

St Andrews House  
Surbiton, KT6

Dexters



## Welcome to St Andrews House

St Andrews House is a new exclusive development consisting of one, two and three bedroom apartments that have been finished to a high specification. The properties have beautifully designed kitchens with quartz worktops, porcelain tiled bathrooms and oak engineered flooring with carpeted bedrooms. The development has a fabulous roof terrace and gardens with far reaching views available for all residents, providing a unique retreat for relaxing and socialising.

St Andrews House is perfectly located in central Surbiton with its vibrant atmosphere, offering easy access to a range of amenities including bars, restaurants and shops. Surbiton Station is close by and provides excellent access to London Waterloo in under 20 minutes. The River Thames is a short walk away..



## Specification

### Kitchen

- Egger matching doorfronts in Dust grey & Anthracite Metal Rock
- High specification kitchens, featuring sleek and stylish handleless wall and base units
- Luxurious Quartz stone worktops
- Zanussi appliances
- Astris single undermount sink bowl
- LED lighting

### Bathroom

- Porcelain tiling in bath and shower areas
- Luxurious Duravit wash basin set on vanity unit with storage drawer beneath
- Sleek and luxurious concealed cistern to WC
- Stylish bath with high quality bath filler and tiled bath panel
- High quality Hansgrohe overhead shower with adjustable hand shower holder
- Black heated towel rail

### General

- Oak engineered floor in hallways, kitchen/living space and bedrooms
- Secure bike storage
- Walls painted in emulsion paints
- High quality aluminium windows and doors, combining low energy performance with elegant and contemporary design
- Controlled entry with video camera access

### Heating & Electrics

- Electrical power points in all areas
- Shaver sockets
- Recessed spotlights to kitchen/living space, bathroom, bedrooms and hallway
- Thermostat with LED display

### External

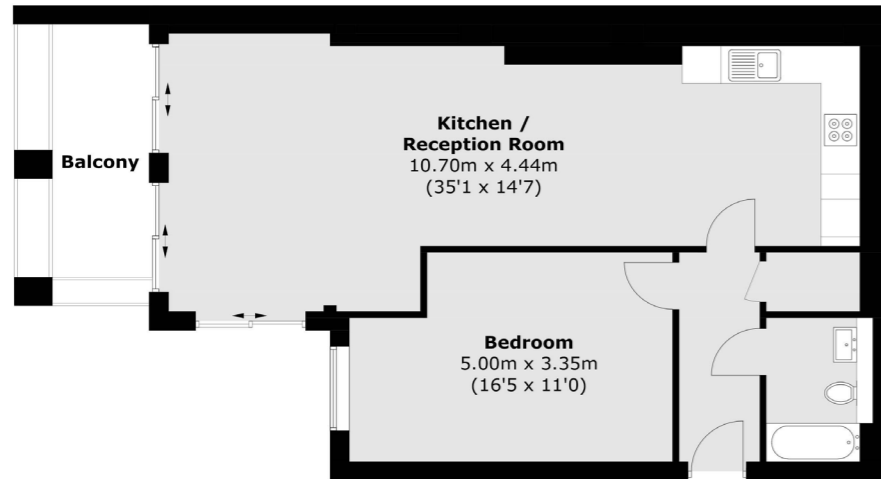
- Communal roof garden with panoramic views
- Private terraces on third floor apartments



\*Specification is subject to change by the developer at any time

## Floorplans

Flat 1

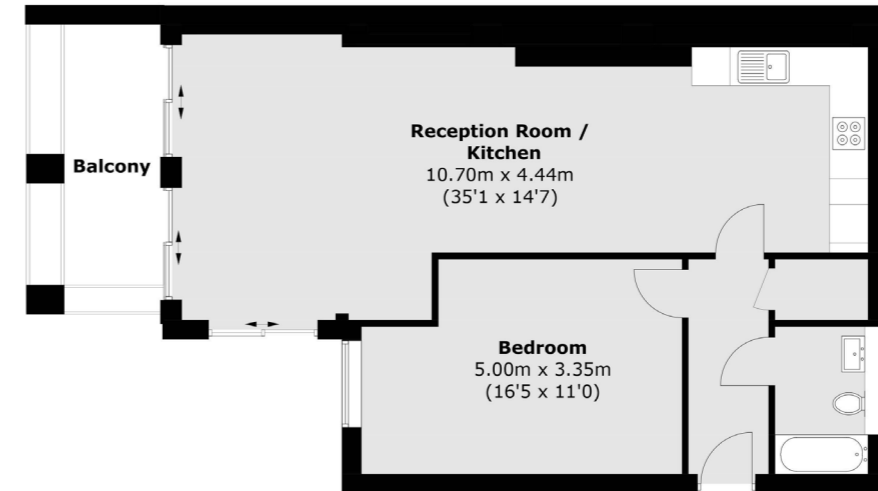


First Floor

Total Area (Approx.): 699.7 sq. ft (65 sq. m)  
Balcony: 72.1 sq. ft (6.7 sq. m)

## Floorplans

Flat 3



Second Floor

Total Area (Approx.): 680.3 sq. ft (63.2 sq. m)  
Balcony: 72.1 sq. ft (6.7 sq. m)

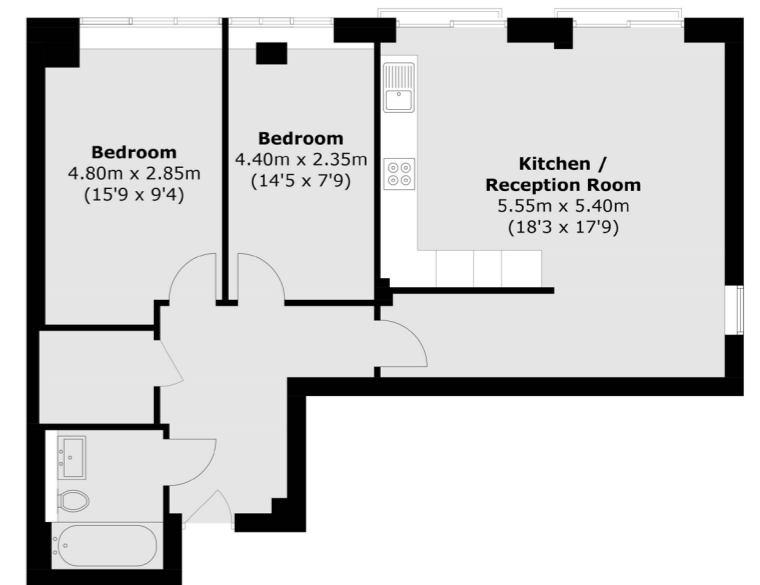
Flat 2



First Floor

Total Area (Approx.): 720.4 sq. ft (66.93 sq. m)

Flat 4

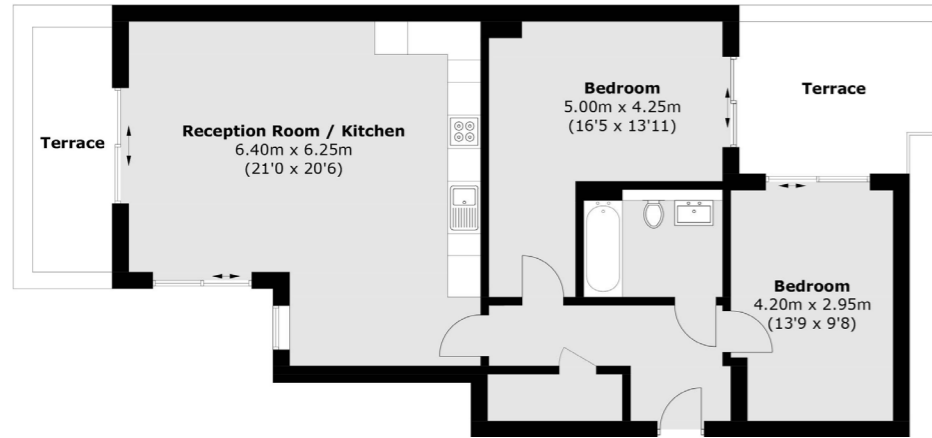


Second Floor

Total Area (Approx.): 725.49 sq. ft (67.4 sq. m)

Floorplans

Flat 5

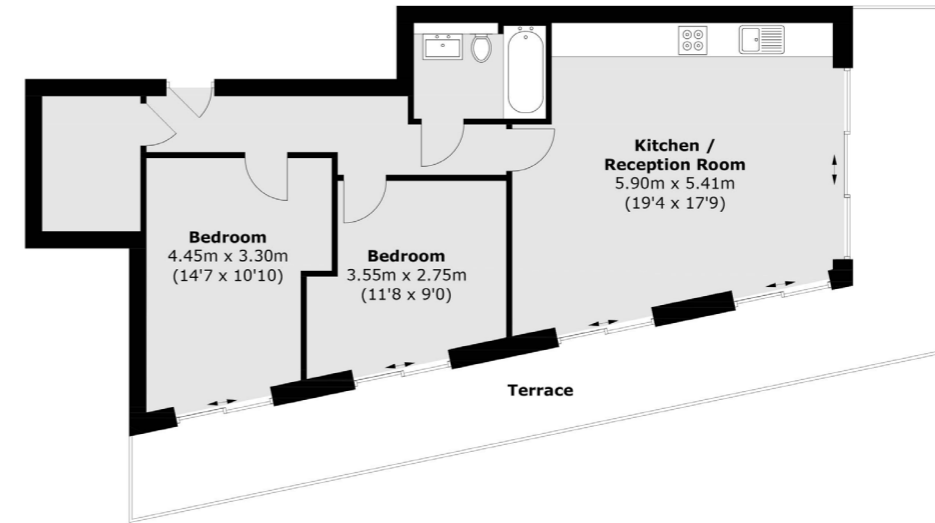


Third Floor

Total Area (Approx.): 860.04 sq. ft (79.90 sq. m)  
Terrace: 152.63 sq. ft (14.18 sq. m)

Floorplans

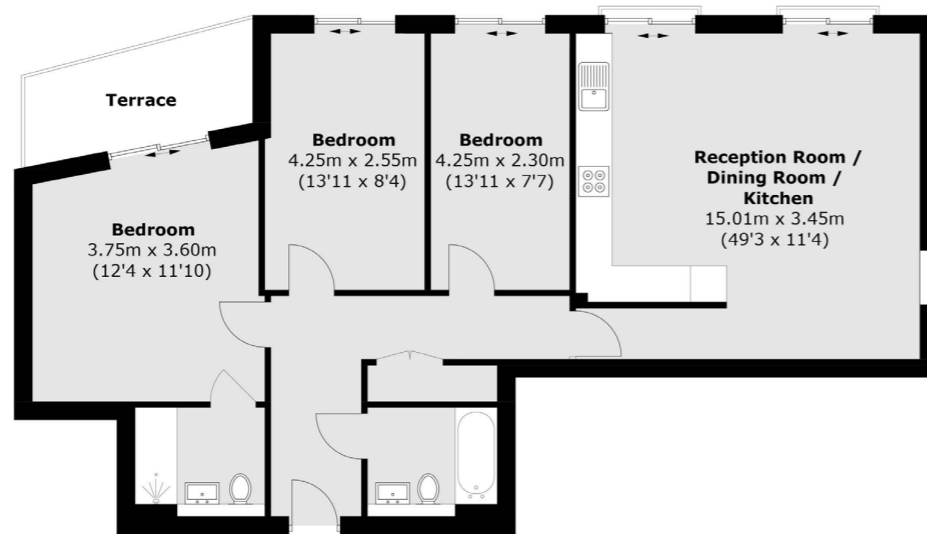
Flat 7



Third Floor

Total Area (Approx.): 697.72 sq. ft (64.82 sq. m)  
Terrace: 296.22 sq. ft (27.52 sq. m)

Flat 6



Third Floor

Total Area (Approx.): 944.86 sq. ft (87.78 sq. m)  
Terrace: 51.99 sq. ft (4.83 sq. m)

Flat 8



Third Floor

Total Area (Approx.): 911.70 sq. ft (84.70 sq. m)  
Terrace: 227.1 sq. ft (21.1 sq. m)

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

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## 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 also 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, travelling to either Heathrow and Gatwick airports 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 offering 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 centres or in the bustling streets. The Bentall 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 Boat Yard are just a few of the popular restaurants within easy reach. There is a wealth of fine independent restaurant's available including The French Table offering superb French and European cuisine, Thai Secret and Doostra offering authentic Indian cuisine 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 home to some 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. St Andrews House is situated near 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.



## Schools

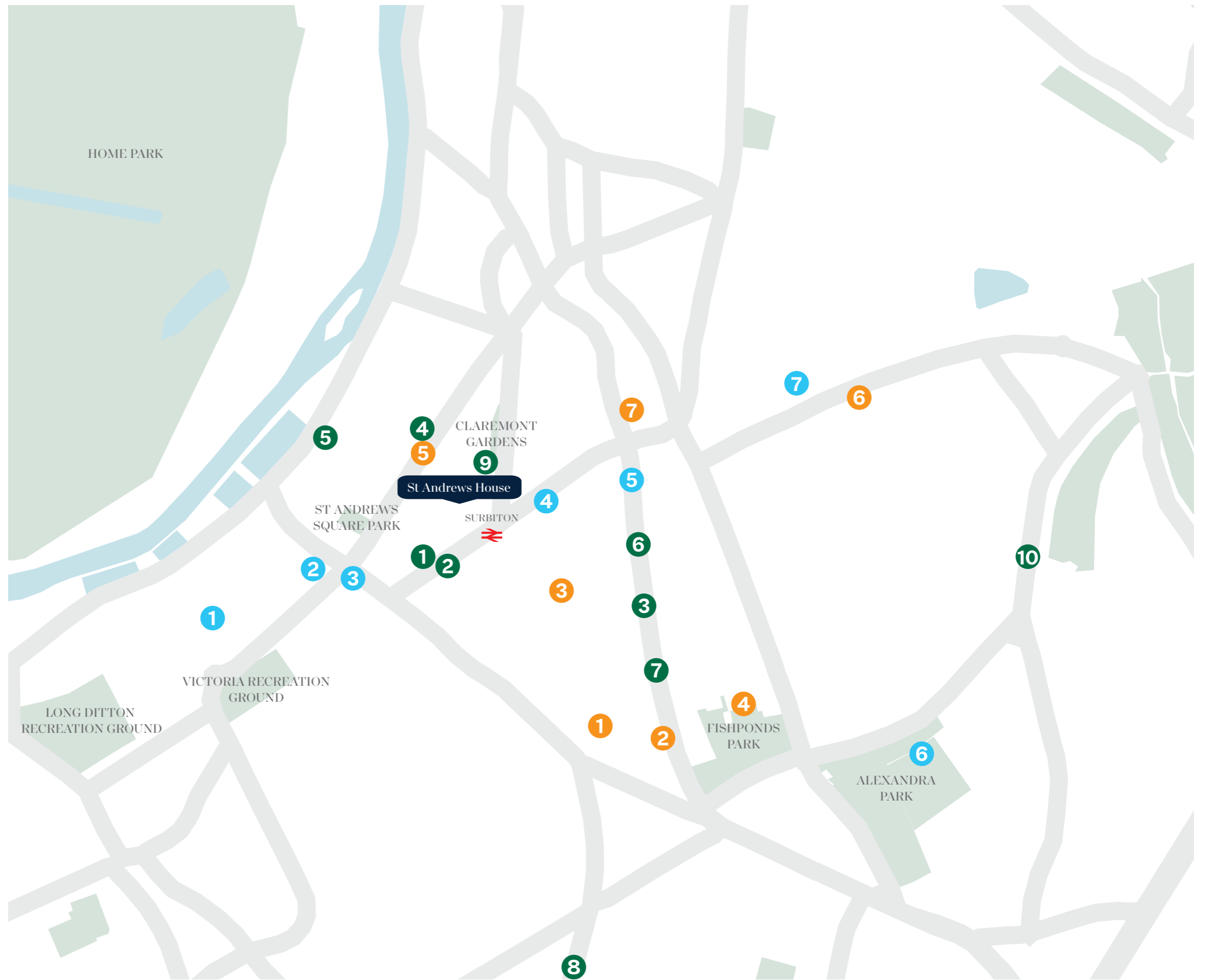
1. St Matthews Primary School
2. Dysart School
3. Lime Tree Primary
4. Kingston Forest School
5. Maple Infants' & Nursery School
6. Christ Church CE Primary School
7. Hollyfield School

## Leisure & Fitness

1. Nuffield Health Surbiton Fitness
2. The Body Shape Studios
3. F45 Training Surbiton
4. Sprint Martial Arts
5. Motion CrossFit
6. Surbiton Bowling Club
7. Surbiton Racket & Fitness

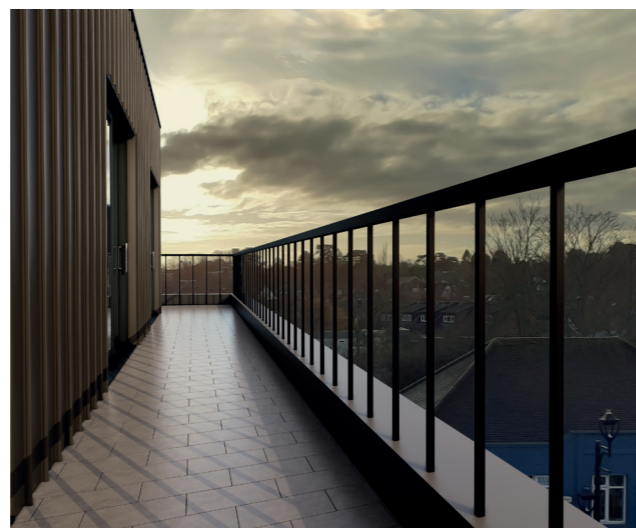
## Eating, Drinking and Amenities

1. Duke of York
2. The Victoria
3. The Prince of Wales
4. The Antelope
5. The Fox & Hounds
6. Niku
7. Bamanoosh Persian Kitchen
8. The Maypole
9. Waitrose
10. Sainsburys





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