

A close-up photograph of several white thistle flowers. The flowers have a central green core with small yellowish-green florets. The petals are white and have a very spiky, serrated appearance. The leaves are also green and spiky. The background is dark and out of focus.

Foyle Court, Hollyfield Road,  
Surbiton KT5 9AU





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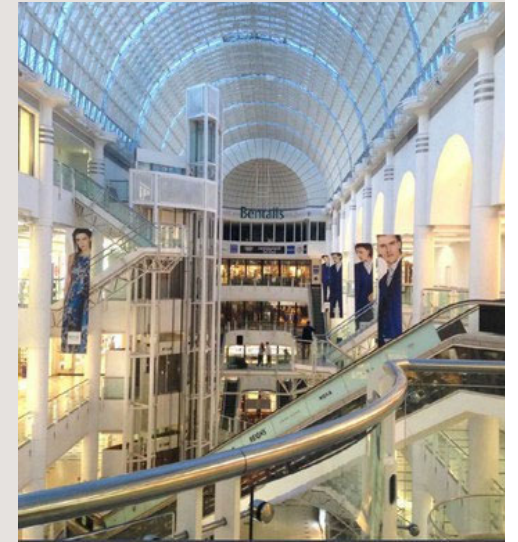
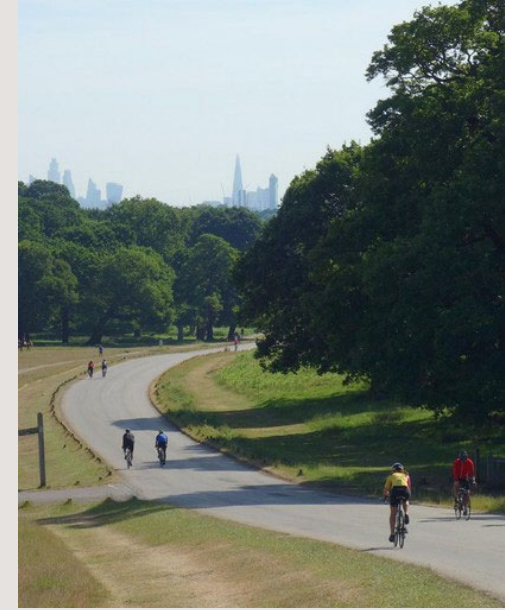


# Surbiton:

Surbiton is an affluent riverside town in South West London. It's a very vibrant location with a wide range of shops, cafes, excellent pubs and bars and award-winning restaurants. There is also a splendid selection of green spaces and parks just moments away. It should also be mentioned that it has the highly regarded Surbiton Farmers' Market on the third Saturday of every month. Surbiton is sumptuously positioned alongside the Thames and accordingly, walking, running, cycling and water sports are all on your doorstep.

The town also boasts the renowned Surbiton Racket and Fitness Club, established in 1881, which hosts the annual International Tennis Federation Surbiton Trophy which precedes the Wimbledon Championship. Surbiton is perfectly positioned with Hampton Court Palace, Bushy Park and Richmond Park and Kingston's Cosmopolitan Town Centre within easy reach. With an excellent selection of schools, a vibrant local community and trains taking only 16 minutes to Waterloo, the area has become one of the most desirable in South West London.









Foyle Court is positioned opposite Fishponds Conservation area.  
A haven and tranquil retreat with parkland, ponds and wildlife.







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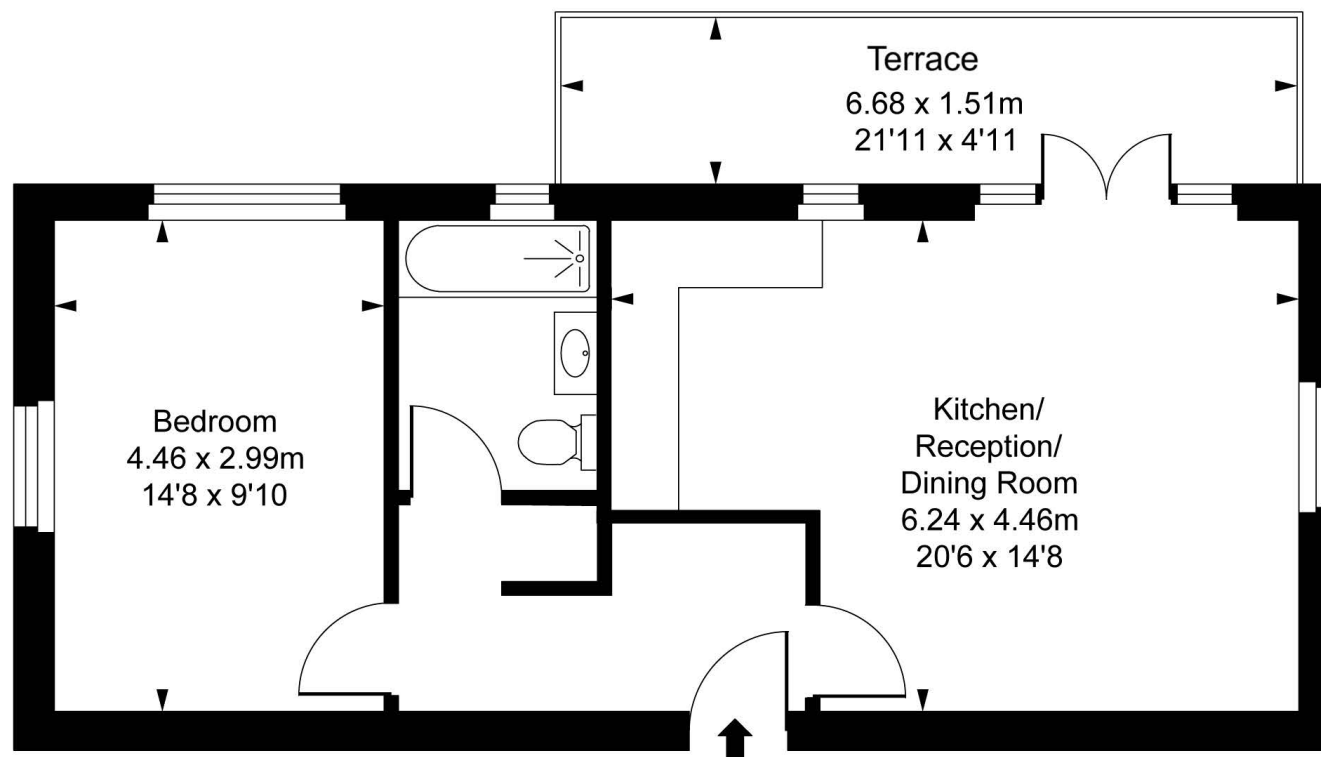
## Foyle Court Kitchen Designs – Indicative Images





# Apartment One:

Foyle Court,  
 Hollyfield Road, KT5  
 Approximate Gross Internal Area  
 50.31 sq m / 542 sq ft



Ground Floor

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## Apartment Two:

Foyle Court,  
Hollyfield Road, KT5  
Approximate Gross Internal Area  
74.50 sq m / 802 sq ft

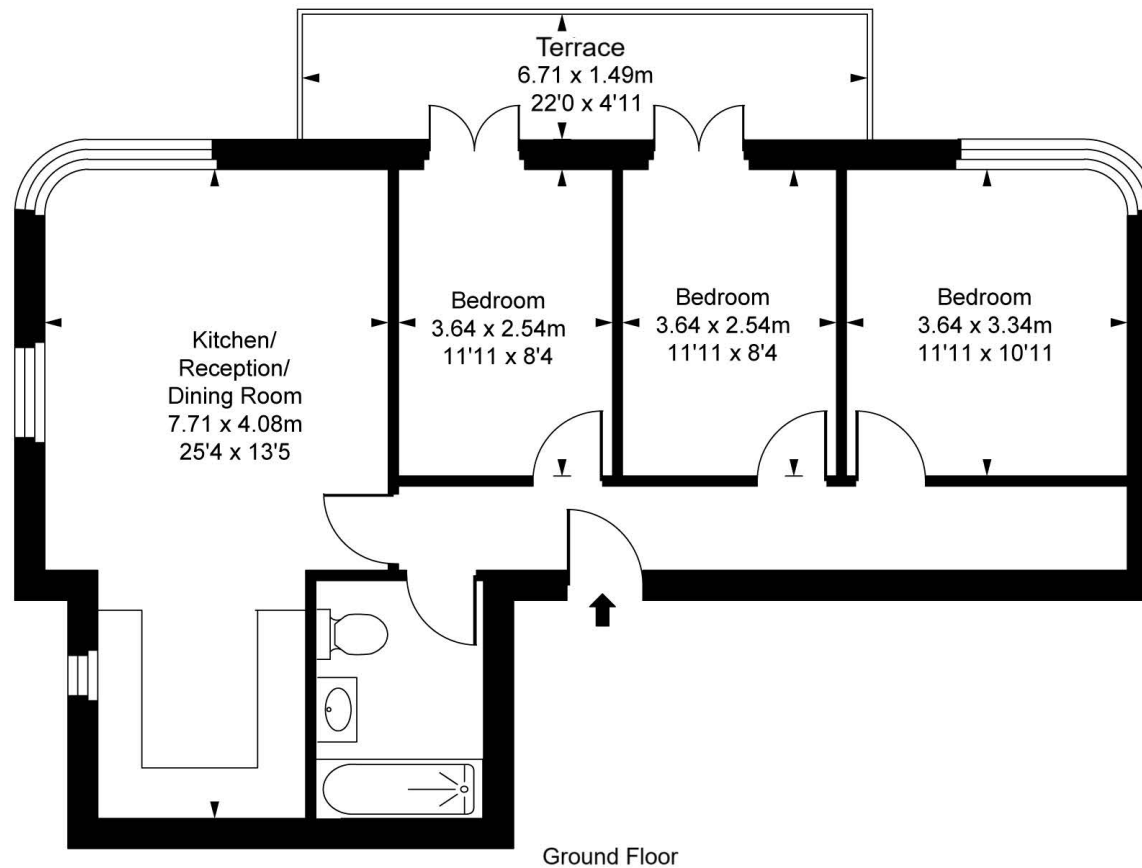
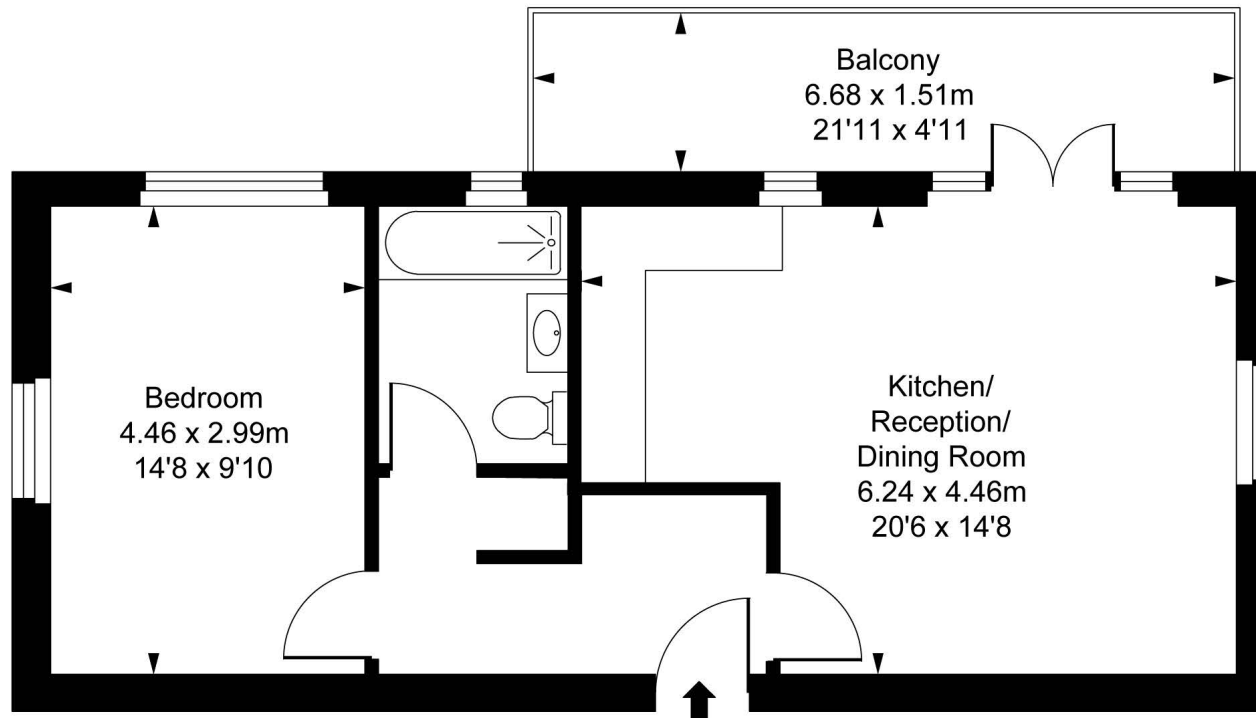


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## Apartment Three:

Foyle Court,  
Hollyfield Road, KT5  
Approximate Gross Internal Area  
50.31 sq m / 542 sq ft



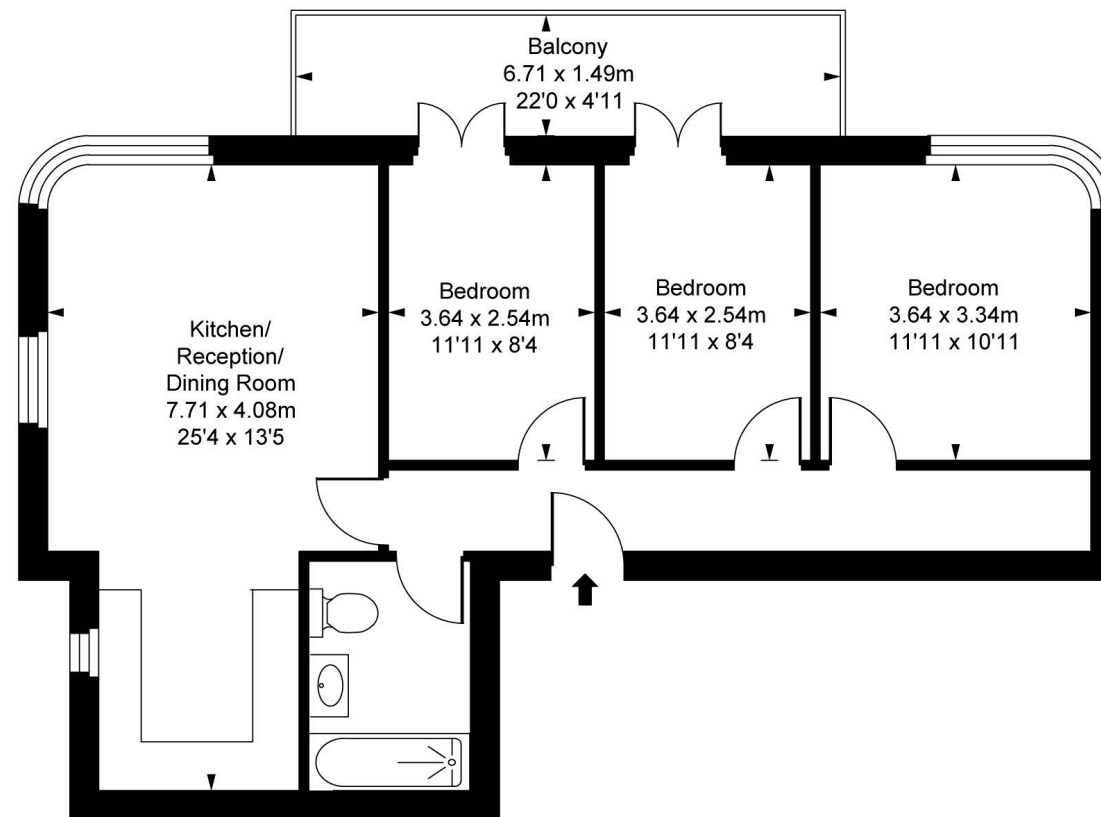
First Floor

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# Apartment Four:

Foyle Court,  
Hollyfield Road, KT5  
Approximate Gross Internal Area  
74.50 sq m / 802 sq ft



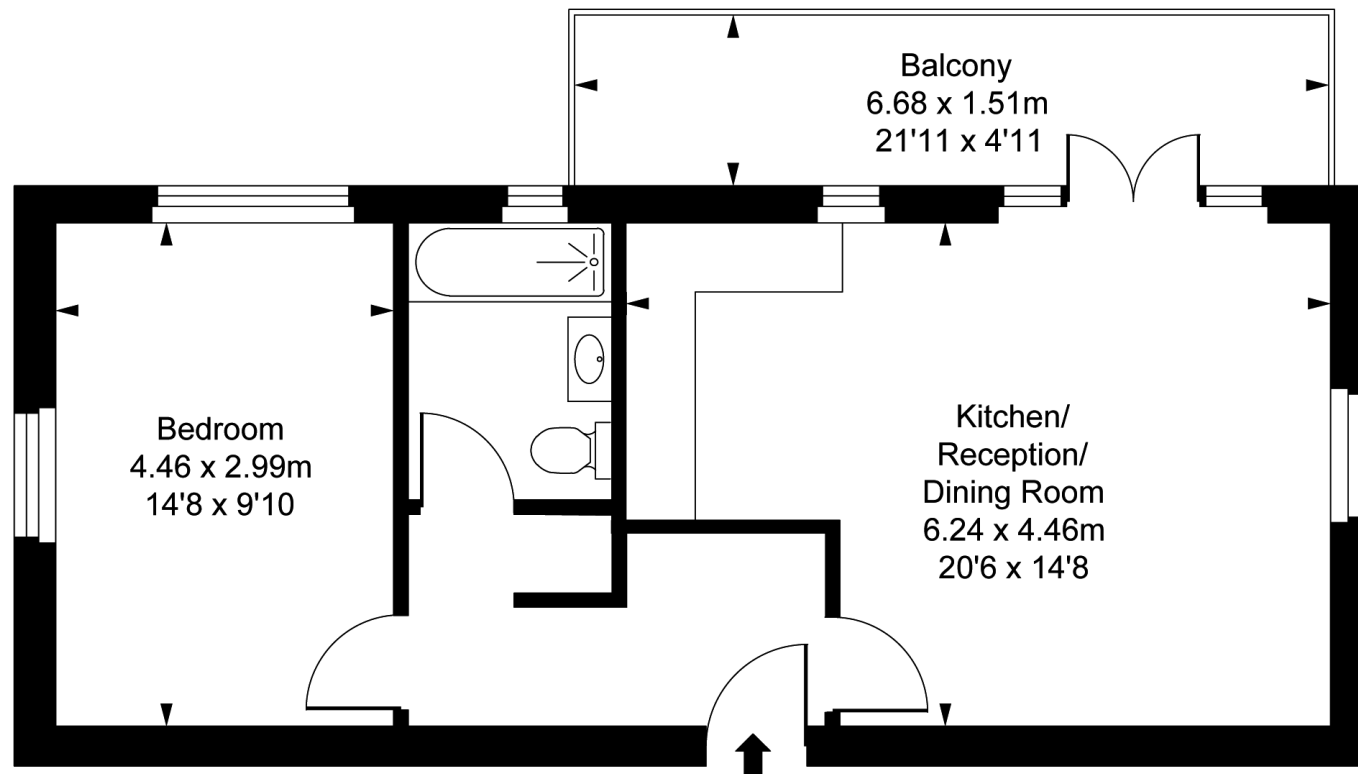
First Floor

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## Apartment Five:

Foyle Court,  
Hollyfield Road, KT5  
Approximate Gross Internal Area  
50.31 sq m / 542 sq ft



Second Floor

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# Apartment Six:

Foyle Court,  
Hollyfield Road, KT5  
Approximate Gross Internal Area  
74.50 sq m / 802 sq ft

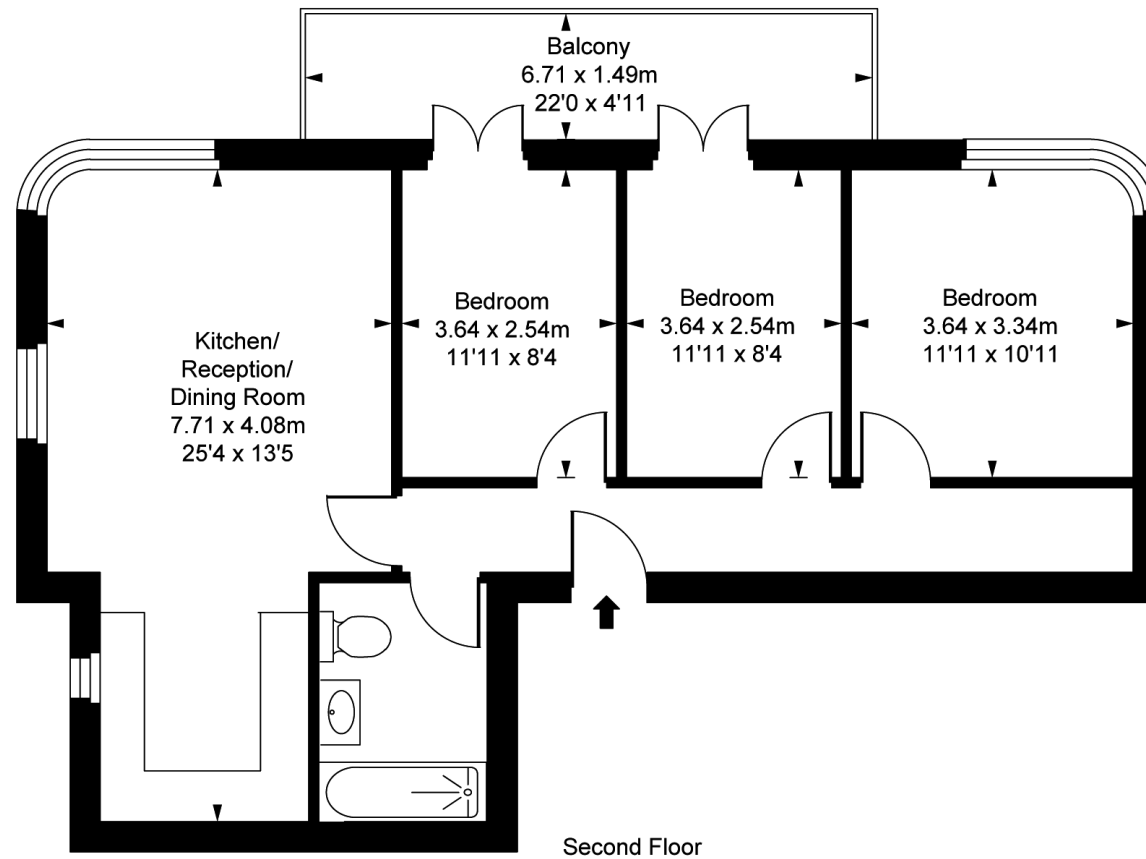
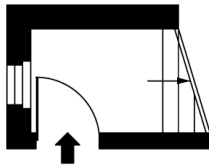


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# Apartment Seven:

Foyle Court,  
Hollyfield Road, KT5  
Approximate Gross Internal Area  
85.43 sq m / 920 sq ft



Second Floor Entrance  
Approximate Gross Internal Area  
2.65 sq m / 29 sq ft

Third Floor  
Approximate Gross Internal Area  
82.78 sq m / 891 sq ft

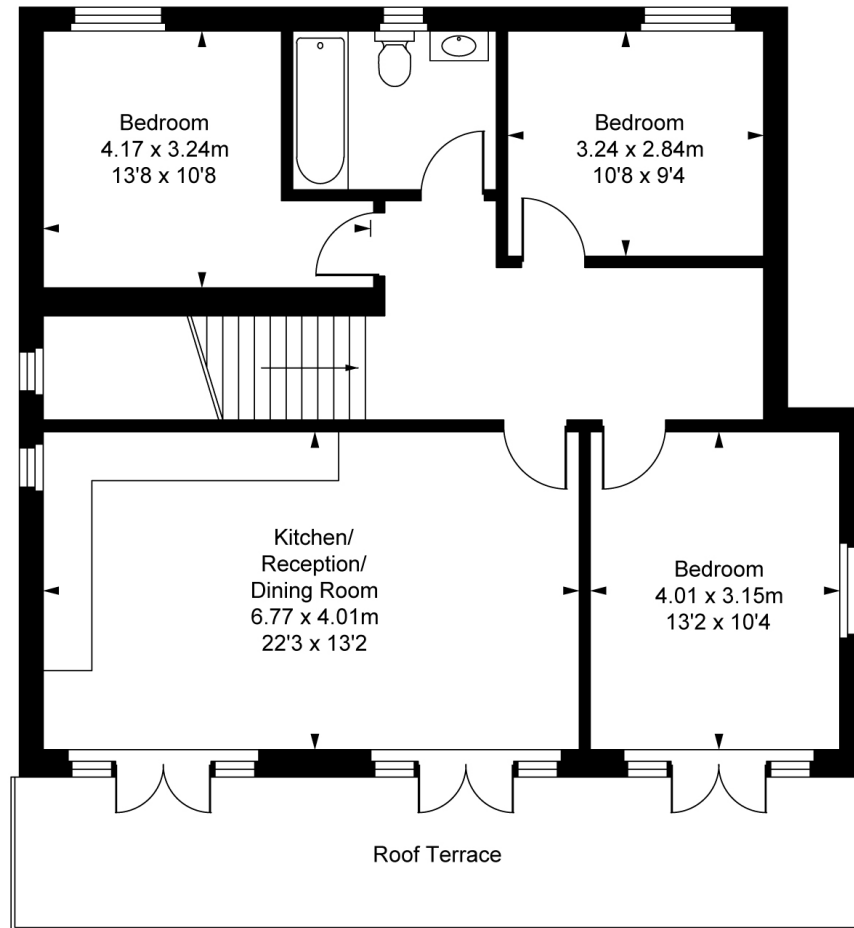


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# Specification:

- KITCHEN

- Howdens Satin finish units, soft close doors
- Composite worktops
- Under cabinet lighting
- Stainless steel sink with chrome mixer tap
- Work top 100mm upstand
- Induction hob, oven and extractor
- Integrated dishwasher and fridge freezer

- ENSUITE & BATHROOMS

- White sanitaryware
- Chrome taps and shower
- Walls and floors fully tiled, alcove in bath area.

- INTERNAL FINISHES

- Emulsion painted walls and ceilings
- Ceramic wall and floor tiles in bathrooms
- Laminate flooring to kitchen and living area

## ELECTRICS/LIGHTING

- LED light fittings to living room/kitchen/bathroom/hall
- TV, BT and Satellite points
- Brushed Chrome electrical faceplates throughout .

## BEDROOMS

- Carpets to all bedrooms

## GENERAL/SECURITY

- Cycle storage Racks
- Video entry to all apartments



## PRICE LIST

| Apartment | Floor  | Size (M) | Size (Sq ft) | Beds | Amenity (M) | Asking Price |
|-----------|--------|----------|--------------|------|-------------|--------------|
| 1         | Ground | 50.31    | 542          | 1    | 10          | £399,950     |
| 2         | Ground | 74.50    | 802          | 3    | 10          | £600,000     |
| 3         | First  | 50.31    | 542          | 1    | 10          | £399,950     |
| 4         | First  | 74.50    | 802          | 3    | 10          | £610,000     |
| 5         | Second | 50.31    | 542          | 1    | 10          | £399,950     |
| 6         | Second | 74.50    | 802          | 3    | 10          | £620,000     |
| 7         | Third  | 85.43    | 920          | 3    | 20          | £645,000     |

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