



WELCOME TO WAKEFIELD HOUSE



Situated in the heart of the lively market town of Kingston upon Thames, Royal Exchange is ideally located on the doorstep of the River Thames, with Central London an easy train ride away.

Royal Exchange will provide contemporary homes within a vibrant new community, combining a visionary design with a distinct sense of place and a historic location.

Wakefield House will sit alongside the beautiful Grade II listed Old Post Office and Telephone Exchange Buildings and benefits from superb facilities, including residents only gym, 24-hour concierge, cinema and meeting room.



ROYAL EXCHANGE

KINGSTON UPON THAMES



ENRICHING KINGSTON



A GREAT MIX OF SHOPS, GALLERIES AND THEATRES ARE ALL JUST A SHORT WALK OR CYCLE AWAY, AS ARE THE RESTAURANTS AND BARS ALONG THE RIVER THAMES, AND GREEN EXPANSES OF HAMPTON COURT PALACE AND ROYAL BUSHY PARK.

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. It will offer 267 Manhattan, one, two and three bedroom apartments, adding a modern note to complement Kingston's evolving heritage.



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

TIMES FROM ROYAL EXCHANGE
(IN MINUTES)

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

OUR VISION



A NEW DESTINATION FOR KINGSTON,
PROVIDING EXCEPTIONAL HOMES IN
A CONVENIENT LOCATION.

BUILDINGS

- 1 Sales & Marketing Suite
- 2 The Old Post Office
- 3 Piazza
- 4 Rutherford House
- 5 **Wakefield House**
- 6 The Crown Collection
- 7 Richardson House
- 8 Podium Gardens
- 9 Telephone Exchange

FACILITIES

- 10 24-hour Concierge
- 11 Gym & Screening Room
- 12 Meeting Room
- 13 **WAKEFIELD HOUSE**
FLOOR 2 - APARTMENT 93
FLOOR 3 - APARTMENT 98

The site plan is indicative only and subject to change. 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.

MODERN LUXURY



Both apartment 93 and 98 are specified to the highest quality. From the bespoke fitted kitchen, enhanced by stylish shaker style doors, to luxurious bathrooms with contemporary mosaic floors and feature black ironmongery. The interiors within these homes are incredibly generous and exude a sense of elegance, each with their own beautifully designed colour palette.



APARTMENT 93 - BEAUTIFULLY SPECIFIED USING THE HAMPTON PALETTE



A COOL PALETTE WITH BLUE TONES,
CREATING A CLEAN, MODERN STYLE
THAT UNITES EVERY ROOM.



Smooth chevron flooring in pale natural wood shades are teamed with fresh blue doors in the kitchen, while sparkling white tiles make the full use of light. The bathrooms have stylish geometric wall tiles providing a satisfying contrast to the mosaic flooring.

APARTMENT 98 - ELEGANTLY FINISHED USING
THE RICHMOND PALETTE



DARKER ACCENTS THAT PROVIDE
CONTRAST AND A SENSE OF DRAMA



Refined greys create a mood of sophistication and a feeling of warmth. The kitchen is elegant, with crisp white tiles, stylish dark grey cabinets and the natural tones of wooden flooring. Equally dramatic are the bathrooms, with their black mosaic floors in contrast with the white wall tiles.



APARTMENTS 93 & 98 WAKEFIELD HOUSE



FLOORS: 2 & 3

APARTMENT 93: £800,000

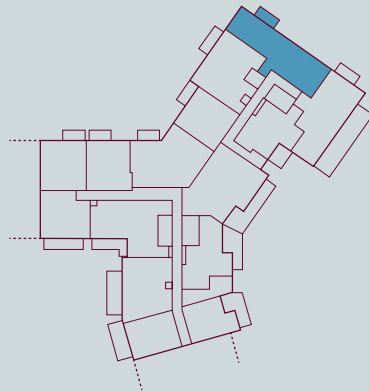
APARTMENT 98: £810,000

Living Room	4.2m x 4.8m	13' 10" x 15' 7"
Kitchen / Dining	4.1m x 3.5m	13' 4" x 11' 4"
Bedroom 1	3.6m x 3.3m	11' 10" x 10' 9"
Bedroom 2	3.2m x 3.2m	10' 4" x 10' 6"
TOTAL AREA	86.4 SQ M	930 SQ FT
Balcony	6.4sq m	69 sq ft

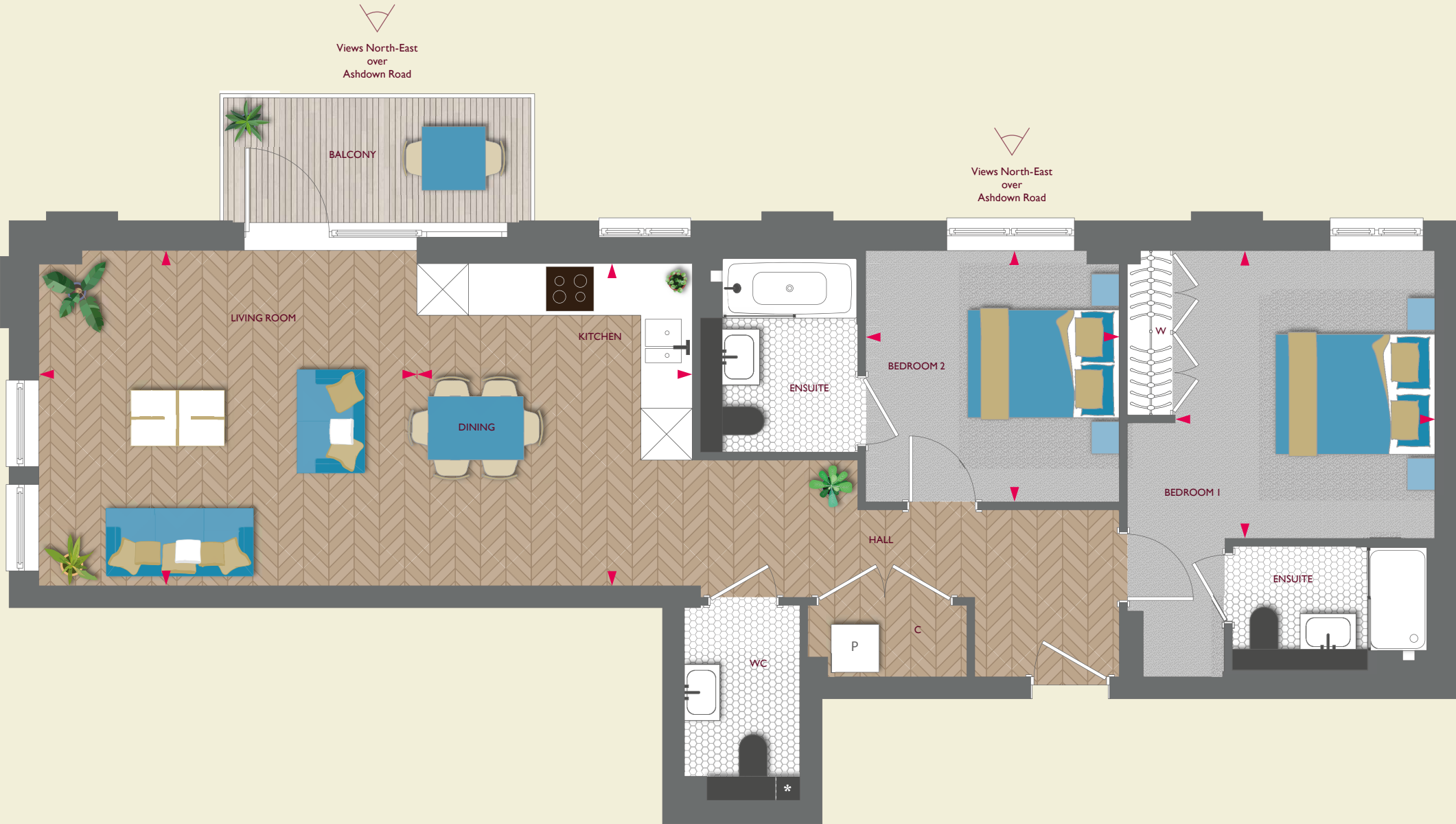
NORTH-EAST ELEVATION



FLOORS: 2 & 3



DISCLAIMER: Floor plans shown for Wakefield House are approximate measurements and areas only. Exact layouts, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS standard method of measurement and is the internal areas of the home including internal partitions, internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Electrical positions shown are indicative only. Views are indicative only. Please ask a Sales Consultant for further information.



KEY

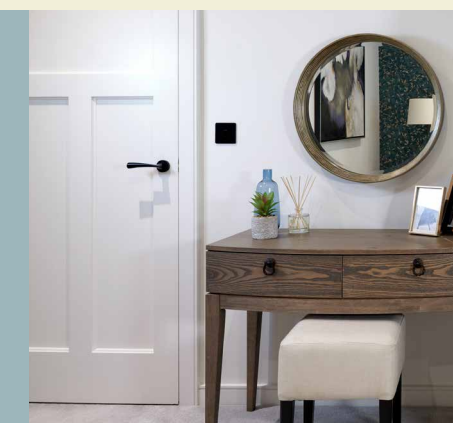
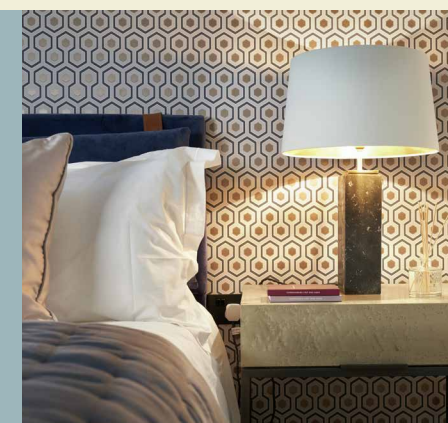
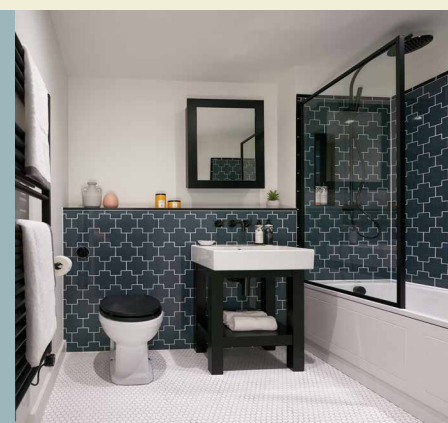
- Double switch outlet
- Double switch outlet with USB charger
- Video door entry unit
- Media plate
- Media plate
- Data/telephone point
- Fibre broadband wireless access point
- Tall kitchen unit (may contain appliances)
- Heat interface unit with washing machine/dryer below
- Maximum dimension
- Cupboard/coats
- Wardrobe

*The dotted line shows the boxing on plot 93.

APARTMENT SPECIFICATION



QUALITY, STYLE AND AN
ATTENTION TO DETAIL.



GENERAL

- Underfloor heating to all rooms except bathrooms and ensembles
- Laminate timber effect chevron flooring to living room, kitchen, hallway and utility/coat cupboards
- Carpet to bedrooms
- Built-in wardrobe to master bedroom
- Feature entrance door
- White painted internal doors, architraves and skirting
- Black ironmongery throughout
- Washer/dryer to hallway cupboard or utility room
- 10-year warranty from date of legal completion
- 2-year St George warranty
- 999-year lease
- Energy centre located in ground floor car park area

KITCHEN

- Bespoke fitted kitchen with modern handleless shaker style doors
- Composite stone worktop with feature metro tile splashback
- Integrated SMEG touch control electric hob
- Integrated SMEG oven and microwave
- Integrated full height fridge/freezer
- Integrated dishwasher
- 1 1/2 bowl sink
- Black Vado tap to kitchen sink

BATHROOMS/ENSUITES AND WC'S

- Towel radiators to bathrooms and ensembles
- Bespoke basin vanity unit
- Wall mounted, mirrored vanity cabinet with internal shelving and shaver socket
- Contemporary ceramic wall tiles
- Hexagonal mosaic floor tiles
- Black tap, towel rail and robe hooks
- Black metal shower head and handheld shower to showers. Shower head, riser rail and handheld shower kit to bathrooms
- Shower trays with hinged shower enclosure
- Fixed bath screen to bath locations
- Washbasin and WC

ELECTRICAL

- Black sockets and light switches throughout
- Downlights to kitchen, living area, bedrooms and bathrooms
- USB sockets to living area, kitchen and master bedroom
- Fibre broadband connection¹
- TV points to living room and bedrooms
- Telephone points to living room and master bedroom

RESIDENTS' FACILITIES

- Landscaped public areas and private residents' courtyard gardens
- Exclusive access to residents only gymnasium²
- Private screening room²
- Interior designed entrance lift lobbies and corridors

TRANSPORT

- Secured cycle storage facility available in the car park³
- Electric vehicle charging points available within the car park³

SECURITY

- Multi-point security door locking system to entrance door with spy-hole
- 24-hour concierge²
- Door entry phone system with link to concierge
- CCTV security system to car park, entrance lobby and development²

FOOTNOTES

1. Infrastructure only. Resident to finalise fibre provider
2. Payable via the service charge
3. Subject to additional cost.

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 Royal Exchange (total)
73 Wakefield House

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

Wakefield House
From **January 2022**

WARRANTY

10-year NHBC warranty
2 year St George product warranty

SERVICE CHARGE

Estimated service charge* £4.50 per sq ft

ESTIMATED WEEKLY RENTAL

Apartments 93 & 98: £623 per week**

ESTIMATED RENTAL YIELD

Apartments 93 & 98: 4%**

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 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.

**Source: Benham & Reeves 07/2021.



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



GROUND RENTS***

2 bedroom £425 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.

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

Monday – Saturday: 10am to 6pm
Sunday: 10am to 5pm

WWW.ROYALEXCHANGEKINGSTON.CO.UK

OUR VISION
2030
TRANSFORMING TOMORROW



Investor in
Customers®
Gold 2020



Berkeley
Group

Proud to be a member of the
Berkeley Group of companies

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk



St George
Designed for life