

# Surbiton Court Mews

St. Andrews Square, KT6



### Welcome to Surbiton Court Mews

Surbiton Court Mews is an exciting new gated development tucked away in a private courtyard just moments from Surbiton High Street and consisting of one, two and three bedroom apartments.

Surbiton Court Mews is perfectly located in central Surbiton, offering easy access to a range of amenities including bars, restaurants and shops. Surbiton station is just a few moments walk from the development which provides excellent links into and out of London with access to London Waterloo in just 15 minutes. The River Thames is a short walk away.



## Specification

### Kitchen

- German Hacker Handleless Kitchens
- Dekton Ultra Compact work surfaces ( The highest spec possible for work surfaces normally found in commercial kitchens)
- Siemens appliances
- Concealed extract hood

### Bathrooms

- Fully tiled with limestone effect Italian Porcelain
- Black fittings
- Mirror cabinets
- Heated towel rails

### Flooring

- Herringbone or wide plank engineered flooring
- 100% wool carpets
- Underfloor heating through out
- 10db higher acoustic sound reduction
- Fully tiled entrance hallway in Italian porcelain

### Windows & doors

- Heritage Georgian Windows
- Secure by design main entrance door and apartment entrance doors
- CCTV recording
- Video door entry

### Eco/thermal values

- Currently B rating EPC, however likely to get upgraded to A with inclusion of solar panels
- As these were constructed during energy crisis, insulation values were significantly increased
- Air Sourced Heat Pumps with Sunamp's thermal battery instant heating boiler.Underfloor heating make them every efficient
- EV Car charger 7.2Kw (with each car park space)

### Internal finishes

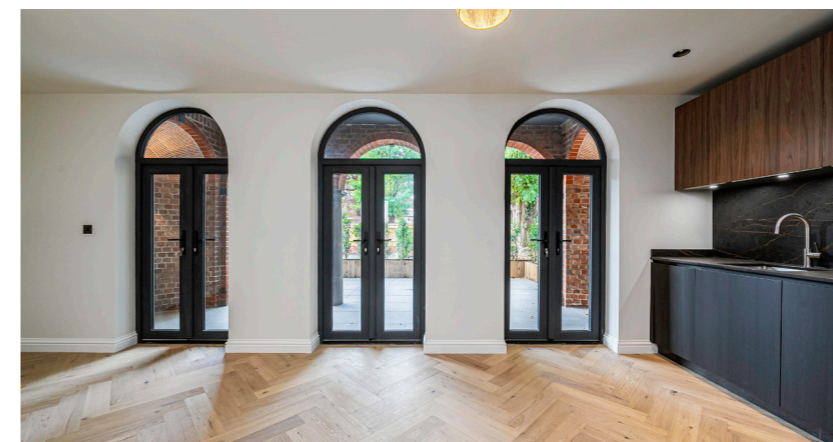
- Mixer of traditional and contemporary finishes
- Wall panelling to common areas
- Black switch plates and recessed downlights

### External

- CCTV
- Permeable resin finished to hardstanding.
- Mixture of limestone and porcelain paving to private outdoor patios

### Others

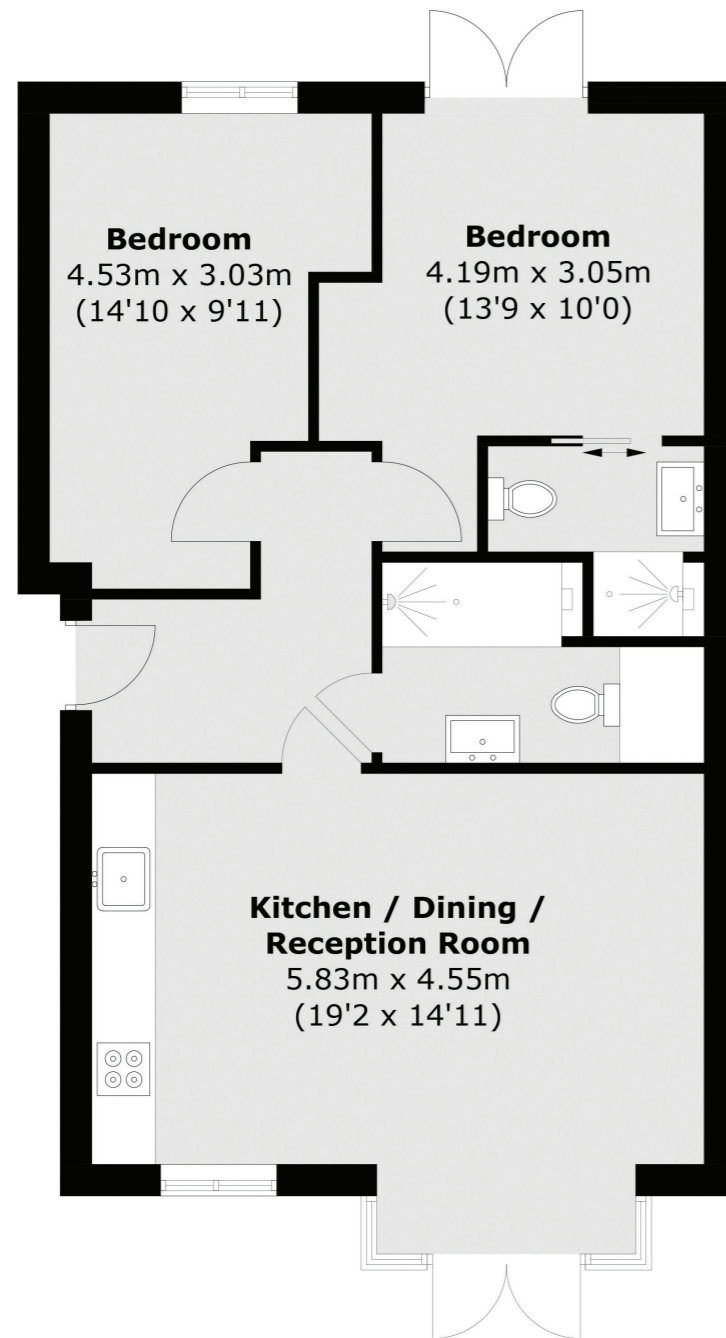
- Very low management contributions
- 10 Year insurance backed warranties
- Maintenance between £1350 - £1750 p.a.
- 999 year lease with share of freehold





Floorplans

Flat 1

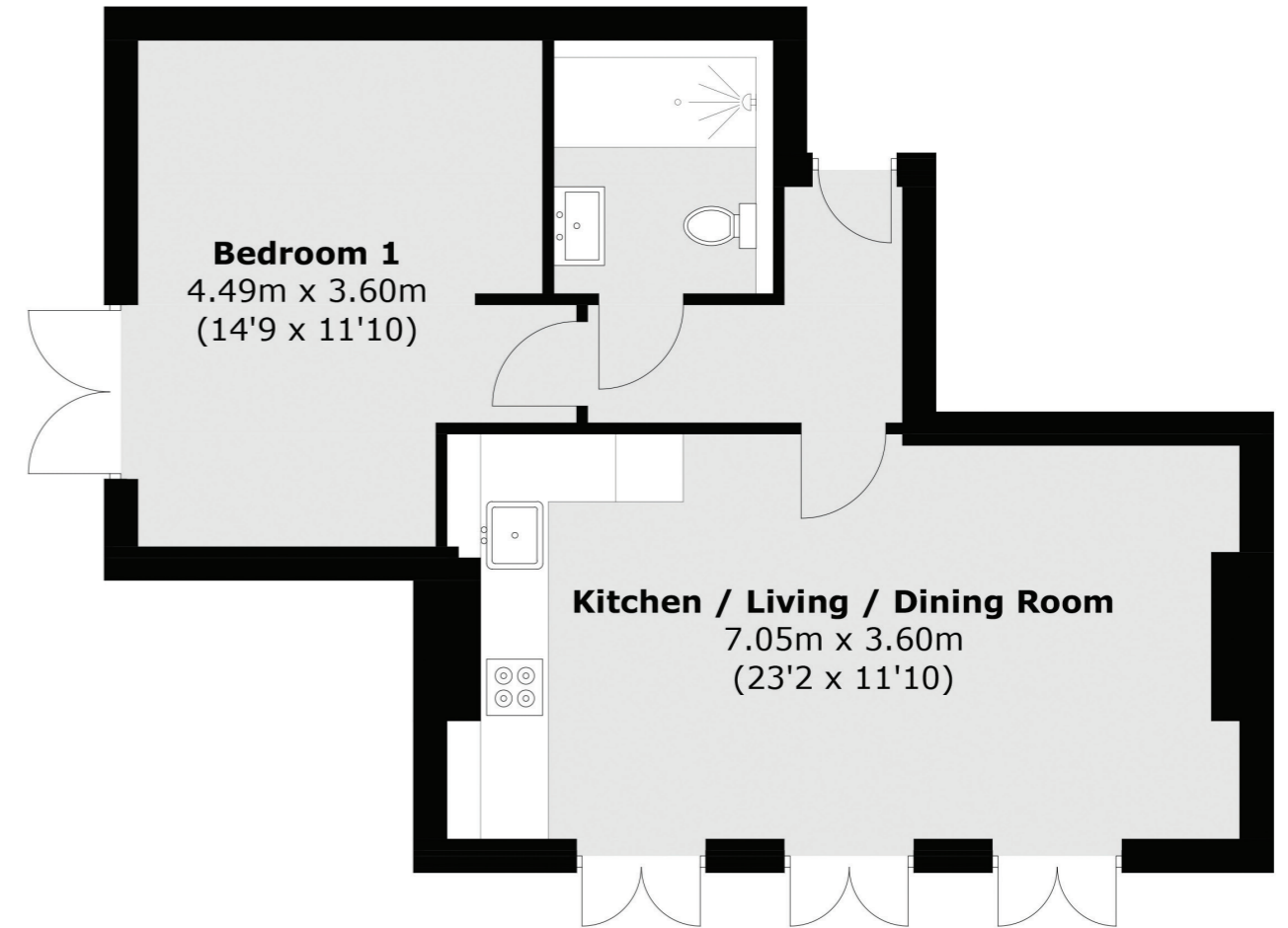


Total Area (Approx.): 659.3 sq. ft (61.25 sq. m.)

\*Floorplans are approx sizes and considered as a guide only

Floorplans

Flat 2

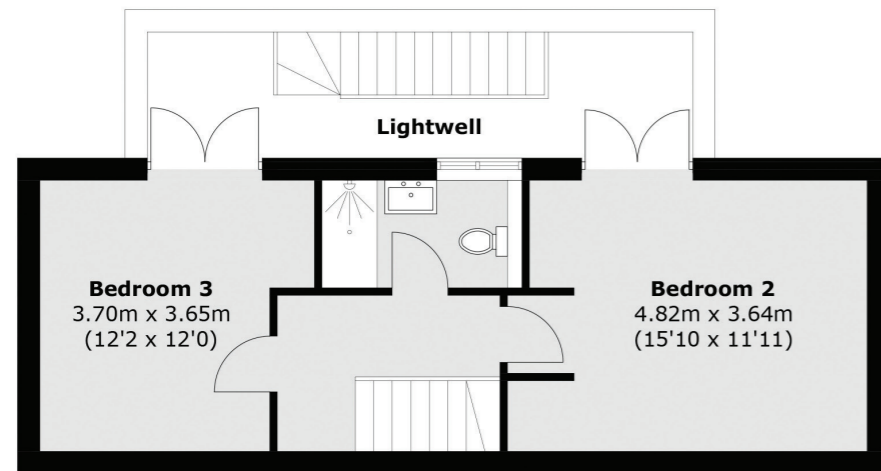
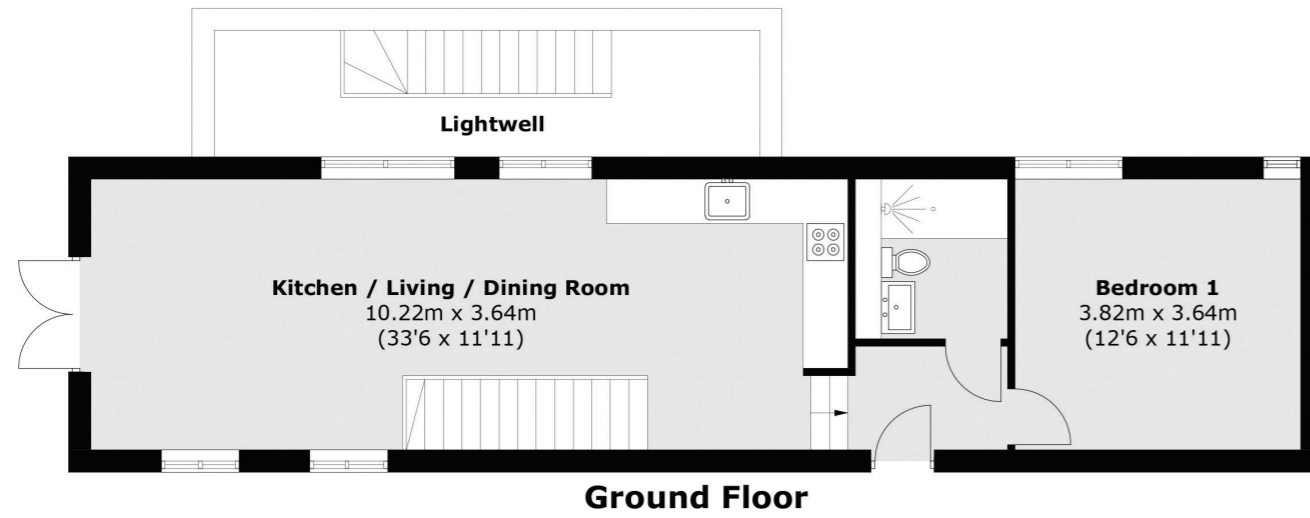


Total Area (Approx.): 552.9 sq. ft (51.37 sq. m.)

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Floorplans

Flat 3

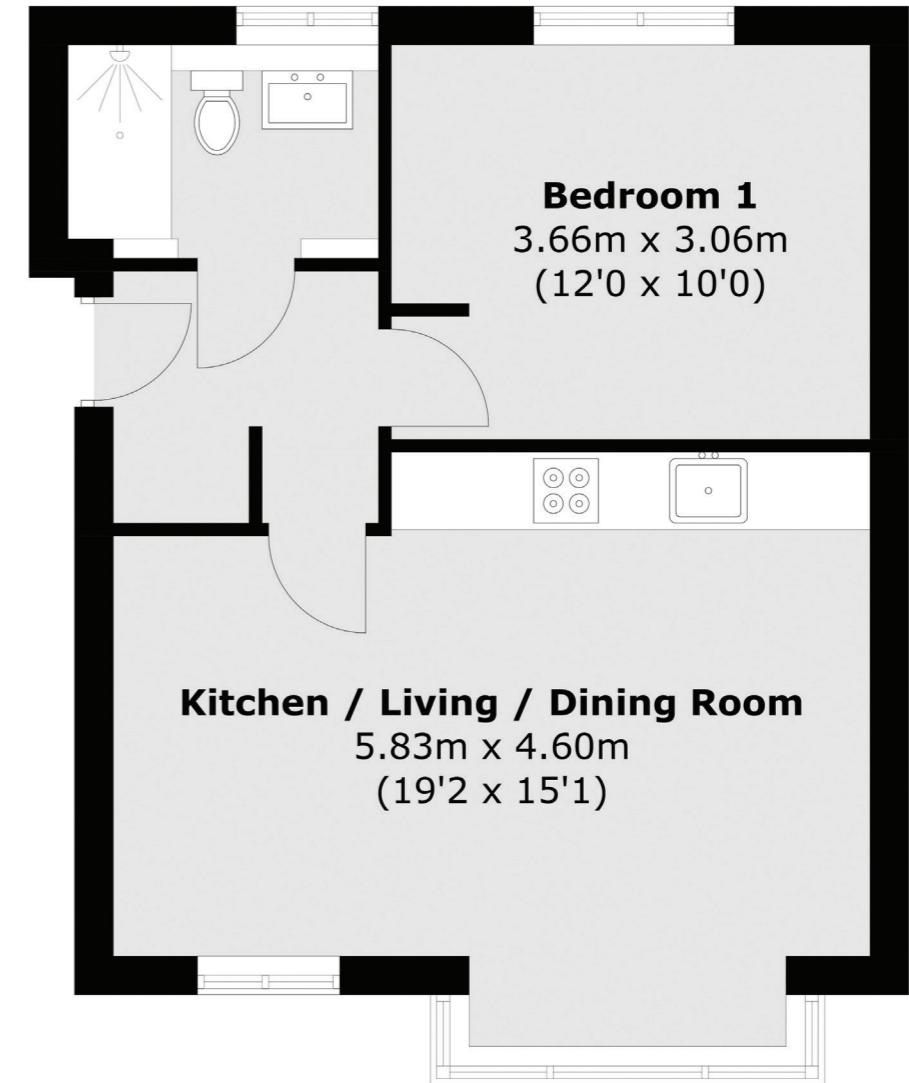


Total Area (Approx.): 1,037.1 sq. ft (96.35 sq. m.)  
Lightwell area (approx.): 269.1 sq. ft (25.0 sq. m)

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Floorplans

Flat 4

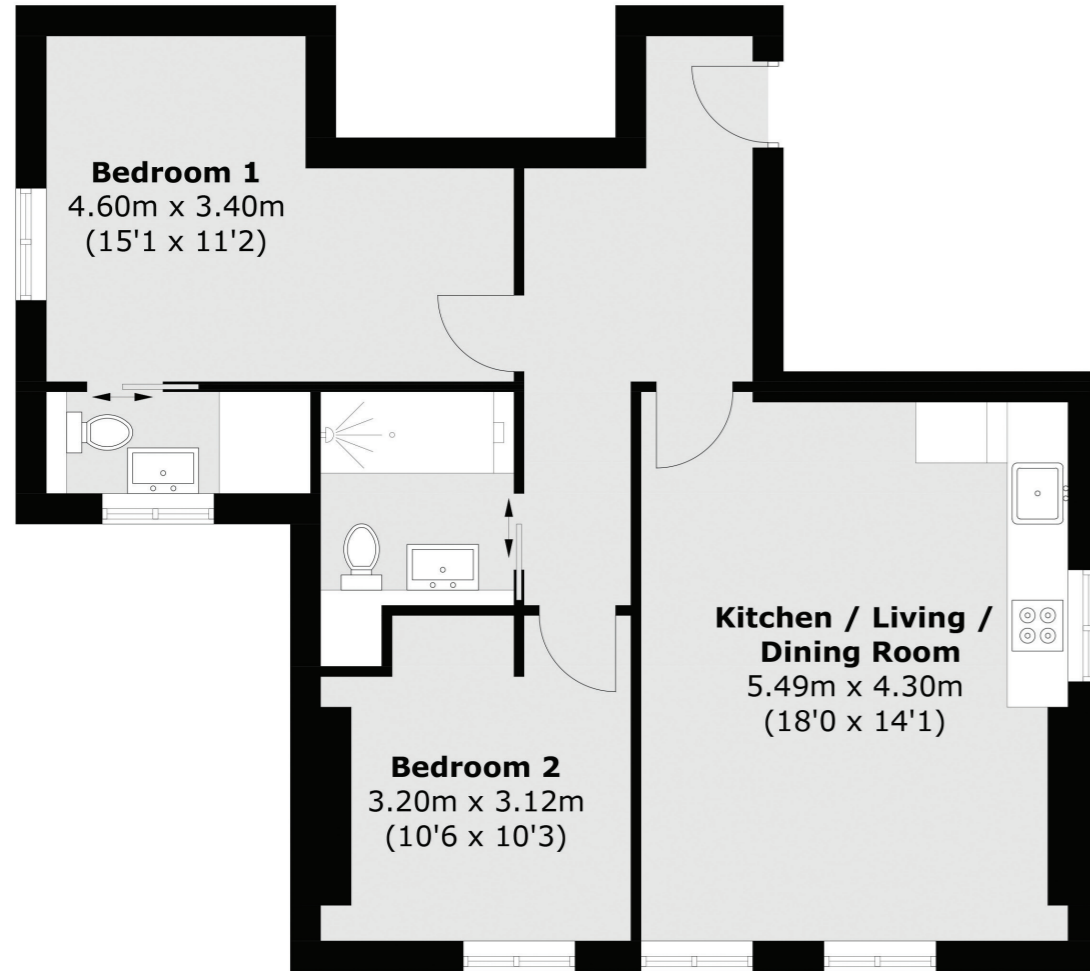


Total Area (Approx.): 460.9 sq. ft (42.82 sq. m.)

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Floorplans

Flat 5

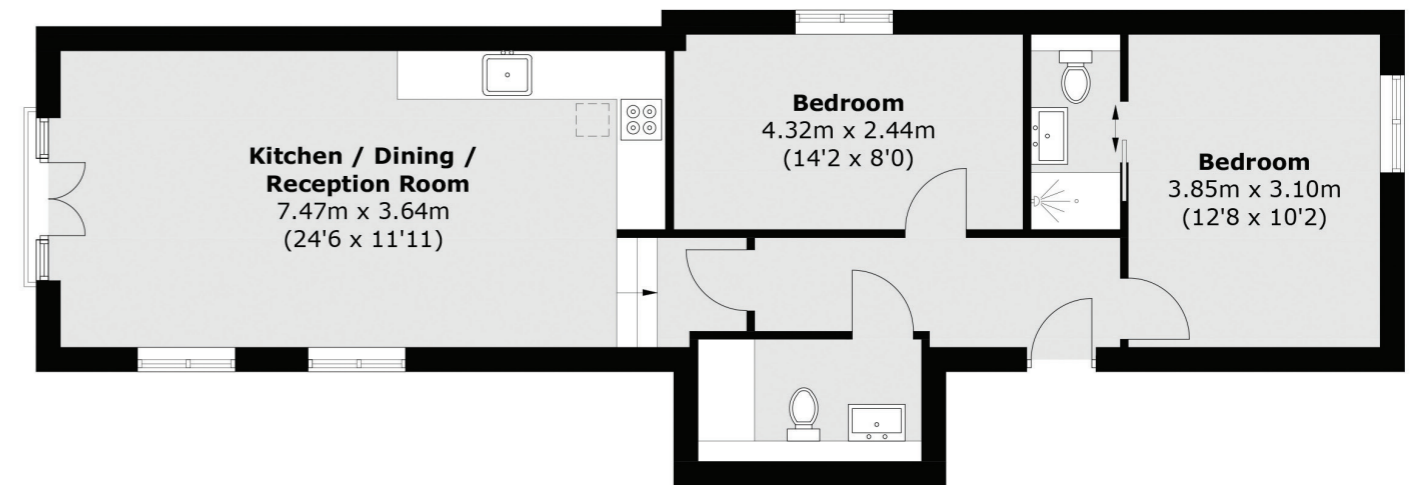


Total Area (Approx.): 656.6 sq. ft (61.0 sq. m.)

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Floorplans

Flat 6

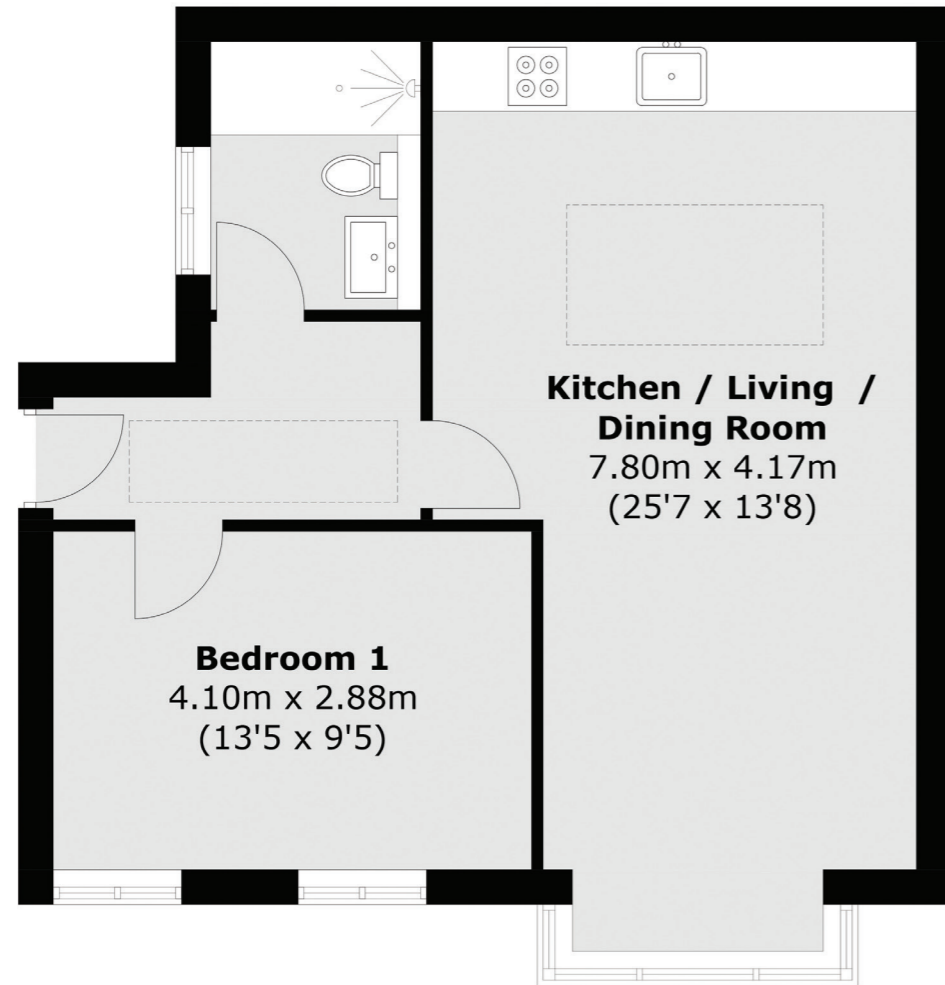


Total Area (Approx.): 658.7 sq. ft (61.20 sq. m.)

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Floorplans

Flat 7

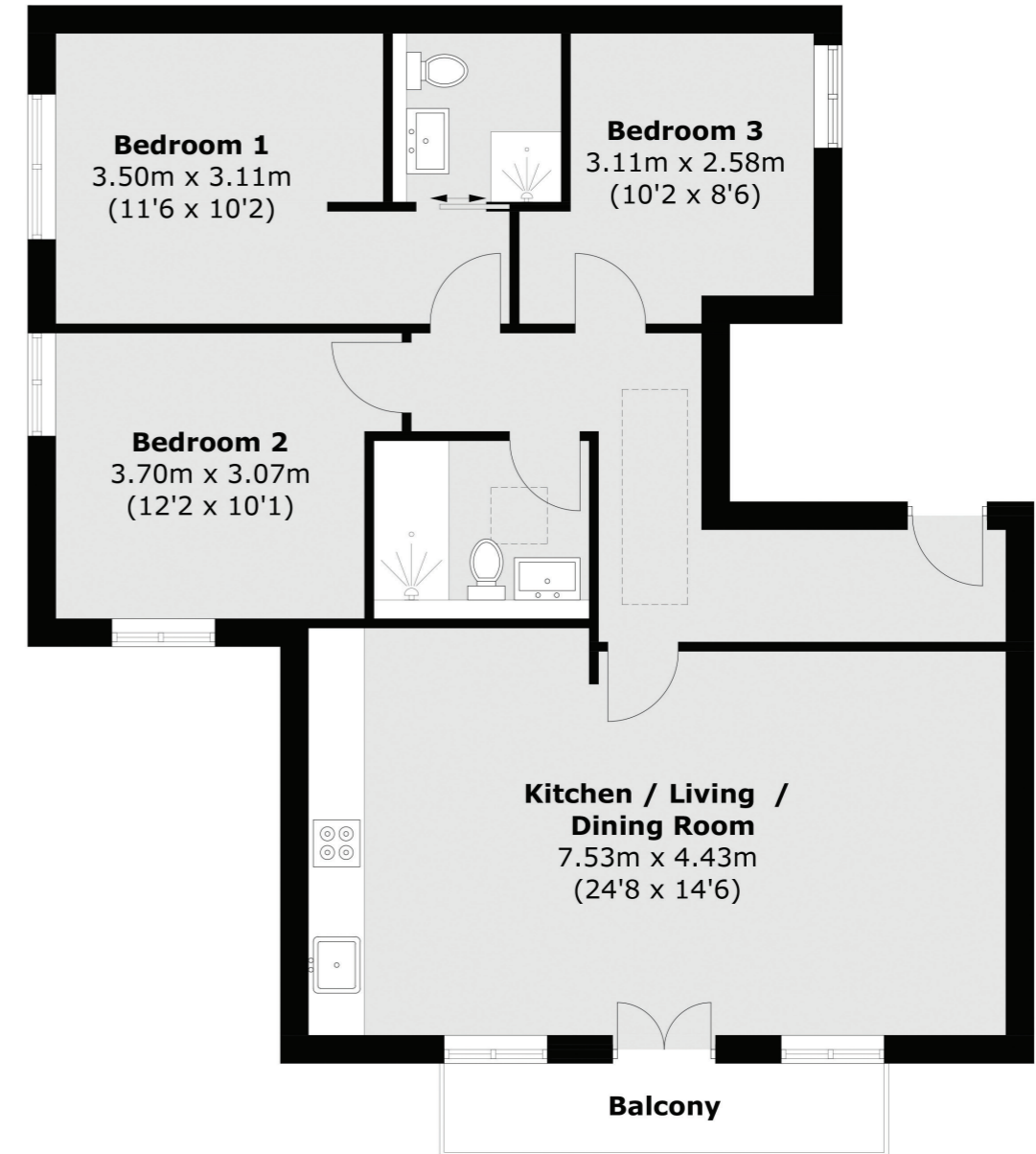


Total Area (Approx.): 538.2 sq. ft (50.0 sq. m.)

\*Floorplans are approx sizes and considered as a guide only

Floorplans

Flat 8



Total Area (Approx.): 885.9 sq. ft (82.3 sq. m.)  
Balcony Area (Approx.): 48.4 sq. ft (4.5 sq. m.)

\*Floorplans are approx sizes and considered as a guide only



## Transport

With journey times to London Waterloo from 15 minutes, Surbiton provides easy access to the City and the West End via the rail network, it's easy to see why Surbiton is so popular with commuters. Trains also stop at key stations such as Clapham Junction and Vauxhall. Surbiton station offers popular routes out of London to primary commuter locations such as Woking, Basingstoke, Southampton and Guildford.

Kingston is similarly well connected for rail, with journey times around 30 minutes into London Waterloo and 27 minutes to Shepperton via Teddington and Hampton.

The A3 is within easy reach as well as travel to either Heathrow and Gatwick airports which will take you only 40 and 30 minutes respectively. Alternatively, you can escape to the country with the Surrey Hills and South Downs National Park both less than one hour away.

## Amenities

Surbiton provides a calmer, more suburban atmosphere. Areas like Maple Road, with its cafés, fine restaurants and public houses provide a more relaxed village feel. Kingston is just a nine minute drive which is the main shopping hub for south west London. Most major high street brands can be found in either one of two shopping centres or in the bustling streets. The Bentalls Centre is home to over 1,000 stylish brands across 75 stores, including womens, mens and kids fashion, beauty, home, food technology and more.

Both Surbiton and Kingston have an abundance of

convenience stores. You're never far away from a Waitrose, Sainsburys or Tesco for your weekly shop.

## Dining Out

With so many renowned places to eat and drink, it may be easier to list what isn't available. The Antelope, Pizza Express, The Grove and The Harts Boatyard are just a handful of the popular restaurants that are within easy reach. There is a wealth of fine independent restaurants available including The French Table offering superb French and European cuisine and Thai Secret to name only a few.

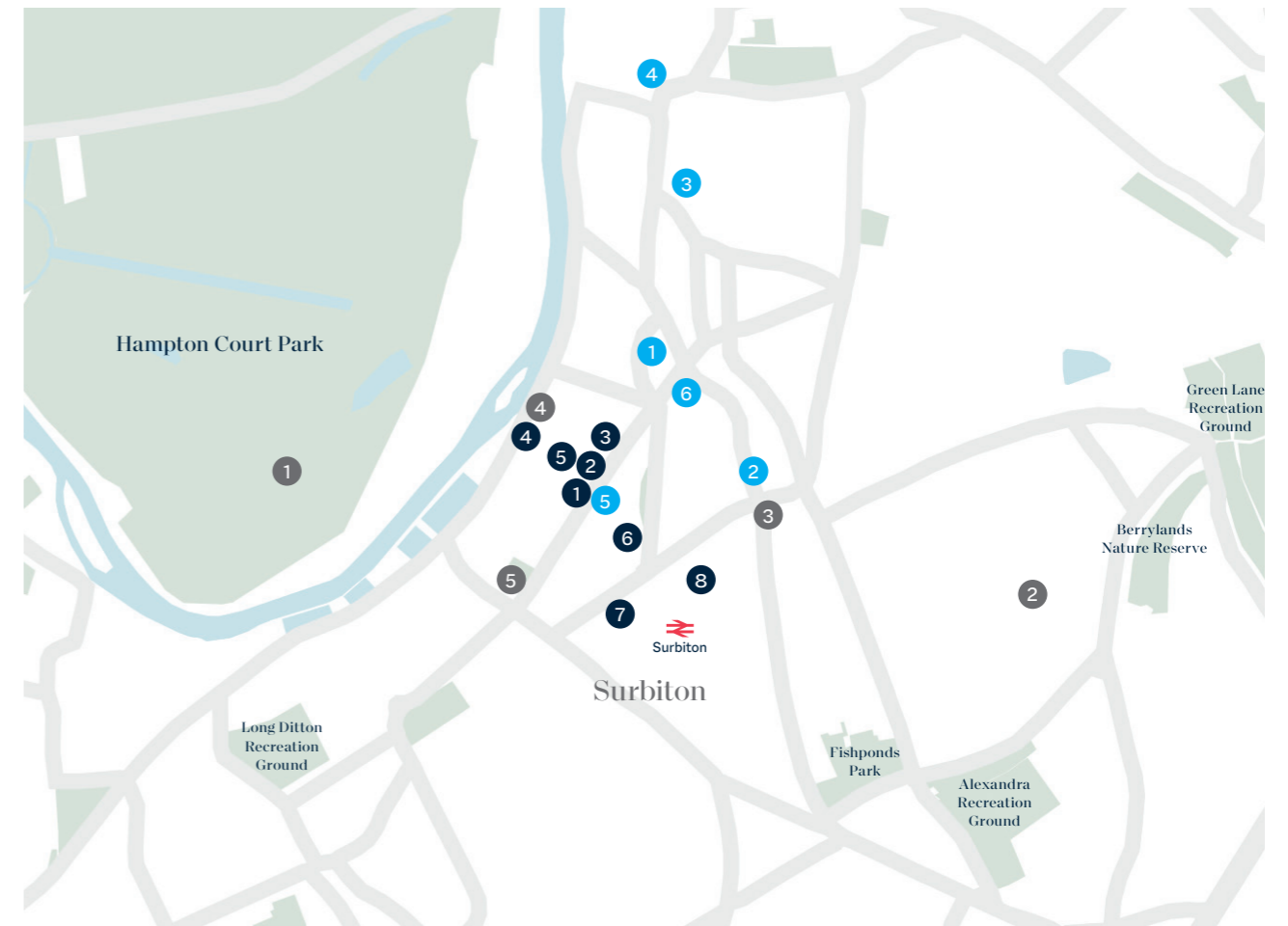
## Schools

Surbiton has a pick of nurseries, junior and secondary schools, colleges and universities on your door step with good to outstanding ratings. With Kingston being one of the top-ranking schools in the London borough it's a great place for your child to get an excellent education.

## Parks, green space and recreation

The borough offers some fabulous recreational spaces and parks. Surbiton Court Mews is situated just a short walk to the River Thames and a short drive from Richmond Park, the largest of London's Royal Parks is also very accessible. Measuring 2,360 acres and bustling with deer and wildlife, it's a wonderful location to walk, run, cycle, picnic, or simply relax and enjoy the landscape.

The Thames path along the river forms part of the National Trail which links Richmond to the historic Hampton Court Palace via quiet rural settings like Teddington Lock. It's a beautiful stretch of river to explore by foot or by boat.



## Points of interest

### Amenities

- 1 The Antelope
- 2 French Table
- 3 The Grove
- 4 Harts Boatyard
- 5 Gordon Bennetts
- 6 Waitrose
- 7 Sainsburys
- 8 Pickled Pantry

### Attractions & Entertainment

- 1 Hampton Court Palace Golf Club
- 2 Surbiton Racket & Fitness Club
- 3 Surbiton Boxing Club
- 4 Thames Sailing Club
- 5 F45 Fitness Surbiton

### Schools

- 1 Surbiton High School
- 2 Hollyfield School
- 3 Kingston University
- 4 Kingston College
- 5 St Andrews & St Marks
- 6 Dicky Birds Nursery



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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