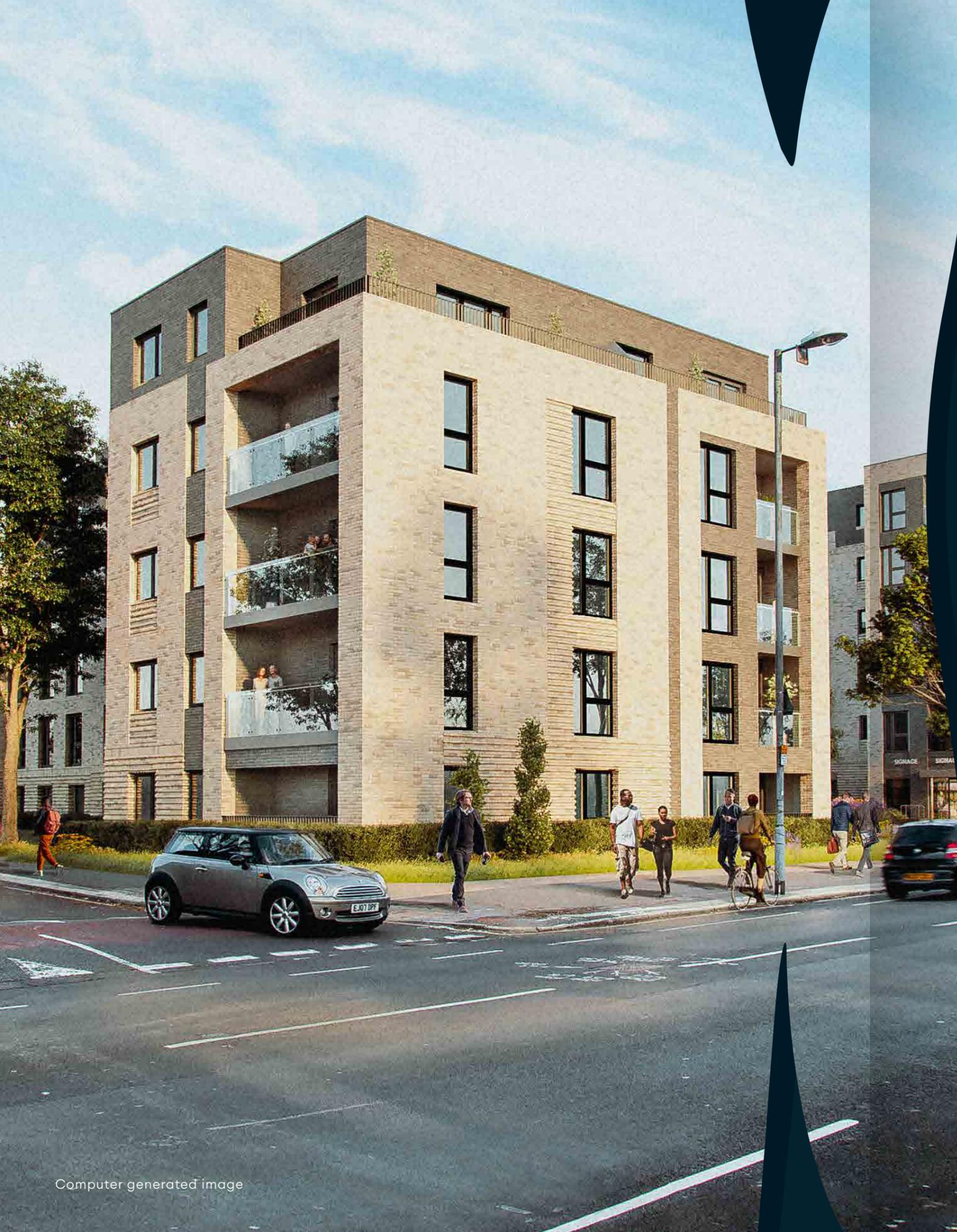




# NEST

KINGSTON UPON THAMES

1, 2 & 3 BEDROOM APARTMENTS FOR SHARED OWNERSHIP



# MAKE YOUR NEST

**Nest – where your dream of home ownership can become a reality.**

Whether you're single, a couple or a young family, a new apartment at Nest will put you within easy reach of everything that New Malden, Kingston-upon-Thames, Richmond and Wimbledon have to offer. And, with Shared Ownership available through PA Housing, a new apartment in this popular location is more affordable than you'd imagine.

Choose one of the 23 one, two and three-bedroom apartments in this brand new, tree-lined, courtyard style development and you'll really feel you've come home. With tall windows and glazed doors leading to your own

private terrace or balcony, your open plan living space will be filled with natural light. Your stylish kitchen will be the envy of family and friends and your bathroom – and en-suite if you choose one of the larger apartments – will feature elegant, contemporary fixtures and fittings. You'll also have access to the beautifully landscaped podium gardens at the heart of the development – the perfect place to relax in the sun.

There's never been a better time to buy at Nest. New development along New Malden's Kingston Road is beginning to revitalise the area, attracting young professionals looking for homes that offer excellent value for money. With 16 different apartment types to choose from, your only problem will be selecting the one that best suits your lifestyle and your budget.



# LIVING THE LIFE LOCALLY

An urban vibe, a village feel and a strong sense of community – this is New Malden and, once you’ve moved here, you won’t want to leave.

With a new apartment at Nest, just jump off the train or bus after work, pick up dinner from Waitrose or Aldi (or one of the other local supermarkets) and head home to prepare for your evening out. Morning or night, weekdays or weekends, you’ll always find something to do. Browse round the market stalls in Kingston’s historic market square, indulge in a spot of retail therapy in The Bentall Centre or go upmarket and explore the chic boutiques and independent retail outlets in Wimbledon Village or Richmond.

From pubs to clubs, the local nightlife is as varied as it is vibrant. New Malden has an enticing selection of places to eat and drink – including the excellent Korean restaurants, bubble tea shops, karaoke and barbecue venues in K-Town. Travel to Richmond or Kingston to meet friends

for craft beer in one of the many riverside bars, catch a play at one of Richmond’s theatres or at The Rose Theatre in Kingston, see the latest film – you’ll have plenty of dining options before or after the show.

If you feel the need to ‘blow the cobwebs’ away, stretch your legs in Richmond Park, Bushy Park or on Wimbledon Common. In the summer months, take Turk’s tourist ferry to Hampton Court and wander along the riverbank. After a couple of circuits of Richmond Park, Sunday cyclists will enjoy a challenging ride and fabulous views by following the Surrey lanes to Box Hill via Esher.

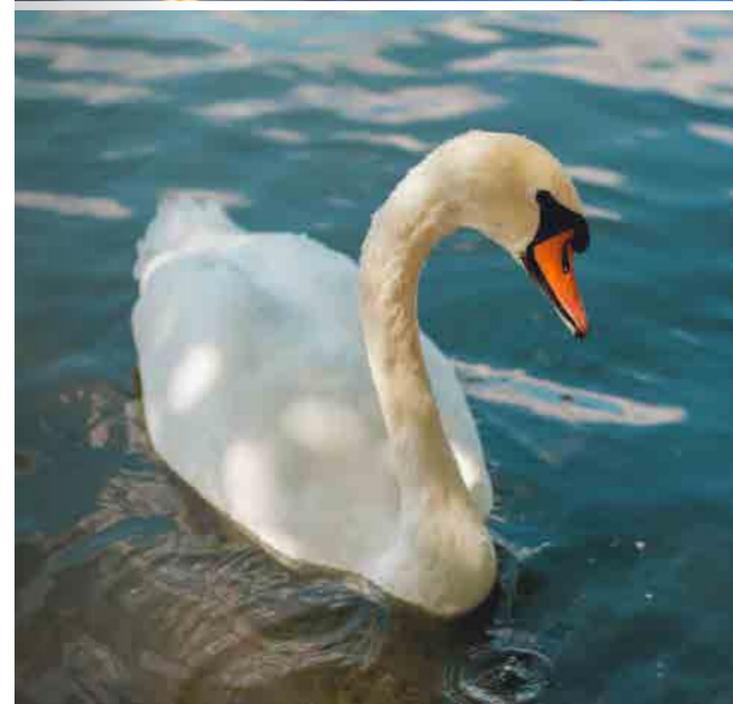
If you’re sporty, New Malden is the place for you. Exercise body – and mind – at The Malden Centre where you’ll find a gym, swimming pools, fitness classes and an adult education centre offering a range of courses. There are so many local golf courses on hand and the Malden Wanderers Cricket club is home tennis and badminton courts. The Thames offers plenty of water sports including stand up paddleboard (SUP) and rowing – and the annual Dragon Boat Festival is a must.



Richmond Park



Kingston Bridge



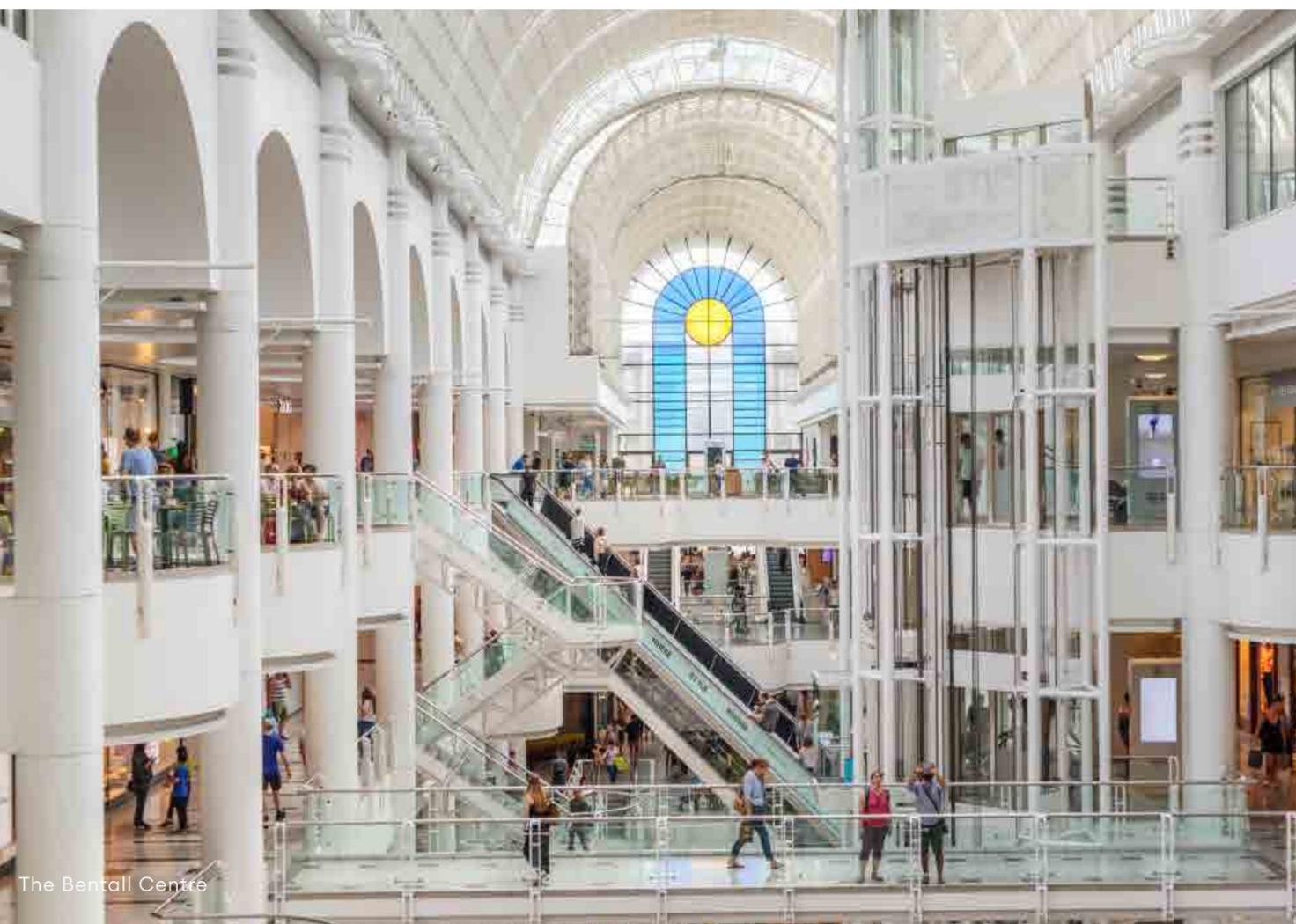
Kingston Historic Marketplace



Kew Gardens



Hampton Court Palace



The Bentall Centre



Kingston Historic Marketplace

# AS THE CROW FLIES

From New Malden station, in Zone 4, it's possible to reach London Waterloo in less than 25 minutes.

If you prefer to travel by bus, the nearest stop is in California Road, Kingston Town Centre takes approximately 15 minutes.

One of the best ways to get around is by bike and £30 million investment is making the Royal Borough of Kingston upon Thames even more cycle-friendly whilst the proposed Crossrail 2 station at New Malden will make commuting even easier.



- ON FOOT**
- 3 MIN California Road bus stop
  - 4 MIN Aldi
  - 17 MIN Coombe Girls School
  - 18 MIN New Malden Rail Station
  - 20 MIN New Malden High Street
  - 28 MIN The Malden Centre

- BY BIKE**
- 7 MIN The Malden Centre
  - 13 MIN Kingston upon Thames
  - 27 MIN Wimbledon Common
  - 27 MIN Hampton Court Palace
  - 28 MIN Richmond Park
  - 31 MIN Bushy Park

- BY CAR/TAXI**
- 5 MIN New Malden Golf Club
  - 8 MIN Kingston Town Centre
  - 12 MIN Wimbledon Village
  - 24 MIN Richmond
  - 42 MIN Heathrow Airport
  - 45 MIN Gatwick Airport

- BY TRAIN FROM NEW MALDEN**
- 5 MIN Wimbledon
  - 13 MIN Clapham Junction
  - 14 MIN Hampton Court
  - 19 MIN Vauxhall
  - 23 MIN London Waterloo
  - 39 MIN Canary Wharf

- BY BUS FROM CALIFORNIA ROAD**
- 5 MIN New Malden town centre
  - 10 MIN Kingston Hospital
  - 15 MIN Kingston Town Centre
  - 16 MIN New Malden Station
  - 17 MIN Coombe Boys' School
  - 36 MIN Richmond Park

\*Travel times from tfl.gov.uk and AAroutemap.



River Thames at Richmond Hill

# THE SITEMAP



DICKERAGE LANE

ST JOHNS ROAD

KINGSTON ROAD

279

Playground

Car Park

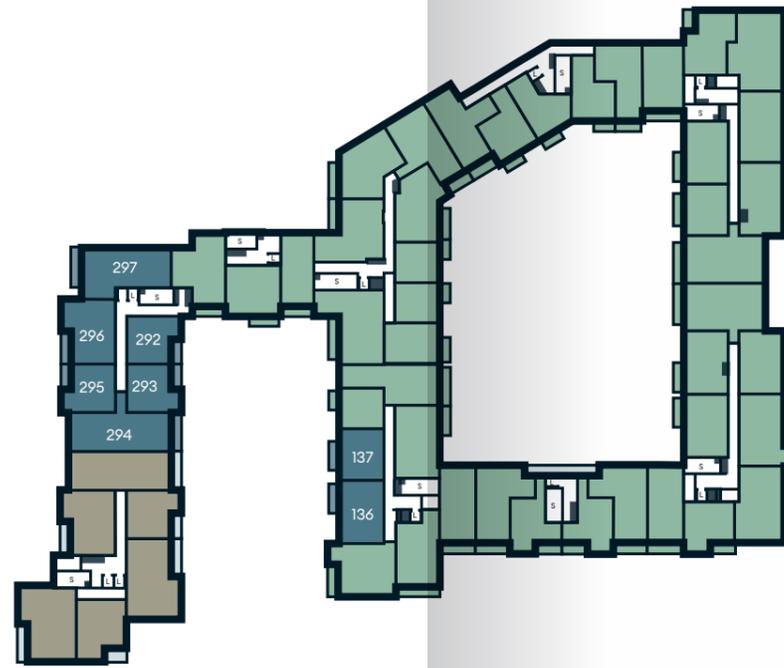
- Shared Ownership Homes
- Affordable Rented Homes
- Private Sale Homes
- Commercial Spaces
- Shared Ownership Parking
- Plant Room
- Bin Store
- Cycle Store
- Lift
- Mail Room
- Electrical SubStation



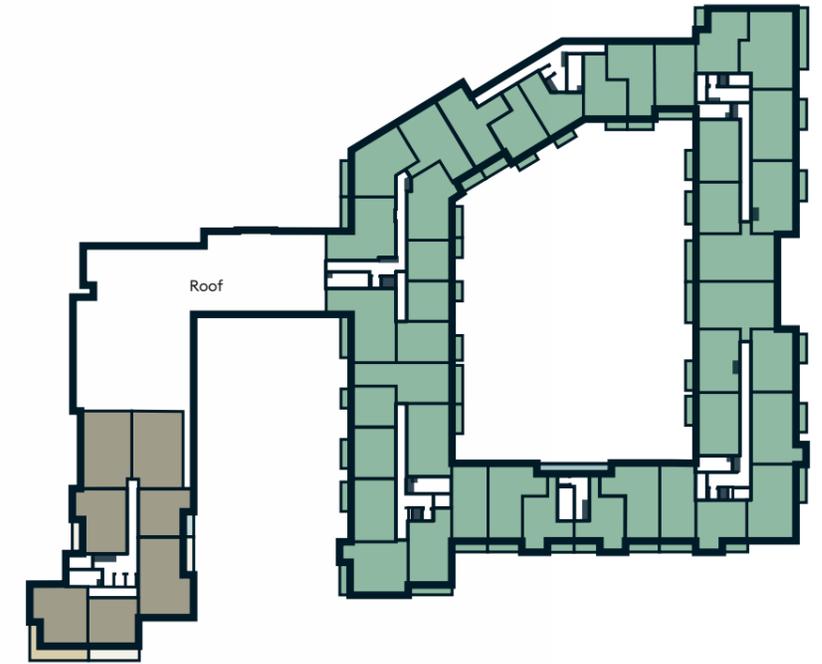


# THE PLOTS

- Shared Ownership Homes
- Affordable Rented Homes
- Private Sale Homes
- Commercial Spaces
- P Plant Room
- B Bin Store
- C Cycle Store
- L Lift
- S Stairs
- M Mail Room



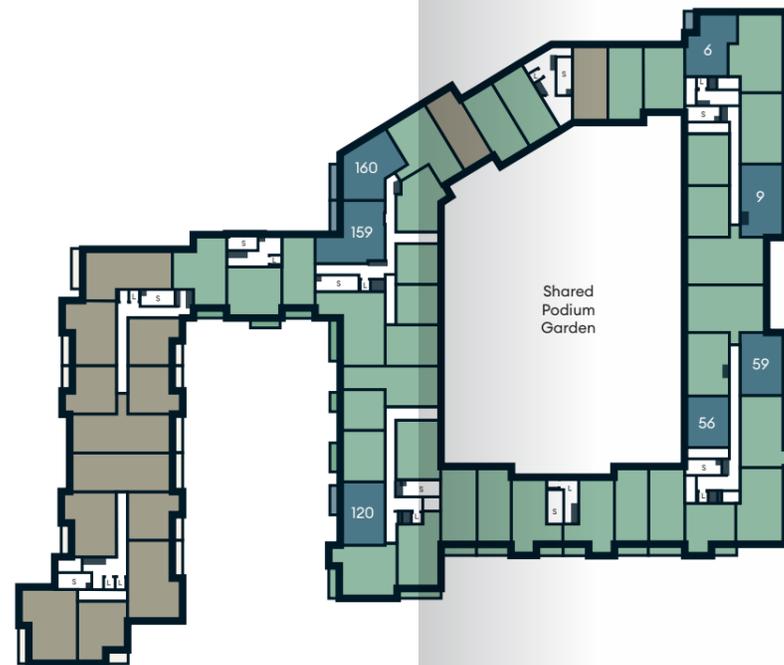
THIRD FLOOR



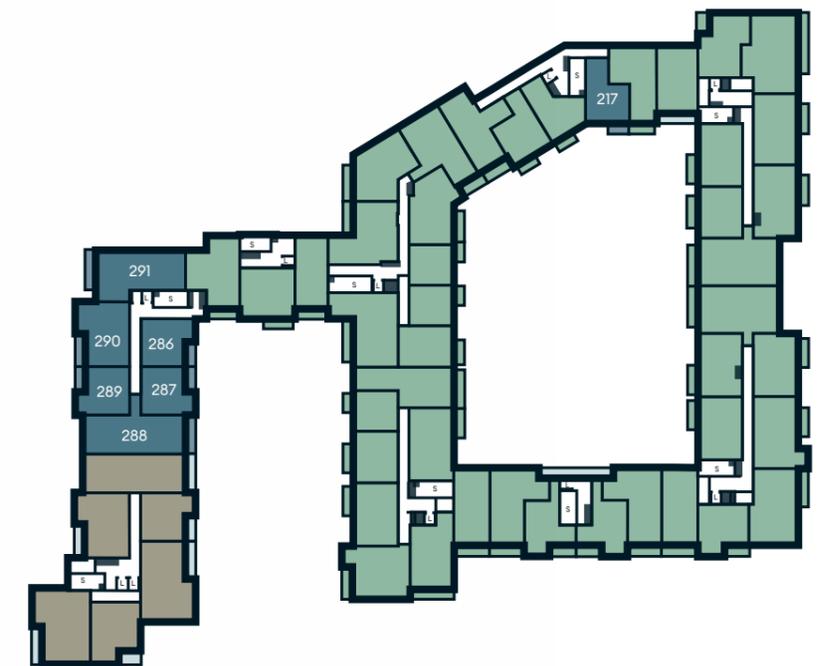
FOURTH FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# PLANS

PLOT 6 (1ST FL)  
1 BEDROOM



TOTAL:	66.1 Sq M	712 Sq Ft
Kitchen/Living/Dining:	6.25 x 4.53 M	20' 6" x 14' 10"
Bedroom:	4.85 x 3.00 M	15' 10" x 9' 10"
Bathroom:	2.68 x 2.45 M	8' 9" x 8' 0"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOT 9 (1ST FL)  
2 BEDROOMS



TOTAL:	72 Sq M	775 Sq Ft
Kitchen/Living/Dining:	6.62 x 4.33 M	21' 8" x 14' 2"
Bedroom 1:	5.09 x 2.75 M	16' 8" x 9' 0"
Bedroom 2:	3.71 x 3.24 M	12' 2" x 10' 7"
Bathroom:	2.15 x 2.00 M	7' 0" x 6' 6"
Ensuite:	2.25 x 1.50 M	7' 4" x 4' 11"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOT 56 (1ST FL)  
1 BEDROOM



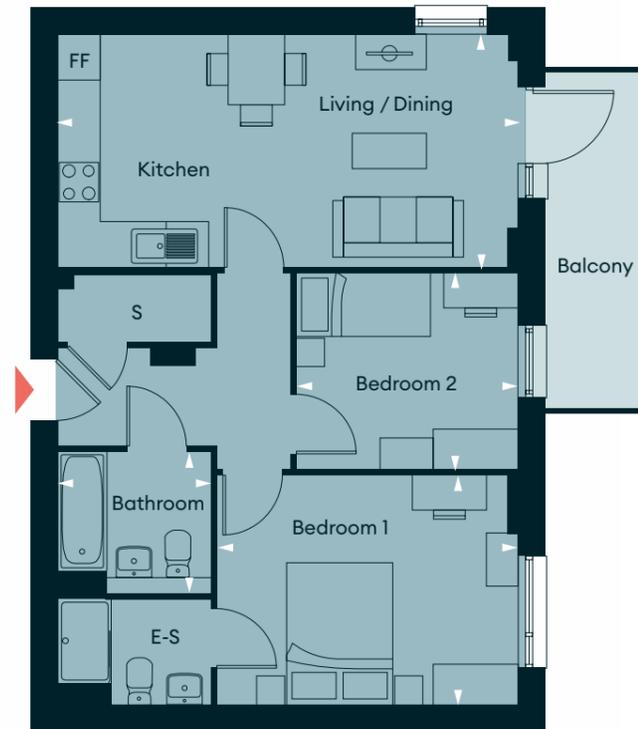
TOTAL:	50.2 Sq M	540 Sq Ft
Kitchen/Living/Dining:	6.57 x 3.60 M	21' 6" x 11' 9"
Bedroom:	4.32 x 3.93 M	14' 2" x 12' 10"
Bathroom:	2.18 x 2.00 M	17' 1" x 6' 6"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOT 59 (1ST FL)  
2 BEDROOMS



TOTAL:	61.8 Sq M	665 Sq Ft
Kitchen/Living/Dining:	6.54 x 3.30 M	21' 5" x 10' 9"
Bedroom 1:	4.26 x 3.25 M	13' 11" x 10' 7"
Bedroom 2:	3.14 x 2.79 M	10' 3" x 9' 1"
Bathroom:	2.18 x 2.00 M	7' 1" x 6' 6"
Ensuite:	2.17 x 1.50 M	7' 1" x 4' 11"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOTS 120 (1ST FL) & 136 (3RD FL)  
1 BEDROOM



<b>TOTAL:</b>	<b>62.0 Sq M</b>	<b>667 Sq Ft</b>
Kitchen/Living/Dining:	6.65 x 5.42 M	21' 9" x 17' 9"
Bedroom:	3.90 x 3.84 M	12' 9" x 12' 7"
Bathroom:	2.67 x 2.20 M	8' 9" x 7' 2"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOT 137 (3RD FL)  
1 BEDROOM



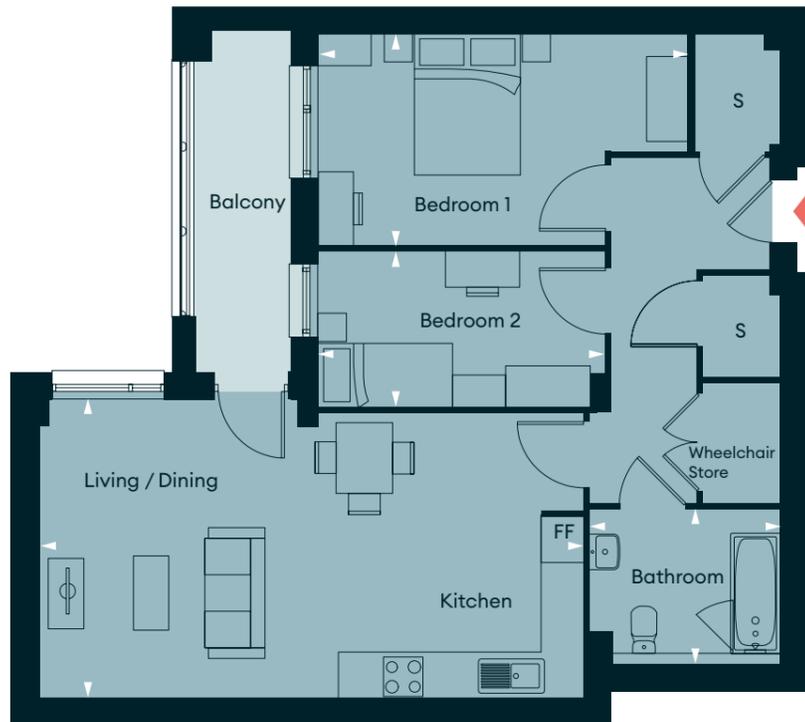
<b>TOTAL:</b>	<b>50.8 Sq M</b>	<b>547 Sq Ft</b>
Kitchen/Living/Dining:	6.65 x 4.38 M	21' 9" x 14' 4"
Bedroom:	4.40 x 3.20 M	14' 5" x 10' 5"
Bathroom:	2.21 x 2.00 M	7' 3" x 6' 6"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOT 159 (1ST FL)  
2 BEDROOMS



TOTAL:	77.0 Sq M	829 Sq Ft
Kitchen/Living/Dining:	7.69 x 4.23 M	25' 2" x 13' 10"
Bedroom 1:	5.23 x 3.00 M	17' 1" x 9' 10"
Bedroom 2:	4.06 x 2.20 M	13' 3" x 7' 2"
Bathroom:	2.71 x 2.20 M	8' 10" x 7' 2"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOT 160 (1ST FL)  
2 BEDROOMS



TOTAL:	71.9 Sq M	774 Sq Ft
Kitchen/Living/Dining:	6.54 x 4.04 M	21' 5" x 13' 3"
Bedroom 1:	3.93 x 3.00 M	12' 10" x 9' 10"
Bedroom 2:	3.87 x 2.86 M	12' 8" x 9' 4"
Bathroom:	2.15 x 2.00 M	7' 0" x 6' 6"
Ensuite:	2.15 x 1.40 M	7' 0" x 4' 7"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOT 217 (2ND FL)  
1 BEDROOM



TOTAL:	50.1 Sq M	539 Sq Ft
Kitchen/Living/Dining:	5.70 x 3.61 M	18' 8" x 11' 10"
Bedroom:	4.58 x 2.75 M	15' 0" x 9' 0"
Bathroom:	2.18 x 2.00 M	7' 1" x 6' 6"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOT 279 (GND FL)  
3 BEDROOMS



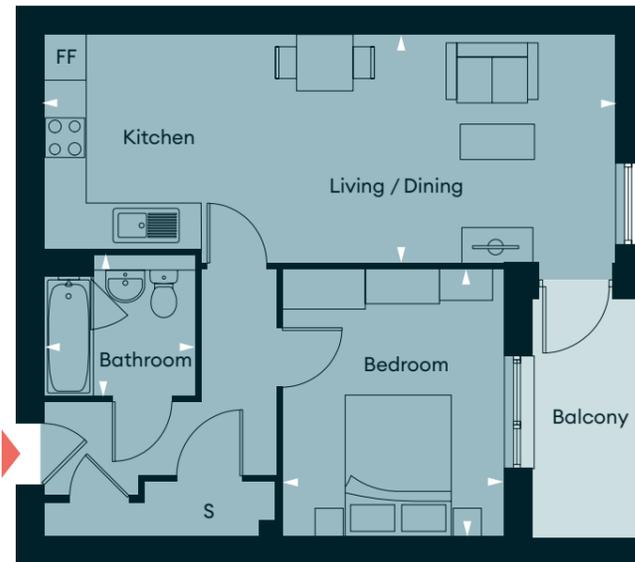
TOTAL:	87.9 Sq M	946 Sq Ft
Kitchen/Dining:	3.83 x 3.77 M	12' 6" x 12' 4"
Living:	3.83 x 3.77 M	12' 6" x 12' 4"
Bedroom 1:	3.90 x 3.25 M	12' 9" x 10' 7"
Bedroom 2:	4.05 x 2.89 M	13' 3" x 9' 5"
Bedroom 3:	4.05 x 2.15 M	13' 3" x 7' 0"
Bathroom:	2.15 x 1.88 M	7' 0" x 6' 2"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOTS 286 (2ND FL) & 292 (3RD FL)  
1 BEDROOM



TOTAL:	51.4 Sq M	553 Sq Ft
Kitchen/Living/Dining:	8.09 x 3.24 M	26' 6" x 10' 7"
Bedroom:	3.79 x 3.14 M	12' 5" x 10' 3"
Bathroom:	2.15 x 2.00 M	7' 0" x 6' 6"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOTS 287 (2ND FL) & 293 (3RD FL)  
1 BEDROOM



TOTAL:	51.1 Sq M	550 Sq Ft
Kitchen/Living/Dining:	8.09 x 3.18 M	26' 6" x 10' 5"
Bedroom:	3.85 x 3.17 M	12' 7" x 10' 4"
Bathroom:	2.15 x 2.00 M	7' 0" x 6' 6"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOTS 288 (2ND FL) & 294 (3RD FL)  
3 BEDROOMS



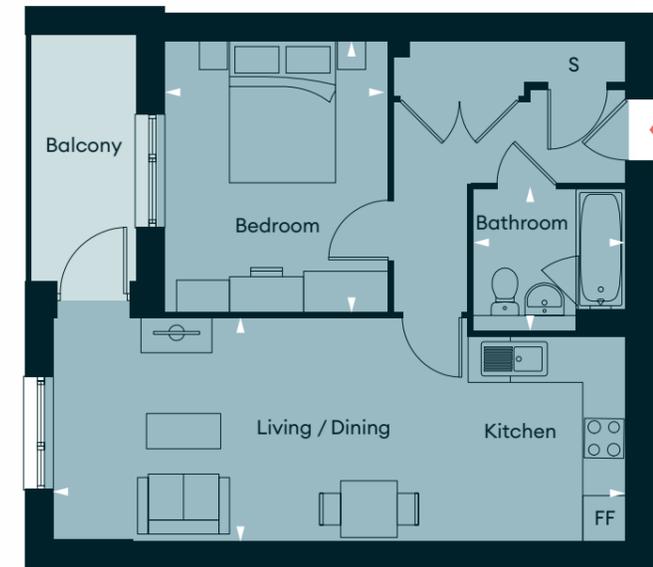
TOTAL:	92.8 Sq M	999 Sq Ft
Kitchen/Dining:	7.59 x 3.47 M	24' 10" x 11' 4"
Bedroom 1:	4.49 x 3.01 M	14' 8" x 9' 10"
Bedroom 2:	5.16 x 2.58 M	16' 11" x 8' 5"
Bedroom 3:	3.88 x 2.03 M	12' 8" x 6' 7"
Bathroom:	2.35 x 1.90 M	7' 8" x 6' 2"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOTS 289 (2ND FL) & 295 (3RD FL)  
1 BEDROOM



TOTAL:	51.1 Sq M	550 Sq Ft
Kitchen/Living/Dining:	8.09 x 3.17 M	26' 6" x 10' 4"
Bedroom:	3.84 x 3.17 M	12' 7" x 10' 4"
Bathroom:	2.15 x 2.00 M	7' 0" x 6' 6"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOTS 290 (2ND FL) & 296 (3RD FL)  
2 BEDROOMS



TOTAL:	70.3 Sq M	757 Sq Ft
Kitchen/Living/Dining:	8.90 x 3.63 M	29' 2" x 11' 10"
Bedroom 1:	4.23 x 3.19 M	13' 10" x 10' 5"
Bedroom 2:	4.33 x 2.63 M	14' 2" x 8' 7"
Bathroom:	2.21 x 2.00 M	7' 3" x 6' 6"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



# PLANS

PLOTS 291 (2ND FL) & 297 (3RD FL)  
3 BEDROOMS



TOTAL:	87.9 Sq M	946 Sq Ft
Kitchen/Dining:	3.70 x 3.42 M	12' 1" x 11' 2"
Living:	3.93 x 3.60 M	12' 10" x 11' 9"
Bedroom 1:	3.72 x 3.24 M	12' 2" x 10' 7"
Bedroom 2:	3.85 x 3.19 M	12' 7" x 10' 5"
Bedroom 3:	3.85 x 2.15 M	12' 7" x 7' 0"
Bathroom:	2.15 x 1.80 M	7' 0" x 5' 10"

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



Image of a typical PA Housing Show Home

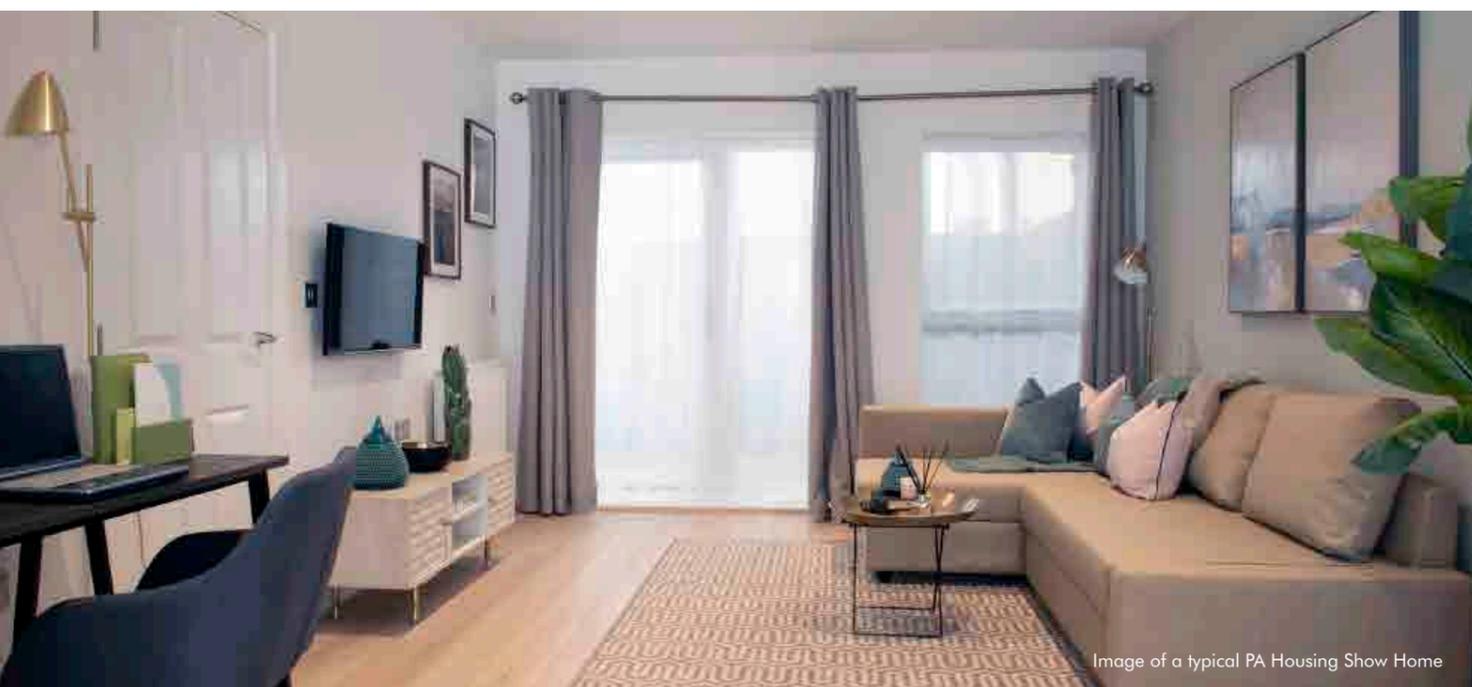


Image of a typical PA Housing Show Home



Image of a typical PA Housing Show Home



# FEATHER YOUR NEST

## KITCHEN

Manhattan matt finish kitchen units in Light Grey

Dark Mountain Oak laminate worktops with matching upstands

Electric hob with integrated cooker hood

Integrated electric fan oven

Stainless steel sink/drainer with chrome mixer tap

Space for freestanding fridge/freezer and washer/dryer

## BATHROOMS AND EN-SUITE

Fully fitted white Sandringham sanitaryware with chrome mixer taps

Thermostatic controlled shower mixe

Glass shower screen to bath

Full height tiled walls around bath

## INTERNAL FEATURES

Vinyl flooring to kitchen, bathroom and en-suite

Carpet to living, dining, hallway and bedrooms

Gas fired combination boiler to plots 279-294

Communal heating system to plots 6-160

Radiators with thermostatic controls

Double glazed windows throughout

Balcony / Terrace to all plots

Mains operated smoke detectors/heat detectors/carbon monoxide detectors

TV point in living area and main bedroom

BT points to the living room and master bedroom. Only one live socket to each apartment extensions maybe required if necessary and independent contract required per unit.

Wiring for Sky Q (independent satellite contract required per unit)

Video door entry system

## EXTERNAL FEATURES TO APARTMENTS

Lockable cycle store

Communal bin store

Communal landscaped garden

## GENERAL

12 year NHBC warranty

Specifications may be subject to change due to our policy of continuous improvement and the finished product may vary from the information provided. Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council



### SHARED OWNERSHIP

Shared Ownership is a Government-funded, low-cost home ownership programme that aims to help people who can't afford to buy a home at full value by enabling you to buy in affordable, manageable stages. If eligible, you're able to buy a share in your property, usually between 25% and 75% and pay rent on the share you don't own. You also have to pay any service charges and ground rent.

### ABOUT US

PA Housing is an award-winning provider of affordable, quality homes, but our business is about more than property – it's about people. We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands London, the Home Counties and the South East. We hold almost 23,000 homes and employ 600 plus staff to provide the best service to our customers.

The particulars within this document are for illustrative purposes and should be treated as guidance only. They cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under The Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it. Details are correct at time of going to print: March 2022.

### AM I ELIGIBLE?

Priority will go to people living or working in Royal Borough of Kingston, but anyone can apply

### OTHER ELIGIBILITY CRITERIA

A maximum household income £90,000 per annum applies and Local Authority income caps may also apply to some properties. Please speak to the Sales & Marketing Team for more information.

Your name, or the name of any joint applicant, must not be on the deeds of another property (in the UK or abroad) at the point of exchange.

The percentage of the home you can purchase is linked to your income and is subject to a financial assessment by an independent Financial Adviser (IFA).



CONTACT US:

[sales.pahousing.co.uk/  
nestkingston](https://sales.pahousing.co.uk/nestkingston)

[sales@pahousing.co.uk](mailto:sales@pahousing.co.uk)

**01932 559 809**

