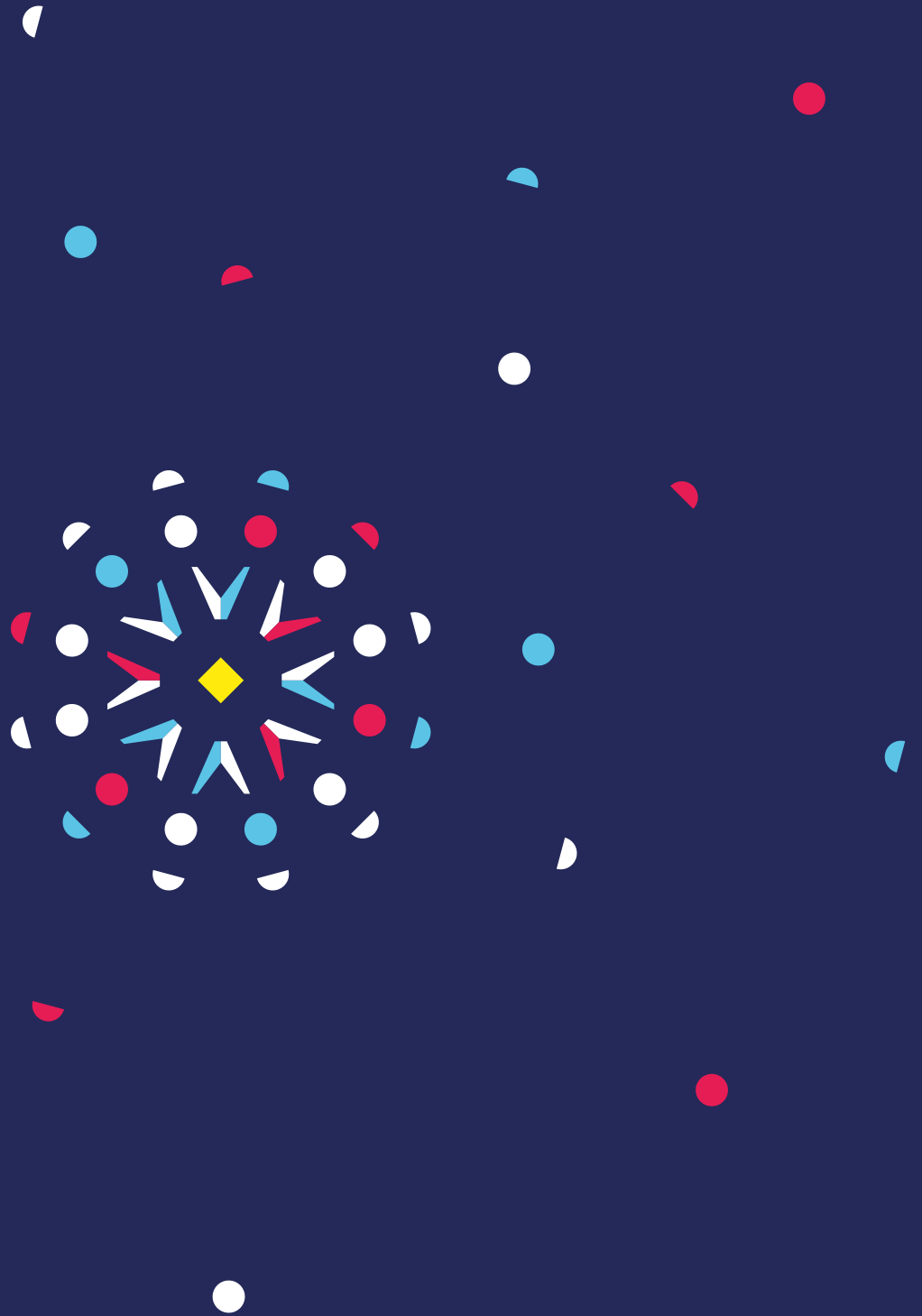
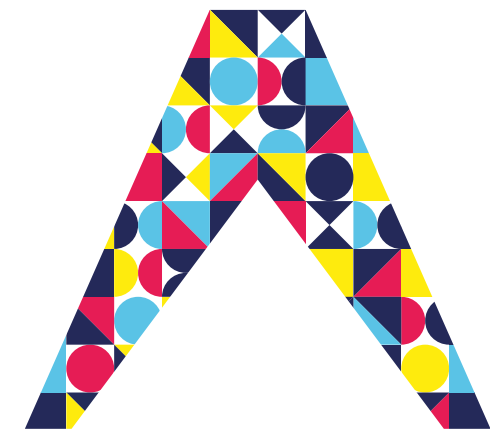




TOLWORTH TOWERS  
LONDON



NORTHPOINT  
TOLWORTH TOWERS

# An Icon Reborn

For 50 years Tolworth Tower has soared over South West London. Now this icon of modernist architecture is being reimagined for contemporary living.

Tolworth Towers offers the best of both worlds, just 30 minutes from London Waterloo and close to the rolling countryside.

With beautifully designed contemporary homes, Tolworth is set to become a focal point for the rejuvenation of the area, offering aspirational living to a youthful population and creating a vibrant new community.





# The Transformation of Tolworth

**Anchored by Richard Seifert's iconic 20 storey building, the five towers and landscaped plaza that make up the Tolworth Towers masterplan will attract a new community of professionals, families and businesses.**

Tolworth Towers offers new residents a green, pedestrianised public space, landmark architecture and outstanding transport connections.

Tolworth already enjoys convenient local services, with several good and

outstanding schools, a library and post office, a sports centre and high street shops including a large M&S Food Hall, Boots, Tesco and Costa Coffee. The masterplan allows space for new shops and restaurants to support this vibrant new community as it grows.

# A Complete Community



NORTHPOINT  
TOLWORTH TOWERS

Northpoint - Phase 1  
Residential Accommodation  
78 Apartments

North

New-build Residential  
Apartments

Travelodge

New-build Residential  
Apartments

Floors 11 - 22  
Residential Accommodation

Floors 7 - 10  
Serviced Apartments

Floors 2 - 6  
Refurbished  
Office Suites

M&S Foodhall and  
improved servicing  
arrangements

## Highlights of Tolworth Towers include:

- The refurbishment of two existing towers, including Richard Seifert's landmark Modernist design
- Two new residential towers
- 386 new homes
- Improved retail and office space
- Spacious landscaped plaza

# Fast and Connected

...to London, 2 international airports,  
5 major parks and many schools, shops,  
restaurants and bars.

Tolworth is perfectly positioned for transport, whether you are commuting into the city, or enjoying South West London and beyond. Tolworth Station – just five minutes away – connects you to London Waterloo and central London in just 30 minutes. And the local centres of Surbiton, Kingston and Wimbledon are all easily accessible by public transport.

Heathrow and Gatwick airports are less than 40 minutes drive away, while the A3 zips past, connecting you to Guildford, the New Forest and the south coast. Plentiful car and cycle parking is provided on-site leaving it up to you how you choose to get around.

|                  |         |                                                                                       |
|------------------|---------|---------------------------------------------------------------------------------------|
| Tolworth Station | 5 mins  |    |
| London Waterloo  | 30 mins |    |
| Wimbledon        | 14 mins |   |
| Surbiton         | 10 mins |  |
| Kingston         | 15 mins |  |
| Heathrow         | 30 mins |  |
| Clapham Junction | 21 mins |  |
| Gatwick          | 40 mins |  |
| Guildford        | 25 mins |  |
| Portsmouth       | 60 mins |  |

Travel times throughout the brochure are approximate.



# Best of City and Country

**Tolworth is already a thriving local centre and is close to Surbiton, Kingston and some of London's largest and most beautiful parks.**



Bushy Park



No. 97, Surbiton



Caffe Amici, Surbiton



Bentalls shopping centre, Kingston

This has to be one of the greenest parts of London, with many country parks and riverside walks to enjoy in your spare time, and quick access to open countryside or to heritage sites at Hampton Court Palace & Park, and the National Trust's Claremont Landscaped Park.

Various sports and outdoor activities are also on offer nearby, to watch or join in, including climbing and bouldering, several golf clubs, racing at Sandown Park, sailing on the Thames - even the All England Lawn Tennis Club at Wimbledon.



Horton Park



Horton Park Golf Club

Kingston, one of South West London's most popular destinations, is right on your doorstep. This ancient market town on the banks of the Thames, boasts upmarket shops, plentiful bars and restaurants, the Rose Theatre, and Kingston University, plus many annual events including the Kingston Regatta.

Meanwhile Surbiton with its independent restaurants and retailers and monthly farmers market is just minutes away from Tolworth.

# Explore Tolworth and Beyond

In and around Tolworth are local gems waiting to be discovered, in an area with a long and significant history. This is where a world-famous palace and historic parks sit alongside independent retailers and artisanal restaurants; where you can enjoy live music in the bars, pursue the local markets or stroll along the waterfront; where you can experience the best national theatre companies or get active playing football, golf, tennis and more.

## Green Spaces

### Richmond Park

15 mins - 🚗

At 2,500 acres, Richmond Park is the largest of London's Royal Parks. Its woodlands, grasslands and hills are filled with wildlife, most famously the Red Deer, and from the highest points of the park you can see to St. Paul's Cathedral, 12 miles away.

### Kingston Permaculture Reserve

6 mins - 🚗

Local volunteers preserve an area of biodiversity that is a haven for wildlife, a space for the community.

### Bushy Park

18 mins - 🚗

Close by, highlights at Bushy Park include the ceremonial approach Chestnut Avenue designed by Sir Christopher Wren, the Diana Fountain, a formal Baroque water garden, and fishing and model boating ponds.



## Thames walk

7 mins - 🚗

Enjoy a stroll along the beautiful Thames Path, a National Trail footpath stretching over 180 miles, which runs through Kingston and along the edge of Hampton Court Park and was named by Lonely Planet as one of the Top Ten City Hikes in the world. Or for a change of pace, enjoy the water from one of the river cruises which run from April to October.



### Horton Country Park

12 mins - 🚗

Walk, run or cycle through 400 acres of fields, hedgerows, woods and ponds or enjoy the golf club, equestrian centre or children's farm.

## Eating & Drinking

### The French Table, Surbiton

6 mins - 🚗

Award-winning restaurant offering French cuisine using the finest British ingredients. Following on from its success, The French Tarte café, patisserie and boulangerie offers Parisienne-inspired food and pastries. Rated by OpenTable as the 3rd best restaurant in the UK 2016 and Surrey Chef of the Year award 2016.



### Boaters Inn, Kingston

12 mins - 🚗

This CAMRA-certified pub serves up real ale from local and national microbreweries, all in a riverside setting along the Thames, with weekly free live jazz.

### Woody's Pub, Kingston

8 mins - 🚗

Local and regionally sourced food (from Smithfields, Covent Garden and Billingsgate among others) is offered at this cosy, independent pub, along with live music and a program of talks and discussions.

### Jamie's Italian, Kingston

8 mins - 🚗

Rustic and homely, Jamie's Italian is located next to the market and the Rose Theatre, and so is a great spot post-shopping or pre-theatre.

### Antelope Ale & Cider House, Surbiton

6 mins - 🚗

Local pub which prides itself on serving up some of the most interesting beers in the UK and beyond, and has its own microbrewery onsite – the Big Smoke Brew Co.

### The River Hut, Surbiton

6 mins - 🚗

Inspired by the beachfront cafes of Devon and Cornwall, this restaurant takes advantage of the river setting at the Thames Ditton Marina.

### Big Smoke Brew Co., Surbiton

6 mins - 🚗

Brewed in the former stables at the back of The Antelope in Surbiton, this microbrewery produces a range of unfined and additive free ales, stouts, porters – try the Bonfire bitter, the Mothership amber ale or the Medicine Man IPA.



### Warren House, Kingston

11 mins - 🚗

Tucked away in the serene Coombe Estate, the Grade II listed Warren House offers an elegant restaurant, hotel and private event space and four acres of landscaped gardens.

### What Da Pho, Kingston

6 mins - 🚗

Popular food stall in Kingston market, serving up fresh Vietnamese street food, including the grilled pork shoulder which is marinated for thirty six hours before it's ready to be cooked and served.

## Jazz at the Boaters Inn, Kingston

12 mins - 🚗

The free jazz nights are a local institution and are now into their 26th year – join them every Sunday.



### Stein's, Kingston

8 mins - 🚗

A Bavarian beerhall with a large riverfront terrace outside, and a cosy chalet feel inside with every item from the timber to the antlers sourced from Germany and Austria. No better place to enjoy Oktoberfest!

### Las Iguanas, Kingston

8 mins - 🚗

Latin style and spirit infuses the restaurant, and there's live music at Havana Lounge every weekend.



### Comptoir Libanais, Kingston

11 mins - 🚗

Fresh and affordable Lebanese counter food, which you can enjoy inside or outside along Riverside Walk.

### Obon Sushi & Udon, Kingston

10 mins - 🚗

Very popular Japanese restaurant, perfect when you are craving sashimi or usuzukuri, soba or udon.

### No 97, Surbiton

8 mins - 🚗

Small plates restaurant inspired by the chef's time in Barcelona, where each visitor can put together their own personalised tasting menu.



# Shopping

## M&S Simply Food, Tolworth

2 mins - 🚶  
Right on your doorstep, the food hall has a deli bar, espresso bar, and clothing, home and flower ordering services.

## Kingston Ancient Market

11 mins - 🚶  
Open 7 days a week, vendors sell fresh fruit, vegetables, fish, flowers, food and more, and throughout the year there are food festivals, music events and vintage markets.

## Surbiton Farmers’ Market

6 mins - 🚶  
Set on leafy Maple Road, this monthly market hosts 26 stalls – and as well as being a great place to shop local, fresh produce, volunteers and visitors have raised over £50,000 for local charities since its launch in 2009.

## Kingston Antiques Centre

10 mins - 🚶  
Peruse unique and unusual finds from 100 traders over two floors at this local antiques institution.

# Old London Road Antiques Market

10 mins - 🚶

This monthly market has up to fifty stalls, so you can discover the perfect piece among the furniture, jewellery, antiques, books and collectables and other vintage finds on offer, along with free onsite valuations and live music.



## Bentall Mall, Kingston

9 mins - 🚶  
Designer and high street names at over 75 stores, including & Other Stories, Apple, Cos, Gap, H&M, Oliver Bonas, Paperchase, Superdry, Toys R Us, Waterstones and Zara.

## Eden Walk, Kingston

8 mins - 🚶  
Heal’s, Jigsaw and M&S are all found at Eden Walk, and you can refresh yourself mid-shopping with hummus from Cheeky Pea, Russian and Armenian food from Mum’s Kitchen, or snacks from Pret a Manger and Paul.

## John Lewis, Kingston

9 mins - 🚶  
Department store over five floors, including Waitrose, Rossopomodoro restaurant, Blink eyebrow bar and Clarins Skin Spa.

## Webster’s of Kingston

9 mins - 🚶  
Webster’s fishmongers has been trading in Kingston since 1866 and can be found daily at the Kingston Ancient Market.



# Sport & Recreation



## The River Club and Spa, Worcester Park

6 mins - 🚶  
The River Club offers personal training, fitness classes, five outdoor tennis courts, non-chlorine pool with retractable roof and large decking area, and steam and sauna rooms. Onsite specialists offer nutritional therapy and physiotherapy.

## Tolworth Recreation Ground and Tolworth Goals

4 mins - 🚶  
Floodlit five-a-side football pitches for a smaller version of the beautiful game.

# White Spider Climbing, Tolworth

4 mins - 🚶

Welcoming new and experienced climbers, White Spider is one of the UK’s largest climbing centres with over 350 roped routes and up to 250 bouldering problems, and offers classes, sessions for kids and climbing socials.



## All England Lawn Tennis and Croquet Club

15 mins - 🚶  
A private members’ club, famous around the world as the home of the Wimbledon Championships.

## Thames Sailing Club

6 mins - 🚶  
Located between Surbiton and Kingston on the Surrey bank of the river, this is the UK’s oldest river sailing club.

## Surbiton Golf Club

7 mins - 🚶  
A private golf club located in Surbiton, with a 4 hole, 8 hole and 10 hole loop.

## Hampton Court Palace Golf Club

12 mins - 🚶  
Is set within the royal grounds of Hampton Court Palace’s Home Park and offers an extensive 6,514 yard course.

## Nuffield Health - Fitness and Wellbeing Gym, Surbiton

6 mins - 🚶  
Fully equipped gym, swimming pool and an extensive group exercise timetable.

## Surbiton Racket and Fitness Club

5 mins - 🚶  
Founded in 1881 as the Berrylands Lawn Tennis Club, this Club offers tennis, squash, table tennis, gym, studio classes, beauty treatments, sports shop and a clubhouse.

# Culture & History

## Hampton Court Palace

12 mins - 🚶

Hampton Court Palace, a favourite of Henry VIII, features magnificent state rooms, formal gardens and the famous maze, and is host to many seasonal events including the Hampton Court Palace Flower Show and a site-specific theatre programme.



# ‘Out of Order’, Kingston

11 mins - 🚶

Created by Scottish sculptor and installation artist David Mach in 1989, the artwork is formed of twelve iconic red phoneboxes, tumbling like dominoes.



## Coronation Stone, Kingston

8 mins - 🚶  
This ancient stone is believed to have been the site of the coronation of seven Anglo-Saxon kings, and is now located next to the Guildhall.

## Kingston Museum

10 mins - 🚶  
Kingston Museum explores ancient and recent local history, including the origins of Kingston, world war commemorations, and the life and work of photography pioneer Eadweard Muybridge who was born and died in Kingston after fame and fortune in New York and San Francisco.

## Claremont Landscape Garden

14 mins - 🚶  
A National Trust property with seasonal activities for families. A rich history of society owners included architect, courtier and spy Sir John Vanbrugh, Prime Minister and Duke of Newcastle Thomas Pelham-Holles, and Clive of India.

## Rose Theatre

9 mins - 🚶

The Rose Theatre is modelled on the Elizabethan Rose Theatre which was situated on London’s Bankside. The largest producing theatre in South West London, it also hosts renowned national touring companies. Judi Dench is among the illustrious actors who have trod the boards at the Rose, and John Malkovich recently directed there. CNM Estates is proud to be a founding sponsor of the Rose Theatre.



## Tiffin School

11 mins - 🚶  
Tiffin School is a selective boys’ grammar school. It has specialist status in both the performing arts and languages. 81% of student’s grades are A\* or A at GCSE, and 87% A\* to B at A level.

## Kingston College

10 mins - 🚶  
Kingston College is a College of Further, Higher and Adult Education. It has four campuses in the town of Kingston.

## Southborough High School

10 mins - 🚶  
Southborough is an all-boys secondary School and mixed sixth form with academy status. 63% of students received 5 A\* - C grades at GCSE.



## Tiffin Girls’ School

16 mins - 🚶  
The Tiffin Girls’ School is an all-girls grammar school and sixth form. 91.1% of student’s grades were A\* - A at GCSE and 76.2% were A\* - A at A Level in 2016.

## Surbiton High School

10 mins - 🚶  
Surbiton High School is a private independent school. 93% of GCSE results were A\*- B grade, with almost 70% at A\*- A and 31% A\*.

## Tolworth Girls’ School and Sixth Form

7 mins - 🚶  
Tolworth Girls’ School is a technology secondary school and sixth form for girls aged 11–18 in Surbiton. Over 31% of all GCSE grades awarded were at A\* or A, and 83% of all grades achieved were a C grade or higher.

# Education

## Kingston University

6 mins - 🚶  
Kingston University is a public research university for both undergraduate and postgraduate study. It recently won The University of the Year NEON award.

## Richard Challoner School

7 mins - 🚶  
Richard Challoner School is an all-boys secondary school and a mixed sixth form, which specialises in technology and sports. It has been awarded with an outstanding Ofsted rating.

# On Your Doorstep

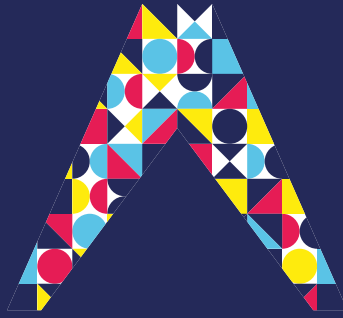


The centre of Tolworth has a good selection of shops and conveniences, including a large M&S food hall and deli at the base of Tolworth Tower, express supermarkets, a bank, post office, community library, pharmacies and coffee shops. Just 5 mins from Tolworth Station and with regular buses to Surbiton and Kingston, residents at Tolworth Towers are well connected to the local area.



## Points of Interest

- |                    |                               |                                                |
|--------------------|-------------------------------|------------------------------------------------|
| 1 Tolworth Station | 8 Travelodge                  | 15 Tolworth Emporium Antiques And Collectables |
| 2 Bus Stops        | 9 M&S Food Hall               | 16 Hardware/DIY store                          |
| 3 Sainsbury's      | 10 Costa Coffee               | 17 Dry Cleaners                                |
| 4 Tesco            | 11 Tolworth Community Library |                                                |
| 5 Boots            | 12 Post Office                |                                                |
| 6 Lloyds Pharmacy  | 13 Petrol Station             |                                                |
| 7 Santander        | 14 Tolworth Hospital          |                                                |



Northpoint is the first collection of contemporary apartments to be released at Tolworth Towers. This thoughtful conversion of new apartments is tailored for design conscious residents, sharing the youthful optimism and panoramic views of the 1960s original. It's a rare opportunity to be part of an exciting new community in one of outer London's best connected locations.

NORTHPOINT  
TOLWORTH TOWERS



CGI for illustrative purposes



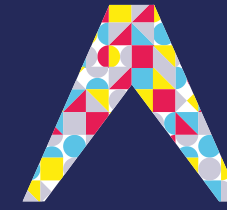
CGI for illustrative purposes

# Be Among the First

Northpoint at Tolworth Towers is the first opportunity to be part of this landmark development.

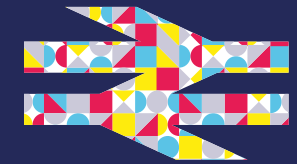
Our Architects have applied generous space and environmental standards, while every apartment has been interior designed for stylish contemporary lifestyles.

All apartments, have been thoughtfully designed to maximise space and light, with a youthful simplicity that channels the energy and optimism of Modernist architecture.



## ICONIC

A landmark development for  
South West London



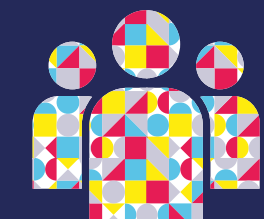
## CONNECTED

30 minutes to Waterloo,  
the best of city and country  
on your doorstep



## VALUE FOR MONEY

Aspire to more,  
with apartments that  
offer exceptional value



## COMMUNITY

A masterplanned new  
community for professionals  
and families



## CONTEMPORARY

Thoughtfully-designed for  
contemporary lifestyles



CGI for illustrative purposes

# A Vibrant New Community

Northpoint at Tolworth Towers has been created with a vibrant new community in mind, making it easy to get to know your neighbours. The shared spaces are purpose-designed to extend your personal living space and connect you with your new community.

All residents will enjoy access to four dedicated amenities: two lounges, where you can relax or host a gathering, a cinema room, and a co-working space. The lobby will be serviced by a concierge, to welcome your guests and answer your day-to-day queries.

## Perfectly Designed

The interiors have been created with a design palette inspired by the best of modernism with its perfect balance of form and function.

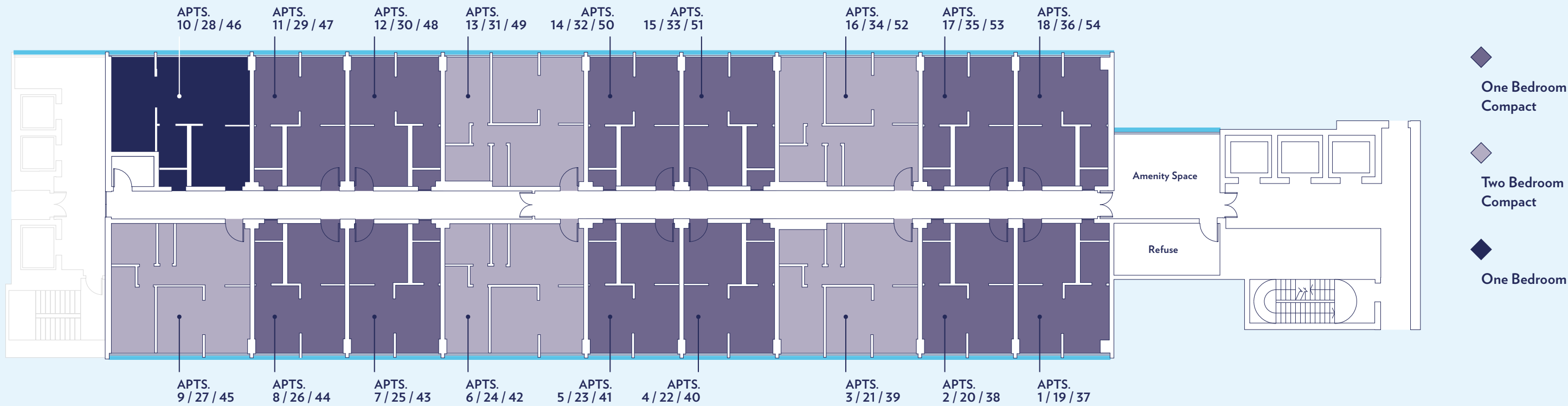
Fittings and finishes are of exceptional quality with all kitchens supplied by Cesar, a renowned Italian design company founded in the 1960s. Particular emphasis has been given to storage, with built-in units and a free-standing wardrobe supplied in every home.



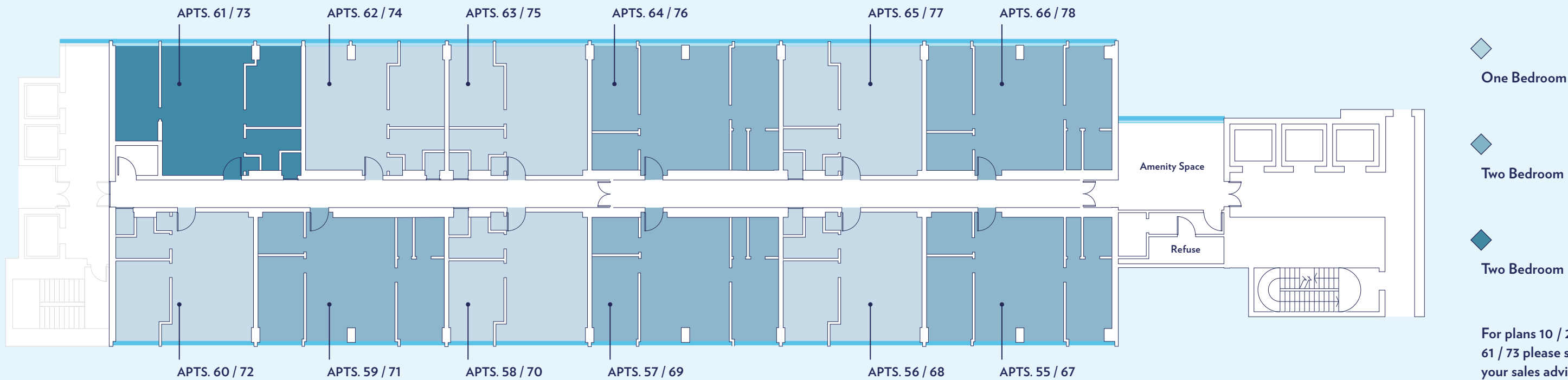
Indicative photography only

Northpoint comprises a selection of one and two bedroom residences across five floors.

Floors 3, 4 & 5



Floors 6 & 7



# One Bedroom Compact

One Bathroom  
324 sq ft  
30.1 sq m

Apartments

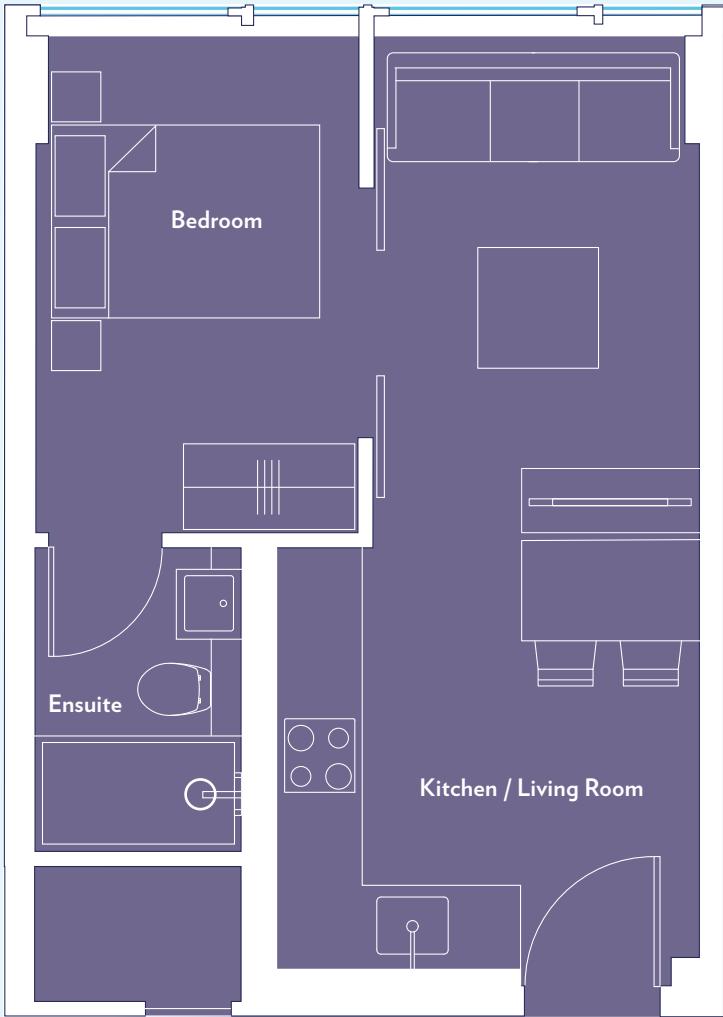
1, 2, 4, 5, 7, 8, 11, 12,  
14, 15, 17, 18, 19, 20,  
22, 23, 25, 26, 29, 30,  
32, 33, 35, 36, 37, 38,  
40, 41, 43, 44, 47,  
48, 50, 51, 53, 54

Kitchen / Living Room

11'3" x 7'5"  
3.44 x 2.27 m

Bedroom

11'3" x 10'0"  
3.44 x 3.05 m



# Two Bedroom Compact

One Bathroom  
496 sq ft  
46.1 sq m

Apartments

3, 6, 9, 13, 16, 21, 24,  
27, 31, 34, 39, 42, 45,  
49, 52

Living Room

7'5" x 11'1"  
2.27 x 3.37 m

Kitchen

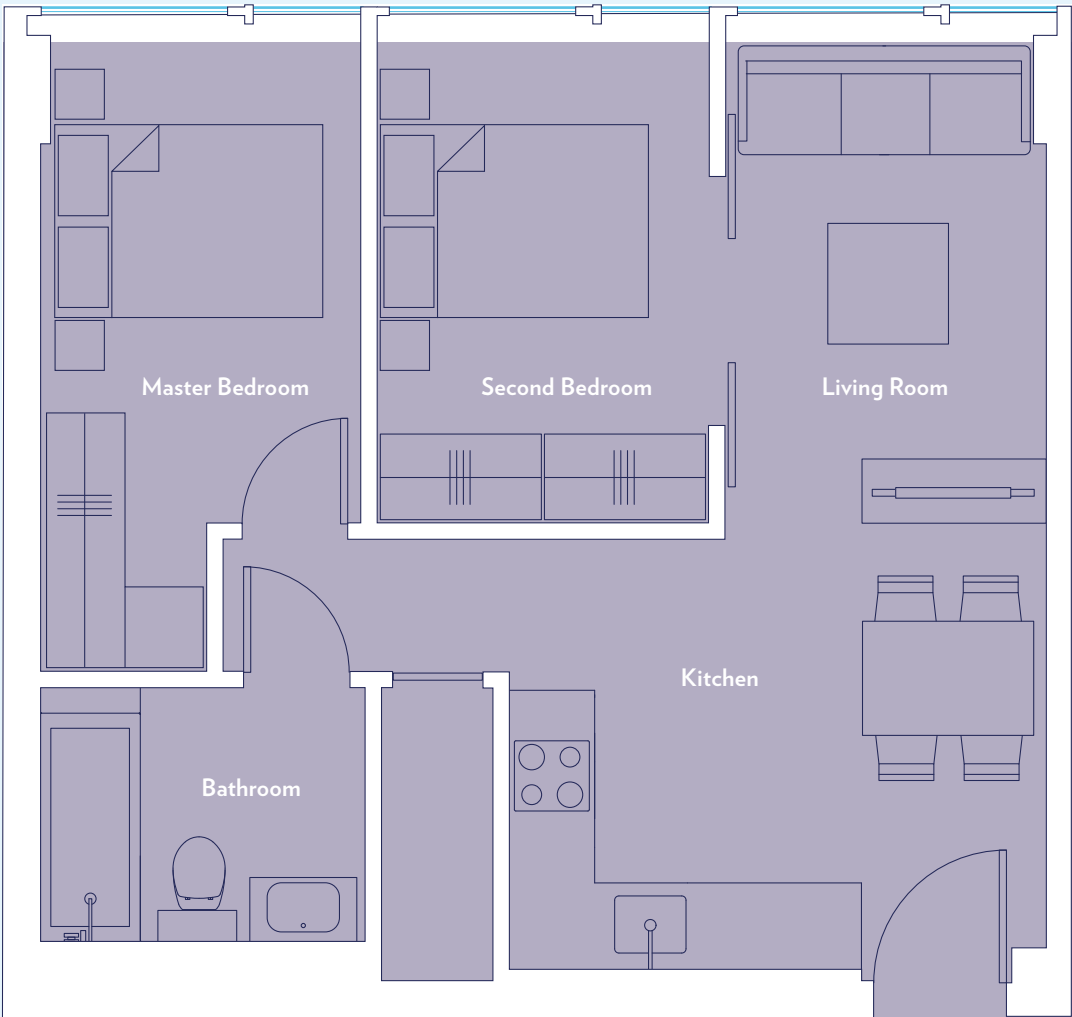
10'7" x 12'4"  
3.22 x 3.77 m

Master Bedroom

7'5" x 13'6"  
2.27 x 4.12 m

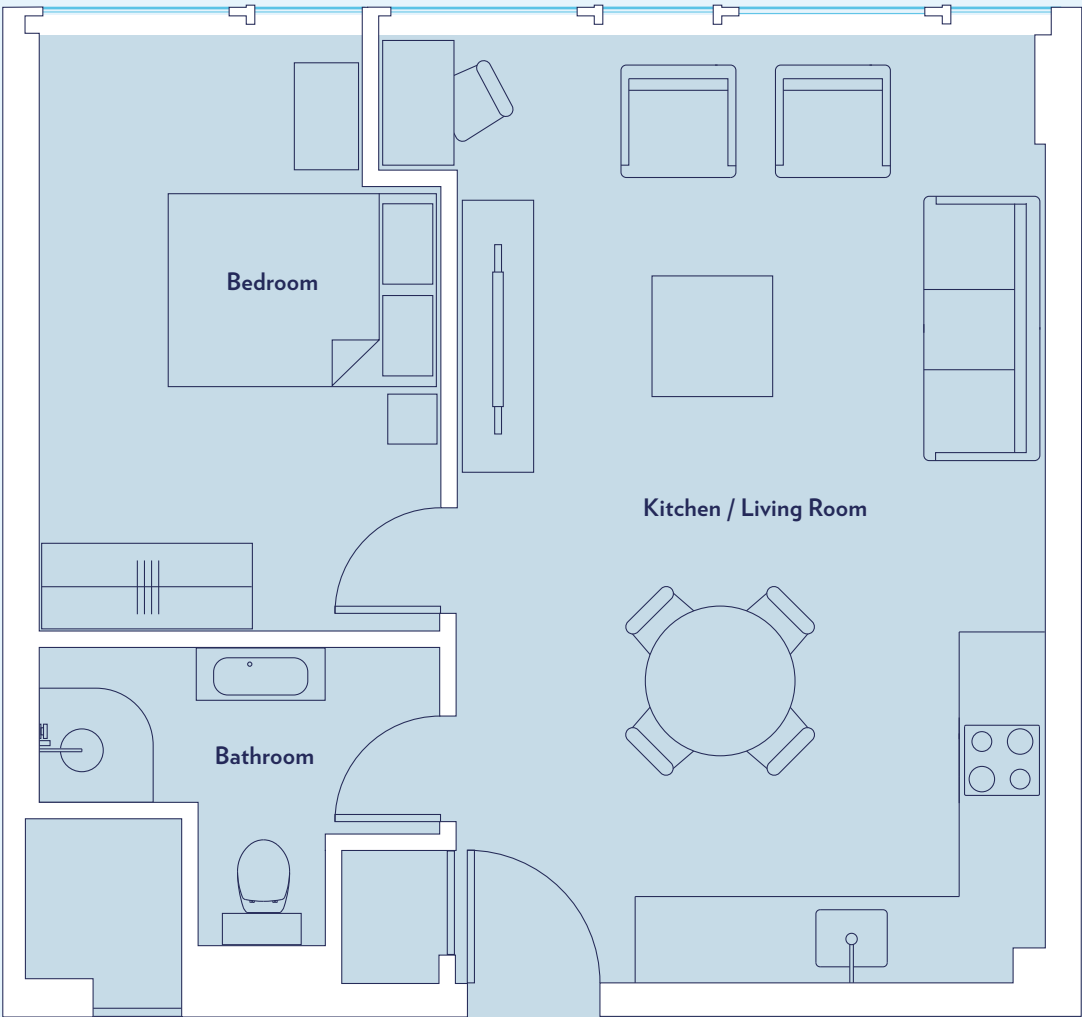
Second Bedroom

7'8" x 11'1"  
2.34 x 3.37 m



# One Bedroom

One Bathroom  
496 sq ft  
46.1 sq m



Apartments  
55, 57, 59, 64, 66,  
67, 69, 71, 76, 78

Kitchen / Living Room  
21'6" x 13'8"  
6.55 x 4.16 m

Bedroom  
13'7" x 7'5"  
4.13 x 2.27 m

# Two Bedroom

Two Bathroom  
663 sq ft  
61.6 sq m



Apartments  
56, 58, 60, 62, 63,  
65, 68, 70, 72, 74,  
75, 77

Kitchen / Living Room  
15'0" x 20'10"  
4.56 x 6.35 m

Master Bedroom  
14'0" x 7'10"  
4.26 x 2.40 m

Second Bedroom  
14'3" x 7'9"  
4.35 x 2.35 m

# Finishing Touches



Indicative photography only

## Kitchens

- Contemporary Italian designed full fitted kitchens
- Doors in melamine matt lacquer with recessed aluminium handle
- Thin profile laminate worktops
- Under unit LED lighting
- Integrated electric single oven
- Electric induction hob and integrated hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated microwave
- Washer dryer

## Bathrooms

### Compact apartments

- Wall hung wash basin and gloss storage unit
- White WC with soft close seat and cover
- Design exposed thermo shower valve for the 1 bedroom compact
- Recessed thermo shower valves with 3x function handset on a rail for the 2 bedrooms compact
- Low profile shower unit with shower screen
- Storage space above WC including shaver socket
- Double ended acrylic bath (2 bedroom only) with bath screen

### Standard apartments

- Wall hung wash basin and gloss storage unit
- White WC with soft close seat and cover
- Design exposed thermo shower valve for the 1 bedroom typical
- Recessed thermo shower valves with 3x function handset on a rail for the 2 bedroom typical (family bathroom)
- Low profile shower unit with shower screen
- Storage space above WC including shaver socket (1 bedroom and 2 bedroom family bathroom only)
- Double ended acrylic bath (2 bedroom only) with shower and shower screen

## Lighting and Electrics

- LED downlights to all areas except bedrooms
- Shaver sockets to bathroom/ensuites
- Sky to all rooms (decoder to be purchased by customer)
- 'Hyperoptic' superfast broadband to living spaces
- Video entry system
- BT points to all rooms

## Heating

- Electric panel heaters in bedrooms
- Comfort cooling/heating in Living spaces
- Underfloor heating to bathrooms
- Chrome heated towel rails to bathrooms & ensuites

## Flooring

### Compact apartments

- Karndean white washed oak effect planks in kitchen, living/dining and bedrooms
- Porcelain floor tiles to bathrooms

### Standard apartments

- Karndean white washed oak effect planks in kitchen, living/dining and bedrooms
- 100% wool carpet to bedrooms
- Porcelain floor tiles to bathroom

## General Features

- Aluminium powder coated double glazed windows
- Solid wood flush front doors
- Satin finish flush internal doors fitted with contemporary ironmongery
- Free standing wardrobes to bedrooms (design and configuration varies)
- 10 Year premier guarantee

# About CNM Estates

## Developing style and realising potential

CNM Estates is a property investment and development company bringing extensive experience to the communities in which we work, creating transformative places and delivering buildings that stand the test of time, so that the people who live and work there can flourish.

Working predominantly in and around the London Borough of Kingston, our strong regional focus means CNM Estates is well-positioned to find and create new opportunities in under-served areas. By collaborating with local government, businesses

and community organisations, we are able to realise potential and value through strategic development and regeneration, creating new areas that really work for the people they are designed for. With offices in London, Abu Dhabi and Gibraltar and a bench of international funders, CNM Estates is a fast-growing developer with a highly experienced in-house team. We bring together world-class designers and consultants to deliver quality and style, each and everytime.

For an overview of all CNM projects visit our website [cnmestates.com](https://cnmestates.com).



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TOLWORTH TOWERS  
LONDON

[tolworthtowers.co.uk](http://tolworthtowers.co.uk)

A development by:



DEVELOPING STYLE AND REALISING POTENTIAL  
LONDON ■ ABU DHABI ■ GIBRALTAR