



# South Place

SURBITON | KT5

A collection of one, two  
and three-bedroom homes  
for Shared Ownership  
& London Living Rent.





## Connect with South Place

Life's all about making connections: whether it's hopping on a train in the morning, hooking up to the internet to watch your favourite box set or something more long-lasting like the connections you make with family and friends.

At the heart of everything is the connection you make with your home: a safe haven where you make your mark, recharge your batteries and become who you want to be. Let South Place be that special place. An elegant new development with balconies, terraces and a communal courtyard, these one, two and three-bedroom apartments are the perfect place to land and create memories: whether you're looking for your first or forever home. And a home at South Place could be more affordable than you think, with 34 homes available to buy through Shared Ownership and 12 available through the London Living Rent scheme.

Don't just find a home – feel it.



## Connect with Surbiton

Experience the best of both worlds in a friendly and vibrant spot that combines great rail links, shops, cafés and restaurants with open green spaces and the nearby River Thames.

The busy town centre is home to a wide range of shops that spread across Brighton Road, Victoria Road, Claremont Road and beyond including independent boutiques and coffee shops. Gourmet lovers are sure to love exploring Surbiton Farmers' Market, and if you're into sports, you'll love the Surbiton Golf Club, dating back to 1895, Surbiton Hockey Club and the pools at the Kingfisher Leisure Centre and the Malden Centre in Blagdon Road.

One of Surbiton's greatest assets is its location. Just 11 miles from the city centre, fast trains arrive in London Waterloo in less than 20 minutes. You can also travel to mainline and underground hub Victoria by hopping on one of the 30-minute trains to Clapham Junction. You're less than two miles from Kingston and its fantastic shops, leisure facilities, bars and restaurants.

Want to go further afield? Take the M3 towards the countryside and beaches of Hampshire and Dorset. If air travel is more your style, Heathrow is less than a 40-minute drive away.





ARBITON STATI



BUSHY PARK

HAMPTON WICK

KINGSTON UPON THAMES

NORBITON

HAMPTON COURT

HAMPTON COURT PALACE

KINGSTON UNIVERSITY

BERRYLANDS

EAST MOLESEY

SURBITON

**SOUTH PLACE**

THAMES DITTON

LONG DITTON

HAMPTON CT ROAD

HAMPTON CT ROAD

A309

A307

A308

A2043

A307

A307

PORTSMOUTH RD

UPPER BRIGHTON RD

EWELL RD

CLAYGATE LN

A307

A243

A3

A308

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## Connect with Quick links

### AMENITIES

- 1 Surbiton Racket & Fitness Club
- 2 Berrylands Nature Reserve
- 3 Sainsbury's
- 4 Waitrose
- 5 Nuffield Health
- 6 Cinema
- 7 Alexandra Recreation Ground
- 8 Fishponds Park

### SCHOOLS †

- 1 St Matthews Primary School
- 2 Hollyfield School
- 3 Surbiton High School
- 4 St Andrew's and St Mark's Church of England Junior School
- 5 Tolworth Junior School
- 6 Knollmead Primary School
- 7 Shrewsbury House School
- 8 Tolworth Infant and Nursery School

### BY ROAD FROM SOUTH PLACE

M3: **23 mins**

M4 (A307): **33 mins**

Central London: **45 mins**

### BY TRAIN FROM SOUTH PLACE

Waterloo: **18 mins**

Victoria: **24 mins**

Heathrow: **35 mins**

### BY FOOT FROM SOUTH PLACE

Surbiton Station: **8 mins**

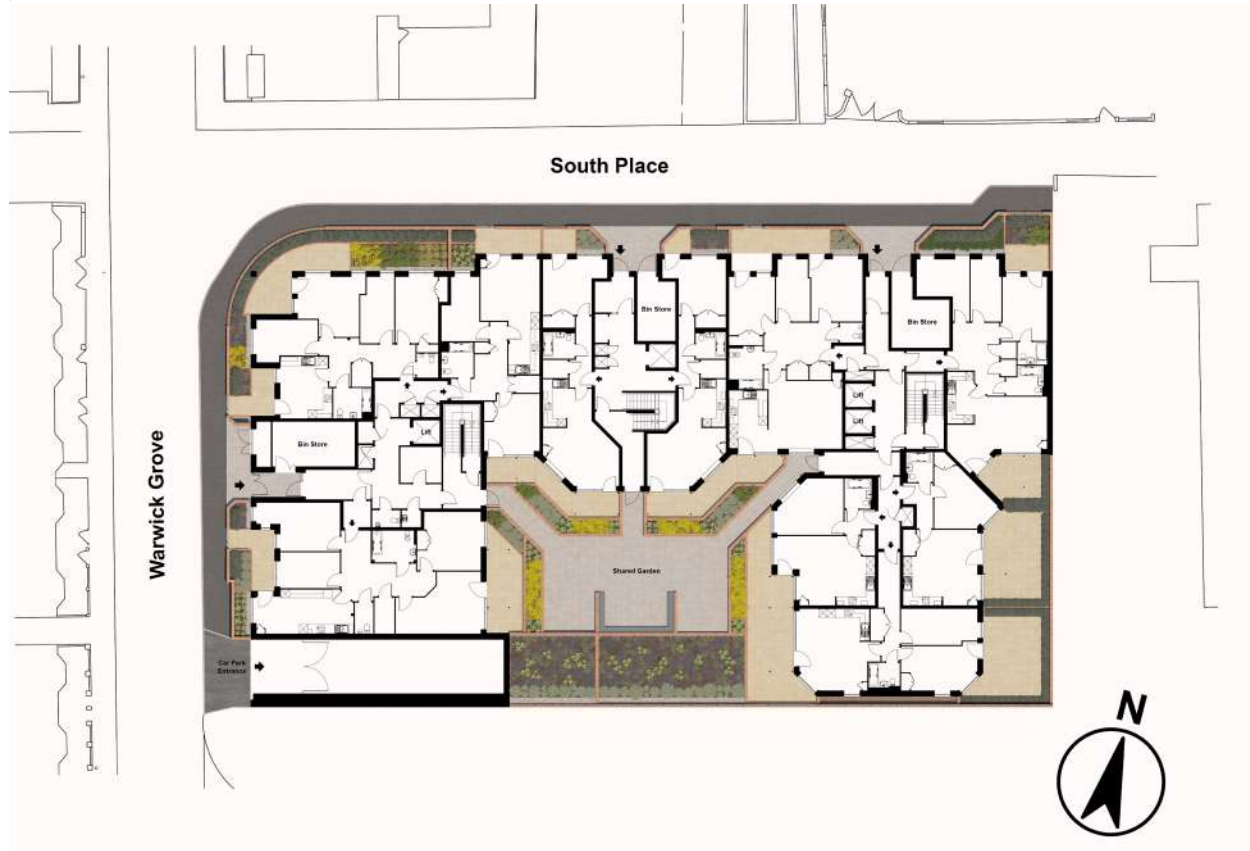
Kingston Centre: **29 mins**

Hampton Court Park:  
**30 mins**

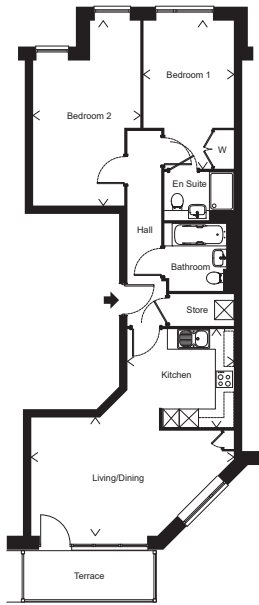
\*Travel times taken from TFL Journey planner and Google maps. † All schools are rated good or above by Ofsted.

## Connect with Choice

With a range of one, two and three-bedroom apartments available in a variety of layouts at South Place there's something for everyone, whatever your taste and style. These floorplans are indicative of layouts, for plans of other homes at South Place, please contact us.







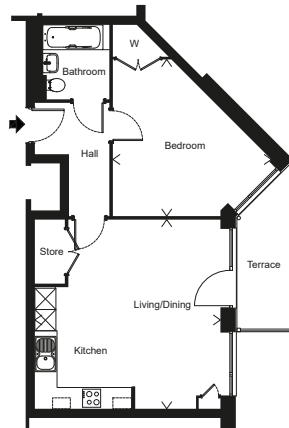
**Plot 1.B.01**  
**2 bedroom apartment**  
**First Floor**  
**74m<sup>2</sup>/797ft<sup>2</sup>**

**Living/Dining**  
 6.30m x 3.68m  
 20'8" x 12'1"

**Kitchen**  
 3.31m x 3.06m  
 10'10" x 10'0"

**Bedroom 1**  
 4.61m x 2.81m  
 15'1" x 9'2"

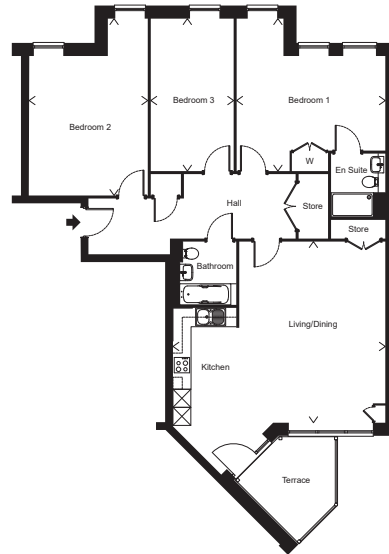
**Bedroom 2**  
 5.75m x 3.33m  
 18'10" x 10'11"



**Plot 1.C.02**  
**1 bedroom apartment**  
**First Floor**  
**54m<sup>2</sup>/581ft<sup>2</sup>**

**Kitchen/Living/Dining**  
 5.34m x 5.23m  
 17'6" x 17'2"

**Bedroom**  
 4.47m x 4.42m  
 14'8" x 14'6"



**Plot 1.C.01**  
**3 bedroom apartment**  
**First Floor**  
**123m<sup>2</sup>/1,324ft<sup>2</sup>**

**Kitchen/Living/Dining**  
 7.05m x 6.01m  
 23'1" x 19'8"

**Bedroom 1**  
 5.06m x 4.93m  
 16'7" x 16'2"

**Bedroom 2**  
 5.87m x 3.94m  
 19'3" x 12'11"

**Bedroom 3**  
 5.06m x 2.75m  
 16'7" x 9'0"



Please ask the Selling Agent to view the property or to see the conveyancing plans for accurate descriptions of the properties.



## Connect with Easy Living

Rest easy knowing your home is 'move-in ready' with the following as standard:

### KITCHEN

- ▶ Contemporary kitchens with integrated appliances
- ▶ Full height fridge freezer, washer dryer, electric oven and hob with stainless steel extractor hood and splashback
- ▶ Monobloc tap
- ▶ Laminate flooring

### BATHROOM

- ▶ Modern bathroom suite with chrome fittings
- ▶ Full width mirror over recessed basin & WC
- ▶ Thermostatic shower with glass shower screen over bath
- ▶ En-suites to selected two bed & selected three bed apartments

### GENERAL

- ▶ Balcony or terrace
- ▶ Carpet to bedrooms and laminate floor to living areas
- ▶ Video door entry system
- ▶ Secure cycle storage or parking to some plots
- ▶ Membership of car club for 12 months (from building completion)

## Connect with Shared Ownership

Shared Ownership is a simple, and affordable way to get a home of your own. You buy a share in the home that is affordable to you and pay a rent to us (alongside a monthly service charge) on the rest. The good news is the mortgage and rent combined is usually less than the cost of buying outright or renting a similar home – and it's yours to decorate and live in as you wish. The other advantage of buying a share is that getting a mortgage should be a bit easier – you'll just need the deposit on the share, not the full value, and your mortgage will be smaller than trying to buy outright.

If you want to buy a bigger share in the home later when you can afford to, that's fine – we'll talk you through the easy way to do that, if and when you're ready.

## Connect with London Living Rent

If Shared Ownership seems right for you, but you are currently renting and the deposit is still out of reach, then London Living Rent may be perfect for you. You can rent the home at a low monthly rent, and this should help you save towards the deposit. In three years (or sooner if you wish), if you are then able to afford the deposit, and can afford to buy, then you could convert from London Living Rent to buy the home under Shared Ownership.

To check to see if you are eligible for Shared Ownership or London Living Rent, get in touch with our agents.





### CAN I AFFORD IT?

One of our Independent Mortgage Advisors will assess your ability to buy and what's the maximum share appropriate for you based on your income and expenditure.

### THE NEXT STEPS

Our friends at Redloft are helping us to sell these homes. Please get in touch with them for more information:

**redloft**

e: [rhp@redloft.co.uk](mailto:rhp@redloft.co.uk)

t: **0207 539 3745**

This is where your story begins.

**Connect with Home.**



e: [rhp@redloft.co.uk](mailto:rhp@redloft.co.uk) t: 0207 539 3745

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**#ConnectWithHome**

The particulars within this document are for illustrative purposes and should be treated as guidance only. Scale varies between plan types.

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: August 2021.