



VERDANT MEWS

HAMPDEN ROAD
KINGSTON, KT1 3HH



INTRODUCTION

THE DEVELOPMENT



YOUR NEW ADVENTURE BEGINS IN THE ROYAL BOROUGH OF KINGSTON UPON THAMES

An impressive development comprising 26 one, two and three bedroom apartments available through Shared Ownership.

Kingston upon Thames' story is one of fascinating royal history, an exciting future and urban tranquility, epitomising the qualities that have long made this area one of London's most desirable locales.

As one of the Capital's most creative enclaves, with a thriving café culture and arts scene to match, you'll find this postcode is one that combines the dynamism of London with a distinctly village vibe.

As the oldest of England's four Royal Borough's, Kingston upon Thames is a beautiful part of London and steeped in history. If riverside restaurants, well-placed parks and superb shopping are high on your list, look no further than Verdant Mews – your new home.

VERDANT MEWS

KINGSTON

THE DEVELOPMENT

YOUR NEW HOME

THE DEVELOPMENT

YOUR NEW HOME



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MAKE IT YOURS

Verdant Mews is a superb collection of 26 contemporary one, two and three bedroom apartments situated in the Royal Borough of Kingston upon Thames. Brought to you by Clarion Housing, each of these stylish apartments is available through Shared Ownership.

Verdant Mews can be found at the corner of Cambridge Road and Hampden Road and is designed for contemporary and environmentally sustainable living. The scheme's slick architecture pays tribute to the curved land with a sweeping silhouette, while simultaneously taking cues from

local architectural styles and materials. The building's design makes for bright and airy homes, with selective apartments benefiting from private balconies.

Verdant Mews has 52 secure cycle spaces and on-site car parking* with two disabled

parking bays. The development also has four charging points for electric vehicles.

*Parking spaces will be allocated to some plots on a 'Right to Use' basis. Please speak to a member of the Sales Team for more information.

VERDANT MEWS

KINGSTON

VERDANT MEWS

KINGSTON

THE AREA

ON YOUR DOORSTEP



DISCOVER YOUR KINGSTON UPON THAMES

Given the nearby wonders of Richmond, Wimbledon and Hampton Court, it's no surprise to learn that Kingston upon Thames provides a feeling of serenity within easy reach of the city.

Situated to the south west of the Capital, Kingston upon Thames is located on the banks of the River Thames, which travels through the borough for almost three miles, linking the town to nearby Hampton Court and Richmond.

Although the town has ancient roots, it is a rapidly regenerating area marked as a key residential zone in the Mayor's London Plan. And the town welcomes people from far and wide – it is revered for its cultured outlook and creative spirit.

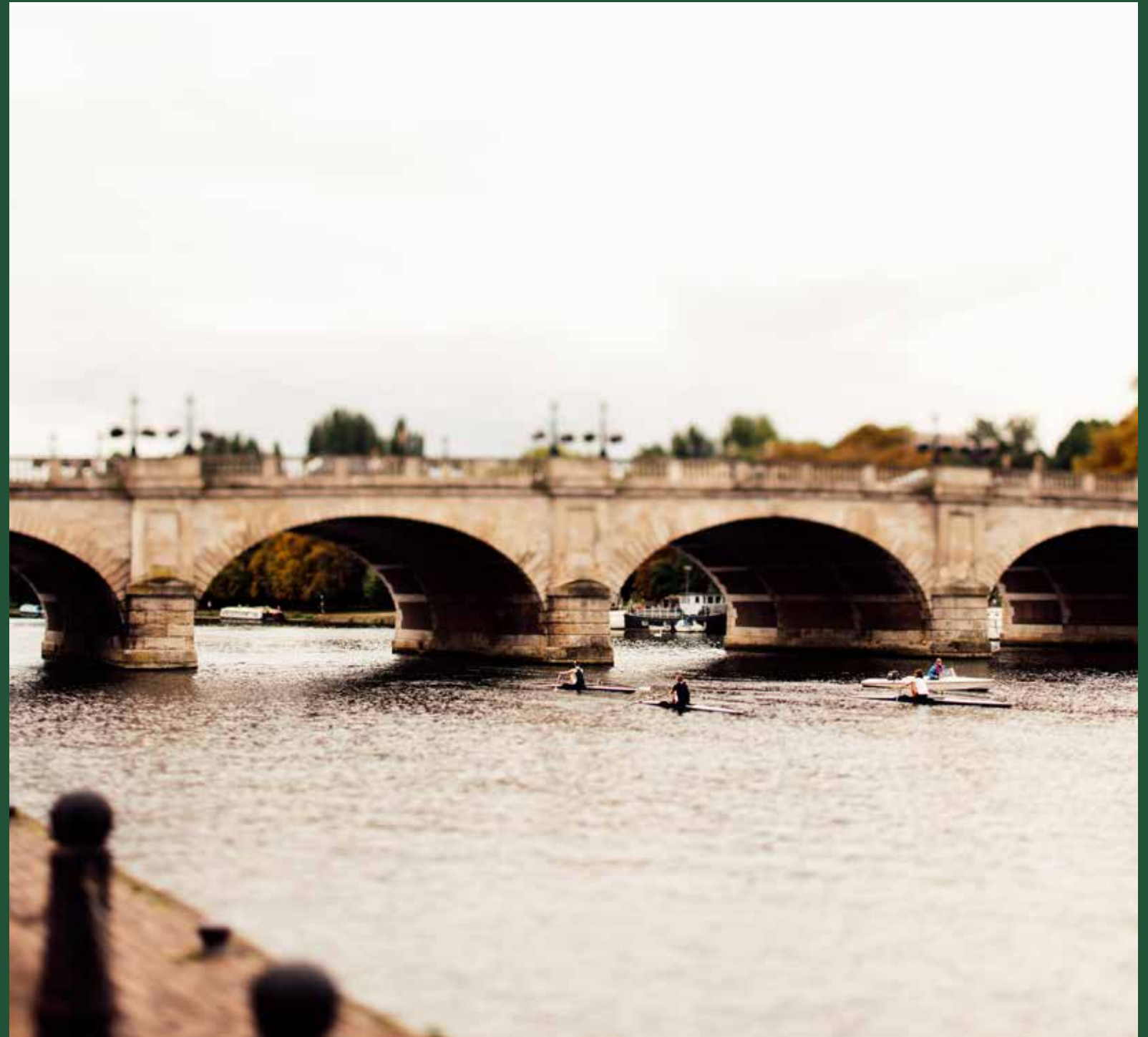


VERDANT MEWS

KINGSTON

THE AREA

ON YOUR DOORSTEP



VERDANT MEWS

KINGSTON

LIFESTYLE & LEISURE

OUT AND ABOUT



VERDANT MEWS

KINGSTON

LIFESTYLE & LEISURE

OUT AND ABOUT



SHOP, EAT, LIVE

The streets of Kingston upon Thames are lined with incredible restaurants offering local favourites and international cuisines.

For food with a Gallic twist try The French Table. If you're looking for a taste of Mexico, the local hotspot Chez Lalee is just the ticket. And then there is the Riverside Walk, which not only offers restaurants with a wide range of cuisines, but beautiful vistas across the water. Seek out Côte Brasserie for flavours inspired by the bistros and brasseries of Paris. For those with distinctly British palettes, look to Browns for a culinary hit. Comptoir Libanais is a favourite of locals looking for Lebanese fare.

Talking of the river, cruise down the Thames on a trip to Hampton Court Palace – the home of King Henry VIII and his many wives and mistresses. For theatre fans, pay a visit to The Rose Theatre, built in 2008 to a design of an Elizabethan-era theatre of the same name.

The lush greenery of Hampton Wick is located to the west, Richmond Park to the east and with the Surrey Hills just down the road, making Kingston upon Thames one of the leafiest areas in London.

When it comes to shopping, Kingston upon Thames provides a rich tapestry of options. The Bentall Centre is a shopping hub for locals with international brands such as Apple, MaxMara, Vivienne Westwood, Tom Ford and Chanel to keep your interest piqued. On the high street front, Zara and H&M are just some of the names to keep you entertained, while an interesting blend of independent shops completes the mix.

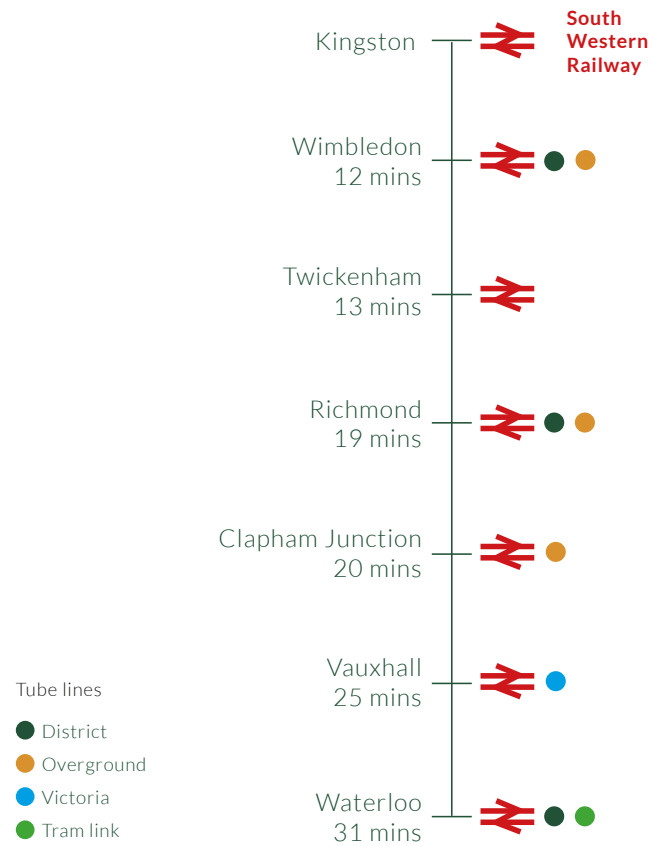


VERDANT MEWS

KINGSTON

TRAVEL CONNECTIONS

GETTING AROUND



TRAVEL WITH EASE

Despite feeling a world away from the city, transport connections from Kingston upon Thames are first-rate.

Just 12 miles from central London, a 30-minute train ride from Kingston station takes you to Waterloo. There are also regular train services to Kempton Park, Twickenham and Wimbledon. Alternatively, Surbiton station is a 15-minute stroll or five-minute bus journey away and from there it takes 20-minutes to Waterloo. Both stations are in Zone 6, so Oyster cards with a Zones 1-6 can be used.

By road, Kingston is eight miles from the M25 and close to the M3, M4 and A3. There are more than 40 bus routes serving the town centre, including eight night buses.

For air travellers, Heathrow is a 30-minute drive away, and the airport is served by the express X26 bus. Gatwick is 45-minutes away by road.

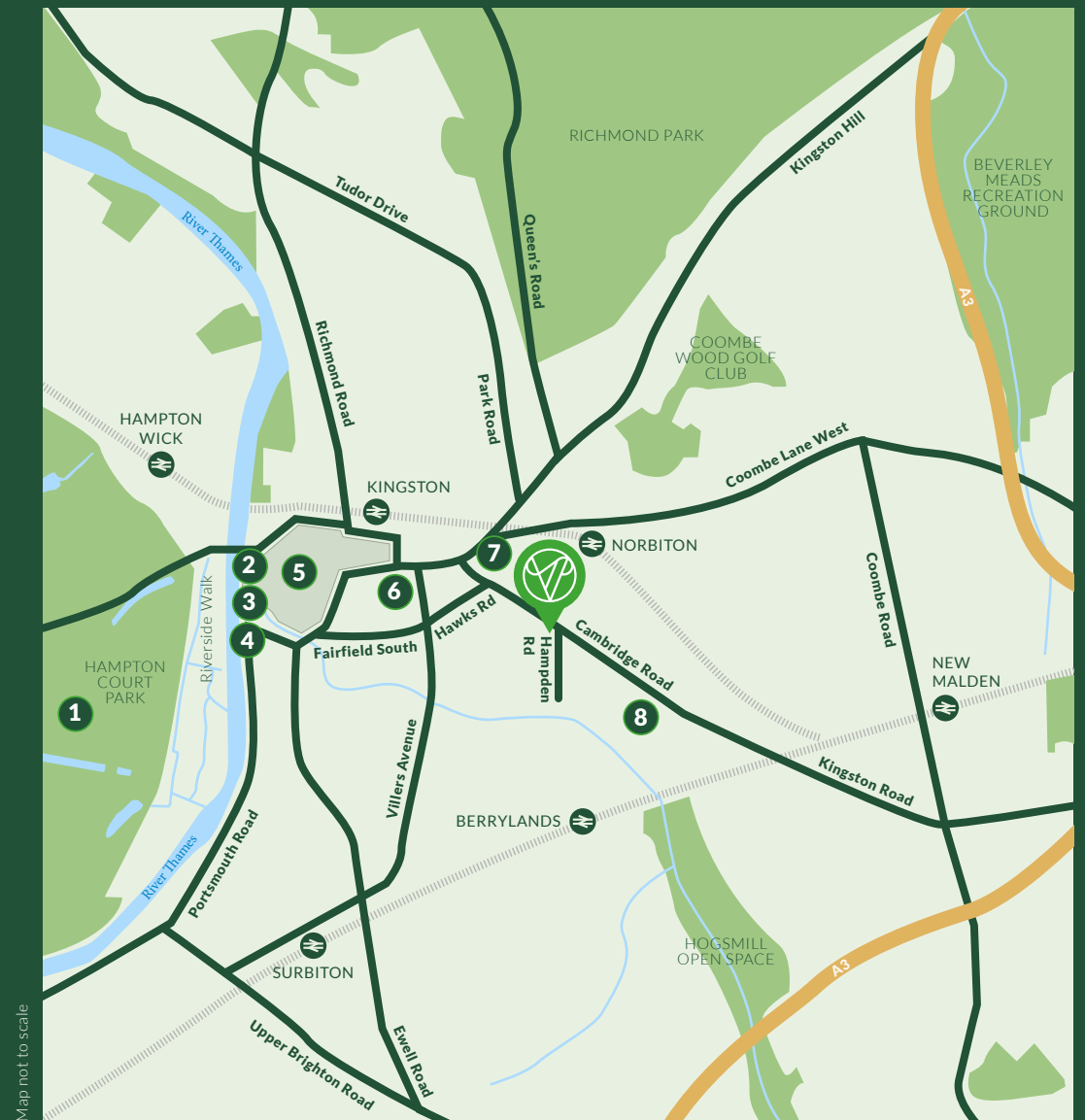
Journey times sources: Nationalrail.co.uk and Google Maps, dependent on time of day and traffic.

VERDANT MEWS

KINGSTON

AREA MAP

HAMPDEN ROAD
KINGSTON, KT1 3HH



Map not to scale

1 Hampton Court Park

2 Côte Brasserie

3 Browns Kingston Restaurant

4 Rose Theatre

5 Bentall Centre

6 ODEON IMAX

7 Asda Superstore

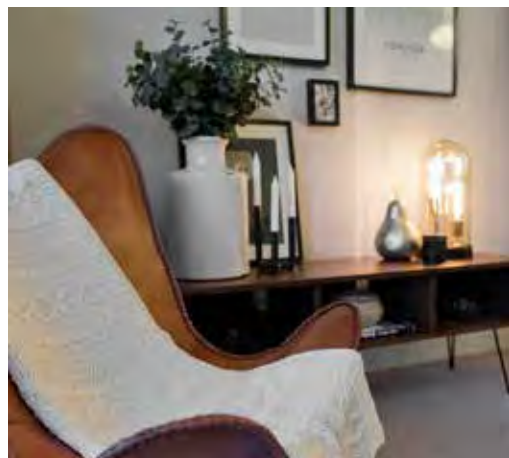
8 Kingsmeadow Athletics Centre

VERDANT MEWS

KINGSTON

SPECIFICATION

THE DEVELOPMENT



SPECIFICATION

THE DEVELOPMENT

These are boutique homes built with absolute attention to detail, benefitting from refined, high specification interiors with private and spacious outdoor areas.

KITCHEN

- Woodbury gloss ivory units
- Laminated worktop with matching upstand
- Stainless steel 1 ½ bowl sink
- Stainless steel splashback
- Integrated Zanussi fridge/freezer, washer/dryer*
- Integrated stainless steel gas hob, chimney hood, oven

BATHROOM

- Contemporary white suite
- Vado zoo mixer basin tap
- Vado zoo thermostatic bath/shower mixer tap
- Bristan shower handset mixer tap
- Glass bath screen
- Tiling around bath, above basin and bath panel
- Heated chrome towel radiator
- Mirror

WC

- Contemporary white basin and toilet

FLOORING

- Tiling to kitchen, bathroom
- Carpet to lounge, bedrooms and hallway

HEATING

- Radiator with thermostat to all rooms
- Ideal logic combination boiler system

FINISHES

- Gloss white finish to woodwork
- Brilliant white matt emulsion to ceilings and walls

GENERAL

- Audio / visual door entry system
- Carbon monoxide detector
- Smoke detector
- 12 years LABC warranty
- 125 years lease term

*Please note that in some apartments the washer/dryer are in a hallway cupboard. Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification. All images displayed throughout are an example of Clarion Housing homes only, and may not correspond exactly to the available homes described in this brochure.

VERDANT MEWS

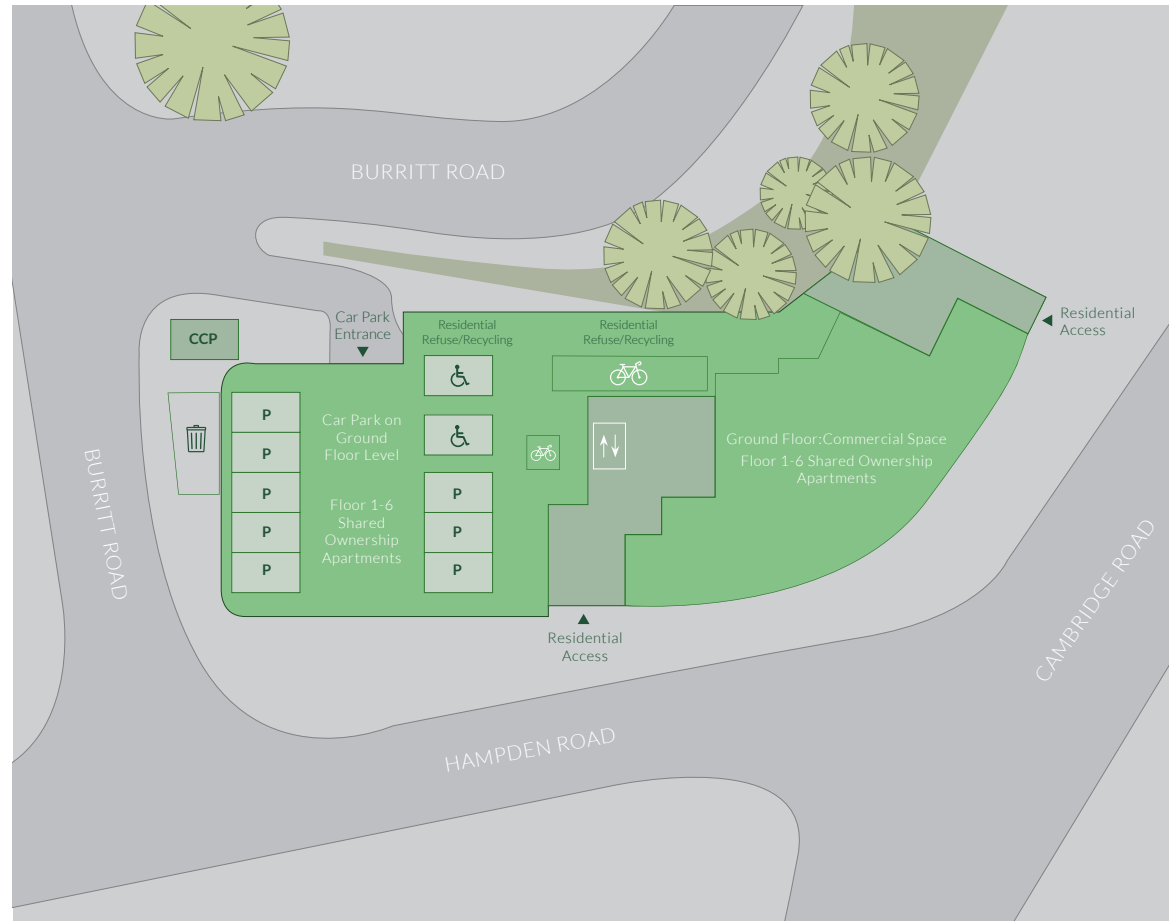
KINGSTON

VERDANT MEWS

KINGSTON

SITE PLAN

THE DEVELOPMENT



-  Lift
-  Cycle Store
-  Refuse Collection Point
-  Communal Area
-  Car Club Parking
-  Disabled Parking
-  Parking*

*Parking spaces will be allocated to some plots on a 'Right to Use' basis. Please speak to a member of the Sales Team for more information.

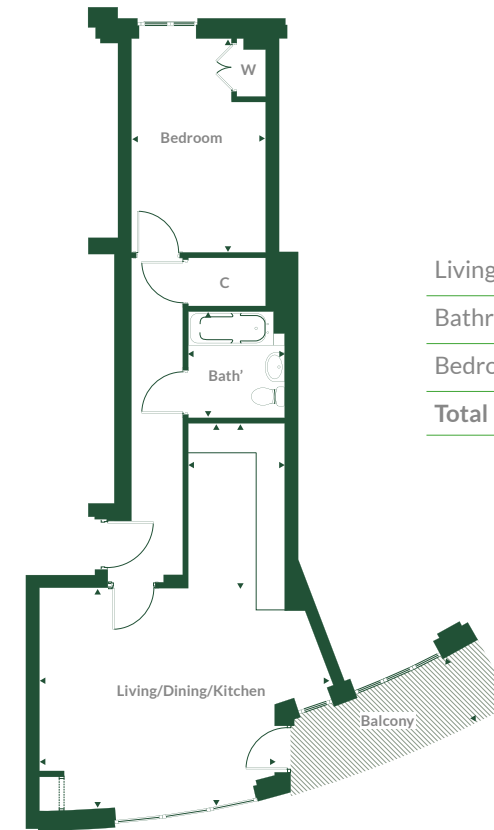
VERDANT MEWS

KINGSTON

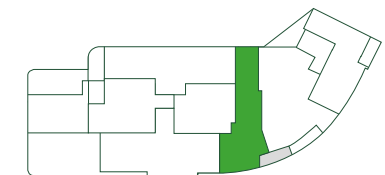
ONE BEDROOM APARTMENT

PLOT 1.03

•W = Wardrobe •C = Cupboard



	Metres	Feet/Inches
Living/Dining/Kitchen	6.01 x 7.94	19'9" x 26'1"
Bathroom	2.00 x 2.20	6'7" x 7'3"
Bedroom	2.75 x 4.40	9'0" x 14'5"
Total	56.9m²	612 sqft



Plot 1.03 - First Floor

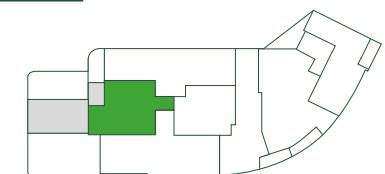
ONE BEDROOM APARTMENT

PLOTS 1.05, 2.05, 3.03, 4.03 & 5.03

•W = Wardrobe •C = Cupboard



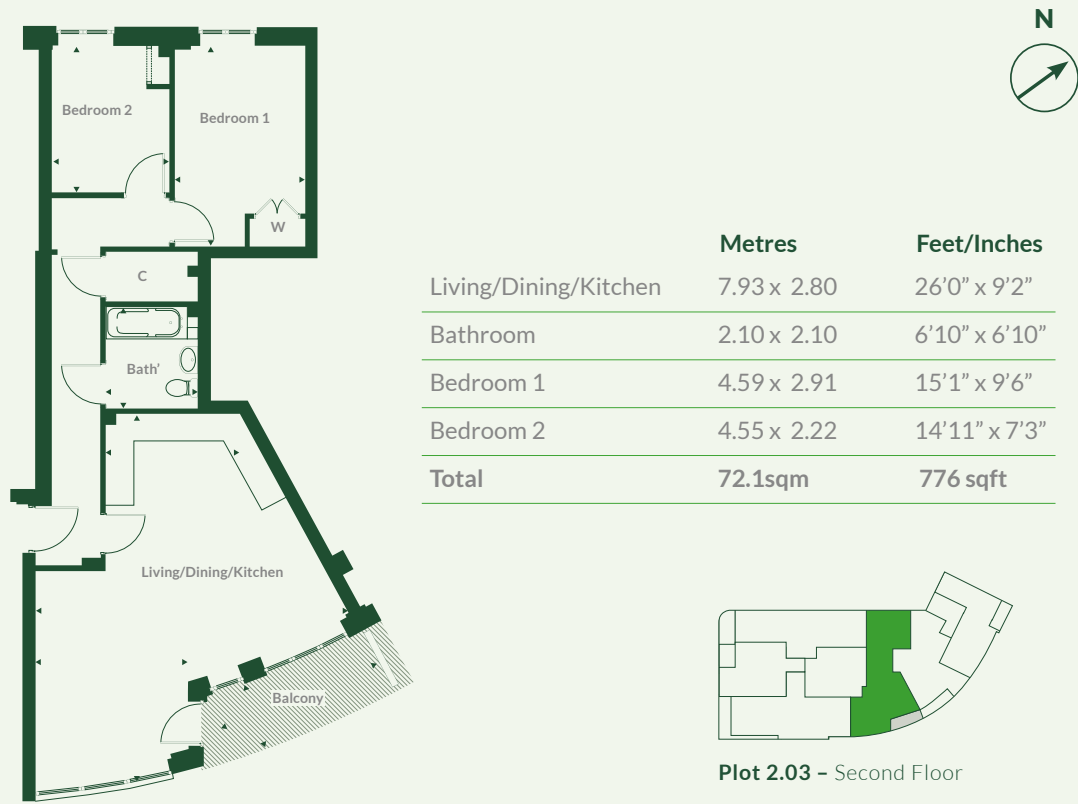
	Metres	Feet/Inches
Living/Dining/Kitchen	8.23 x 3.35	27'1" x 11'0"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Bedroom	3.73 x 3.32	12'3" x 10'11"
Total	51.7sqm	556.5 sqft



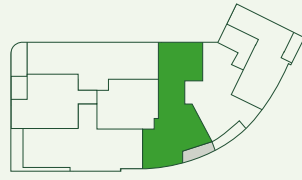
Plot 1.05 - First Floor
 Plot 2.05 - Second Floor
 Plot 3.03 - Third Floor
 Plot 4.03 - Fourth Floor
 Plot 5.03 - Fifth Floor

TWO BEDROOM APARTMENT
PLOT 2.03

•W = Wardrobe •C = Cupboard



	Metres	Feet/Inches
Living/Dining/Kitchen	7.93 x 2.80	26'0" x 9'2"
Bathroom	2.10 x 2.10	6'10" x 6'10"
Bedroom 1	4.59 x 2.91	15'1" x 9'6"
Bedroom 2	4.55 x 2.22	14'11" x 7'3"
Total	72.1sqm	776 sqft



Plot 2.03 - Second Floor

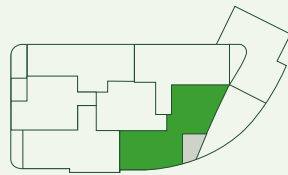
TWO BEDROOM APARTMENT
PLOTS 3.01, 4.01 & 5.01

All plots are wheelchair accessible.

•W = Wardrobe •C = Cupboard



	Metres	Feet/Inches
Living/Dining/Kitchen	8.02 x 4.57	26'4" x 15'0"
Bathroom	2.60 x 2.20	8'6" x 7'3"
Bedroom 1	4.85 x 3.50	15'11" x 11'6"
Bedroom 2	4.02 x 2.55	13'3" x 8'5"
Total	73.4sqm	790 sqft



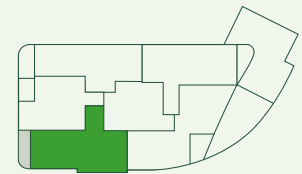
Plot 3.01 - Third Floor
Plot 4.01 - Fourth Floor
Plot 5.01 - Fifth Floor

TWO BEDROOM APARTMENT
PLOTS 3.02, 4.02 & 5.02

•W = Wardrobe •C = Cupboard



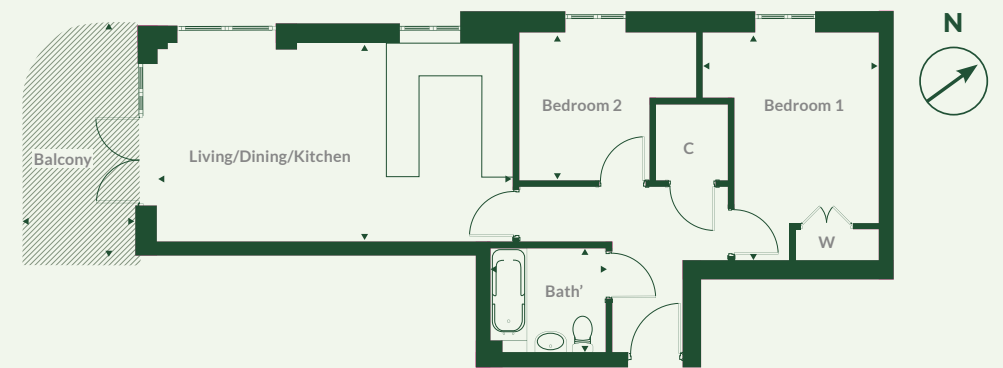
	Metres	Feet/Inches
Living/Dining/Kitchen	6.20 x 4.35	20'4" x 14'3"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Bedroom 1	4.79 x 3.01	15'9" x 9'11"
Bedroom 2	3.17 x 2.82	10'5" x 9'3"
Total	64.5sqm	694 sqft



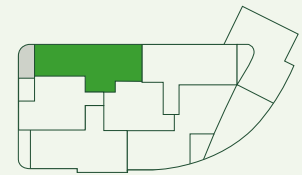
Plot 3.02 - Third Floor
Plot 4.02 - Fourth Floor
Plot 5.02 - Fifth Floor

TWO BEDROOM APARTMENT
PLOTS 3.04, 4.04 & 5.04

•W = Wardrobe •C = Cupboard



	Metres	Feet/Inches
Living/Dining/Kitchen	6.74 x 3.74	22'2" x 12'3"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Bedroom 1	4.31 x 3.35	14'2" x 11'0"
Bedroom 2	3.36 x 2.81	11'0" x 9'3"
Total	61.8sqm	665 sqft

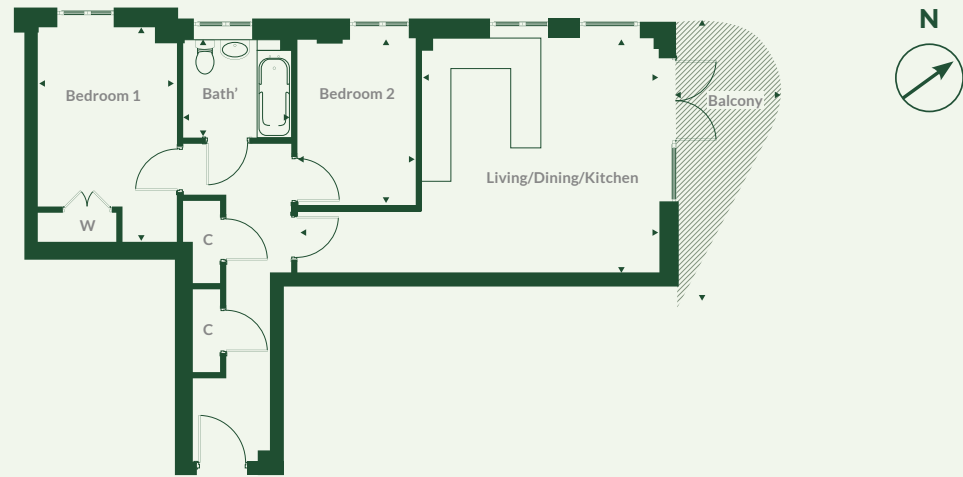


Plot 3.04 - Third Floor
Plot 4.04 - Fourth Floor
Plot 5.04 - Fifth Floor

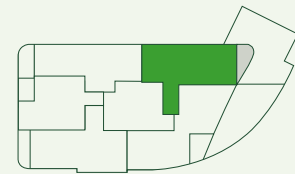
TWO BEDROOM APARTMENT

PLOTS 3.05, 4.05 & 5.05

•W = Wardrobe •C = Cupboard



	Metres	Feet/Inches
Living/Dining/Kitchen	7.28 x 4.71	23'11" x 15'6"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Bedroom 1	4.31 x 2.81	14'2" x 9'3"
Bedroom 2	3.36 x 2.40	11'0" x 7'10"
Total	63.5sqm	683.5 sqft

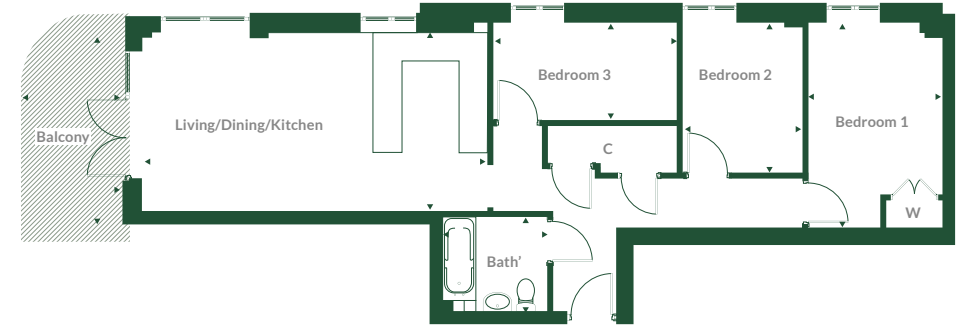


Plot 3.05 - Third Floor
Plot 4.05 - Fourth Floor
Plot 5.05 - Fifth Floor

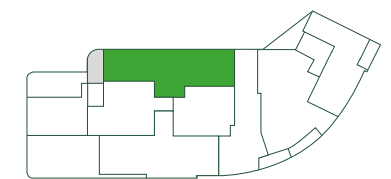
THREE BEDROOM APARTMENT

PLOTS 1.06 & 2.06

•W = Wardrobe •C = Cupboard



	Metres	Feet/Inches
Living/Dining/Kitchen	7.24 x 3.74	23'9" x 12'3"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Bedroom 1	4.31 x 2.82	14'2" x 9'3"
Bedroom 2	3.16 x 2.53	10'5" x 8'4"
Bedroom 3	3.87 x 2.06	12'9" x 6'9"
Total	75.1sqm	808.3 sqft

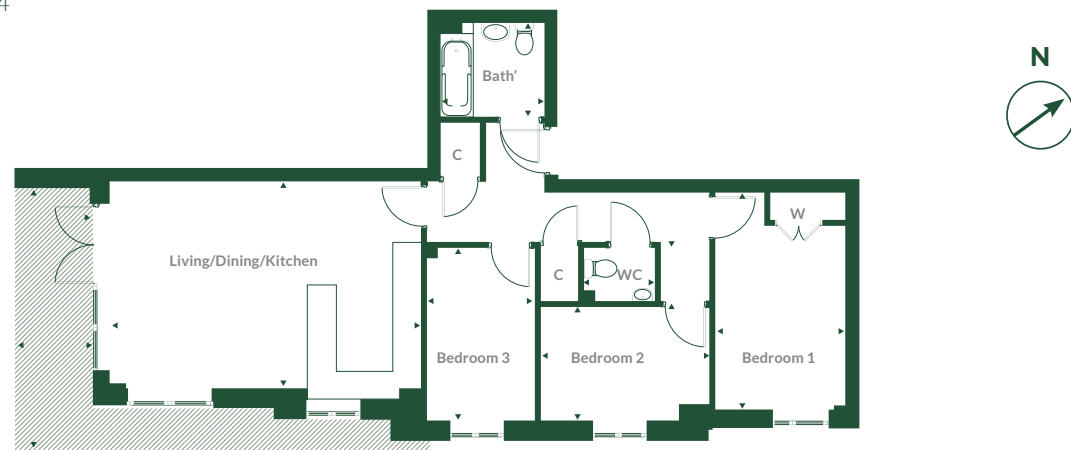


Plot 1.06 - First Floor
Plot 2.06 - Second Floor

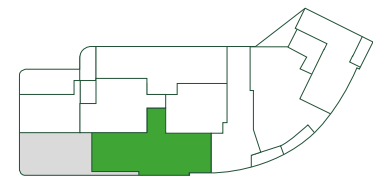
THREE BEDROOM APARTMENT

PLOT 1.04

•W = Wardrobe •C = Cupboard



	Metres	Feet/Inches
Living/Dining/Kitchen	6.55 x 4.35	21'6" x 14'3"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Bedroom 1	4.57 x 2.75	15'0" x 9'0"
Bedroom 2	3.57 x 2.40	11'9" x 7'10"
Bedroom 3	3.64 x 2.28	12'0" x 7'6"
Total	79.0sqm	850.3 sqft

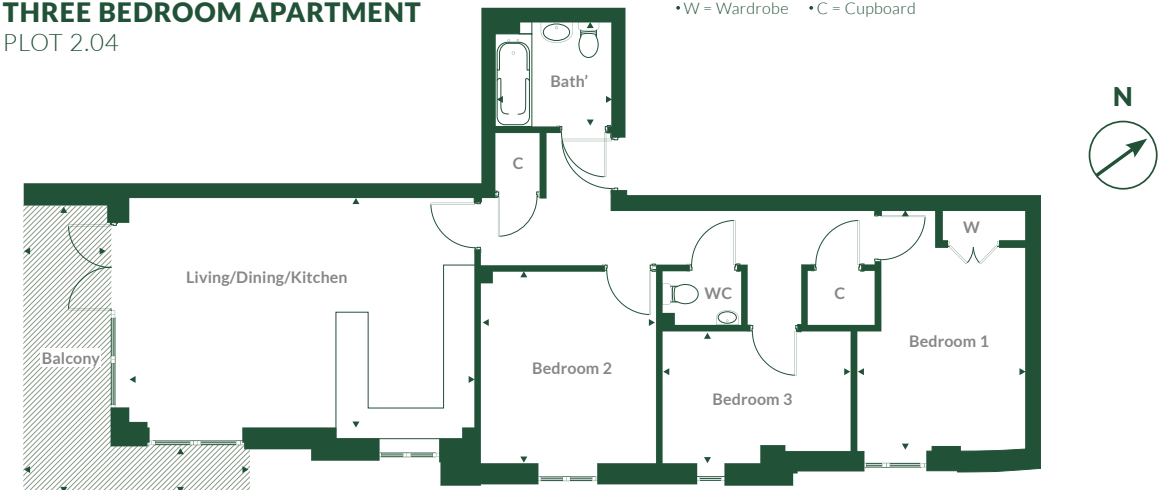


Plot 1.04 - First Floor

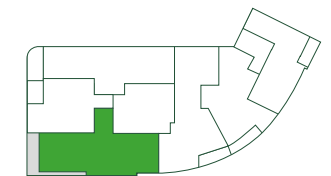
THREE BEDROOM APARTMENT

PLOT 2.04

•W = Wardrobe •C = Cupboard



	Metres	Feet/Inches
Living/Dining/Kitchen	6.55 x 4.35	21'6" x 14'3"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Bedroom 1	4.57 x 3.20	15'0" x 10'6"
Bedroom 2	3.64 x 3.33	12'0" x 10'11"
Bedroom 3	3.58 x 2.49	11'9" x 8'2"
Total	86.0sqm	925.6 sqft

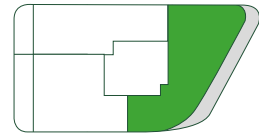


Plot 2.04 - Second Floor

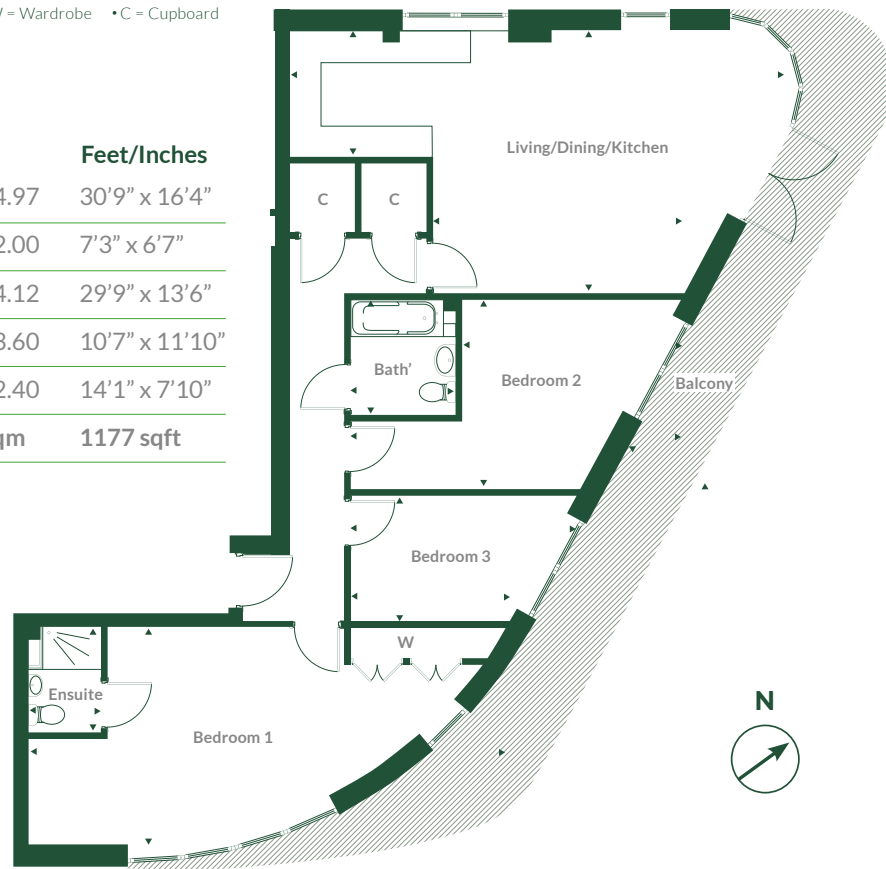
THREE BEDROOM APARTMENT
PLOT 6.01

•W = Wardrobe •C = Cupboard

	Metres	Feet/Inches
Living/Dining/Kitchen	9.36 x 4.97	30'9" x 16'4"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Bedroom 1	9.06 x 4.12	29'9" x 13'6"
Bedroom 2	6.27 x 3.60	10'7" x 11'10"
Bedroom 3	4.30 x 2.40	14'1" x 7'10"
Total	109.4sqm	1177 sqft

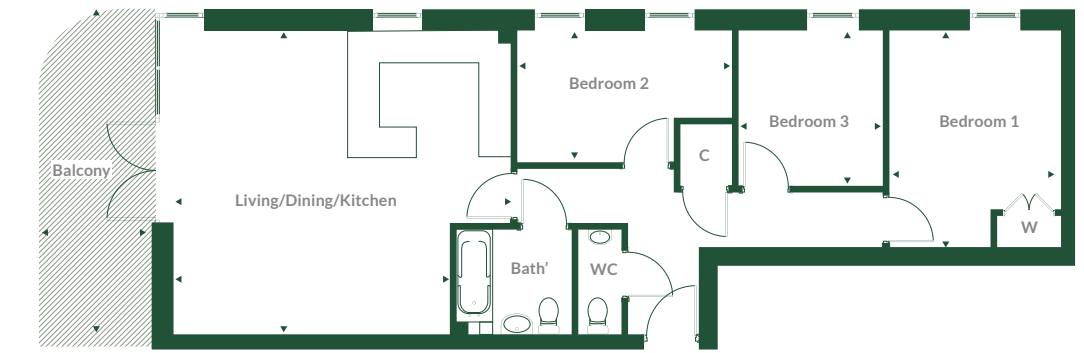


Plot 6.01 - Sixth Floor

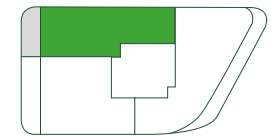


THREE BEDROOM APARTMENT
PLOT 6.03

•W = Wardrobe •C = Cupboard



	Metres	Feet/Inches
Living/Dining/Kitchen	6.39 x 5.74	21'0" x 18'10"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Bedroom 1	4.93 x 3.25	13'5" x 10'8"
Bedroom 2	4.08 x 2.49	13'5" x 8'2"
Bedroom 3	2.75 x 2.94	9'0" x 9'8"
Total	85.1sqm	916 sqft



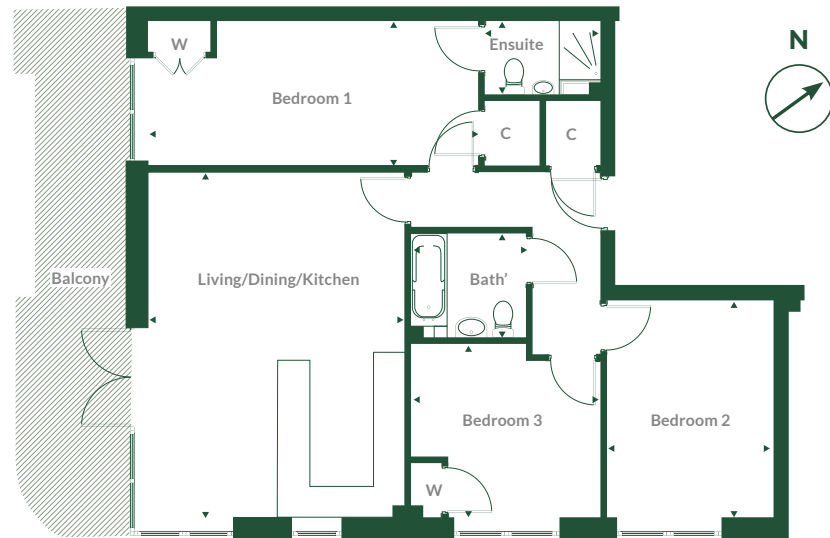
Plot 6.03 - Sixth Floor

THREE BEDROOM APARTMENT
PLOT 6.02

•W = Wardrobe •C = Cupboard



Plot 6.02 - Sixth Floor



	Metres	Feet/Inches
Living/Dining/Kitchen	6.54 x 4.86	21'6" x 16'0"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Bedroom 1	6.26 x 2.75	20'7" x 9'0"
Bedroom 2	4.12 x 3.16	13'6" x 10'5"
Bedroom 3	3.60 x 3.29	11'10" x 10'10"
Total	93.9sqm	1010 sqft

The kitchen and dimensions on the floorplans are for guidance only. Dimensions are rounded down to two decimal points and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as Gross Internal Areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

CLARION HOUSING

PART OF CLARION HOUSING GROUP

BUILDING HOMES. DEVELOPING FUTURES.

Clarion Housing is the largest housing association in the country with 125,000 homes across more than 170 local authorities. Over 360,000 people call a Clarion Housing home their home. As a landlord, Clarion Housing is committed to providing excellent customer service to all its residents and to maintaining its homes to a good standard - investing significantly in improving them each year.

Clarion Housing also develops and markets homes for affordable rent and low cost home ownership as well as managing homes for private rent. Clarion Housing is part of Clarion Housing Group, which also comprises a charitable foundation, a property development company and a maintenance contractor.

WHAT IS SHARED OWNERSHIP?

Shared Ownership is an excellent way for people to take their first step onto the property ladder.

You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

You will need a small deposit at the outset - generally a minimum of 5% of your share, subject to conditions - and you will need to raise a mortgage on the rest of the sum required.

Am I eligible?

There are certain conditions to be eligible for a Shared Ownership property:

- You must be at least 18 years old.
- You cannot afford to buy a home suitable for your needs on the open market. You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £90,000.
- You must be a first-time buyer or existing shared owner*. If you already own a home and you need to move but you cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.
- Priority will be given to those who live or work in the Borough Council area. Applicants must be approved by the Borough Council for this development.

shared.ownership@myclarionhousing.com
020 7378 5638

*If you have a property to sell, we are happy to accept your reservation provided that you have a complete and secure chain and are in a position to purchase a home within our required deadlines. We will ask you for a memorandum of sale confirming details of your buyer, their solicitors and the estate agent handling the sale.

VERDANT MEWS

KINGSTON



Disclaimer: All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and shared ownership at Verdant Mews. We may change the tenure of some homes subject to demand. November 2018.



VERDANT MEWS

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