bedroom)

Living/Kitchen/Dining	5.05m x 4.73m	16' 7" x 15' 6"
Bedroom 1	4.55m x 2.39m	14' 11" x 7' 10"
Bedroom 2	2.73m x 3.39m	9' 0" x 11' 2"
<b>Total Internal Area</b>	<b>57.0 sqm</b>	<b>614 sqft</b>

## FLAT 3 (2 Bedroom)

Living/Kitchen/Dining	5.20m x 4.72m	17' 1" x 15' 6"
Bedroom 1	3.57m x 4.00m	11' 9" x 13' 2"
Bedroom 2	2.23m x 4.00m	7' 4" x 13' 2"
<b>Total Internal Area</b>	<b>65.7 sqm</b>	<b>707 sqft</b>

## FLAT 4 (2 Bedroom)

Living/Kitchen/Dining	4.84m x 6.15m	15' 11" x 20' 2"
Bedroom 1	3.51m x 3.99m	11' 6" x 13' 1"
Bedroom 2	2.33m x 3.99m	7' 8" x 13' 1"
<b>Total Internal Area</b>	<b>63.9 sqm</b>	<b>688 sqft</b>

## FLAT 17 (1 Bedroom)

Living/Kitchen/Dining	5.01m x 6.26m	16' 5" x 20' 7"
Bedroom 1	4.59m x 2.39m	15' 1" x 7' 10"
<b>Total Internal Area</b>	<b>51.4 sqm</b>	<b>553 sqft</b>

## FLAT 18 (2 Bedroom)

Living/Kitchen/Dining	6.38m x 4.90m	20' 11" x 16' 1"
Bedroom 1	4.70m x 3.45m	15' 5" x 11' 4"
Bedroom 2	3.56m x 3.45m	11' 8" x 11' 4"
<b>Total Internal Area</b>	<b>73.1 sqm</b>	<b>787 sqft</b>

## FLAT 5 (2 Bedroom)

Living/Kitchen/Dining	6.38m x 4.87m	20' 11" x 16' 0"
Bedroom 1	3.52m x 3.54m	11' 7" x 11' 7"
Bedroom 2	3.58m x 3.54m	11' 9" x 11' 7"
<b>Total Internal Area</b>	<b>68.2 sqm</b>	<b>734 sqft</b>

## FLAT 6 (1 Bedroom)

Living/Kitchen/Dining	5.05m x 7.15m	16' 7" x 23' 6"
Bedroom 1	4.75m x 3.47m	15' 7" x 11' 5"
<b>Total Internal Area</b>	<b>63.4 sqm</b>	<b>682 sqft</b>

## FLAT 19 (2 Bedroom)

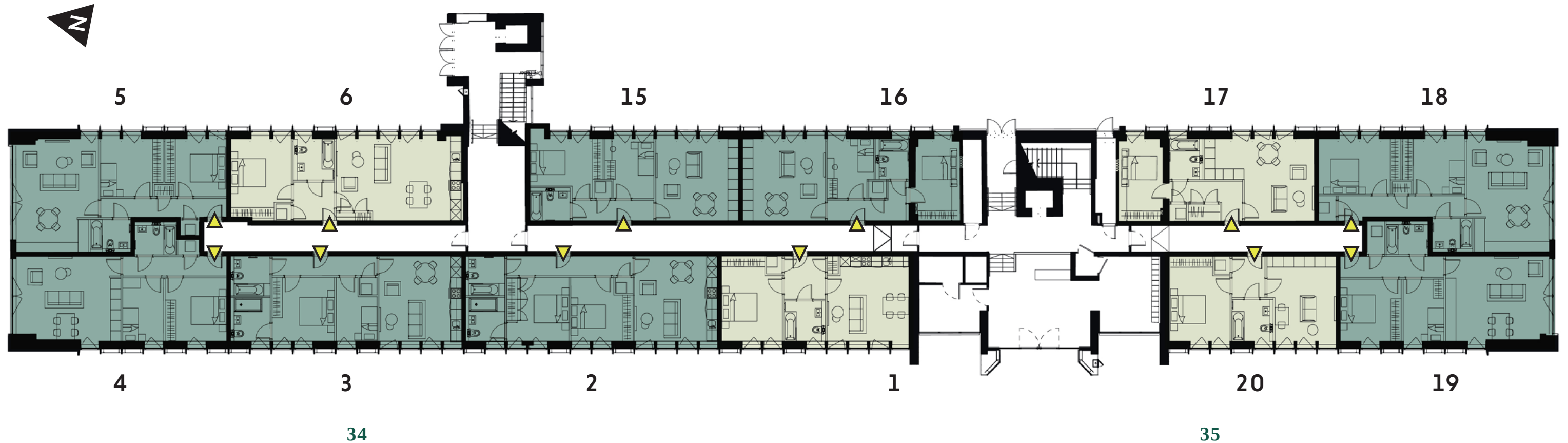
Living/Kitchen/Dining	4.75m x 6.04m	15' 7" x 19' 10"
Bedroom 1	3.47m x 3.55m	11' 5" x 11' 8"
Bedroom 2	2.33m x 3.55m	7' 8" x 11' 8"
<b>Total Internal Area</b>	<b>64.9 sqm</b>	<b>699 sqft</b>

## FLAT 20 (1 Bedroom)

Living/Kitchen/Dining	5.17m x 3.95m	17' 0" x 13' 0"
Bedroom 1	5.19m x 3.40m	17' 0" x 11' 2"
<b>Total Internal Area</b>	<b>46.9 sqm</b>	<b>505 sqft</b>

STUDIO
  1 BEDROOM
  2 BEDROOM
  3 BEDROOM

All dimensions taken from the widest point. The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves.



# MAIN WING

## FLAT 21 (1 Bedroom)

Living/Kitchen/Dining	4.71m x 6.23m	15' 5" x 20' 5"
Bedroom 1	4.71m x 2.34m	15' 5" x 7' 8"
<b>Total Internal Area</b>	<b>51.1 sqm</b>	<b>550 sqft</b>

## FLAT 22 (2 Bedroom)

Living/Kitchen/Dining	6.38m x 4.70m	20' 11" x 15' 5"
Bedroom 1	4.72m x 3.27m	15' 6" x 10' 9"
Bedroom 2	3.56m x 3.27m	11' 8" x 10' 9"
<b>Total Internal Area</b>	<b>73.2 sqm</b>	<b>788 sqft</b>

## FLAT 27 (2 Bedroom)

Living/Kitchen/Dining	4.82m x 4.70m	15' 10" x 15' 5"
Bedroom 1	3.56m x 3.60m	11' 8" x 11' 10"
Bedroom 2	3.56m x 3.60m	11' 8" x 11' 10"
<b>Total Internal Area</b>	<b>70.9 sqm</b>	<b>763 sqft</b>

## FLAT 28 (2 Bedroom)

Living/Kitchen/Dining	4.82m x 4.70m	15' 10" x 15' 5"
Bedroom 1	3.57m x 3.61m	11' 9" x 11' 10"
Bedroom 2	2.34m x 3.61m	7' 8" x 11' 10"
<b>Total Internal Area</b>	<b>64.9 sqm</b>	<b>699 sqft</b>

## FLAT 23 (2 Bedroom)

Living/Kitchen/Dining	4.74m x 5.12m	15' 7" x 16' 10"
Bedroom 1	3.46m x 3.64m	11' 4" x 11' 11"
Bedroom 2	2.33m x 3.64m	7' 8" x 11' 11"
<b>Total Internal Area</b>	<b>64.8 sqm</b>	<b>698 sqft</b>

## FLAT 24 (1 Bedroom)

Living/Kitchen/Dining	4.85m x 3.93m	15' 11" x 12' 11"
Bedroom 1	4.85m x 3.45m	15' 11" x 11' 4"
<b>Total Internal Area</b>	<b>47.0 sqm</b>	<b>506 sqft</b>

## FLAT 29 (2 Bedroom)

Living/Kitchen/Dining	5.03m x 5.98m	16' 6" x 19' 7"
Bedroom 1	3.50m x 3.64m	11' 6" x 11' 11"
Bedroom 2	2.33m x 3.64m	7' 8" x 11' 11"
<b>Total Internal Area</b>	<b>63.9 sqm</b>	<b>688 sqft</b>

## FLAT 30 (2 Bedroom)

Living/Kitchen/Dining	6.38m x 4.84m	20' 11" x 15' 11"
Bedroom 1	3.50m x 3.29m	11' 6" x 10' 10"
Bedroom 2	3.57m x 3.29m	11' 9" x 10' 10"
<b>Total Internal Area</b>	<b>68.8 sqm</b>	<b>741 sqft</b>

## FLAT 25 (1 Bedroom)

Living/Kitchen/Dining	4.02m x 6.30m	13' 2" x 20' 8"
Bedroom 1	4.02m x 3.60m	13' 2" x 11' 10"
<b>Total Internal Area</b>	<b>56.1 sqm</b>	<b>604 sqft</b>

## FLAT 26 (1 Bedroom)

Living/Kitchen/Dining	4.82m x 4.63m	15' 10" x 15' 2"
Bedroom 1	4.86m x 3.48m	15' 11" x 11' 5"
<b>Total Internal Area</b>	<b>52.7 sqm</b>	<b>567 sqft</b>

## FLAT 31 (1 Bedroom)

Living/Kitchen/Dining	4.71m x 7.15m	15' 5" x 23' 6"
Bedroom 1	4.72m x 3.95m	15' 6" x 13' 0"
<b>Total Internal Area</b>	<b>63.5 sqm</b>	<b>684 sqft</b>

## FLAT 40 (2 Bedroom)

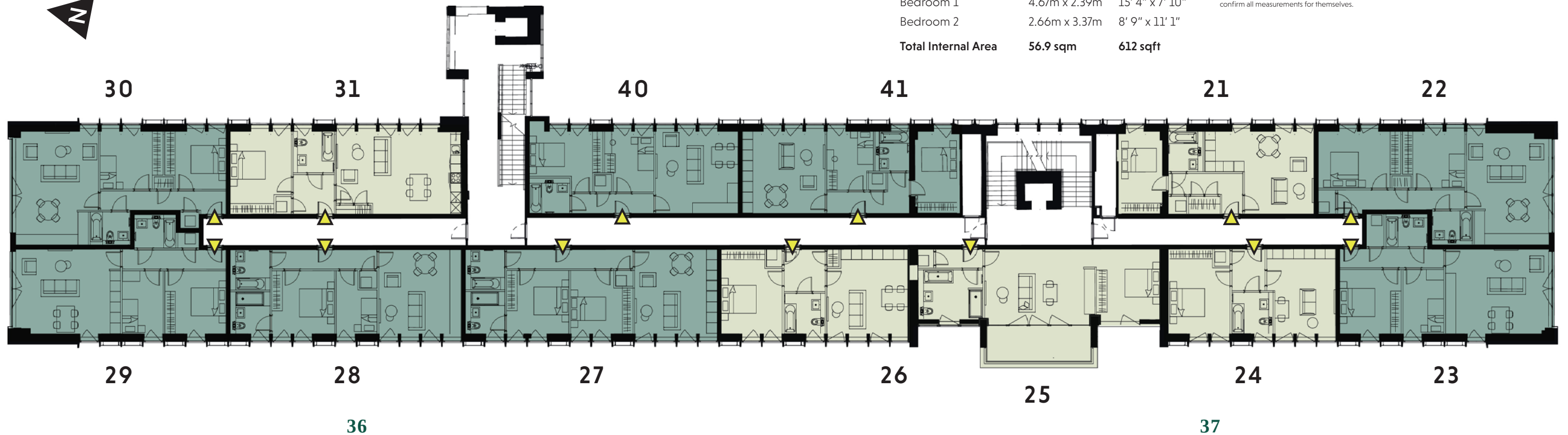
Living/Kitchen/Dining	4.67m x 4.71m	15' 4" x 15' 4"
Bedroom 1	4.19m x 3.47m	13' 9" x 11' 5"
Bedroom 2	2.81m x 3.47m	9' 3" x 11' 5"
<b>Total Internal Area</b>	<b>57.5 sqm</b>	<b>619 sqft</b>

## FLAT 41 (2 Bedroom)

Living/Kitchen/Dining	4.67m x 4.72m	15' 4" x 15' 6"
Bedroom 1	4.67m x 2.39m	15' 4" x 7' 10"
Bedroom 2	2.66m x 3.37m	8' 9" x 11' 1"
<b>Total Internal Area</b>	<b>56.9 sqm</b>	<b>612 sqft</b>

All dimensions taken from the widest point. The floor area dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet sizes, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves.

STUDIO
  1 BEDROOM
  2 BEDROOM
  3 BEDROOM



# MAIN WING

## FLAT 42 (1 Bedroom)

Living/Kitchen/Dining	4.71m x 6.28m	15' 5" x 20' 7"
Bedroom 1	4.70m x 2.35m	15' 5" x 7' 9"
<b>Total Internal Area</b>	<b>51.2 sqm</b>	<b>551 sqft</b>

## FLAT 43 (2 Bedroom)

Living/Kitchen/Dining	6.38m x 4.71m	20' 11" x 15' 5"
Bedroom 1	4.72m x 3.27m	15' 6" x 10' 9"
Bedroom 2	3.56m x 3.27m	11' 8" x 10' 9"
<b>Total Internal Area</b>	<b>73.2 sqm</b>	<b>788 sqft</b>

## FLAT 48 (2 Bedroom)

Living/Kitchen/Dining	4.86m x 4.70m	15' 11" x 15' 5"
Bedroom 1	3.56m x 3.65m	11' 8" x 12' 0"
Bedroom 2	3.56m x 3.65m	11' 8" x 12' 0"
<b>Total Internal Area</b>	<b>71.4 sqm</b>	<b>769 sqft</b>

## FLAT 49 (2 Bedroom)

Living/Kitchen/Dining	4.84m x 4.71m	15' 11" x 15' 5"
Bedroom 1	3.57m x 3.63m	11' 9" x 11' 11"
Bedroom 2	2.34m x 3.63m	7' 8" x 11' 11"
<b>Total Internal Area</b>	<b>65.3 sqm</b>	<b>703 sqft</b>

## FLAT 44 (2 Bedroom)

Living/Kitchen/Dining	4.75m x 5.92m	15' 7" x 19' 5"
Bedroom 1	3.49m x 3.65m	11' 5" x 12' 0"
Bedroom 2	2.33m x 3.61m	7' 8" x 11' 10"
<b>Total Internal Area</b>	<b>64.9 sqm</b>	<b>699 sqft</b>

## FLAT 45 (1 Bedroom)

Living/Kitchen/Dining	4.88m x 3.93m	16' 0" x 12' 11"
Bedroom 1	4.87m x 3.52m	16' 0" x 11' 7"
<b>Total Internal Area</b>	<b>47.6 sqm</b>	<b>512 sqft</b>

## FLAT 50 (2 Bedroom)

Living/Kitchen/Dining	4.75m x 5.99m	15' 7" x 19' 8"
Bedroom 1	3.49m x 3.64m	11' 5" x 11' 11"
Bedroom 2	2.33m x 3.64m	7' 8" x 11' 11"
<b>Total Internal Area</b>	<b>64.1 sqm</b>	<b>690 sqft</b>

## FLAT 51 (2 Bedroom)

Living/Kitchen/Dining	6.38m x 4.73m	20' 11" x 15' 6"
Bedroom 1	3.50m x 3.21m	11' 6" x 10' 6"
Bedroom 2	3.58m x 3.57m	11' 9" x 11' 9"
<b>Total Internal Area</b>	<b>68.8 sqm</b>	<b>741 sqft</b>

## FLAT 46 (2 Bedroom)

Living/Kitchen/Dining	4.87m x 4.44m	16' 0" x 14' 7"
Bedroom 1	3.52m x 3.04m	11' 7" x 10' 0"
Bedroom 2	3.55m x 3.69m	11' 8" x 12' 1"
<b>Total Internal Area</b>	<b>68.8 sqm</b>	<b>741 sqft</b>

## FLAT 47 (1 Bedroom)

Living/Kitchen/Dining	4.85m x 4.71m	15' 11" x 15' 5"
Bedroom 1	4.85m x 3.48m	15' 11" x 11' 5"
<b>Total Internal Area</b>	<b>53.5 sqm</b>	<b>576 sqft</b>

## FLAT 52 (1 Bedroom)

Living/Kitchen/Dining	4.70m x 7.15m	15' 5" x 23' 6"
Bedroom 1	4.70m x 3.47m	15' 5" x 11' 5"
<b>Total Internal Area</b>	<b>63.3 sqm</b>	<b>681 sqft</b>

## FLAT 60 (2 Bedroom)

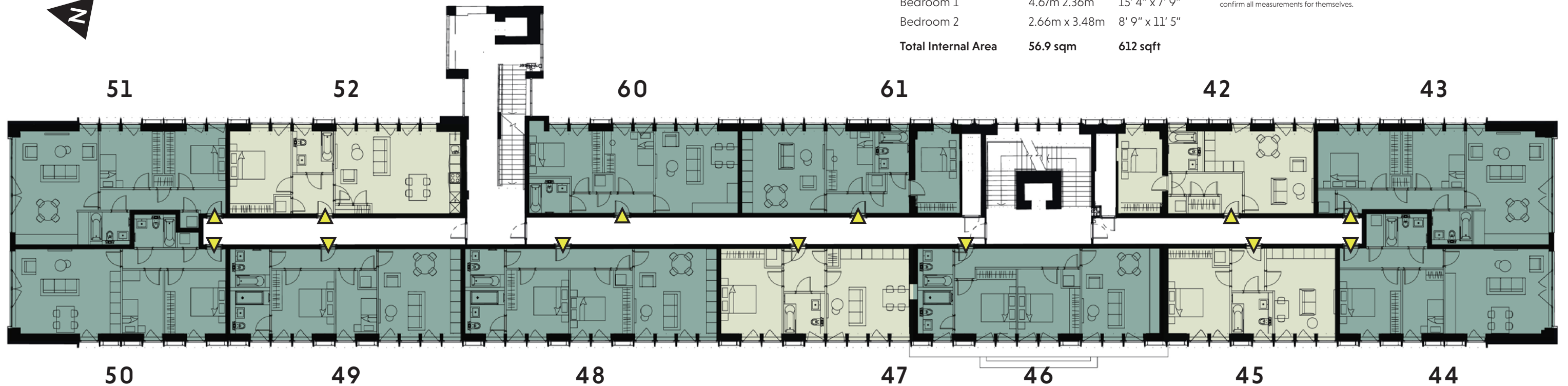
Living/Kitchen/Dining	4.67m x 4.71m	15' 4" x 15' 5"
Bedroom 1	4.19m x 3.47m	13' 9" x 11' 5"
Bedroom 2	2.80m x 3.47m	9' 2" x 11' 5"
<b>Total Internal Area</b>	<b>57.3 sqm</b>	<b>617 sqft</b>

## FLAT 61 (2 Bedroom)

Living/Kitchen/Dining	4.67m x 4.72m	15' 4" x 15' 6"
Bedroom 1	4.67m x 2.36m	15' 4" x 7' 9"
Bedroom 2	2.66m x 3.48m	8' 9" x 11' 5"
<b>Total Internal Area</b>	<b>56.9 sqm</b>	<b>612 sqft</b>

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STUDIO
  1 BEDROOM
  2 BEDROOM
  3 BEDROOM



# MAIN WING

## FLAT 62 (1 Bedroom)

Living/Kitchen/Dining	3.63m x 5.78m	11' 11" x 19' 0"
Bedroom 1	3.62m x 4.38m	11' 11" x 14' 4"
<b>Total Internal Area</b>	<b>51.2 sqm</b>	<b>551 sqft</b>

## FLAT 63 (3 Bedroom)

Living/Kitchen/Dining	9.01m x 3.27m	29' 7" x 10' 9"
Bedroom 1	2.84m x 3.77m	9' 4" x 12' 4"
Bedroom 2	2.34m x 3.77m	7' 8" x 12' 4"
Bedroom 3	2.50m x 3.77m	8' 2" x 12' 4"
<b>Total Internal Area</b>	<b>81.0 sqm</b>	<b>872 sqft</b>

## FLAT 67 (1 Bedroom)

Living/Kitchen/Dining	4.38m x 5.76m	14' 4" x 18' 11"
Bedroom 1	3.62m x 3.66m	11' 11" x 12' 0"
<b>Total Internal Area</b>	<b>49.5 sqm</b>	<b>533 sqft</b>

## FLAT 68 (2 Bedroom)

Living/Kitchen/Dining	4.38m x 6.96m	14' 4" x 22' 10"
Bedroom 1	3.63m x 3.22m	11' 11" x 10' 7"
Bedroom 2	2.91m x 2.32m	9' 7" x 7' 7"
<b>Total Internal Area</b>	<b>62.1 sqm</b>	<b>668 sqft</b>

## FLAT 64 (2 Bedroom)

Living/Kitchen/Dining	3.62m x 7.03m	11' 11" x 23' 1"
Bedroom 1	3.62m x 3.19m	11' 11" x 10' 6"
Bedroom 2	2.32m x 3.50m	7' 7" x 11' 6"
<b>Total Internal Area</b>	<b>69.1 sqm</b>	<b>744 sqft</b>

## FLAT 65 (2 Bedroom)

Living/Kitchen/Dining	4.38m x 5.67m	14' 4" x 18' 7"
Bedroom 1	3.62m x 3.19m	11' 11" x 10' 6"
Bedroom 2	2.32m x 3.71m	7' 7" x 12' 2"
<b>Total Internal Area</b>	<b>66.4 sqm</b>	<b>715 sqft</b>

## FLAT 69 (1 Bedroom)

Living/Kitchen/Dining	3.62m x 6.41m	11' 11" x 21' 0"
Bedroom 1	3.62m x 4.29m	11' 11" x 14' 1"
<b>Total Internal Area</b>	<b>51.9 sqm</b>	<b>559 sqft</b>

## FLAT 70 (3 Bedroom)

Living/Kitchen/Dining	9.01m x 4.49m	29' 7" x 14' 9"
Bedroom 1	3.53m x 3.77m	11' 7" x 12' 4"
Bedroom 2	2.36m x 3.77m	7' 9" x 12' 4"
Bedroom 3	2.25m x 3.77m	7' 5" x 12' 4"
<b>Total Internal Area</b>	<b>88.2 sqm</b>	<b>949 sqft</b>

## FLAT 66 (1 Bedroom)

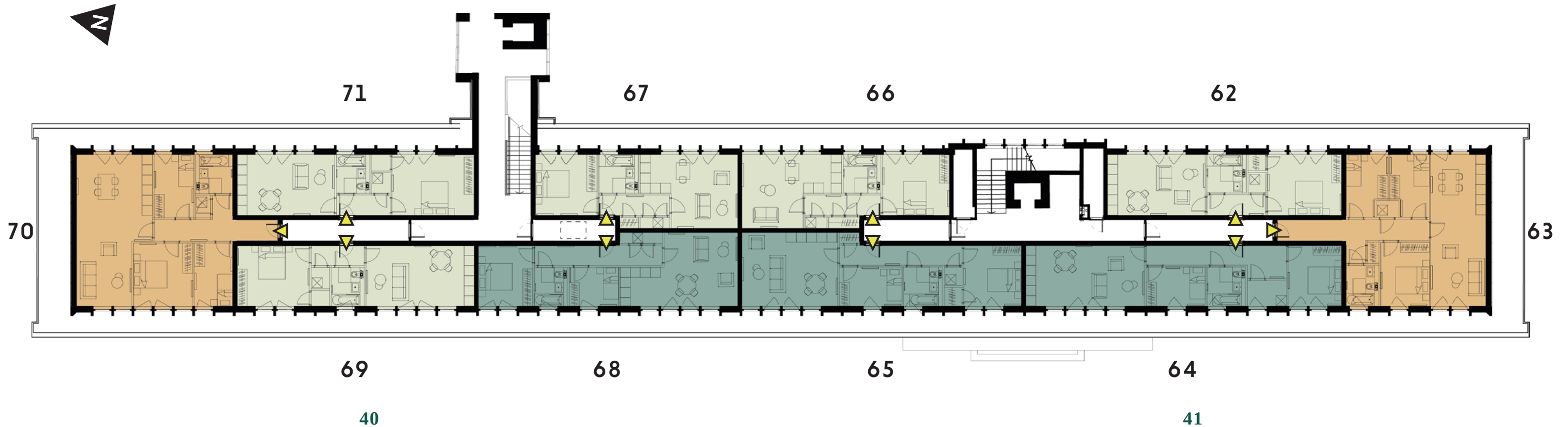
Living/Kitchen/Dining	4.38m x 5.90m	14' 4" x 19' 4"
Bedroom 1	3.60m x 3.92m	11' 10" x 12' 10"
<b>Total Internal Area</b>	<b>50.7 sqm</b>	<b>546 sqft</b>

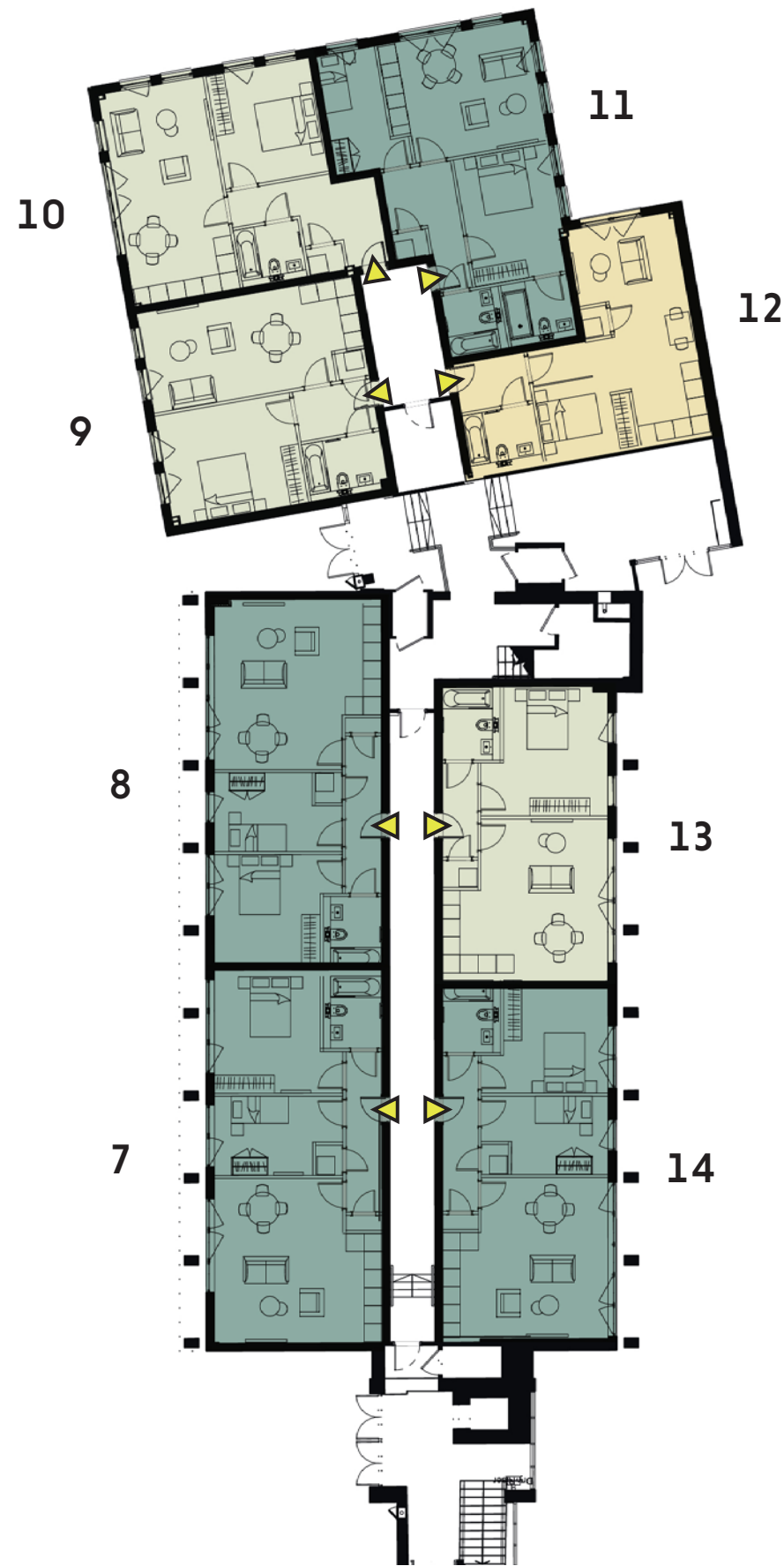
## FLAT 71 (1 Bedroom)

Living/Kitchen/Dining	3.63m x 5.77m	11' 11" x 18' 11"
Bedroom 1	3.62m x 4.87	11' 11" x 16' 0"
<b>Total Internal Area</b>	<b>51.7 sqm</b>	<b>556 sqft</b>

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STUDIO
  1 BEDROOM
  2 BEDROOM
  3 BEDROOM





- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

# WING 1

## FLAT 7 (2 Bedroom)

Living/Kitchen/Dining	5.43m x 5.58m	17' 10" x 18' 4"
Bedroom 1	3.88m x 4.28m	12' 9" x 14' 1"
Bedroom 2	2.63m x 4.28m	8' 8" x 14' 1"
<b>Total Internal Area</b>	<b>68.6 sqm</b>	<b>738 sqft</b>

## FLAT 8 (2 Bedroom)

Living/Kitchen/Dining	5.54m x 5.58m	18' 2" x 18' 4"
Bedroom 1	3.80m x 4.27m	12' 6" x 14' 0"
Bedroom 2	2.62m x 4.27m	8' 7" x 14' 0"
<b>Total Internal Area</b>	<b>66.4 sqm</b>	<b>715 sqft</b>

## FLAT 13 (1 Bedroom)

Living/Kitchen/Dining	5.11m x 5.51m	16' 9" x 18' 1"
Bedroom 1	4.28 x 4.21m	14' 1" x 13' 10"
<b>Total Internal Area</b>	<b>53.7 sqm</b>	<b>578 sqft</b>

## FLAT 14 (2 Bedroom)

Living/Kitchen/Dining	5.30m x 5.51m	17' 5" x 18' 1"
Bedroom 1	3.75m x 4.20m	12' 4" x 13' 9"
Bedroom 2	2.60m x 4.20m	8' 6" x 13' 9"
<b>Total Internal Area</b>	<b>63.5 sqm</b>	<b>684 sqft</b>

# WING 2

## FLAT 9 (1 Bedroom)

Living/Kitchen/Dining	7.29m x 3.34m	23' 11" x 11' 0"
Bedroom 1	3.71m x 4.57m	12' 2" x 15' 0"
<b>Total Internal Area</b>	<b>51.9 sqm</b>	<b>559 sqft</b>

## FLAT 10 (1 Bedroom)

Living/Kitchen/Dining	7.15m x 3.57m	23' 6" x 11' 9"
Bedroom 1	3.45m x 3.80m	11' 4" x 12' 6"
<b>Total Internal Area</b>	<b>54.9 sqm</b>	<b>591 sqft</b>

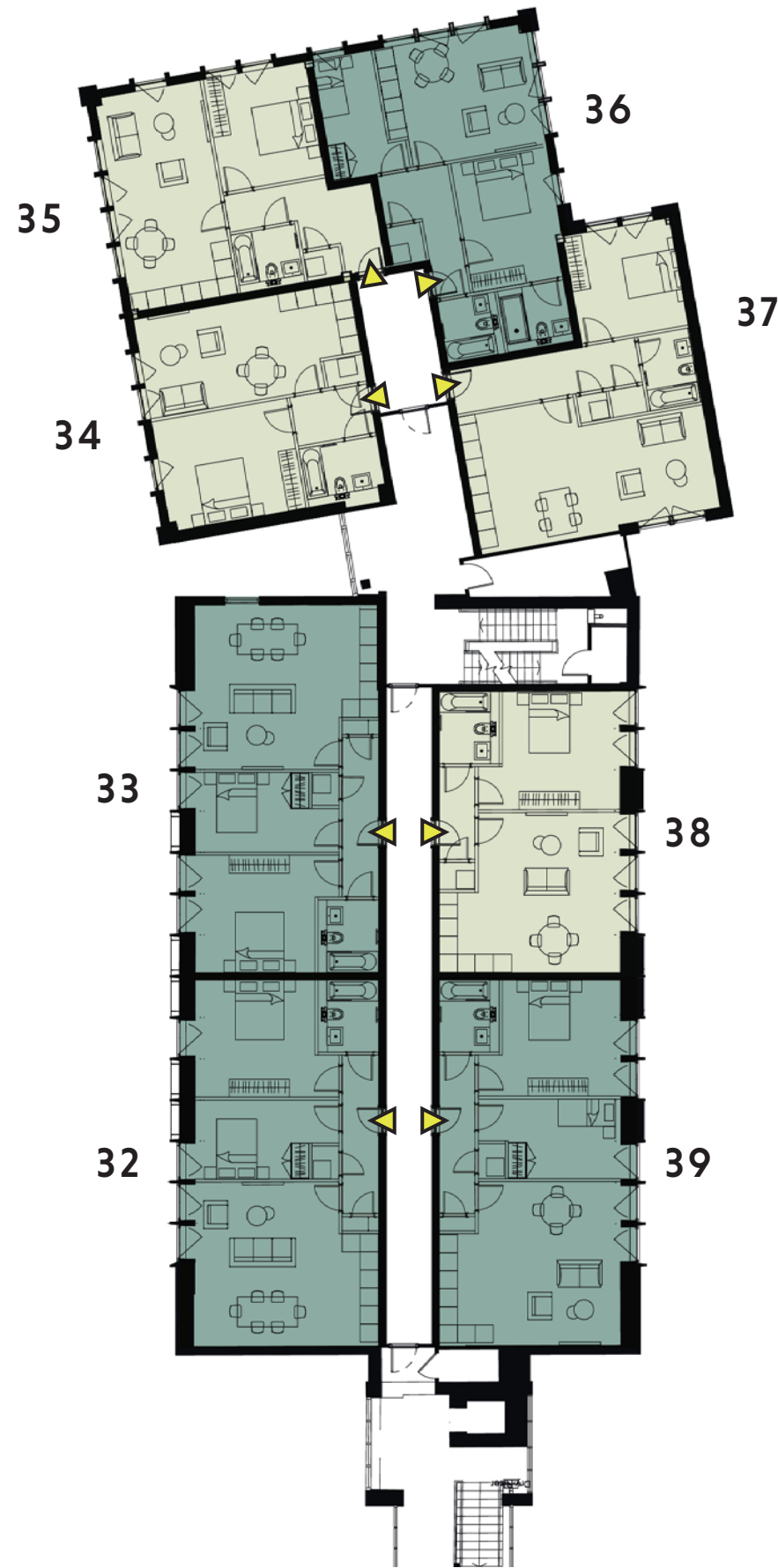
## FLAT 11 (2 Bedroom)

Living/Kitchen/Dining	5.00m x 4.04m	16' 5" x 13' 3"
Bedroom 1	4.28m x 3.02m	14' 1" x 9' 11"
Bedroom 2	2.60m x 4.04m	8' 6" x 13' 3"
<b>Total Internal Area</b>	<b>61.2 sqm</b>	<b>659 sqft</b>

## FLAT 12 (Studio)

Living/Kitchen/Dining	7.33m x 3.60m	24' 1" x 11' 10"
Bedroom 1	2.47m x 3.10m	8' 1" x 10' 2"
<b>Total Internal Area</b>	<b>42.9 sqm</b>	<b>462 sqft</b>

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- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

# WING 1

## FLAT 32 (2 Bedroom)

Living/Kitchen/Dining	5.36m x 6.06m	17' 7" x 19' 11"
Bedroom 1	3.90m x 4.79m	12' 10" x 15' 9"
Bedroom 2	2.63m x 4.79m	8' 8" x 15' 9"
<b>Total Internal Area</b>	<b>75.0 sqm</b>	<b>807 sqft</b>

## FLAT 38 (1 Bedroom)

Living/Kitchen/Dining	5.32m x 6.00m	17' 5" x 19' 8"
Bedroom 1	3.95m x 4.70m	13' 0" x 15' 5"
<b>Total Internal Area</b>	<b>57.9 sqm</b>	<b>623 sqft</b>

## FLAT 33 (2 Bedroom)

Living/Kitchen/Dining	5.40m x 6.40m	17' 9" x 20' 12"
Bedroom 1	3.90m x 5.00m	12' 10" x 16' 5"
Bedroom 2	2.65m x 4.79m	8' 8" x 15' 9"
<b>Total Internal Area</b>	<b>75.4 sqm</b>	<b>812 sqft</b>

## FLAT 39 (2 Bedroom)

Living/Kitchen/Dining	5.39m x 6.35m	17' 8" x 20' 10"
Bedroom 1	3.88m x 5.03m	12' 9" x 16' 6"
Bedroom 2	2.65m x 5.03m	8' 8" x 16' 6"
<b>Total Internal Area</b>	<b>74.3 sqm</b>	<b>800 sqft</b>

# WING 2

## FLAT 34 (1 Bedroom)

Living/Kitchen/Dining	7.28m x 3.36m	23' 11" x 11' 0"
Bedroom 1	3.71m x 4.59m	12' 2" x 15' 1"
<b>Total Internal Area</b>	<b>52.0 sqm</b>	<b>560 sqft</b>

## FLAT 36 (2 Bedroom)

Living/Kitchen/Dining	4.98m x 4.09m	16' 4" x 13' 5"
Bedroom 1	4.36m x 3.14m	14' 4" x 10' 4"
Bedroom 2	2.61m x 4.10m	8' 7" x 13' 5"
<b>Total Internal Area</b>	<b>61.9 sqm</b>	<b>666 sqft</b>

## FLAT 35 (1 Bedroom)

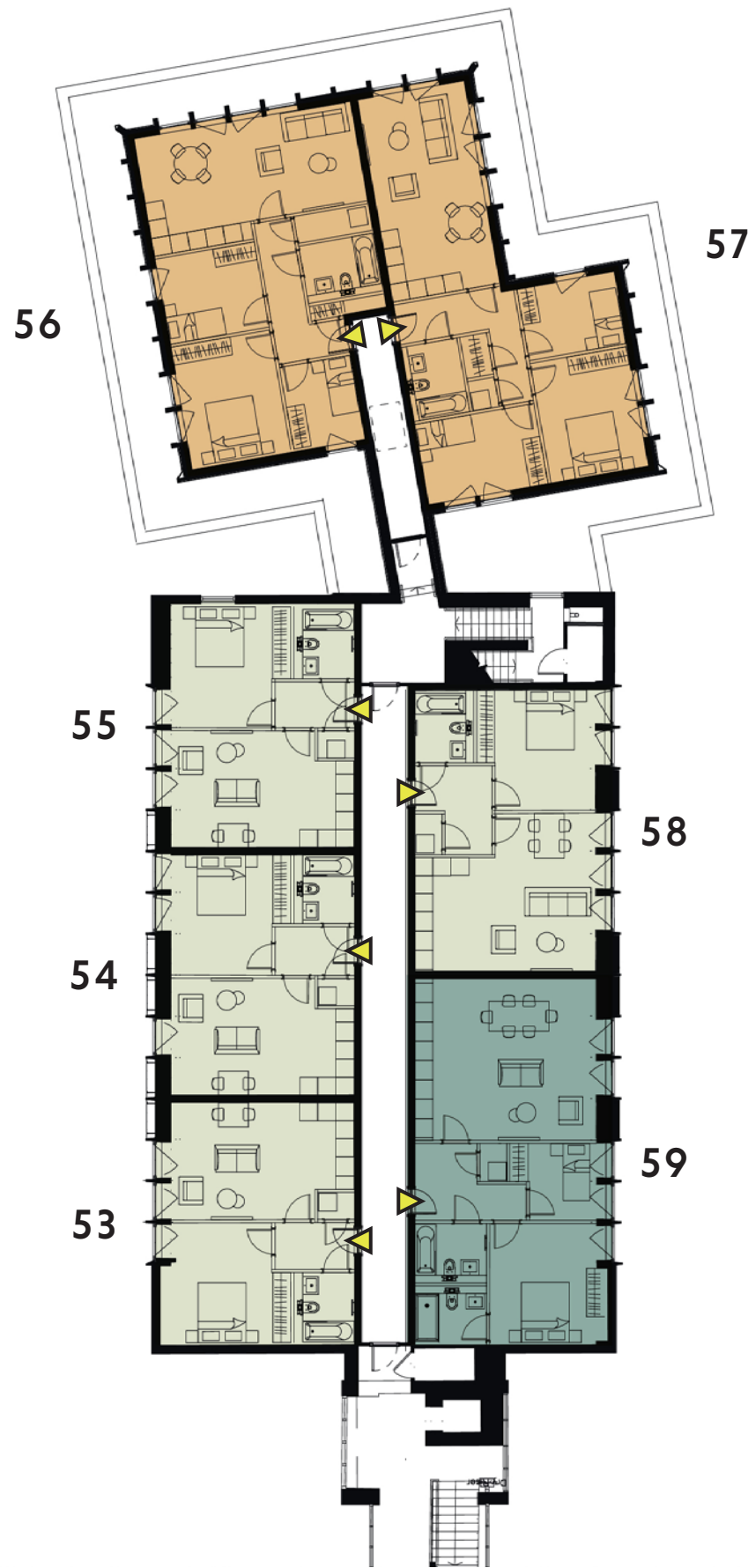
Living/Kitchen/Dining	7.22m x 3.59m	23' 8" x 11' 9"
Bedroom 1	3.42m x 3.93m	11' 3" x 12' 11"
<b>Total Internal Area</b>	<b>55.4 sqm</b>	<b>596 sqft</b>

## FLAT 37 (1 Bedroom)

Living/Kitchen/Dining	8.34m x 4.45m	27' 4" x 14' 7"
Bedroom 1	3.83m x 3.56m	12' 9" x 11' 8"
<b>Total Internal Area</b>	<b>62.2 sqm</b>	<b>670 sqft</b>

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- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

# WING 1

## FLAT 53 (1 Bedroom)

Living/Kitchen/Dining	6.09m x 3.89m	20' 0" x 12' 9"
Bedroom 1	3.99m x 4.26m	13' 1" x 14' 0"
<b>Total Internal Area</b>	<b>50.3 sqm</b>	<b>541 sqft</b>

## FLAT 54 (1 Bedroom)

Living/Kitchen/Dining	6.09m x 3.89m	20' 0" x 12' 9"
Bedroom 1	4.00m x 3.99m	13' 2" x 13' 1"
<b>Total Internal Area</b>	<b>49.7 sqm</b>	<b>535 sqft</b>

## FLAT 55 (1 Bedroom)

Living/Kitchen/Dining	6.01m x 3.89m	19' 9" x 12' 9"
Bedroom 1	4.02m x 3.94m	13' 2" x 12' 11"
<b>Total Internal Area</b>	<b>49.7 sqm</b>	<b>535 sqft</b>

## FLAT 58 (1 Bedroom)

Living/Kitchen/Dining	5.25m x 6.01m	17' 3" x 19' 9"
Bedroom 1	4.00m x 3.94m	13' 2" x 12' 11"
<b>Total Internal Area</b>	<b>57.9 sqm</b>	<b>623 sqft</b>

## FLAT 59 (2 Bedroom)

Living/Kitchen/Dining	6.01m x 5.37m	19' 9" x 17' 7"
Bedroom 1	3.83m x 3.96m	12' 7" x 13' 0"
Bedroom 2	2.57m x 2.86m	8' 5" x 9' 5"
<b>Total Internal Area</b>	<b>75.3 sqm</b>	<b>811 sqft</b>

# WING 2

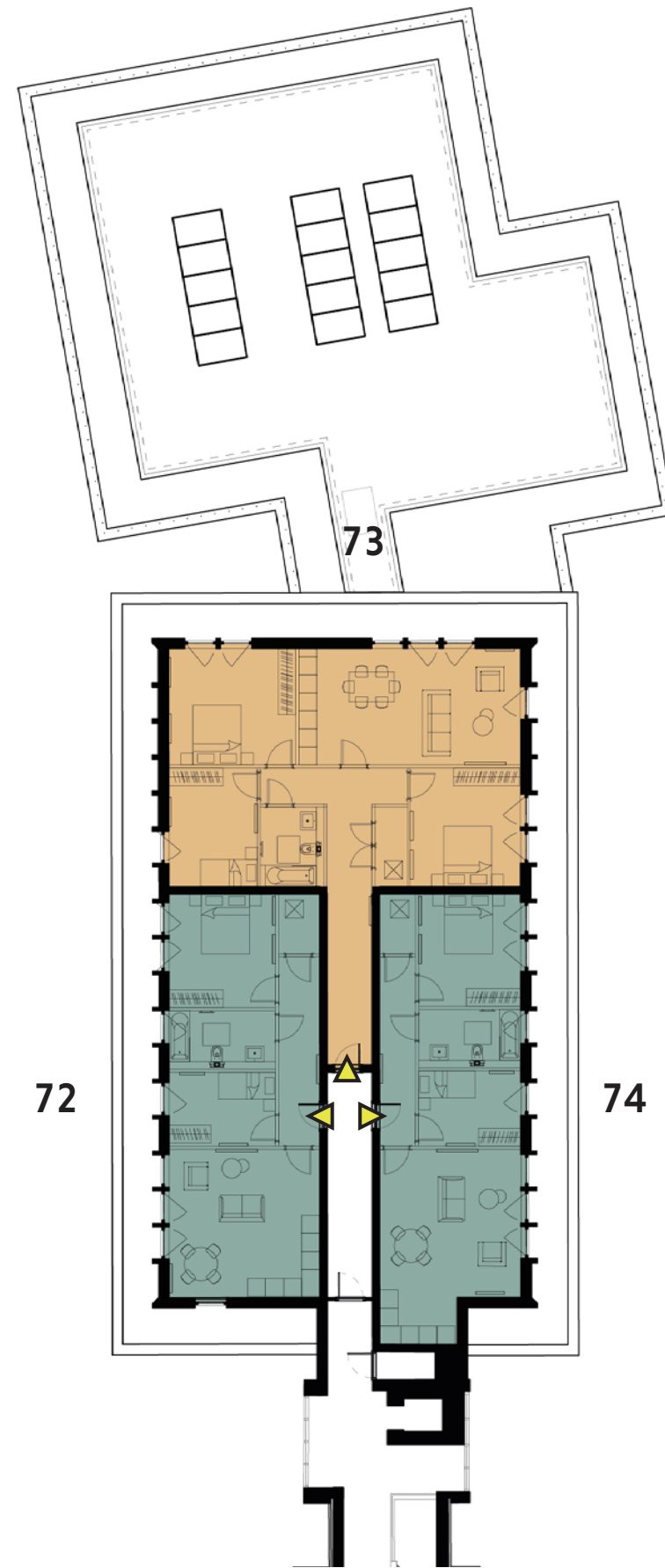
## FLAT 56 (3 Bedroom)

Living/Kitchen/Dining	7.30m x 3.35m	23' 11" x 11' 0"
Bedroom 1	4.14m x 3.34m	13' 7" x 11' 0"
Bedroom 2	2.87m x 3.34m	9' 5" x 11' 0"
Bedroom 3	2.39m x 2.85m	7' 10" x 9' 4"
<b>Total Internal Area</b>	<b>75.5 sqm</b>	<b>813 sqft</b>

## FLAT 57 (3 Bedroom)

Living/Kitchen/Dining	3.60m x 6.83m	11' 10" x 22' 5"
Bedroom 1	4.40m x 3.25m	14' 5" x 10' 8"
Bedroom 2	2.72m x 4.05m	8' 11" x 13' 3"
Bedroom 3	2.41m x 3.25m	7' 11" x 10' 8"
<b>Total Internal Area</b>	<b>74.4 sqm</b>	<b>801 sqft</b>

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# WING 1

## FLAT 72 (2 Bedroom)

Living/Kitchen/Dining	5.03m x 4.93m	16' 6" x 16' 2"
Bedroom 1	3.79m x 3.57m	12' 5" x 11' 9"
Bedroom 2	2.46m x 3.57m	8' 1" x 11' 9"
<b>Total Internal Area</b>	<b>68.6 sqm</b>	<b>738 sqft</b>

## FLAT 73 (3 Bedroom)

Living/Kitchen/Dining	7.29m x 3.92m	23' 11" x 12' 10"
Bedroom 1	4.26m x 3.88m	14' 0" x 12' 9"
Bedroom 2	3.94m x 3.64m	12' 11" x 11' 11"
Bedroom 3	3.94m x 2.96m	12' 11" x 9' 9"
<b>Total Internal Area</b>	<b>103.3 sqm</b>	<b>1112 sqft</b>

## FLAT 74 (2 Bedroom)

Living/Kitchen/Dining	4.74m x 6.49m	15' 7" x 21' 4"
Bedroom 1	3.75m x 3.40m	12' 4" x 11' 2"
Bedroom 2	2.50m x 3.40m	8' 2" x 11' 2"
<b>Total Internal Area</b>	<b>68.2 sqm</b>	<b>734 sqft</b>

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-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

# INTERIOR DESIGNERS

Jigsaw Interior Architecture is a Poole and London based design practice with an impressive portfolio ranging from luxury marine residences to large multi-unit urban developments in the heart of the capital.

Through their unwavering attention to detail, they have gained a reputation for producing high-quality and creative homes. By embedding themselves in the

design process from early specification stages, Jigsaw are able to produce seamless and cohesive interiors for developments and show homes that help set them apart from the competition.



# DEVELOPER

Reichmann Properties PLC is a multi-faceted property business with a superb track record of delivering residential and mixed use developments across London and the South of England for over 20 years.

Its reputation has been built on an unwavering attention to detail, delivering developments that not only fulfil but surpass the expectations of its clients.

Their remit extends from residential developments to landlords on an extensive collection of commercial units, with an investment portfolio worth over £100 million.



# HELP TO BUY

## WHO IS ELIGIBLE?

Help to Buy equity loans are available to first time buyers as well as to homeowners looking to move. The home you want to buy must be newly built with a price of up to £600,000.

## HOW DOES IT WORK?

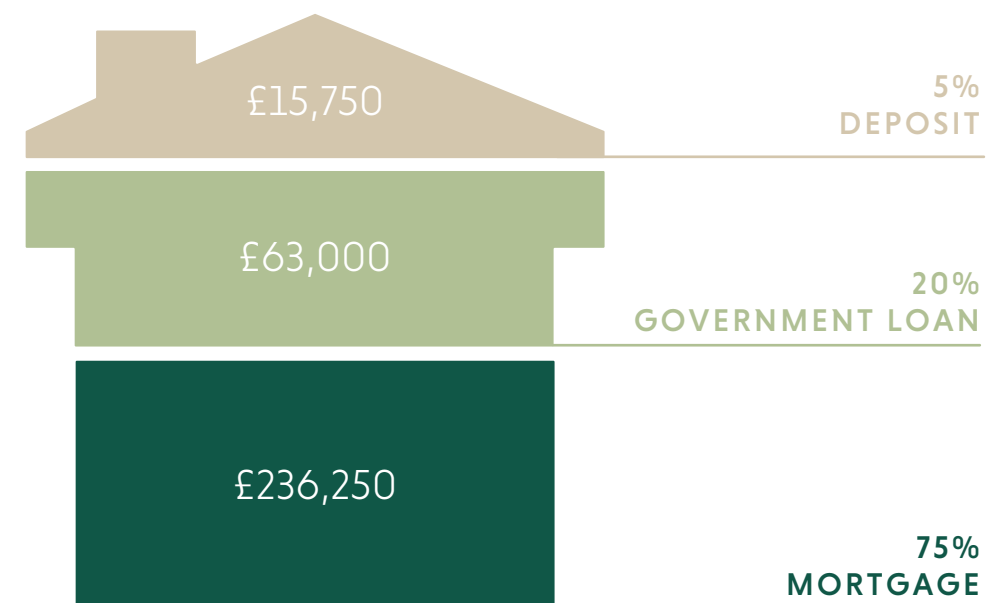
With a Help to Buy equity loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won't be charged loan fees on the 20% loan for the first five years of owning your home.

After this time interest is charged at 1.75% per annum, increasing each year by the Retail Price Index (if any) plus 1%. The equity loan must be repaid after 25 years, or whenever you sell your home. You can pay the loan back over time in different quantities or all at once, and the amount that you reimburse will depend on the value of your home.

Help to Buy is available in England from house builders registered to offer the scheme and has been available since 2013. In November 2015, the Government announced an extension of the initiative up to 2021 (it may close earlier if all of the funding is taken up before 2021).

For full information about the scheme, please visit [helptobuy.gov.uk](http://helptobuy.gov.uk)

*Example breakdown of using Help To Buy to purchase a £315,000 apartment*



Backed by HM Government

# FOR MORE DETAILS REGARDING ESHER PARK GARDENS, PLEASE CONTACT OUR AGENTS

## DEXTERS SURBITON

New Homes

2 Claremont Road, Surbiton

Surrey KT6 4QU

T: +44 (0)20 8614 1222

E: [newhomesales@dexters.co.uk](mailto:newhomesales@dexters.co.uk)

[dexters.co.uk](http://dexters.co.uk)



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