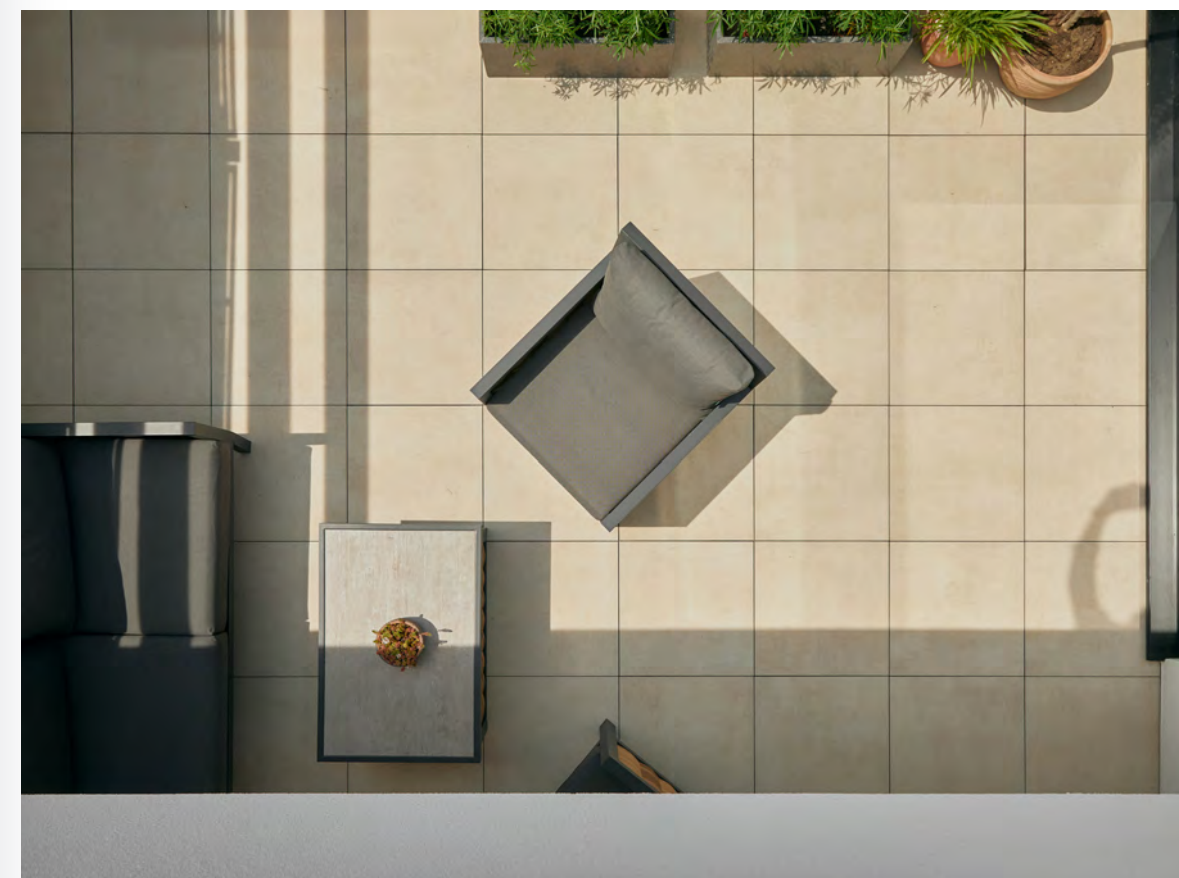


SURBITON WATERSIDE
THE HOUSES

34 PORTSMOUTH ROAD KINGSTON UPON THAMES KT1 2BF

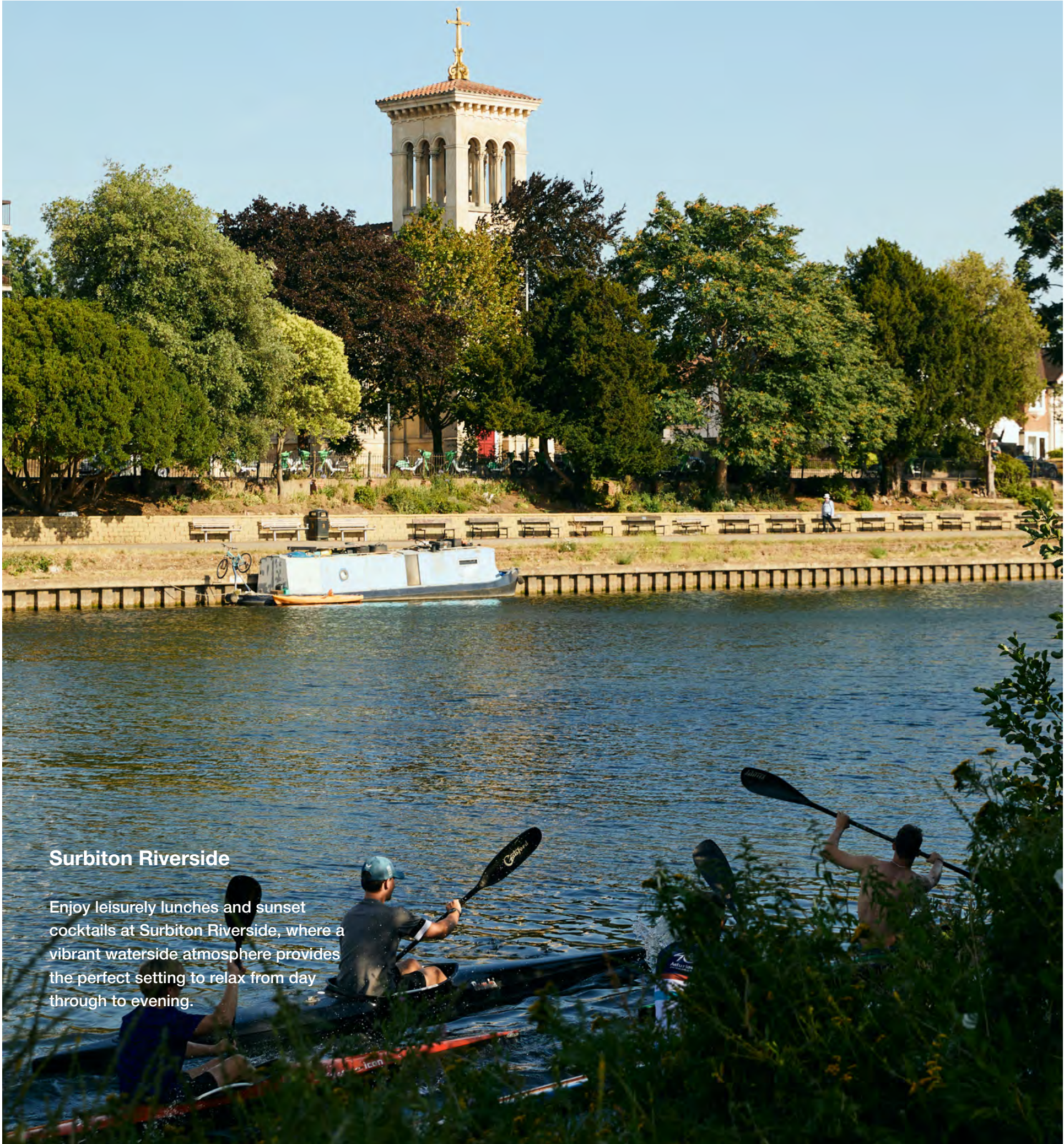


Quad are offering a choice of six 2/3 bedroomed **freehold eco houses** for sale at its iconic **Surbiton Waterside** development.



Each home is offered as freehold and benefits from a private parking space and an exclusive sunken courtyard. Designed to the highest standards of sustainability, the homes are predicted to achieve an EPC 'A' rating, delivering outstanding energy efficiency.

The thoughtfully curated specification embraces an industrial-chic aesthetic, pairing striking contemporary design with exceptional quality and meticulous attention to detail throughout.



Surbiton Riverside

Enjoy leisurely lunches and sunset cocktails at Surbiton Riverside, where a vibrant waterside atmosphere provides the perfect setting to relax from day through to evening.

FANTASTIC LOCAL AMENITIES

Restaurants, bars, cafés, boutiques, culture, heritage, green open spaces, and the unique contrast of vibrant town life and the tranquillity of the River Thames are all within easy reach. Less than half a mile from Surbiton Waterside, Surbiton offers an exceptional lifestyle. Whether you seek the energy of its thriving high street or the peace and serenity of its abundant parks and riverside walks, you'll enjoy the very best of both worlds.

The area is renowned for its wealth of public open spaces, including Victoria Park and Hogsmill Walk, which winds through the picturesque Hogsmill Valley.

Excellent sporting and leisure facilities are available nearby, including Surbiton Golf Club, Surbiton Racket & Fitness Club, and the Kingfisher Leisure Centre.

Kingston town centre, with its outstanding shopping, dining and leisure amenities, is just minutes away by bus, train or on foot via the beautiful riverside route of Queen's Promenade.





PUBLIC OPEN SPACES

Surbiton Waterside homes benefit from almost immediate access to the River Thames riverside walk and the picturesque Queen’s Promenade.

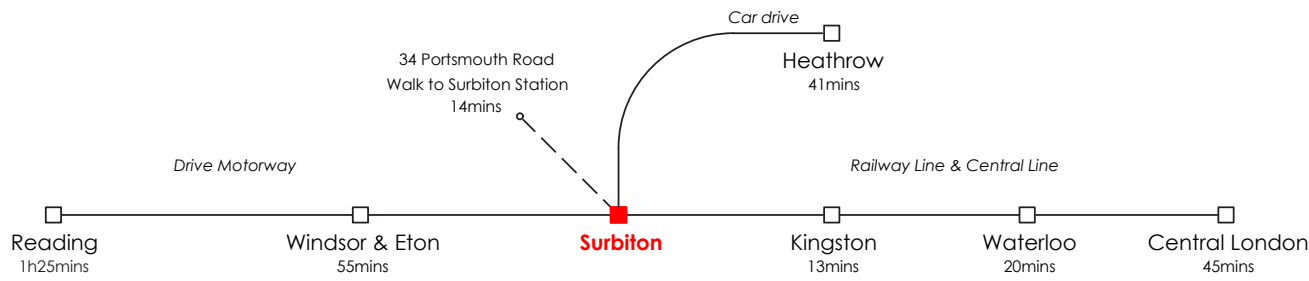
Bushy Park is approximately a 20-minute walk away via the riverside, offering over 1,000 acres of beautiful parkland, woodland and open green space.

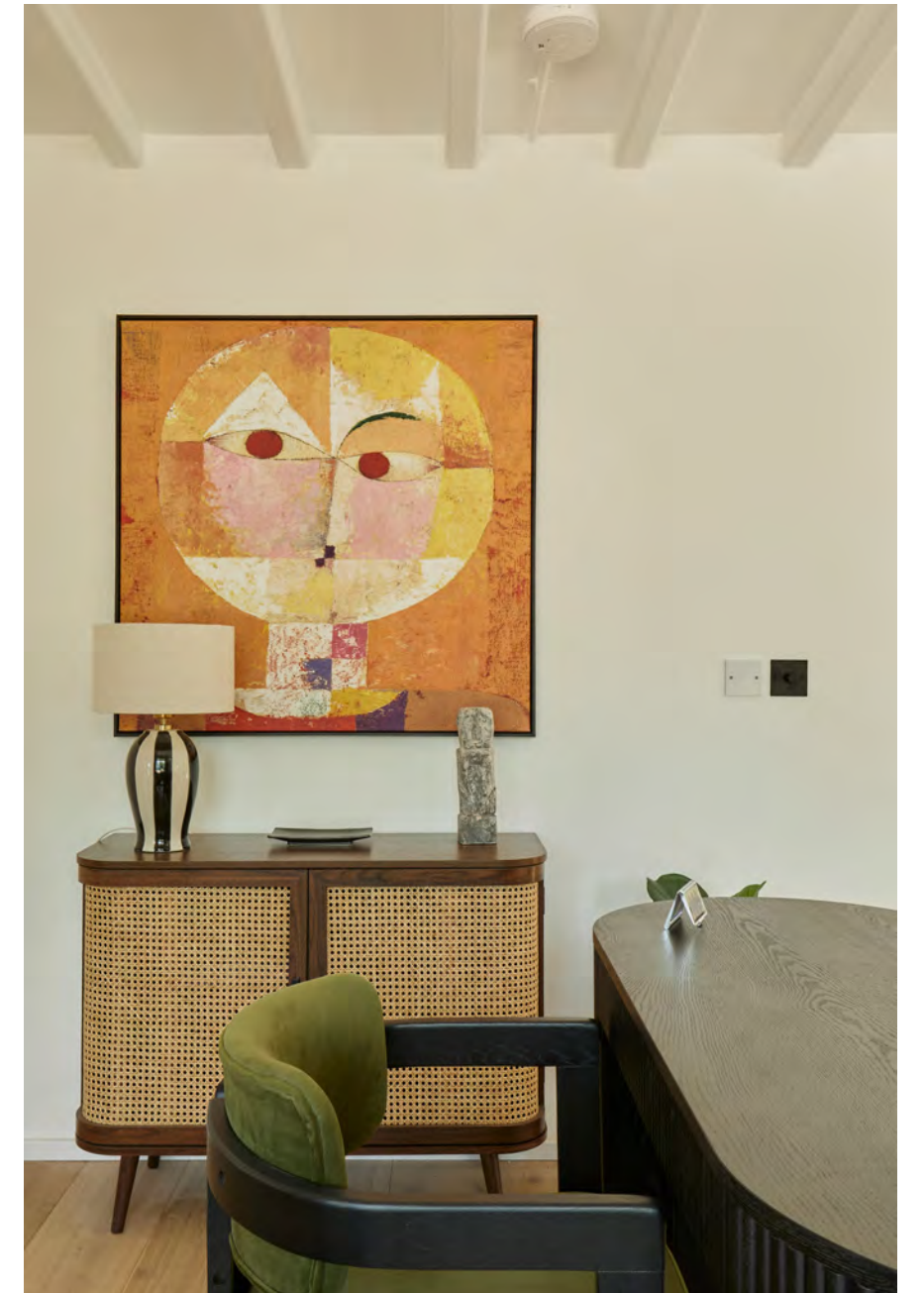
Additional nearby green spaces, including Claremont Gardens, provide further opportunities to enjoy the outdoors close to home.



TRANSPORT

At Surbiton Waterside, you'll enjoy the best of both worlds: exceptional connectivity, with London Waterloo just 15 minutes away by fast train from Surbiton Station, alongside the charm of riverside living, vibrant local amenities, and beautiful green open spaces.

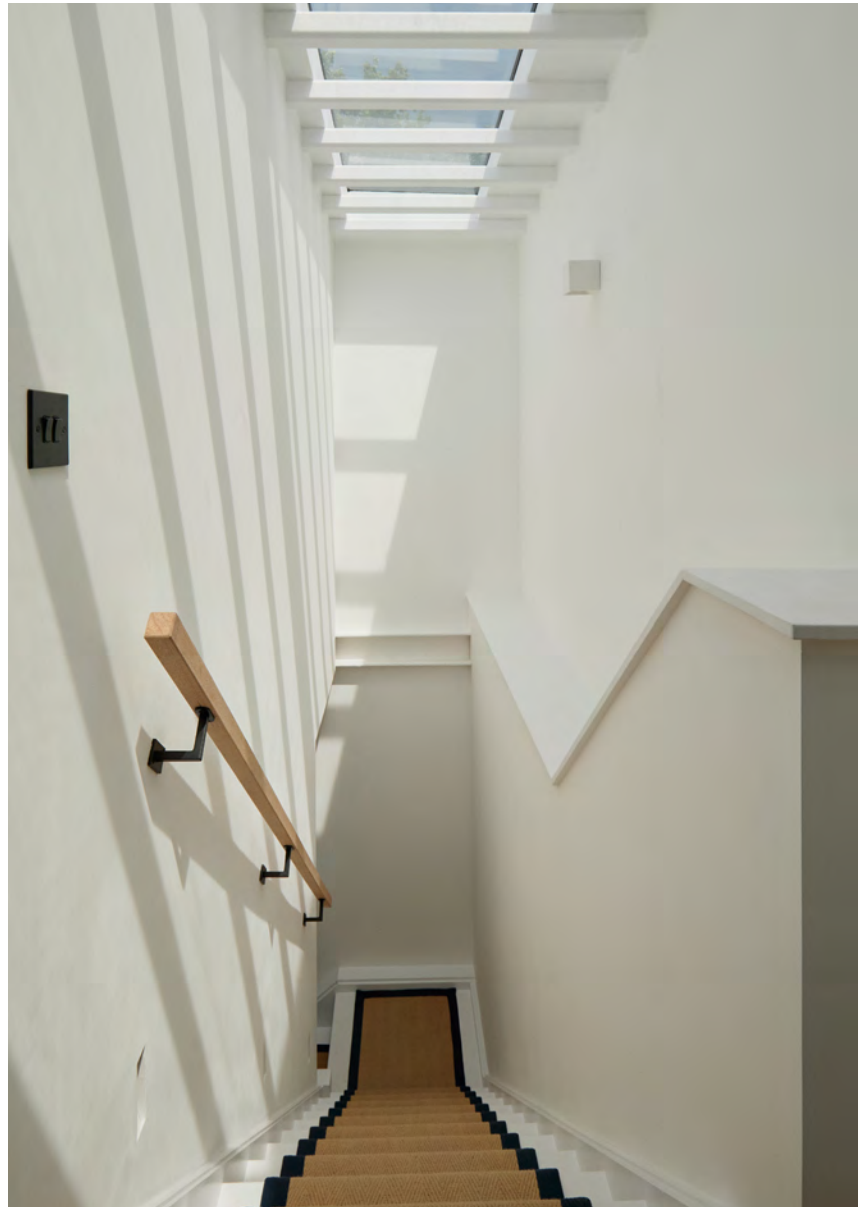




Designed to balance refined simplicity with everyday comfort, **Surbiton Waterside Houses** exude understated elegance. Soft natural light pours through expansive glazed doors and windows, illuminating warm timber flooring. Exposed painted beams introduce subtle architectural character, while clean lines and carefully curated furnishings create a timeless, sophisticated aesthetic.



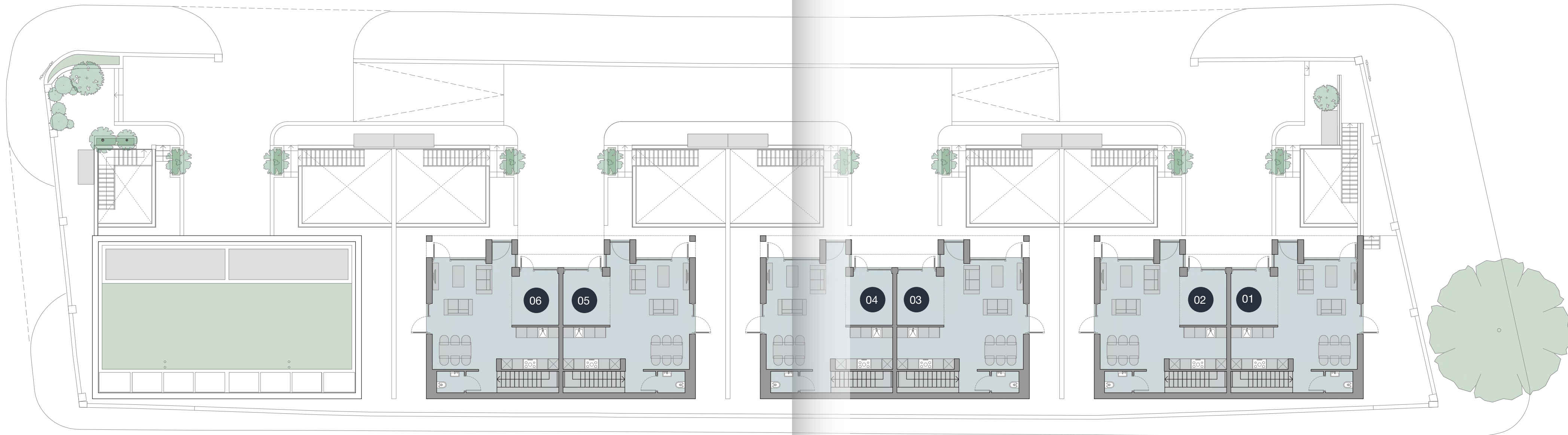
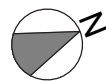






FLOOR PLAN

- 01 Residential Unit 01
- 02 Residential Unit 02
- 03 Residential Unit 03
- 04 Residential Unit 04
- 05 Residential Unit 05
- 06 Residential Unit 06



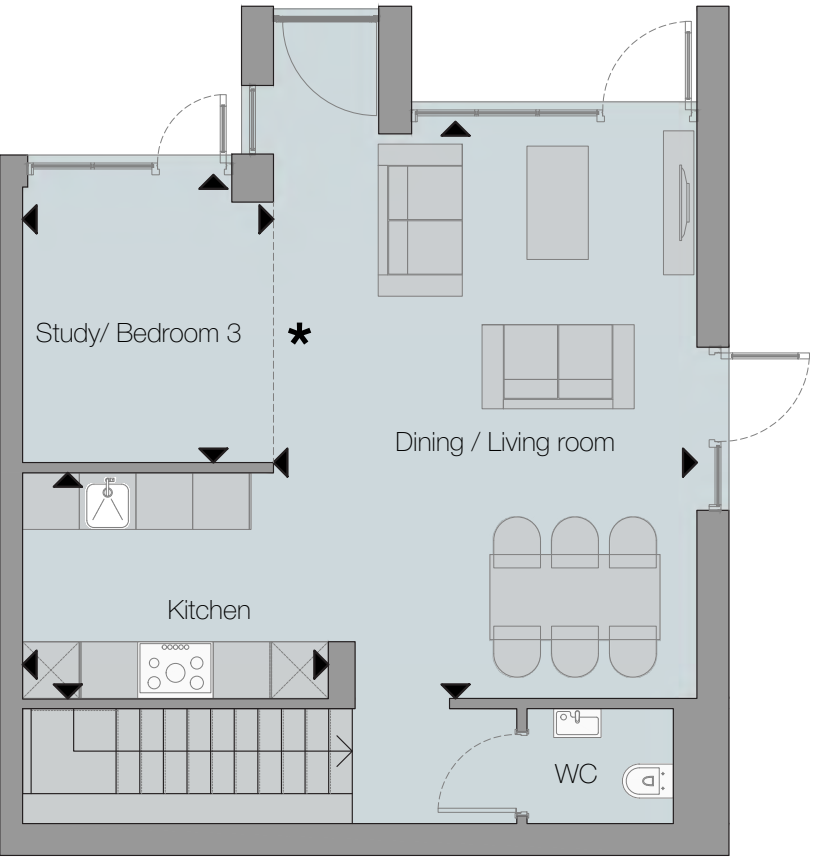
Dotted line indicates sloping ceiling line and rooflight.

All room dimensions are subject to a +/- 50 mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

3 Bedroom - Unit 01

Living / Dining	4.4m x 6.1m	14' 4" x 20' 0"
Kitchen	3.2m x 2.3m	10' 4" x 7' 5"
Study/ Bedroom 3	2.5m x 3.0m	8' 2" x 9' 8"
Bedroom 2	3.7m x 6.9m	12' 3" x 22' 6"
Master Bedroom	6.3m x 4.3m	20' 6" x 14' 1"
Courtyard	3.0m x 6.0m	9' 8" x 16' 6"
Approx Total Internal Area	116 sq.m	1248 sq.ft

* Glass partition available at no cost as an option in this area indicated in dotted line (Study/ bedroom 3)



Dotted line indicates sloping ceiling line and rooflight.

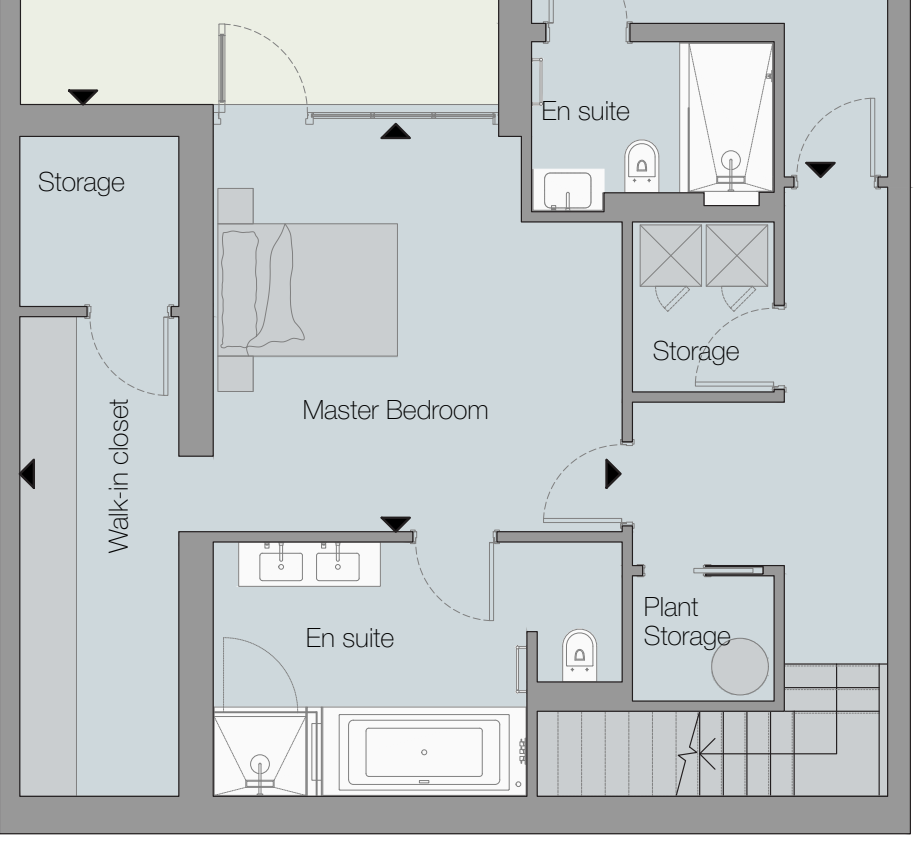
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3 Bedroom - Unit 02

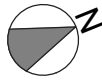
Living / Dining	4.4m x 6.1m	14' 4" x 20' 0"
Kitchen	3.2m x 2.3m	10' 4" x 7' 5"
Study/ Bedroom 3	2.5m x 3.0m	8' 2" x 9' 8"
Bedroom 2	3.7m x 6.9m	12' 3" x 22' 6"
Master Bedroom	6.3m x 4.3m	20' 6" x 14' 1"
Courtyard	5.0m x 6.0m	16' 4" x 16' 6"
Approx Total Internal Area	143 sq.m	1546 sq.ft

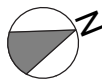
* Glass partition available at no cost as an option in this area indicated in dotted line (Study/ bedroom 3)



Dotted line indicates sloping ceiling line and rooflight.

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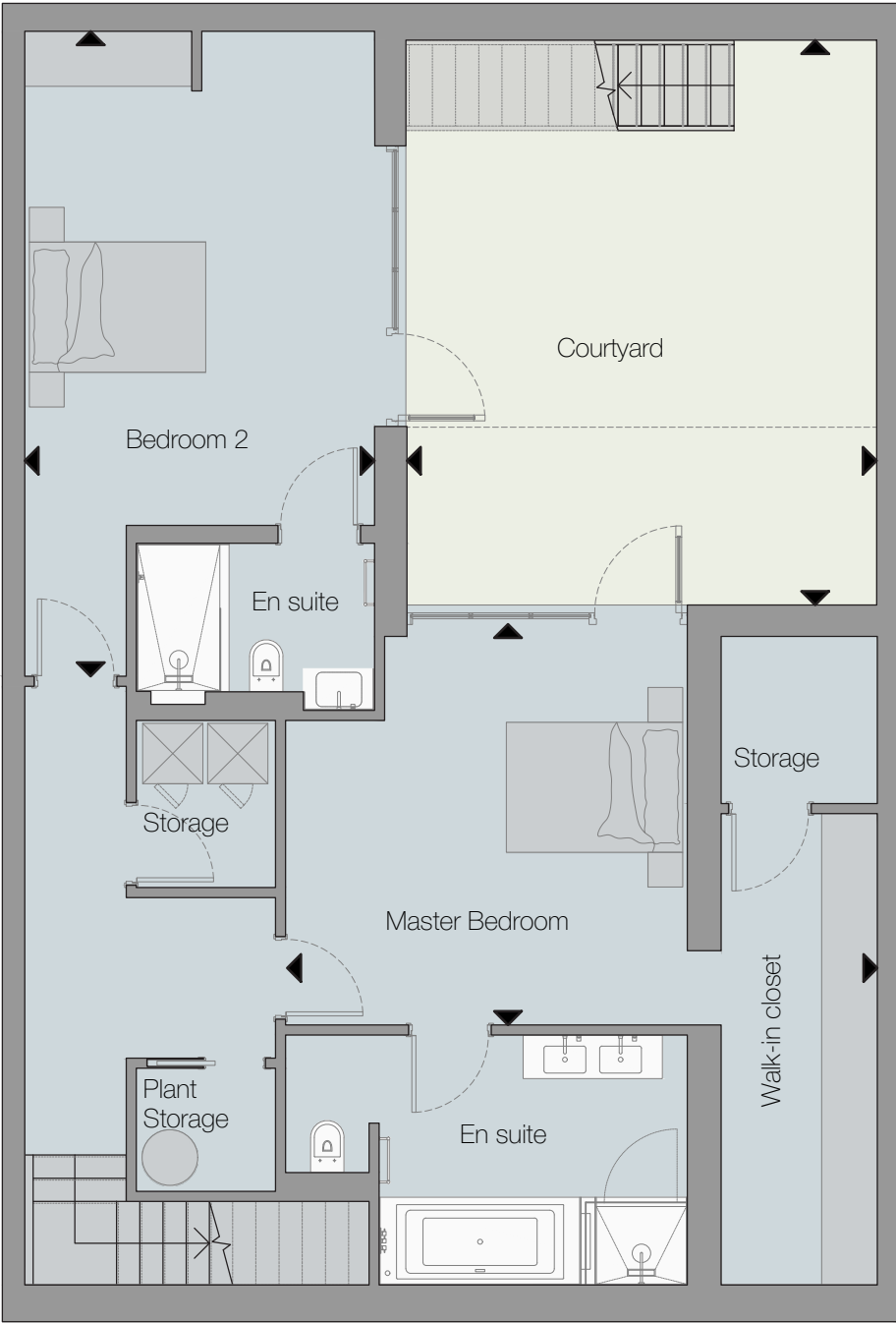
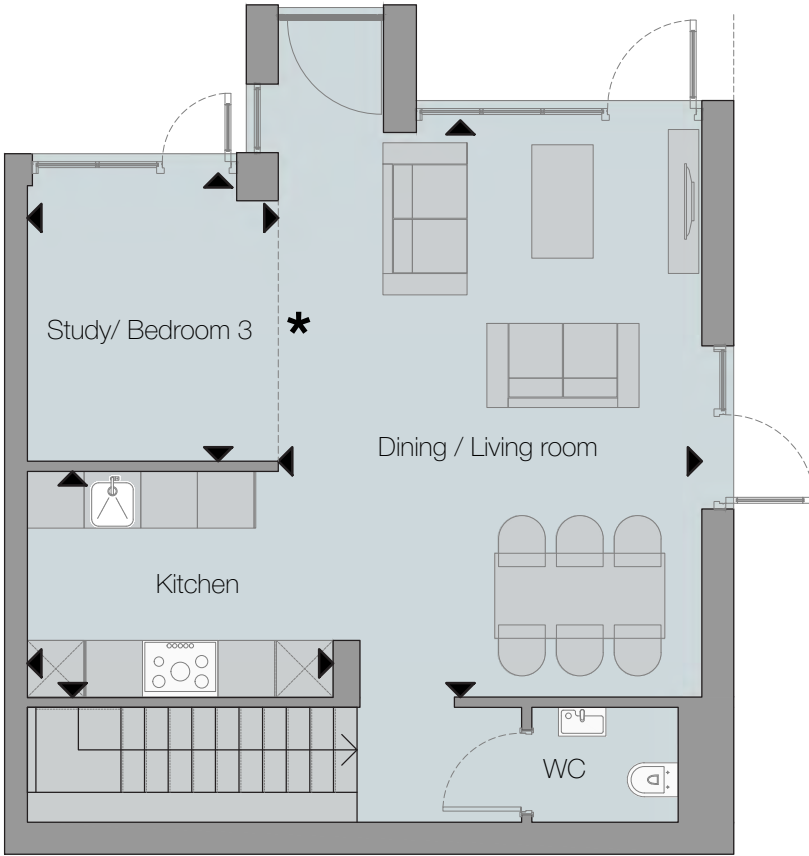




3 Bedroom - Unit 03

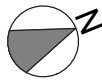
Living / Dining	4.4m x 6.1m	14' 4" x 20' 0"
Kitchen	3.2m x 2.3m	10' 4" x 7' 5"
Study/ Bedroom 3	2.5m x 3.0m	8' 2" x 9' 8"
Bedroom 2	3.7m x 6.9m	12' 3" x 22' 6"
Master Bedroom	6.3m x 4.3m	20' 6" x 14' 1"
Courtyard	5.0m x 6.0m	16' 4" x 16' 6"
Approx Total Internal Area	143 sq.m	1546 sq.ft

★ Glass partition available at no cost as an option in this area indicated in dotted line (Study/ bedroom 3)



Dotted line indicates sloping ceiling line and rooflight.

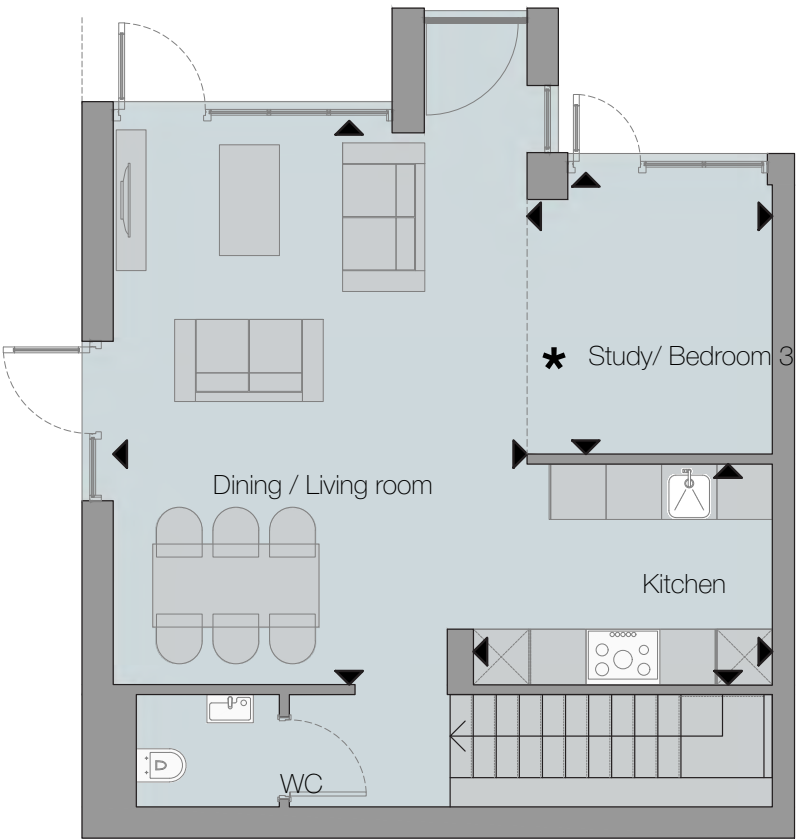
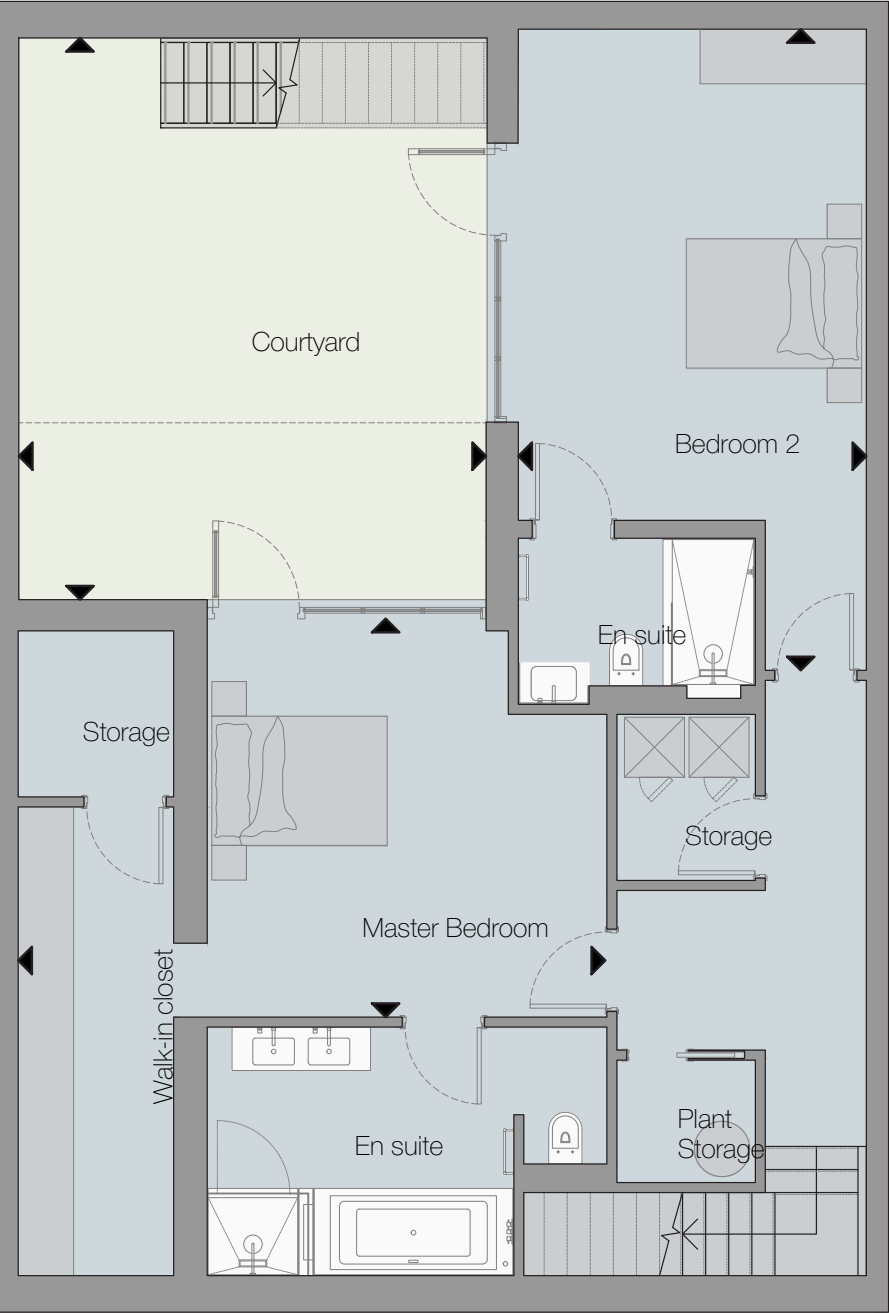
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3 Bedroom - Unit 04

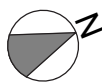
Living / Dining	4.4m x 6.1m	14' 4" x 20' 0"
Kitchen	3.2m x 2.3m	10' 4" x 7' 5"
Study/ Bedroom 3	2.5m x 3.0m	8' 2" x 9' 8"
Bedroom 2	3.7m x 6.9m	12' 3" x 22' 6"
Master Bedroom	6.3m x 4.3m	20' 6" x 14' 1"
Courtyard	5.0m x 6.0m	16' 4" x 16' 6"
Approx Total Internal Area	143 sq.m	1546 sq.ft

★ Glass partition available at no cost as an option in this area indicated in dotted line (Study/ bedroom 3)



Dotted line indicates sloping ceiling line and rooflight.

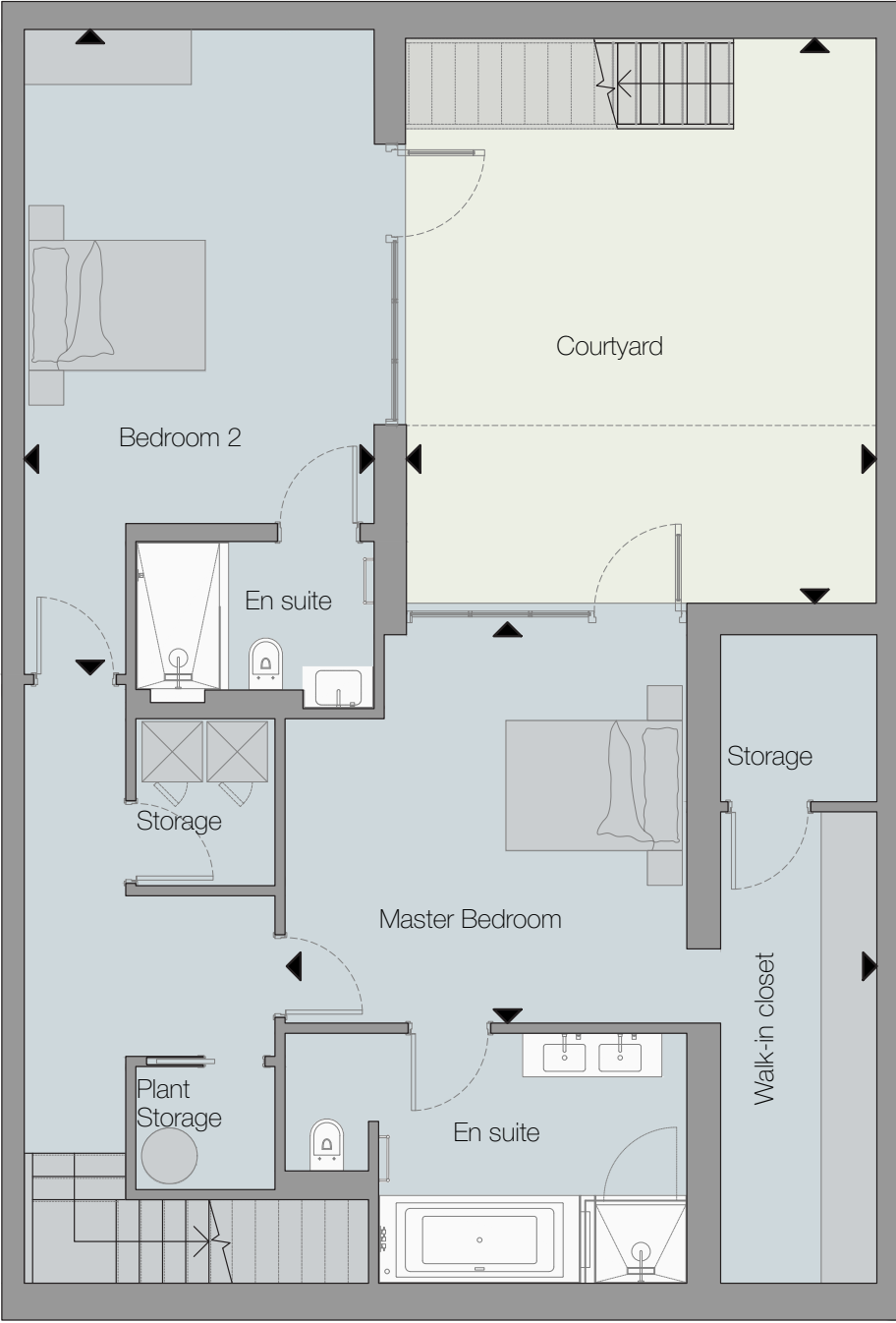
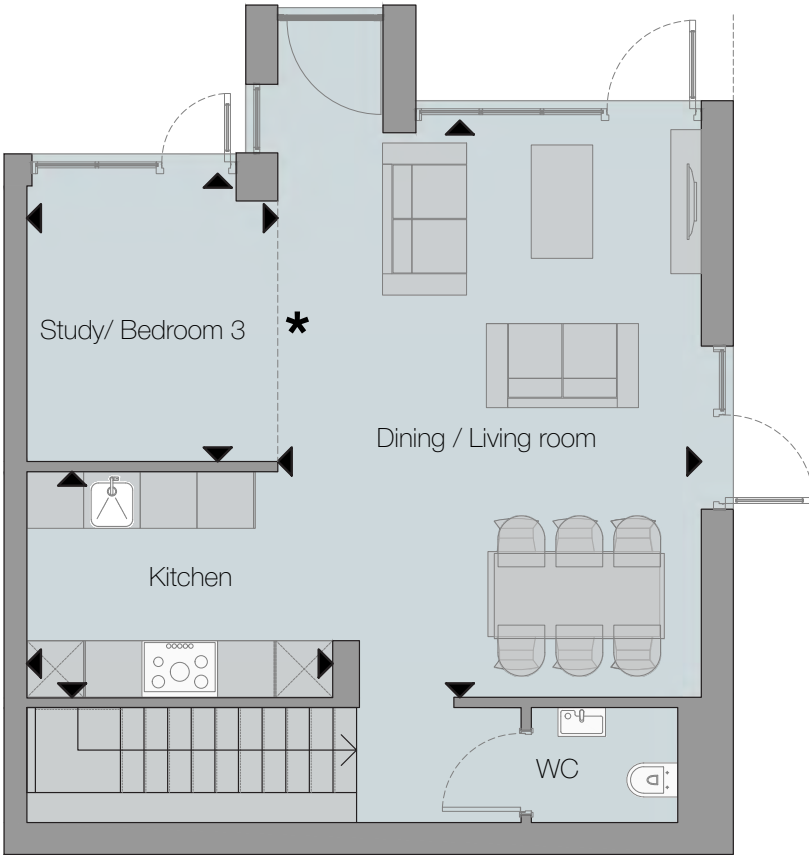
All room dimensions are subject to a +/- 50 mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



3 Bedroom - Unit 05

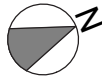
Living / Dining	4.4m x 6.1m	14' 4" x 20' 0"
Kitchen	3.2m x 2.3m	10' 4" x 7' 5"
Study/ Bedroom 3	2.5m x 3.0m	8' 2" x 9' 8"
Bedroom 2	3.7m x 6.9m	12' 3" x 22' 6"
Master Bedroom	6.3m x 4.3m	20' 6" x 14' 1"
Courtyard	5.0m x 6.0m	16' 4" x 16' 6"
Approx Total Internal Area	143 sq.m	1546 sq.ft

★ Glass partition available at no cost as an option in this area indicated in dotted line (Study/ bedroom 3)



Dotted line indicates sloping ceiling line and rooflight.

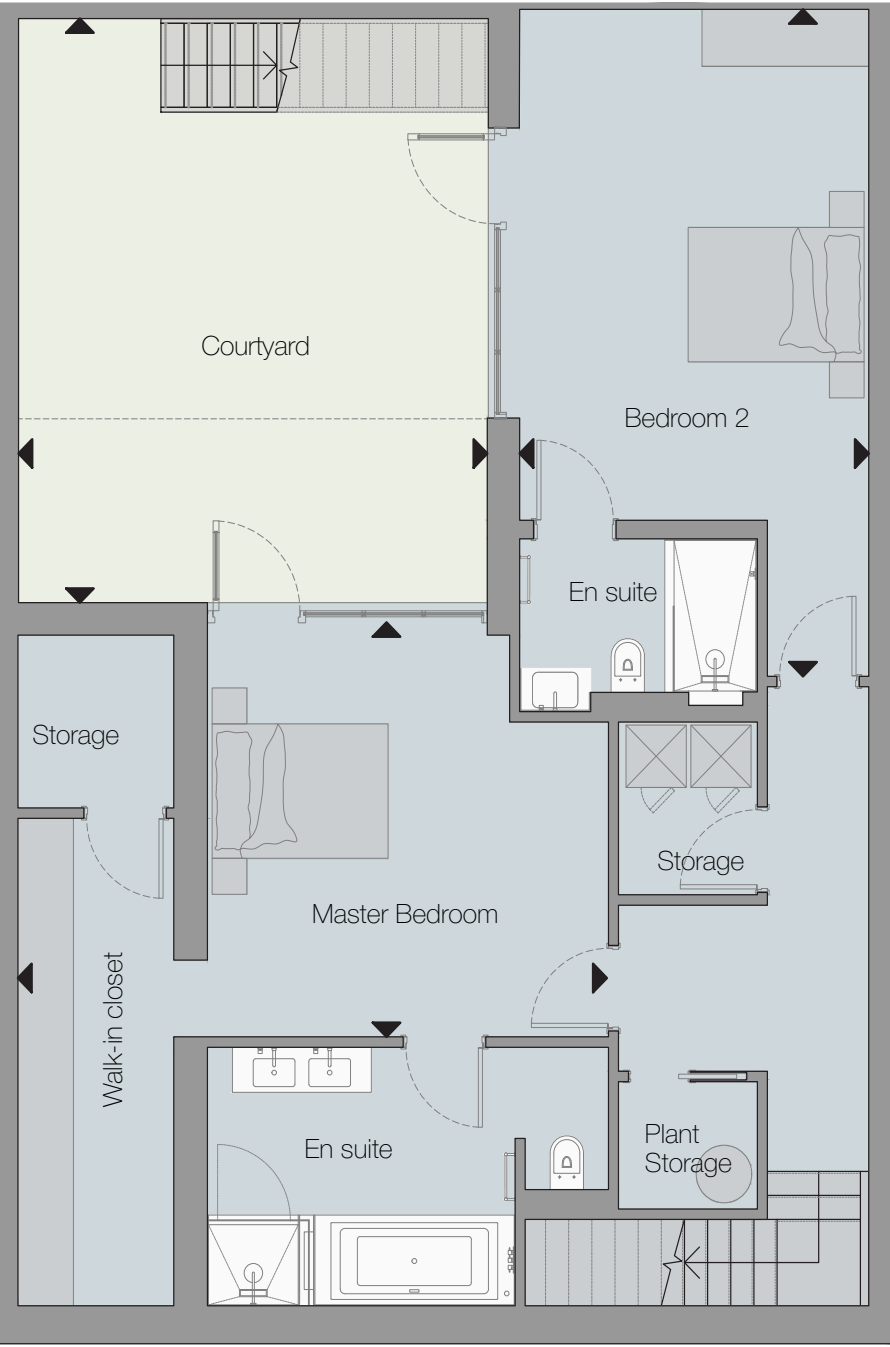
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3 Bedroom - Unit 06

Living / Dining	4.4m x 6.1m	14' 4" x 20' 0"
Kitchen	3.2m x 2.3m	10' 4" x 7' 5"
Study/ Bedroom 3	2.5m x 3.0m	8' 2" x 9' 8"
Bedroom 2	3.7m x 6.9m	12' 3" x 22' 6"
Master Bedroom	6.3m x 4.3m	20' 6" x 14' 1"
Courtyard	5.0m x 6.0m	16' 4" x 16' 6"
Approx Total Internal Area	143 sq.m	1546 sq.ft

★ Glass partition available at no cost as an option in this area indicated in dotted line (Study/ bedroom 3)



Dotted line indicates sloping ceiling line and rooflight.

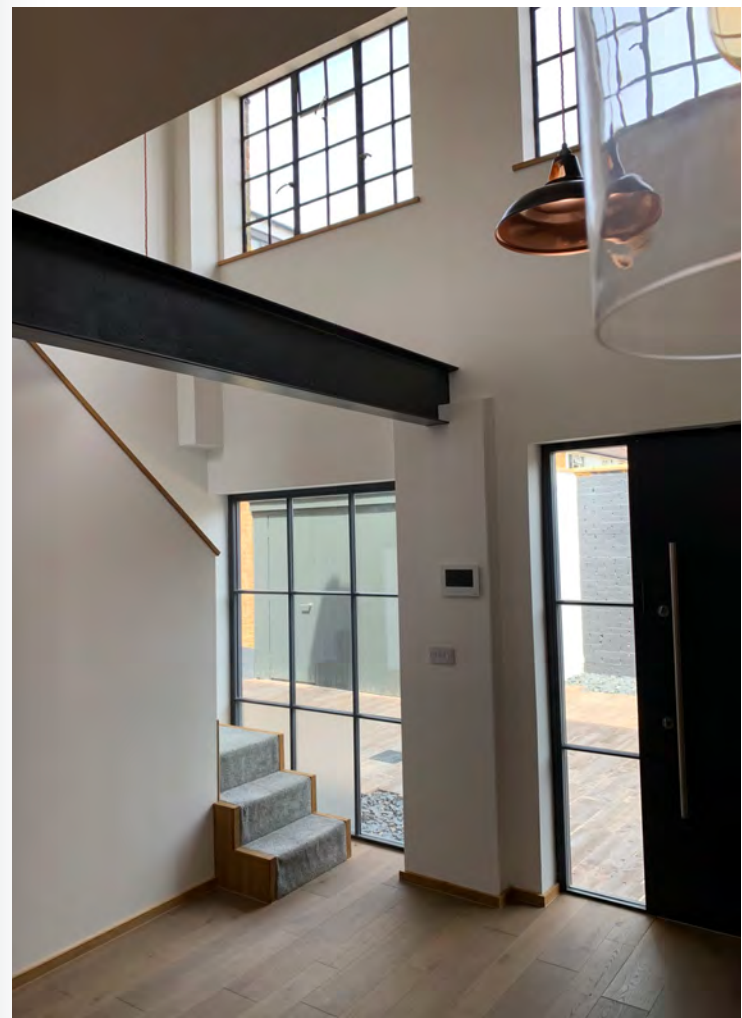
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SPECIFICATION FOR EACH HOUSE

- 2/3 BEDROOMS
- PARKING FOR 1 CAR PER UNIT
- EV CHARGING POINT FOR EACH UNIT
- SECURE CYCLE STORAGE
- BASEMENT COURTYARD GARDENS WITH EXTERNAL ACCESS
- PRIVATE MAINTAINED ACCESS ROAD
- GROUND FLOOR TERRACES WITH PARTIAL RIVER VIEWS
- FACING BRICKWORK WITH INSULATED CAVITY WALLS
- EXPOSED BRICKWORK FEATURE WALLS
- EXPOSED ROOF STEELWORK
- HIGHLY INSULATED WINDOWS AND EXTERNAL DOORS
- UNDERFLOOR HEATING THROUGHOUT
- ENGINEERED TIMBER FLOORING THROUGHOUT
- HIGH-SPEED FIBRE OPTIC INTERNET AND TV READY
- ICW 10-YEAR BUILDING WARRANTY
- PREDICTED EPC A
- HEAT PUMP SYSTEM (COOLING FUNCTION AVAILABLE AS AN ADDITIONAL OPTION)
- GREEN SEDUM ROOFS
- PHOTOVOLTAIC PANELS



This outline specification is for guidance only and could be subject to change at the vendor's sole discretion in the event that items become unavailable or for any other reason. The vendor offers no warranty, and this document does not constitute or form any part of a contract for the sale of the apartment. Purchasers should rely only on the terms of any contract to purchase. If in doubt, the purchaser should check with his/her solicitor or the vendor.



THE QUAD DIFFERENCE

Quad is an award-winning residential developer led by architects, creating distinctive homes that combine bold contemporary design with exceptional quality. Through imaginative use of space and meticulous attention to detail, we craft homes that redefine modern living.

By overseeing every stage of the design and construction process, we maintain complete control over the quality and integrity of every home we deliver. Our passion for thoughtful architecture and enduring design creates homes that are as beautiful as they are functional, designed to stand the test of time and enrich the lives of those who live in them.





**SILVER
WINNER** Best Retirement Scheme 2020

HOUSINGDESIGNAWARDS

WINNER 2020



w: quadprojects.com e: info@quadprojects.com

Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this document is indicative and is intended to act as a guide only to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact the selling agent to ascertain the availability of any property. Computer-generated illustrations are indicative only.

RIVERHOMES

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