

The background features a large, abstract graphic composed of thick black lines and shapes. A prominent diagonal line runs from the top left towards the center. To its right, there are several vertical and horizontal rectangular blocks, some of which are white and others black, creating a high-contrast, architectural feel. The overall composition is minimalist and modern.

SIGNAL PARK

TOLWORTH · KT5



THIS IS SIGNAL PARK AND IT'S YOURS TO CALL HOME

Situated in the Royal Borough of Kingston upon Thames, lies Tolworth, an increasingly popular destination for first-time buyers and upsizers alike. With countless parks and open spaces, a stream of restaurants and shops to try, plus fast trains heading into the city, it's easy to understand the pull. Life here is all about balance, where putting down roots just feels right.

A new community is coming to this corner of the capital; a collection of homes with space for you to grow. Here, find a place of your own, where life can be whatever you make it. Breakfast in bed followed by a jog through the wildflower field next door. An afternoon browsing the shops of Kingston, before strolling

to Surbiton for a sundowner on the riverside. Maybe it's tennis or a picnic on Wimbledon Common before your friends head over for dinner. All these possibilities, only 15-minutes from your door.



Computer generated image is indicative only.

HAVE A FIELD DAY

Tolworth Court Farm Fields is a nature reserve loved by locals just a 13-minute walk from Signal Park. Made up of protected meadows and wildflower fields, it's home to a number of birds, butterflies and (if you come at the right time) berry bushes ready for picking. Take a visit to the countryside in just a few steps.



Elbridge Meadows, a 7-minute cycle away, has Hogsmill River weaving through its centre and weeping willows reaching into the stream. But the hard-to-beat choice when it comes to a day by the water is the riverside at Surbiton. Hire a paddle board from Boats and Boards and explore the nooks of the Thames yourself, or take a tranquil stroll along the Queen's Promenade into Kingston.

Across the water, Hampton Court and Bushy Park total almost 2,000 acres of green space, all within a 15-minute drive of Signal Park. Spend a crisp morning here dog-spotting with a warm coffee in hand. Or if it's deer you'd like to see, Richmond Park's Kingston Gate is only a little further. When it comes to a walk and a roast, Wimbledon Common with its woodland areas and village pubs is the ideal Sunday afternoon spot.

ENJOY A SPOT OF RETAIL THERAPY

The Bentall Centre in Kingston has over 75 shops ranging from fashion and beauty to homeware and technology. In Wimbledon, Centre Court Shopping Centre brings both high street and luxury brands. The Elys department store alone has four floors on offer, including a café and restaurant when it's time to refuel.



The Bentall Centre, Kingston

21
MINS

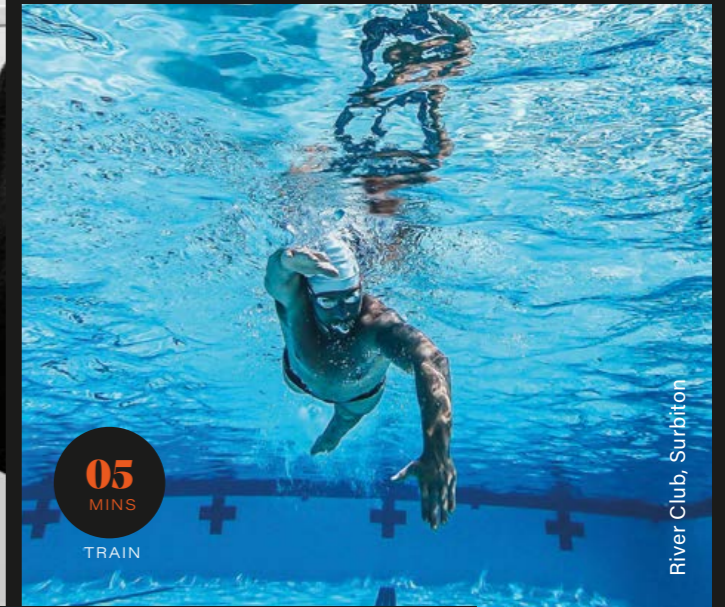
BUS



No.13, Surbiton

19
MINS

BUS



River Club, Surbiton

05
MINS

TRAIN



High Street, Tolworth Broadway

06
MINS

WALK



15
MINS

TRAIN

Centre Court Shopping Centre, Wimbledon

Salon No.13 in Surbiton is independently owned, unisex and renowned as the place to go for all things hair. But the River Club Health Club & Spa is the ultimate self-care retreat. The gym, sauna and steam room are accompanied by the UK's only non-chlorine pool with a retractable roof and sun terrace. This quiet oasis is just a 7-minutes' drive from Signal Park.

Picking up groceries on the high street, Tolworth Broadway is a breeze with M&S Simply Food for something a little special, plus numerous other supermarkets for all the essentials. Larger food stores can be found in the neighbouring towns of Surbiton, Kingston and Wimbledon, too.

Travel times taken from tfl.gov.uk and google.co.uk/maps and are approximate only.

FEED YOUR SOUL

For a classic Italian on Tolworth Broadway, Il Mulino and Ristorante Sorrento are in stiff competition over the best seafood pasta. Or, travel to South East Asia by way of Hanoi Pho for authentic Vietnamese dishes. A 4-minute drive from Signal Park, The Roasting might be new in town but they're causing a stir with their cappuccinos and pastries. Of course, there's always the staple Costa Coffee as well.



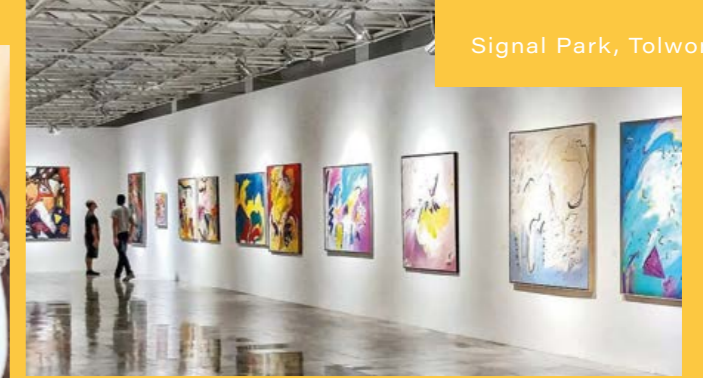
Surbiton's Maple Road brings more options to the mix. The Antelope celebrates the British pub with real ales, ciders, small plates and more.

A few doors down at No 97, you'll find elevated seasonal dishes alongside an impressive cocktail menu. Hart's Boatyard on the river is also ideal for drinks as the evening turns to night.

And for those celebratory meals, The French Table shouldn't be missed.



Kingston upon Thames has plenty of restaurants on offer including all the favourites, from Gigging Squid and Gourmet Burger Kitchen, to Wagamama and Bill's. If you're looking for something a bit different, head to Hemingways in Wimbledon for champagne and cocktails served in top hat and welly boot cups.

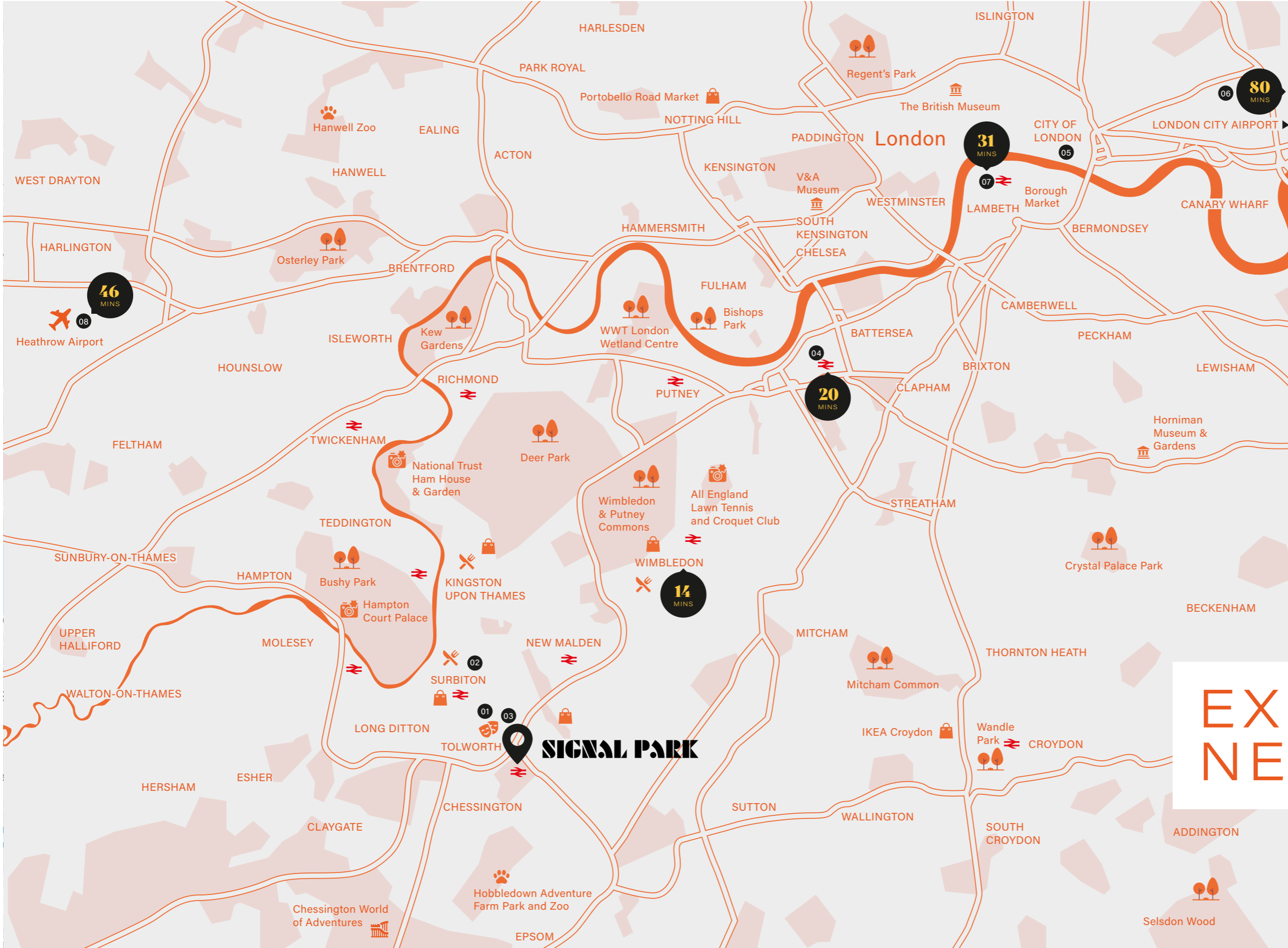


ACTIVITIES FOR EVERYONE



The area is in no short supply of weekend activities. The cornerHOUSE Arts Centre brings community run pantos, art exhibitions and comedy nights. Hollywood Bowl, just a few moments from Signal Park, is always a good idea. Plus only a short drive away, the likes of Surbiton Raceway, Go Ape and Chessington World of Adventures are waiting.

Travel times taken from tfl.gov.uk and google.co.uk/maps and are approximate only.



LIFESTYLE | Local Area

Signal Park is ideally positioned to make the most of South West London and all it has to offer, with the added benefit of a train station and numerous bus routes leading straight into the city centre. In the other direction, the M25 is a 12-minute drive away, making travel around the country simple, too.

- 01 The cornerHOUSE Arts Centre
- 02 Surbiton's Maple Road
- 03 Tolworth Broadway
- 04 Clapham Junction
- 05 The City
- 06 London City Airport
- 07 Waterloo Station
- 08 Heathrow Airport

EXPLORE NEARBY

Map not to scale. Travel times taken from tfl.gov.uk and google.co.uk/maps and are approximate only.

NAVIGATE YOUR NEW LIFESTYLE

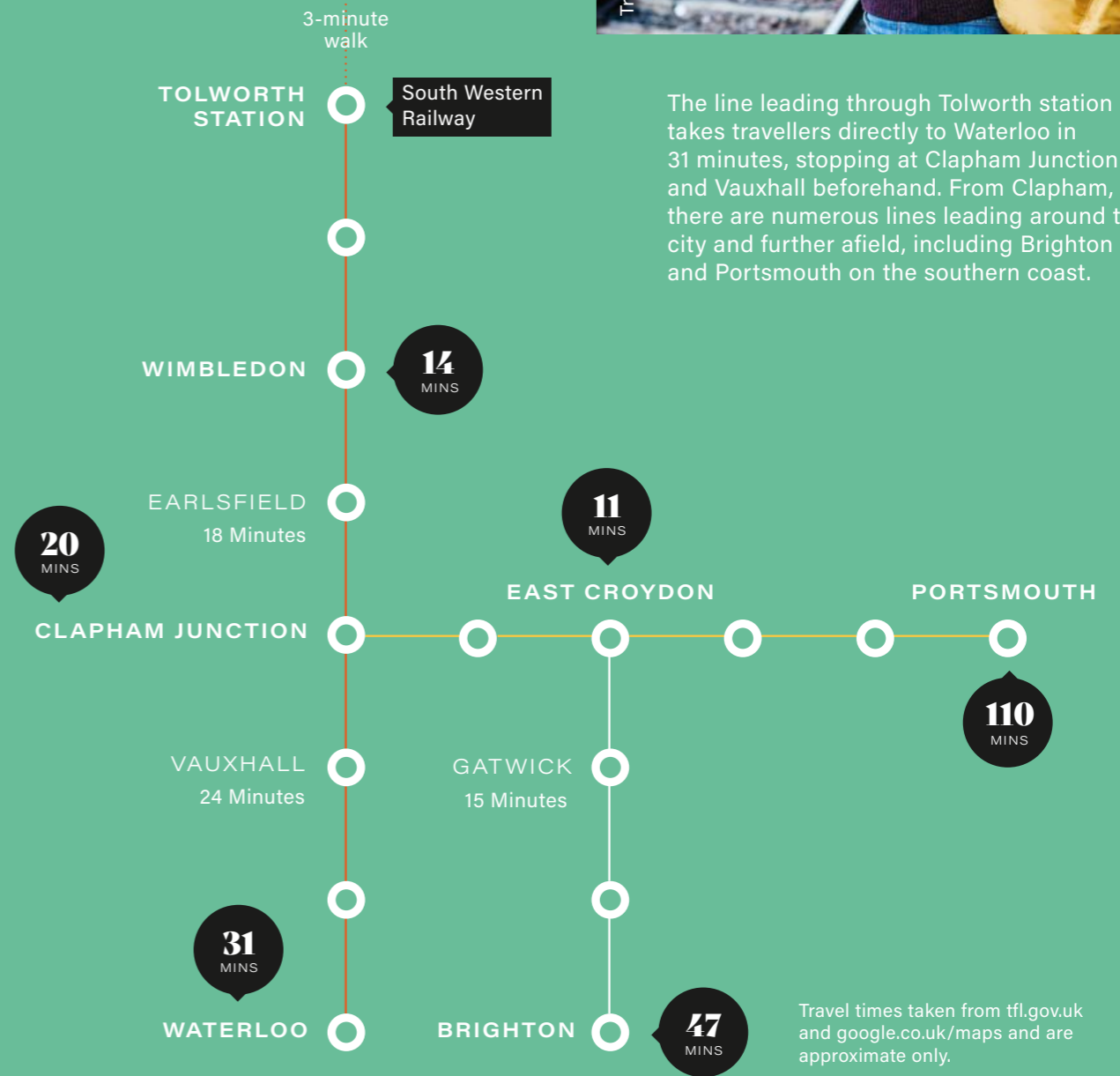


Signal Park, Tolworth

Trains to Brighton

1, 2 & 3 bedroom homes

SIGNAL PARK



The line leading through Tolworth station takes travellers directly to Waterloo in 31 minutes, stopping at Clapham Junction and Vauxhall beforehand. From Clapham, there are numerous lines leading around the city and further afield, including Brighton and Portsmouth on the southern coast.

Travel times taken from tfl.gov.uk and google.co.uk/maps and are approximate only.

TAKE A LOOK AROUND

A collection of 1, 2 & 3 bedroom homes.

- KEY**
- Apartments For Sale
 - Sales & Marketing Suite
 - Roof terraces

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.





BATHROOM

- Back-to-wall WC in white with chromium-plated flush plate
- Semi-countertop washbasin in white
- Chrome robe hook and heated towel rail
- Chrome-plated toilet roll holder
- Steel bath in white with glass screen to main bathroom
- Flat top shower tray in acrylic/atone resin to en suite
- Dual control chrome shower mixer to main bathroom and en suite
- Semi-framed pivot door shower screen in silver to en suite
- Mirrored cabinet (including shaver socket) with LED lighting to the main bathroom

FINISHES

- Absolute white to hallway, living room, bedroom and kitchen walls
- Pure brilliant white to ceilings
- Veneered internal doors in white
- Admiral medium Grege flooring to hallway, living room and kitchen
- Neutral carpet throughout
- Light stone natural tiling to main bathroom and en suite
- Ribbed dark tile to bathroom and en suite feature wall
- Fitted wardrobe to main bedroom

HOME | Specification

TAKE IN ALL THE DETAIL

KITCHEN / LIVING ROOM

- Zanussi built-in oven with induction hob in stainless steel
- Zanussi cooker hood in silver
- Zanussi integrated fridge freezer
- Zanussi integrated dishwasher
- Zanussi washer/dryer in white
- Gooseneck tap in stainless steel
- Counter top in Antique Bronze
- Matt cabinets in urban pebble
- Glass splashback in dark stone colour
- Recessed downlights throughout

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



OWN IT YOUR WAY

If you decide to use the Shared Ownership scheme you'll soon realise that it's an alternative way to buy your own home in this area near Surbiton.



Shared Ownership is another way to buy your home. You buy a percentage, pay rent on the rest and pay a service charge. Guinness Homes owns part of it - but you're living there, you decorate it and decide when to sell.

Buying a percentage means a smaller deposit and a smaller mortgage. It's a sooner first step on the ladder for lots of people.

Shared Ownership - Terms and conditions apply. This scheme is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share.

BUILDING FOR THE FUTURE

We're one of the biggest housing and care providers in the country, with over 66,000 homes across the UK and over 140,000 customers.

We're focused on improving people's lives by building new homes and improving services, and we've been doing it for 130 years. We combine our deep heritage with our forward-thinking ambition and commitment to sustainability. We recognise that the world around us is changing, and while our purpose will always remain the same, we're constantly evolving to make sure we're building energy-efficient homes that last for future generations.

All content within this document is indicative only. Guinness Homes reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. October 2022.

SIGNAL PARK

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