

Kingston Mews

Leatherhead, Surrey



LATIMER
by Clarion Housing Group



HIGH ON THE HILL IN LEATHERHEAD

The Surrey town of Leatherhead is the location for our new collection of Shared Ownership homes. Kingston Mews sits on an elevated site overlooking the town centre, which is just 10 minutes' walk away.

At Kingston Mews we are offering a choice of one and two bedroom apartments and three bedroom townhouses, set in landscaped communal gardens with residents' parking. Private terraces and balconies make the most of the high views, giving Kingston Mews extra distinction. All the homes meet the highest modern standards, without compromise on quality, visual appeal or sustainability. We are proud to put our name to them.

Leatherhead's convenient town centre, and its railway station, are both walkable, meaning you'll have shops, places to eat and drink, and excellent London commuting at your feet. The natural surroundings are amazing too; with some of the south of England's most revered beauty spots just a short drive from home.

LATIMER DELIVERS MORE



LATIMER

by Clarion Housing Group

Latimer is part of Clarion Housing Group, and is a new kind of housing developer and that means exceeding expectations to 'deliver more'. Latimer is working with communities and councils across the country. Providing tailored solutions to their needs.

Latimer is a placemaker, committed to creating spaces and homes that are amazing to live in and visit, places that appeal to a broad range of people and preferences but always with a strong focus on community and quality.

Bricks and mortar are at the foundation of everything we do. But it's a foundation on which to build more than just homes. The Latimer impact on the land we develop is positive and enhances environments. Our surplus is poured back into communities helping the Group deliver more.

Latimer is pushing the boundaries of expectation. Because affordable shouldn't mean poor-quality. Because aspirational shouldn't mean out of reach. Because accessible shouldn't mean generic. Latimer is delivering more for residents, for communities, for the future.

Latimer doesn't just deliver homes, Latimer delivers social impact.

Latimer delivers more.

RICHARD COOK
GROUP DIRECTOR OF DEVELOPMENT



GOING INTO TOWN

Leatherhead is a popular Surrey commuter town, with good rail links to London and a bustling town centre that serves all immediate needs. You can easily walk to the shops and the station from Kingston Mews.

Supermarket choices include town centre branches of Sainsbury's, Lidl and Waitrose, with a Tesco superstore about 6 minutes away by car. In the Swan Centre you'll find familiar retailers such as Specsavers, Boots and WHSmith, while the pedestrianised high street and surrounding roads, with their attractive low-rise buildings, offer a mix of independent shops, cafés, hairdressers, and banks.

Leatherhead has pubs for all occasions. The Penny Black, housed in the old post office building, is the place for traditional food, ales, big screen sports and live music. The 15th century Running Horse is a CAMRA award-winner, and serves good food and live jazz. The Plough is a little different again, combining a menu of authentic Thai food with a cosy atmosphere.





KEEPING THINGS LOCAL

Originally a market town, Leatherhead has grown to provide its residents with a good range of shops, services, places to eat and drink.

Local restaurants cover all the popular cuisines. To name just a few, there's Thai Pinto Restaurant and Bar, Piazza Firenze, Ruchi Fine Indian Cuisine, and numerous cafés and coffee shops. Charlie & Ginger serves a daily brunch, while Lucio's earns praise for its coffee, sandwiches and pastries. L'Ultimo Cucina Italiana is elegant and authentic, but if you're in the mood for something more casual, Prezzo is the reliable choice.

Mention should also be made of The Leatherhead Theatre & Cinema, not only for live shows and the latest movies, but also for its unique 1960s architecture and role as a community focal point.

And if you want to stay fit, Leatherhead Leisure Centre gives you swimming, a gym, squash and badminton. The town has tennis, cricket, football and rifle clubs too.



COUNTRYSIDE ON THE DOORSTEP



The Surrey Hills Area of Outstanding Natural Beauty lies just to the south of Leatherhead. This vast area is designated a National Landscape, with something for all outdoor life lovers. Here you can climb the hills for wonderful views, ride a bike or a horse, walk the discovery trails, discover wildlife, or simply bask in the feeling of wellness that comes from being surrounded by nature in all its variety.

Box Hill and Leith Hill are two of the high spots and highlights of the Surrey Hills and well worth the strenuous climb. Other features include the Denbies Wine Estate, Denbies Hillside, and Norbury Park, a sanctuary for birds and native flowers.

If you're looking for a family day out, Bocketts Farm Park will delight all youngsters who love animals, adventure trails and getting involved in the activities of a working farm. Chessington World of Adventure combines a zoo and theme park, where lions and gorillas live alongside thrills like Croc Drop and Seastorm, the Tiger Rock flume ride, or the World of Jumanji.

Those who prefer to relax on a carefully kept golf course have plenty to choose from, with The Leatherhead Club and Patchesham Centre to the north of the town, and Tyrrells Wood Golf Club and Beaverbrook Golf Club to the south.

IN YOUR NEIGHBOURHOOD

A selection of the leisure activities, shopping, sport and fitness, outdoor life, restaurants and well-regarded schools within a short distance of Kingston Mews.

Retail & Essentials

- 1 Waitrose & Partners
- 2 Tesco Superstore
- 3 Swan Shopping Centre
- 4 Leatherhead Community Hospital

Fitness & Leisure

- 5 Anytime Fitness Leatherhead
- 6 Leatherhead Football Club
- 7 Fortyfoot Recreation Ground
- 8 Patchesham Golf Centre
- 9 Leatherhead Leisure Centre

Food & Drink

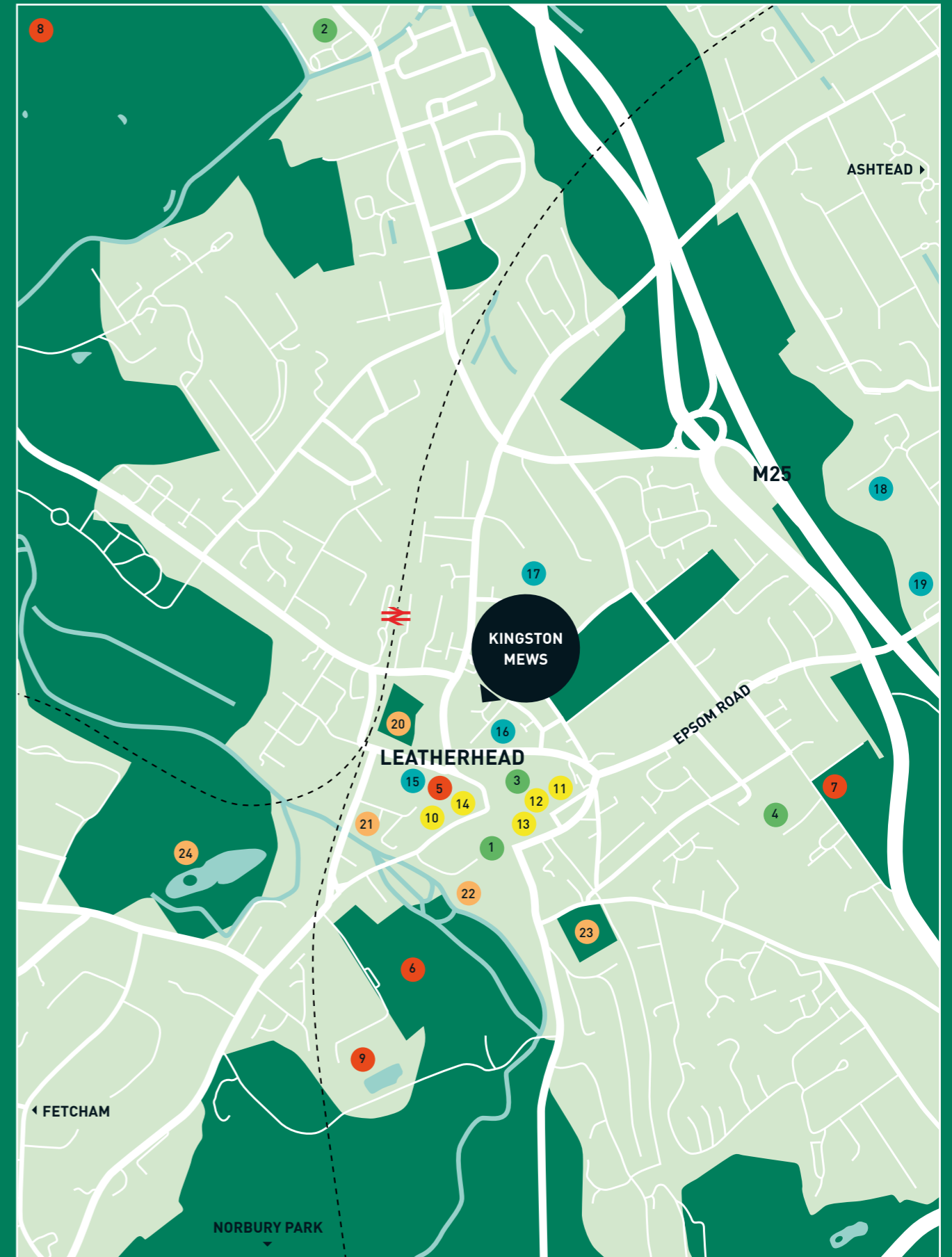
- 10 Charlie & Ginger
- 11 Thai Pinto Restaurant & Bar
- 12 Kawamura Leatherhead
- 13 Lucio's Coffee & Deli
- 14 Penny Black

Education

- 15 Bright Horizons Leatherhead Day Nursery and Preschool
- 16 Little Oaks Children's Nursery
- 17 Leatherhead Trinity School
- 18 St Andrew's Catholic School
- 19 Downsland School

Sights & Gardens

- 20 Leatherhead Park
- 21 River Mole Local Nature Reserve
- 22 Mansion Gardens
- 23 Leatherhead Parish Church
- 24 Mill Pond



Map is not to scale and shows approximate locations only.

London and further connections

Leatherhead station is just 9 minutes' walk from Kingston Mews, or 3 minutes by car if you prefer to drive. There are frequent connections from here to London Victoria, London Waterloo and London Bridge, making it a classic commuter location.

Road connections are very convenient too; with junction 9 of the M25 just 2 minutes' drive. You can reach Gatwick Airport in just over 20 minutes via the M23. Brighton is about 45 minutes by car.



Epsom	8 mins
Sutton	17 mins
Guildford	26 mins
London Waterloo	45 mins
London Victoria	51 mins
London Bridge	1hr 4 mins



Key

— SOUTHERN RAILWAY

Map is not to scale and shows approximate distances only. Journey times are taken from Google Maps/National Rail.



TRANSPORT & CONNECTIONS

OUR NEIGHBOURHOOD

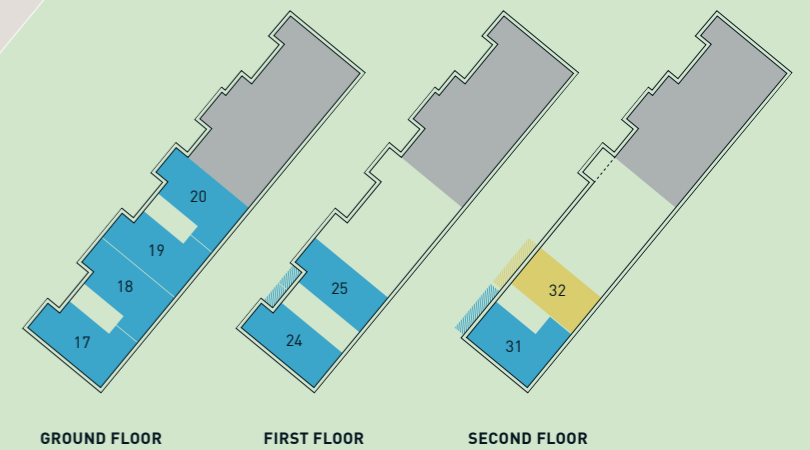
Key

- TOWNHOUSES
- 1 BED APARTMENTS
- 2 BED APARTMENTS
- AFFORDABLE RENT HOMES
- SUB STATION
- ▶ ENTRANCE
- VEHICLE SET DOWN POINT

- B** BIKE STORE
- BS** BIN STORE
- C** CAR CHARGING POINT



Apartments



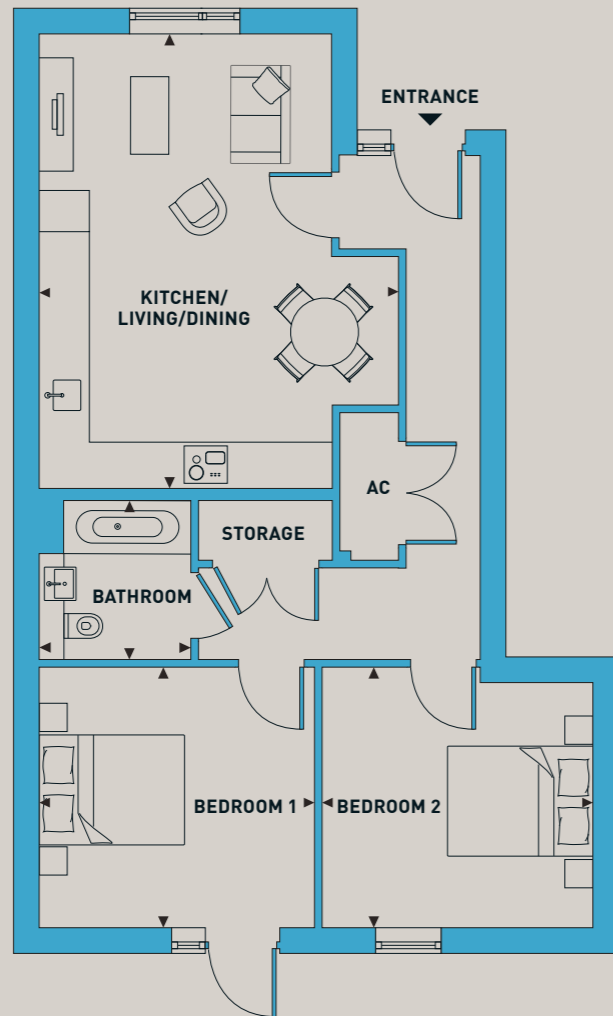
The site plan is indicative only and may be subject to change and subject to planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Parking is indicative only - please speak to your sales adviser for individual plot layouts.



Computer generated image is indicative only.

GROUND FLOOR

TWO BEDROOM APARTMENT
PLOTS: 17, 19
HANDED: 18, 20



Key

AC AIRING CUPBOARD

KITCHEN/ LIVING/DINING	6.0M X 3.8M	19'8" X 12'6"
BEDROOM 1	3.6M X 3.4M	11'10" X 11'2"
BEDROOM 2	3.6M X 3.2M	11'10" X 10'6"
BATHROOM	2.1M X 2.0M	6'11" X 6'7"

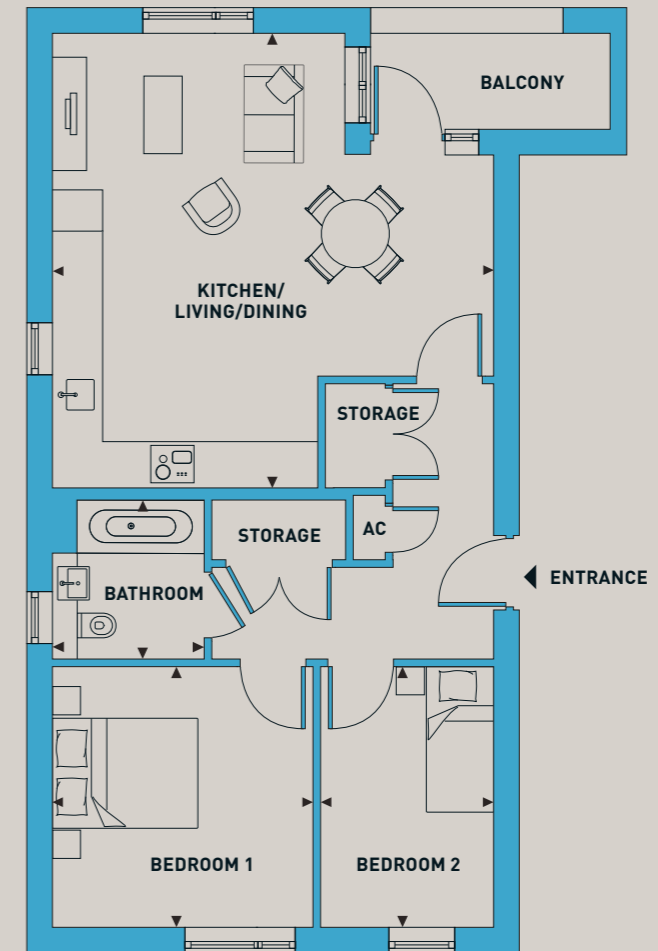
TOTAL AREA **68.2m²** **734ft²**



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

FIRST FLOOR

TWO BEDROOM APARTMENT
PLOT: 24
HANDED: 25



KITCHEN/ LIVING/DINING	6.0M X 5.8M	19'8" X 19'0"
BEDROOM 1	3.4M X 3.4M	11'2" X 11'2"
BEDROOM 2	3.4M X 2.3M	11'2" X 7'7"
BATHROOM	2.1M X 2.0M	6'11" X 6'7"

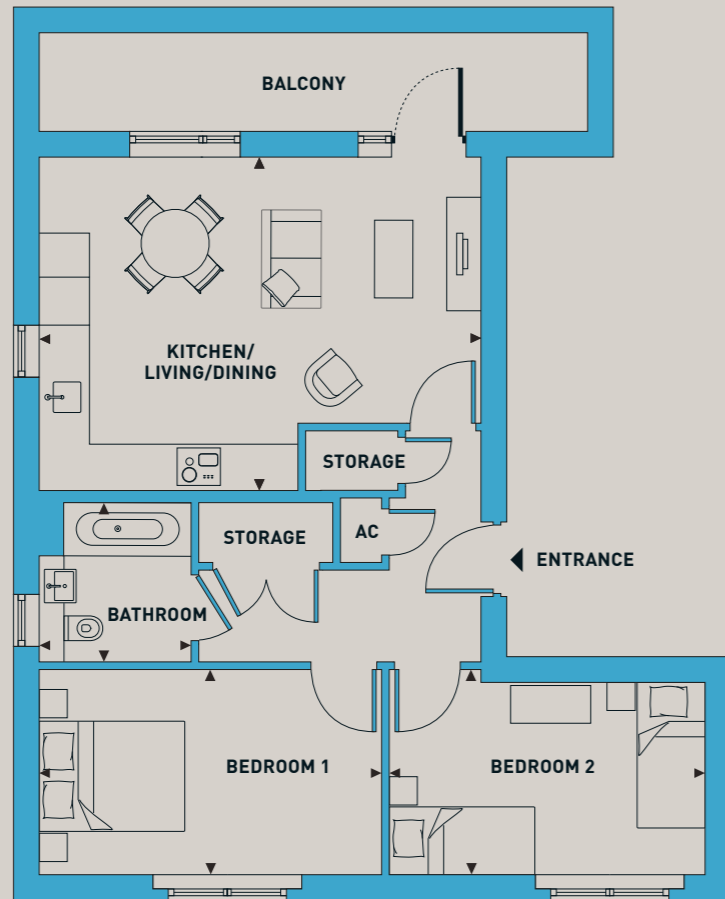
TOTAL AREA **64.0m²** **688ft²**



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SECOND FLOOR

TWO BEDROOM APARTMENT PLOT: 31



Key

AC AIRING CUPBOARD

KITCHEN/ LIVING/DINING	5.8M X 4.4M	19'0" X 14'5"
BEDROOM 1	4.5M X 2.7M	14'9" X 8'10"
BEDROOM 2	4.2M X 2.5M	13'9" X 8'2"
BATHROOM	2.1M X 2.0M	6'11" X 6'7"

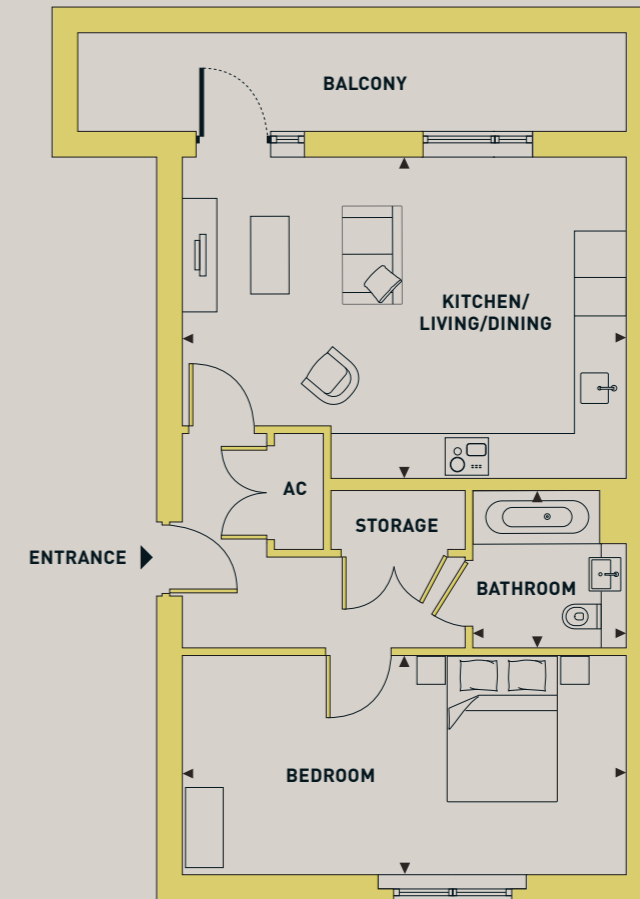
TOTAL AREA 60.8m² 654ft²



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SECOND FLOOR

ONE BEDROOM APARTMENT PLOT: 32



KITCHEN/ LIVING/DINING	5.8M X 4.2M	19'0" X 13'9"
BEDROOM	5.8M X 2.9M	19'0" X 9'6"
BATHROOM	2.1M X 2.0M	6'11" X 6'7"

TOTAL AREA 53.6m² 576ft²



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TOWNHOUSES

THREE BEDROOM

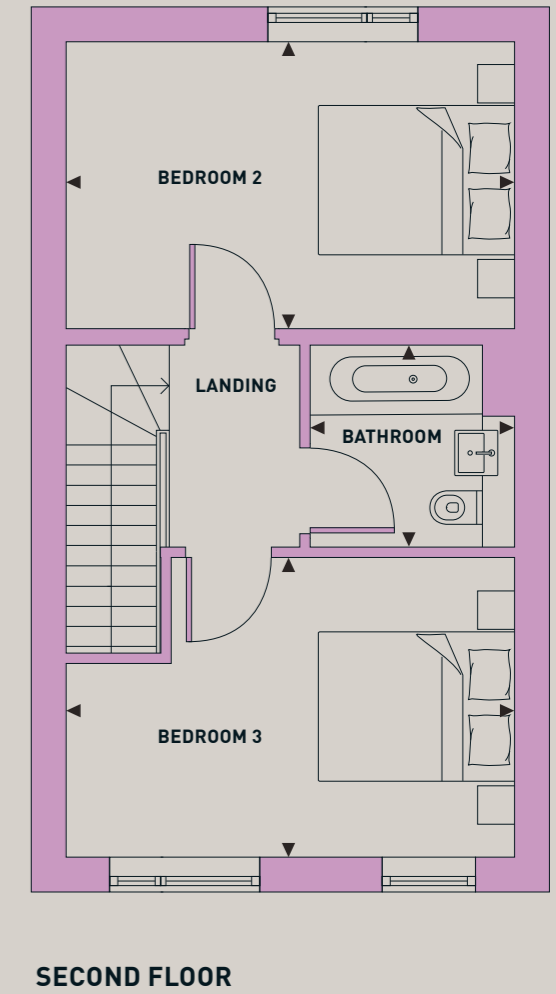
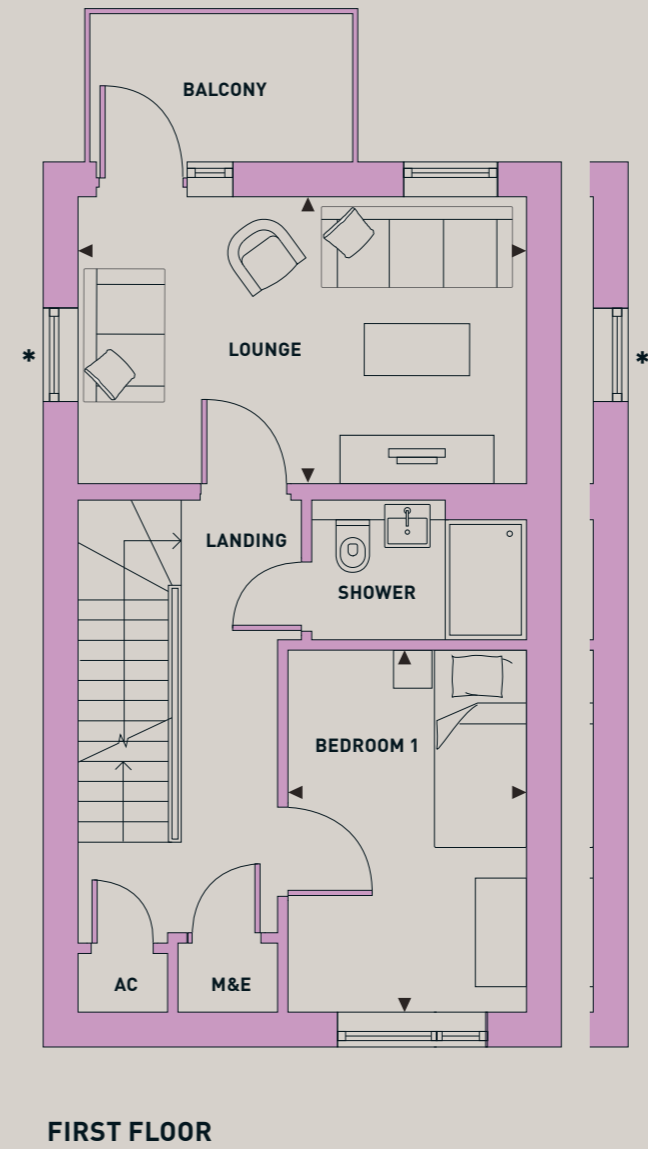
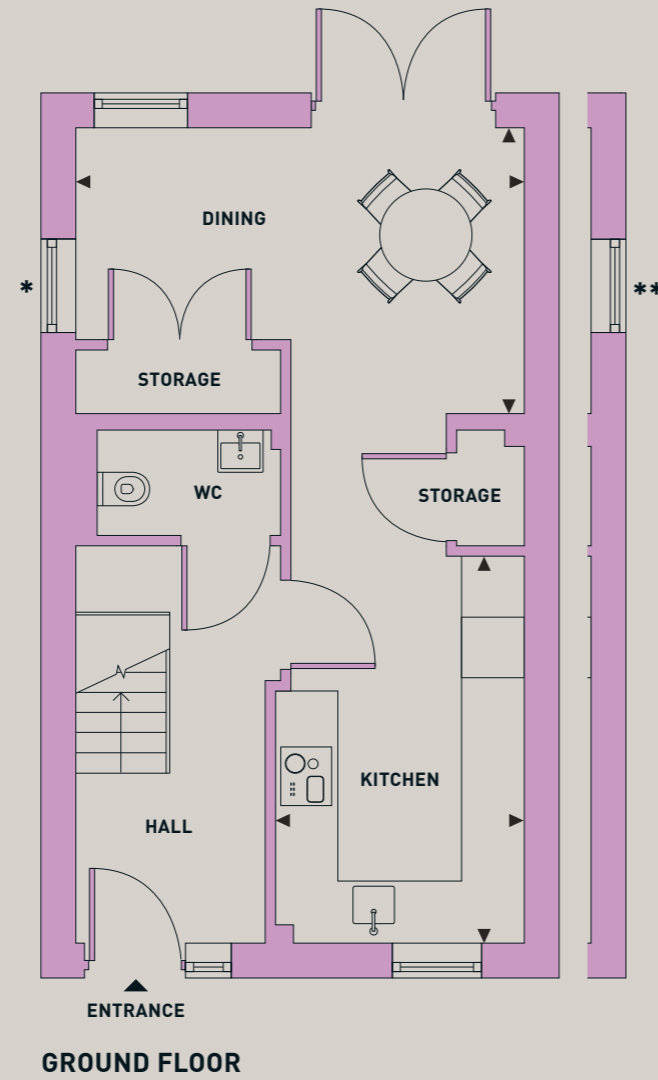
PLOTS: 1, 2, 3, 4, 5, 6, 7, 8

KITCHEN	3.7M X 2.4M	12'2" X 7'10"
DINING	4.3M X 2.7M	14'1" X 8'10"
LOUNGE	4.3M X 2.7M	14'1" X 8'10"
BEDROOM 1	3.5M X 2.3M	11'6" X 7'7"
BEDROOM 2	4.3M X 2.7M	14'1" X 8'10"
BEDROOM 3	4.3M X 2.9M	14'1" X 9'6"
BATHROOM	2.0M X 2.0M	6'7" X 6'7"
TOTAL AREA	99.4M²	1,064ft²



* WINDOW PLACEMENT OF PLOTS
1, 3, 5, 7

** WINDOW PLACEMENT OF PLOTS
2, 4, 6, 8



Key

- AC AIRING CUPBOARD
- M&E MECHANICAL AND ELECTRICAL

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All product photography is from previous Latimer showhomes. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.

Our homes at Kingston Mews come with a range of fixtures and fittings as standard, providing the perfect backdrop for you to create a home that you'll love to live in.

ATTENTION TO DETAIL

	APARTMENTS	TOWN HOUSES
KITCHENS		
Luxury vinyl tile flooring	•	•
Walls painted in white	•	•
Appliances to include oven, hob, extractor, dishwasher, washer/dryer and fridge/freezer	•	•
Stainless steel sinks	•	•
BATHROOMS		
Square-edge laminate vanity tops	•	•
Walls painted in white	•	•
Wall tiling to wet areas	•	•
Contemporary white sanitaryware	•	•
Soft close WC seat/lid	•	•
BEDROOMS		
Carpet flooring	•	•
Walls painted in white	•	•
OTHER FEATURES		
Luxury vinyl tile flooring to hallway	•	•
Hallway walls painted in white	•	•
Satin nickel handles	•	•

Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.



Photography from other Latimer show homes and is indicative only.



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MORE ABOUT LATIMER

Why buy with Latimer?

Latimer is the development arm of Clarion Housing Group, developing private homes in thriving, mixed-use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, with over 125,000 homes and more than 360,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum. For the past 100 years, we've been building communities that work for the long-term.

The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across major cities in the UK. We have been delivering on his legacy ever since. The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create places for families to thrive and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short-term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a Group, we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years. If you buy a Latimer home, you will be buying into an organisation with more than 100 years of history and an enduring commitment to building communities that succeed.

Whatever the stage of your property-owning journey, we're here for you. Read on to find out how we can help you get the keys to your very own home.

SHARED OWNERSHIP

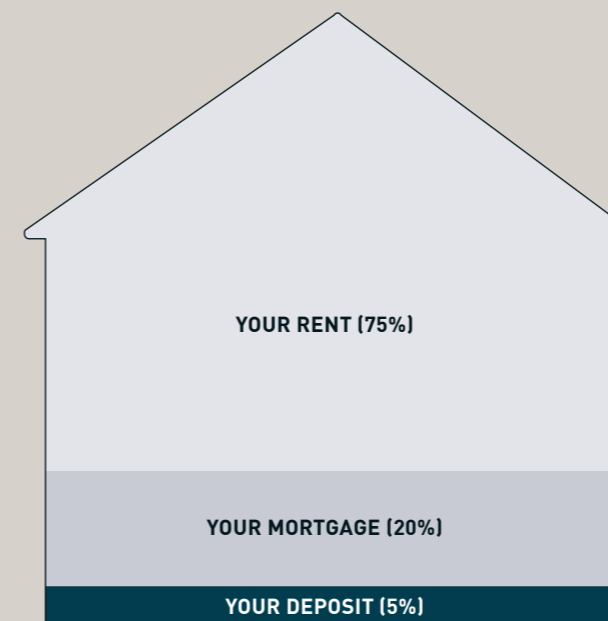
Shared Ownership is an excellent way for you to take your first step onto the property ladder and become a homeowner.

With Shared Ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property's value. You then pay subsidised rent to Latimer on the remaining share of your home. The scheme is sometimes called part buy, part rent.

The deposit required for a Shared Ownership mortgage is lower than if you were purchasing a property outright. It is usually 5-10% of the the initial share you are purchasing, rather than on the full value of the property. You only need a mortgage to cover the price of your share. Once you've moved in, you can, if you wish, begin to buy more shares in your home until you own it outright. This process is known as staircasing. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property.

There's more information on Shared Ownership to be found on the Latimer website.

EXAMPLE: PURCHASING 25% OF A PROPERTY VALUED AT £200,000



1 YOUR DEPOSIT

Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.

2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.

3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 75% of the property you don't own.

Eligibility for Shared Ownership

To be eligible for Shared Ownership, you will need to meet certain requirements set by Homes England.

You could be eligible if:

- You are at least 18 years old
- You cannot afford to buy a home that suits your household's needs on the open market
- You have savings to cover a mortgage deposit and can obtain a mortgage
- Your household earns £90,000 or less
- You are a first-time buyer

If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you're looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme.

Interested in buying with Shared Ownership?

Your first step is to visit www.latimerhomes.com to browse all the Shared Ownership properties in the areas you are interested in. If you see something you like, register your interest on the website by entering your contact details and a few basic facts to help us assess your eligibility for Shared Ownership. We will then put you in touch with an independent Mortgage Advisor who will assess whether the purchase is affordable for you and take you through all your options.

MAKING A POSITIVE IMPACT

The homes we create at Latimer are homes for life, meaning we deliver more to the communities our homes are part of, and do more to protect the environment they're located in.



Environmental impact

Our projects are future-facing, with homes designed and built to keep our residents and the world they live in healthy. From city centres to rural retreats, Latimer developments will always maximise fresh air and green spaces, and protect local wildlife and natural assets. As an intrinsic part of our efforts to minimise environmental impact, we are targeting net zero carbon compatible by 2025 at all developments.



Economic impact

All developers have a legal obligation to the local community, and the planning process considers every development's potential for bringing prosperity and opportunity as well as the nuts and bolts of the build.

At Latimer however, we deliver more than what is required by law. Latimer developments also benefit communities through job generation, green places, fresh faces and vibrant social spaces. Our economic impact starts when we buy the land, and continues far into the future through our customers and the relationships we build.



Social impact

We create spaces that generate social energy. By this, we mean that we design high-quality homes and spaces that help foster a sense of community, building a sense of inclusion, safety and happiness. Communities are created in the shared spaces, the green spaces, the open doors and the passing places. When you say hello to your neighbour in the gardens or you share a lift to your floor, these are the moments that generate relationships. At Latimer, we spend the same time and energy on creating those spaces as we do on the design, layout and production of our homes.



OUR DEVELOPMENTS

Latimer builds homes for both outright sale and Shared Ownership throughout the nation, from contemporary apartments to family homes, in locations ranging from rural landscapes to thriving towns and iconic city centres.

The Latimer brand is synonymous with high-quality design and a commitment to excellence. This encompasses the locations we choose as well as the beautiful craftsmanship and the materials we use. We partner with architects, designers and contractors who share our values.

Once the homes are built and occupied, our customer service and aftercare continue to uphold our core values of providing happiness and delivering more.

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Alta at Consort Place Canary Wharf

Already the winner of Highly Commended for Best Medium Development at the First Time Buyer Awards 2023, these 25th and 32nd floor one and two bedroom apartments boast extraordinary views over central London. At ground level are all the restaurants, cafés, bars, offices, offices, shops and public spaces that create the magic of Canary Wharf.



Evergreen Harringay

We never forget about providing family homes, and those at Evergreen, for private sale or Shared Ownership, are superior in every way. Bright, spacious, beautifully specified and equipped, and close to schools, shops and public transport, these three bedroom homes are everything today's families need.

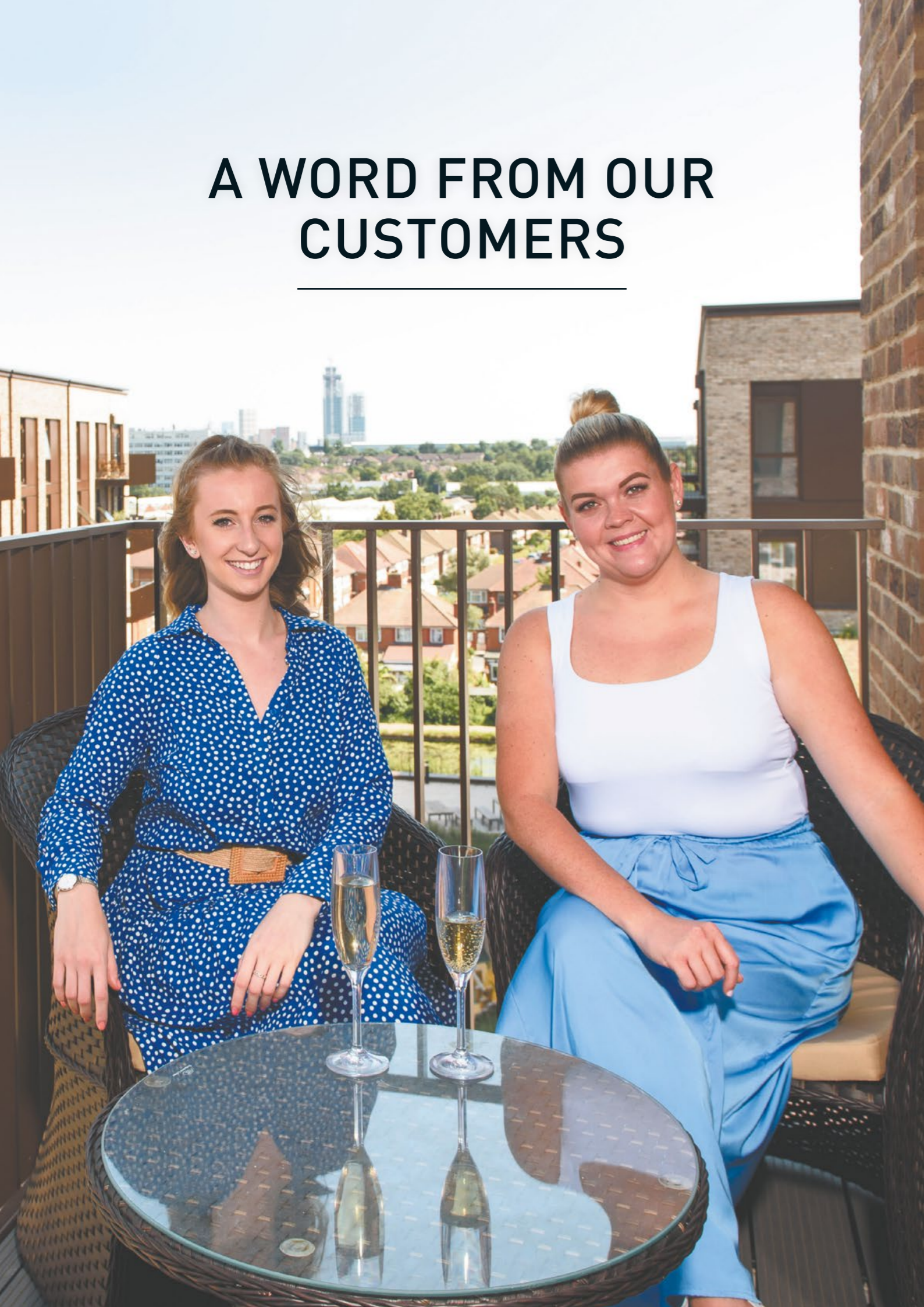


Crescent Gardens Croydon

Positioned in a newly regenerated area, Crescent Gardens offers one, two and three bedroom Shared Ownership apartments. Perfect for commuters, just a four-minute walk to East Croydon station.

Computer generated images are indicative only.

A WORD FROM OUR CUSTOMERS



Friendship turns into home ownership at Liberty Wharf

Having met in the staff room at work just one year before they decided to buy a first home together, good friends Emma and Rebecca have recently moved into a spacious two bedroom apartment at Liberty Wharf in Alperton.

Emma explains: "We got on instantly and quickly realised that it could be a fantastic opportunity to get onto the property ladder."

Taking matters into their own hands, the two friends, who both work as croupiers in a London casino and were living at home with their families in Kent and Essex, began their search.

Rebecca adds: "We had both been saving but didn't have enough for a deposit on our own and did not want to waste money on rent. Here at Liberty Wharf, we pay less than we would if we were renting in London, even with the bills and service charge. Shared ownership was a great option for us as it was proving impossible to do it alone."

GET IN TOUCH



LATIMER
by Clarion Housing Group

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PLEASE NOTE: Viewings are by appointment only,
please speak to our sales team for further information.

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[LATIMERHOMES.COM](https://www.latimerhomes.com)