

A close-up photograph of several white thistle flowers. The flowers have a central green disk with small, yellowish-green florets. The petals are long, narrow, and pointed, radiating outwards. The leaves are also spiky and pointed. The background is dark and out of focus.

Foyle Court, Hollyfield Road,  
Surbiton KT5 9AU



All images & floorplans in this brochure are for illustration purposes only

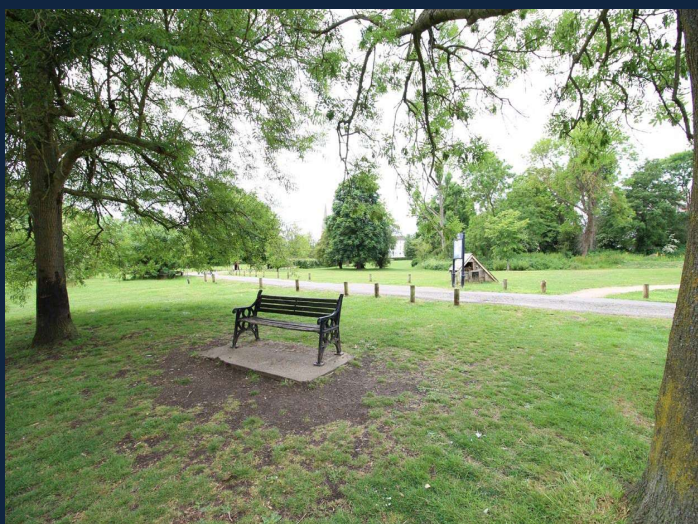
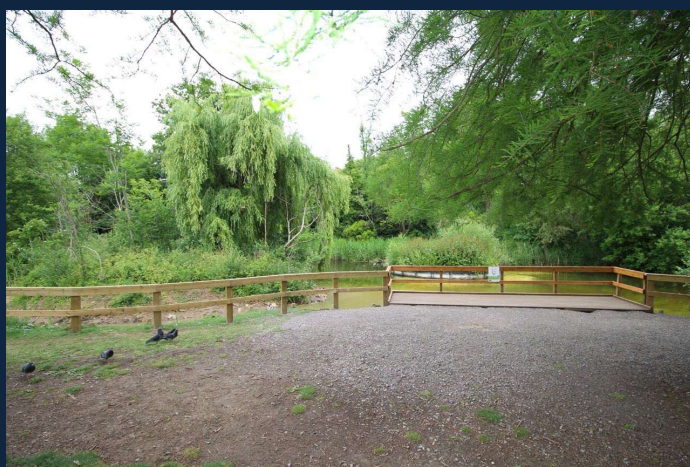


## Surbiton:

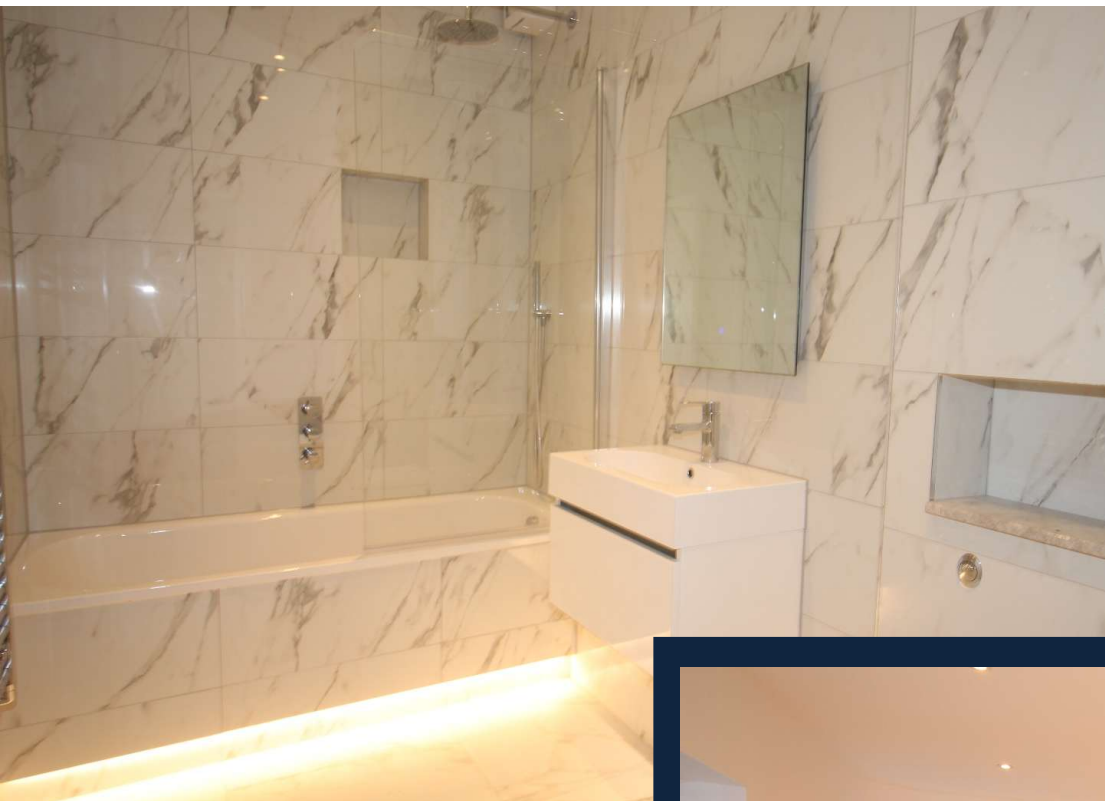
Surbiton is an affluent riverside town in South West London. It's a very vibrant location with a wide range of shops, cafes, excellent pubs and bars and award-winning restaurants. There is also a splendid selection of green spaces and parks just moments away. It should also be mentioned that it has the 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.



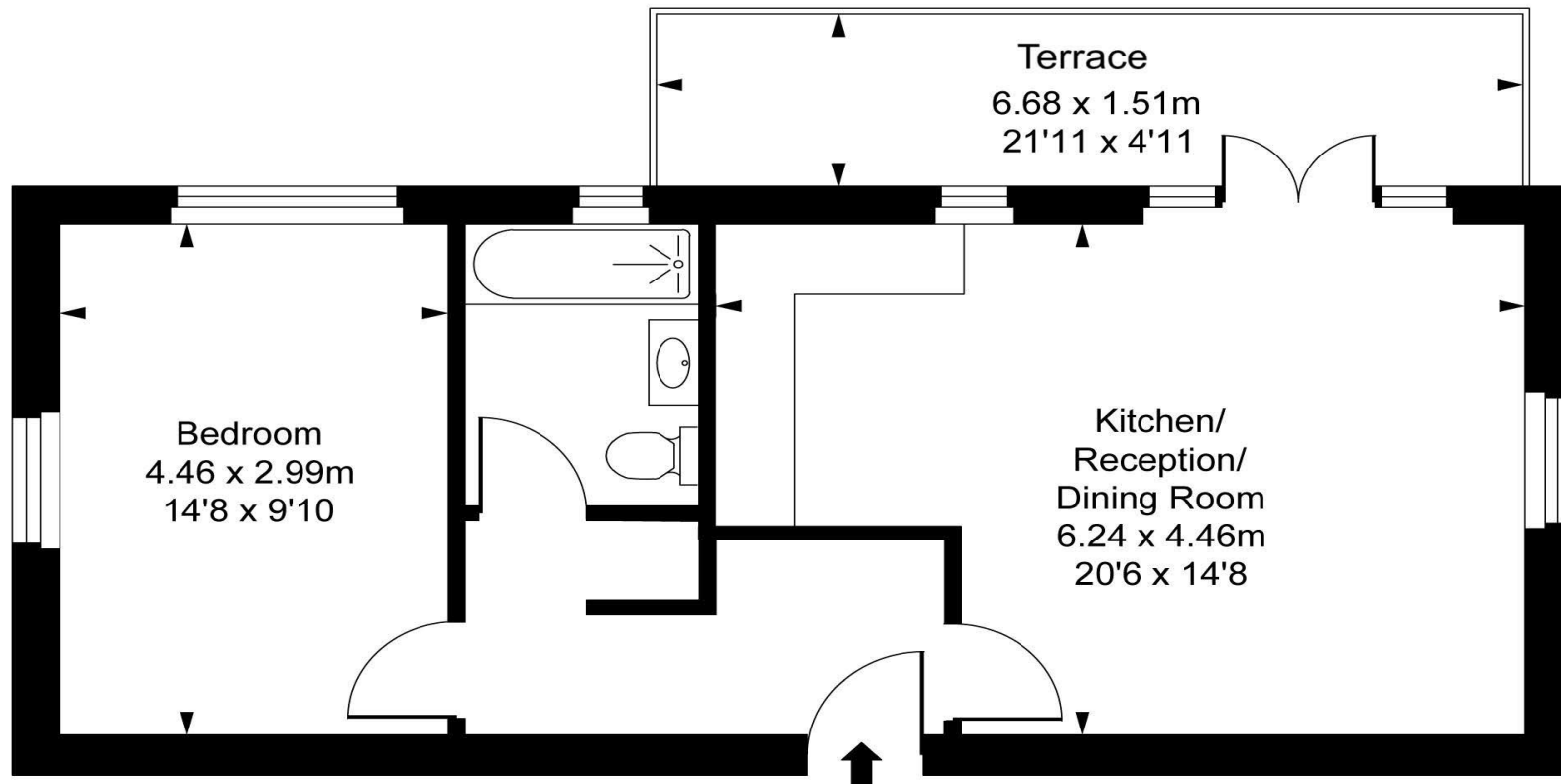


Foyle Court is positioned opposite Fishponds Conservation area.  
A haven and tranquil retreat with parkland, ponds and wildlife.



## Apartment One:

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



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

## Apartment Two:

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

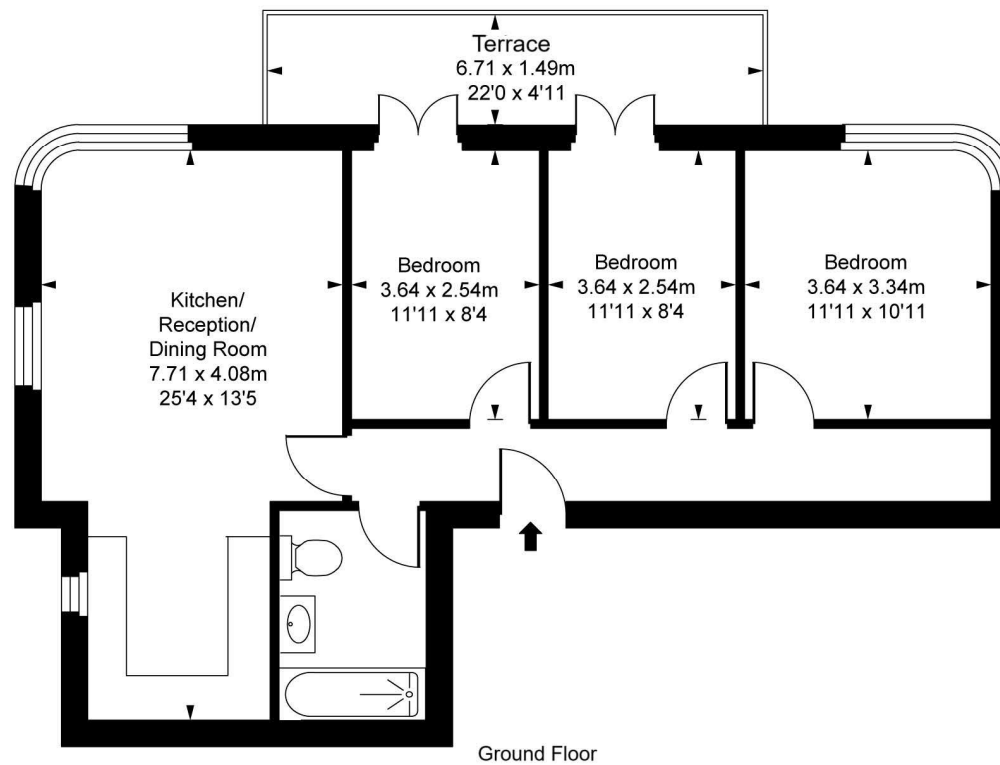
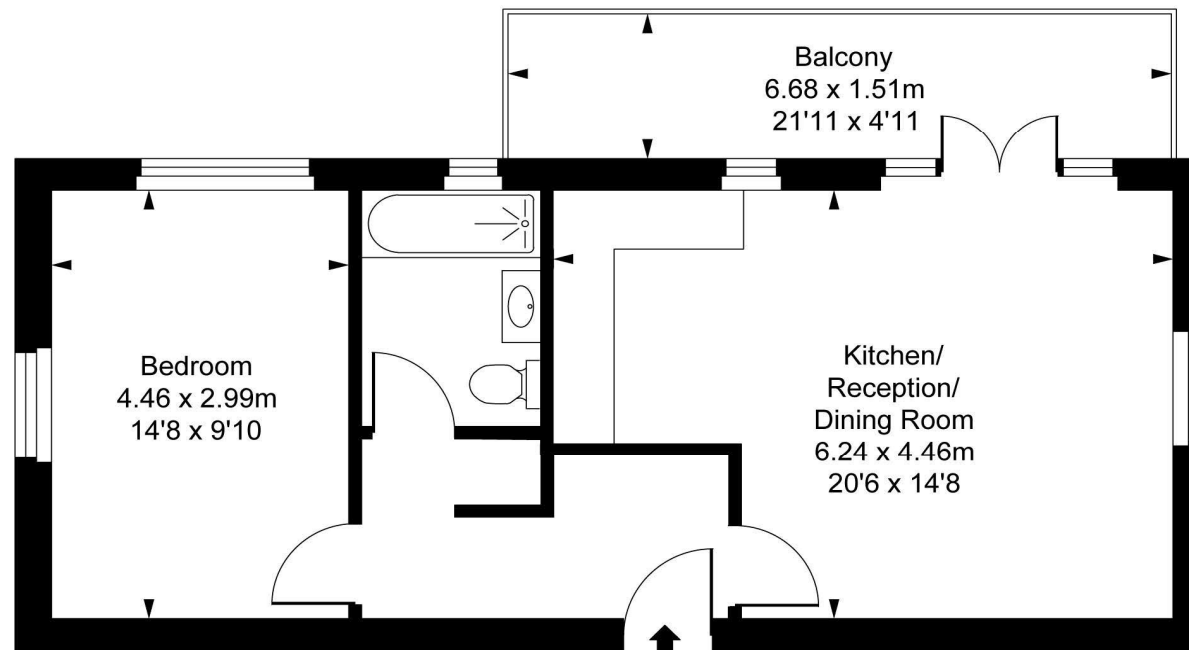


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

## Apartment Three:

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

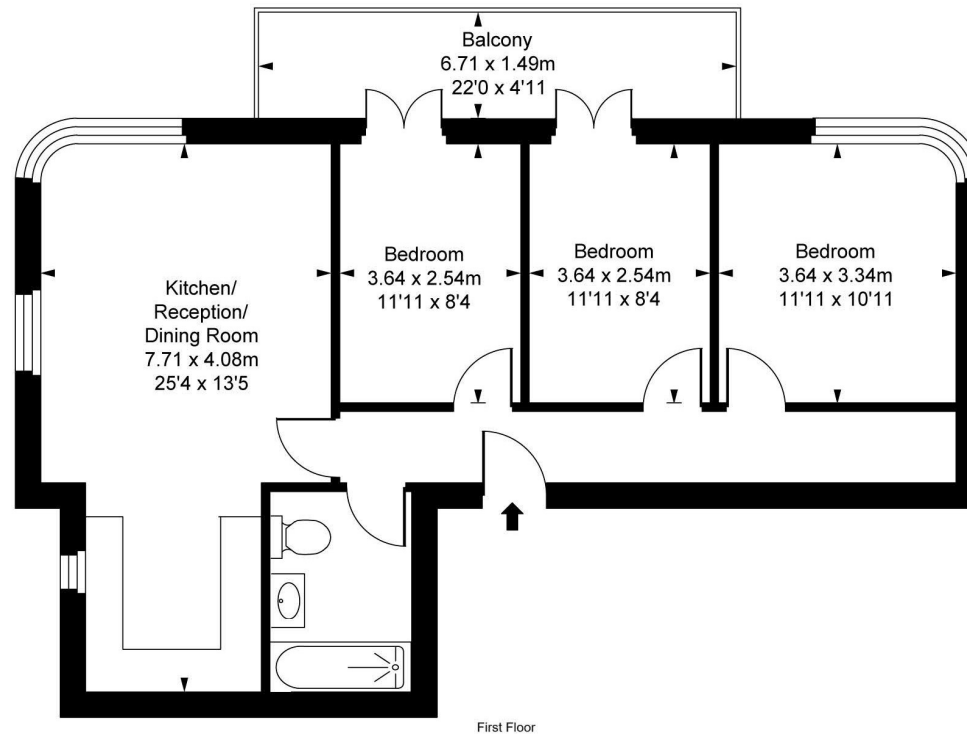


First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

## Apartment Four:

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

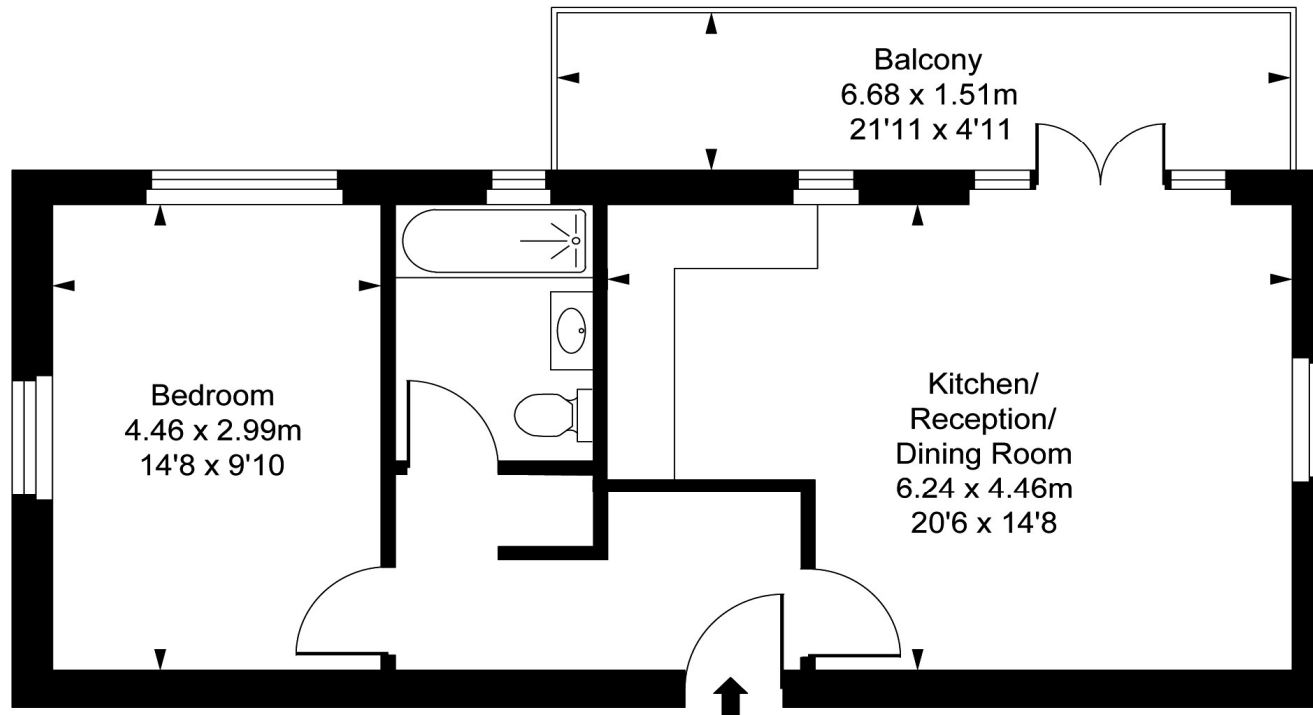


First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY.  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

## Apartment Five:

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



Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Apartment Six:

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

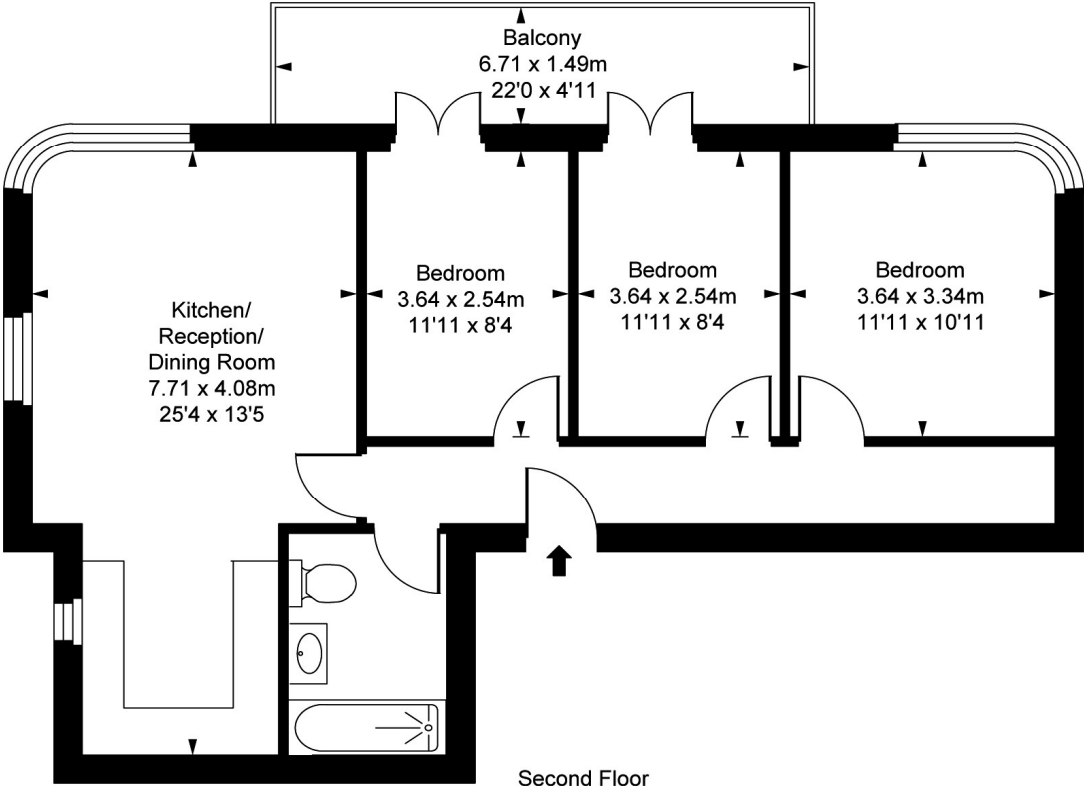
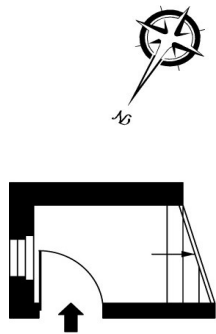


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

# 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

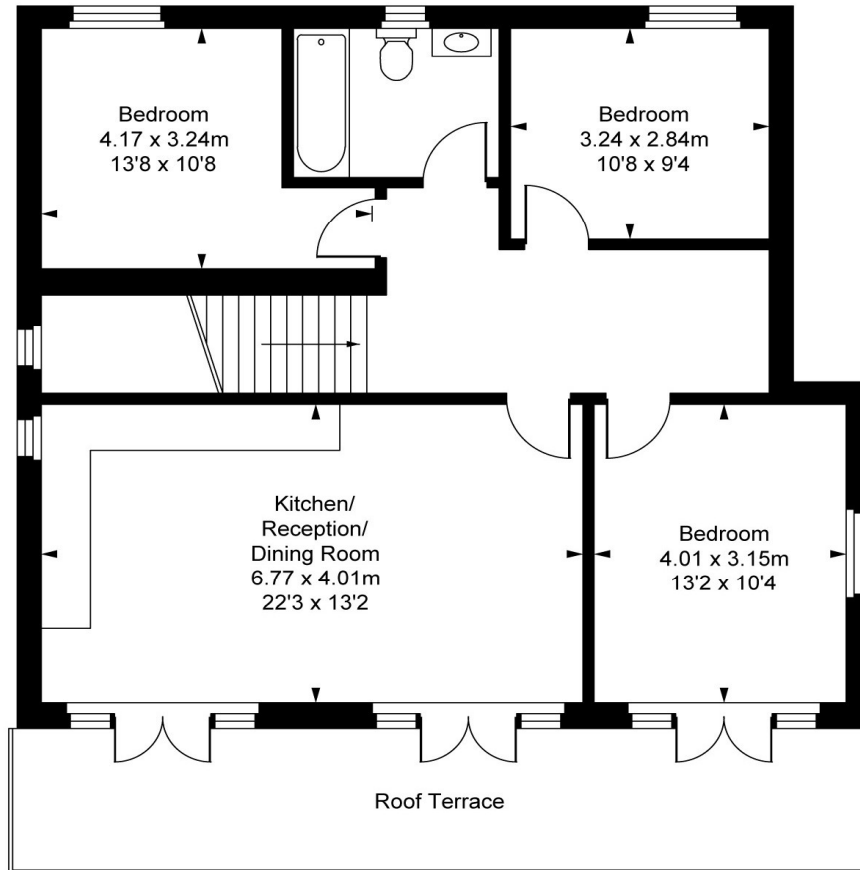


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

# Specification:

## KITCHENS

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 areas

## 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

Specification is for guidance only and may be subject to change

## PRICE LIST

| Apartment | Floor  | Size (M) | Size (Sq ft) | Beds | Amenity (M) | Asking Price |
|-----------|--------|----------|--------------|------|-------------|--------------|
| 1         | Ground | 50.31    | 542          | 1    | 10          | £349,950     |
| 2         | Ground | 74.50    | 802          | 3    | 10          | £549,950     |
| 3         | First  | 50.31    | 542          | 1    | 10          | SOLD         |
| 4         | First  | 74.50    | 802          | 3    | 10          | £549,950     |
| 5         | Second | 50.31    | 542          | 1    | 10          | £349,950     |
| 6         | Second | 74.50    | 802          | 3    | 10          | £549,950     |
| 7         | Third  | 85.43    | 920          | 3    | 20          | SOLD         |

All images and floor plans in this brochure are for illustration purposes only



S&B

Stack and Bonner

Land and New Homes