

Newlands House



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Newlands House, Lockwood & Lyon's House

The Newlands House renovation has gone through extensive structural and architectural changes to ensure residents the soundness of a home they expect whilst simultaneously restoring the locally-listed Victorian built villa.

Newlands House and its surrounding landscape has been carefully designed to elevate the gracious character and history of Oakhill. Encompassing the mature oak trees and a local conservation area allows each every apartment to enjoy scenic views and the opulent nature. Block B is a new build extension in the form of an additional side wing to Newlands House providing 7 private apartments.

The new build properties, Blocks C&D, pick up on many of the historic features of the Victorian-era architecture found in the Oakhill area. This includes the stucco external structure finish which incorporates the ornate Victorian styled gables and bays.





Kingmead Homes

Building new homes to an exceptional standard.

The privately owned Kingmead Group of Companies specialise in building new homes to an exceptional standard. We have established a reputation for first class building using the highest quality materials, professional tradesmen and a management team committed to the achievement of excellence.

Over the last 20 years Kingmead Homes and affiliated companies have concentrated on the development and ownership of a range of real estate based businesses. Our portfolio includes luxury residential developments in London and the South East, through to hotels and data centres.

Established in 2001, Kingmead Homes are focused on exclusive developments in prime locations, from the smallest apartment to the largest house, and we ensure that the standard of design and construction consistently remains at the highest level.

Over the years, we have designed and built a large variety of properties from apartments to town houses and courtyard schemes, detached and terraced houses to hotels and data centres.





Localitation

Surbiton, KT6

Surbiton is a suburban neighbourhood within the Royal Borough of Kingston upon Thames located next to the River Thames.

The development is located within an area known as Oakhill on the corner of Oak Hill and Oak Hill Road and lies approximately 280 metres south east of Surbiton Mainline station which is easily accessed on foot via a pedestrian pathway known as Oakhill Path.

The property itself has been primarily positioned to allow its residents to enjoy an important rural-urban balance. Nestled by 'The Park' as well as the carefully designed landscape and less than 300 metres away from Surbiton Station and High Street strikes this balance and is the perfect opportunity to maintain strong connectivity links whilst knowing home will give you every sense of bliss at the end of the day.

Oakhill

Oakhill forms a small corner of Surbiton of approximately 37 acres (15.5 hectares). The surrounding area is predominantly residential in character while the immediate location was historically home to a number of large detached villas constructed in the early-mid 19th Century. A number of these villas remain, while some have been redeveloped to provide purpose built residential accommodation, together with Surbiton Health Centre/Lime Street Primary School.

The area is complemented by the surrounding open space provided by The Wood immediately to the north of the site, which incorporates public green space as well as a nature reserve, while the River Thames and Hampton Court Park are both within close proximity. The location provides a peaceful residential setting benefiting

from close proximity to Surbiton Station and the surrounding local amenities such as Sainsbury's, Waitrose and an abundance of local shops, coffee shops and restaurants.

The area also benefits from excellent schools with St Andrews & St Marks, Tiffin Boys and Tiffin Girls' School and Surbiton Children's Nursery all offering Ofsted Outstanding ratings as well as independent private schools such as Surbiton High School and Kingston Grammar School.



Submission

Areas of Interest

1 2 3 4 5

Surbiton sits within the Royal Borough of Kingston upon Thames, running alongside the River Thames,

Surbiton Train Station

Waitrose

Ewell Road (A240)

Surbiton Health Centre/Lime Tree Primary School

Sainsbury's



Surbiton High Street

Best-known as the fictional home of 1970s sitcom, The Good Life, Surbiton has become a byword for suburban living.

- Visit on the right weekend and you will find anything from makeshift ski slopes to golf with dough balls. The area is home to some of London's most well renowned restaurants, including The French Table and The Gordon Bennett, which are well complemented by an evening walk riverside.



Photos are for illustrative purposes and may not be the final product.

What is close-by?



Culture & Architecture

The town is home to an array architecture from cultures that have called it home for centuries, including the Lambeth and Chelsea waterworks.



The Social Scene

If you are not looking to stride into the city centre for the evening, Surbiton has all options from farmers markets to Michelin starred restaurants and sanctuaries of stylish cocktails.



Retail And Leisure

From the Ancient Market in Kingston, to the local farmers market and Bentall centre, all of your fresh and more long-term products are catered for in the proximity of Oakhill.



Parks, Peace & Pilates

As well as having an abundance of green space, the area is home to the Fishponds Park and Harts Boat Yard that boasts beautiful views of the passing river and is stones throw from London's greatest parks including Richmond Park and Hampton Court.

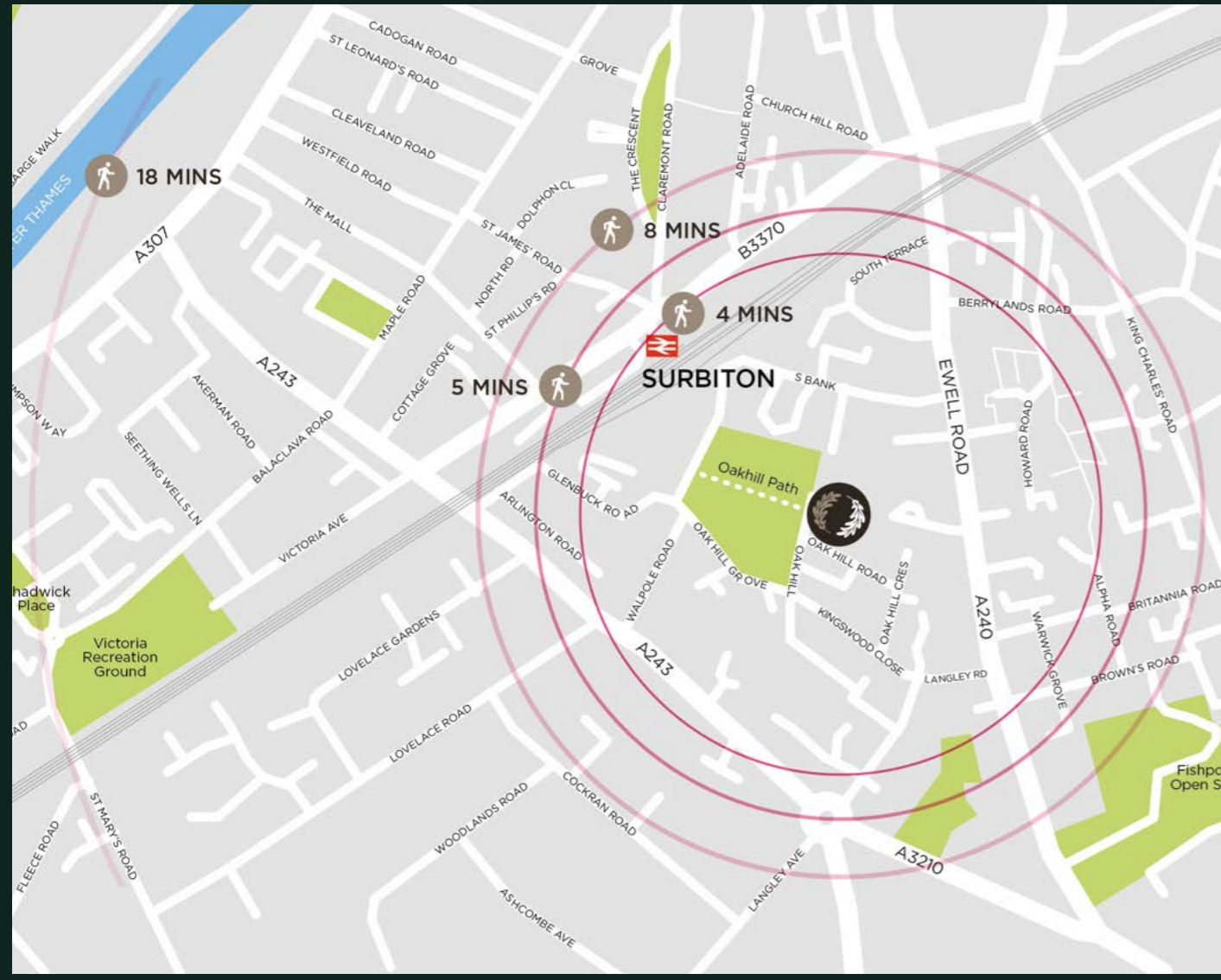


Surbiton and it's neighbouring Surrey Towns provide a route to Central London

Surbiton benefits from train lines to have you in Waterloo in less than 20 minutes and 15 minutes via the A3 to the West End,

During the week the area gives you an efficient route to the City, whilst on the weekends its allows you to have a sense for the countryside, with blissful walks alongside the Thames or Richmond Park.

Transport



The location benefits from excellent transport links and is situated within 300 metres of Surbiton Mainline station providing access to regular trains (10 per hour) to London Waterloo (20 mins) and Clapham Junction (10 mins) as well as providing easy access to the South East and South Coast (Woking, Reading, Basingstoke, Portsmouth, Southampton).

The site is situated approximately 800 metres from a range of local bus routes provided on Upper Brighton Road, Ewell Road and Victoria Road providing easy access to numerous locations including Kingston, Twickenham and Ealing Broadway.

Surbiton station has also been identified as a Crossrail 2 station which the London Borough of Kingston supported and if approved would provide direct access to Victoria, Tottenham Court Road, Euston, and Kings Cross.



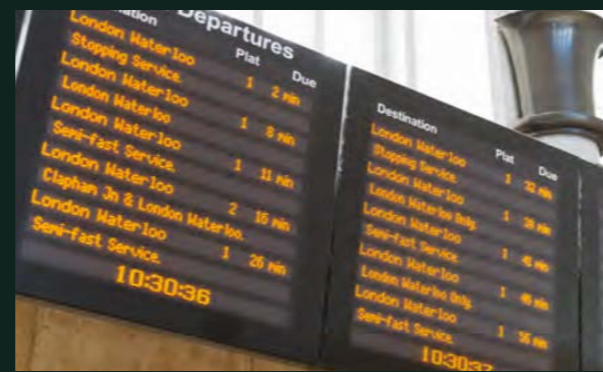
By Foot
SURBITON STATION
4 MINS



By Car
KINGSTON UPON
THAMES
9 MINS



By Train
WIMBLEDON
8 MINS



SAINSBURY'S LOCAL
5 MINS

RESTAURANTS / PUBS /
BARS
5 MINS

WAITROSE
8 MINS

RIVER THAMES
18 MINS

HAMPTON COURT PARK
11 MINS

RICHMOND PARK
15 MINS

M25 JUNCTION 9
20 MINS

GATWICK & HEATHROW
40 MINS

CLAPHAM JUNCTION
10 MINS

WATERLOO
20 MINS

GATWICK
56 MIN

41

Luxury apartments

1

Michelin star restaurant

24+

Zones of interest nearby

Newlands

House

16

1 bed apartments

20

Minutes to Waterloo

17

2 bed apartments

8

3 bed apartments

13

Parking spaces

3

Parks nearby

Beautiful Specifications

Exquisite standard of living with no detail overlooked.

Kitchen

Individually designed layouts

1 bowl sink and mixer tap

Quartz worktop with splash back

Bosch microwave, oven, dish washer and washer/dryer

Bosch integrated fridge/freezer

Integrated extractor

LED ceiling downlights and concealed LED lighting



Photos are for illustrative purposes and may not be the final product.



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Open plan apartments

Single step coffer profile to living area and kitchen

Wet underfloor heating or central heating system

Video entry phone system

Mains supply smoke detectors

TV points wired for terrestrial, SKY and BT as well as hyperoptic and BT connection

USB sockets outlets to kitchens, living room, and bedrooms

Bedrooms

Video entry phone system

Beautiful Specifications

Exquisite standard of living with no detail overlooked.

Bathroom

All apartments to come with a bath in bathrooms (3-way diverter) and all en-suites to have shower(2-way diverter) enclosures

Low-level vanity unit with under counter basin

Glass shower enclosure and shower head with separate hand shower

Electric heated towel rail

Display shelving with high-level fixed mirror

BagnoDesign appliances and basin

Extract ventilation to exterior of building



Photos are for illustrative purposes and may not be the final product.

Gardens and Terraces

Cast iron rails surrounding perimeter of development and applied to all terraced apartments

Lower ground apartments incorporating lightwells to ensure maximised natural lighting

External lighting to balconies or terraces

13 car parking spaces

Management

A managing agent will be appointed to manage the operation and maintenance of communal area and facilities, to collect service charge payments from residents who are home owners, which will then be used to meet the costs required for the management services.





Photos are for illustrative purposes and may not be the final product.

With Newlands House undergoing a much anticipated renovation amongst the local community, Kingmead Homes has ensured the finest design to be incorporated to ensure the development is modernised into the standard of a luxury new home whilst keeping in character with the surrounding Victorian architecture.

The proposed landscape looks to enhance the Conservation Area with opportunities for 25 new small trees coupled with the replacement of a vehicle drives to provide York stone styled inviting and attractive entrances.

The existing high timber fence to the boundary will be replaced with a low wall with railing and planting behind to the front boundaries. Together with the new high quality oak tress a beautiful frontage to Oak Hill and Oak Hill Road will form to create a sense of seclusion and bliss. There will be communal gardens for the residents' to enjoy, including a grass lawn framed by herbaceous and perennial planting beds, to the centre and rear of the development. The planting of the four semi mature trees will magnify the spacious and greenly encompassed area.



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Block A

The consented scheme comprises four residential blocks (A, B, C & D) providing a total of 41 private residential units (16 one beds, 17 two beds, 8 three beds) comprising 2,869.1 sqm (30,882 sq ft) and benefits from 13 car parking spaces.

Block A is the conversion of Newlands House to provide 8 units comprising 688.9 sqm (7,415 sq ft) NSA; including 5 x 2 bedroom and 3 x 3 bedroom units.

	1 Bed	2 Bed	3 Bed
No. Available	0	5	3
SQM	0	404.2	284.7
SQFT	0	4,351	3,065

Block B

Block B is a new build extension in the form of an additional side wing to Newlands House to provide 7 units comprising 415.7 sqm (4,475 sq ft) NSA; including 6 x 1 bedroom and 1 x 3 bedroom units.

	1 Bed	2 Bed	3 Bed
No. Available	6	0	1
SQM	300.6	0	115.1
SQFT	3,236	0	1,239



Block C

Blocks C & D are separate new build blocks located on the site of the former health centre providing a combined total of 26 units comprising 1,764.5 sqm (18,993 sq ft) NSA. Each block contains 5 x 1 bedroom, 6 x 2 bedrooms, and 2 x 3 bedrooms units.

	1 Bed	2 Bed	3 Bed
No. Available	5	6	2
SQM	268.8	431.6	181.8
SQFT	2,893	4,646	1,957

Block D

	1 Bed	2 Bed	3 Bed
No. Available	5	6	2
SQM	268.8	431.6	181.8
SQFT	2,893	4,646	1,957

Total Net Saleable Area 2,869.1 sqm (30,882 sq ft)

- A
- B
- C
- D





formalans

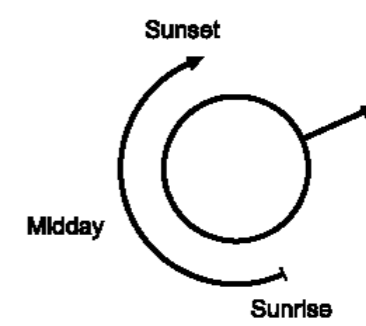
Block A Conversion



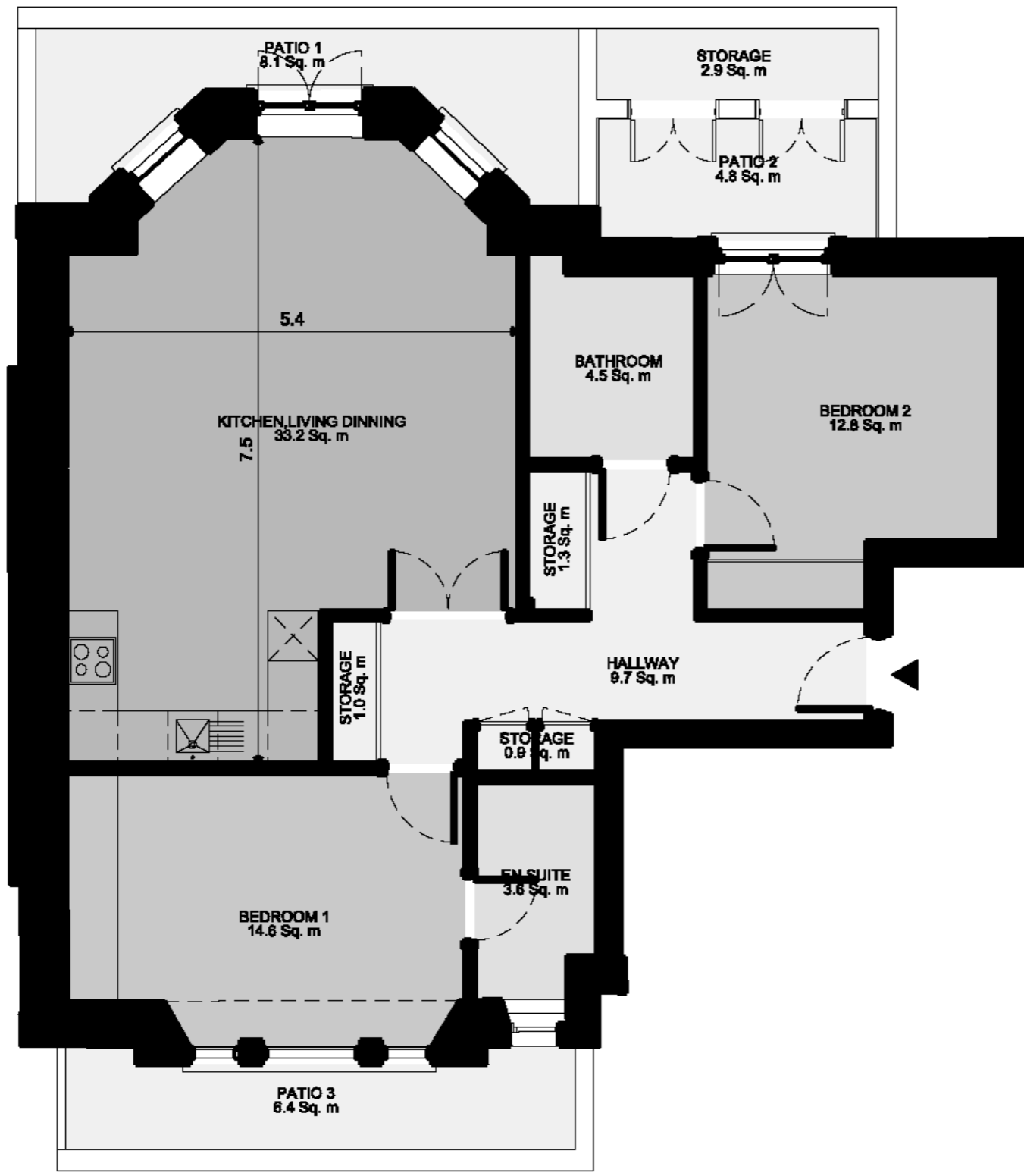
Oak Hill Road

Block A (Conversion)

Unit	Unit	Type	Floor	SQM	SQFT	Amenity
1	LG.01	2B4P	LG	84.8	913	2x Terrace
2	LG.02	3B5P	LG	103.7	1,116	3x Terrace
3	UG.01	2B4P	UG	85.9	925	
4	UG.02	3B5P	UG	90.2	971	Terrace
5	1.01	2B4P	1	81.1	873	Terrace
6	1.02	3B5P	1	98.4	1,059	Terrace
7	2.01	2B4P	2	79.3	854	
8	2.02	2B4P	2	73.8	794	Terrace
Sub Total		8		697.2	7505	



FLAT 1 - Newlands House, 3 Oak Hill (2 Bed Apartment)



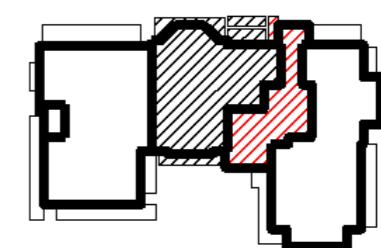
Dimensions

Circulation	9.7 Sq. m	104.5 Sq. '.
Storage	6.0 Sq. m	64.7 Sq. '.
Kitchen/Living/Dining room	33.2 Sq. m	357.1 Sq. '.
Bathroom	4.5 Sq. m	48.8 Sq. '.
En-suite	3.6 Sq. m	41.7 Sq. '.
Bedroom 1	14.6 Sq. m	157.3 Sq. '.
Bedroom 2	12.8 Sq. m	137.4 Sq. '.
Patio 1/2/3	19.3 Sq. m	207.8 Sq. '.
Total Gross Internal	84.8 Sq. m	913.0 Sq. '.

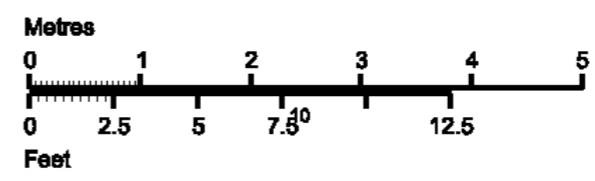
Level location

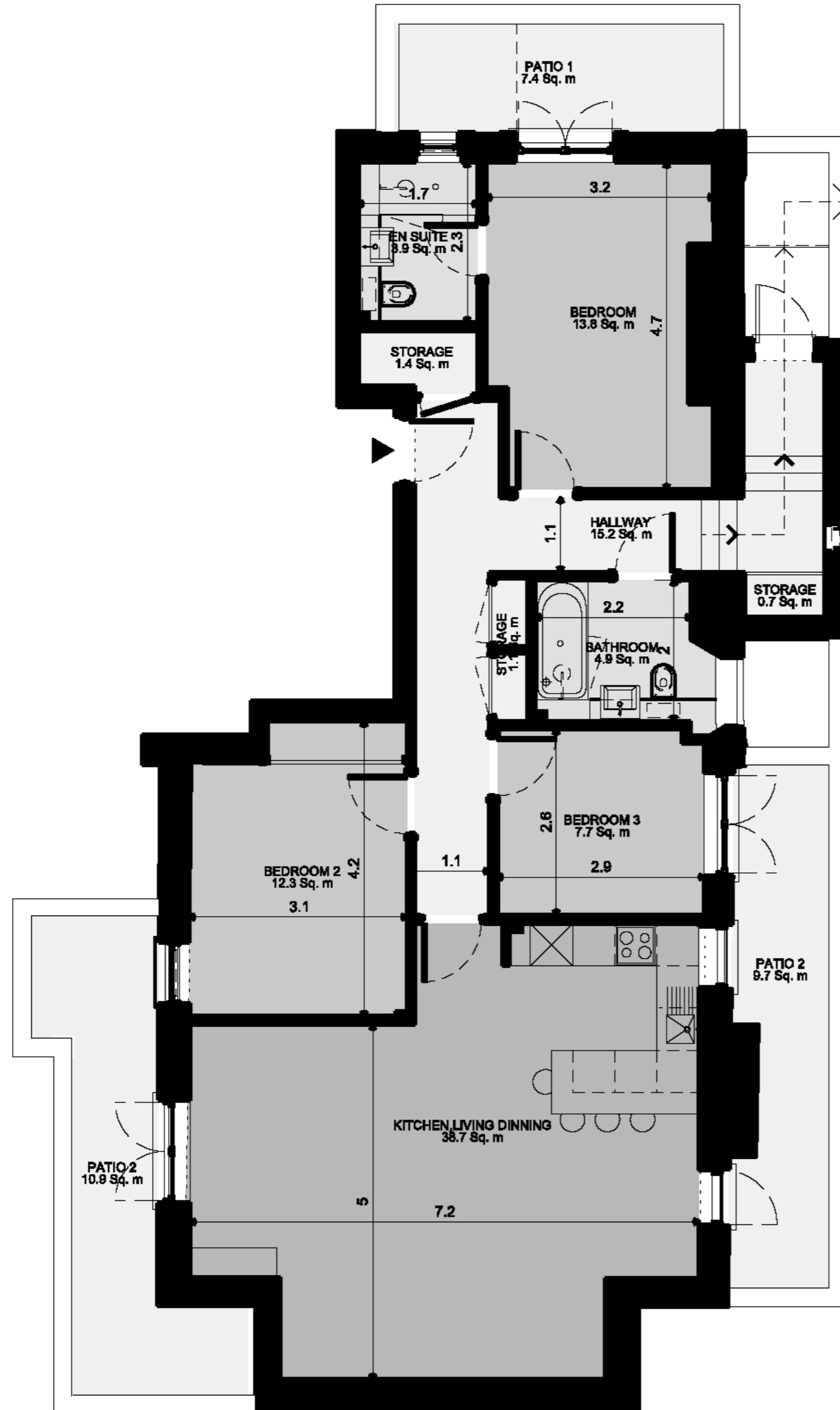
Floor locator

- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

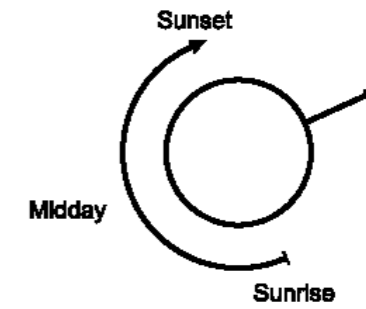


Lower Ground Floor





FLAT 2 - Newlands House, 3 Oak Hill (3 Bed Apartment)



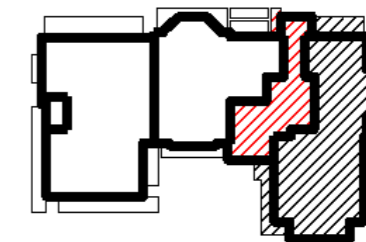
Dimensions

Circulation	15.2 Sq. m	163.2 Sq. '
Storage	3.2 Sq. m	34.9 Sq. '
Kitchen/Living/Dining room	38.7 Sq. m	416.8 Sq. '
Bathroom	4.9 Sq. m	52.4 Sq. '
En-suite	3.9 Sq. m	41.7 Sq. '
Bedroom 1	13.8 Sq. m	148.2 Sq. '
Bedroom 2	12.3 Sq. m	132.4 Sq. '
Bedroom 3	7.7 Sq. m	83.0 Sq. '
Patio 1/2/3	27.8 Sq. m	298.8 Sq. '
Total Gross Internal	103.9 Sq. m	1118.4 Sq. '

Level location

Floor locator

- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

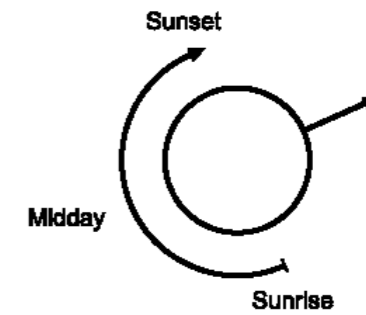


Lower Ground Floor

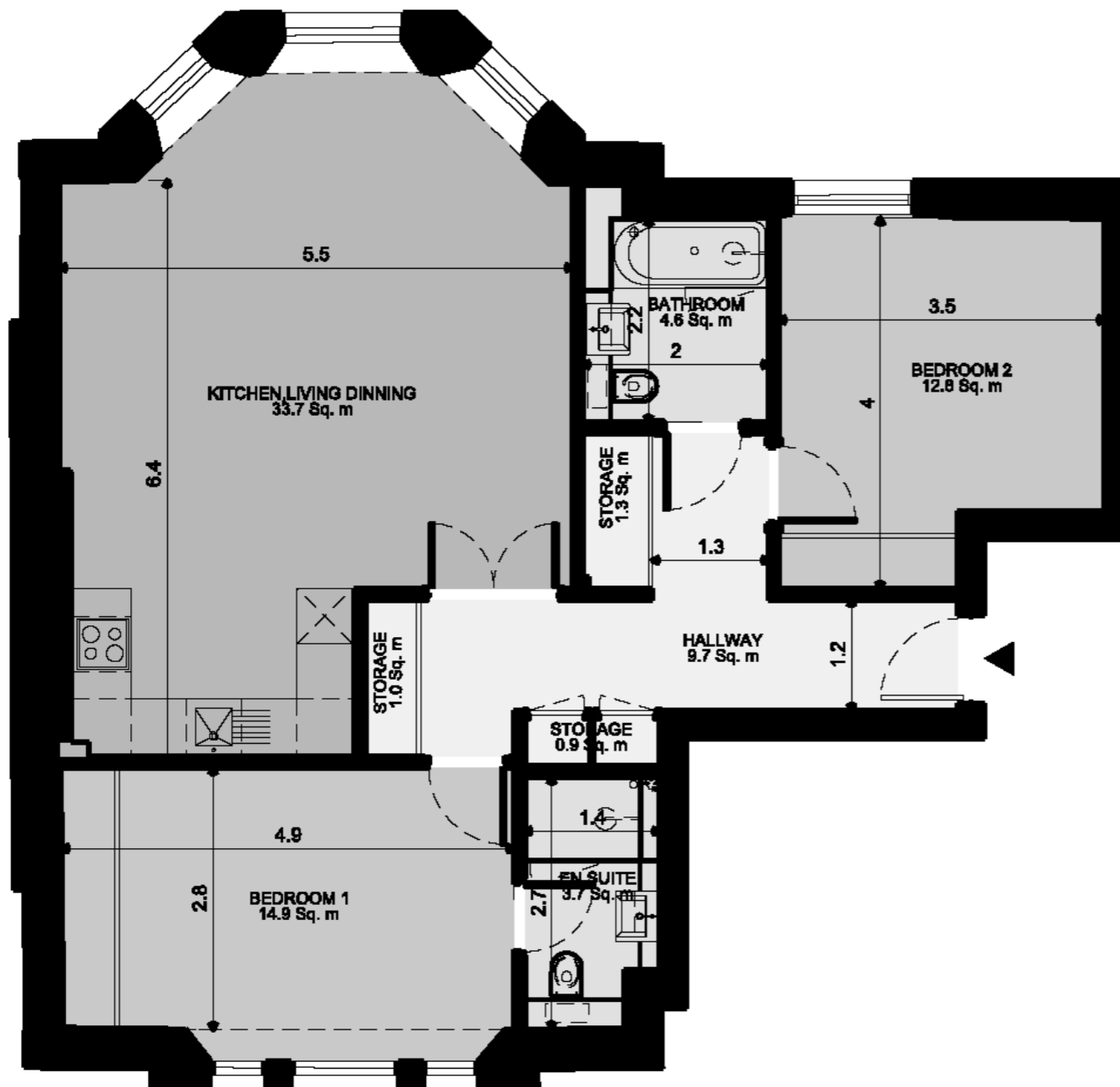
Metres



Feet



FLAT 3 - Newlands House, 3 Oak Hill (2 Bed Apartment)



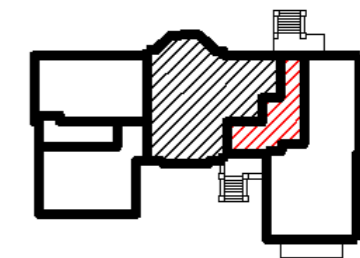
Dimensions

Circulation	9.7 Sq. m	91.5 Sq. '
Storage	3.1 Sq. m	33.8 Sq. '
Kitchen/Living/Dining room	33.7 Sq. m	362.5 Sq. '
Bathroom	4.6 Sq. m	49.2 Sq. '
En-suite	3.7 Sq. m	39.9 Sq. '
Bedroom 1	14.9 Sq. m	160.6 Sq. '
Bedroom 2	12.8 Sq. m	138.2 Sq. '
Total Gross Internal	85.9 Sq. m	924.6 Sq. '

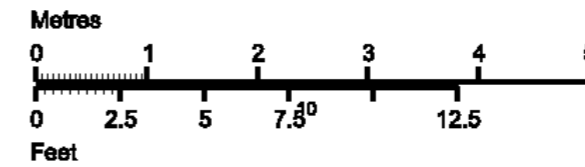
Level location

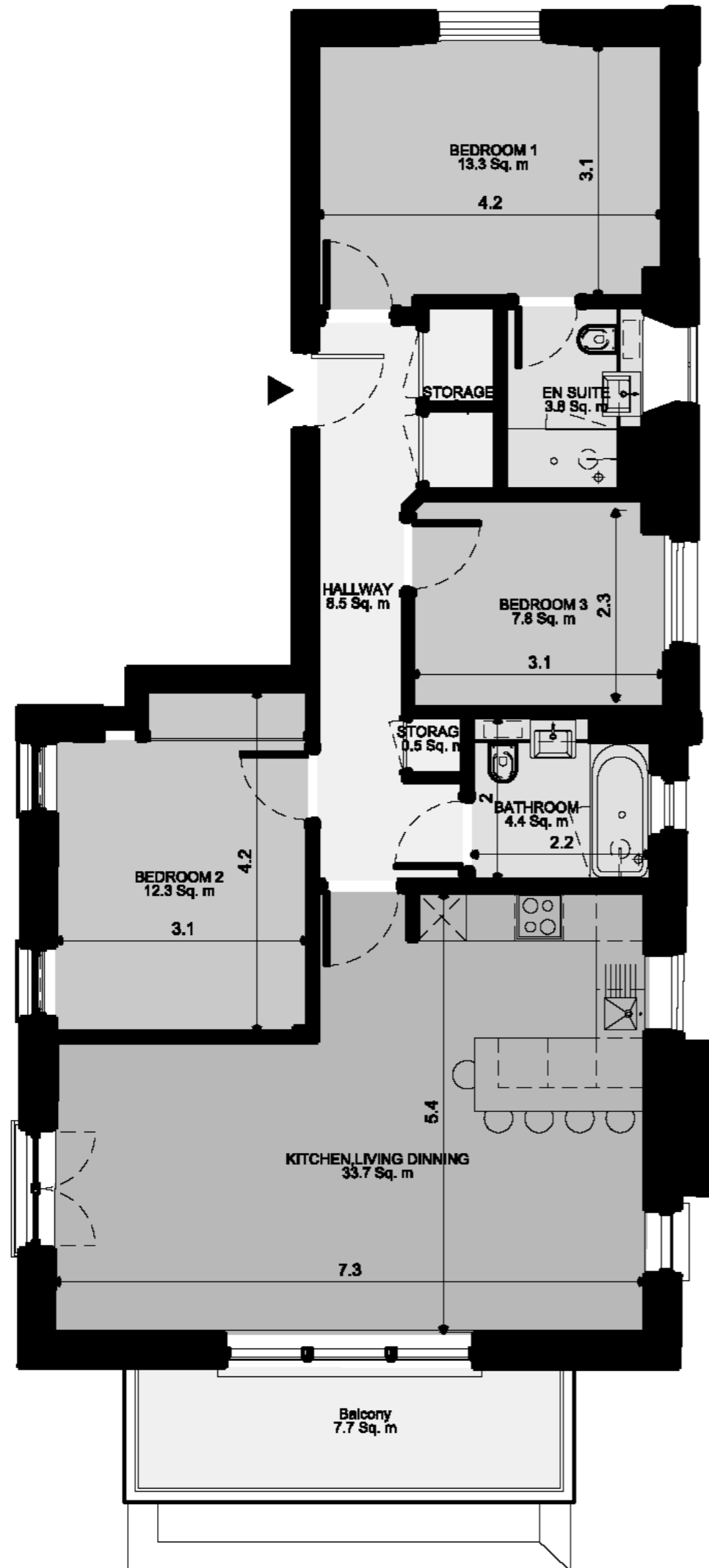
Floor locator

- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

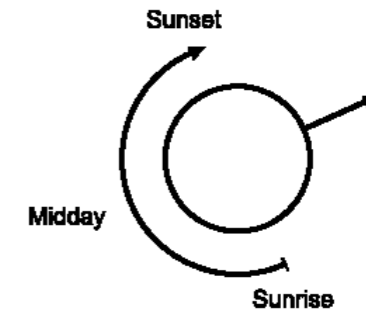


Upper Ground Floor





FLAT 4 - Newlands House, 3 Oak Hill (3 Bed Apartment)



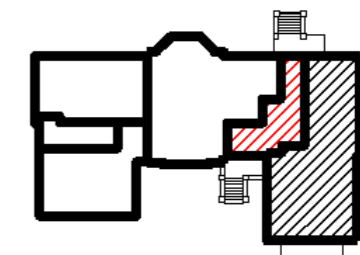
Dimensions

Circulation	8.5 Sq. m	91.5 Sq. '.
Storage	2.6 Sq. m	27.8 Sq. '.
Kitchen/Living/Dining room	33.7 Sq. m	362.7 Sq. '.
Bathroom	4.4 Sq. m	47.3 Sq. '.
En-suite	3.8 Sq. m	41.1 Sq. '.
Bedroom 1	13.3 Sq. m	143.7 Sq. '.
Bedroom 2	12.3 Sq. m	132.2 Sq. '.
Bedroom 3	7.8 Sq. m	83.9 Sq. '.
Balcony	7.7 Sq. m	82.6 Sq. '.
Total Gross Internal	90.2 Sq. m	971.1 Sq. '.

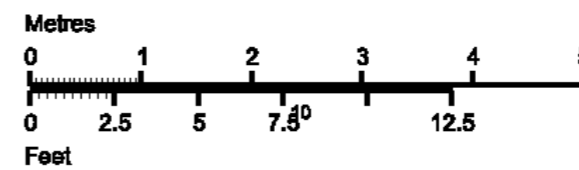
Level location

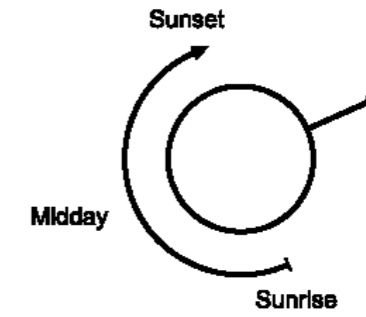
Floor locator

- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

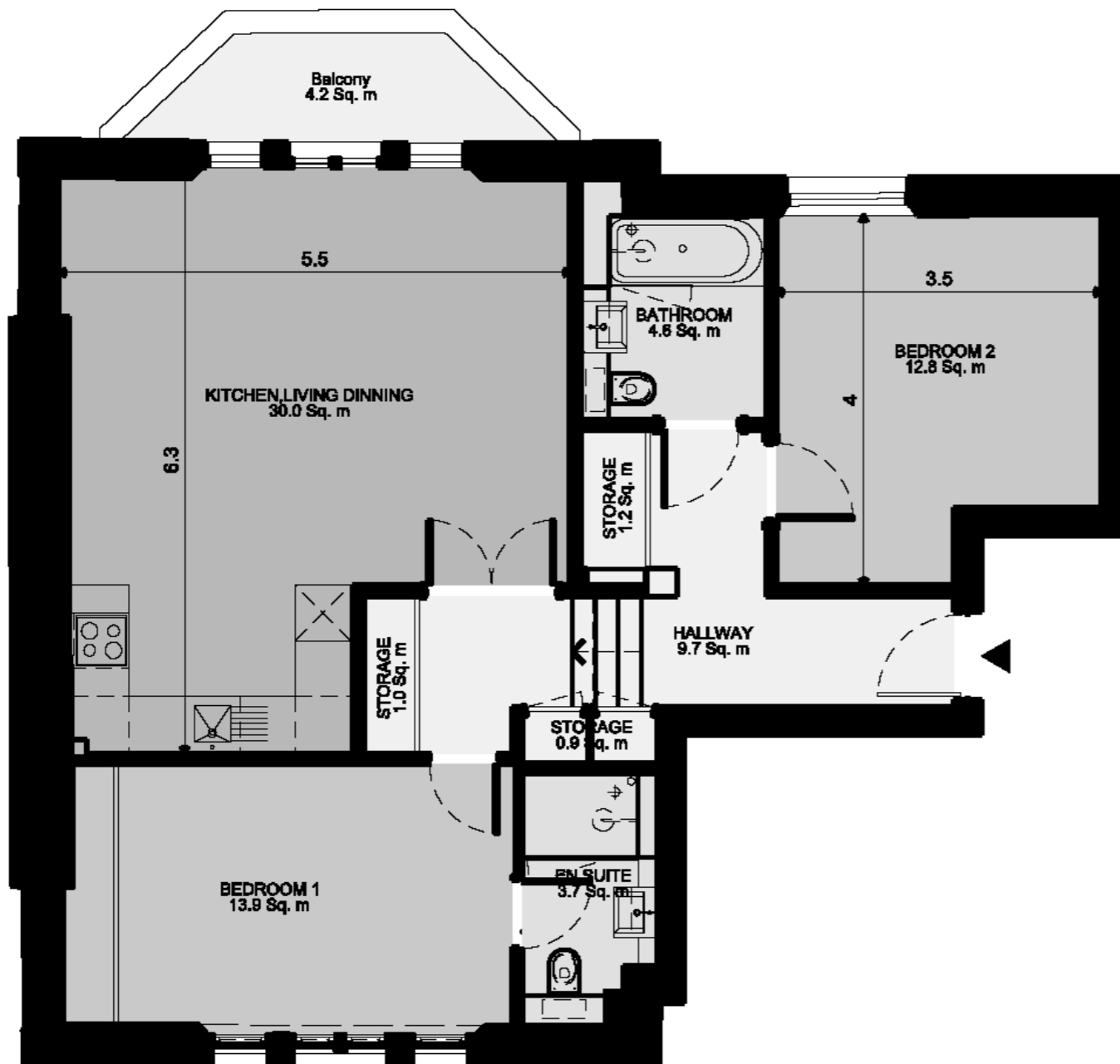


Upper Ground Floor





FLAT 5 - Newlands House, 3 Oak Hill (2 Bed Apartment)



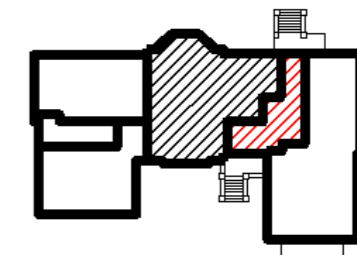
Dimensions

Circulation	9.7 Sq. m	104.5 Sq. '
Storage	3.1 Sq. m	33.7 Sq. '
Kitchen/Living/Dining room	30.0 Sq. m	323.0 Sq. '
Bathroom	4.8 Sq. m	49.3 Sq. '
En-suite	3.7 Sq. m	39.4 Sq. '
Bedroom 1	13.9 Sq. m	149.5 Sq. '
Bedroom 2	12.8 Sq. m	137.5 Sq. '
Balcony	4.2 Sq. m	44.9 Sq. '
Total Gross Internal	81.1 Sq. m	872.9 Sq. '

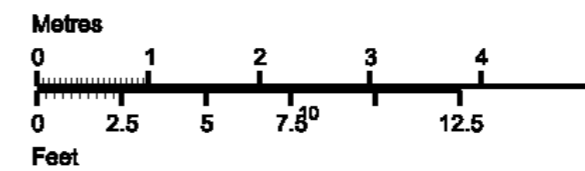
Level location

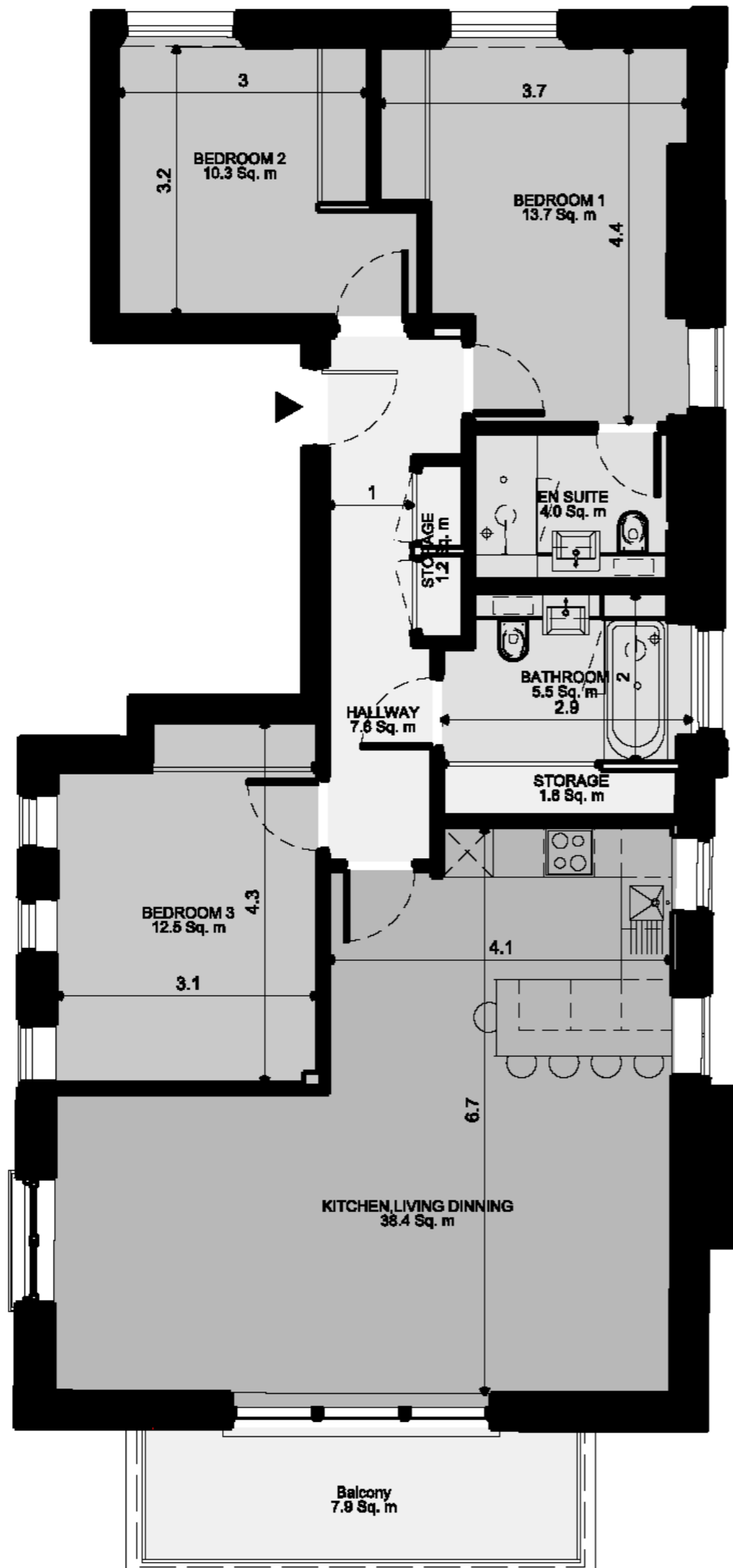
Floor locator

- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

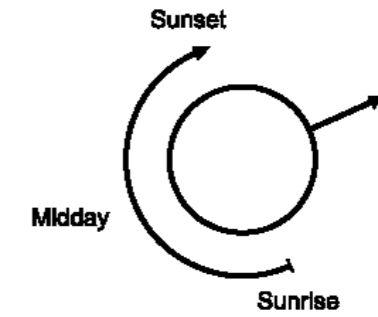


First Floor





FLAT 6 - Newlands House, 3 Oak Hill (3 Bed Apartment)



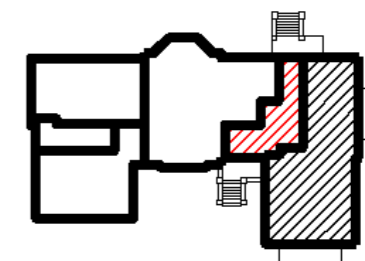
Dimensions

Circulation	7.6 Sq. m	82.0 Sq. '
Storage	3.0 Sq. m	32.2 Sq. '
Kitchen/Living/Dining room	38.4 Sq. m	413.5 Sq. '
Bathroom	5.5 Sq. m	59.0 Sq. '
En-suite	4.0 Sq. m	42.6 Sq. '
Bedroom 1	13.7 Sq. m	147.0 Sq. '
Bedroom 2	10.3 Sq. m	110.6 Sq. '
Bedroom 3	12.5 Sq. m	134.2 Sq. '
Balcony	7.9 Sq. m	84.7 Sq. '
Total Gross Internal	98.3 Sq. m	1058.4 Sq. '

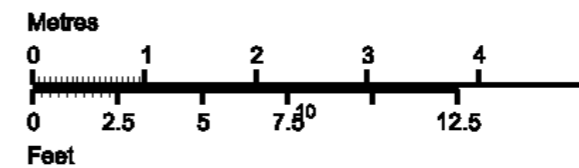
Level location

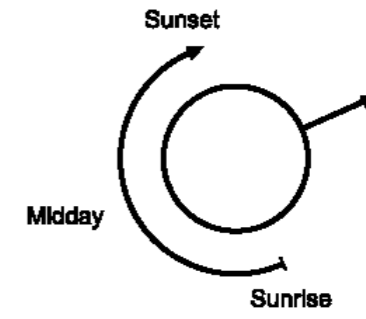
Floor locator

- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

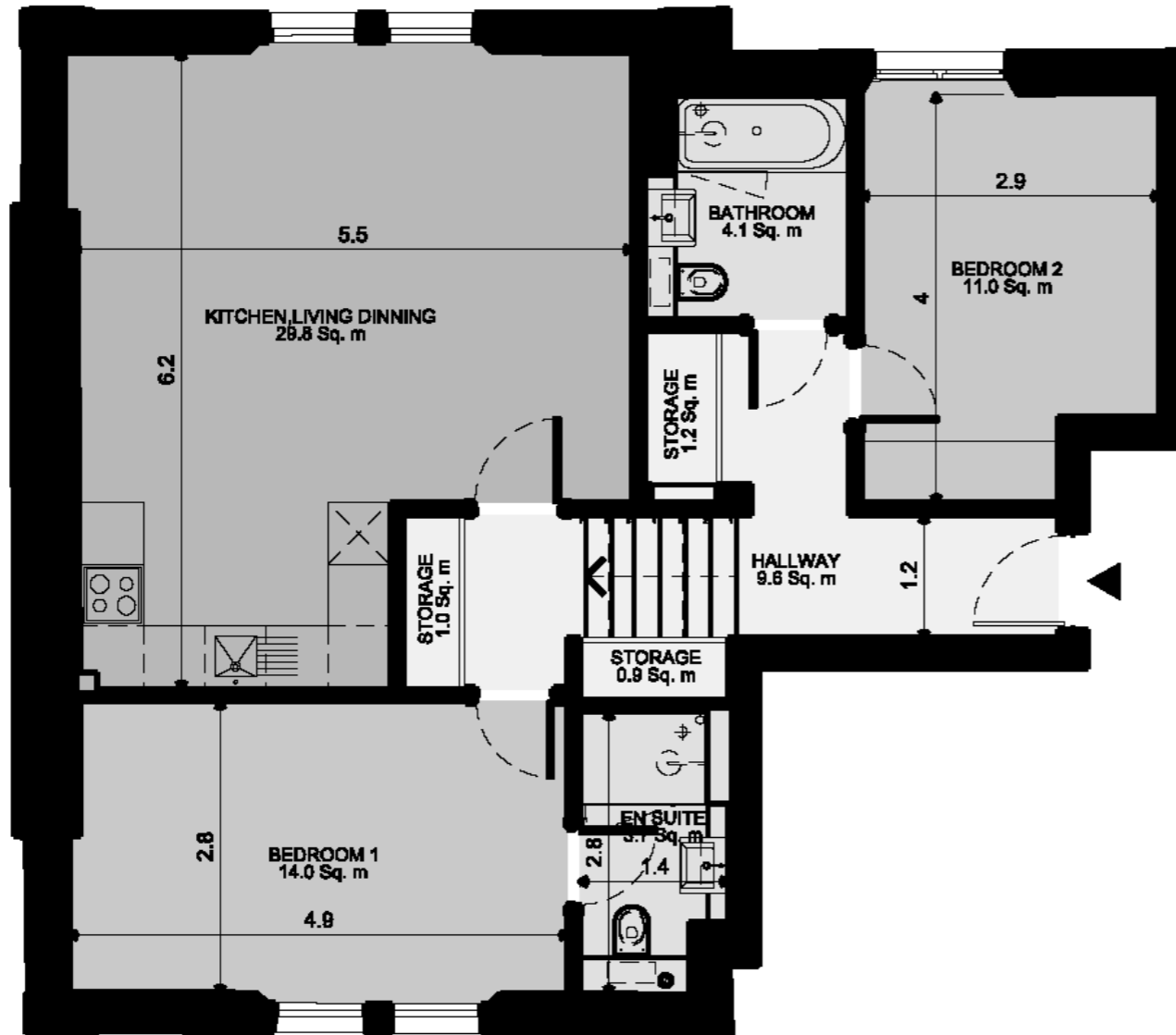


First Floor





FLAT 7 - Newlands House, 3 Oak Hill (2 Bed Apartment)



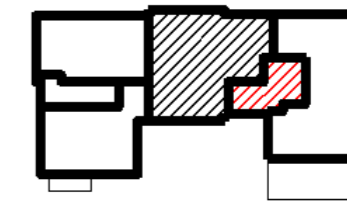
Dimensions

Circulation	9.6 Sq. m	103.6 Sq. '
Storage	3.1 Sq. m	33.7 Sq. '
Kitchen/Living/Dining room	29.8 Sq. m	321.2 Sq. '
Bathroom	4.1 Sq. m	44.6 Sq. '
En-suite	3.7 Sq. m	40.2 Sq. '
Bedroom 1	14.0 Sq. m	150.3 Sq. '
Bedroom 2	11.0 Sq. m	118.7 Sq. '
Balcony	29.8 Sq. m	321.2 Sq. '
Total Gross Internal	79.3 Sq. m	853.4 Sq. '

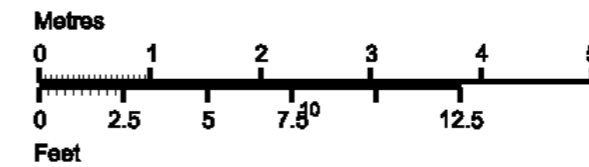
Level location

Floor locator

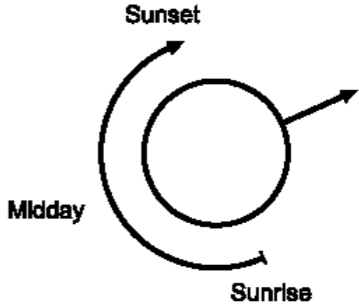
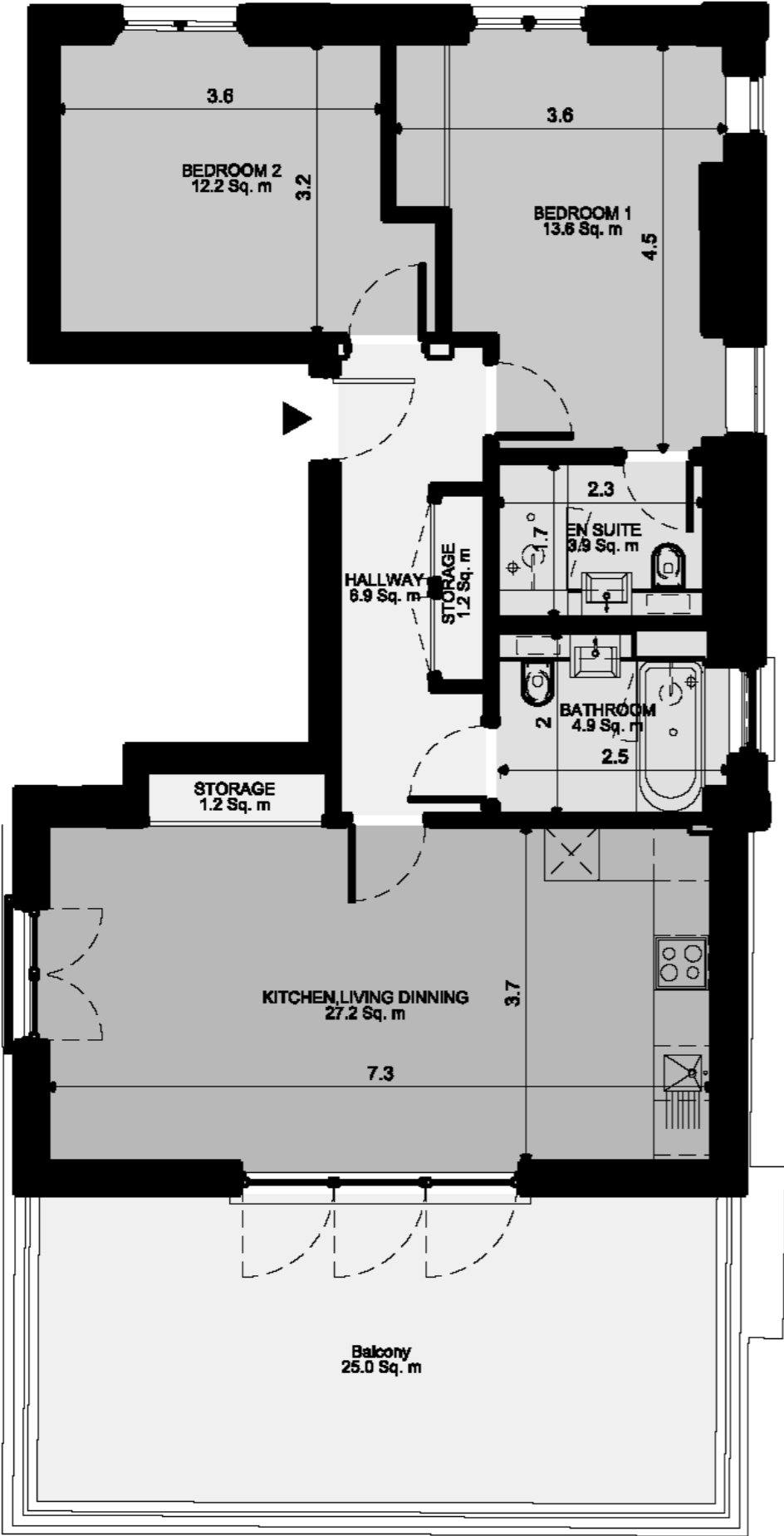
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



Second Floor



FLAT 8 - Newlands House, 3 Oak Hill (2 Bed Apartment)



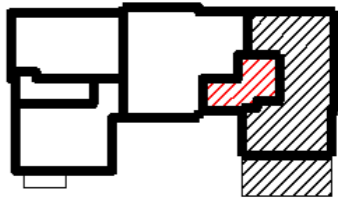
Dimensions

Circulation	6.9 Sq. m	73.9 Sq. '.
Storage	2.3 Sq. m	24.9 Sq. '.
Kitchen/Living/Dining room	27.2 Sq. m	292.7 Sq. '.
Bathroom	4.9 Sq. m	53.0 Sq. '.
En-suite	3.9 Sq. m	41.7 Sq. '.
Bedroom 1	13.6 Sq. m	146.9 Sq. '.
Bedroom 2	12.2 Sq. m	131.8 Sq. '.
Balcony	25.0 Sq. m	292.7 Sq. '.
Total Gross Internal	73.8 Sq. m	794.2 Sq. '.

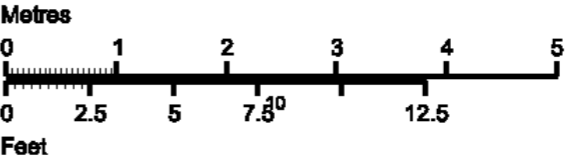
Level location

Floor locator

- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



Second Floor



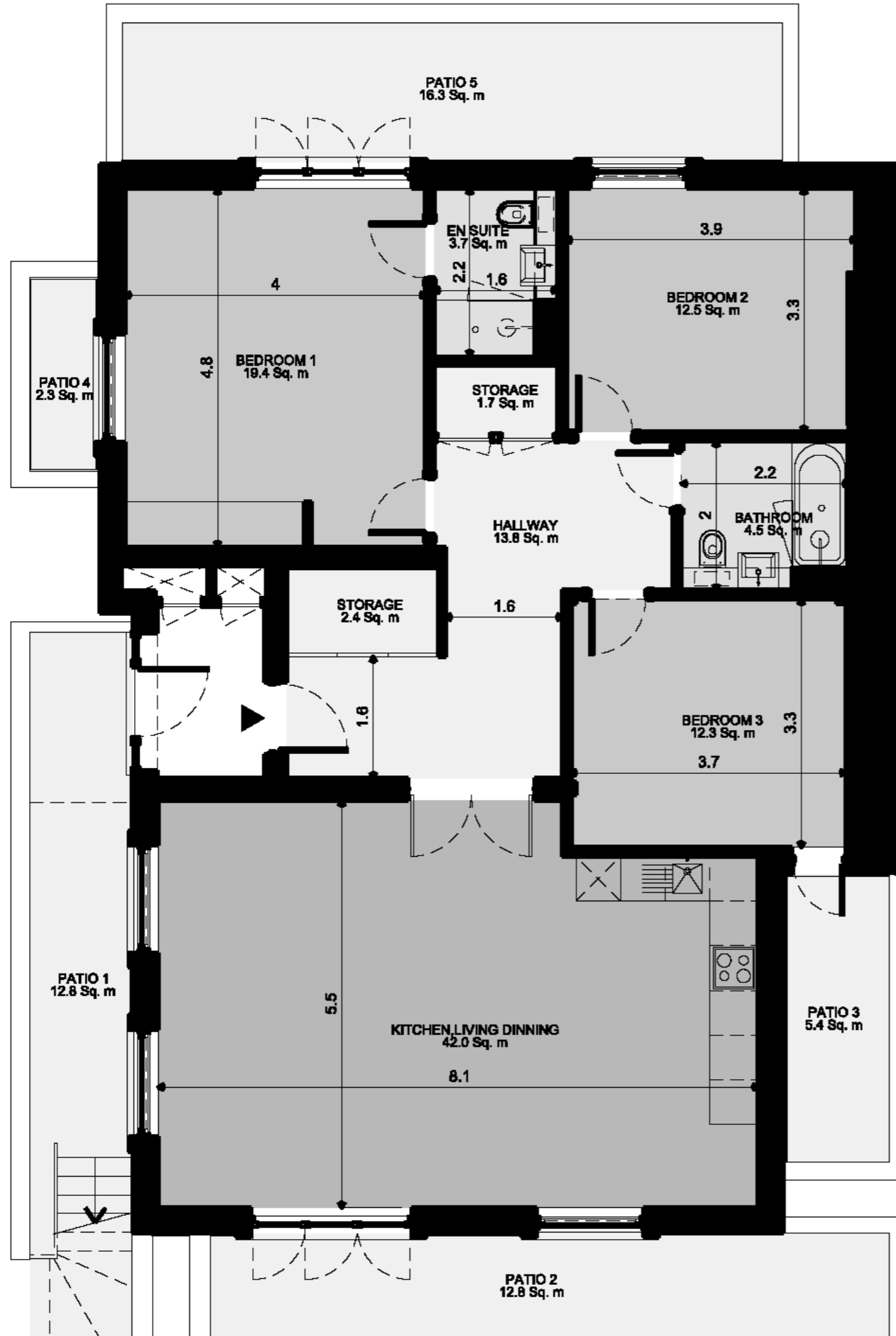
Block B New Build Extension

Block B (New Build Extension)

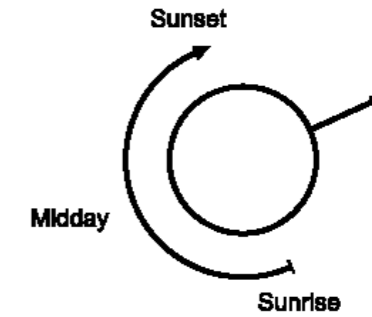
Unit	Unit	Type	Floor	SQM	SQFT	Amenity
9	LG.01	3B6P	LG	117.1	1,260	2x Terrace
10	UG.01	1B2P	UG	50.6	545	
11	UG.02	1B2P	UG	50.9	548	
12	1.01	1B2P	1	50.5	544	
13	1.02	1B2P	1	50.8	547	Terrace
14	2.01	1B2P	2	50.6	545	
15	2.02	1B2P	2	50.9	548	
Sub Total		7		421.4	4,536	
Sub Total		8		697.2	7505	



Oak Hill Road



FLAT 1 - Newlands House, 1 Oak Hill Road (3 Bed Apartment)



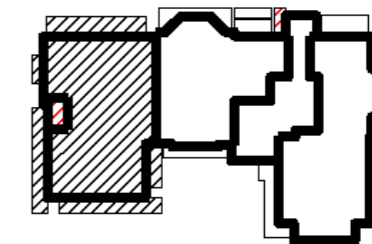
Dimensions

Circulation	13.8 Sq. m	148.1 Sq. '
Storage	4.1 Sq. m	44.2 Sq. '
Kitchen/Living/Dining room	42.0 Sq. m	452.6 Sq. '
Bathroom	4.5 Sq. m	48.2 Sq. '
En-suite	3.7 Sq. m	40.0 Sq. '
Bedroom 1	19.4 Sq. m	208.7 Sq. '
Bedroom 2	12.5 Sq. m	134.2 Sq. '
Bedroom 3	12.3 Sq. m	132.3 Sq. '
Patio 1/2/3/4/5	49.6 Sq. m	534.0 Sq. '
Total Gross Internal	117.4 Sq. m	1264.2 Sq. '

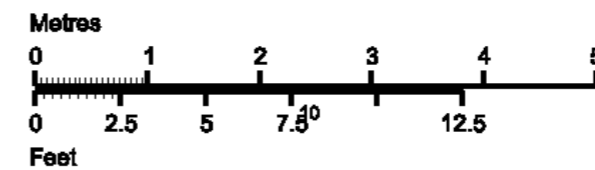
Level location

Floor locator

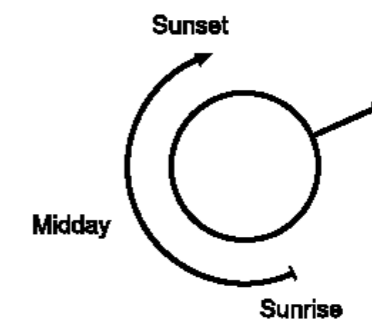
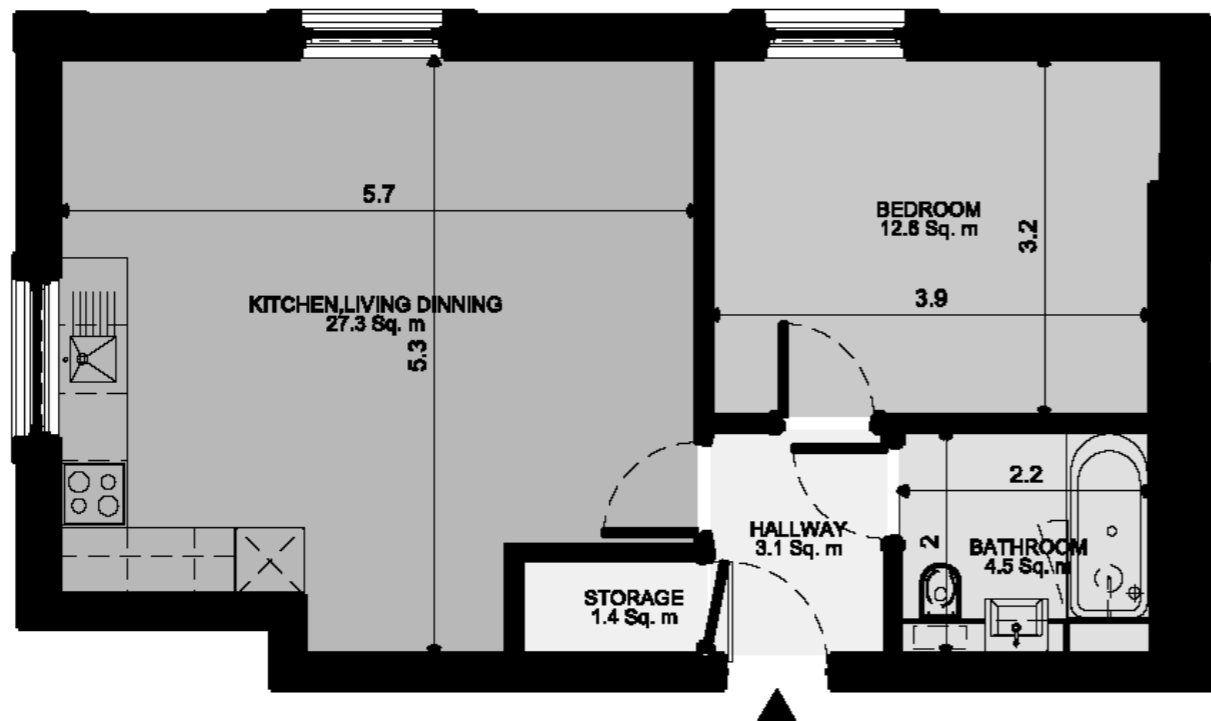
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



Lower Ground Floor



FLAT 2 - Newlands House, 1 Oak Hill Road (1 Bed Apartment)



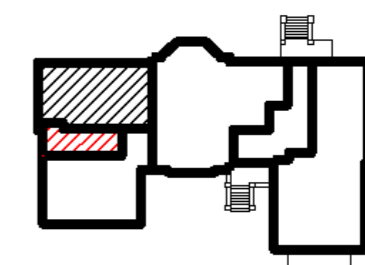
Dimensions

Circulation	3.1 Sq. m	33.6 Sq. '
Storage	1.4 Sq. m	15.2 Sq. '
Kitchen/Living/Dining room	27.3 Sq. m	294.3 Sq. '
Bathroom	4.5 Sq. m	48.2 Sq. '
Bedroom 1	12.6 Sq. m	136.0 Sq. '
Total Gross Internal	50.6 Sq. m	544.7 Sq. '

Level location

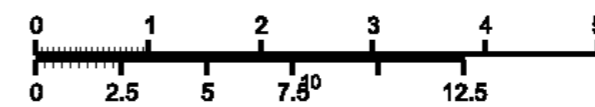
Floor locator

- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

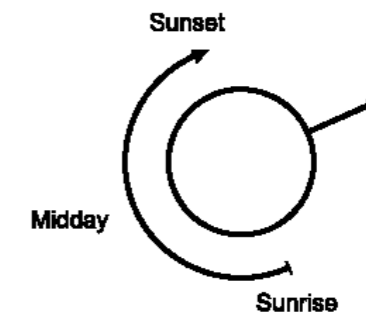


Upper Ground Floor

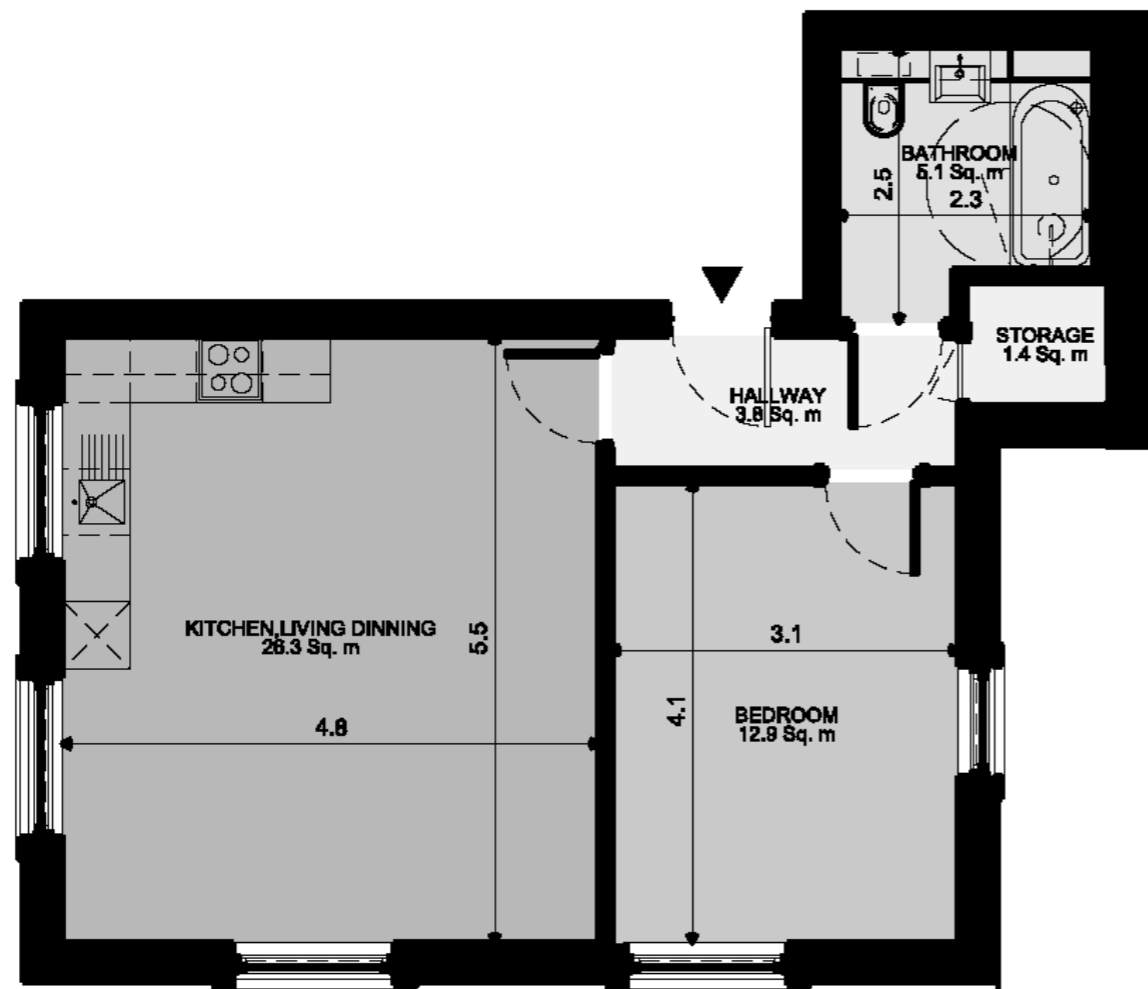
Metres



Feet



FLAT 3 - Newlands House, 1 Oak Hill Road (1 Bed Apartment)



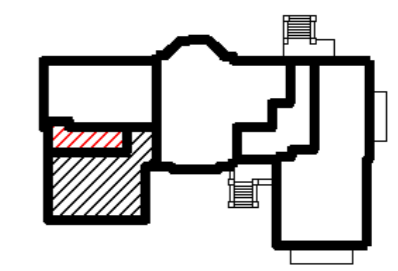
Dimensions

Circulation	3.8 Sq. m	40.5 Sq. '
Storage	1.4 Sq. m	15.4 Sq. '
Kitchen/Living/Dining room	26.3 Sq. m	283.4 Sq. '
Bathroom	5.1 Sq. m	54.7 Sq. '
Bedroom 1	12.9 Sq. m	138.9 Sq. '
Total Gross Internal	50.9 Sq. m	547.9 Sq. '

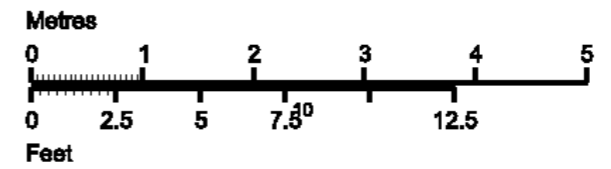
Level location

Floor locator

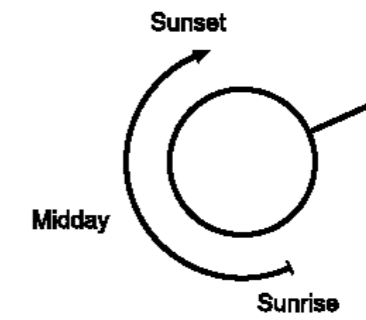
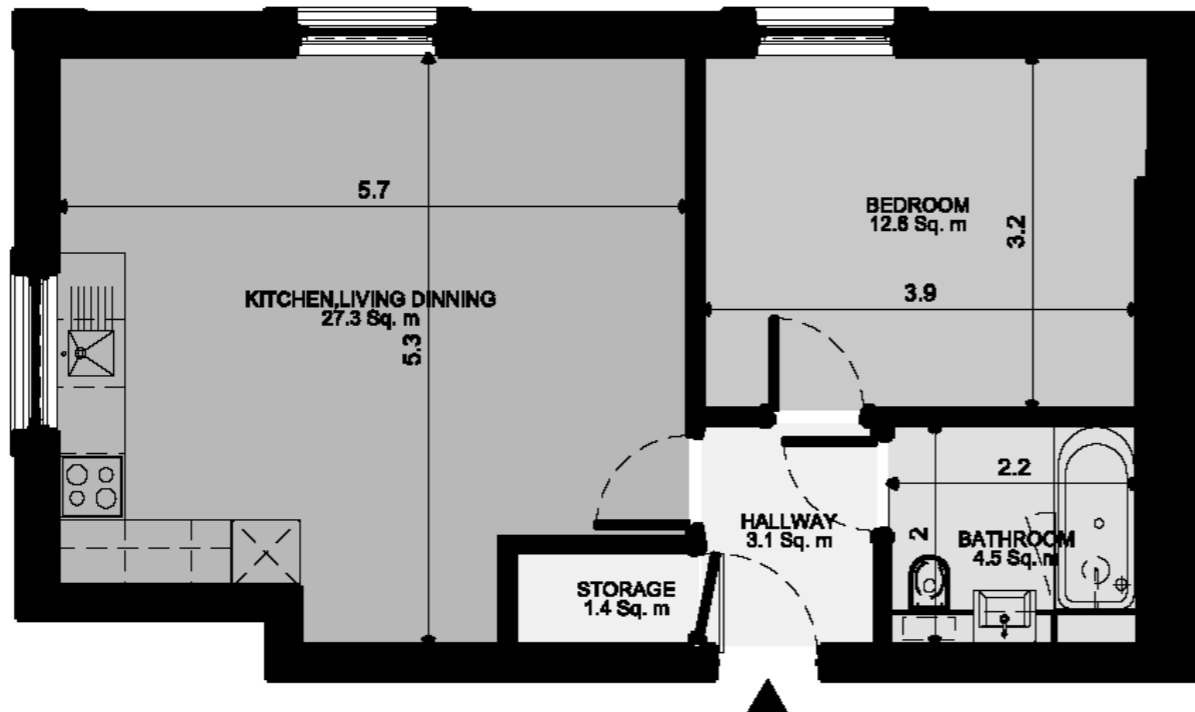
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



Upper Ground Floor



FLAT 4 - Newlands House, 1 Oak Hill Road (1 Bed Apartment)



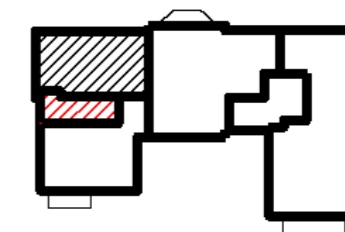
Dimensions

Circulation	3.1 Sq. m	33.8 Sq. '
Storage	1.4 Sq. m	15.2 Sq. '
Kitchen/Living/Dining room	27.3 Sq. m	294.3 Sq. '
Bathroom	4.5 Sq. m	48.2 Sq. '
Bedroom 1	12.6 Sq. m	136.0 Sq. '
Total Gross Internal	50.6 Sq. m	544.7 Sq. '

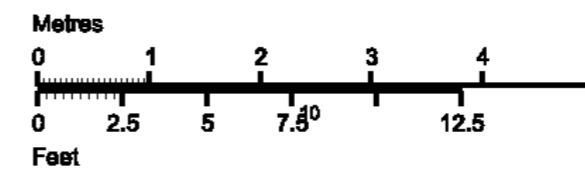
Level location

Floor locator

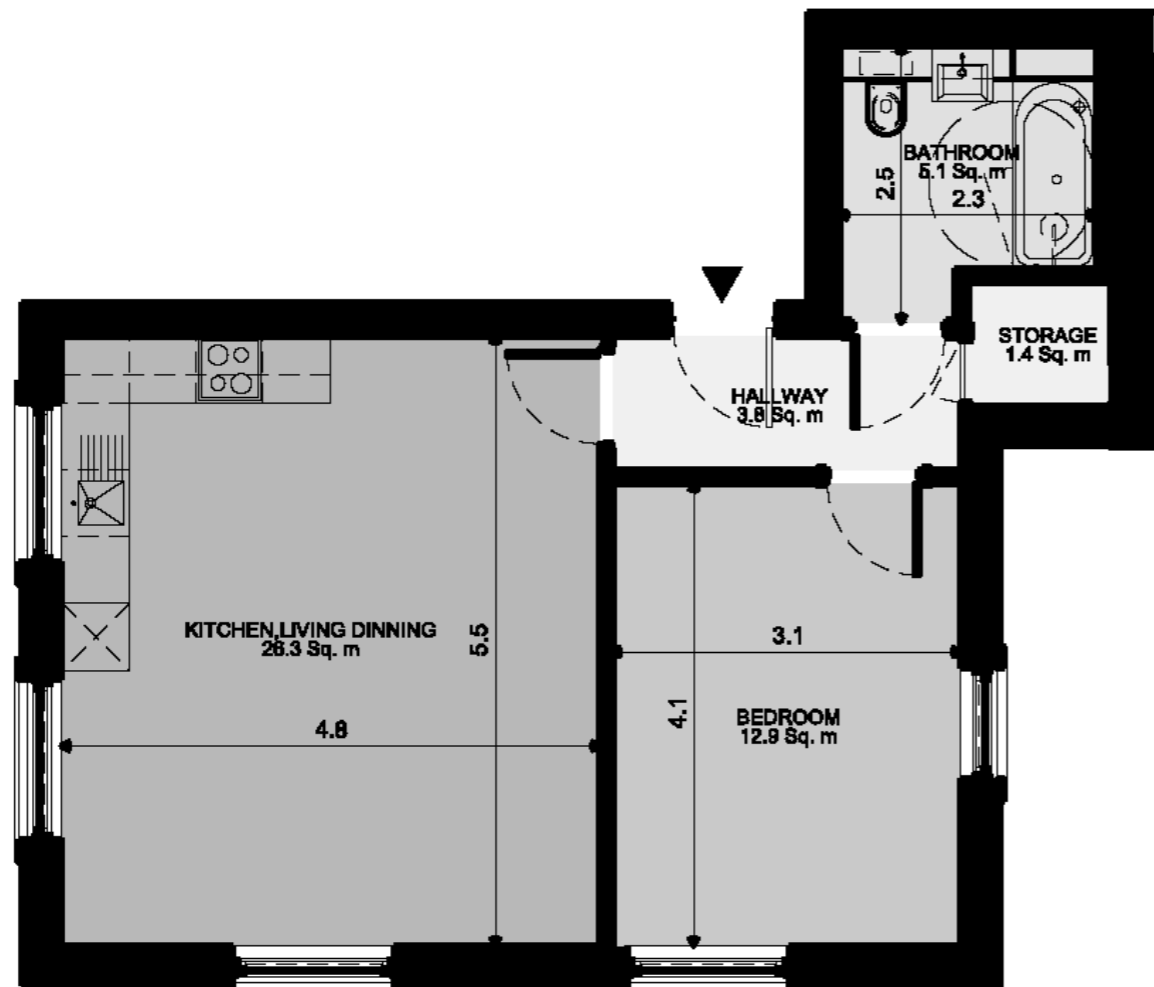
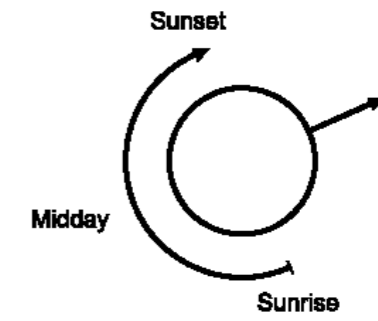
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



First Floor



FLAT 5 - Newlands House, 1 Oak Hill Road (1 Bed Apartment)



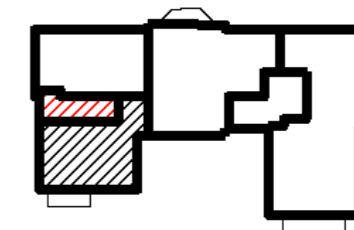
Dimensions

Circulation	3.8 Sq. m	40.5 Sq. '
Storage	1.4 Sq. m	15.4 Sq. '
Kitchen/Living/Dining room	26.3 Sq. m	283.4 Sq. '
Bathroom	5.1 Sq. m	54.7 Sq. '
Bedroom 1	12.9 Sq. m	138.9 Sq. '
Total Gross Internal	50.9 Sq. m	547.9 Sq. '

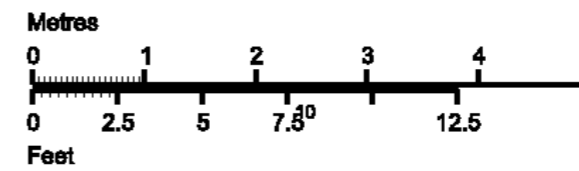
Level location

Floor locator

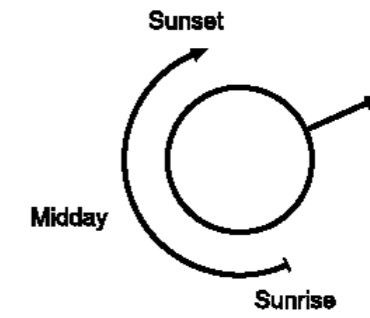
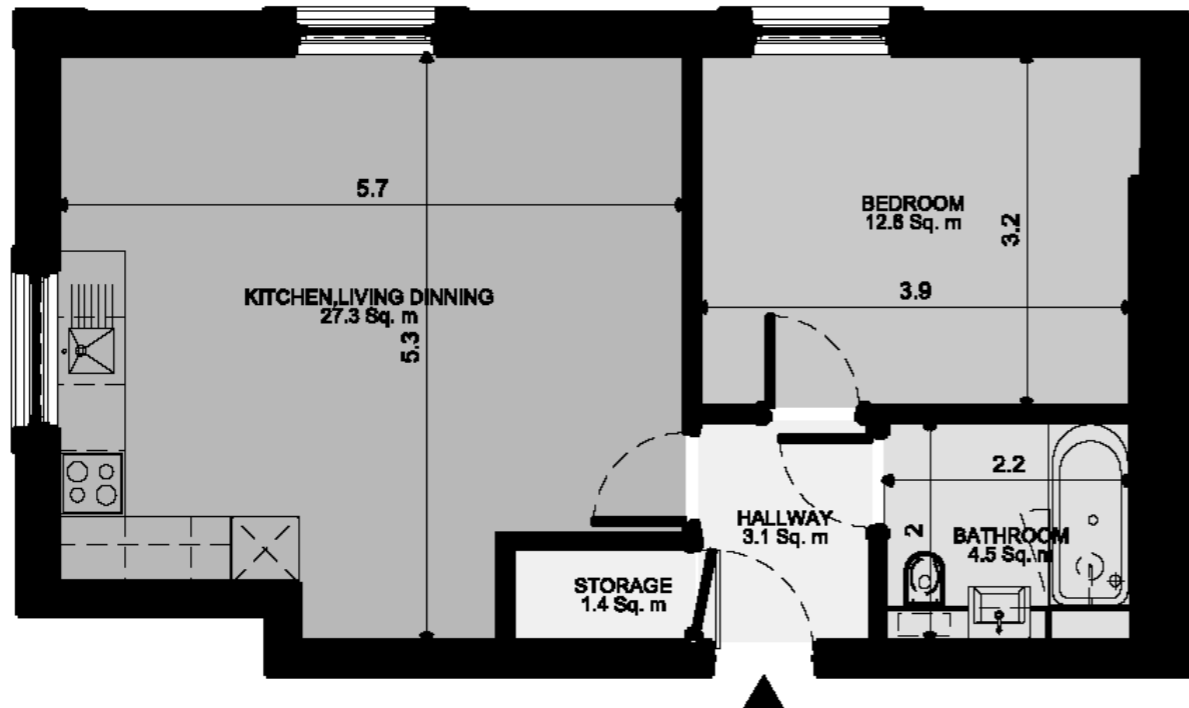
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



First Floor



FLAT 6 - Newlands House, 1 Oak Hill Road (1 Bed Apartment)



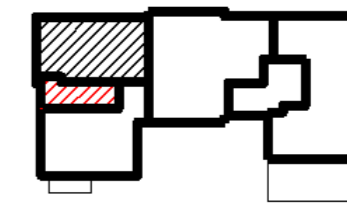
Dimensions

Circulation	3.1 Sq. m	33.8 Sq. '
Storage	1.4 Sq. m	15.2 Sq. '
Kitchen/Living/Dining room	27.3 Sq. m	294.3 Sq. '
Bathroom	4.5 Sq. m	48.2 Sq. '
Bedroom 1	12.6 Sq. m	136.0 Sq. '
Total Gross Internal	50.6 Sq. m	544.7 Sq. '

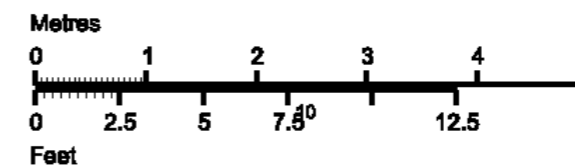
Level location

Floor locator

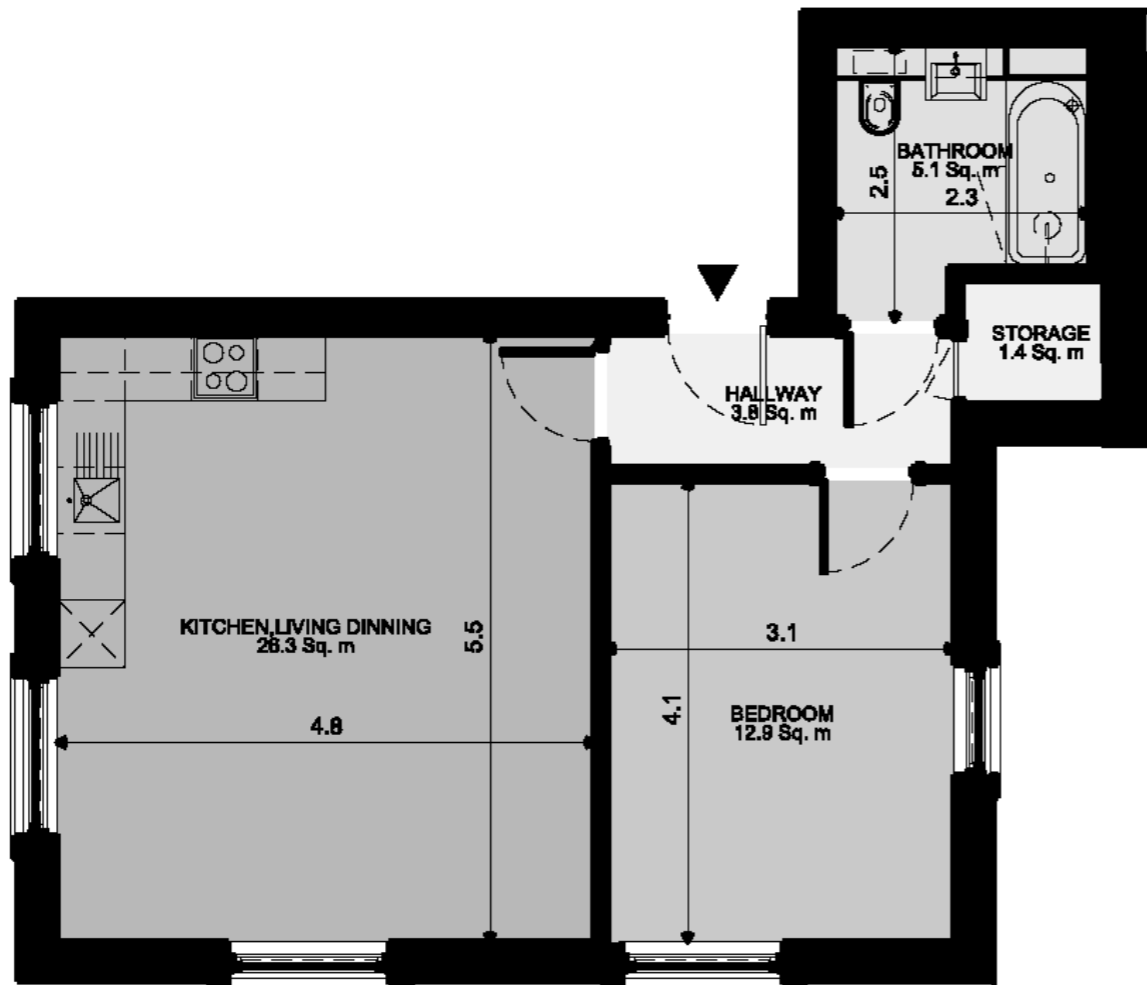
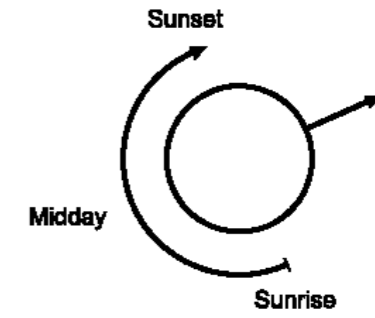
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



Second Floor



FLAT 7 - Newlands House, 1 Oak Hill Road (1 Bed Apartment)



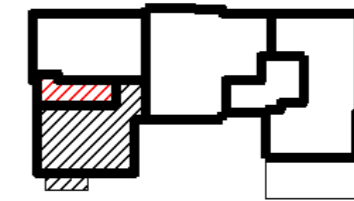
Dimensions

Circulation	3.8 Sq. m	40.5 Sq. '
Storage	1.4 Sq. m	15.4 Sq. '
Kitchen/Living/Dining room	26.3 Sq. m	283.4 Sq. '
Bathroom	5.1 Sq. m	54.7 Sq. '
Bedroom 1	12.9 Sq. m	138.9 Sq. '
Total Gross Internal	50.9 Sq. m	547.9 Sq. '

Level location

Floor locator

- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

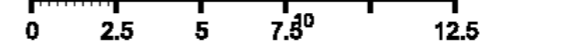


Second Floor

Metres



Feet

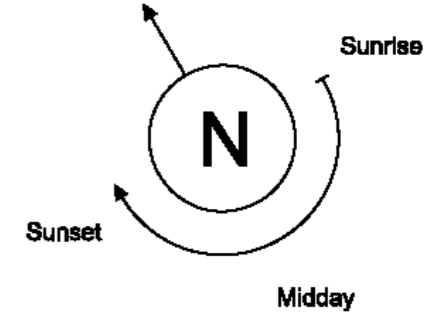


Block C New Build

Block C (New Build)						
Unit	Unit	Type				Amenity
16	LG.01	3B5P	LG	88.8	956	Terrace
17	LG.02	3B5P	LG	95.8		2x Terrace
18	UG.01	1B2P	UG	54.1	582	
19	UG.02	1B2P	UG	54.4	586	Terrace
20	UP.03	1B2P	UG	63.6	685	2x Terrace
21	1.01	1B2P	1	50.7	546	
22	1.02	2B4P	1	74	797	Terrace
23	1.03	2B3P	1	72	775	Terrace
24	2.01	1B2P	2	48.4	521	Terrace
25	2.02	2B4P	2	74	797	Terrace
26	2.03	2B3P	2	69.7	750	2x Terrace
27	3.01	2B4P	3	70.7	761	Terrace
28	3.02	2B4P	3	85.9	925	Terrace
Sub Total		13				

Block D (New Build)						
Unit	Unit	Type		SQM	SQFT	Amenity
29	LG.01	3B5P	LG	88.6	954	Terrace
30	LG.02	3B5P	LG	95.8	1,031	Terrace
31	UG.01	1B2P	UG	54.1	582	
32	UG.02	1B2P	UG	54.4	586	Terrace
33	UG.03	1B2P	UG	63.6	685	Terrace
34	1.01	1B2P	1	50.7	546	
35	1.02	2B4P	1	74	797	Terrace
36	1.03	2B3P	1	72	775	Terrace
37	2.01	1B2P	2	48.4	521	Terrace
38	2.02	2B4P	2	74	797	Terrace
39	2.03	2B3P	2	69.7	750	2x Terrace
40	3.01	2B4P	3	70.7	761	Terrace
41	3.02	2B4P	3	85.9	925	Terrace
Sub Total		13			9,708	

Block D New Build



FLAT 1 - Lockwood House, 1A Oak Hill Road (3 Bed Apartment)



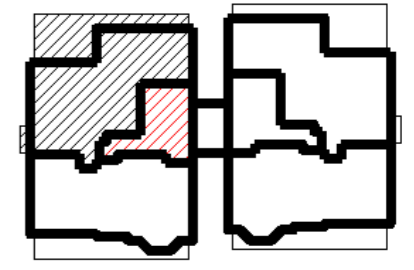
Dimensions

Circulation	9.3 Sq. m	99.6 Sq. '
Storage	3.7 Sq. m	39.5 Sq. '
Kitchen	16.3 Sq. m	175.5 Sq. '
Living/Dining room	22.2 Sq. m	238.5 Sq. '
Bathroom	4.5 Sq. m	48.4 Sq. '
En-suite	3.9 Sq. m	41.8 Sq. '
Bedroom 1	12.5 Sq. m	134.2 Sq. '
Bedroom 2	11.9 Sq. m	128.6 Sq. '
Bedroom 3	7.3 Sq. m	78.1 Sq. '
Patio 1/2	37.1 Sq. m	399.9 Sq. '
Total Gross Internal	95.6 Sq. m	1028.7 Sq. '

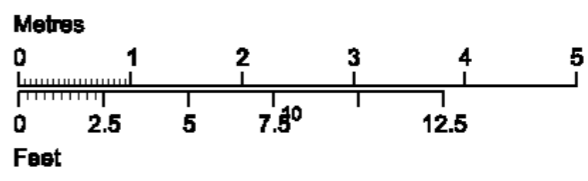
Level location

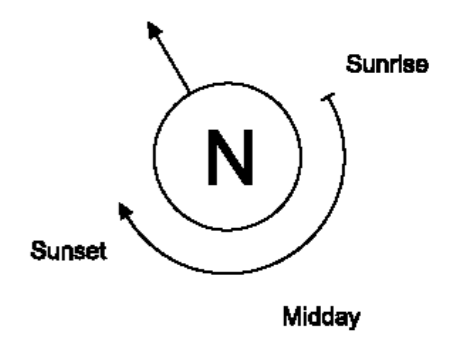
- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

Floor locator



Lower Ground Floor





FLAT 2 - Lockwood House, 1A Oak Hill Road (3 Bed Apartment)

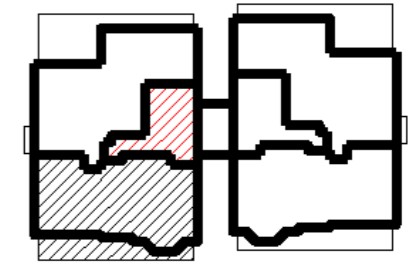
Dimensions

Circulation	9.0 Sq. m	96.7 Sq. '
Storage	3.8 Sq. m	41.0 Sq. '
Kitchen/Living/Dining room	30.0 Sq. m	323.2 Sq. '
Bathroom	4.1 Sq. m	44.0 Sq. '
En-suite	3.3 Sq. m	35.9 Sq. '
Bedroom 1	13.6 Sq. m	146.4 Sq. '
Bedroom 2	7.4 Sq. m	79.4 Sq. '
Bedroom 3	13.1 Sq. m	140.5 Sq. '
Patio 1	25.1 Sq. m	269.7 Sq. '
Total Gross Internal	88.6 Sq. m	953.2 Sq. '

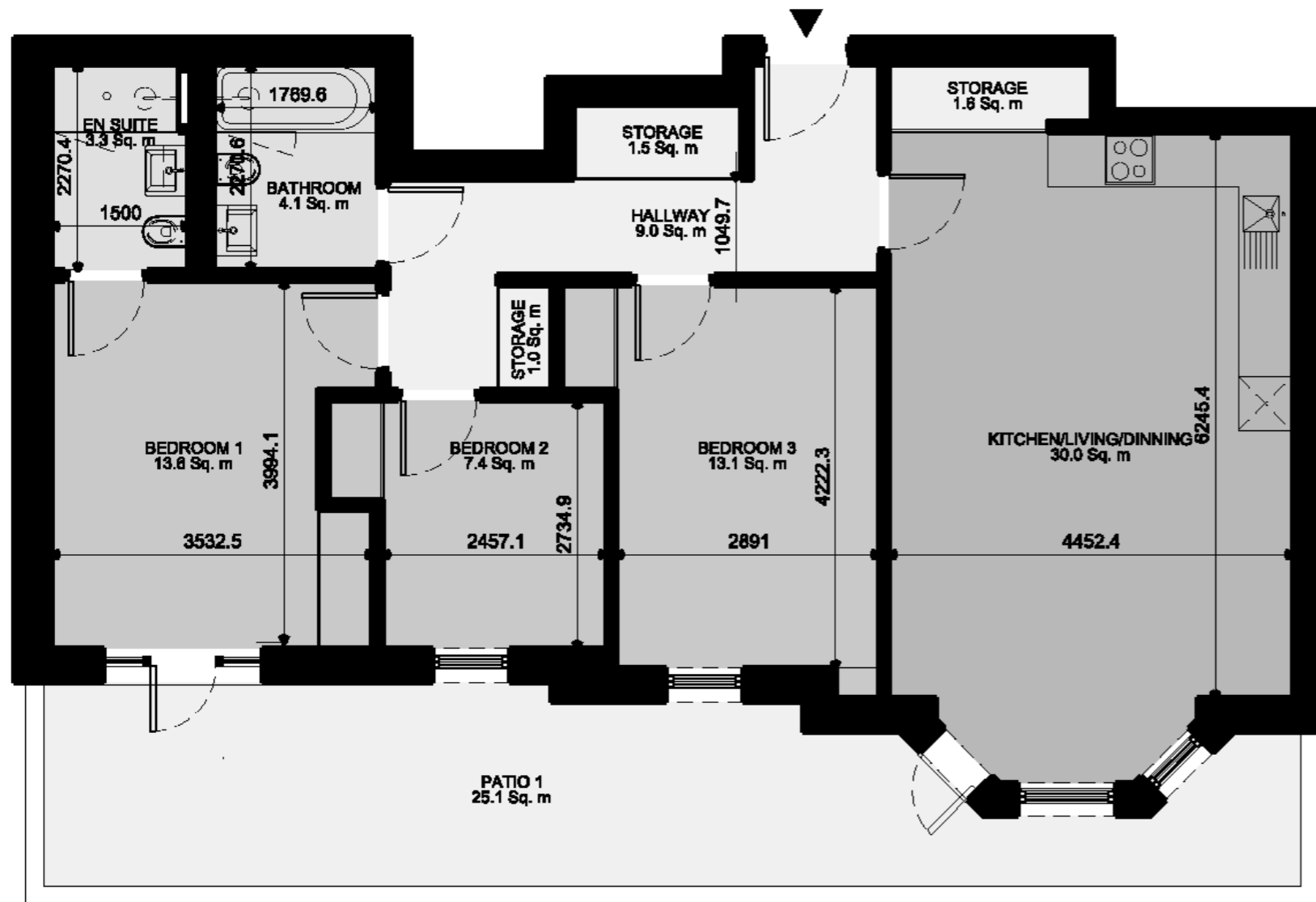
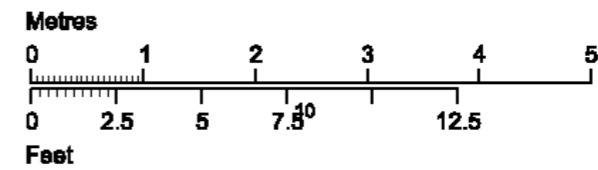
Level location

Floor locator

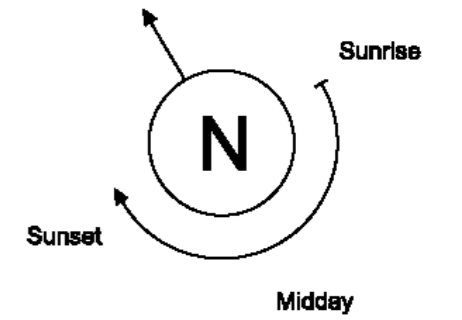
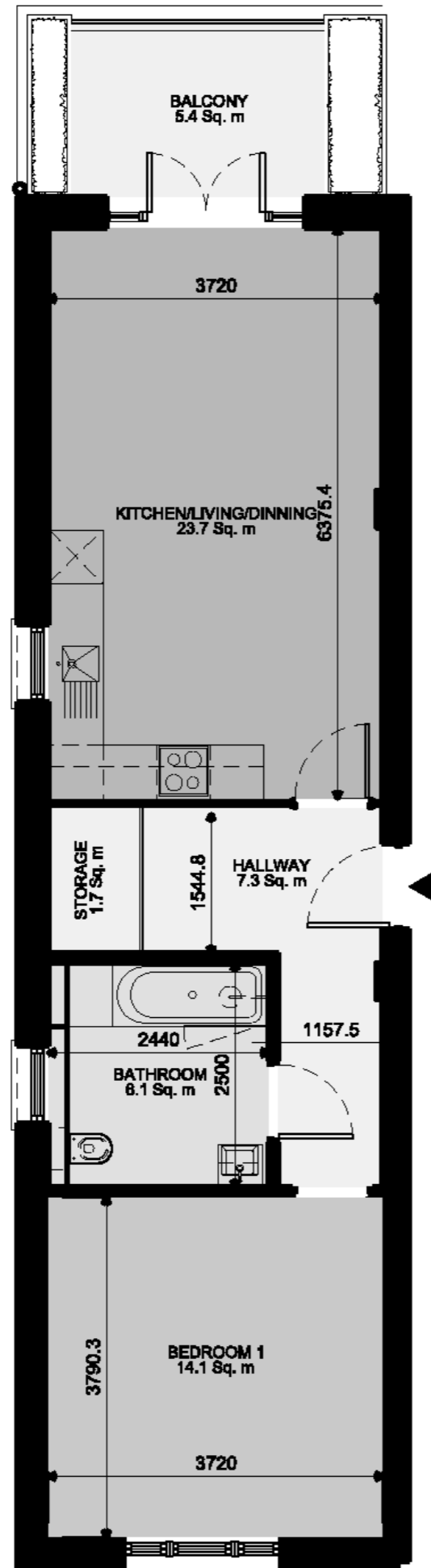
- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



Lower Ground Floor



FLAT 3 - Lockwood House, 1A Oak Hill Road (1 Bed Apartment)



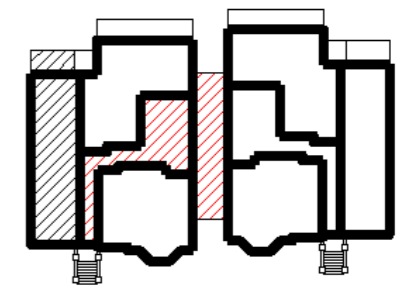
Dimensions

Circulation	7.3 Sq. m	78.7 Sq. '
Storage	1.7 Sq. m	18.0 Sq. '
Kitchen/Living/Dining room	23.7 Sq. m	255.0 Sq. '
Bathroom	6.1 Sq. m	65.7 Sq. '
Bedroom 1	14.1 Sq. m	151.8 Sq. '
Balcony	5.4 Sq. m	58.6 Sq. '
Total Gross Internal	54.4 Sq. m	585.6 Sq. '

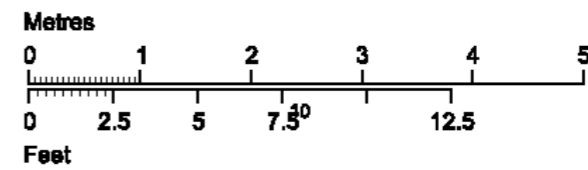
Level location

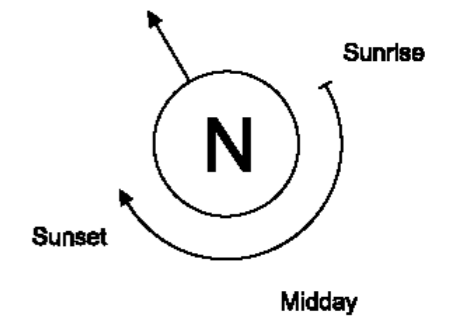
Floor locator

- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

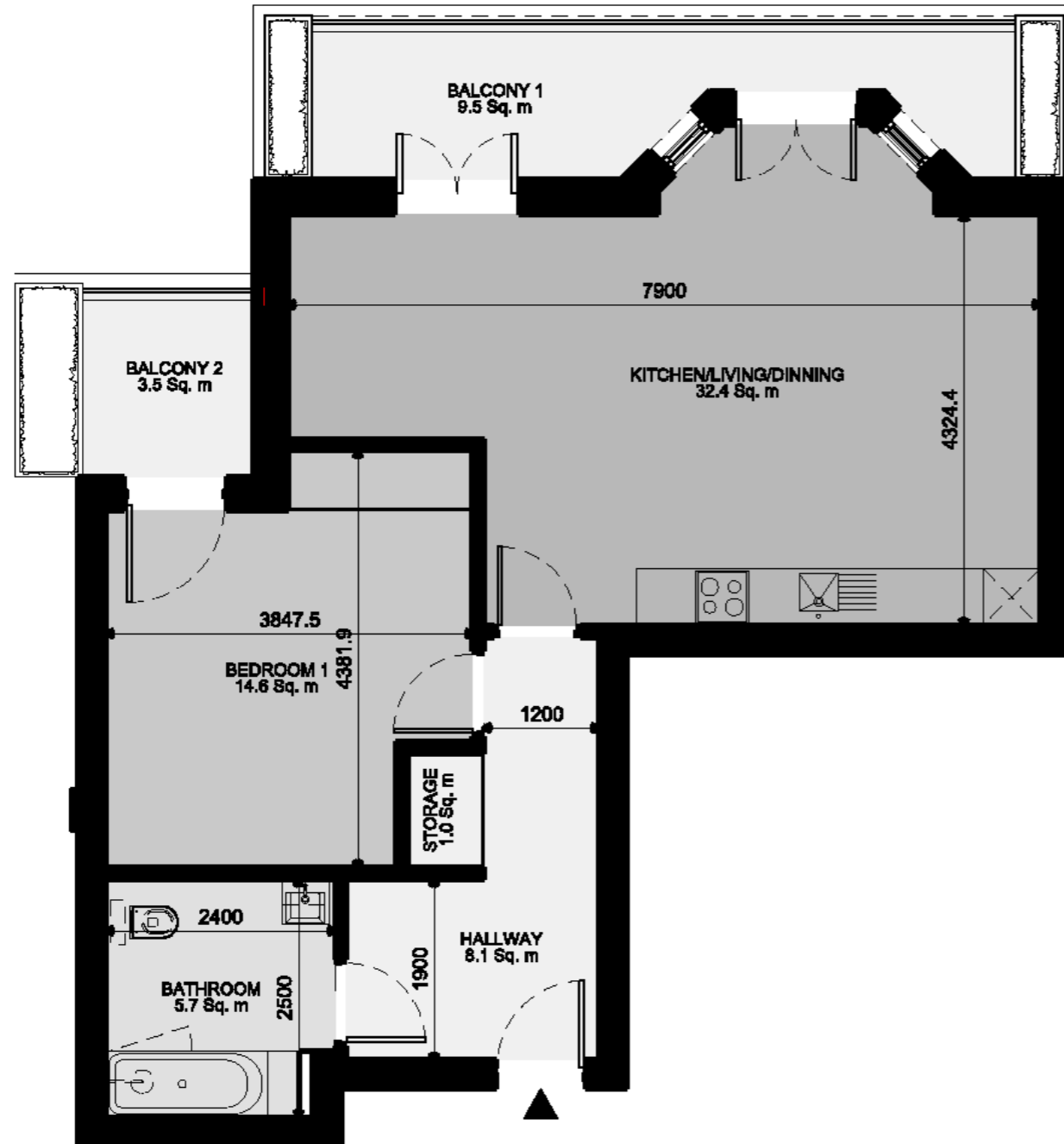


Upper Ground Floor





FLAT 4 - Lockwood House, 1A Oak Hill Road (1 Bed Apartment)



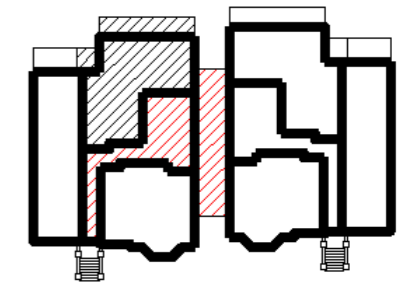
Dimensions

Circulation	8.1 Sq. m	87.0 Sq. '
Storage	1.0 Sq. m	37.4 Sq. '
Kitchen/Living/Dining room	32.4 Sq. m	348.3 Sq. '
Bathroom	5.7 Sq. m	61.7 Sq. '
Bedroom 1	14.6 Sq. m	157.1 Sq. '
Balcony 1/2	13.0 Sq. m	139.5 Sq. '
Total Gross Internal	63.6 Sq. m	684.4 Sq. '

Level location

- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

Floor locator

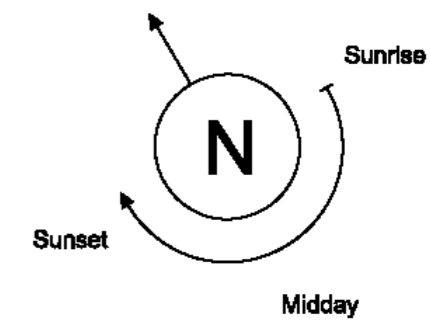


Upper Ground Floor

Metres



Feet



FLAT 5 - Lockwood House, 1A Oak Hill Road (1 Bed Apartment)



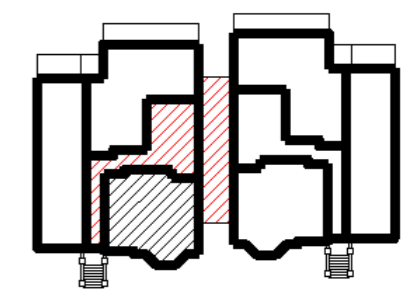
Dimensions

Circulation	3.8 Sq. m	41.2 Sq. '
Storage	2.4 Sq. m	25.7 Sq. '
Kitchen/Living/Dining room	26.8 Sq. m	288.8 Sq. '
Bathroom	4.5 Sq. m	48.4 Sq. '
Bedroom 1	14.7 Sq. m	158.7 Sq. '
Total Gross Internal	54.1 Sq. m	581.8 Sq. '

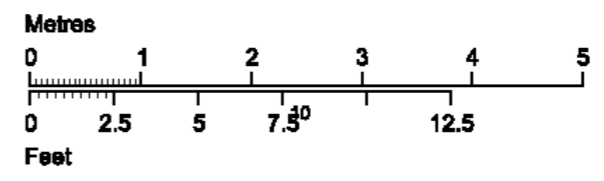
Level location

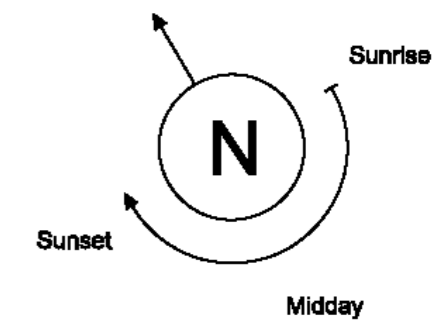
Floor locator

- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

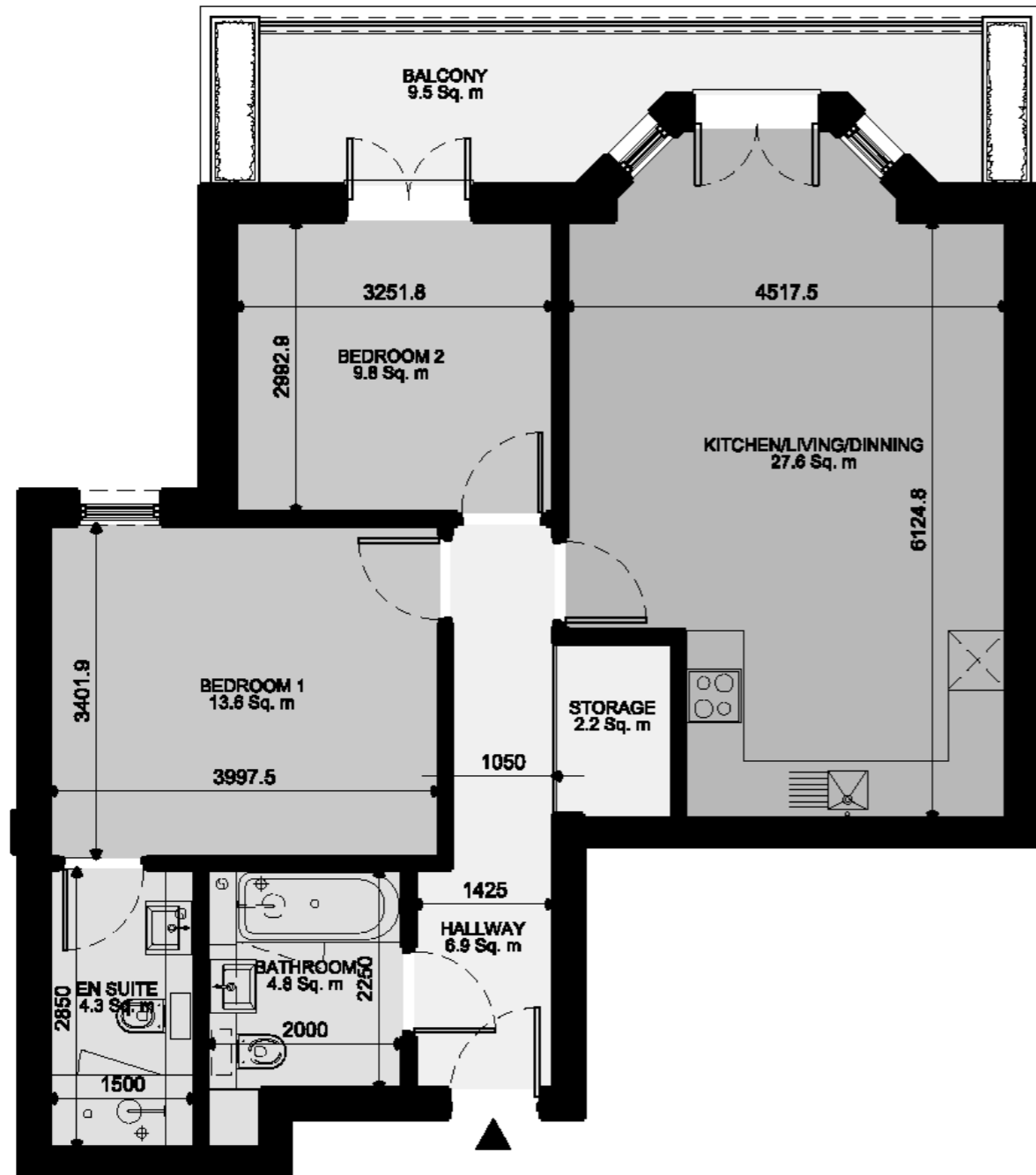


Upper Ground Floor





FLAT 6 - Lockwood House, 1A Oak Hill Road (2 Bed Apartment)



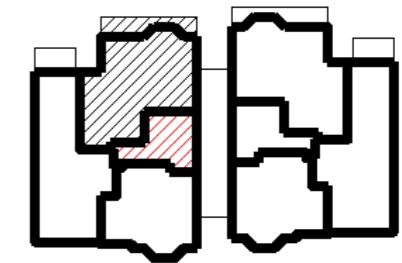
Dimensions

Circulation	6.9 Sq. m	74.3 Sq. '
Storage	2.2 Sq. m	23.4 Sq. '
Kitchen/Living/Dining room	27.6 Sq. m	296.7 Sq. '
Bathroom	4.8 Sq. m	52.0 Sq. '
En-suite	4.3 Sq. m	46.0 Sq. '
Bedroom 1	13.8 Sq. m	146.4 Sq. '
Bedroom 2	9.8 Sq. m	105.0 Sq. '
Balcony	9.5 Sq. m	102.1 Sq. '
Total Gross Internal	72.0 Sq. m	774.5 Sq. '

Level location

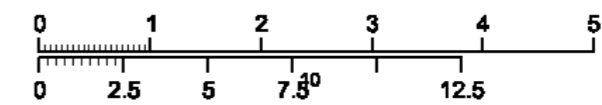
Floor locator

- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

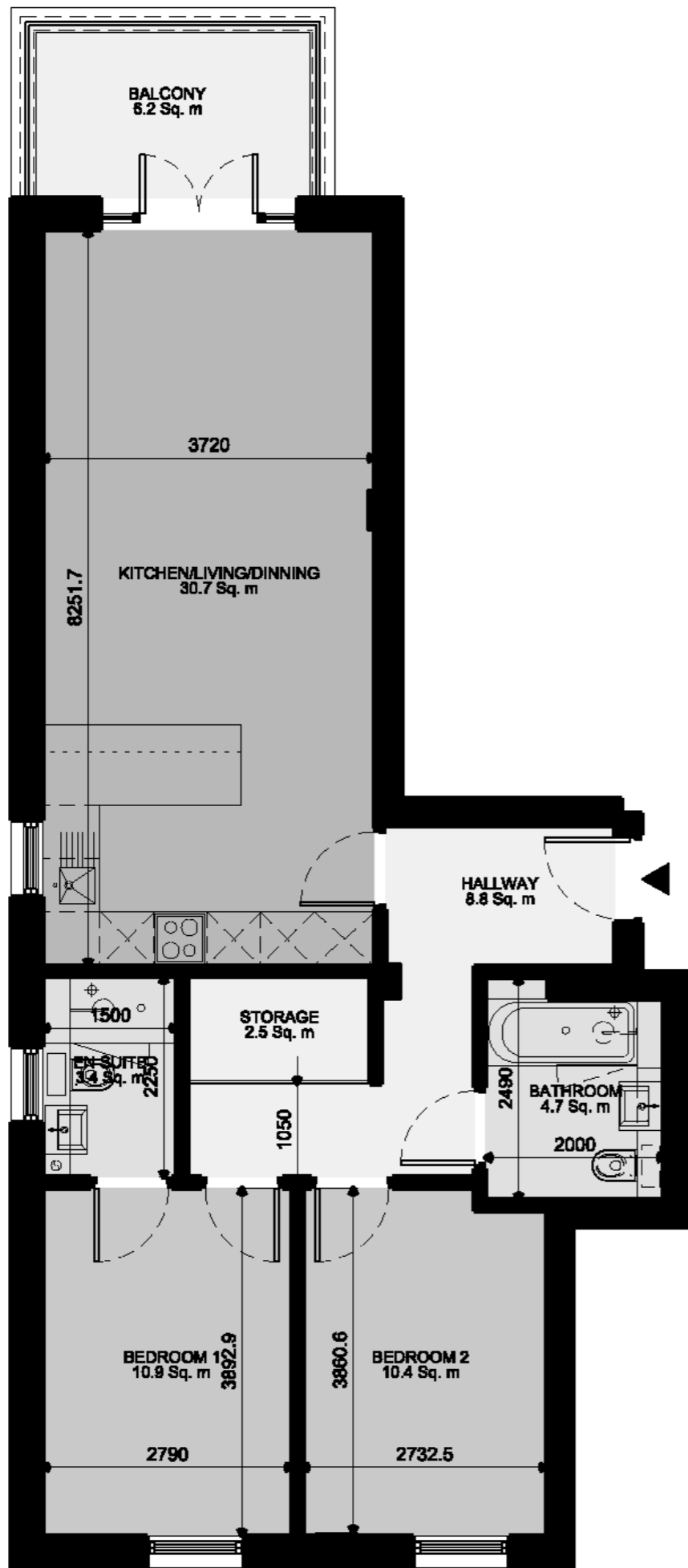


First Floor

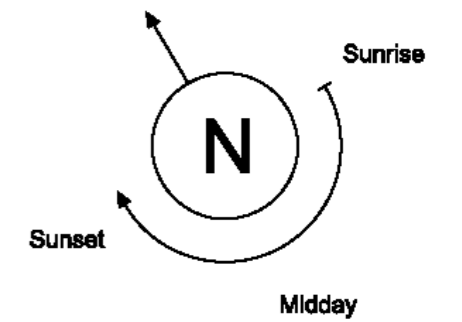
Metres



Feet



FLAT 7 - Lockwood House, 1A Oak Hill Road (2 Bed Apartment)



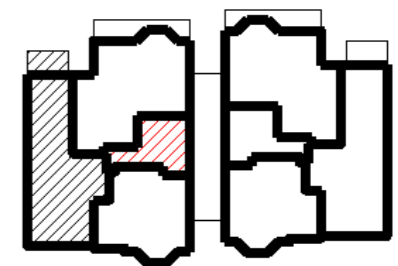
Dimensions

Circulation	8.8 Sq. m	94.3 Sq. '
Storage	2.5 Sq. m	26.5 Sq. '
Kitchen/Living/Dining room	30.7 Sq. m	330.1 Sq. '
Bathroom	4.7 Sq. m	50.2 Sq. '
En-suite	3.4 Sq. m	36.3 Sq. '
Bedroom 1	10.9 Sq. m	116.9 Sq. '
Bedroom 2	10.4 Sq. m	112.3 Sq. '
Balcony	6.2 Sq. m	67.0 Sq. '
Total Gross Internal	74.0 Sq. m	796.1 Sq. '

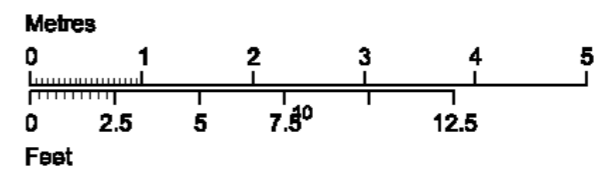
Level location

Floor locator

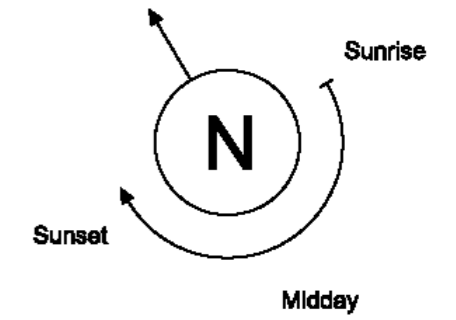
- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



First Floor



FLAT 8 - Lockwood House, 1A Oak Hill Road (1 Bed Apartment)



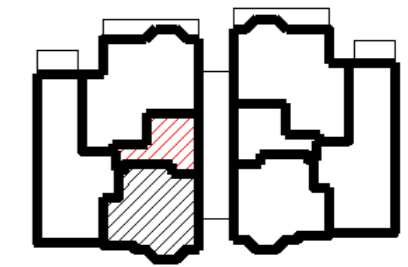
Dimensions

Circulation	4.5 Sq. m	48.8 Sq. '
Storage	1.5 Sq. m	15.7 Sq. '
Kitchen/Living/Dining room	25.9 Sq. m	278.8 Sq. '
Bathroom	4.5 Sq. m	48.4 Sq. '
Bedroom 1	14.1 Sq. m	151.8 Sq. '
Total Gross Internal	50.7 Sq. m	545.2 Sq. '

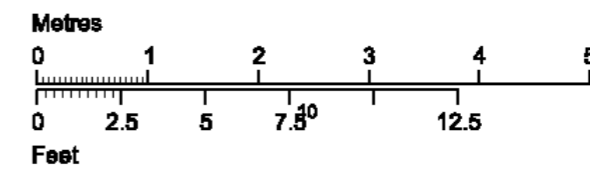
Level location

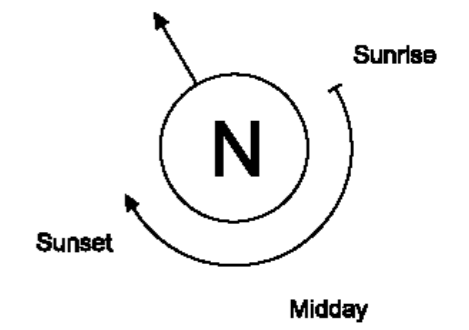
Floor locator

- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

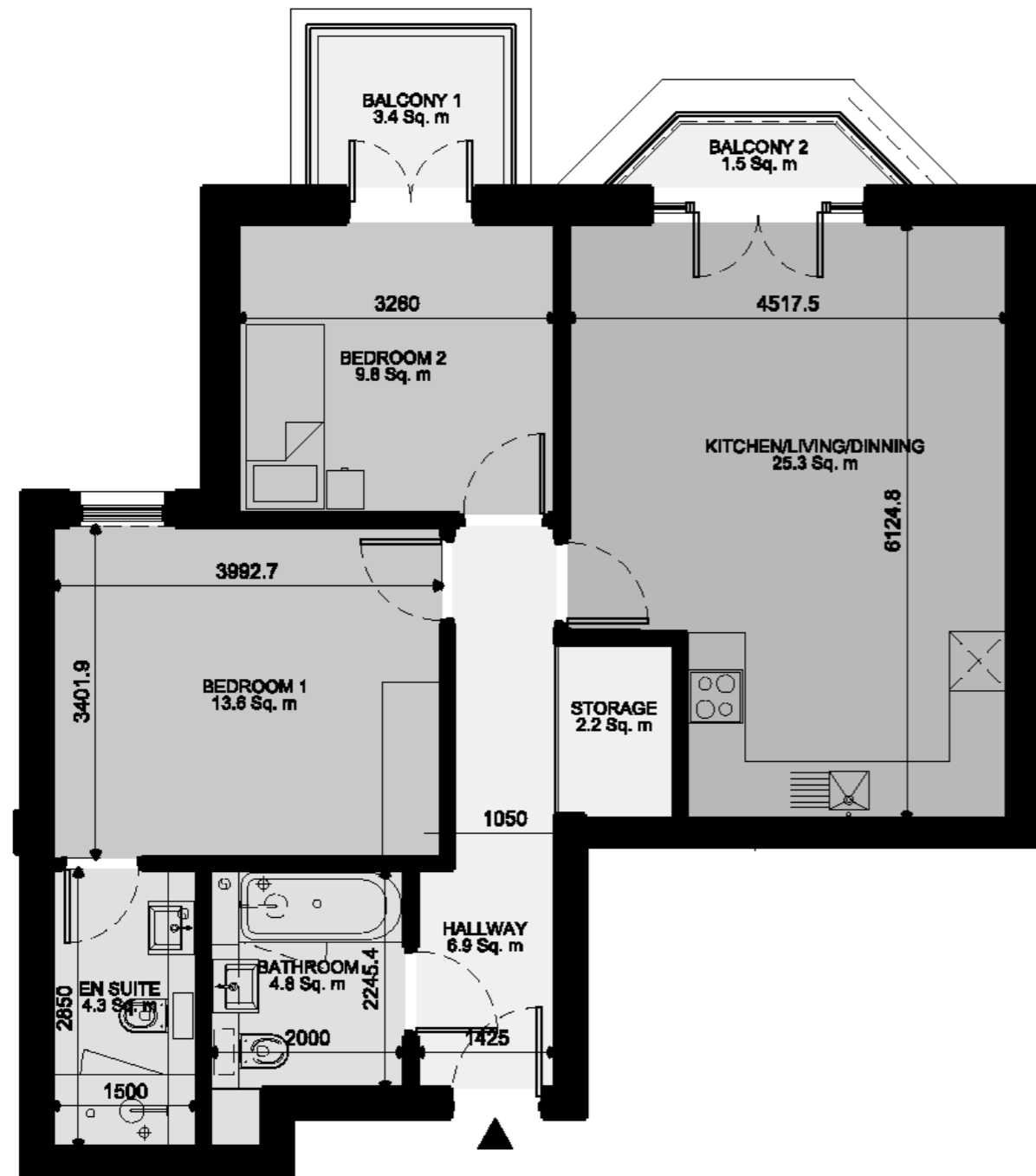


First Floor





FLAT 9 - Lockwood House, 1A Oak Hill Road (2 Bed Apartment)



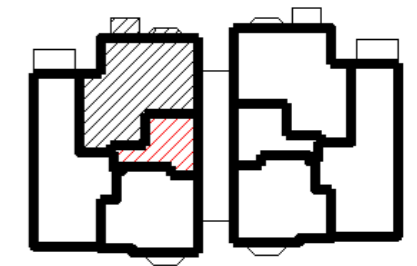
Dimensions

Circulation	6.9 Sq. m	74.3 Sq. '
Storage	2.2 Sq. m	23.4 Sq. '
Kitchen/Living/Dinning room	25.3 Sq. m	272.6 Sq. '
Bathroom	4.8 Sq. m	52.0 Sq. '
En-suite	4.3 Sq. m	46.0 Sq. '
Bedroom 1	13.6 Sq. m	146.4 Sq. '
Bedroom 2	9.8 Sq. m	105.0 Sq. '
Balcony 1/2	4.9 Sq. m	52.7 Sq. '
Total Gross Internal	69.7 Sq. m	750.4 Sq. '

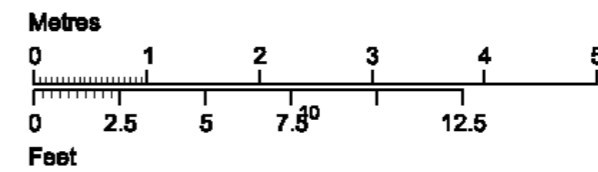
Level location

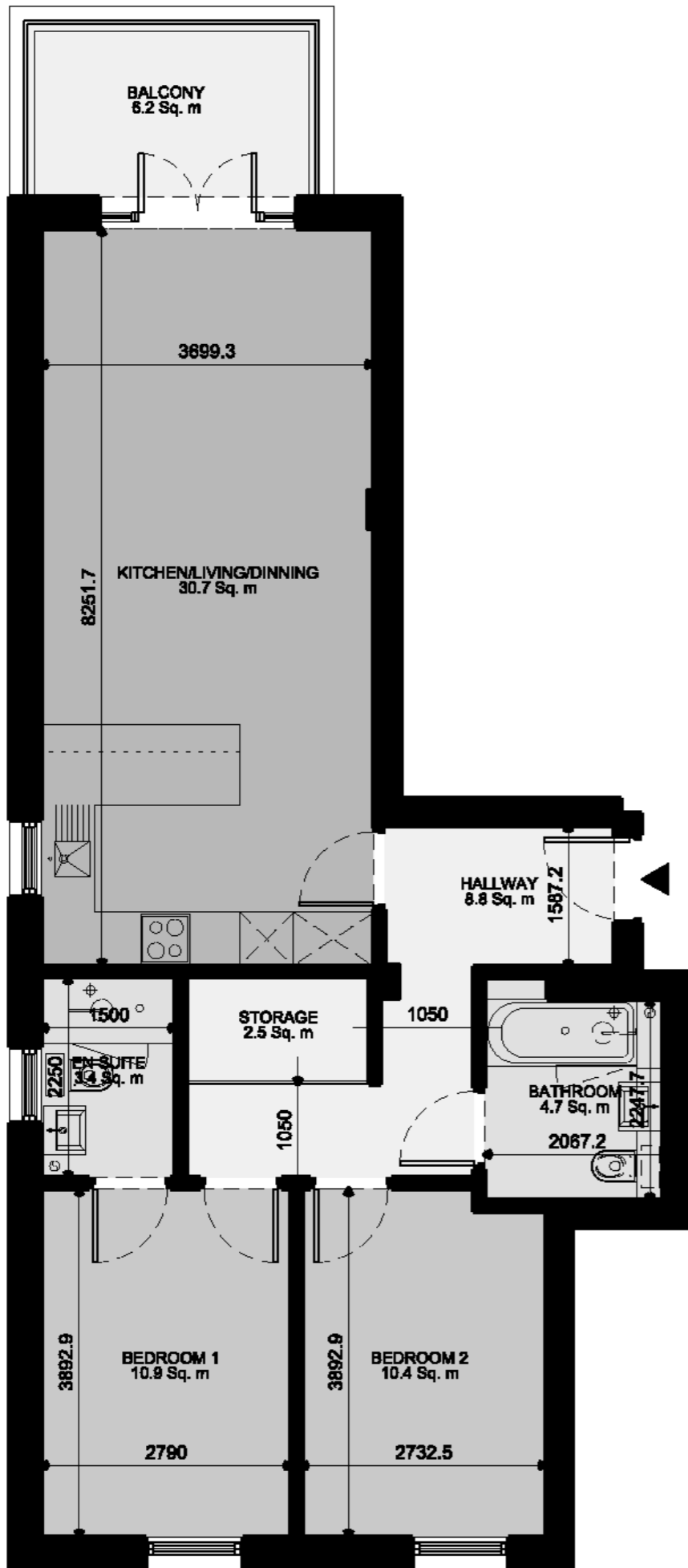
Floor locator

- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

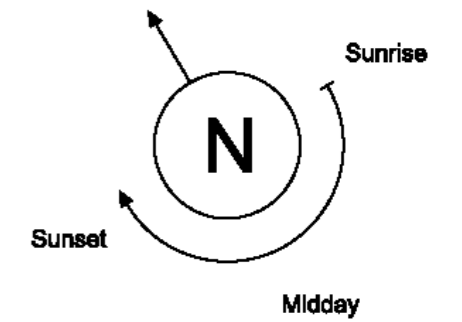


Second Floor





FLAT 10 - Lockwood House, 1A Oak Hill Road (2 Bed Apartment)



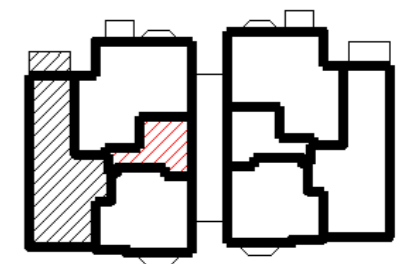
Dimensions

Circulation	8.8 Sq. m	94.3 Sq. '
Storage	2.5 Sq. m	26.5 Sq. '
Kitchen/Living/Dining room	30.7 Sq. m	330.1 Sq. '
Bathroom	4.7 Sq. m	50.2 Sq. '
En-suite	3.4 Sq. m	36.3 Sq. '
Bedroom 1	10.9 Sq. m	116.9 Sq. '
Bedroom 2	10.4 Sq. m	112.3 Sq. '
Balcony	6.2 Sq. m	67.0 Sq. '
Total Gross Internal	74.0 Sq. m	796.1 Sq. '

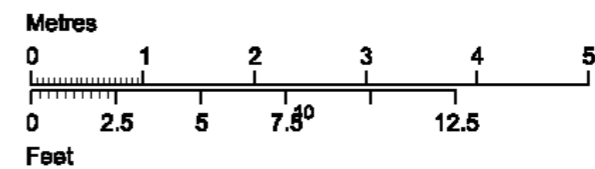
Level location

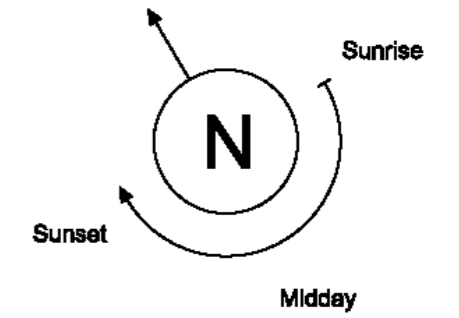
Floor locator

- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

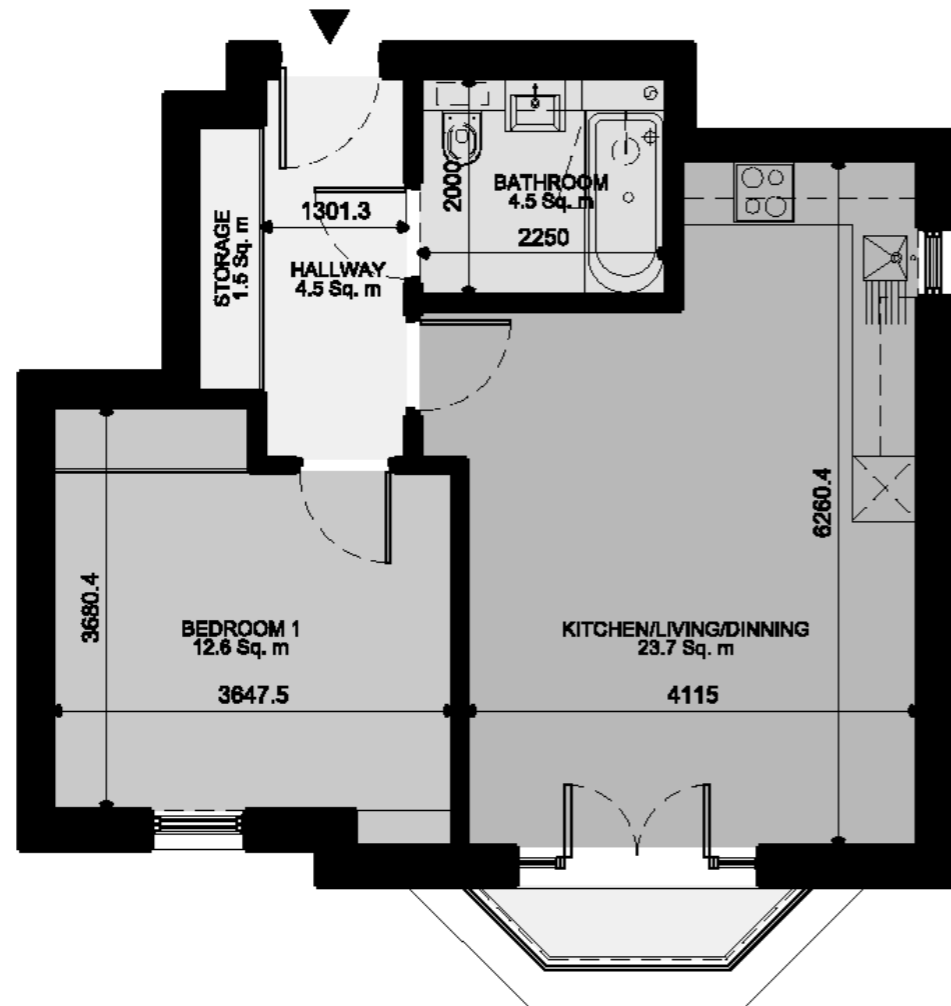


Second Floor





FLAT 11 - Lockwood House, 1A Oak Hill Road (1 Bed Apartment)



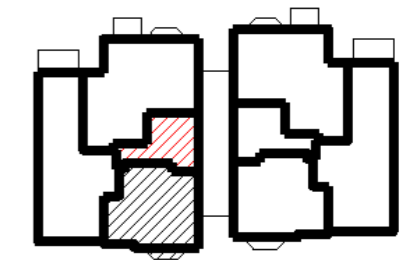
Dimensions

Circulation	4.5 Sq. m	48.8 Sq. '
Storage	1.5 Sq. m	15.7 Sq. '
Kitchen/Living/Dining room	25.9 Sq. m	278.8 Sq. '
Bathroom	4.5 Sq. m	48.4 Sq. '
Bedroom 1	14.1 Sq. m	151.8 Sq. '
Balcony	1.5 Sq. m	16.6 Sq. '
Total Gross Internal	48.4 Sq. m	521.1 Sq. '

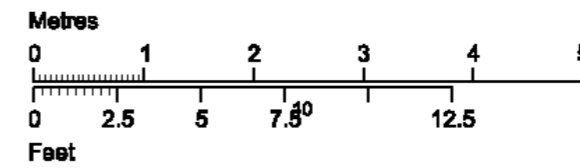
Level location

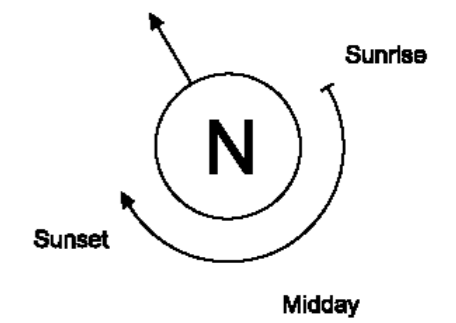
Floor locator

- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

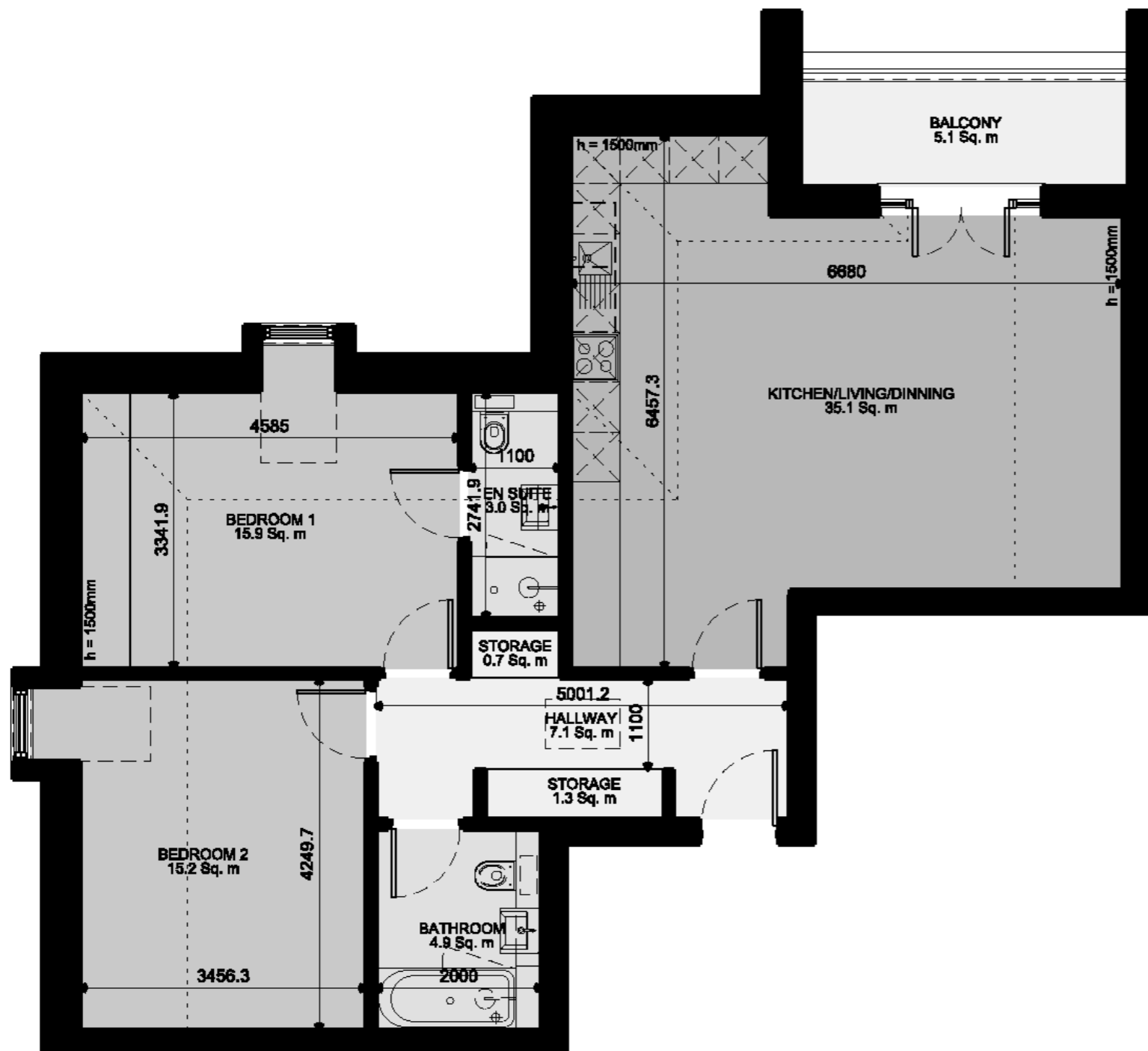


Second Floor





FLAT 12 - Lockwood House, 1A Oak Hill Road (2 Bed Apartment)



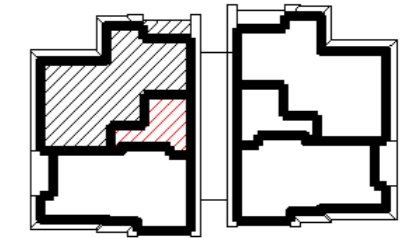
Dimensions

Circulation	7.1 Sq. m	76.0 Sq. '
Storage	2.0 Sq. m	21.0 Sq. '
Kitchen/Living/Dining room	35.1 Sq. m	378.0 Sq. '
Bathroom	4.9 Sq. m	52.3 Sq. '
En-suite	3.0 Sq. m	32.5 Sq. '
Bedroom 1	15.9 Sq. m	170.8 Sq. '
Bedroom 2	15.2 Sq. m	163.9 Sq. '
Balcony	5.1 Sq. m	55.1 Sq. '
Total Gross Internal	85.9 Sq. m	924.4 Sq. '

Level location

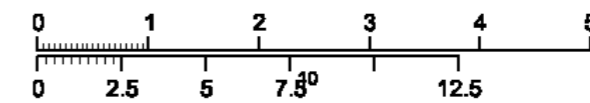
Floor locator

- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

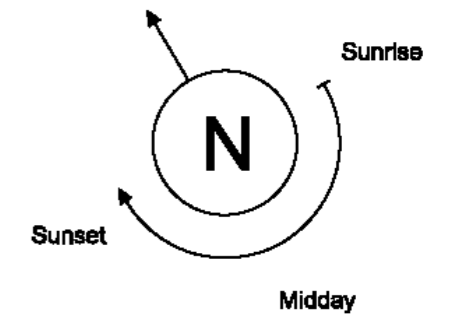


Third Floor

Metres



Feet



FLAT 13 - Lockwood House, 1A Oak Hill Road (2 Bed Apartment)



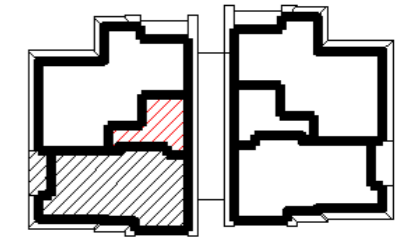
Dimensions

Circulation	6.8 Sq. m	72.9 Sq. '
Storage	1.1 Sq. m	12.1 Sq. '
Kitchen/Living/Dining room	27.8 Sq. m	299.4 Sq. '
Bathroom	3.8 Sq. m	41.2 Sq. '
En-suite	3.4 Sq. m	36.3 Sq. '
Bedroom 1	14.7 Sq. m	158.2 Sq. '
Bedroom 2	10.3 Sq. m	110.9 Sq. '
Balcony	4.8 Sq. m	51.3 Sq. '
Total Gross Internal	70.7 Sq. m	761.5 Sq. '

Level location

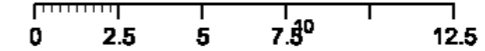
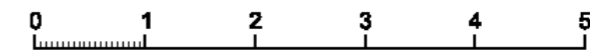
Floor locator

- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



Third Floor

Metres



Feet



Contacts

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