

# Developing Style

## in Surbiton

Designed to the highest specification and stylishly presented, a stunning selection of one and two bedroom apartments, duplexes and penthouses within a distinctive new development in Surbiton.



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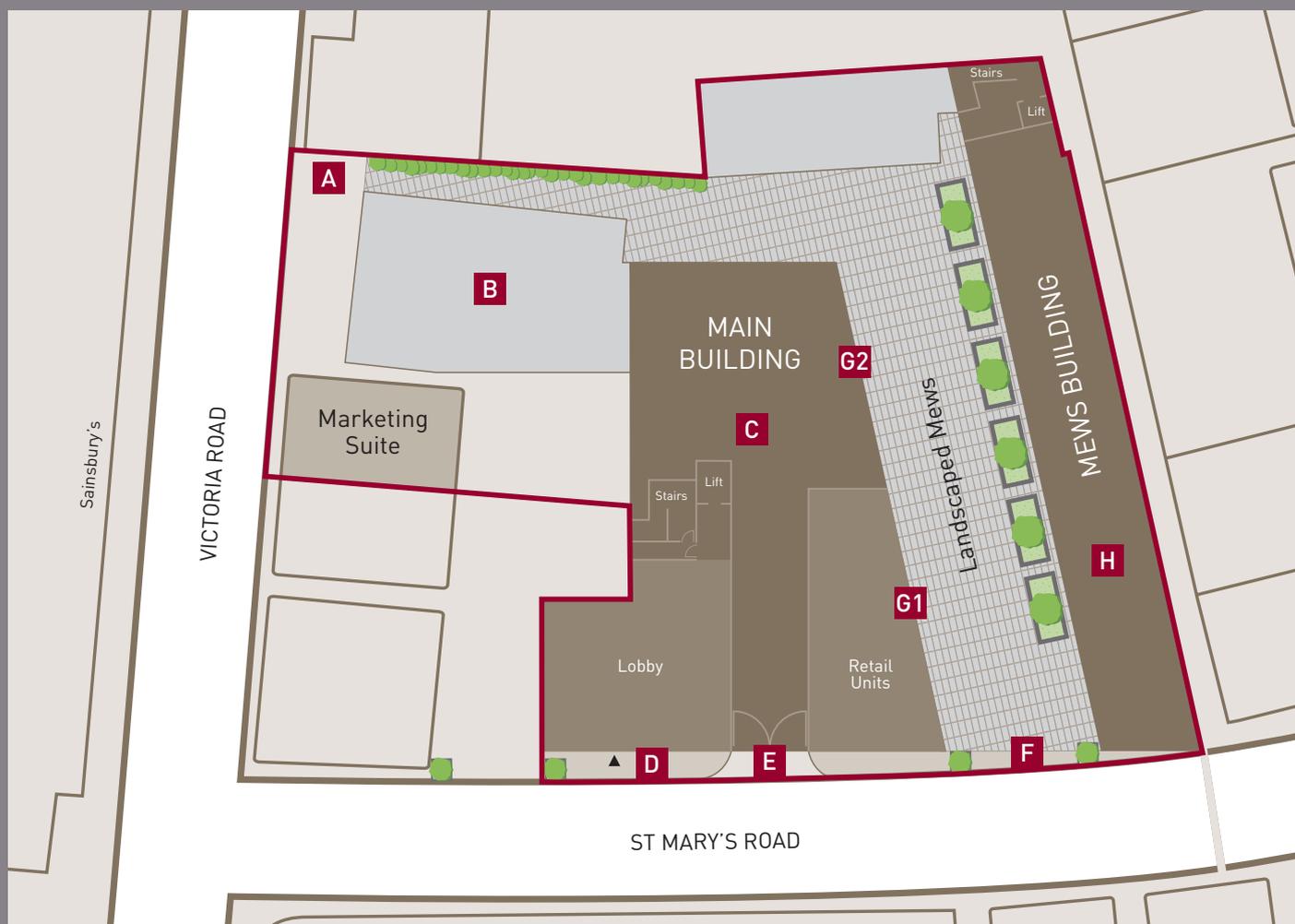


## Living in Style

**S**urbiton Plaza is a landmark development of innovative new properties combining stylish, easy living with the ultimate in contemporary design.

Its appeal is instantaneous. Designed by Conran & Partners, each of the apartments and penthouses has been creatively conceived to provide light,

spacious interiors with generous open plan living areas. Finished to the highest specification, each property comes with state-of-the-art technology built in. Most apartments open out onto a balcony and penthouses all have terraces for alfresco living.



Site plan of Surbiton Plaza and landscaping may be subject to change

- A. Access from Victoria Road
- B. Former Post Office converted to commercial units on ground floor and 7 apartments allocated to affordable housing
- C. Main Building comprises 22 apartments (1st to 3rd floors) and 11 penthouses on the top two floors (4th & 5th) which are clad in glass
- D. Main access/entry point to lobby
- E. Entrance to underground car park
- F. Tree lined mews with access to:  
G1 (Medical Surgery) & G2 (Café)  
Retail usage may vary
- H. Mews Building comprises 6 private live/work duplexes (Ground & 1st floors) with individual front doors and 6 duplex apartments (2nd & 3rd floors)



# Connecting in Style

## 15 minutes non-stop from London Waterloo to Surbiton



Ideally located for commuting to London and convenient to main transport links

### By train

- From London Waterloo 15 minutes non-stop
- Trains to London Waterloo every 7 minutes
- Eurostar from Waterloo to Paris or Brussels – ideal for business or pleasure

### By road

- A3 to central London (12 miles to Knightsbridge)
- Road links to the M3 and M25 (Junction 10)

### By plane

- Well located for Heathrow Airport via A307 & M4 (17 miles) and Gatwick Airport via M25 & M23 (25.5 miles)

Travel times correct at time of going to press





Map not to scale – for visual reference only. Distances are approximate



# Surrounded by Style

## The perfect work-life balance

**S**urbiton Plaza is situated in the thriving centre of Surbiton, where city living can be effortlessly combined with park life. Its convenient location offers high street stores, eclectic boutiques and cosmopolitan cafés, bars and bistros on your doorstep, with easy access to a choice of parks and green, open spaces nearby.

Kingston is only a stroll or bike ride away, offering a more comprehensive range of shops, a vibrant nightlife, and riverside bars and restaurants.

Just across the river, Hampton Court Palace and its magnificent surroundings is waiting to be explored.





Local area photography



In just five minutes you can be strolling along the banks of the River Thames.



A wide selection of supermarkets, stylish shopping, cosmopolitan cafés and restaurants, with friendly local pubs all on your doorstep.



Computer generated image of the mews at Surbiton Plaza is indicative only and may be subject to change



Café at Surbiton Plaza



Luxury living

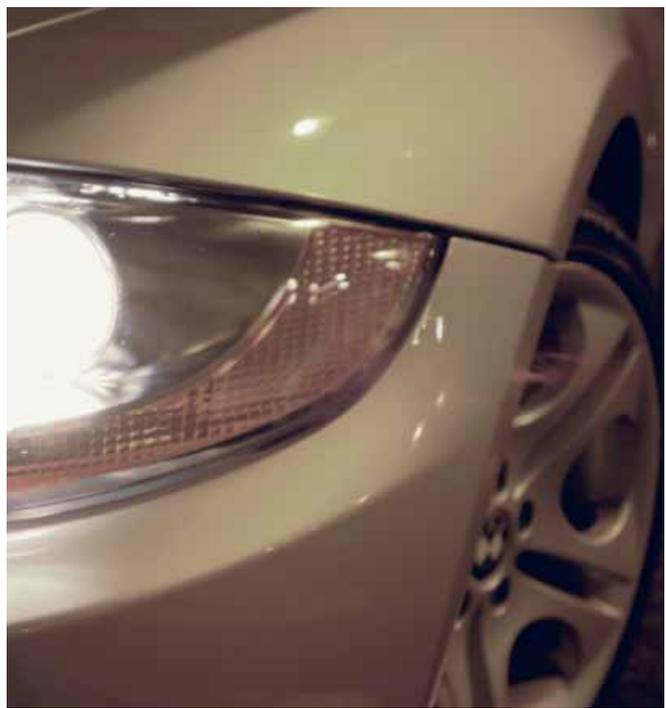


Live/Work units



## Superior Style

Spacious  
apartments  
with first-class  
facilities



Secure underground parking

## Surbiton Plaza Services

- Concierge service
- State-of-the-art business centre
- Cleaning & laundry service
- Telephone & printing facilities

Services module is indicative only and may be subject to change

# Interior Style

## Quality in every detail





Interiors have been carefully considered to optimise convenience and quality, creating a stylish, low maintenance living space that's perfect for relaxing in. Elegant full height windows maximise light while balconies and terraces extend the sense of space.

Kitchens are finished to the highest specification, with sleek designer units complemented by superior quality worktops and integrated appliances.

Bathrooms are both luxurious and chic, with ceramic floor and wall tiling, steel bath and chrome fittings.





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## Specification



Detail photography is indicative only and is not typical

### Kitchen

- Designer kitchen units with granite worktops and pelmet lighting \*
- Integrated appliances including gas hob, electric oven, extractor hood, dishwasher, fridge/freezer and washer/dryer
- Ceramic or stainless steel sink with monobloc mixer tap
- Granite upstands above worktops \*
- Ceramic floor tiling by Porcelanosa \*

### Bathroom & En-Suite

- White steel bath, white Villeroy & Boch sanitaryware and Grohe taps
- Grohe thermostatic mixer valve to shower cubicle
- Shower screen and tray
- Ceramic floor tiling by Porcelanosa \*
- Half height wall tiling by Porcelanosa \*
- Multi-rail towel warmer
- Mirror above basins

### Communal Areas

- Basement parking with electric roller shutter door
- Communal satellite and terrestrial television installations
- Video entry door system with door release to main entrance doors
- Internal walls painted emulsion
- Carpets and matwells

### Electrical

- Satin chrome finished electrical switches throughout. Stainless steel finished sockets to kitchen and white elsewhere
- Telephone points in living room, kitchen and bedrooms
- Television points in living room and master bedroom
- Satellite television point in living room
- FM point in living room
- Recessed downlighters to living room, hall, kitchen and bathrooms
- Shaver sockets in bathrooms and en-suites
- Cat5E computer and peripheral cabling

### Windows & Doors

- Aluminium double glazed windows with security locks
- Oak veneered flush entrance door with satin chrome door furniture to apartments

### Heating & Hot Water

- Gas-fired high efficiency (condensing) boiler
- Radiators with individual thermostatic control, where applicable

### Externals

- Low maintenance gutters and rainwater pipes
- Ornamental shrub and tree planting to the mews
- Decorative paving to the mews
- Timber decking to entrance of live/work units
- Recessed lighting to the mews



Interior photography of kitchen specification taken at a previous Bewley Homes development

## Decoration & Finishings

- Internal walls painted emulsion
- Internal woodwork painted white
- Smooth finish ceilings throughout painted white emulsion
- Coving to living room and hall

## Joinery

- Moulded skirting boards and architraves
- Built in wardrobes

## Safety & Security

- Mains operated smoke detectors
- Wiring for security alarm system to plots 46-51

## General

- Concrete floors throughout except for the intermediate floors inside plots 46-58 which are of timber joist construction
- Traditional masonry cavity walls with brick, rendered, reconstructed stone and zinc cladding finishes except for plots 25-36 which feature a proprietary curtain walling system

## Energy Saving Features

- Insulation boards fitted below the ground floor screed
- Low emissivity external thermal glazing
- Insulated cavity walls, lintels and roof space

Preliminary specification may be subject to change

\* Subject to stage of construction and availability

## AFTERCARE

### Zurich Warranty Scheme

Each property will be sold with the benefit of the ten year Zurich structural warranty. A comprehensive Zurich handbook will be given to the purchasers by their solicitors upon exchange of contracts and full details of the scheme will be available through the Sales Office.

### Homeserve

All CNM Estates purchasers benefit from 24-hour emergency cover provided by Homeserve. This service is valid for two years from legal completion and, should assistance be required, includes cover for the following:

- Plumbing and drainage that causes flood or internal water damage
- Complete failure of the electricity supply
- Damage to external locks, windows & doors
- Replacement of lost keys
- Total breakdown of the primary heating system

In addition, a number of manufacturers' guarantees will be available covering such items as the gas boiler and the kitchen appliances. These guarantees provide further peace of mind and in the case of the kitchen appliances, the purchaser is able to contact the local service engineer directly in the event of a fault developing.



# Floorplans Main Building

## One and Two Bedroom Apartments

### Main Building

#### 1st Floor Apartments

Plot 01	2 Bed	Balcony	Type 07	Page 22
Plot 02	2 Bed	Balcony	Type 06	Page 21
Plot 03	1 Bed	–	Type 02	Page 17
Plot 04	2 Bed	Balcony	Type 08	Page 23
Plot 05	2 Bed	2 Balconies	Type 04	Page 19
Plot 06	2 Bed	Balcony	Type 03	Page 18
Plot 07	2 Bed	Balcony	Type 05	Page 20

### Main Building

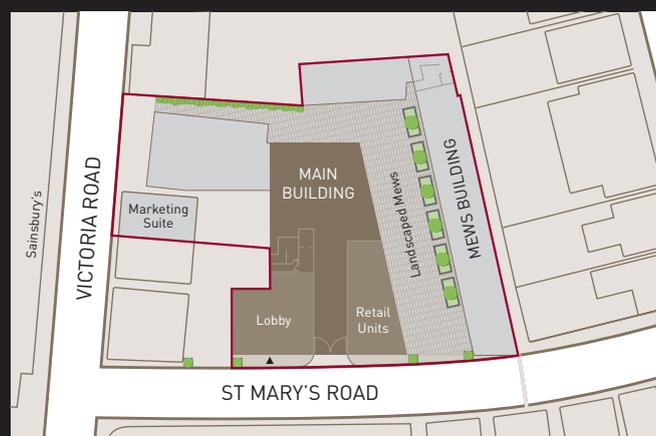
#### 2nd Floor Apartments

Plot 09	2 Bed	Balcony	Type 07	Page 22
Plot 10	2 Bed	Balcony	Type 06	Page 21
Plot 11	1 Bed	–	Type 02	Page 17
Plot 12	2 Bed	Balcony	Type 08	Page 23
Plot 13	2 Bed	2 Balconies	Type 04	Page 19
Plot 14	2 Bed	Balcony	Type 03	Page 18
Plot 15	2 Bed	Balcony	Type 05	Page 20

### Main Building

#### 3rd Floor Apartments

Plot 17	2 Bed	Balcony	Type 07	Page 22
Plot 18	2 Bed	Balcony	Type 06	Page 21
Plot 19	1 Bed	–	Type 02	Page 17
Plot 20	2 Bed	Balcony	Type 08	Page 23
Plot 21	2 Bed	2 Balconies	Type 04	Page 19
Plot 22	2 Bed	Balcony	Type 03	Page 18
Plot 23	2 Bed	Balcony	Type 05	Page 20
Plot 24	1 Bed	–	Type 01	Page 16



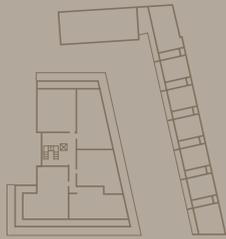
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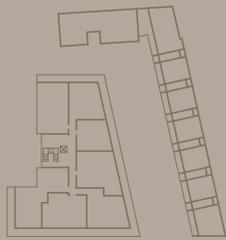
# Type 01

Main Building

# 1 Bedroom Apartment



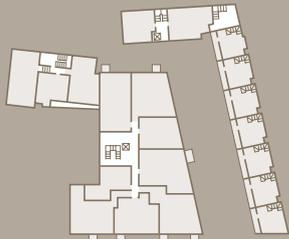
5th Floor



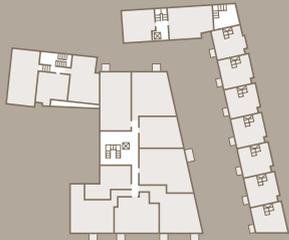
4th Floor



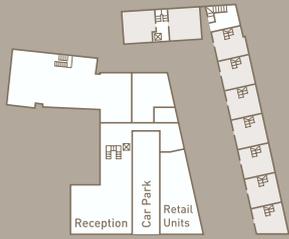
3rd Floor



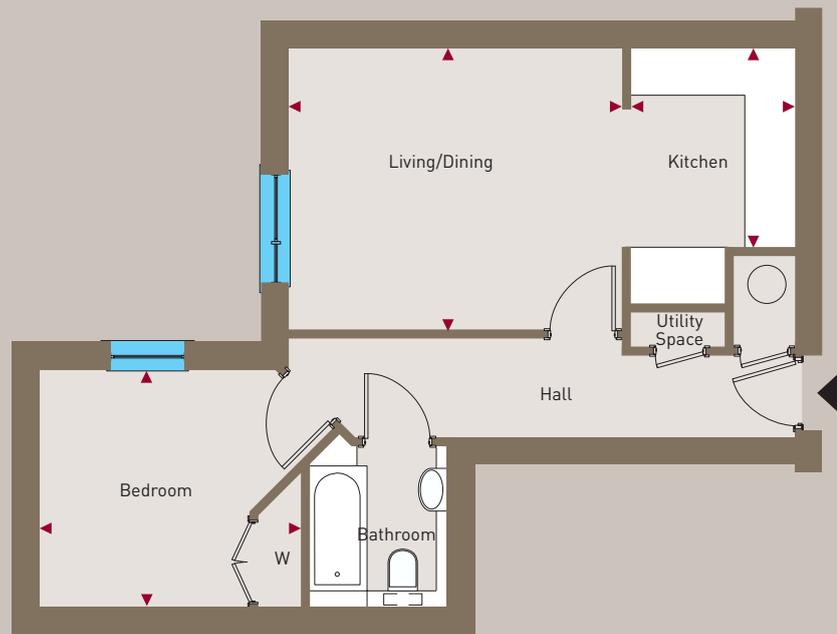
2nd Floor



1st Floor



Ground Floor



## Plot 24

Living/Dining	3858mm x 3606mm	12'7" x 11'10"
Kitchen	2798mm x 2650mm	9'2" x 8'8"
Bedroom	3400mm x 3100mm	11'2" x 10'2"

Surbiton Plaza Apartments layouts shown here are for approximate measurements only. They are not necessarily shown in scale to each other. Exact layout and sizes of apartments and balcony or terrace detail may vary.

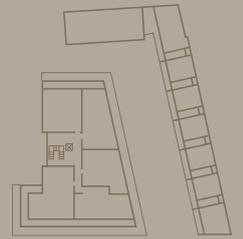
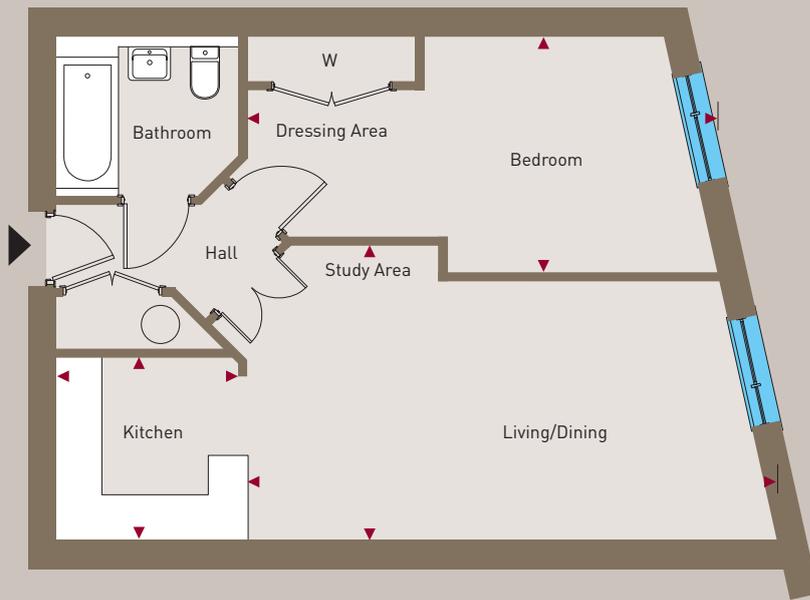
All measurements may vary within a tolerance of 5%.

Please see Penthouse brochure for details of apartments on 4th and 5th floors.

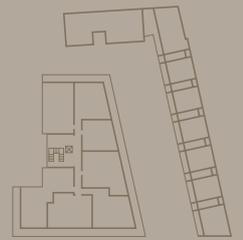
# 1 Bedroom Apartment

# Type 02

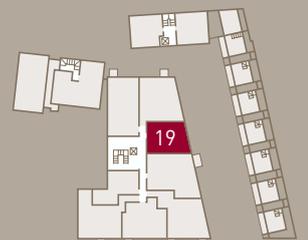
Main Building



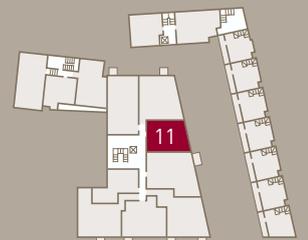
5th Floor



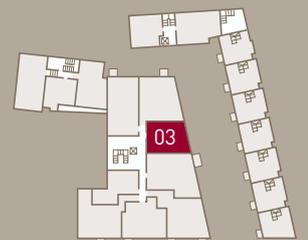
4th Floor



3rd Floor



2nd Floor



1st Floor



Ground Floor

Plots 03 / 11 / 19

Living/Dining	6961mm x 3866mm	22'10" x 12'8"
Kitchen	2400mm x 2391mm	7'10" x 7'10"
Bedroom	6171mm x 3100mm	20'3" x 10'2"



Depicts Measurement Points

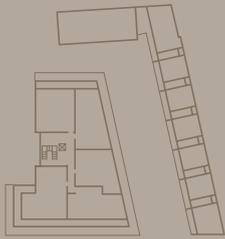


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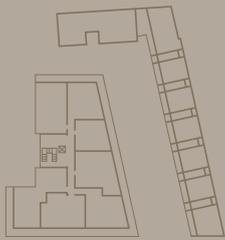
# Type 03

Main Building

# 2 Bedroom Apartment



5th Floor



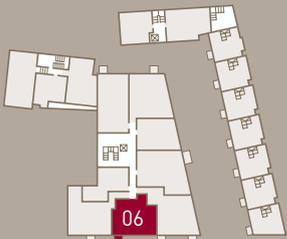
4th Floor



3rd Floor



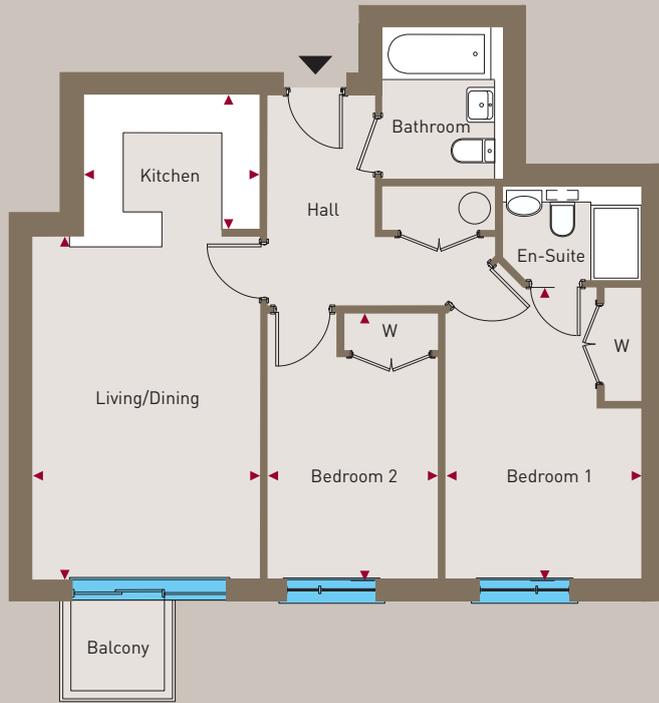
2nd Floor



1st Floor



Ground Floor



## Plots 06 / 14 / 22

Living/Dining	5423mm x 3600mm	17'10" x 11'10"
Kitchen	2797mm x 2127mm	9'2" x 7'0"
Bedroom 1	4613mm x 3100mm	15'2" x 10'2"
Bedroom 2	4213mm x 2700mm	13'10" x 8'10"

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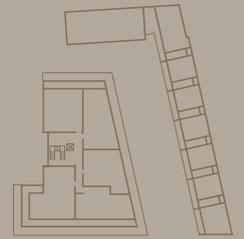
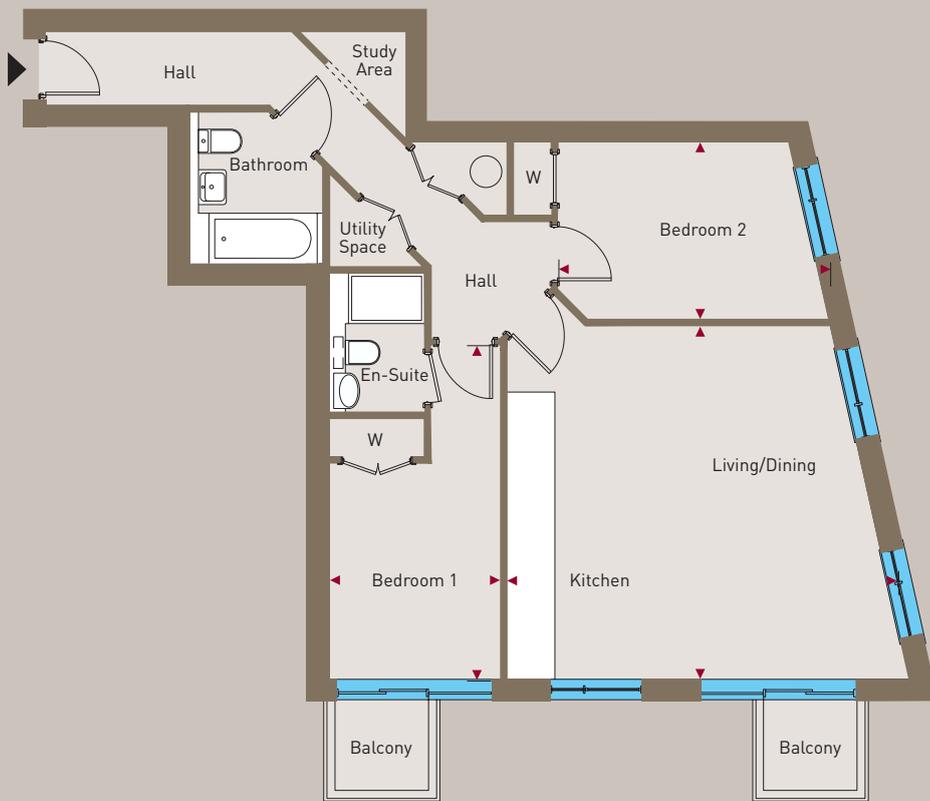
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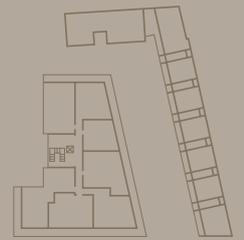
# 2 Bedroom Apartment

# Type 04

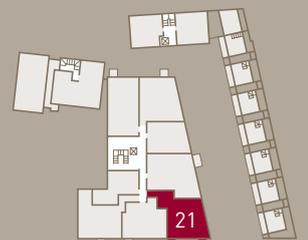
Main Building



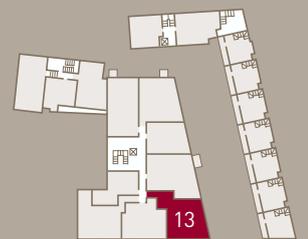
5th Floor



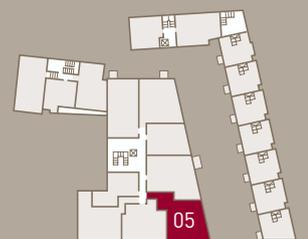
4th Floor



3rd Floor



2nd Floor



1st Floor



Ground Floor

Plots 05 / 13 / 21

Living/Dining/Kitchen	5981mm x 5582mm	19'7" x 18'4"
Bedroom 1	5271mm x 2700mm	17'4" x 8'10"
Bedroom 2	4270mm x 2800mm	14'0" x 9'2"



Depicts Measurement Points

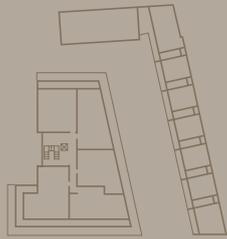


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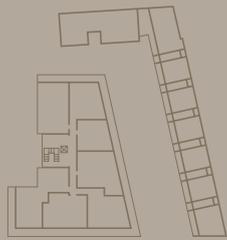
# Type 05

Main Building

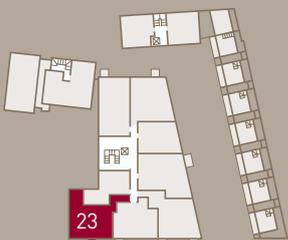
# 2 Bedroom Apartment



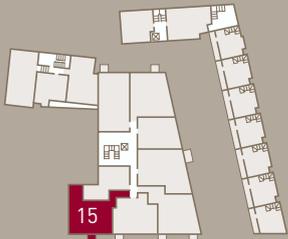
5th Floor



4th Floor



3rd Floor



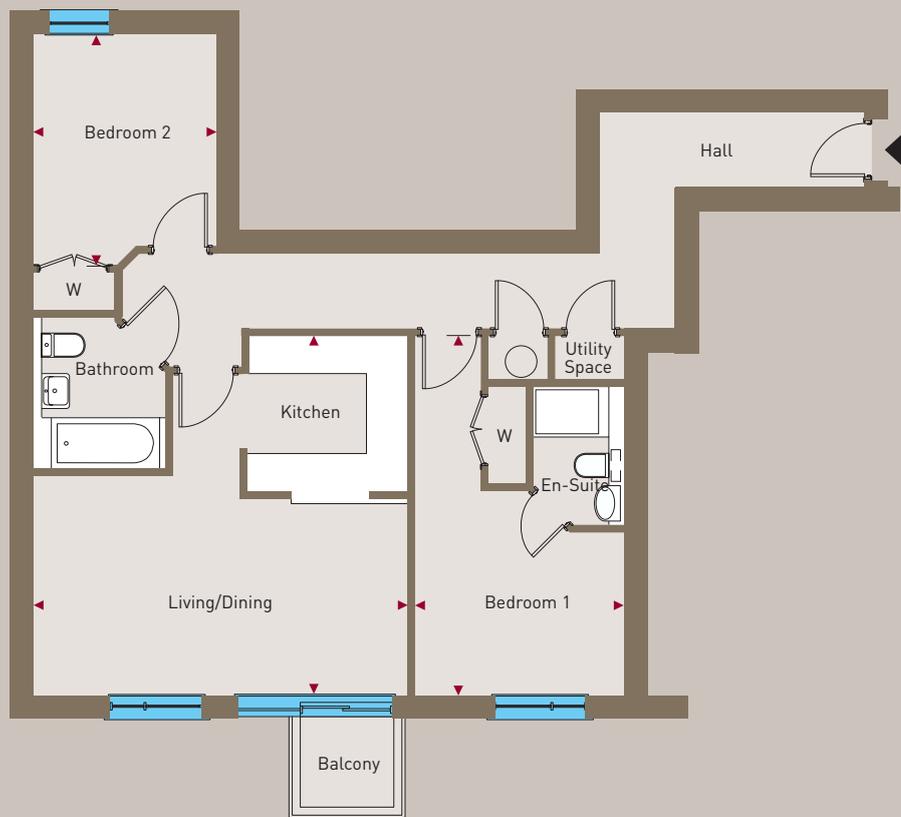
2nd Floor



1st Floor



Ground Floor



## Plots 07 / 15 / 23

Living/Dining/Kitchen	5929mm x 5689mm	19'5" x 18'8"
Bedroom 1	5689mm x 3300mm	18'8" x 10'10"
Bedroom 2	3666mm x 2900mm	12'0" x 9'6"

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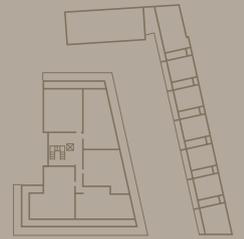
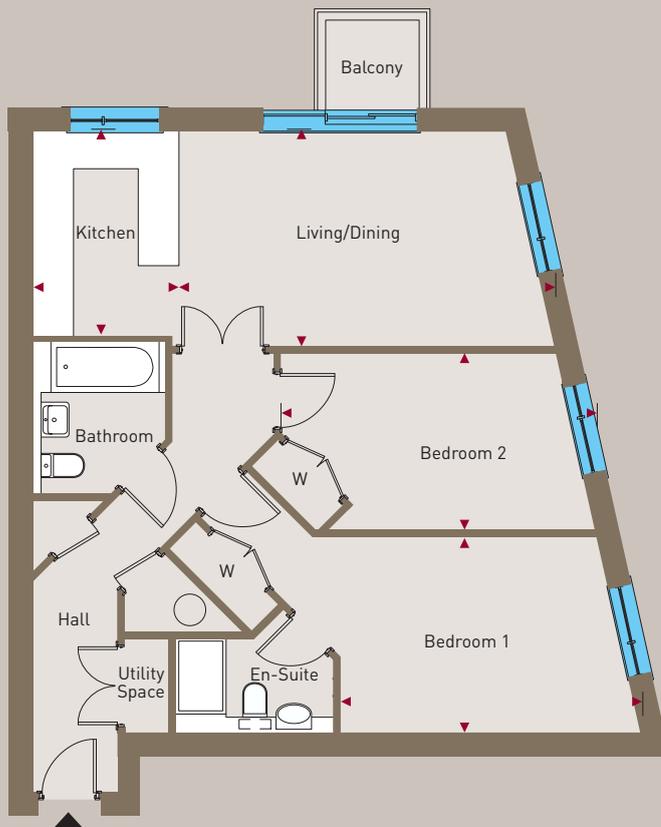
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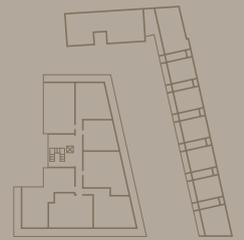
# 2 Bedroom Apartment

# Type 06

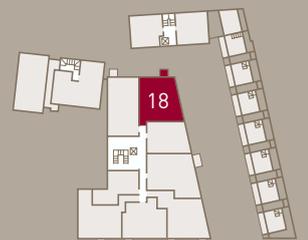
Main Building



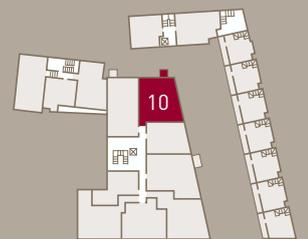
5th Floor



4th Floor



3rd Floor



2nd Floor



1st Floor



Ground Floor

Plots 02 / 10 / 18

Living/Dining	6026mm x 3650mm	19'9" x 12'0"
Kitchen	3228mm x 2100mm	10'7" x 6'11"
Bedroom 1	4738mm x 3100mm	15'7" x 10'2"
Bedroom 2	4951mm x 2799mm	16'3" x 9'2"



Depicts Measurement Points

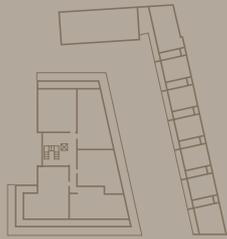


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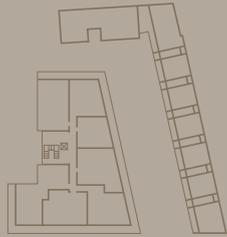
# Type 07

Main Building

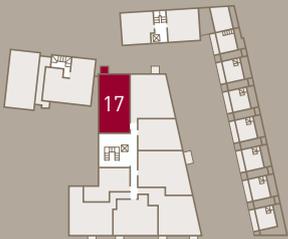
# 2 Bedroom Apartment



5th Floor



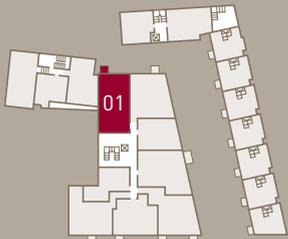
4th Floor



3rd Floor



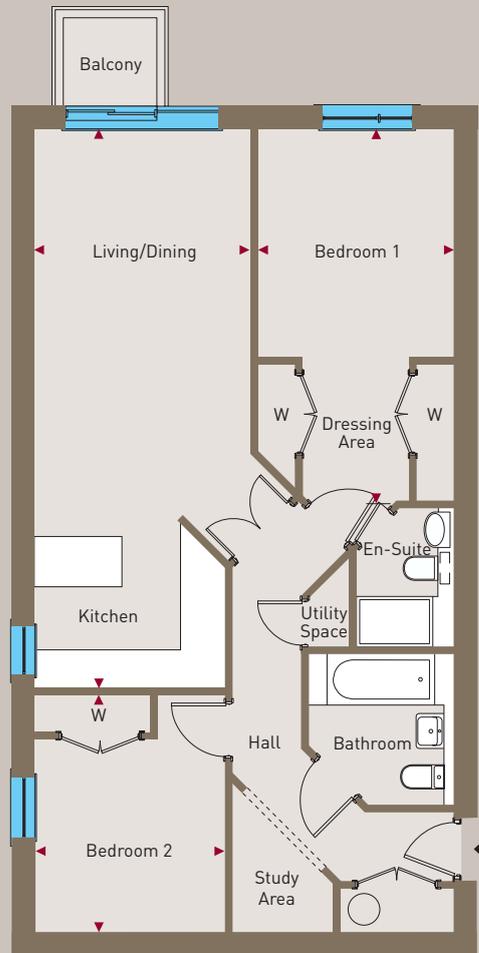
2nd Floor



1st Floor



Ground Floor



## Plots 01 / 09 / 17

Living/Dining/Kitchen	8826mm x 3400mm	28'11" x 11'2"
Bedroom 1	5882mm x 3100mm	19'4" x 10'2"
Bedroom 2	3756mm x 3000mm	12'4" x 9'10"

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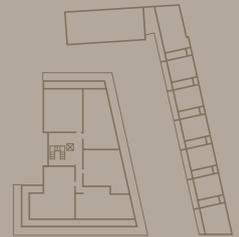
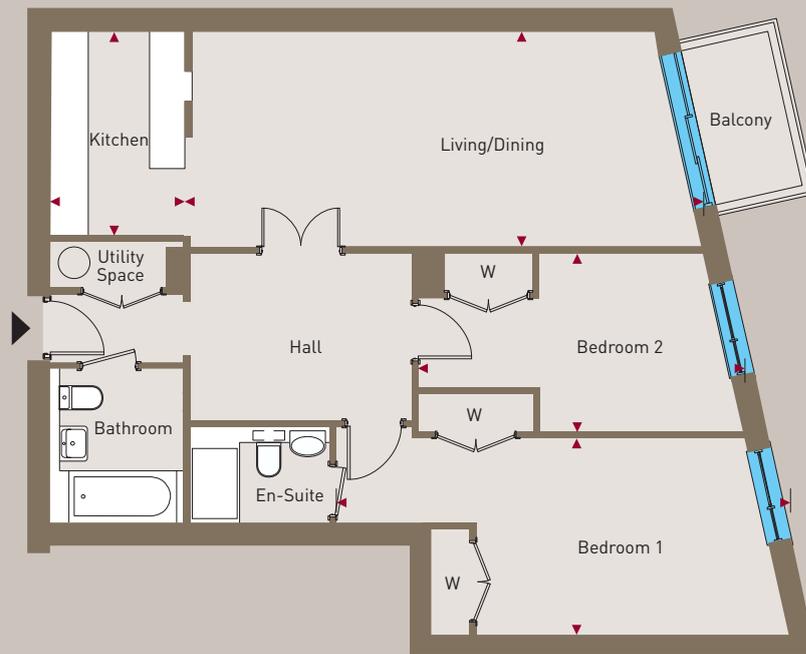
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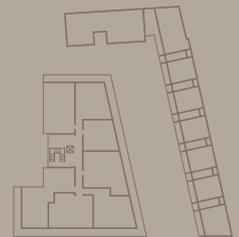
# 2 Bedroom Apartment

# Type 08

Main Building



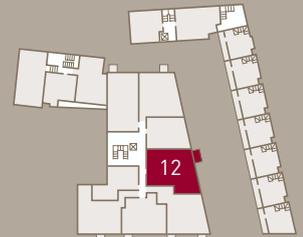
5th Floor



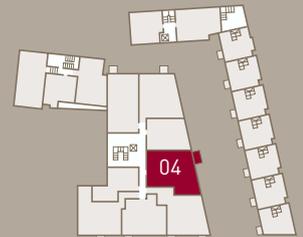
4th Floor



3rd Floor



2nd Floor



1st Floor



Ground Floor

Plots 04 / 12 / 20

Living/Dining	8069mm x 3400mm	26'6" x 11'2"
Kitchen	3228mm x 2100mm	10'7" x 6'11"
Bedroom 1	7131mm x 3100mm	23'5" x 10'2"
Bedroom 2	5117mm x 2800mm	16'9" x 9'2"



Depicts Measurement Points



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# Floorplans Mews Building

## Two/Three Bedroom Live/Work Duplexes and One Bedroom Duplex Apartments

### Mews Building

#### Ground & 1st Floors Live/Work Duplexes

Plot 46	2/3 Bed	Balcony	Type 09	Page 26
Plot 47	2/3 Bed	Balcony	Type 09	Page 26
Plot 48	2/3 Bed	Balcony	Type 09	Page 26
Plot 49	2/3 Bed	Balcony	Type 09	Page 26
Plot 50	2/3 Bed	Balcony	Type 09	Page 26
Plot 51	2/3 Bed	Balcony	Type 10	Page 27

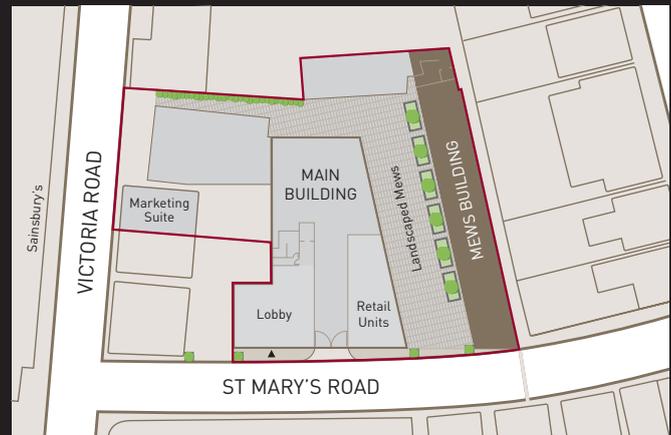
### Mews Building

#### 2nd & 3rd Floors Duplex Apartments

Plot 53	1 Bed	Terrace	Type 11	Page 28
Plot 54	1 Bed	Terrace	Type 11	Page 28
Plot 55	1 Bed	Terrace	Type 11	Page 28
Plot 56	1 Bed	Terrace	Type 11	Page 28
Plot 57	1 Bed	Terrace	Type 11	Page 28
Plot 58	1 Bed	Terrace	Type 12	Page 29

### Live/Work Duplexes

Accessed from the lively tree lined mews, the six live/work units offer an enviable opportunity to work from home. Each two/three bedroom duplex apartment comes with a separate office/studio of about 100sq ft – an ideal size for a small/home business. Individual front doors, complete with discreet signage, ensure that clients can find you with ease. Businesses can also take advantage of the facilities within the 2000sq ft lobby and business centre in the main building.



Site plan of Surbiton Plaza and landscaping may be subject to change.

Mews Building comprises 6 private live/work duplexes (Ground & 1st floors) with individual front doors and 6 duplex apartments (2nd & 3rd floors).

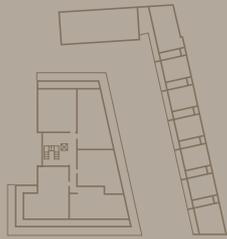
### One Bedroom Duplex Apartments

The spacious one bedroom apartments are arranged over two floors, and come with a large terrace, their own front door and many other attractive features.

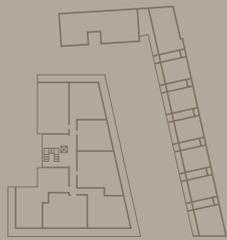
# Type 09

Mews Building

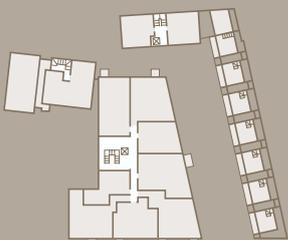
## 2 Bedroom/3 Bedroom Live/Work Duplex Apartment



5th Floor



4th Floor



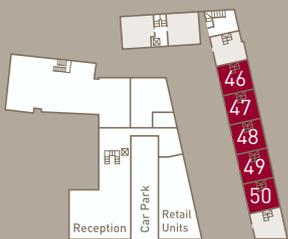
3rd Floor



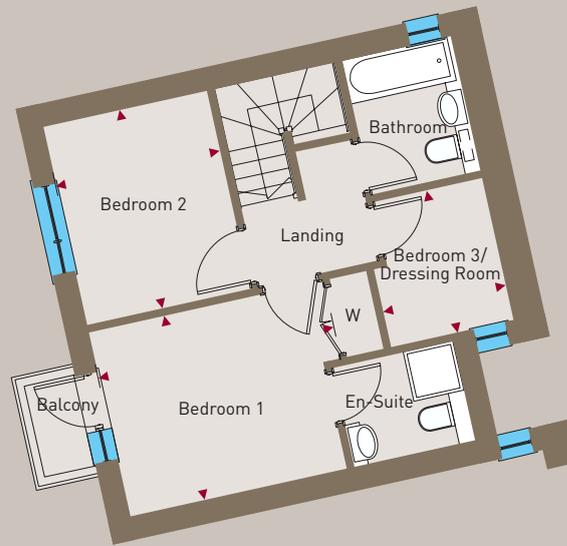
2nd Floor



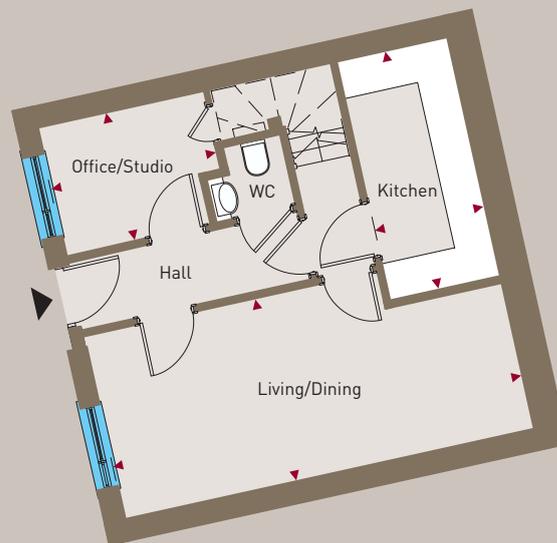
1st Floor



Ground Floor



First Floor



Ground Floor

### Plots 46 to 50

Living/Dining	6585mm x 2930mm	21'7" x 9'7"
Kitchen	3869mm x 1775mm	12'8" x 5'10"
Office/Studio	2660mm x 2069mm	8'9" x 6'9"
Bedroom 1	3785mm x 2980mm	12'5" x 9'9"
Bedroom 2	3219mm x 2660mm	10'7" x 8'9"
Bedroom 3/Dressing Room	2319mm x 2000mm	7'7" x 6'7"

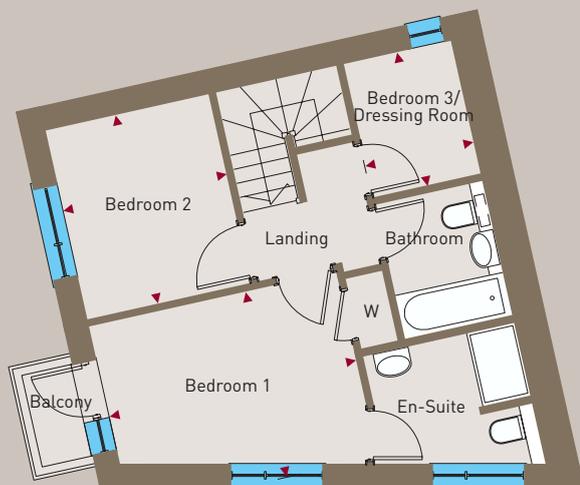
Surbiton Plaza Apartments layouts shown here are for approximate measurements only. They are not necessarily shown in scale to each other. Exact layout and sizes of apartments and balcony or terrace detail may vary.

All measurements may vary within a tolerance of 5%.

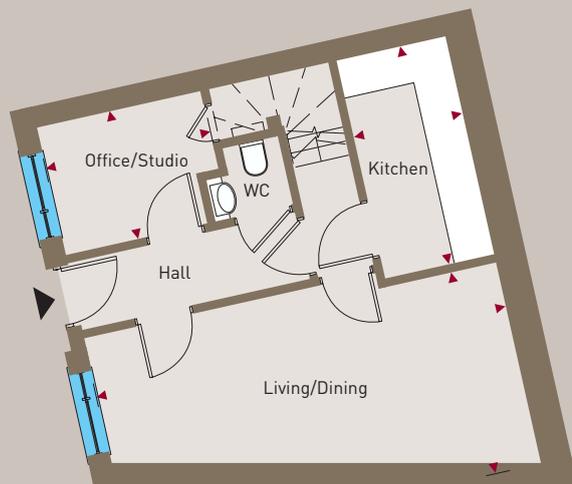
Please see Penthouse brochure for details of apartments on 4th and 5th floors.

# 2 Bedroom/3 Bedroom Live/Work Duplex Apartment

Type 10  
Mews Building



First Floor



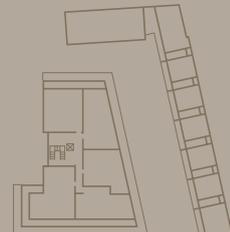
Ground Floor

## Plot 51

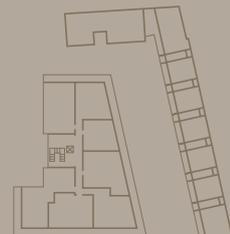
Living/Dining	6585mm x 3253mm	21'7" x 10'8"
Kitchen	3520mm x 1775mm	11'7" x 5'10"
Office/Studio	2660mm x 2069mm	8'9" x 6'9"
Bedroom 1	4010mm x 3084mm	13'2" x 10'1"
Bedroom 2	3068mm x 2660mm	10'1" x 8'9"
Bedroom 3/Dressing Room	2180mm x 1775mm	7'2" x 5'10"



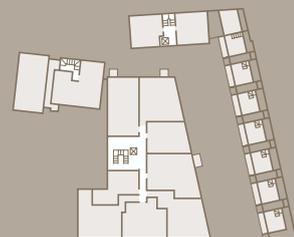
Depicts Measurement Points



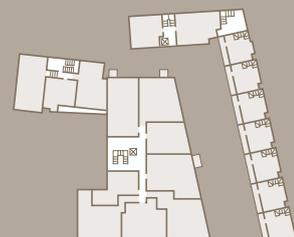
5th Floor



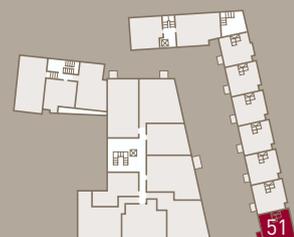
4th Floor



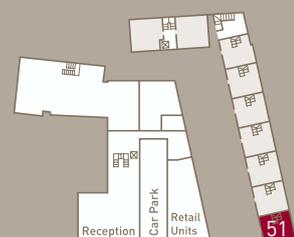
3rd Floor



2nd Floor



1st Floor



Ground Floor

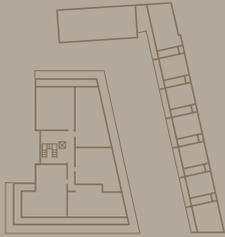


SURBITON  
PLAZA

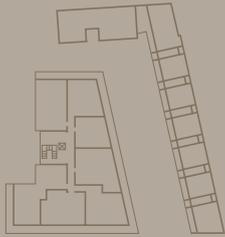
# Type 11

Mews Building

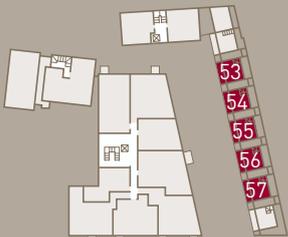
# 1 Bedroom Duplex Apartment



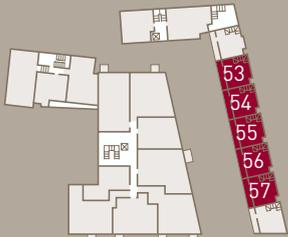
5th Floor



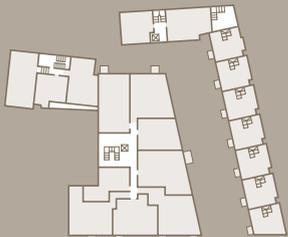
4th Floor



3rd Floor



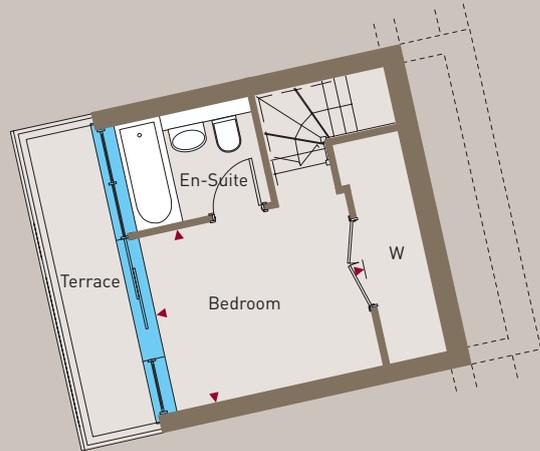
2nd Floor



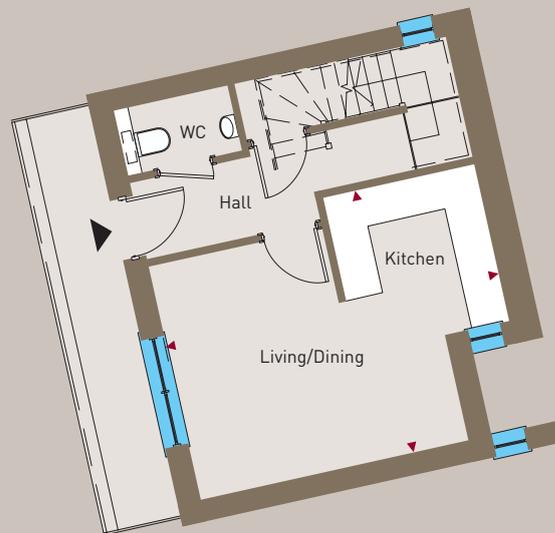
1st Floor



Ground Floor



Third Floor



Second Floor

## Plots 53 to 57

Living/Dining/Kitchen	5360mm x 4249mm	17'7" x 13'11"
Bedroom	3331mm x 2799mm	10'11" x 9'2"

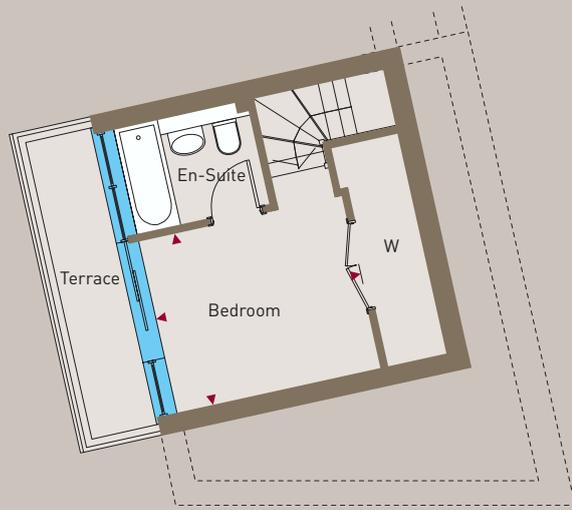
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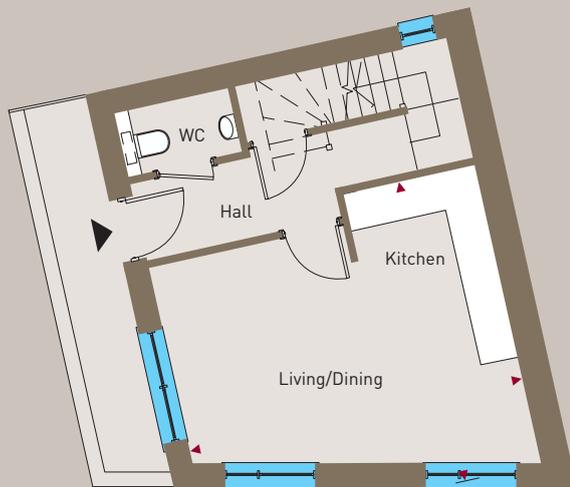
Please see Penthouse brochure for details of apartments on 4th and 5th floors.

# 1 Bedroom Duplex Apartment

Type 12  
Mews Building



Third Floor

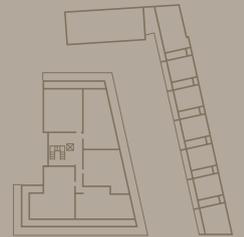


Second Floor

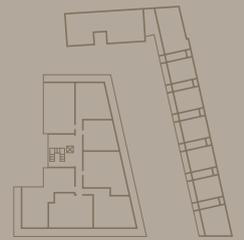
## Plot 58

Living/Dining/Kitchen	5360mm x 4823mm	17'7" x 15'10"
Bedroom	3331mm x 2799mm	10'11" x 9'2"

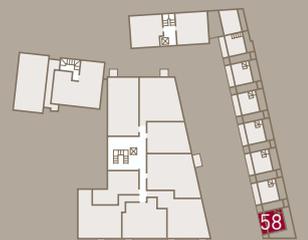
◀ ▶  
Depicts Measurement Points



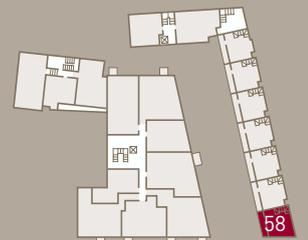
5th Floor



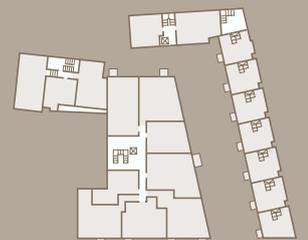
4th Floor



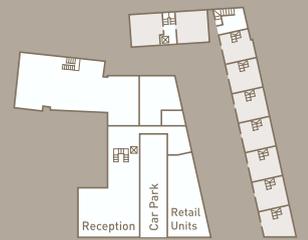
3rd Floor



2nd Floor



1st Floor



Ground Floor

# A Professional Partnership

CNM Estates is proud to announce its latest development, Surbiton Plaza. Located in the bustling centre of Surbiton, it will set a new standard in luxury residential living in the area and offer first-rate commercial space to a range of businesses.

Surbiton Plaza is a truly inspirational landmark development from CNM Estates, whose passion for excellence and dedication to design is revealed in every feature. Delivering aspirational, contemporary ‘city living’ in a suburban setting, it is the living embodiment of the Company’s watchwords ‘Developing Style in ...’

A DEVELOPMENT FROM



BUILT BY



## A Development by CNM Estates...

### CNM Estates: Delivering Design

CNM Estates’ commitment to achieving flawless finishes and perfect planning has seen it team up with award-winning architects, Conran & Partners, whose distinctive creativity and attention to detail is internationally renowned.

### CNM Estates: Delivering Quality

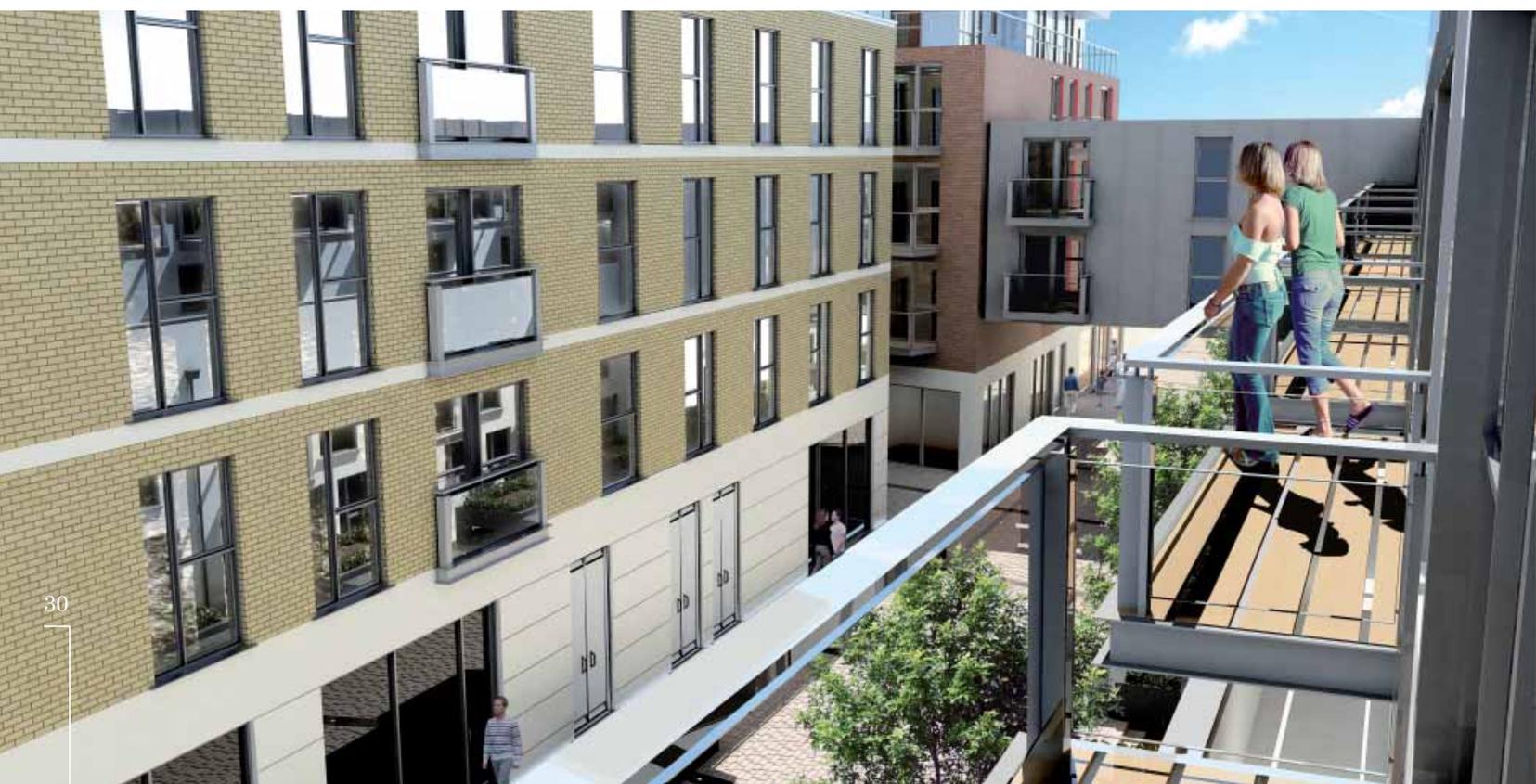
Setting itself apart from other developers, CNM Estates strives to attain excellence at every level. Each individual detail – from the simplest light switch to the state-of-the-art kitchens and bathrooms – is thoughtfully considered. In collaboration with highly respected building company, Bewley Homes, the Company’s focus on delivering the very best in design and finish is unparalleled.

### CNM Estates: Delivering Innovation

CNM Estates is a forward-thinking Company with its finger on the pulse in terms of technology and service. With this in mind, each property is equipped to access the latest in media and computer technology and its in-house services are carefully thought out to address the needs of today’s busy lifestyles.

### CNM Estates: Delivering Lifestyle

CNM Estates’ raison d’être is to offer its residents not just a home, but a lifestyle. Whether you are relaxing on your balcony or working in your study, your home is designed to function effortlessly as a haven from the fast lane or the hub of your working life.





The Meridian, Reading, Berkshire

## ...built by Bewley Homes

**B**ewley Homes, established in 1991, is constructing Surbiton Plaza for CNM Estates. Over the years Bewley Homes has built a reputation for quality construction, having built many of the most prestigious developments in the South East. These include:

**The Meridian**, a stunning, high tech development on the banks of the Kennet in the centre of Reading, comprising 81 two bedroom apartments and penthouses with roof terraces.

**Brabham Court** in Worcester Park, an art deco style building comprising 40 luxury two bedroom apartments.

**The Pinnacle**, again a stylish development of apartments within a few minutes of the centre of Reading.

**Charles House**, an interesting development of apartments in the centre of the City of Winchester with the elevations reflecting the surrounding buildings, one side contemporary and the other side classical.

**Queen Elizabeth Gate** in Weybridge, a traditional development, offering very spacious luxury apartments.

In recognition of Bewley Homes' construction and design flair, many awards have been achieved. These include:

- What House? Awards
- Evening Standard New Homes Awards
- National Homebuilder Design Awards
- Elmbridge Borough Council Design Awards
- Green Leaf Awards
- Zurich Customer First Awards
- Sussex Heritage Trust Awards
- International Property Awards



Typical Bewley Homes' Interiors



Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information contained herein is intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs vary a little according to plot and all details should be checked at the sales office. The development name 'Surbiton Plaza' has been chosen for marketing purposes only and should not be taken as forming any part of the final postal address which is decided by postal and local authorities.

Left: Computer generated image of Surbiton Plaza is indicative only and may be subject to change



S U R B I T O N  
P L A Z A

