

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.

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

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 Aug 22 - June 23

Wakefield House
Estimated from May 22 - July 23

The Crown Collection
Estimated from Jan 23 - June 23

WARRANTY

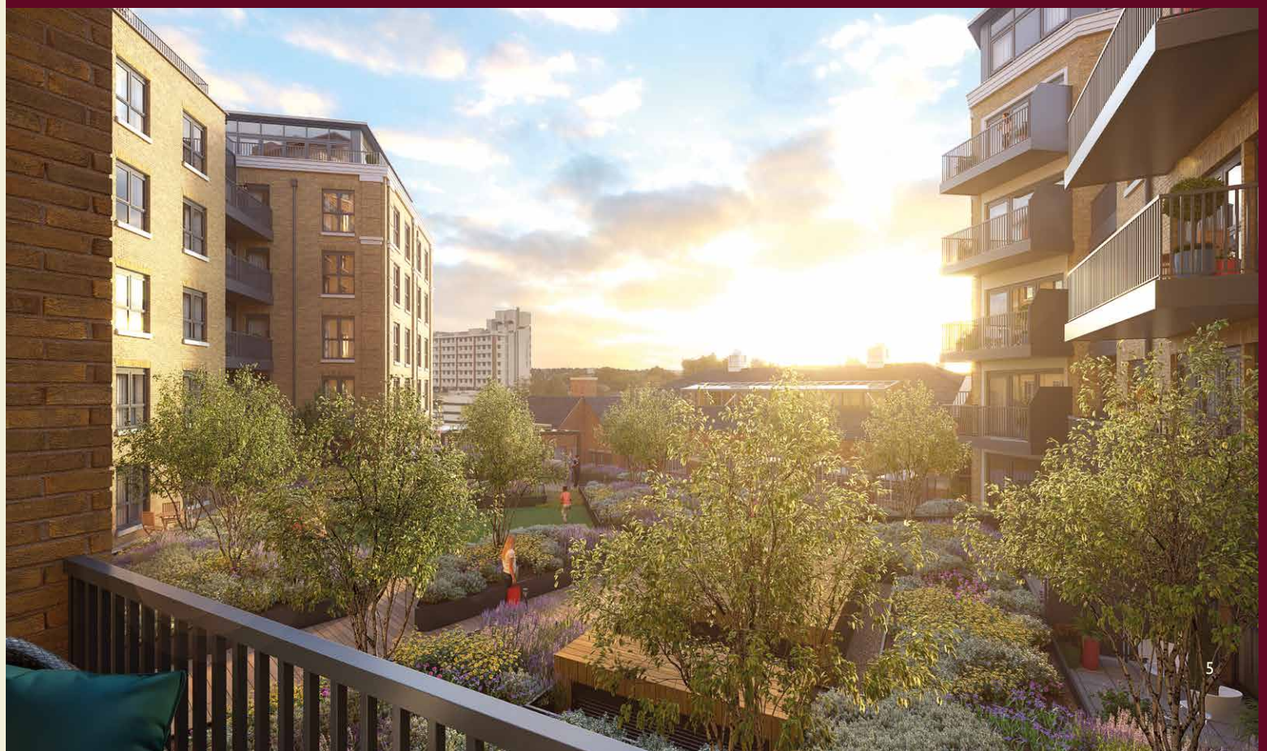
10-year NHBC warranty
2 year St George product warranty

SERVICE CHARGE

Estimated service charge* £4.50 per sq ft

*'Estimated service charge' is an estimate only and subject to change. The estimate is dated 09/19 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of St George. The appointed Managing Agent, First Point may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling/sales pack.





GROUND RENTS*

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

COUNCIL TAX 2021 / 2022

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

BAND A £1370.98 pa	BAND E £2513.46 pa
BAND B £1599.48 pa	BAND F £2970.46 pa
BAND C £1827.97 pa	BAND G £3427.45 pa
BAND D £2056.47 pa	BAND H £4112.94 pa

*Ground rents will increase in accordance with RPI every 21 years. Source: 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

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

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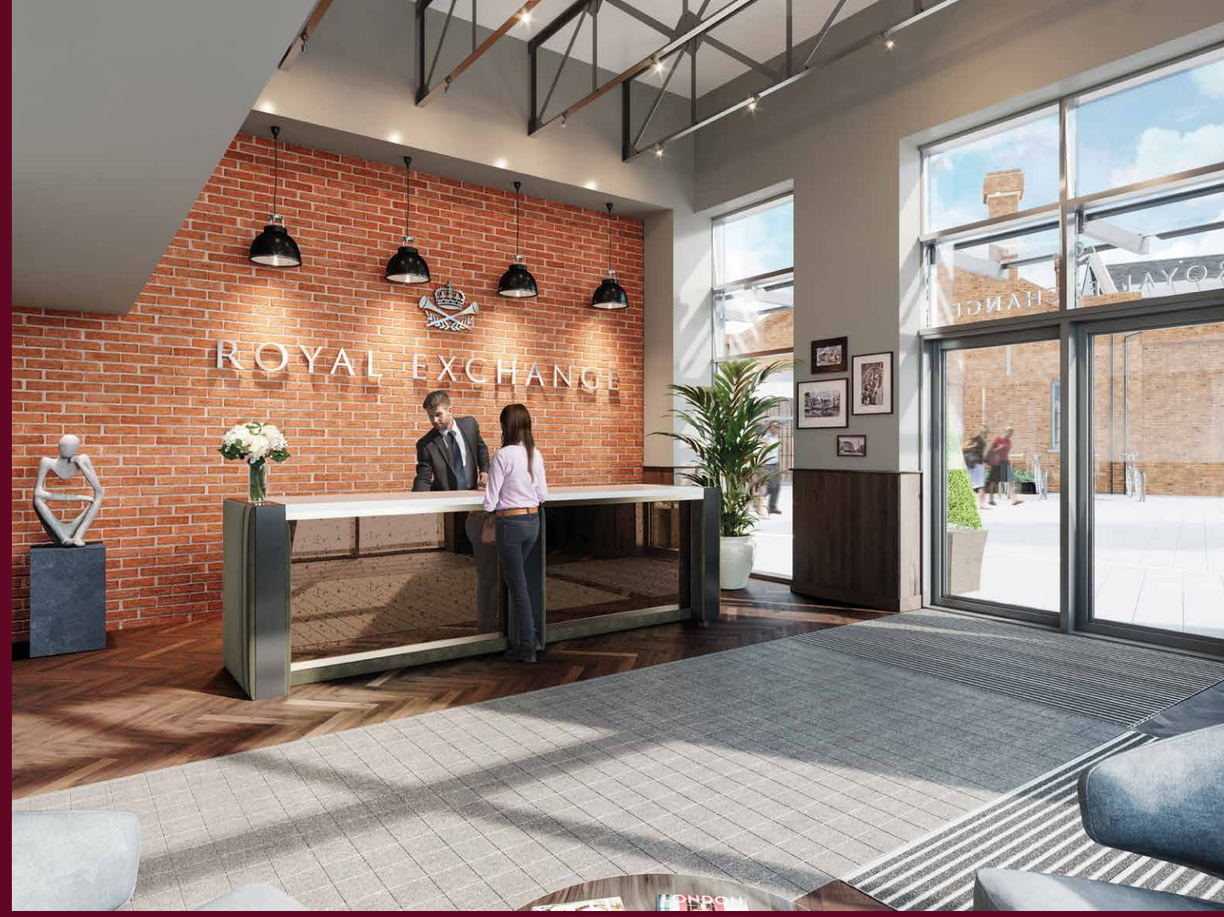
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The purchaser's solicitors are known by St George PLC to have acted for previous purchasers and have a working knowledge of the title documentation. These are provided for reference only and St George does not take responsibility for third parties.

Computer generated imagery depicts Royal Exchange and is indicative only.

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

Computer generated imagery depicts Royal Exchange and is indicative only.

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

estimated

£380

per week

1 BEDROOM

estimated

£415

per week

2 BEDROOMS

estimated

£660

per week

3 BEDROOMS

estimated

£760

per week

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



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: CBRE.

GREAT CONNECTIONS



Map not to scale.

	FROM ROYAL EXCHANGE (IN MINUTES)	FROM KINGSTON STATION ⇄ (IN MINUTES)
King's Road / Chelsea	30	41 National Rail, Bus
Harrods	35	50 National Rail, Victoria & Piccadilly lines
Oxford Street / Bond Street	45	42 National Rail, Victoria line
South Kensington (Imperial College, Museums, Royal Albert Hall)	35	51 National Rail, District line
Hyde Park	40	45 National Rail, Bus
Chinatown	45	48 National Rail, Northern line
King's College (Waterloo Campus)	40	37 National Rail
London South Bank University	40	45 National Rail, Bus
Heathrow Airport	25	24 Bus (Bus Stop at The Bentall Centre)
Gatwick Airport	40	60 National Rail

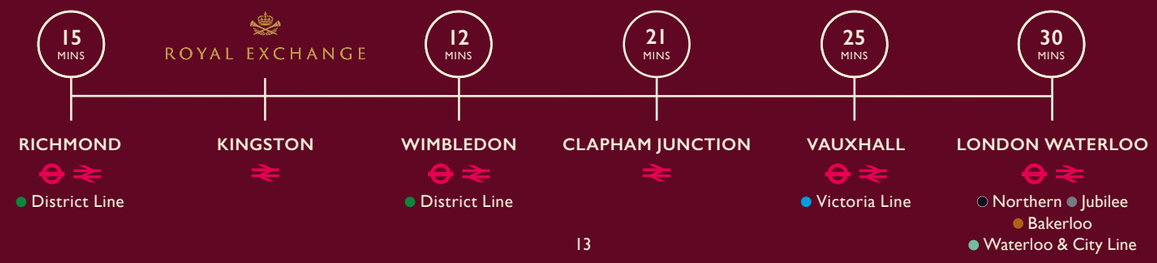
Travel times and distances are approximate. Only key stations for Royal Exchange are shown.
Source: www.tfl.gov.uk and Google Maps.

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 ambiences 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

OFSTED RATINGS

Primary and secondary school 100% good or outstanding

POPULATION

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

CULTURAL VENUES

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

12 MILES

From London (17 minutes by train from Surbiton)

Attracts

OVER 16,000

Students from around the globe

KINGSTON UNIVERSITY

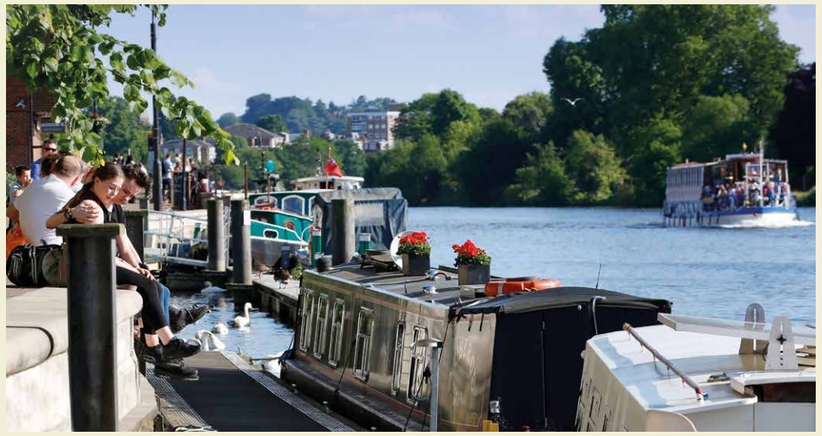
Highest rate of graduate start-ups in the UK

A-LEVELS

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

Source: CBRE, Kingston University and Kingston Futures.

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

Source: Google Maps, Kingston Council and VisitBritain 2017.







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 354 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



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

SMART THINKING

OUTSTANDING SCHOOLS

TIFFIN SCHOOL

20

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

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

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

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

Travel distances are approximate. Source: Google Maps.

GET IN TOUCH



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St George
Designed for life

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