# THE KENSINGTON FACTSHEET

Berkeley
Designed for life

**Sutton Garden Square introduces a new benchmark for contemporary living in one of London's greenest and most connected boroughs. Designed around an acre of landscaped gardens, the development brings together elegant architecture, thoughtfully crafted homes, and a calm, natural setting at the heart of Sutton town centre, just 3 minutes walk from the station.**

## THE LOCATION

London Borough of Sutton (Zone 5)

## LOCAL AUTHORITY

London Borough of Sutton

## TENURE

999 year lease from 1 November 2028.

## ARCHITECT

Patel Taylor

## WARRANTY

10 year Thomas Miller warranty

2 year St George warranty

## ESTIMATED COMPLETION

Q4 2028 to Q1 2029

## RESIDENT AMENITIES

Sutton Garden Square features an exclusive collection of beautifully designed resident spaces overlooking landscaped gardens - carefully curated to elevate everyday living with effortless convenience, and create opportunities to connect with neighbours.

### AMENITIES INCLUDE

- Fully equipped gym
- Co-working and resident lounge
- Private dining room
- Screening room and karaoke room
- Children's indoor play area
- Pet spa
- 24-hour concierge
- Private garden and rooftop terrace

## APARTMENTS

The Kensington comprises 159 private sale apartments

| TYPE | NUMBER | SQ FT (AVERAGE) |
|---|---|---|
| 1 Bed | 43 | 586 |
| 2 Bed | 95 | 766 |
| 3 Bed | 21 | 1165 |
| TOTAL | 159 | |

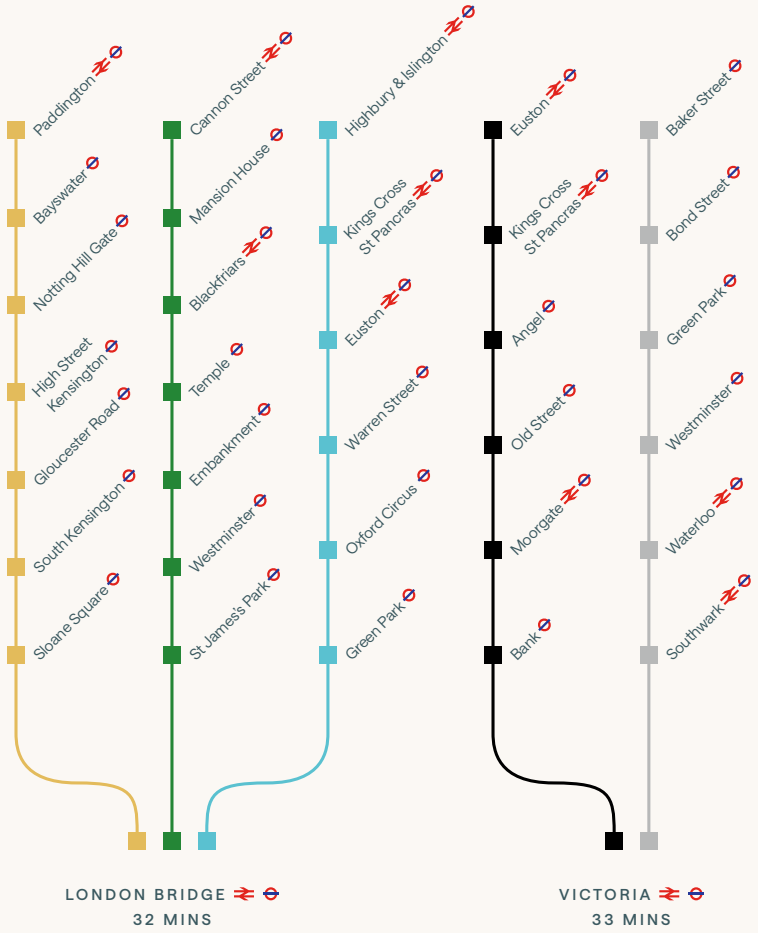
# A *Connected* London Address

Sutton Garden Square is ideally positioned in Zone 5 within the London Borough of Sutton, southwest of central London and bordering Wimbledon and Kingston. Just moments away is the London Cancer Hub, a world-leading district for cancer research and treatment, representing a £1 billion investment in Sutton.

Positioned within Sutton town, the development offers the best of both worlds, where the energy of the capital meets the calm of suburban greenery. Sutton Station is just a three-minute walk away, providing direct rail services to London Bridge, Victoria and St Pancras International, with central London accessible in just over thirty minutes.

## TUBE LINES

- CIRCLE
- DISTRICT
- VICTORIA
- NORTHERN
- JUBILEE



# A borough defined by *academic* excellence

Sutton is renowned for its outstanding education, consistently ranking among London's top-performing boroughs. It offers families access to an exceptional choice of state, grammar, and independent schools, many of which are recognised nationally for academic excellence. In fact, five of the borough's selective grammar schools were placed among the UK's top 30 schools, while over a quarter of local schools are rated Outstanding by Ofsted.

## RESERVATION FEE

- £2,000 per apartment up to the value of £500,000
- £5,000 per apartment over the value of £500,000

## PAYMENT STRUCTURE

- 10% of purchase price payable on exchange of contracts (minus the reservation fee)
- 10% of purchase price payable 12 months after exchange of contracts
- A further 5% of purchase price payable 18 months after exchange of contracts
- 75% payable on completion

## SERVICE CHARGES

- First year Service Charge for The Kensington based on 2026 costs of £4.35 psf
- Anticipated annual Service Charge once resident amenities open of £4.56 psf

## GROUND RENT

In line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

## DOCUMENTATION

Required for exchange of contract:

- Photo identification: passport/ driving licence or official identification card
- A current utility bill or bank statement showing name and home address, no older than 6 months

If the property is being purchased in a company name, then the following must be provided:

- A copy of the certificate of incorporation and memorandum of articles and association
- Evidence of the company's registered address
- A list of directors
- A list of shareholders
- Individual photo identification and address identification for directors and shareholders

**For more information, please contact our Sales Team: 020 8600 1300 | sales@suttongardensquare.co.uk**

**Sutton Garden Square Sales Office | 27 Sutton Court Road SM1 4GR**

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