

KINGSTON

KT1

ONE, TWO AND THREE BEDROOM SHARED OWNERSHIP APARTMENTS

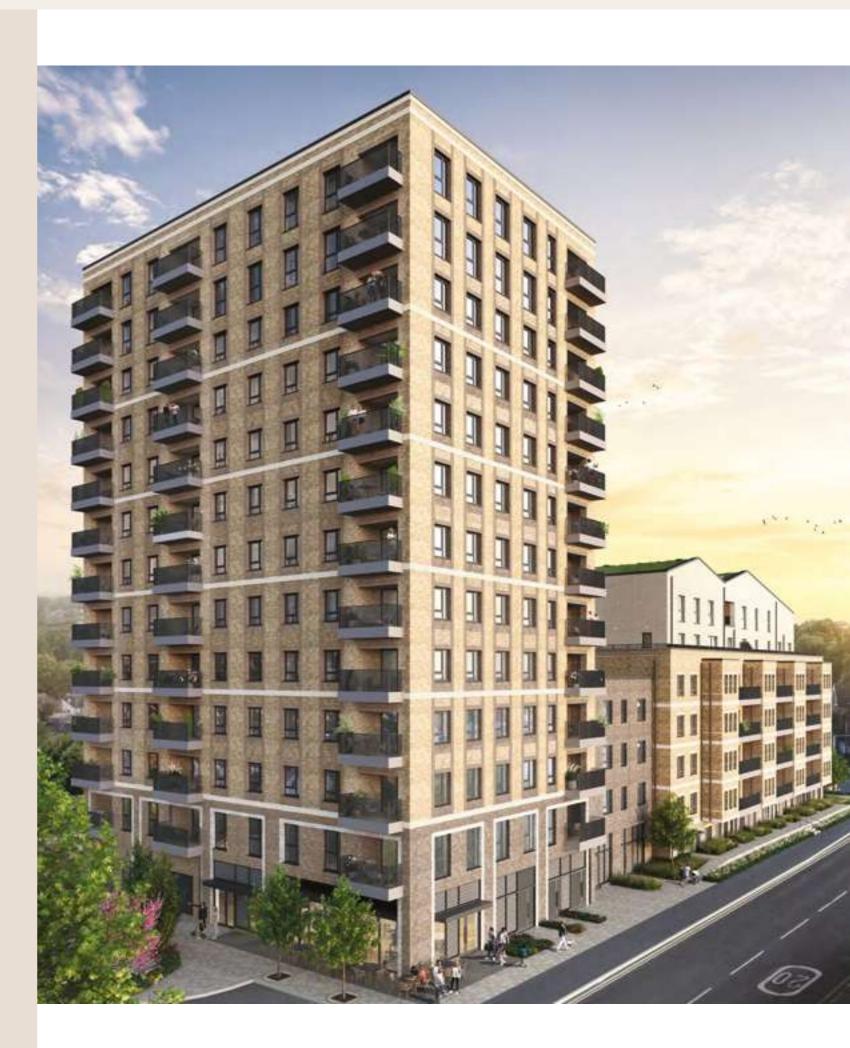


CREATING ROOTS EXPLORE THE LOCALE BESIDE THE THAMES LONDON'S LEGACY YOUR HOME

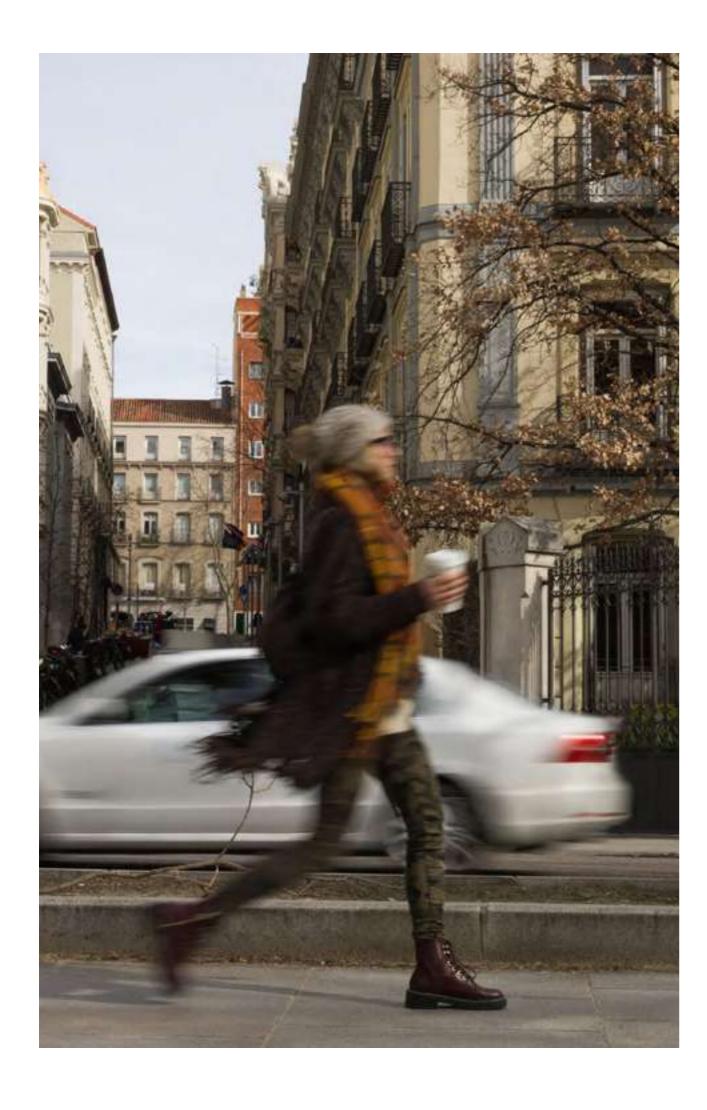
# A NEW CHAPTER FOR KINGSTON

This new, stylish development of one, two and three bedroom apartments is rooted in the Royal Borough of Kingston upon Thames.

The oldest of the four royal boroughs, Kingston is situated on the picturesque River Thames, surrounded by beautiful greenery and rich in history and heritage. Square Roots Kingston KT1 is perfectly positioned to have the best of both worlds whilst remaining within reach of central London.







### 06 CREATING ROOTS

Find your perfect home with Square Roots. Start your homeownership journey with ease and comfort, putting down roots for your future.

08

### EXPLORE THE LOCALE

The social buzz of Kingston that pulsates with anticipation and excitement of history, tradition and innovation.

14

### BESIDE THE THAMES

Fill your day with riverside walks, or embrace the breadth of stunning greenery and quaint social spots on offer.

21

### LONDON'S LEGACY

Connect to the capital and beyond with ease and expand your experiences throughout all of London.

26 YOUR HOME

Enjoy premium finishes throughout your home, with careful thought and craft designed into every corner.



# CREATING ROOTS

#### Shape your future, and step into your tomorrow.

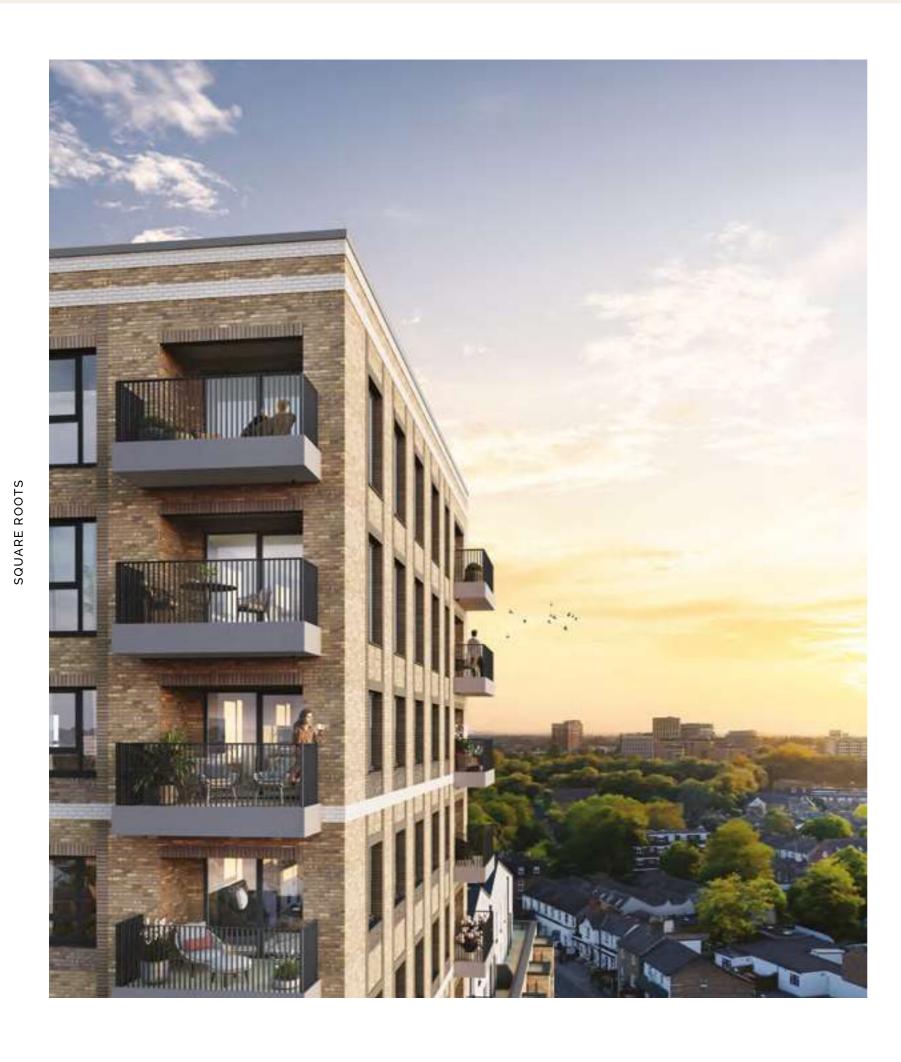
Allow yourself to connect and rejuvenate at Square Roots Kingston KT1. Building communities to enrich lives and promote a sense of belonging.

We're dedicated to building a capital accessible for everyone with our award-winning, stylish Shared Ownership homes all across London.

A place in which anyone can find a home and put down roots for the future.



BESIDE THE THAMES





# A GENTLE START

Start your day from the comfort of your sofa, with your morning coffee in hand, poised to start your day.

Live every day knowing you can thrive in a like-minded community in a stylish development, set in a Royal Borough rich in heritage, culture and green spaces.



BESIDE THE THAMES

YOUR HOME



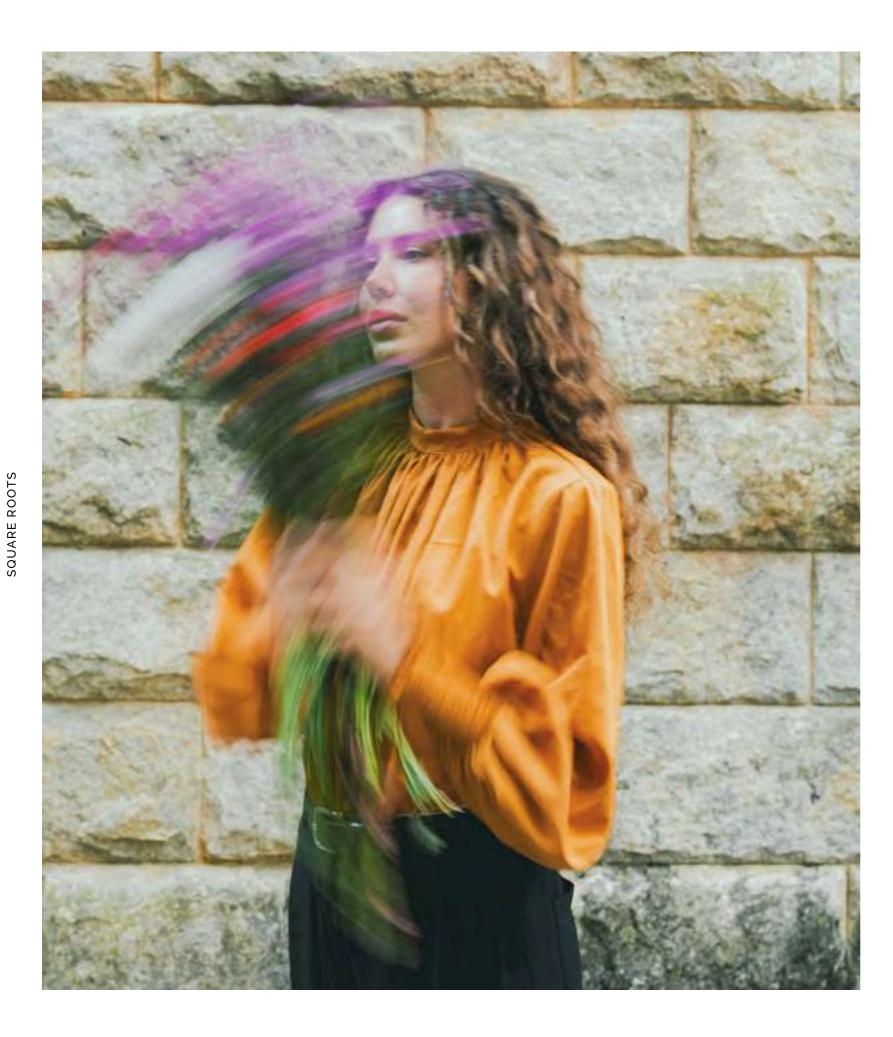
# KINGSTON HIGHLIGHTS

Where history and innovation intertwine.

While the buzz of London pulses from beyond, you're greeted with a refreshing blend of heritage and culture here in Kingston.

From quaint boutiques to rich eateries that boast inviting palettes and contemporary styling, you can still tap into a range of unprecedented possibilities.

FAIRFIELD RECREATION GROUND | 6 MIN WALK
BENTALL SHOPPING CENTRE | 17 MIN WALK
THE THAMES | 19 MIN WALK





KINGSTON MARKET | 19 MIN WALK

# BLOOMING MARKETS

As your afternoon begins, treat yourself to the historical Kingston Market.

With the oldest surviving records dating back to the early 1200s, this market is bustling with thrifted goods, traditional finds and uncharted flavours. All of it just under 20 minutes from your doorstep.



# SPOT OF LUNCH

Kingston's culinary landscape awaits discovery.

British fare and visionary flare grace your tastebuds as you're pulled into the comforting classic charm of the lunchtime scene.

Chic cafés, traditional pubs or local restaurants; there's something for all to enjoy.

THE TERRACE EATERY | 16 MIN WALK

ROOFTOP AT CURZON | 17 MIN WALK

CÔTE RESTAURANT | 19 MIN WALK

DYSART PETERSHAM | 14 MIN BY CAR

PETERSHAM NURSERIES CAFÉ | 16 MIN BY CAR



# PETERSHAM NURSERIES CAFÉ

Awarded a Michelin Green Star as a testament to their commitment to sustainability, dine underneath a green canopy in this beautiful greenhouse restaurant.

You'll find them hosting regular events, such as a wine dinner and a pressed flower art workshop. They also offer a variety of plants and homeware to purchase.



PETERSHAM NURSERIES CAFÉ | 16 MIN BY CAR



# LIVE

# EACH DAY

Full of culture and endless adventures, exploring histroy and wondrous taperstries.

There is a social buzz pulsates with anticipation of what is to come.

#### TRANSPORT

- NORBITON STATION
  12 MIN WALK
- 2 KINGSTON STATION 15 MIN WALK
- 3 CROMWELL ROAD BUS STATION 13 MIN WALK

#### SHOPPING

- 4 MARKS & SPENCER 15 MIN WALK
- 5 FLANNELS
  16 MIN WALK
- 6 BENTALLS CENTRE
  16 MIN WALK
- 7 WAITROSE 18 MIN WALK

#### FOOD & DRINK

- 8 THE ALBION PUB 7 MIN WALK
- 9 NAKO'S 18 MIN WALK
- 10 FORTUNELLA CAFÉ 18 MIN WALK

#### **GREEN SPACES**

- 11 HAMPTON COURT PARK
  23 MIN WALK
- 12 CANBURY GARDENS
  24 MIN WALK
- BUSHY PARK 32 MIN WALK



# BESIDE THE THAMES

The charm and wonder of the Thames graces each day.

Let yourself unwind and delve into all the nearby amenities surrounding the Thames and revel in one of the city's richest landscapes.

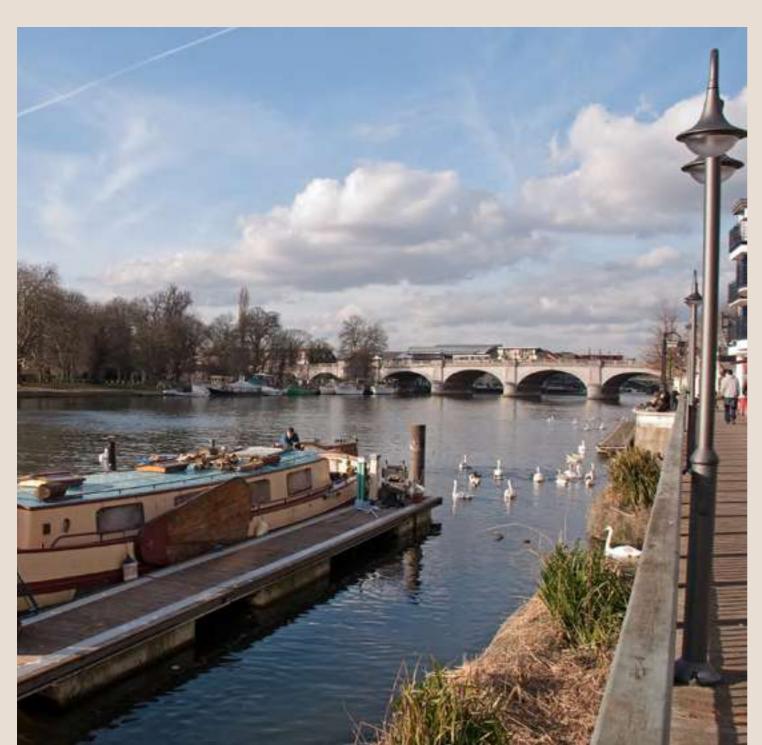


SQUARE ROOTS



**EXPLORE THE LOCALE** 

SHOPPING AT THAMES STREET | 19 MIN WALK



# KINGSTON'S HISTORIC CHARM

LONDON'S LEGACY

A borough steeped in history. From ancient market towns to a blend of historic and modern streets etched with legacy.

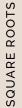
Contemporary London life intertwines with the charm of the past, brought to life by its stunning architecture and vibrant spirit.

The layers of history become evident in the quaint Saxon courtyards of the All Saints Church, the timeless elegance of Kingston Museum and Kingston Bridge over the Thames as a beautiful backdrop with a touch of quiet grace that enriches your living experience.

KINGSTON MUSEUM | 11 MIN WALK

RIVER THAMES BARGE WALK | 22 MIN WALK

KINGSTON BRIDGE | 22 MIN WALK





# YOUR DAY, YOUR WAY

As the River Thames threads through Kingston, breathe in riverside air and feel the comforting breeze.

Stroll or cycle through Canbury Gardens,
a beautiful riverside park that runs north from the
town centre towards Ham. Get closer to the river with
water activities like kayaking, paddleboarding and
even dragon boating available at Albany Outdoors,
an 11-minute cycle away.



# GSTON KT

YOUR HOME

# BEYOND THE URBAN EDGE

Write your own narrative filled with outdoor wonder and peaceful escapes.

For that perfect sunny day, cross the river and take a step into the outdoors of Bushy Park to socialise with friends, have a picnic or a walk in the brisk breeze. A welcome respite within the reach of Kingston's vibrant heart.

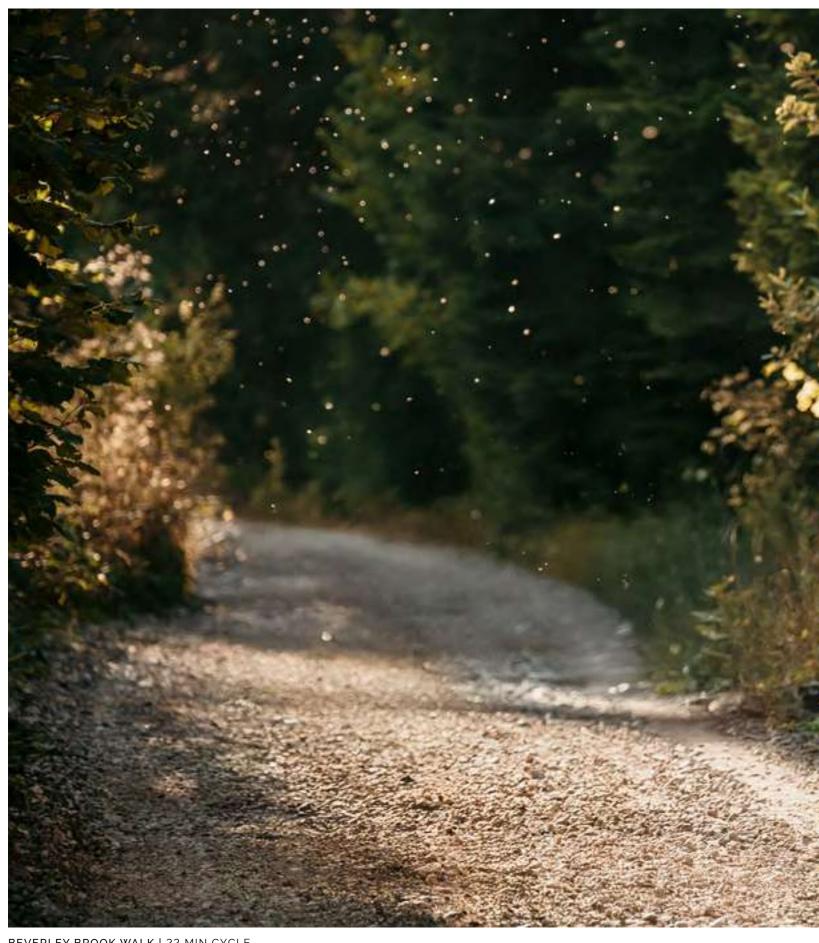
WATERHOUSE WOODLAND GARDENS | 19 MIN CYCLE
KING HENRY'S MOUND | 19 MIN CYCLE
STAG LODGE STABLES | 18 MIN CYCLE

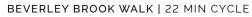


FAIRFIELD RECREATION GROUND | 6 MIN WALK



SQUARE ROOTS







# BEVERLEY BROOK WALK

Validated by the London Walking Forum, this 6.5-mile walk follows Beverley Brook through Wimbledon Common, Richmond Park and Barnes Common to the River Thames upstream of Putney.

With a leaflet and map available online, you and your family and friends are sure to enjoy three hours of this peaceful escape.

# WHERE LEARNING FLOURISHES

An enduring promise of education throughout Kingston.

The opportunity to culivate young minds with endless avenues of education. From nurturing early years to preparing for real world careers. Explore the diverse educational landscape, offering strong foundations to grow at every stage of life.

#### EARLY YEARS

KINGS MEADOW PRESCHOOL 12 MIN WALK | OUTSTANDING

THE GARDEN HOUSE NURSERY 13 MIN WALK | GOOD

#### PRIMARY

KING ATHELSTAN PRIMARY SCHOOL 8 MIN WALK | GOOD

ST JOHN'S COFE PRIMARY SCHOOL 13 MIN WALK | GOOD

COOMBE HILL JUNIOR SCHOOL 31 MIN WALK | OUTSTANDING

#### **SECONDARY**

TIFFIN SCHOOL
7 MIN WALK | GOOD

SURBITON HIGH SCHOOL 22 MIN WALK | EXCELLENT

#### GRAMMAR

KINGSTON GRAMMAR SCHOOL 8 MIN WALK | EXCELLENT

SURBITON HIGH SCHOOL GIRLS' PREP 21 MIN WALK | EXCELLENT

#### UNIVERSITIES

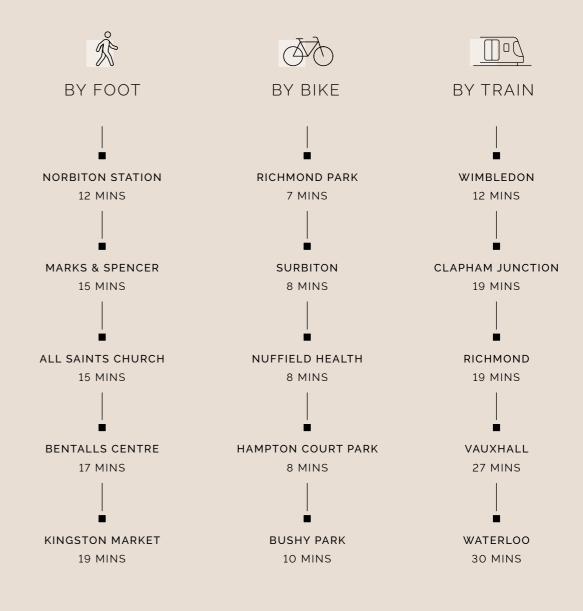
KINGSTON SCHOOL OF ART 13 MIN WALK

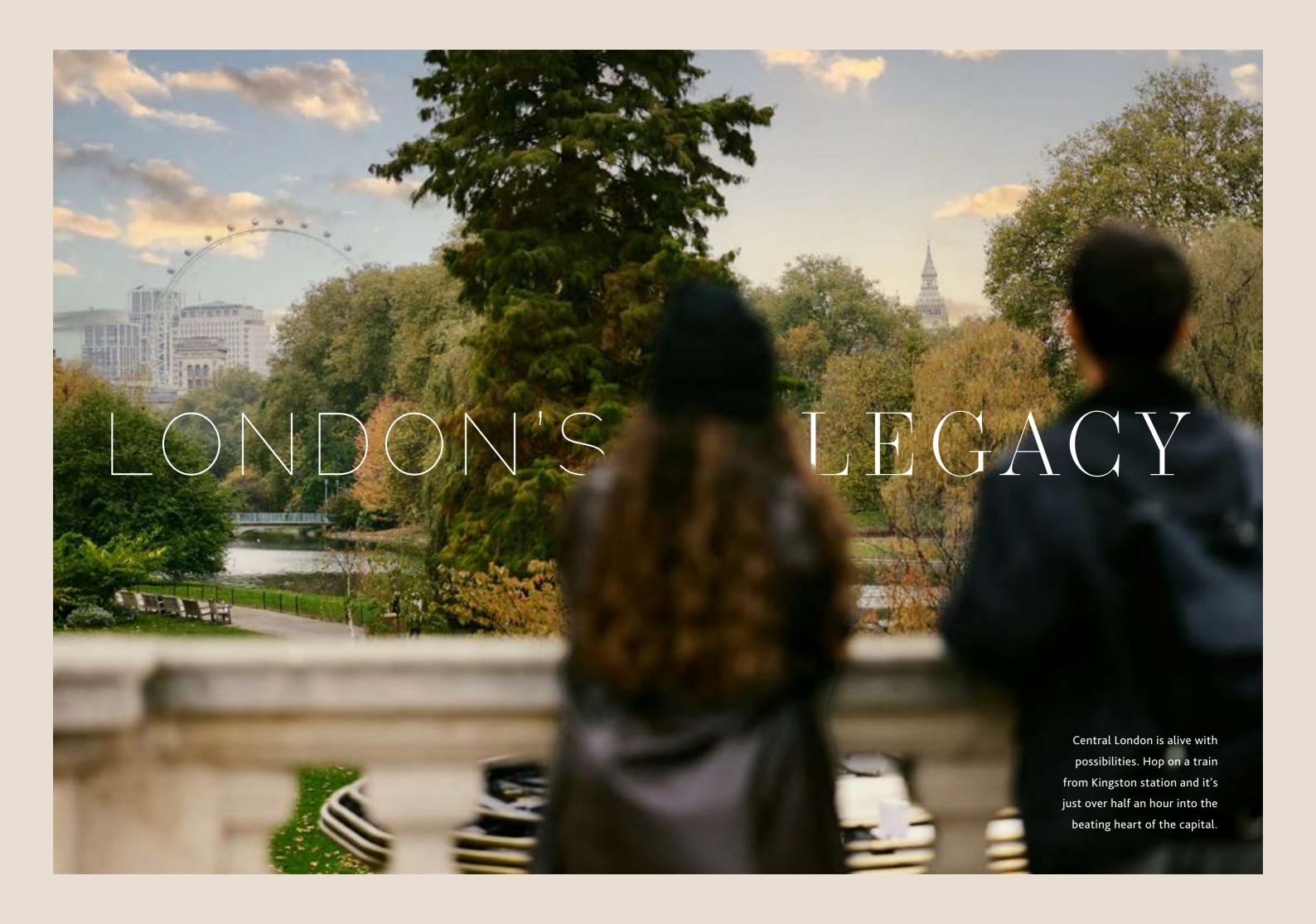
KINGSTON UNIVERSITY, PENRHYN ROAD CAMPUS 19 MIN WALK

ST MARY'S UNIVERSITY 16 MIN BY CAR













# YOUR CORNER OF LONDON

At Square Roots Kingston KT1, each corner of the capital is accessible and you're set to enjoy the quieter suburban areas as well as discovering London's thriving spaces.

BESIDE THE THAMES

YOUR HOME





# LONDON HIGHLIGHTS

Crowned the best city in the world for the 10th year in a row<sup>1</sup>, London's vibrant spirit is unmatched.

The city is a magnet for people from all walks of life. Discover restaurants, pubs and eateries dotted across central London serving all the cuisines you desire. Head to Bond Street for a touch of luxury, or roam Brick Lane for vintage finds and secondhand scores. For an afternoon of history, arts and culture, museums like the Natural History Museum or The British Museum are free to enter.

> BOROUGH MARKET | 36 MIN TRAIN PICCADILLY CIRCUS | 38 MIN TRAIN TATE MODERN | 38 MIN TRAIN

# BATTERSEA

An area of remarkable regeneration, Battersea is quickly becoming another of London's favourite spots.

Battersea Power Station stands as the landmark of the area, with shops, bars, restaurants, leisure and entertainment venues. Nestled nearby is the 200-acre Battersea Park with its own attractions and things to do, including cafés, gardens, a zoo, padel courts and boating. All under an hour away from Square Roots Kingston KT1.





BATTERSEA PARK | 35 MIN BY CAR

# CITY OF CULTURE

EXPLORE THE LOCALE







Watch the vibrancy of London's deep-rooted culture come to life. Theatre shows, films, gigs or concerts, take your pick of the city's nightlife, just 40 mins away by train from Kingston station.



As the day draws to a close, the hustle and bustle of the city settles and the sun sets, your evening begins.

With ease of connection, your stress-free journey home is a breeze. Head home to put your feet up, or carry on your day into the later hours of the night.



BESIDE THE THAMES

YOUR HOME

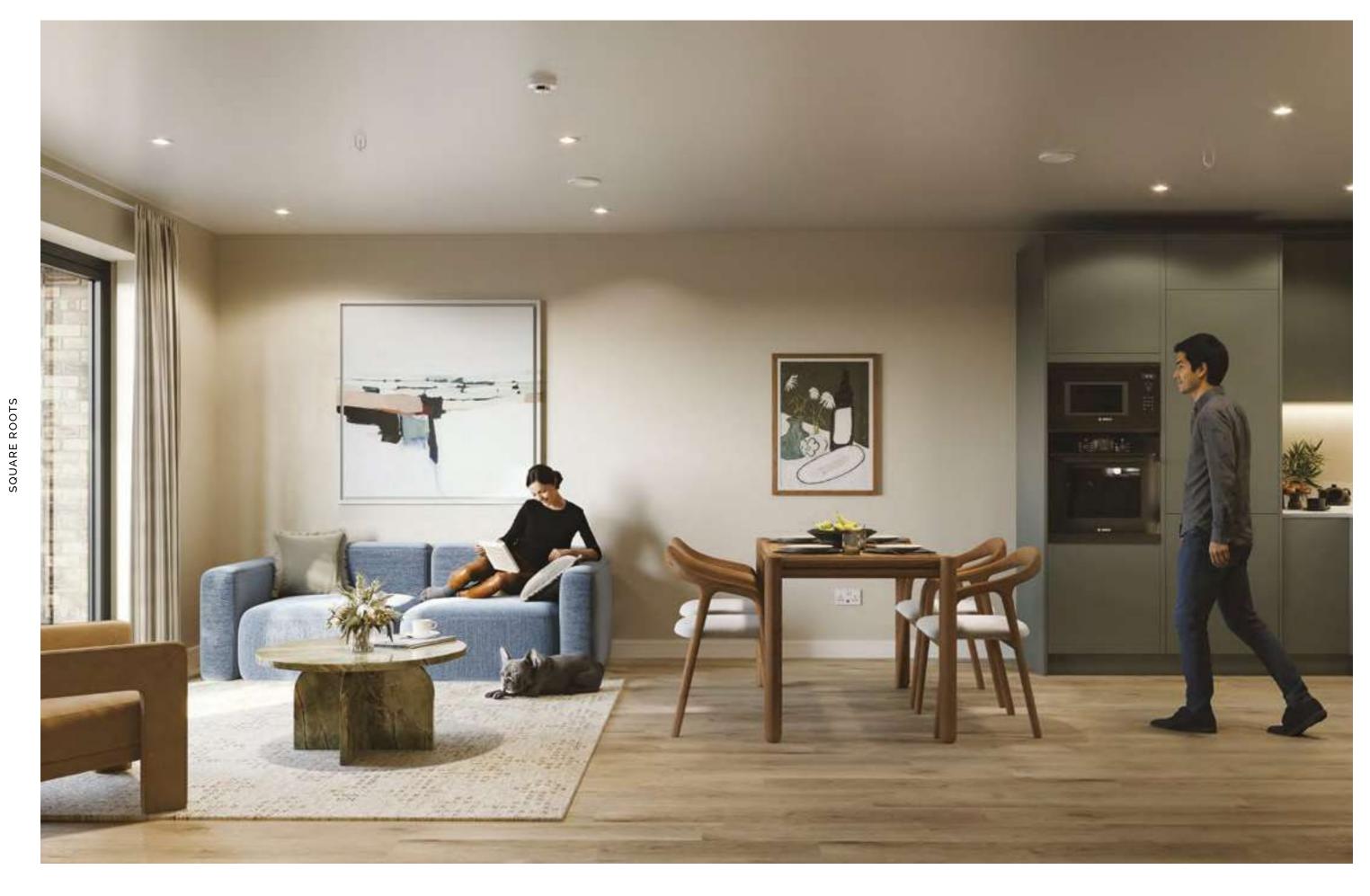




# SETTLE IN STYLE

From the eclectic streets of Kingston to the welcoming comfort of your home.

Whether you're with family or friends, or just having a quiet night in, enjoy the escape from the daytime city buzz and watch the evening come to a close with loved ones.





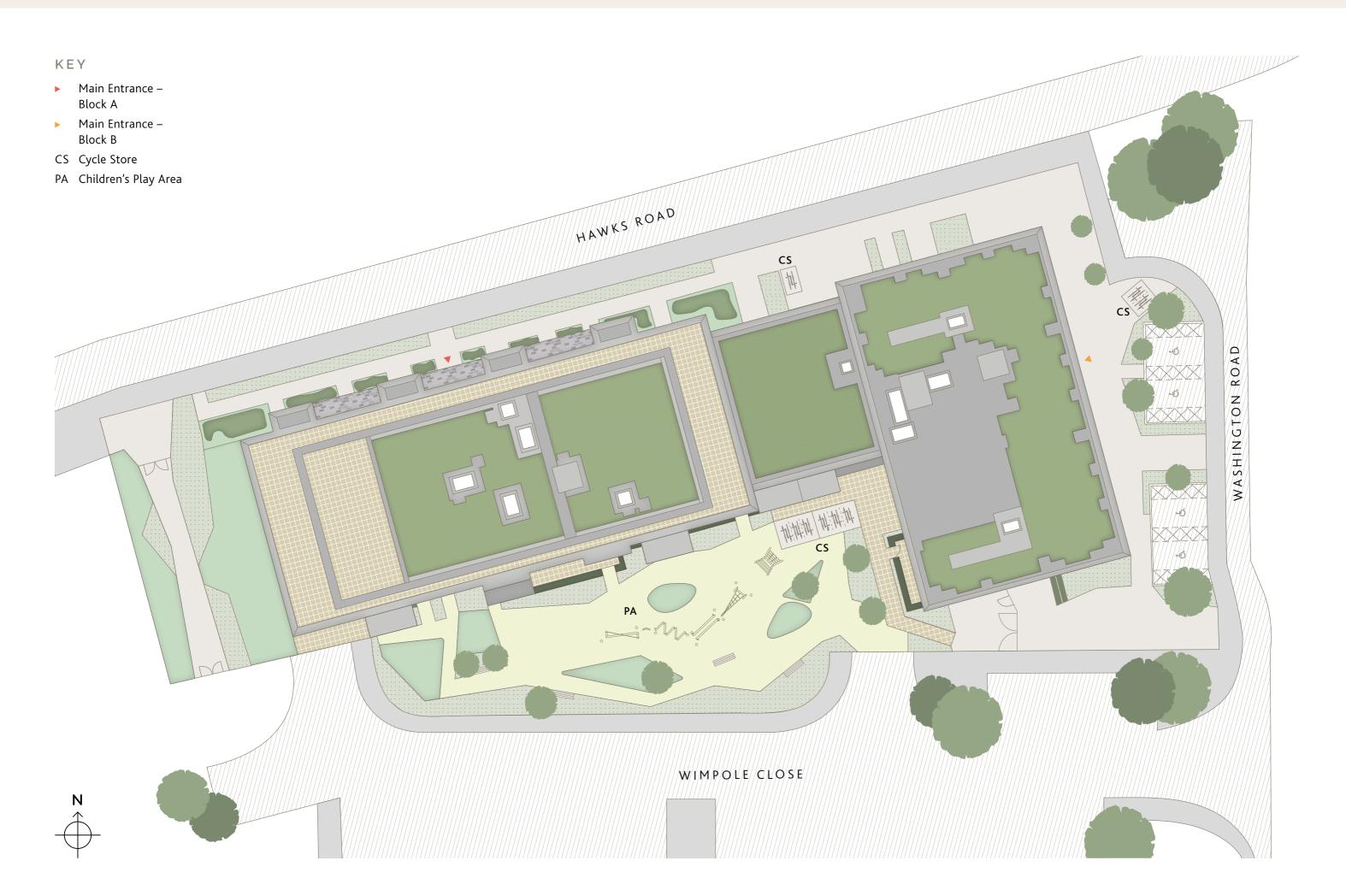


# CONTEMPORARY SPECIFICATION

With wonderfully designed interiors, your day is set to start in the right way every day.

Enjoy suave spec appliances and stunning finishes across your new home. A perfect fit for a contemporary lifestyle.

- GENERAL SPECIFICATION
- + ENSUITE
- + KITCHEN
- + ELECTRICAL
- + BEDROOM
- + COMMUNAL AREAS
- + BATHROOM
- SECURITY & PEACE OF MIND



## THE THAMESIDE

EXPLORE THE LOCALE

#### APARTMENTS:

8, 16, 24

Living/Kitchen/Dining	6.85m x 4.10m	22'6" x 13'5"
Bedroom 1	4.02m x 3.07m	13'2" x 10'1"
Balcony	3.10m x 1.95m	10'2" x 6'5"
Total area	50.7m <sup>2</sup>	546ft <sup>2</sup>

SQUARE ROOTS

**◄►** Measurement Points

Wardrobe W

S Store Cupboard

DW Dishwasher

FF Fridge Freezer

TO Tall Oven

WM Washing Machine





## THE LATCHMERE

EXPLORE THE LOCALE

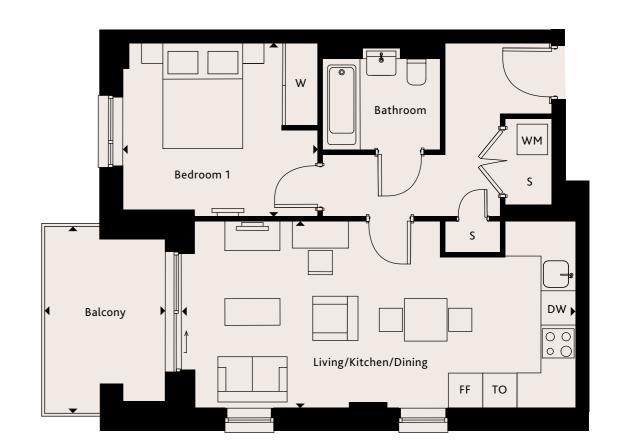
#### APARTMENTS:

2, 10, 18, 26, 32, 38, 44, 50, 56, 62, 68, 74

Living/Kitchen/Dining	7.14m x 3.50m	23′5″ x 11′6″
Bedroom 1	3.65m x 3.08m	12'0" x 10'1"
Balcony	3.39m x 2.18m	11'1" x 7'2"
Total area	52.1m <sup>2</sup>	561ft²

SQUARE ROOTS

- **◄►** Measurement Points
- Wardrobe W
- S Store Cupboard
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine





#### APARTMENTS:

1, 9, 17, 25, 31, 37, 43, 49, 55, 61, 67, 73

Living/Kitchen/Dining	6.18m x 3.94m	20'3" x 12'11"
Bedroom 1	3.73m x 3.21m	12'3" x 10'6"
Balcony	3.39m x 2.18m	11'1" x 7'2"
Total area	49.9m²	537ft²

SQUARE ROOTS

**◄►** Measurement Points

Wardrobe

S Store Cupboard

DW Dishwasher

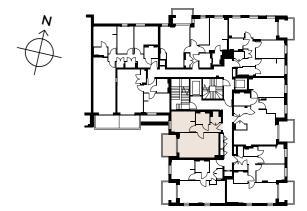
FF Fridge Freezer

TO Tall Oven

WM Washing Machine



LONDON'S LEGACY



### THE HAMPTON

EXPLORE THE LOCALE

#### APARTMENTS:

6, 14, 22

Living/Kitchen/Dining	6.42m x 4.65m	21′1″ x 15′3″
Bedroom 1	5.05m x 2.75m	16'7" x 9'0"
Bedroom 2	4.16m x 2.95m	13'8" x 9'8"
Balcony	3.18m x 2.29m	10'5" x 7'6"
Total area	70.8m²	762ft²

- **◄►** Measurement Points
- Wardrobe
- SW Space for Wardrobe
- Store Cupboard
- ES Ensuite
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine





### THE LAVENDER

EXPLORE THE LOCALE

#### APARTMENTS:

5, 13, 21, 29, 35, 41, 47, 53, 59, 65, 71, 77

Living/Kitchen/Dining	7.24m x 3.28m	23'9" x 10'9"
Bedroom 1	4.56m x 2.75m	15'0" x 9'0"
Bedroom 2	4.56m x 2.82m	15'0" x 9'3"
Balcony	3.18m x 2.29m	10'5" x 7'6"
Total area	71.6m²	770ft²

SQUARE ROOTS

- **◄►** Measurement Points
- Wardrobe
- SW Space for Wardrobe
- Store Cupboard
- ES Ensuite
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine



LONDON'S LEGACY



### THE WATER LILY

EXPLORE THE LOCALE

#### APARTMENTS:

4, 12, 20, 28, 34

Living/Kitchen/Dining	6.64m x 4.84m	21'10" x 15'10"
Bedroom 1	4.95m x 3.00m	16'3" x 9'10"
Bedroom 2	3.86m x 3.15m	12'8" x 10'4"
Balcony	3.39m x 2.29m	11'1" x 7'6"
Total area	72.8m²	784ft²

**◄►** Measurement Points

W Wardrobe

SW Space for Wardrobe

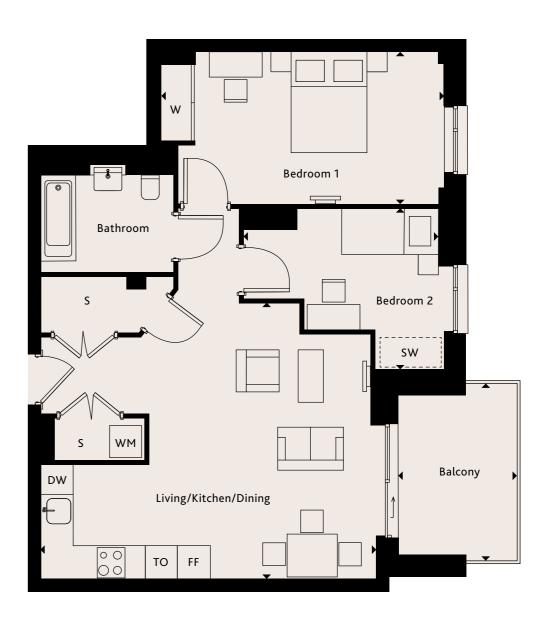
S Store Cupboard

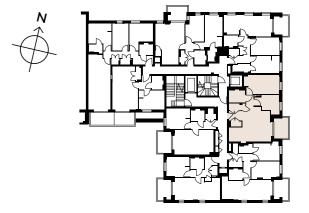
DW Dishwasher

FF Fridge Freezer

TO Tall Oven

WM Washing Machine





## THE MEADOW RUE

EXPLORE THE LOCALE

### APARTMENTS:

3, 11, 19, 27, 33, 39, 45, 51, 57, 63, 69, 75

Living/Kitchen/Dining	7.59m x 3.22m	24'11" x 10'7"
Bedroom 1	4.02m x 2.75m	13'2" x 9'0"
Bedroom 2	4.49m x 2.79m	14'9" x 9'2"
Balcony	3.39m x 2.29m	11'1" x 7'6"
Total area	70.2m <sup>2</sup>	756ft²

SQUARE ROOTS

- **◆►** Measurement Points
- Wardrobe
- SW Space for Wardrobe
- Store Cupboard
- ES Ensuite
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine



LONDON'S LEGACY



# THE OAKWOOD

EXPLORE THE LOCALE

### APARTMENTS:

30, 36, 42, 48, 54, 60, 66, 72, 78

Living/Kitchen/Dining	8.75m x 3.71m	28'8" x 12'2"
Bedroom 1	4.79m x 2.75m	15'9" x 9'0"
Bedroom 2	4.58m x 2.55m	15'0" x 8'4"
Balcony	3.19m x 2.29m	10'5" x 7'6"
Total area	71.9m²	774ft²

SQUARE ROOTS

- **◄►** Measurement Points
- Wardrobe
- SW Space for Wardrobe
- Store Cupboard
- ES Ensuite
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine





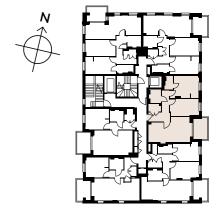
#### Living/Kitchen/Dining 21'9" x 13'1" 6.62m x 3.98m Bedroom 1 4.49m x 3.52m 14'9" x 11'6" Bedroom 2 4.60m x 2.75m 15'1" x 9'0" Balcony 3.39m x 2.29m 11'1" x 7'6" Total area 72.7m<sup>2</sup> 782ft<sup>2</sup>

THE TOLWORTH

SQUARE ROOTS

- **◆►** Measurement Points
- Wardrobe
- SW Space for Wardrobe
- Store Cupboard
- ES Ensuite
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine





EXPLORE THE LOCALE

# THE RICHMOND

EXPLORE THE LOCALE

### APARTMENT:

33

Living/Kitchen/Dining	11.92m x 3.30m	39'1" x 10'10"
Bedroom 1	7.33m x 2.82m	24'0" x 9'3"
Bedroom 2	4.54m x 2.70m	14'11" x 8'10"
Bedroom 3	3.79m x 2.20m	12'5" x 7'3"
Terrace	5.58m x 2.06m	18'4" x 6'9"
Total area	98.2m²	1,057ft²



SQUARE ROOTS

**◄►** Measurement Points

Wardrobe

SW Space for Wardrobe

Store Cupboard

ES Ensuite

DW Dishwasher

TFF Tall Fridge Freezer

TO Tall Oven

WM Washing Machine



# THE CANBURY

EXPLORE THE LOCALE

### APARTMENTS:

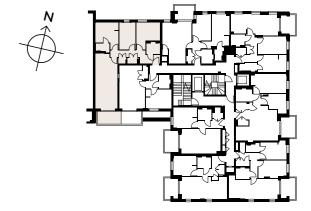
7, 15, 23

Living/Kitchen/Dining	8.65m x 3.52m	28'4" x 11'7"
Bedroom 1	4.28m x 3.66m	14'1" x 12'0"
Bedroom 2	4.28m x 3.84m	14'1" x 12'7"
Bedroom 3	4.28m x 2.55m	14'1" x 8'4"
Balcony Level 1	3.65m x 1.95m	12'0" x 6'5"
Balcony Level 2 and 3	3.65m x 1.95m	12'0" x 6'5"
Total area	90.7m²	976ft²

SQUARE ROOTS

- **◄►** Measurement Points
- Wardrobe
- SW Space for Wardrobe
- Store Cupboard
- ES Ensuite
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine

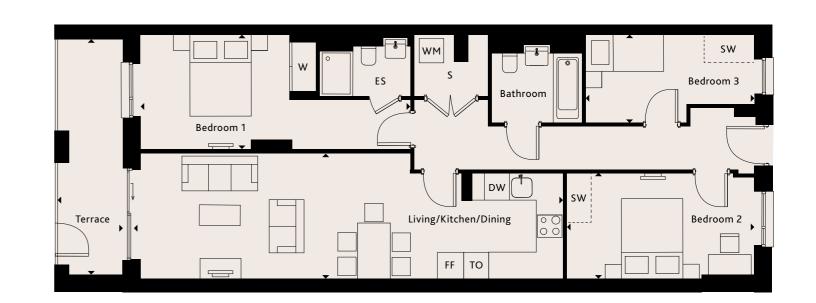




APARTMENT:

64

Living/Kitchen/Dining	10.31m x 3.09m	33'10" x 10'2"
Bedroom 1	6.58m x 2.80m	21′7" x 9′2"
Bedroom 2	4.58m x 2.57m	15'0" x 8'5"
Bedroom 3	4.11m x 2.15m	13'6" x 7'1"
Terrace	5.52m x 1.74m	18'1" x 5'9"
Total area	89.7m²	965ft²



SQUARE ROOTS

- **◄►** Measurement Points
- Wardrobe
- SW Space for Wardrobe
- Store Cupboard
- ES Ensuite
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine



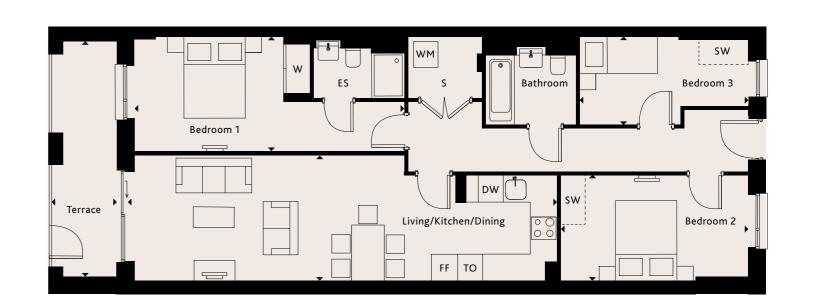
EXPLORE THE LOCALE

# THE WILLOW

### APARTMENT:

64

Living/Kitchen/Dining	10.31m x 3.06m	33'10" x 10'0"
Bedroom 1	6.58m x 2.80m	21'7" x 9'2"
Bedroom 2	4.58m x 2.56m	15'0" x 8'5"
Bedroom 3	4.11m x 2.15m	13'6" x 7'1"
Terrace	5.75m x 1.74m	18'10" x 5'9"
Total area	89.7m²	965ft <sup>2</sup>



SQUARE ROOTS

**◄►** Measurement Points

Wardrobe

SW Space for Wardrobe

Store Cupboard

ES Ensuite

DW Dishwasher

FF Fridge Freezer

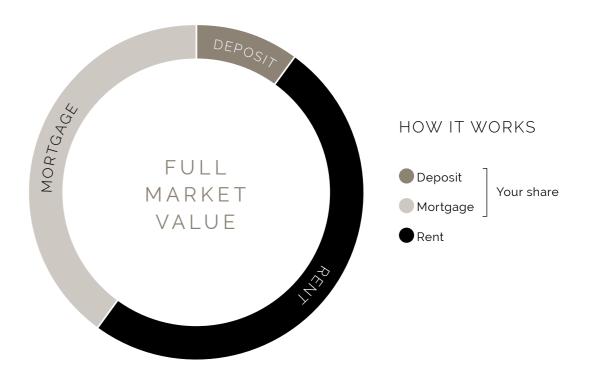
TO Tall Oven

WM Washing Machine



EXPLORE THE LOCALE





### **BUYING A SHARE**

You start by buying a share of the property, usually between 25% and 75%.

This helps to reduce the deposit and mortgage amounts you need to pay to get on the property ladder, as you are only borrowing what you can afford.

Your deposit will typically be 5–10% of the share value you decide to buy, not the full market value of the whole property.

VIEW OUR
AFFORDABILITY CALCULATOR

### PAYING RENT

You pay rent on the remaining share of the property you have not yet bought, but the rent is less than the rate charged on the open market.

You still live in the property as the sole occupier, no one else can buy or rent part of the same property you are living in.

### **FUTURE OPTIONS**

You can gradually 'staircase' and buy additional shares in your home until you own it outright.

The cost of the additional shares is based on the market value of the property at the time that you purchase the shares. If you increase your share in the property, your rent is re-calculated and reduced proportionately. This gives you the possibility to plan fully owning your home in the future.

VIEW OUR STAIRCASING GUIDE

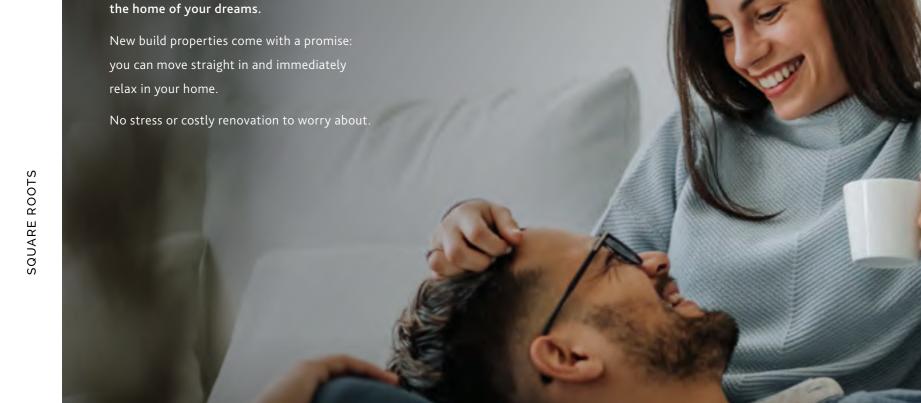
Please note these monthly costs are an estimate and should be used as a guide only. Your mortgage is dependent on your lender agreement which will vary based on your personal circumstances and rent can vary per development and increase over time. These figures do not include the development service charge which must be factored into your monthly costs to evaluate your affordability.

BENEFITS OF

At Square Roots, we plan right down to the finest detail to ensure that you find

BUYING NEW

**Housing** Ombudsman Service **BESIDE THE THAMES** 



Square Roots was created to enhance this great city's legacy of people, places and buildings.

We build to better the lives of residents and Londoners alike, now and in the future.















READ MORE ABOUT THE RESIDENTS'
COMMUNITY COMMITTEE

Daniela is very complimentary about the Square Roots team: "They were so helpful, providing me with plenty of updates. The legal paperwork felt stressful, as English isn't my first language, but the Square Roots team and my lawyer explained everything very clearly, which helped. Plus, the whole process was very well organised and straightforward. I would definitely recommend Square Roots to other property buyers."

Location was a key consideration for Daniela.

"Buying at Square Roots Hendon meant I could

important to me. I love spending time in nature,

so being somewhere with access to greenery was

close to Hampstead and the Welsh Harp too, so there's plenty of green spaces to enjoy. Plus, the

also key. My new home is near a lovely big park and

Brent Cross Mall is just a 10-minute bus ride away,

so it's very convenient for life's daily essentials."

stay in West London." comments Daniela. "That was

Daniela is now enjoying the feeling of settling into her new home. She comments: "It means so much to me to have my own space and not have to share anymore. I love that I finally have somewhere to call home."

The remaining homes at Square Roots Hendon are priced from £95,000 for a 25% minimum share. Full details are available at squareroots.co.uk/developments/hendon





# FIRST-TIME BUYER'S DREAM

THOUGHTS BY DANIELA

"I thought I would have to leave London to buy – now I own an amazing quality home in Zone 3!"

DANIELA. HOMEOWNER AT SOUARE ROOTS HENDON

First-time buyer Daniela Ballerino (45) was desperate for space of her own, but worried that finding an affordable property would mean having to leave London, especially as a solo buyer. Then she discovered Shared Ownership at Square Roots Hendon, where she paid £90,000 for a 25% share of a spacious one bedroom apartment.

BESIDE THE THAMES

"I thought that buying a home in London would be totally unaffordable," Daniela recalls, "even having saved up a deposit of £20,000. So being able to buy in Zone 3 makes me immensely happy. It's an incredible feeling, finally having a home of my own in London, and the quality is outstanding."

Daniela, who works in sales operations, had been renting a room in a shared house in Acton, where she lived for the past three years. In August 2024, she moved into her new apartment at Square Roots Hendon, which she reserved off-plan a few months earlier, after researching Shared Ownership online and then meeting the Square Roots team to discuss the plans for the site.

"The apartment is full of light and the kitchen is lovely. I got to look round it for the first time on my birthday and it was a very emotional experience. The quality is so high and it's really well designed. I love it. It even has a lovely space in the bedroom that I can use for a walk-in wardrobe. That feels like a real treat for London."

BESIDE THE THAMES

# SQUARE ROOTS DEVELOPMENTS

We build award-winning quality Shared Ownership homes in places where people truly want to live.

VIEW OUR OTHER DEVELOPMENTS



KINGSTON, KT2

YOUR HOME



LEWISHAM, SE13



HENDON, NW9



# SUSTAINABLE LIVING



We focus our efforts on building sustainable communities as they are at the heart of who we are and what we do. We are an Outstanding Employer, having been recognised for our industry-leading employee engagement score in 2021 and 2022. We are also proud to be a Living Wage Employer and accredited with the Greater London Authority's good work standard.

#### Communities

We will keep building sustainable communities where people can live, work, learn and play.

#### Inclusion

We will continue to be an inclusive employer of choice and create developments that foster inclusion in the community.

#### Employment

We will remain an outstanding employer who people want to work for.



Our environmental approach focuses heavily on ways we can reduce our impact on climate change and pressures that modern methods of construction can put on the earth, nature, and precious resources. We continue to innovate in order to secure a sustainable future for all.

#### Carbon

We will work to build net zero carbon homes by 2030, decreasing our greenhouse gas emissions year on year.

#### Waste

We will continually strive to reduce, reuse and recycle, recycling a minimum of 98% of our construction waste.

#### Natural resources & biodiversity

We will continue to source materials with the least environmental impact, reduce water consumption, and increase biodiversity.

### Q GOVERNANCE

We know we have work to do to increase the diversity of our Executive Board.

However, the Board is supported by a strong team with a higher-than-industry-average representation of female and BAME employees, and we are committed to increasing the diversity of our team. We continue to recruit for talent and skills, without bias.

#### Corporate governance

We will continue to be well-governed and do business in a clear and transparent manner.

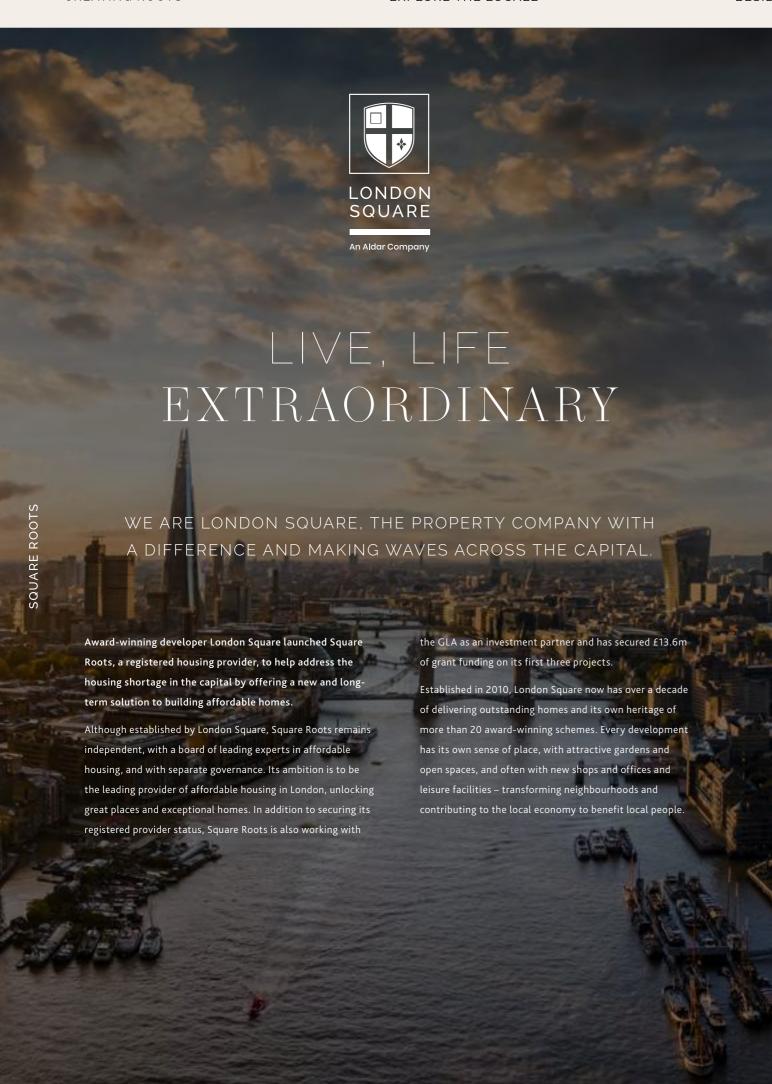
#### **Business** ethics

We will continue treating our suppliers and customers fairly.

#### Reporting

We will continue to pay fair taxes.







# CREATING YOUR ROOTS MAKING YOUR HOME

THERE IS LONDON. THERE IS LONDON SQUARE. NOW THERE IS SQUARE ROOTS - MAKING LONDON GREATER FOR EVERYONE.

At Square Roots, we are dedicated to building a capital for everyone who wants to live and work here, with high quality affordable homes in communities that enrich the lives of our residents and promote a sense of belonging.

Recognising the enormity of sacrifice made by those wanting to purchase in London, Square Roots seeks to fulfil the need for desirable, quality homes in the capital by building Shared Ownership and affordable rent homes in the most desirable locations. Leveraging the skills and knowledge from parent company London Square, we offer hope and deliver dreams to young families, couples, singles, and any aspirational home-seeker with ambitions to own their own home in Greater London.

Square Roots is providing high quality, desirable solutions to people wanting to own or rent in this great city.

Each location is carefully chosen by our team while employing a bespoke approach to architecture, design, and residential needs specific to that location. Our homes are for everyone, as we strive to be part of the community, its people, businesses, schools, and embrace the character and history of the neighbourhood to promote a sense of belonging.

There is no other housing association like us, and we strive to stand apart. Unlocking great places, unlocking quality homes.

Welcome to Square Roots.





### SQUARE ROOTS KINGSTON KT1

HAWKS ROAD, KINGSTON UPON THAMES KT1 3EW

KINGSTON@SQUAREROOTS.CO.UK 0333 666 2535



#### **SQUARE ROOTS HEAD OFFICE**

ONE YORK ROAD UXBRIDGE, UB8 1RN +44 (0)1895 627 300 SQUAREROOTS.CO.UK

Disclaimer: This document is intended to provide an indication of the general style of our development along with house and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. Square Roots operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are non-contractual. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently, these particulars should be treated as general guidance only, nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate and are sourced from www.google.com/maps and Citymapper. All details are correct at the time of going to press, June 2025.