



# ROYAL EXCHANGE

DEVELOPMENT GUIDE



THE ROYAL BOROUGH OF KINGSTON UPON THAMES



# ENRICHING KINGSTON



SITUATED IN THE HEART OF THE LIVELY MARKET TOWN OF KINGSTON UPON THAMES, ROYAL EXCHANGE IS ON THE DOORSTEP OF THE RIVER THAMES, WITH CENTRAL LONDON JUST AN EASY TRAIN RIDE AWAY.

First recorded in a Royal Charter in 838, the medieval market town of Kingston is Britain's oldest Royal Borough. It has a colourful history that includes the coronation of Saxon Kings and the construction of London's oldest bridge, while present-day Kingston has become one of the capital's most exclusive and desirable places to live.

The latest addition to the rich variety of Kingston is Royal Exchange, a development built around the Grade II listed Old Post Office and Telephone Exchange. It will offer 267 Manhattan, one, two and three bedroom apartments, adding a modern note to complement Kingston's evolving heritage.



	7	2
1 River Thames	3	1
2 Eden Walk Shopping Centre	5	1
3 Rose Theatre	5	3
4 Clarence Street Shopping	4	1
5 Historic Market Square	5	2
6 The Bentall Centre	8	3
7 John Lewis	34	12
8 Hampton Court Palace	18	5
9 Royal Bushy Park	7	4
10 Kingston Train Station	6	4
11 The Rotunda Leisure Park	7	4
12 Kingston Bus Station	6	3
13 Kingston College	10	5
14 Kingston University	5	4
15 Fairfield Recreation Ground		

TIMES FROM ROYAL EXCHANGE  
(IN MINUTES)

Travel times are approximate. Source: Google Maps. Computer enhanced photography is indicative only.

# KEY FACTS



## THE DEVELOPER

St George City Ltd  
St George House  
9 Pennington Street  
London E1W 2BD  
T: +44 (0)20 7480 0800

## TOTAL APARTMENTS

267

## LOCATION

Kingston upon Thames KT1 2FQ

## ARCHITECTS

Scott Brownrigg, Simon Bowden,  
Malcolm Fryer Architects

## LOCAL AUTHORITY

Royal Borough of Kingston upon Thames

## TENURE

New 999-year lease from 2021

## ESTIMATED COMPLETION

### Richardson House

Estimated from Jan 23 - June 23

### Rutherford House

Estimated from July 22 - June 23

### Wakefield House

Estimated from Jan 22 - June 23

### Helena House

Estimated from Jan 23 - July 23

## WARRANTY

10-year NHBC warranty  
2 year St George product warranty

## SERVICE CHARGE

Anticipated circa £4.50 per sq ft



## GROUND RENTS\*

Manhattan	£200 pa
1 bedroom	£350 pa
2 bedroom	£425 pa
3 bedroom	£500 pa

## COUNCIL TAX 2020 / 2021

Royal Borough of Kingston upon Thames  
average (based on 2 occupants)

<b>BAND A</b> £1,296.26 pa	<b>BAND E</b> £2,376.47 pa
<b>BAND B</b> £1,512.31 pa	<b>BAND F</b> £2,808.57 pa
<b>BAND C</b> £1,728.34 pa	<b>BAND G</b> £3,240.65 pa
<b>BAND D</b> £1,944.39 pa	<b>BAND H</b> £3,888.78 pa

\*Ground rents will increase in accordance with RPI every 21 years.  
Source: [www.kingston.gov.uk](http://www.kingston.gov.uk). Prices correct at time of going to press.  
Council Tax Banding for approximate reference only. Computer  
generated imagery depicts Royal Exchange and is indicative only.

# RESERVING YOUR HOME



## REQUIRED DOCUMENTATION

### 1. PROOF OF IDENTIFICATION

- Passport or identification card

### 2. PROOF OF ADDRESS

- A current utility bill (not mobile phone) or bank statement showing name and home address to be no older than 3 months

Please be advised that the solicitors must have the signed and certified original copies of the above

### 3. If the purchase is being made in a company name then the following documentation must be provided:

- a. A copy of the Certificate of Incorporation and Memorandum of articles and association
- b. Evidence of the company's registered address
- c. Register of directors and shareholders
- d. Individual photo identification and address identification for directors and shareholders
- e. Shareholders certificate

## RESERVATION DEPOSIT

£5,000 on all properties

## TERMS OF PAYMENT

- 10% of purchase price, less reservation deposit paid, payable on exchange of contracts within 21 days from reservation
- A further 10% payable 12 months from exchange
- A further 5% payable 18 months from exchange

## TERMS OF PAYMENT FOR HOMES COMPLETING WITHIN A 12 MONTH PERIOD

Payment terms will differ for homes completing on or before 12 months.

Please refer to the price list which will indicate the completion date and the relevant payment terms.

Our sales team will also be able to clarify any payment term queries.



## VENDOR'S SOLICITORS

### STEPHEN LAKE LLP

43 Welbeck Street, London W1G 8DX

Catherine Smyth

T: +44 (0)20 7467 3030

E: catherine.smyth@stepienlake.co.uk

www.stepienlake.co.uk

## PURCHASER'S SOLICITORS

### ZHONG LUN LAW FIRM

10-11 Austin Friars, London EC2N 2HG

DX 98930 Cheapside 2

Jay Wong

T: +44 (0)20 7382 1567

E: jaywong@zhonglun.com

www.zhonglun.com

## RISEAM SHARPLES SOLICITORS

2 Tower Street, London WC2H 9NP

Catherine Whitehouse (Main Point of Contact)

D: +44 (0)20 7632 8908

E: catherine@rs-law.co.uk

www.riseamsharples.com

## CHILD & CHILD

21 Grosvenor Place, London SW1X 7HN

DX 2325 Victoria

Sam Yuen

D: +44 (0)20 7201 5680

E: SamYuen@childandchild.co.uk

www.childandchild.co.uk

The purchaser's solicitors are known by St George PLC to have acted for previous purchasers and have a working knowledge of the title documentation. These are provided for reference only and St George does not take responsibility for third parties.

CRAFTED TO  
INSPIRE



ROYAL EXCHANGE HAS  
BEEN DESIGNED WITH ITS  
RESIDENTS IN MIND.

- Two private landscaped courtyards
- 24-hour concierge
- Private screening room
- Meeting room
- Gym
- 642 cycle spaces
- 50 electrical car charging points

# INVESTING IN KINGSTON



“The lettings market is incredibly buoyant in Kingston, with tremendous demand from both private and corporate tenants. Undoubtedly its location is the biggest draw for tenants; conveniently located just 30 minutes by train from London Waterloo, it is popular with commuters but still boasts a variety of bars, shops and restaurants in Kingston itself. Proximity to the River Thames and the Royal Parks is another key factor; within several minutes residents can enjoy peaceful river walks or cycling around Bushy Park. Kingston has fast-become a favoured rental hotspot and has all the hallmarks of a solid long-term rental investment.”

**ANDREW POLLARD**  
Joint Owner/CEO, Stack & Bonner



## ESTIMATED RENTAL VALUES



MANHATTAN 1 BEDROOM  
estimated estimated

**£380**  
per week

**£415**  
per week



2 BEDROOMS 3 BEDROOMS  
estimated estimated

**£660**  
per week

**£760**  
per week



## RENTAL

Rental prices are set to increase by +14% over the next five years



## INVESTORS

On average, investors enjoyed a gross yield of 4% in 2019



## PRIVATE RENTERS

Five-year projections show an increase in private renters from 26% to 29%



## PROPERTY PRICES

Are set to increase by +22% over the next five years

Source: Benham & Reeves.  
Computer generated image and photography depict Royal Exchange and are indicative only.

Source: CBRE.

# GREAT CONNECTIONS

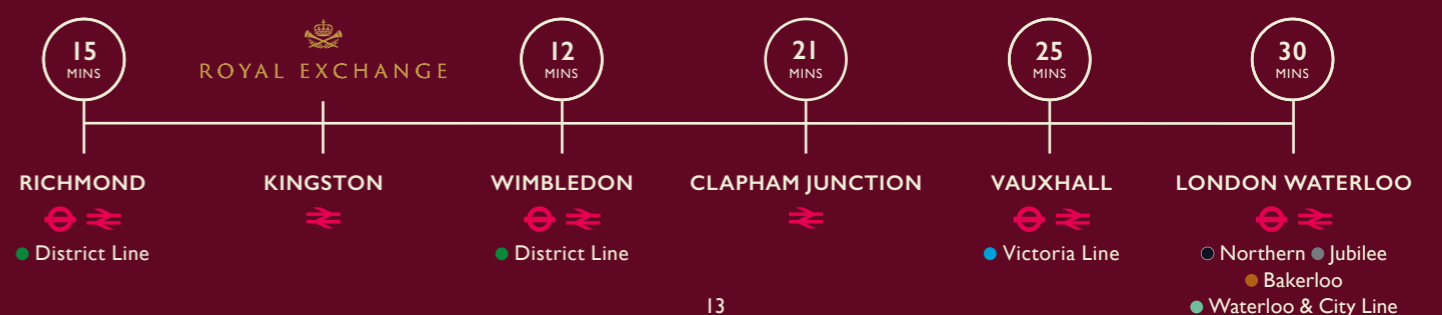


Kingston railway station is a short walk from the development, providing direct connections to London Waterloo in 30 minutes.

Once in London the galleries and culture of the South Bank, shopping in Knightsbridge and the West End, along with 68 Michelin starred restaurants, are all close at hand.

Looking outward, the A3, M3 and M25 are within a short drive and Heathrow Airport is less than 9 miles away.

Nearby towns like Putney, Richmond, Wimbledon and Twickenham offer different ambiances and lifestyles, along with some of the country's best parkland.

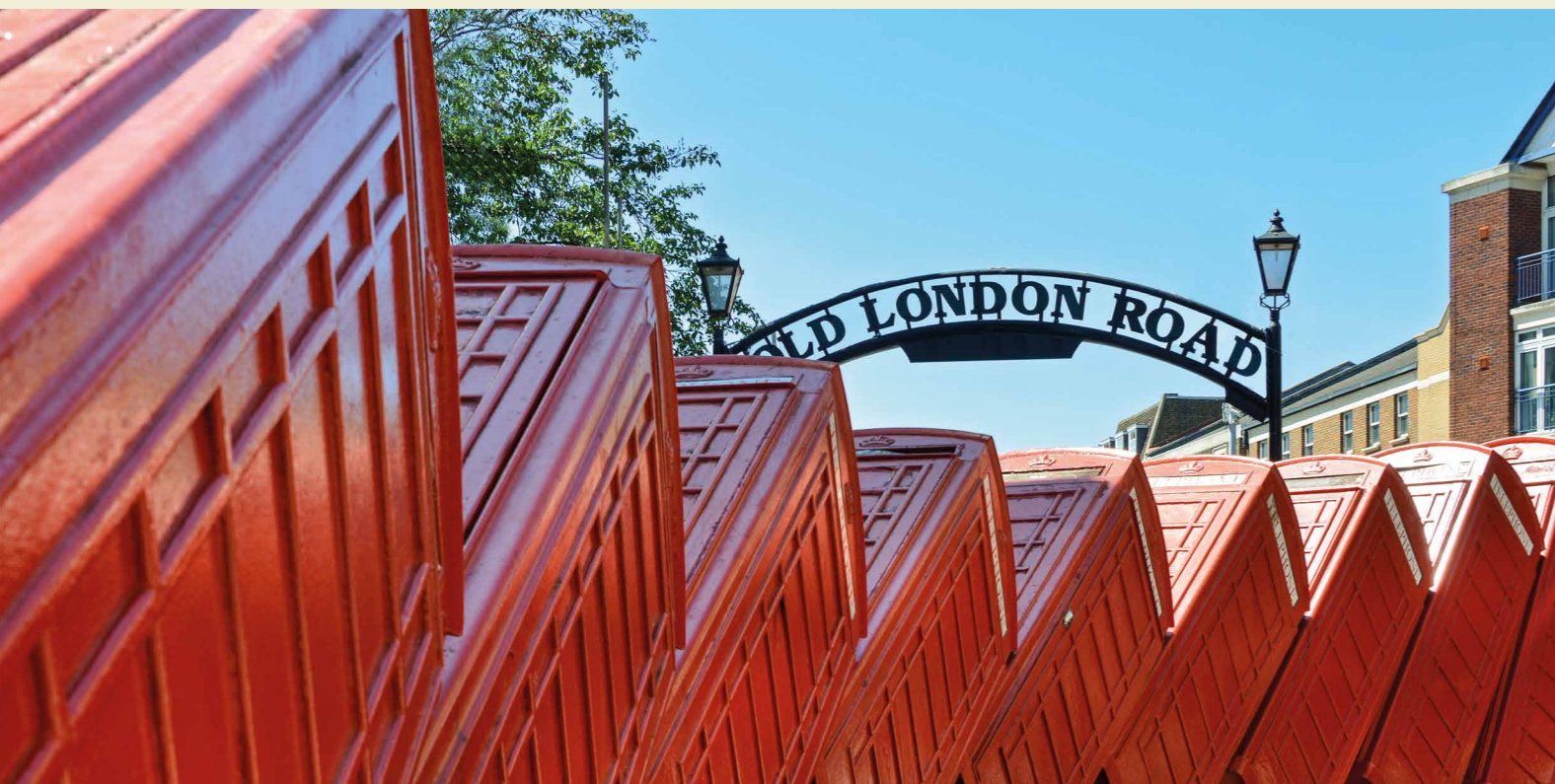


# WHY BUY IN KINGSTON?



## IMAGES

'Out of Order' telephone boxes sculpture by David Mach, Kingston University students, street entertainer and Stanley Picker Gallery



## KINGSTON UNIVERSITY

Ranked in the worlds top  
200 young universities



Attracts  
**OVER 16,000**

Students from  
around the globe



## OFSTED RATINGS

Primary and secondary school  
100% good or outstanding



## CULTURAL VENUES

Whitewall Galleries,  
Stanley Picker Gallery,  
Fusion Arts, Rose Theatre,  
& Arthur Cotterell Theatre



## KINGSTON UNIVERSITY

Highest rate of graduate  
start-ups in the UK



## POPULATION

Kingston's population is set to  
increase +16% by 2036  
173,000 – 200,000



## MILES

From London  
(17 minutes by train  
from Surbiton)



## A-LEVELS

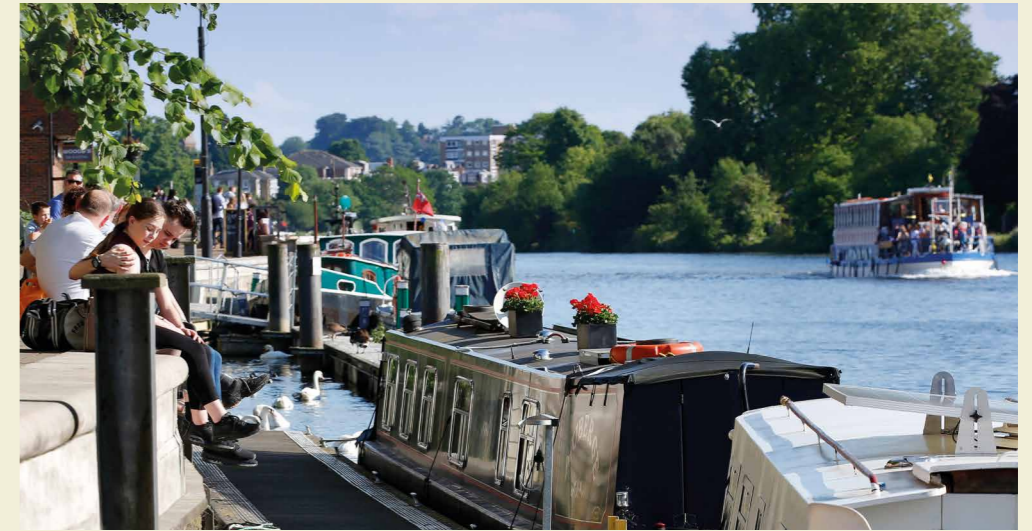
4% of A-Level finishers in  
Kingston went on to Oxford  
or Cambridge in 2014/2015

# WHY BUY IN KINGSTON?



## IMAGES

Kingston riverside, Hampton Court Palace, Royal Bushy Park and Clarence Street



## ROYAL PARKS AND GARDENS



ROYAL BUSHY PARK  
(0.6 miles)



ROYAL RICHMOND PARK  
(1 mile)



KEW GARDENS  
(6 miles)



HAMPTON  
COURT PALACE

1 million visitors per year and it is  
the 15th most visited paid for  
attraction in Britain



OLDEST  
ROYAL  
BOROUGH



GREEN  
SPACES

1,184 hectares equivalent  
to 32% total surface area



SHOPPING

500 shops selling over  
1,000 international brands



RIVER THAMES

4km of  
Thames riverside



DINING

150 restaurants  
and cafés



# AN EXCITING VISION



£1.5 BILLION HAS BEEN COMMITTED TO NEW DEVELOPMENTS IN THE LAST 24 MONTHS.

## NEW UNILEVER HQ



TWO NEW COMMERCIAL BUILDINGS,  
BRINGING 2000 JOBS  
TO KINGSTON TOWN CENTRE



HIGH SUSTAINABILITY EMBODIED  
IN THE DESIGN, INCLUDING  
GREEN ROOFS AND WALLS



A NEW RETAIL OFFER  
AT GROUND LEVEL



HIGH-QUALITY PUBLIC SPACE  
AND INCREASED PERMEABILITY



A NEW CAR PARK, HOUSING APPROX.  
360 PARKING SPACES WITH FULL  
ELECTRIC CAR CHARGING INFRASTRUCTURE

## EDEN WALK

# £400M



Planned regeneration of  
Eden Walk will create:

## NEW

SHOPS AND  
PUBLIC SPACES

RESTAURANTS  
AND CAFÉS

NEW  
APARTMENTS

## BENTALL CENTRE

# £25M



Redevelopment of Kingston's prominent shopping destination includes:

## NEW

RESTAURANTS  
AND STORES

A FOUR SCREEN  
BOUTIQUE

## CINEMA

## STATION QUARTER/GO CYCLE SCHEME

# £32M



Refurbishment around Kingston train station will include:

A NEW DIRECT  
ROUTE TO THE

## RIVER THAMES

## NEW

PUBLIC  
BIKE RACKS

PLANS FOR CYCLE-FRIENDLY STREETS



West Elm  
Computer generated image is indicative only.  
Source: Kingston Council and Bentall Centre.

# SMART THINKING



## OUTSTANDING SCHOOLS

### TIFFIN SCHOOL

# 2



An exceptional secondary school which sends around  
20 boys to Oxbridge institutions each year

### KINGSTON GRAMMAR



Placed in the top 1% of secondary schools  
in the country

## KINGSTON UNIVERSITY



Is one of the country's top 2 universities  
for starting a business

Kingston  
University  
London

# 283

Kingston graduates launched new companies  
in 2017

Its AACSB accreditations put it in the top 5% of business schools worldwide

### PRE-SCHOOLS AND NURSERIES

2.8 Miles

Burlington Infant & Nursery School

1.2 Miles

Coombe Day Nursery

1 Mile

Elm Grove Day Nursery and Preschool

0.8 Miles

Katey's Nursery & Pre-School

0.7 Miles

Active Learning Kingston Nursery

0.3 Miles

St Joseph's Catholic Nursery School

### SECONDARY SCHOOLS

3 Miles

Coombe Boys' School

2.1 Miles

Coombe Girls' School

1.8 Miles

The Tiffin Girls' School

1.5 Miles

The Kingston Academy

0.4 Miles

Kingston Grammar School

Tiffin School

### PRIMARY SCHOOLS

0.3 Miles

St Joseph's Catholic Primary School

0.5 Miles

Surbiton High Girls' Preparatory School

1.3 Miles

Alexandra School

1.4 Miles

Holy Cross Preparatory School

1.5 Miles

Fern Hill Primary School

2 Miles

Coombe Hill Juniors

### LOCAL UNIVERSITIES AND COLLEGES

0.5 Miles

Kingston College

0.6 Miles

Kingston University London

3 Miles

Esher College

3.7 Miles

St Mary's University

4.5 Miles

Richmond upon Thames College

5 Miles

Wimbledon College of Arts



# GET IN TOUCH



## ROYAL EXCHANGE SALES & MARKETING SUITE

The Old Post Office, 4 Ashdown Road,  
Kingston upon Thames KT1 2FQ

T: +44 (0)20 3375 1881

E: [royalexchangekingston@stgeorgeplc.com](mailto:royalexchangekingston@stgeorgeplc.com)

Monday – Saturday: 10am to 6pm

Sunday: 10am to 5pm

[WWW.ROYALEXCHANGEKINGSTON.CO.UK](http://WWW.ROYALEXCHANGEKINGSTON.CO.UK)



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St George  
Designed for life

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