



ST. JAMES

HAMPTON HILL TW12 1DH

A COLLECTION OF 1, 2 & 3 BEDROOM
LUXURY APARTMENTS

1STJAMES.UK



ST. JAMES

HAMPTON TW12 1DH

"Luxury living on the doorstep of central london"





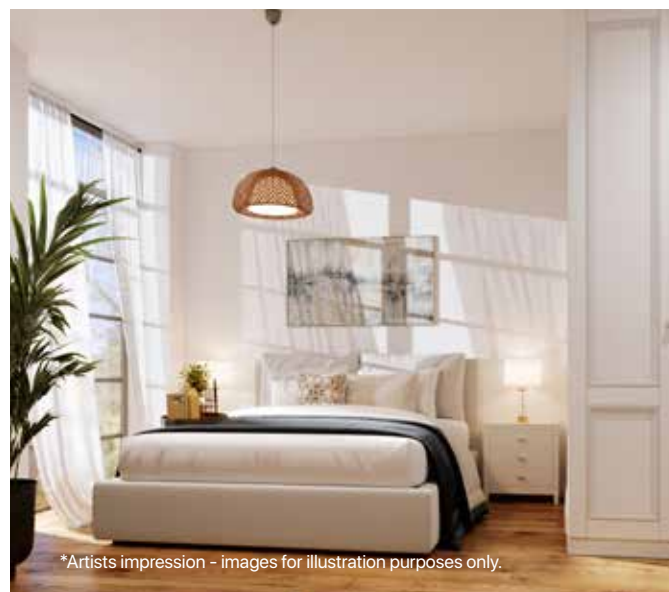
Unique apartments

1 St James is an elegant new development of 9 stylish apartments offering spacious & thoughtfully designed living spaces, kitchens & dining areas. Natural light floods the interior spaces that feature large floor to ceiling windows with private outdoor spaces, by way of a terrace or balcony. These apartments are set in beautiful landscaped gardens in the heart of Hampton Hill and located just a stone's throw from the banks of the River Thames with great train links in to central London.

1 St James offers an opportunity to purchase a one, two or three-bedroom property designed to the highest specification, with access to

spectacular shared spaces. Designed with style and comfort in mind, these apartments feature luxurious finishes and subtle colour palettes. Every detail has been considered to create an environment that is both beautiful and practical: from the generous width corridors and doorways and the carefully chosen, adjustable lighting, to high quality flooring with underfloor heating.

Kitchens are fully equipped with high-quality, integrated appliances and Quartz work surfaces. We have a range of apartments that feature en-suites to the master bedroom, in addition to a family bathroom, and thoughtful touches like vanity cabinets with integrated lighting.



*Artists impression - images for illustration purposes only.



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"Bushy Park, the tranquil escape"



Heathrow Airport



Richmond Park



The West End



Richmond Lock



Hampton High Street



Molesley



Bushy Park



The West End - Theatreland

A stones throw away

Hampton is a village in a suburban area on the north bank of the River Thames, located in the London Borough of Richmond upon Thames. Within minutes you will find the open green spaces of Bushy Park & Home Park, as well as the historic Hampton Court Palace, local theatres, golf clubs, health clubs, restaurants & cafés.

Hampton is served by three local railway stations, Fulwell, Hampton & Hampton Court. 1 St James is situated in one of

the most enviable locations in all of Greater London. With the green spaces of the Royal parks and the River Thames on your doorstep, while still within easy reach of the world-famous shopping and culture of the West End of London.

For all you need day-to-day in Hampton Wick, there's a range of local shops, cafés and a Post Office, with even more on offer in nearby Kingston Town Centre.



Teddington Lock



Twickenham Stadium

1

ST. JAMES

HAMPTON TW12 1DH



TEDDINGTON
TRAIN STATION

TWICKENHAM
STADIUM

RICHMOND
PARK

OLD HAMPTONIANS
RUGBY CLUB

THE LADY
ELEANOR HOLLES
JUNIOR SCHOOL

A312
UXBRIDGE ROAD

WEMBLEY
STADIUM

WALDEGRAVE
SCHOOL

CENTRAL
LONDON

HEATHROW
AIRPORT

DAVID LLOYD
HAMPTON

FULWELL
GOLF CLUB

WINDMILL
ROAD

ST JAMES
ROAD

HAMPTON HILL
JUNIOR SCHOOL

LADY ELEANOR
HOLLES SCHOOL
(PRIVATE)

M25 JUNCTION 13 - 8.2 MILES
HEATHROW AIRPORT - 8.5 MILES

M3 JUNCTION 1 - 3.8 MILES
M25 JUNCTION 12 - 8.8 MILES

HAMPTON HIGH STREET
& BUSHY PARK
8 MINUTE WALK



Beautifully connected

1 St James is perfectly situated for both local and central London travel links. Hampton Station is a 5 minute drive or an 20 minute walk from your door with four trains an hour offering an easy journey to London, Richmond, Wimbledon, Clapham Junction and beyond.

network which will see more than £30 million invested in a safe cycling infrastructure locally.

Major motorways (M25, M3 and M4) are easily reached by car, as is Heathrow and Gatwick.

Cycling is very popular in the area, with plenty of routes in the local parks, plus the development of the Go Cycle

IN AND AROUND HAMPTON BY CAR

Primary Schools

Hampton Hill Junior School	1 min
Carlisle Infant School	2 mins
St Mary's and St Peter's COE Primary School	5 mins
Hampton Wick Infant & Nursery School	12 mins
Orleans Primary School	13 mins
Collis Primary School	10 mins

Secondary Schools

Lady Eleanor Hollles (Private)	2 mins
Hampton School	3 mins
Hampton High	3 mins
Waldegrave School	6 mins
St Catherine's School	8 mins
Radnor House Independent	8 mins
Turing House School	8 mins
Hampton Court House School	10 mins
Teddington School	12 mins

Hospitals & GPs

Broad Lane Surgery	2 mins
Hampton Medical Centre	5 mins
Teddington Memorial Hospital	5 mins
Cassel Hospital	20 mins
Kingston Hospital	23 mins

Places to eat & drink in Hampton High Street just an 8 minute walk...

The Star Public House	Tin Tin Chinese Restaurant	Chowka Indian Kitchen	Ims's Thai Kitchen	La Familia Spanish Restaurant	Piazza Firenze (Italian)
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TRAVEL TIMES



Train travel times from Hampton Station

Wimbledon	25 Mins
Clapham Junction	31 Mins
Vauxhall	36 Mins
London Waterloo	41 Mins

Nearest tube stations are Wimbledon & Richmond.



Car journey times from 1 St James

M3 Junction 1	8 Mins
M25 Junction 12	12 Mins
Twickenham	12 Mins
Heathrow Airport	17 Mins
Richmond Park	26 Mins
London West End	72 Mins



Cycle times from 1 St James

Bushy park	2 Mins
Teddington Lock	13 Mins
Hampton Court	15 Mins
Richmond park	19 Mins
Wimbledon	45 Mins



Walking times from 1 St James

Bushy park	8 Mins
Fulwell Golf Club	16 Mins
David Lloyd Hampton	25 Mins
Hampton Court	45 Mins

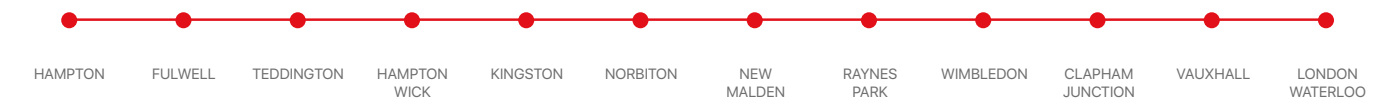
*All travel times for 1 St James, Hampton have been sourced from Google Maps. Train times all from southwesternrailway.com. Travel times are approximate.



COMMUTING INTO CENTRAL LONDON



OVERGROUND (SOUTH WESTERN RAILWAYS)



UNDERGROUND (DISTRICT LINE)



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Areas of interest

Hampton boasts a vibrant cultural scene, situated close to beautiful gardens, historic sites and lively arts venues.

Hampton Court Palace (former home of Henry VIII) plays host to a seasonal programme of events, from food festivals to music concerts, as well as welcoming visitors to its beautiful gardens and interiors.

The palace playground offers many adventures for those with young grandchildren to entertain.

Hampton Court is just one of the local attractions and, with a base in Hampton Wick, there's

an endless variety to explore: the eclectic programme of the Rose Theatre in Kingston includes everything from live jazz and poetry to Shakespeare; and there's a packed series of annual events to enjoy in the area, from the Regatta to the Carnival, and the Heritage Festival.

The National Trust's Ham House is a rare and atmospheric 17th-century house on the River Thames in Richmond and is just a 20 minute car journey.

Accommodation schedule

Approximate Gross Internal Areas (GIA): SQM/SQ FT

Apartment	Living/Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Flat Total (GIA): SQ M/SQ FT	Balcony/Terrace
1*	39.9 / 429.4	15.2 / 163.1	11.7 / 126.2	-	79.8 / 858.9	19.1 / 205.9
2	37.7 / 405.8	13.7 / 147.5	11.5 / 124.1	-	75.6 / 813.8	19.7 / 212.0
3*	40.9 / 440.2	16.7 / 179.8	12.5 / 134.5	-	82.6 / 889.0	34.0 / 366.0
4	31.2 / 335.8	14.8 / 159.3	-	-	60.9 / 655.5	16.5 / 177.6
5	33.1 / 356.3	17.0 / 182.9	12.8 / 137.8	-	91.3 / 982.7	8.4 / 90.4
6	35.2 / 378.9	14.4 / 155.0	11.3 / 121.2	-	79.7 / 857.9	7.6 / 81.8
7*	46.2 / 497.3	19.8 / 213.1	11.8 / 127.0	-	78.9 / 849.3	8.9 / 95.8
8*	53.8 / 579.1	15.4 / 165.8	11.5 / 123.8	11.5 / 123.8	85.9 / 924.6	26.5 / 285.2
9*	41.1 / 442.4	15.0 / 161.5	11.5 / 123.8	-	110.9 / 1193.7	13.9 / 149.6

* Property is allocated 1 parking space. There is also ample free parking for cars on St James Road and adjoining Windmill Road.

Buying one of our homes

If you're a first time buyer, second time buyer, investor or downsizer, you will find a range of options available to make your move to one of our homes a lot easier.

Our apartments come with 10 year Build-Zone insurance warranty.



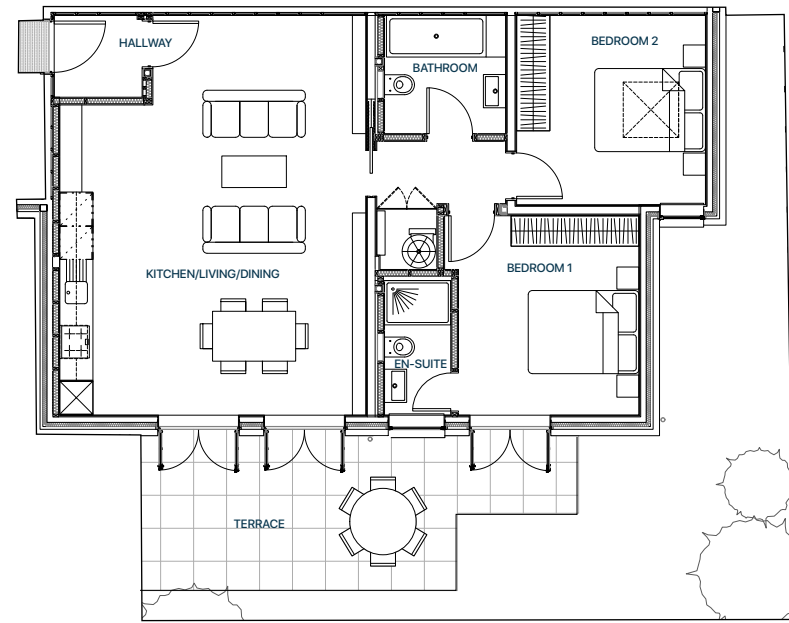
GRANDERA HOMES

HIGHLY ENERGY EFFICIENT HOMES: RATED B



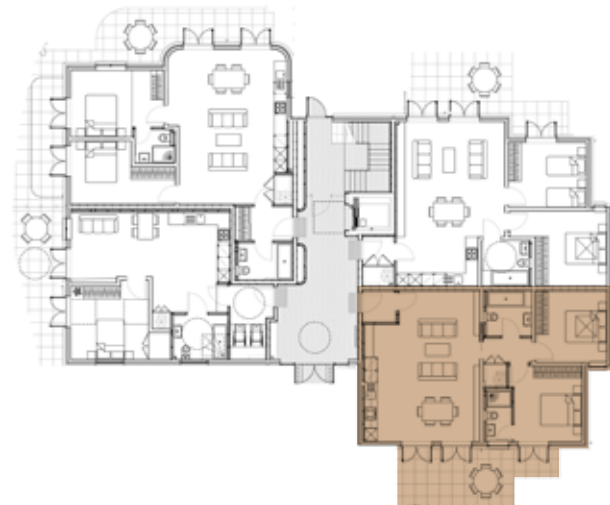
10 YEAR WARRANTY

Ground Floor - Apartment 1

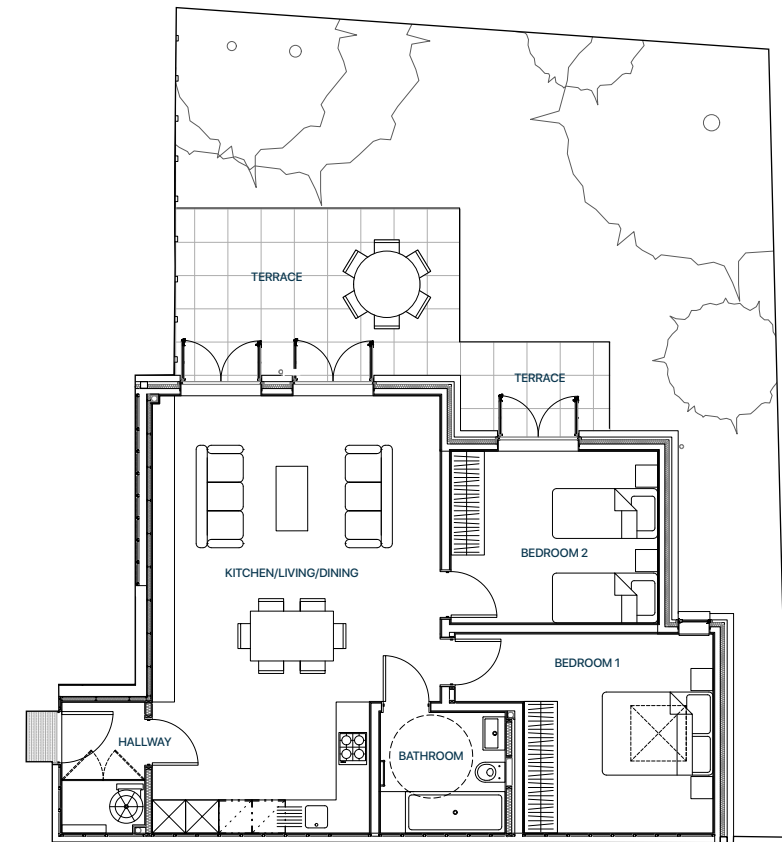


FL AREAS

Key Areas	Dimensions	SQ M	SQ FT
Living/Kitchen	7.21m x 5.52m	39.9	429.4
Bedroom 1	3.58m x 4.57m	15.2	163.1
Bedroom 2	3.4m x 3.4m	11.7	126.2
Flat Total (GIA)		79.8	858.9
Terrace	-	19.1	205.9

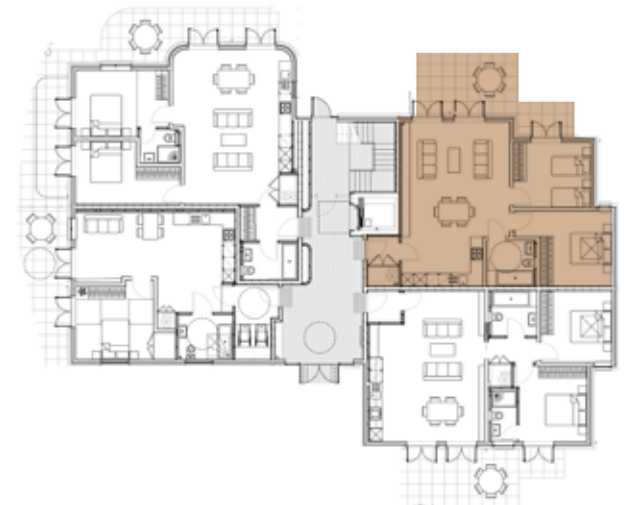


Ground Floor - Apartment 2

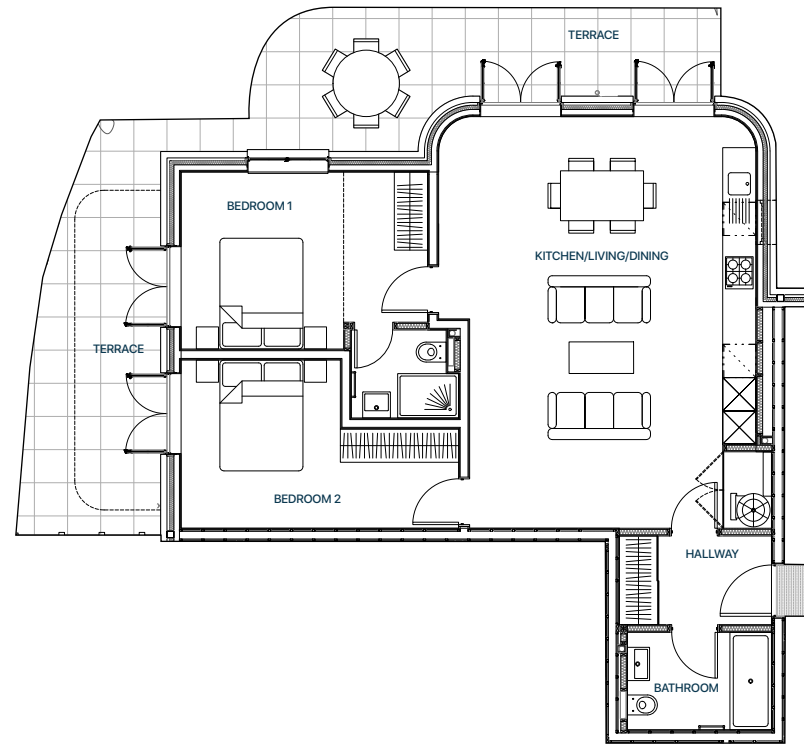


FLOOR AREAS

Key Areas	Dimensions	SQ M	SQ FT
Living/Kitchen	7.95m x 5.2m	37.7	405.8
Bedroom 1	3.59m x 4.67m	13.7	147.5
Bedroom 2	3.77m x 3.14m	11.5	124.1
Flat Total (GIA)		75.6	813.8
Terrace	-	19.7	212.0

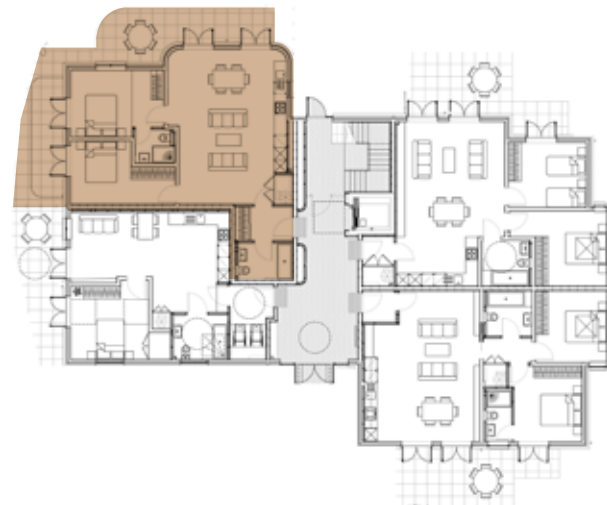


Ground Floor - Apartment 3

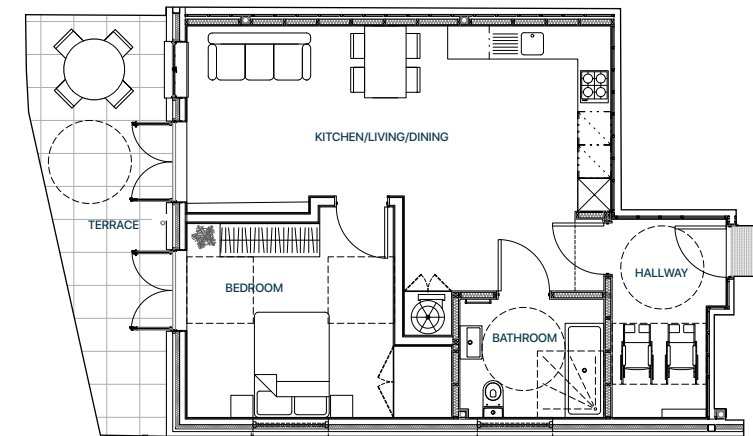


FLOOR AREAS

Key Areas	Dimensions	SQ M	SQ FT
Living/Kitchen	7.42m x 5.73m	40.9	440.2
Bedroom 1	3.21m x 4.49m	16.7	179.8
Bedroom 2	3.05m x 4.99m	12.5	134.5
Flat Total (GIA)	-	82.6	889.0
Terrace	-	34.0	366.0

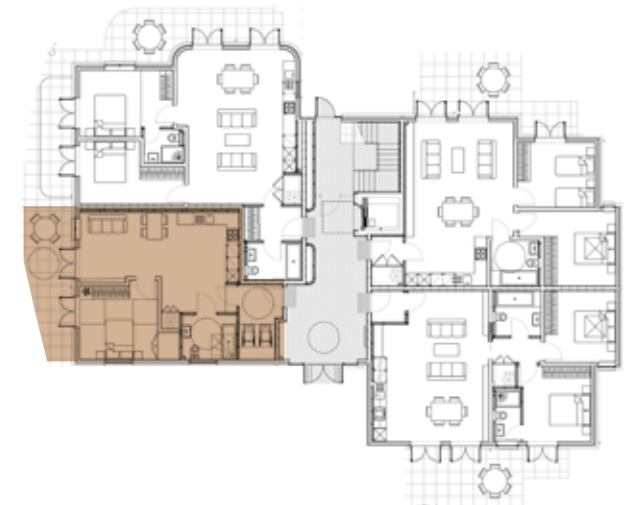


Ground Floor - Apartment 4



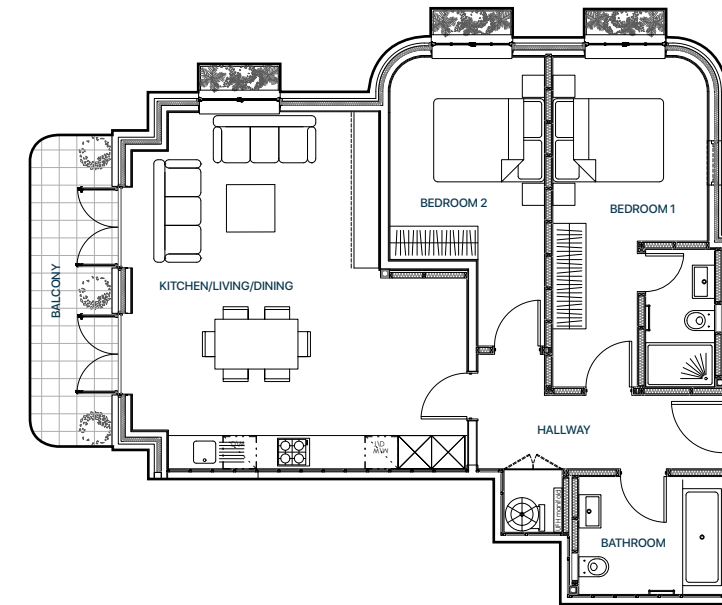
FLOOR AREAS

Key Areas	Dimensions	SQ M	SQ FT
Living/Kitchen	5.62m x 7.7m	31.2	335.8
Bedroom 1	3.47m x 4.78m	14.8	159.3
Flat Total (GIA)	-	60.9	655.5
Terrace	-	16.5	177.6





First Floor - Apartment 5

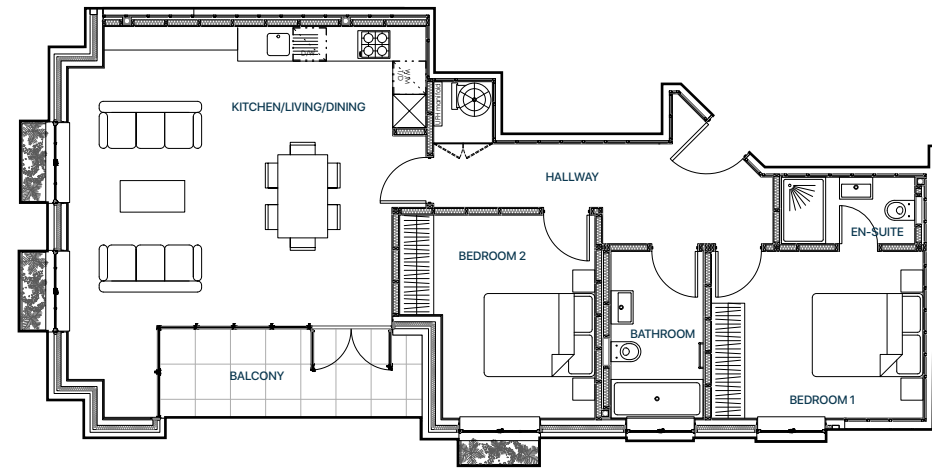


FLOOR AREAS

Key Areas	Dimensions	SQ M	SQ FT
Living/Kitchen	6.43m x 6.03m	33.1	356.3
Bedroom 1	5.97m x 2.8m	17.0	182.9
Bedroom 2	5.94m x 2.8m	12.8	137.8
Flat Total (GIA)	-	91.3	982.7
Balcony	-	8.4	90.4

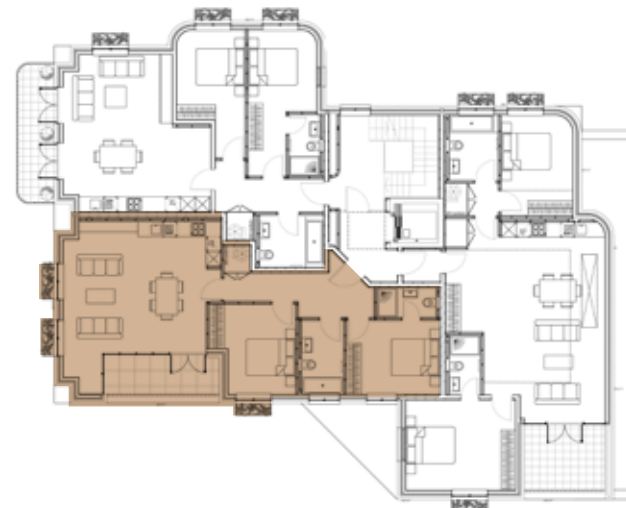


First Floor - Apartment 6

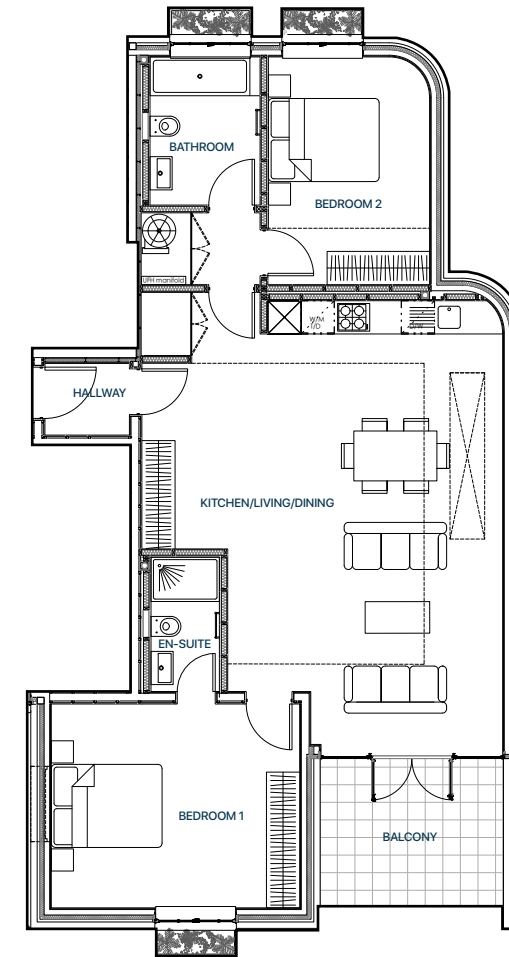


FLOOR AREAS

Key Areas	Dimensions	SQ M	SQ FT
Living/Kitchen	7.03m X 6.52m	35.2	378.9
Bedroom 1	4.35m x 3.81m	14.4	155.0
Bedroom 2	3.68m x 3.52m	11.3	121.2
Flat Total (GIA)	-	79.7	857.9
Balcony	-	7.6	81.8

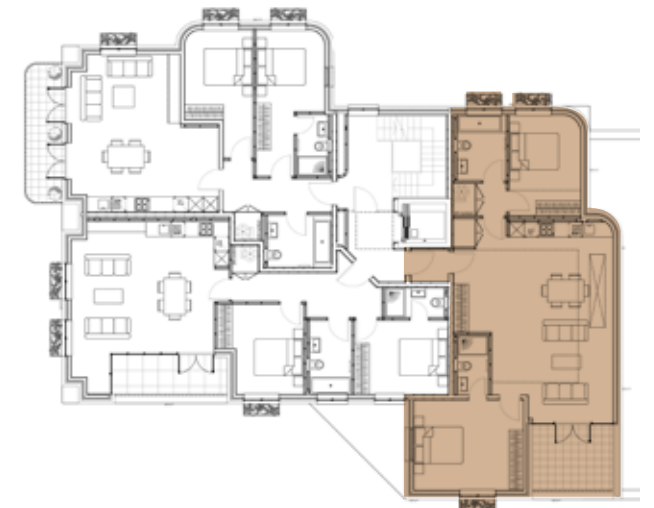


First Floor - Apartment 7

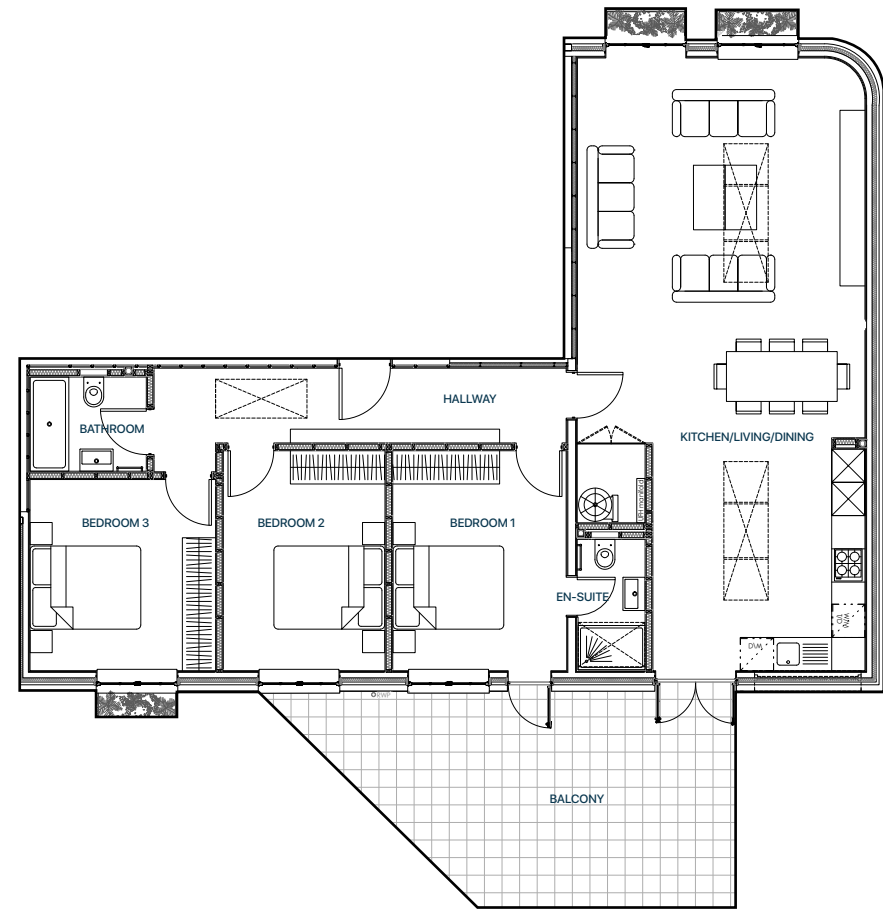


FLOOR AREAS

Key Areas	Dimensions	SQ M	SQ FT
Living/Kitchen	8.18m x 6.57m	46.2	497.3
Bedroom 1	6.34m x 4.49m	19.8	213.1
Bedroom 2	4.12m x 2.87m	11.8	127.0
Flat Total (GIA)	-	78.9	849.3
Balcony	4.12m x 2.87m	8.9	95.8



Second Floor - Apartment 8 (Penthouse)

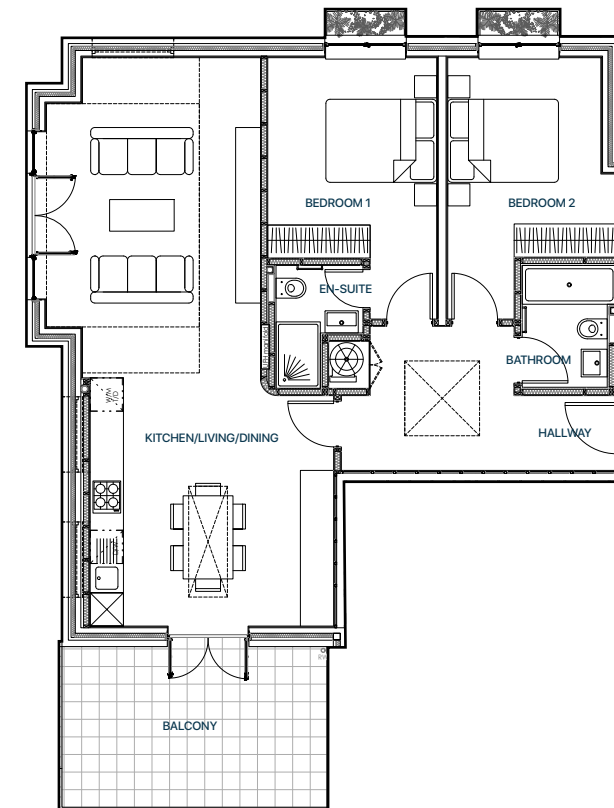


FLOOR AREAS

Key Areas	Dimensions	SQ M	SQ FT
Living/Kitchen	11.13 X 5.19m	53.8	579.1
Bedroom 1	3.93m x 4.53m	15.4	165.8
Bedroom 2	3.93m x 2.88m	11.5	123.8
Bedroom 3	3.48m x 3.39m	11.5	123.8
Flat Total (GIA)	-	85.9	924.6
Balcony	3.48m x 3.39m	26.5	285.2



Second Floor - Apartment 9 (Penthouse)



FLOOR AREAS

Key Areas	Dimensions	SQ M	SQ FT
Living/Kitchen	10.37m x 4.39m	41.1	442.4
Bedroom 1	4.71m x 3.05m	15.0	161.5
Bedroom 2	4.71m x 3.05m	11.5	123.8
Flat Total (GIA)	-	110.9	1193.7
Balcony	-	13.9	149.6



Fixtures & fittings

KITCHEN

- Kitchen units - Painted shaker style.
- Kitchen splashback - Brickette tiles
- Extractor fan - Built in to units
- Undermounted sink - Stainless steel
- Electric hob
- Single integrated oven
- Fridge/freezer - 70/30 intergrated fridge/freezer
- Dishwasher - Integrated dishwasher
- Washing machine - integrated washer dryer 7/4kg
- Chrome kitchen tap - Piave professional spray tap
- Kitchen worktops - Quartz white

LIVING / DINING

- Underfloor heating
- Engineered oak flooring
- Carpets - Grey
- Paint - Light grey throughout
- White 3 step skirting throughout
- Internal doors - Moulded 3 panel smooth door - white
- Switches - Brushed stainless steel throughout
- Sockets - Brushed stainless steel throughout
- Spot lights - semi recessed spot lights (kitchen, dining/lounge, bathroom, en-suite)
- Pendant lights (lounge & bedrooms)

BEDROOMS / BATHROOMS / ENSUITE

- Chrome bath tap - Iflo Kota waterfall bath filler
- Chrome shower - Iflo Duxford thermo bar mixer shower
- White quantum bath - 1800 x 725
- Glass shower screen - Iflo Apsley double panel folding bath screen
- WC back to wall - Iflo Serino back to wall pan - white
- Furniture - Iflo Aliano furniture - graphite grey
- Wall mirror cut into tiles
- Sink to fit built in vanity units/cabinetry - Iflo Aliano - graphite grey
- Chrome - basin tap - Iflo Kota basin mixer
- Wall tiles - Carrera 1200 x 400
- Floor tiles - Carrera 600 x 600
- Chrome toilet roll holder
- Shower tray/screen

GENERAL

- Pre cabled for Sky Q
- Video door entry system, gated development
- Lift access to all floors
- Designer bespoke 3 step coving, architraves & skirting to all rooms except bathrooms, with led coffered ceilings to selected apartments
- Floating toilets



*Artists impression - images for illustration purposes only.

A note from the developer

Grandera Homes have a 20 year history of property development ranging from new builds to conversions.

We pride ourselves on providing the highest quality build with innovative designs sympathetic to the environment. Character and contemporary meet together in perfect harmony providing

stylish living accommodation, a signature to each development over the years.

Our mission:

We are fully committed to the relationships built with some of the industry's best home designers, builders, architects and real estate marketers.

Enquire today

If you are interested in one of our luxury homes please call 01634 553 333:



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Whilst we try to be as accurate as possible with all descriptions, distances and floor plans, these are all approximate and purchasers must make a full inspection of the property / surrounding area and undertake as much due diligence as they require.

Designed & produced by Elvi Creative Ltd