



Estd **WEIR COTTAGE** *1906*
TEDDINGTON RIVERSIDE



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Above:
Teddington Weir

DRAWING *inspiration* from HISTORY

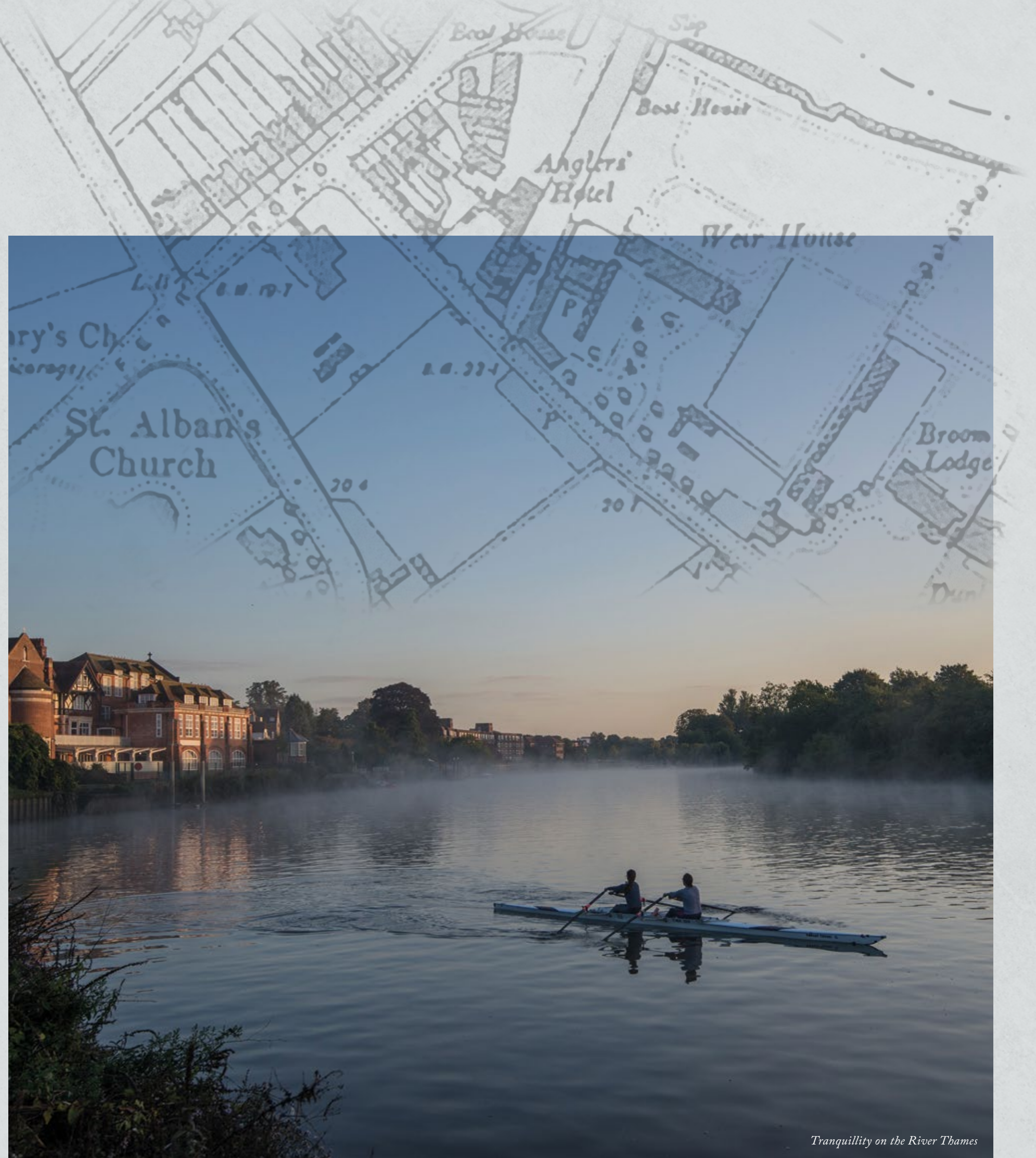
Teddington Riverside sits on a site originally landscaped during the Regency era sometime between 1811 to 1820.



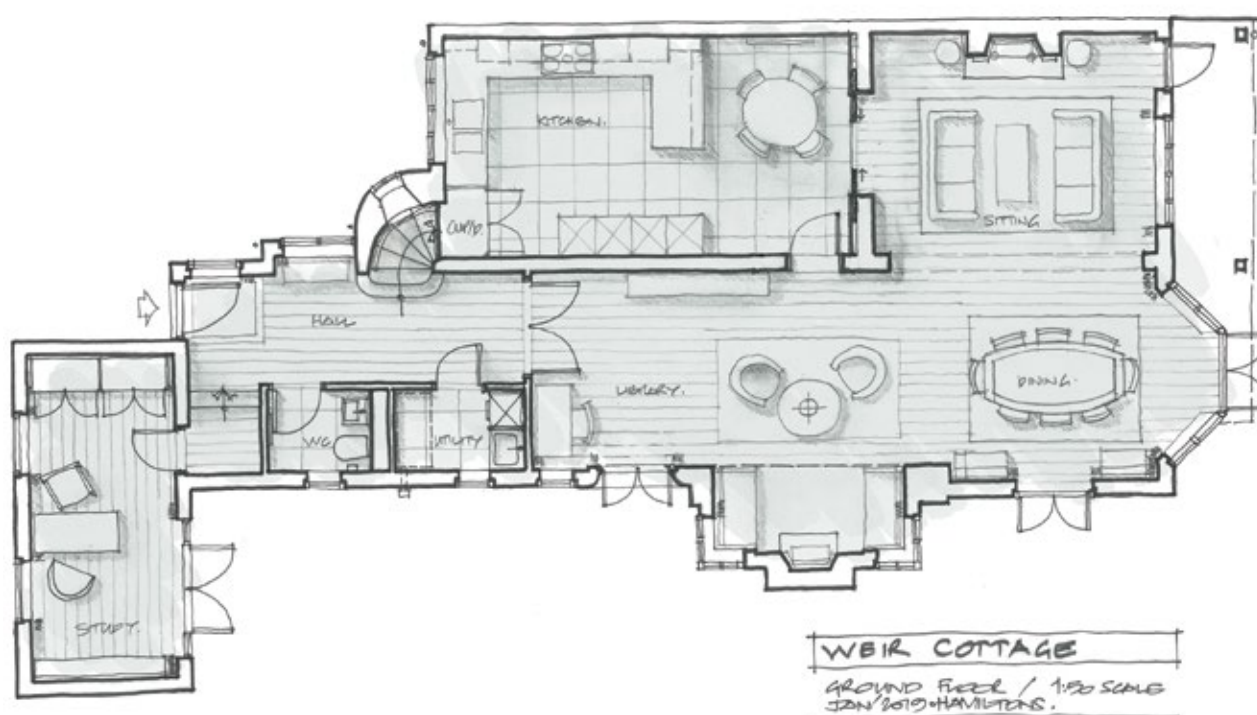
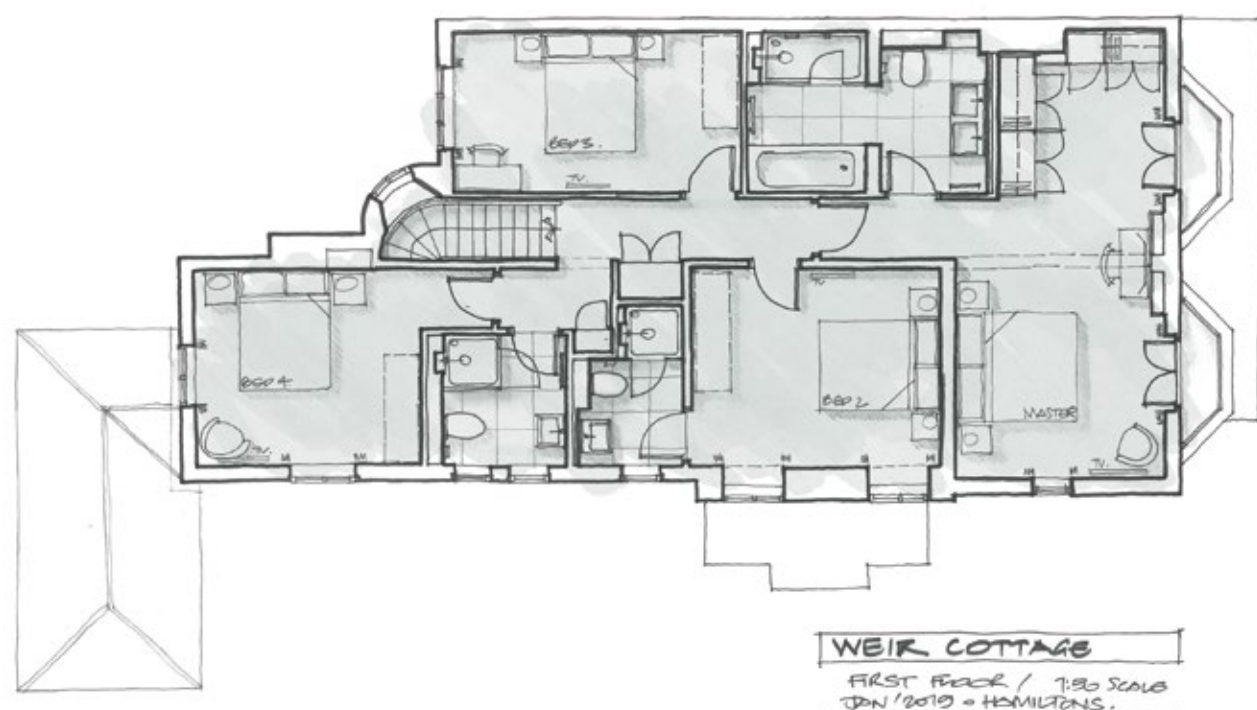
The Georgians were drawn to beautiful waterside environments for both pleasure and industry. Originally, Teddington Lock and Weir complex were constructed to improve navigation from the North and West of England, down the Thames and eventually to the burgeoning London Docks.

As Teddington Village grew in stature, houses such as Weir Cottage became part of the Victorian and Edwardian landscapes. During the 20th century the site was a mecca for the stars of film and TV, making world famous films and television shows.

In February 2016 City Developments Limited acquired the land to develop Teddington Riverside, a collection of luxury apartments and houses set in private grounds beside the River Thames.



Tranquillity on the River Thames



Initial architectural sketches
of the Weir House restoration



VICTORIAN *arts & crafts* architecture AT ITS FINEST

Weir Cottage has a fascinating historical and architectural heritage. The current house was originally constructed around 1850, and then completely remodelled as a Victorian Arts & Crafts home around 1890.

At that time the architecture borrowed heavily from nearby Strawberry Hill House with motifs such as the turret and the distinctive window arches.

In 1906 an architect named Ernest E. Fetch made the final structural adaptations to the house, and this is the home which has been completely restored today.



Above:
Arts & Crafts era wallpaper

Right:
*Nearby Strawberry Hill House,
which inspired the architecture
of Weir Cottage*





Computer generated image

The Location

**AN *iconic* PAST,
a beautiful FUTURE**

—○◇○—

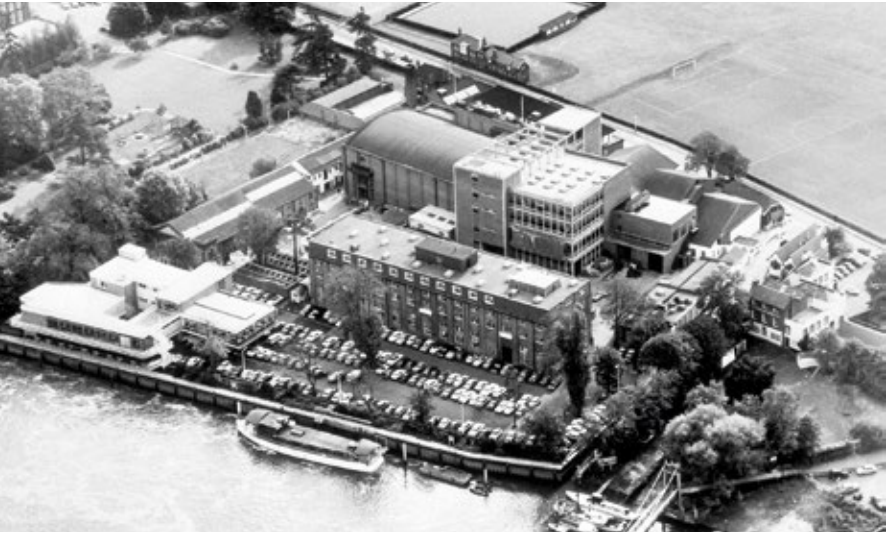
Weir Cottage sits on the western edge of Teddington Riverside with views through the landscaped gardens down to the river.

Below:
Groucho Marx at a script read-through on set

Right:
Aerial view of Teddington Film Studios;
The Teddington Film Studios blue plaque above
the main entrance to Teddington Riverside



Teddington Film Studios



WALK IN THE FOOTSTEPS OF THE

STARS *of the*
silver SCREEN

During the golden age of the silver screen in the 1930's and 40's, Weir Cottage was used as a gatehouse for the Teddington Film Studios which at the time was owned by the legendary producer Jack Warner.

Film stars such as Errol Flynn and The Marx Brothers made films at Teddington, and would have walked through Weir Cottage to reach the sets on site.



The Cottage

A RARE CHANCE TO LIVE AT ONE OF
LONDON'S *hidden*
architectural GEMS



*Enjoy uninterrupted views through the
private lush gardens down to the river.*

With two upstairs balconies and an original Victorian
awning covering the patio, you'll be able to spend
precious time in your garden all year round.

Below:

*The garden end of the cottage with
the distinctive arched windows*



The Cottage



STUNNING *architectural* DETAILS

From the quirky turret to the exquisite iron work on the gable ends, everything has been carefully restored to its original Victorian glory.



Above:
The Weir Cottage turret

Right:
Landscaping in the Weir Cottage grounds



The distinctive chimneys



Unique ironworking



The front of the cottage



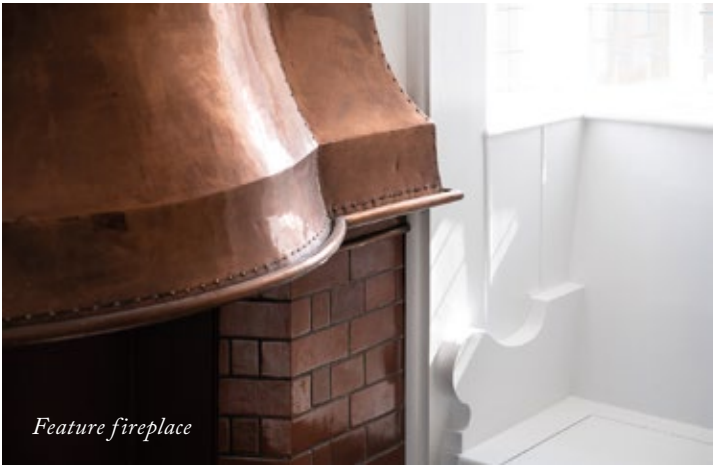
The side terrace



Master en-suite



Master bedroom



Feature fireplace



Fully fitted kitchen

The Cottage

A BLANK CANVAS FOR YOU TO
CREATE YOUR *OWN*
unique HOME

*Be inspired by the spacious light filled rooms
and the wealth of original architectural features.*



Above:
The striking feature inglenook fireplace,
with its hammered copper finish



On-site Services



FOR *five-star*
SERVICE

*Enjoy peace of mind day and night, with
24-hour security and concierge facilities.**



Unparalleled attention to your every need is all part of our service. Your 24-hour concierge at Teddington Riverside provides round-the-clock security, and is always on hand to sign for that all-important package.

Our complimentary chauffeur service can be booked to whisk you to or from the railway station, ready to take you home after a day of shopping in the West End.

**Concierge and security facilities
available with a yearly service charge.*



Landscaped riverside walk



Hampton Court Gardens is a 7 minute drive away



Tennis at The Lensbury

Local Area

ON *your*
DOORSTEP

With exceptional local sporting and leisure choices, you can pick up the pace and enjoy a game of tennis at the 5-star Lensbury Club, Spa and Hotel, or simply lose yourself wandering the beautiful towpaths across the footbridge.



Stunning waterside location

A majestic red stag with large, dark antlers is lying on the forest floor, surrounded by fallen leaves and green ferns. The stag is looking directly at the camera with a calm expression. The background is a lush, green forest with sunlight filtering through the trees.

Local Area

FOR A *breath*
of fresh AIR



The majestic red stag has roamed the Royal Park at Richmond since 1637. With over two and a half thousand acres of protected natural habitat, the park is just a 10 minute cycle away.

Nearby Richmond Park

Local Area



Wines of the world



Seasonal dining delights



Tempting family treats

EXPLORE
teddington VILLAGE



Why not head out to the village, just 5 minutes walk from your new home. With some of the finest dining and boutique shopping in south west London, you'll be spoilt for choice.

*Below:
World-class retail therapy*



Cottage Specification

WEIR *cottage* –
luxury DEFINED



SPECIFICATION

Hall, Living Room & Study

- Oak timber engineered flooring
- Gas fire with black stone hearth and stone surround
- Oak handrail to stairs
- Built-in Shaker style cupboards in study

Utility Room

- Separate washer and dryer
- Sink

Kitchen

- Bespoke Shaker style fully fitted kitchen in a porcelain matte finish
- Siemens fitted appliances
- Caple wine conditioner
- Composite stone Bianco quartz worktop
- Pale grey ‘Metro’ style ceramic tiled splashbacks
- Grey porcelain floor tiles

Bedrooms

- Shaker style wardrobes to all bedrooms, in a porcelain matte finish with walnut laminate interiors
- Tufted 80% wool fitted carpet

Bathrooms

- Walnut laminate finished vanity unit with grey interior (also in cloakroom)
- Calacatta stone ceramic wall tiles (also in cloakroom)
- Warm grey quartz composite one-piece bath top
- White high-quality sanitaryware with chrome taps and fittings (also in cloakroom)
- Chrome heated towel rails
- Light grey porcelain floor tiles (also in cloakroom)
- Wall mounted mirrored cabinets

Mechanical & Electrical

- Fire safety systems
- Satellite TV points
- Recessed downlighters
- Data cabling
- Underfloor heating
- Worcester gas fired condensing system boiler
- Incoming High Speed BT fibre broadband connection

Parking

- Two underground car parking spaces
- Additional storage space available to purchase within the communal basement

Outside

- Private gardens
- Paved terrace with external wall mounted lights
- Garden and bin storage
- Beautifully landscaped communal gardens
- Riverwalk access
- Children’s play areas

Tenure

- Freehold

Warranty

- The house includes a 10-year BLP warranty, from practical completion of the building works

THE *setting*

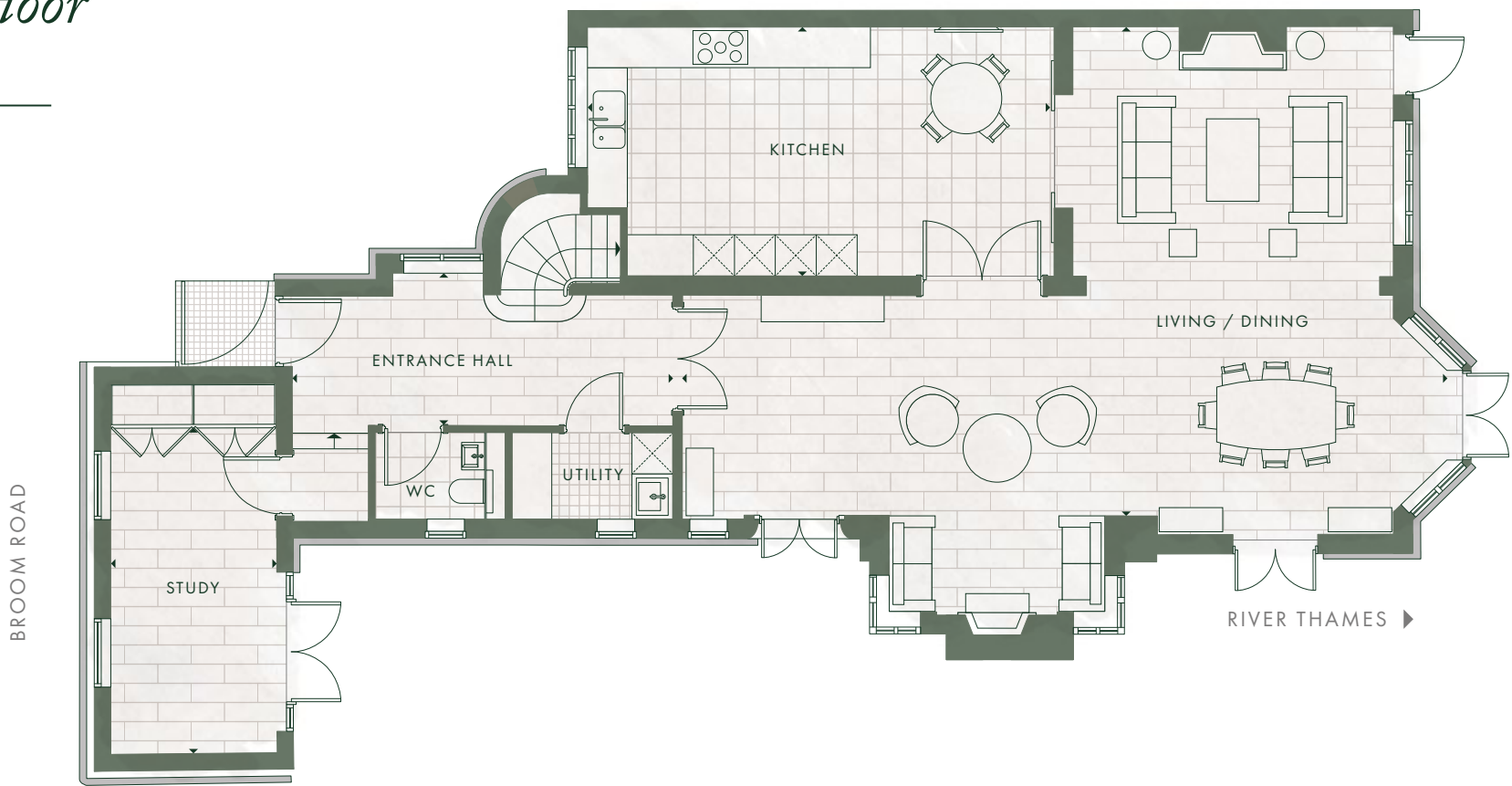
RIVER THAMES ►



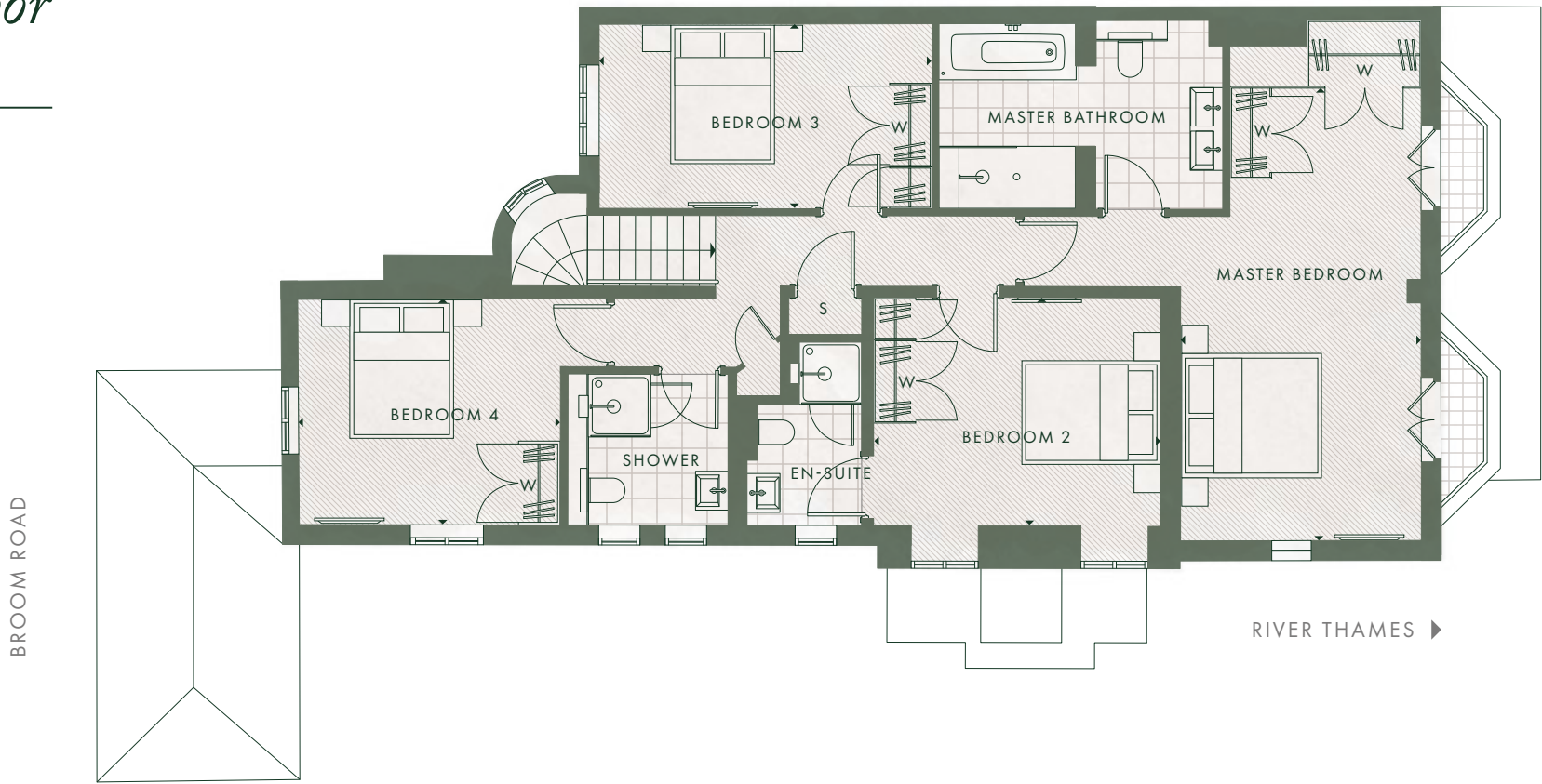
*This landmark property extends
to a total plot area of 4,252 sq ft*

- Lawn
- Planting border
- S Store

GROUND floor



FIRST floor



ACCOMMODATION



GROUND FLOOR

Entrance Hall	18'0" x 6'3"
Living/Dining	37'1" x 22'11"
Kitchen	22'3" x 11'6"
Study	14'9" x 7'2"
WC	4'11" x 4'3"
Utility	7'2" x 4'3"

FIRST FLOOR

Master Bedroom	10'10" x 20'4"
Master Bathroom	13'9" x 7'10"
Bedroom 2	13'5" x 10'2"
En-suite	5'3" x 8'2"
Bedroom 3	14'9" x 8'6"
Bedroom 4	11'6" x 9'10"
Shower Room	6'3" x 6'6"
TOTAL AREA	2,217 SQ FT

- W Fitted Wardrobe
- S Services
- ◄► Measurement Points

Floor plans 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 to those illustrated.

A TRUSTED *property* *pioneer* SINCE 1963

City Developments Limited (CDL) is a leading global real estate company with a network spanning 106 locations in 29 countries and regions.



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Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically-diverse portfolio comprises residences, offices, hotels, serviced apartments, shopping malls and integrated developments.

With a proven track record of over 55 years in real estate development, investment and management, CDL has developed over 46,000 homes and owns over 24 million square feet of gross floor area in residential, commercial and hospitality assets globally.

Its diversified global land bank offers 3.6 million square feet of land area.

The Group's London-based hotel arm, Millennium & Copthorne Hotels Limited (M&C), is one of the world's largest hotel chains, with 152 hotels and 44,000 rooms worldwide, many in key gateway cities.

Leveraging its deep expertise in developing and managing a diversified asset base, the Group is focused on enhancing the performance of its portfolio and strengthening its recurring income streams to deliver long-term sustainable value to shareholders. The Group is also developing a fund management business and targets to achieve US\$5 billion in Assets Under Management (AUM) by 2023.





MARKETING SUITE

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Richmond Upon Thames, TW11 9NR

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SALES@TEDDINGTONRIVERSIDE.CO.UK



Please contact the Richmond Sales Team
for more information:

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RICHMOND@KNIGHTFRANK.COM

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