



SURBITON POINT

ELLERTON ROAD KT6 7TX

23 ONE, TWO AND THREE BEDROOM APARTMENTS



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THE PERFECT SPACE IN THE PERFECT PLACE

Surbiton Point is our fabulous new development of 23 one, two and three bedroom apartments in Surbiton, Surrey. Perfectly located for a truly cosmopolitan lifestyle, with shopping, nightlife and city commuting all within easy reach.

Set over 4 floors, the apartments are finished to an exceptionally high standard. The fitted kitchens have integrated appliances, bathrooms are tiled with chrome fittings to sanitaryware, plus there's underground parking available and bicycle storage.

At Surbiton Point you can achieve the perfect work/life balance... a stylish home you can really relax in, with all the benefits of town centre commutability on your doorstep.

SITE PLAN

Surbiton Point is a distinctive new development of 1, 2 and 3 bedroom apartments, designed to a high specification.

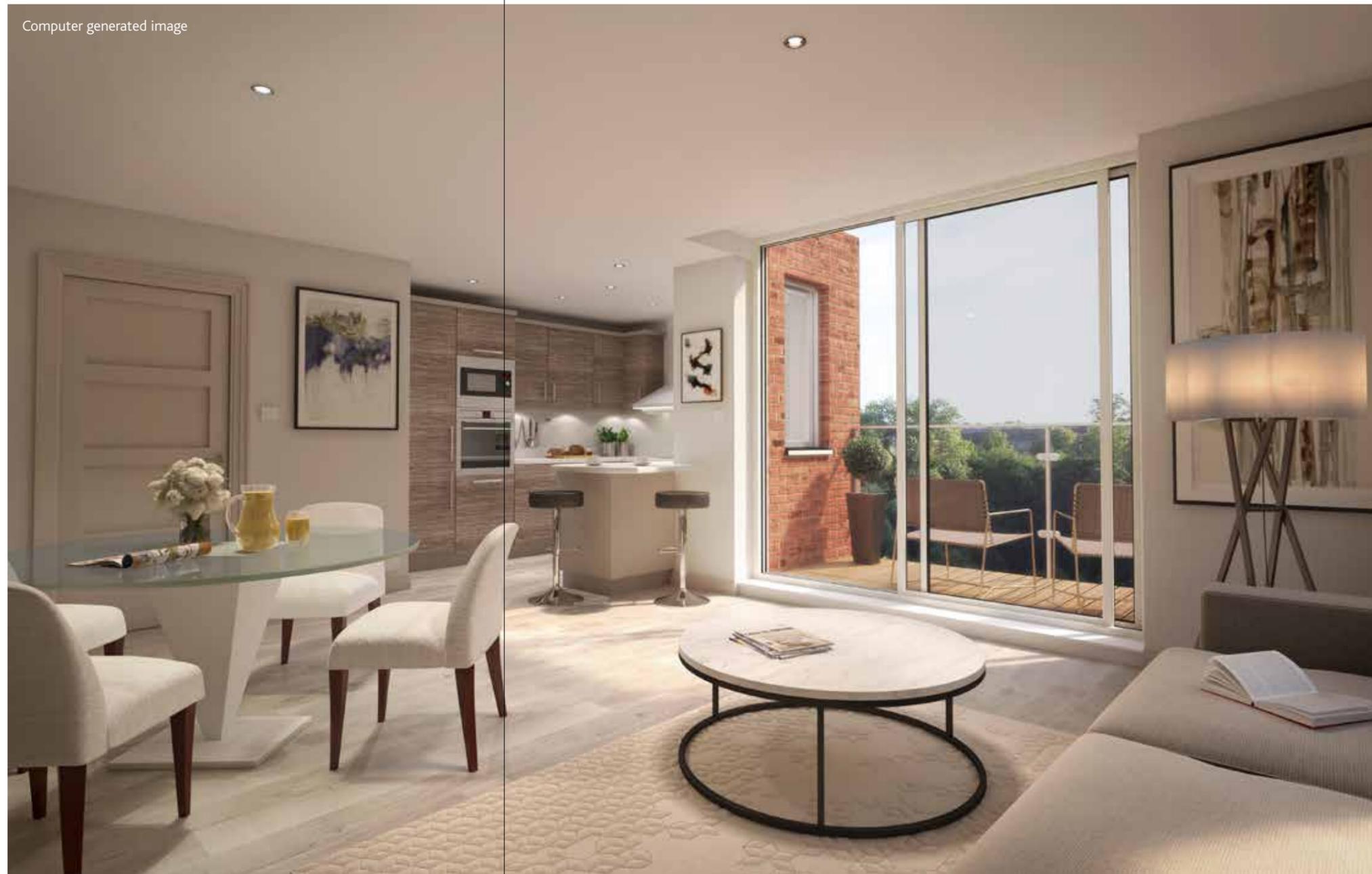
Vehicle access to the development will be off Ellerton Road, with video entry phone system into the building itself.

The exterior specification is everything you'd expect from Rushmon Homes, with high quality materials throughout. The driveway will feature paving blocks in an attractive herringbone pattern and there's exterior lighting to all balconies and terraces.





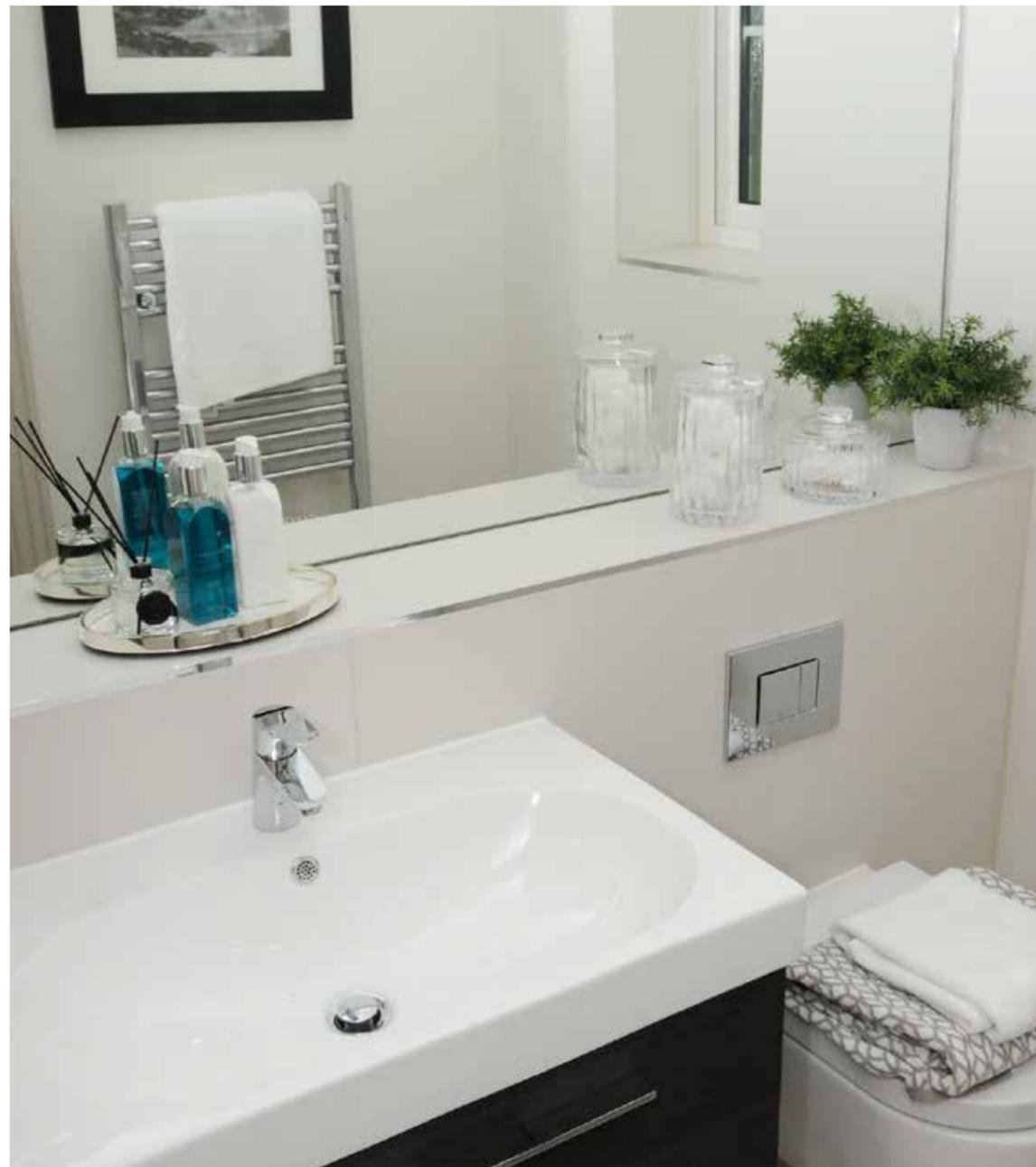
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SPECIFICATION

KITCHEN

- Fully fitted interior designed kitchen
- Silestone worktop and stainless steel splashback
- Franke stainless steel under-mounted 1.5 bowl sink
- Polished chrome mixer tap
- Kitchen unit doors in gloss wood effect
- Downlighters to kitchen ceiling, lighting under wall hung cabinets and low level plinth
- Amtico (sun bleached oak) floor finish
- Fully integrated AEG appliances including:
 - Large 25L microwave (unit 23 has 16L)
 - Single oven
 - Ceramic hob
 - Extractor fan
 - Fridge freezer
 - Dishwasher
 - Washer dryer



BATHROOM AND ENSUITE

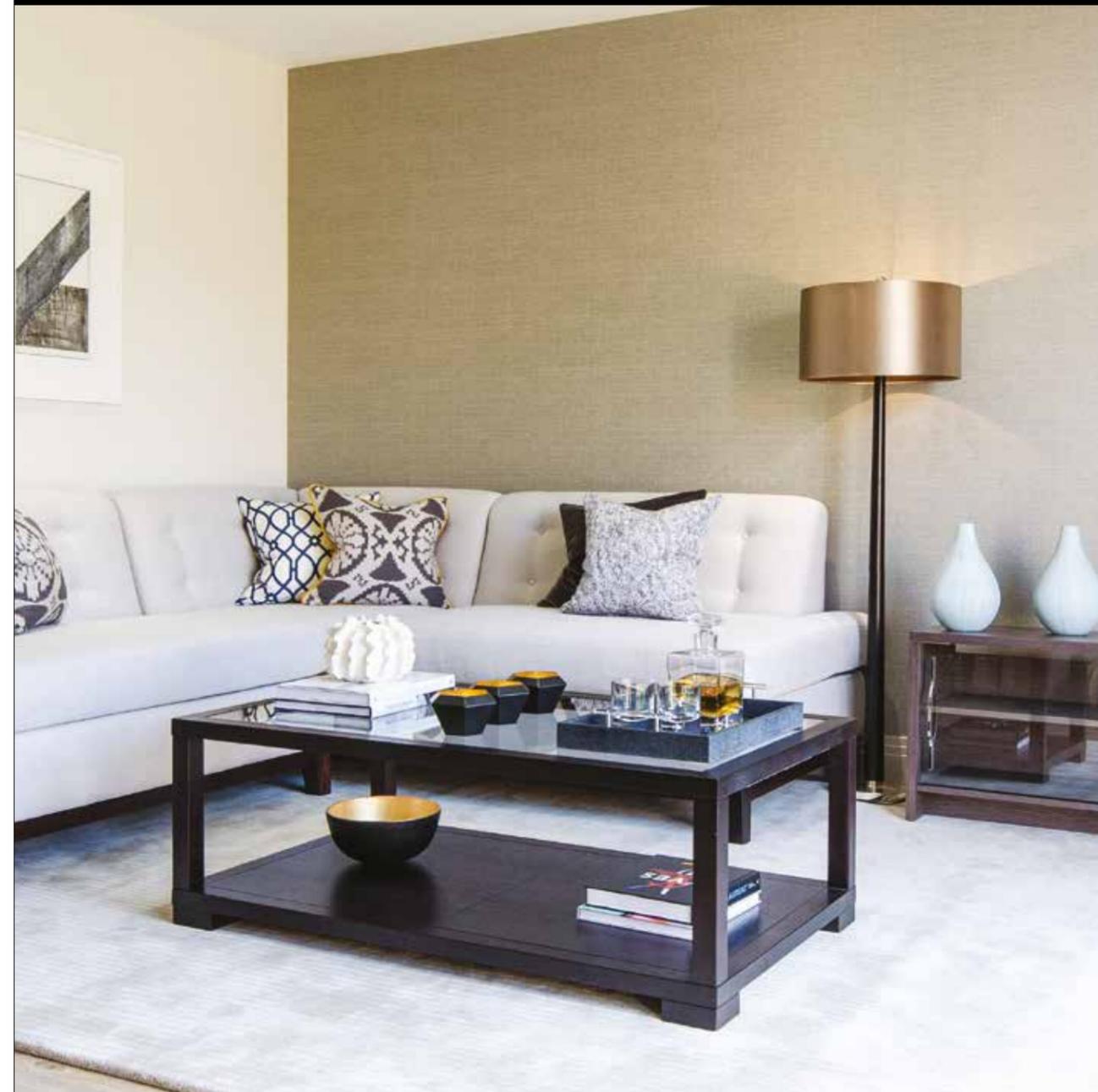
- Interior designed bathrooms and en-suites (where applicable) with ceramic tiles and feature mosaic tiles to selected areas
- Chrome brassware
- Vanity units to all sinks
- Wall hung WC with concealed cistern
- Ceramic tiling or Amtico flooring, please ask for details
- Feature wall tiles to bath panels
- Low profile shower tray (except units 1 & 2)
- Heated chrome towel rail

ELECTRICS AND LIGHTING

- Downlighters to key areas
- Pendant lighting to bedrooms, halls and living/dining areas
- TV points in lounge and bedrooms
- Wiring for Satellite and Digital TV
- Lighting to balconies

HEATING AND VENTILATION

- Heating via electric radiators
- Continuous supply and extract ventilation system



INTERNAL FINISHES

- Off-white walls and white ceilings in emulsion
- Amtico flooring to hall and main living area
- Internal doors, skirting and architrave painted in a soft grey

WARDROBE

- Fitted wardrobe to bedroom 1

IRONMONGERY

- Polished chrome door handle
- Multi point locking system to entrance doors

SECURITY

- Entrance to building and car park via key fob/remote control
- Video entry system
- Secure lock to windows and balcony doors
- Hardwired smoke alarms

CAR PARKING

- Basement car parking available

OTHER

- Cycle storage in basement

WARRANTY

- All homes at Surbiton Point come complete with a 10 year NHBC warranty

GROUND FLOOR

APARTMENT 01

1 Bedroom

Living / Dining / Kitchen 6.46m x 5.77m 21'2" x 18'11"

Bedroom 1 4.30m x 3.30m 14'1" x 10'10"

APARTMENT 02

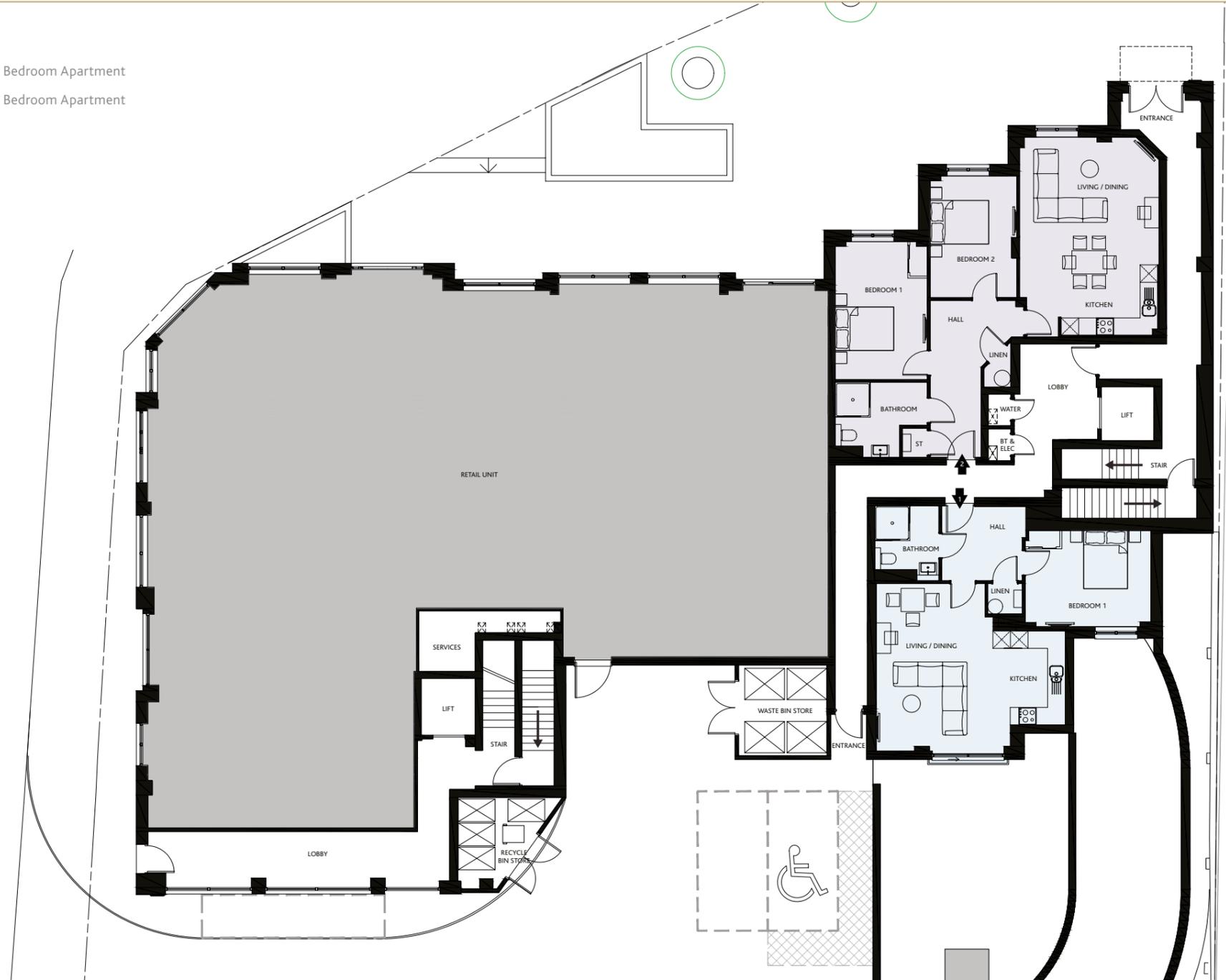
2 Bedrooms

Living / Dining / Kitchen 4.78m x 6.83m 15'8" x 22'5"

Bedroom 1 3.15m x 4.75m 10'4" x 15'7"

Bedroom 2 2.96m x 4.19m 9'8" x 13'9"

- 1 Bedroom Apartment
- 2 Bedroom Apartment



FIRST FLOOR

APARTMENT 03

3 Bedrooms

Living / Dining	3.40m x 7.51m	11'2" x 24'8"
Kitchen	2.33m x 2.91m	7'8" x 9'7"
Bedroom 1	3.30m x 3.30m	10'10" x 10'10"
Bedroom 2	2.70m x 4.19m	8'10" x 13'9"
Bedroom 3	2.70m x 4.19m	8'10" x 13'9"

APARTMENT 09

2 Bedrooms

Living / Dining / Kitchen	4.05m x 6.14m	13'4" x 20'2"
Bedroom 1	4.37m x 3.86m	14'4" x 12'8"
Bedroom 2	3.38m x 3.81m	11'1" x 12'6"

APARTMENT 12

2 Bedrooms

Living / Dining / Kitchen	3.47m x 7.38m	11'4" x 24'3"
Bedroom 1	2.85m x 5.07m	9'4" x 16'7"
Bedroom 2	2.76m x 5.07m	9'1" x 16'7"

APARTMENT 04

1 Bedroom

Living / Dining	3.33m x 4.87m	10'11" x 16'0"
Kitchen	3.09m x 2.35m	10'2" x 7'9"
Bedroom 1	2.61m x 5.11m	8'7" x 16'9"

APARTMENT 10

2 Bedrooms

Living / Dining / Kitchen	6.91m x 3.94m	22'8" x 12'11"
Bedroom 1	4.46m x 3.16m	14'8" x 10'4"
Bedroom 2	3.68m x 2.68m	12'1" x 8'9"

APARTMENT 13

1 Bedroom

Living / Dining / Kitchen	3.30m x 7.46m	10'10" x 24'6"
Bedroom 1	3.08m x 3.54m	10'1" x 11'7"

APARTMENT 05

1 Bedroom

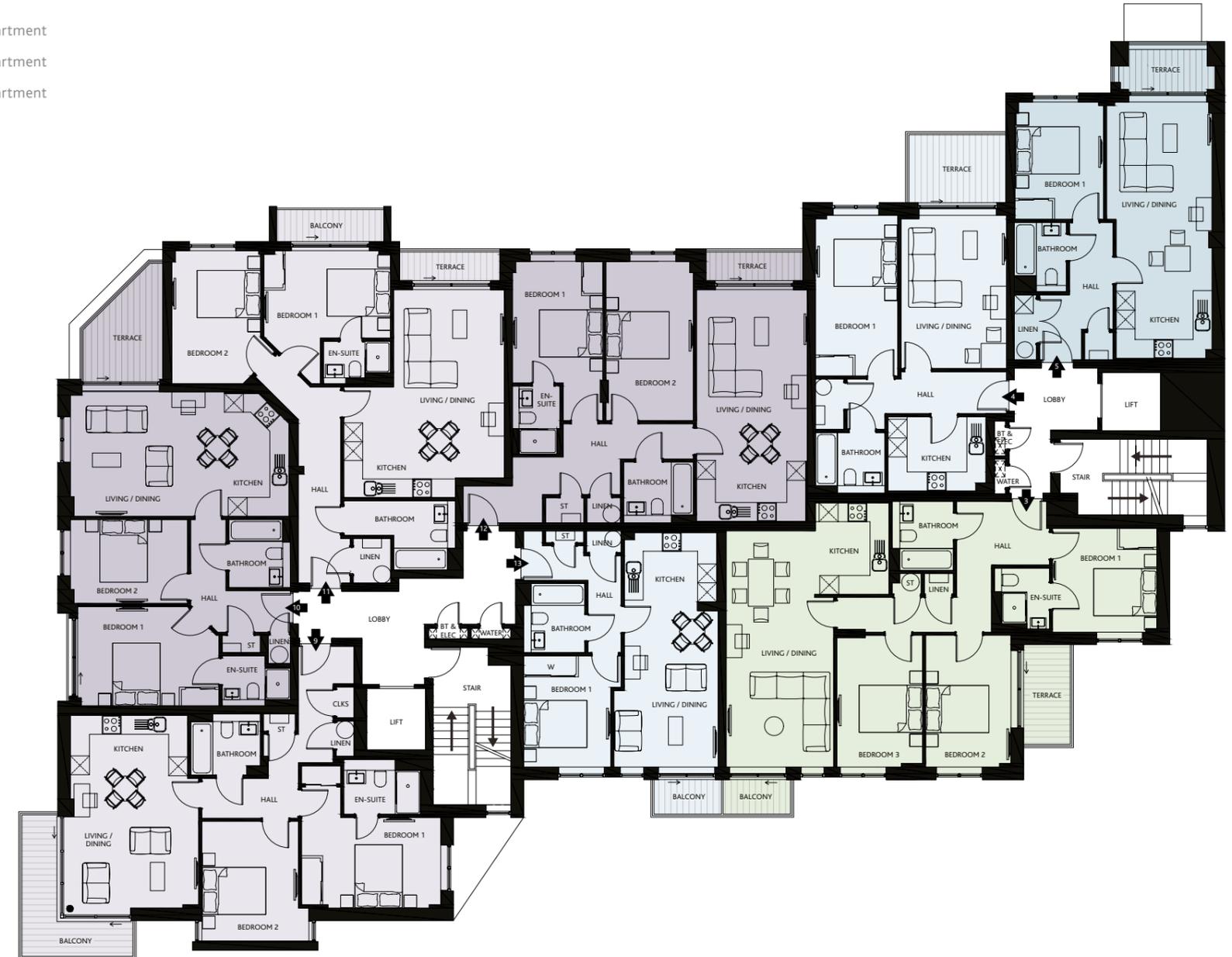
Living / Dining / Kitchen	3.33m x 8.12m	10'11" x 26'8"
Bedroom 1	2.80m x 3.73m	9'2" x 12'3"

APARTMENT 11

2 Bedrooms

Living / Dining / Kitchen	5.08m x 6.62m	16'8" x 21'9"
Bedroom 1	4.00m x 4.24m	13'1" x 13'11"
Bedroom 2	2.81m x 4.24m	9'2" x 13'11"

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment



NB: All room dimensions are to the maximum room dimension. The dimensions given are accurate within plus or minus 2 inches (50mm), they are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furnishing layouts are for guidance only. Kitchen layouts are subject to amendment. Please ask for details.

SECOND FLOOR

APARTMENT 06

3 Bedrooms

Living / Dining	3.40m x 7.51m	11'2" x 24'8"
Kitchen	2.33m x 2.91m	7'8" x 9'7"
Bedroom 1	3.30m x 3.30m	10'10" x 10'10"
Bedroom 2	2.70m x 4.19m	8'10" x 13'9"
Bedroom 3	2.70m x 4.19m	8'10" x 13'9"

APARTMENT 14

2 Bedrooms

Living / Dining / Kitchen	4.05m x 6.14m	13'4" x 20'2"
Bedroom 1	4.37m x 2.89m	14'4" x 9'6"
Bedroom 2	3.38m x 3.81m	11'1" x 12'6"

APARTMENT 17

2 Bedrooms

Living / Dining / Kitchen	3.47m x 7.38m	11'4" x 24'3"
Bedroom 1	2.85m x 5.07m	9'4" x 16'7"
Bedroom 2	2.76m x 5.07m	9'1" x 16'7"

APARTMENT 07

1 Bedroom

Living / Dining	3.33m x 4.87m	10'11" x 16'0"
Kitchen	3.09m x 2.35m	10'2" x 7'9"
Bedroom 1	2.61m x 5.11m	8'7" x 16'9"

APARTMENT 15

2 Bedrooms

Living / Dining / Kitchen	6.91m x 3.94m	22'8" x 12'11"
Bedroom 1	4.46m x 3.16m	14'8" x 10'4"
Bedroom 2	3.68m x 2.68m	12'1" x 8'9"

APARTMENT 18

1 Bedroom

Living / Dining / Kitchen	3.30m x 7.46m	10'10" x 24'6"
Bedroom 1	2.75m x 3.54m	9'0" x 11'7"

APARTMENT 08

1 Bedroom

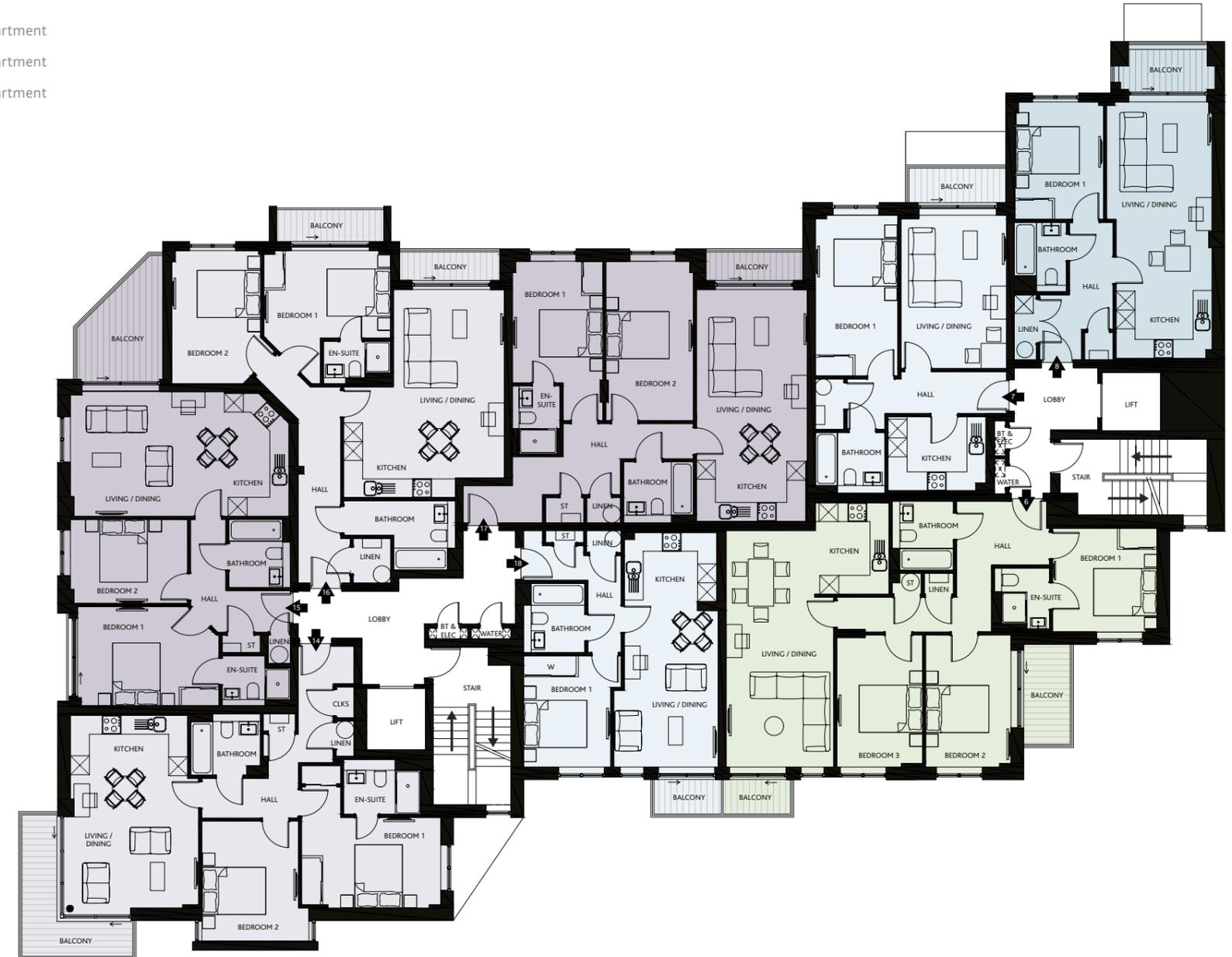
Living / Dining / Kitchen	3.33m x 8.12m	10'11" x 26'8"
Bedroom 1	2.80m x 3.73m	9'2" x 12'3"

APARTMENT 16

2 Bedrooms

Living / Dining / Kitchen	5.08m x 6.62m	16'8" x 21'9"
Bedroom 1	4.00m x 4.24m	13'1" x 13'11"
Bedroom 2	2.81m x 4.24m	9'2" x 13'11"

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment



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THIRD FLOOR

APARTMENT 19

2 Bedrooms

Living / Dining / Kitchen	6.03m x 7.25m	19'9" x 23'9"
Bedroom 1	5.40m x 4.94m	17'9" x 16'2"
Bedroom 2	2.90m x 4.17m	9'6" x 13'8"

APARTMENT 20

2 Bedrooms

Living / Dining / Kitchen	5.96m x 7.61m	19'7" x 25'0"
Bedroom 1	2.83m x 6.12m	9'3" x 20'1"
Bedroom 2	2.81m x 4.32m	9'2" x 14'2"

APARTMENT 21

2 Bedrooms

Living / Dining / Kitchen	6.10m x 5.25m	20'0" x 17'3"
Bedroom 1	3.35m x 5.37m	11'0" x 17'7"
Bedroom 2	2.44m x 4.00m	8'0" x 13'1"

APARTMENT 22

2 Bedrooms

Living / Dining	3.65m x 5.54m	12'0" x 18'2"
Kitchen	3.21m x 2.44m	10'6" x 8'0"
Bedroom 1	2.95m x 5.20m	9'8" x 17'1"
Bedroom 2	4.42m x 2.19m	14'6" x 7'2"

APARTMENT 23

1 Bedroom

Living / Dining / Kitchen	5.10m x 5.10m	16'9" x 16'9"
Bedroom 1	3.85m x 3.11m	12'8" x 10'3"

- 1 Bedroom Apartment
- 2 Bedroom Apartment



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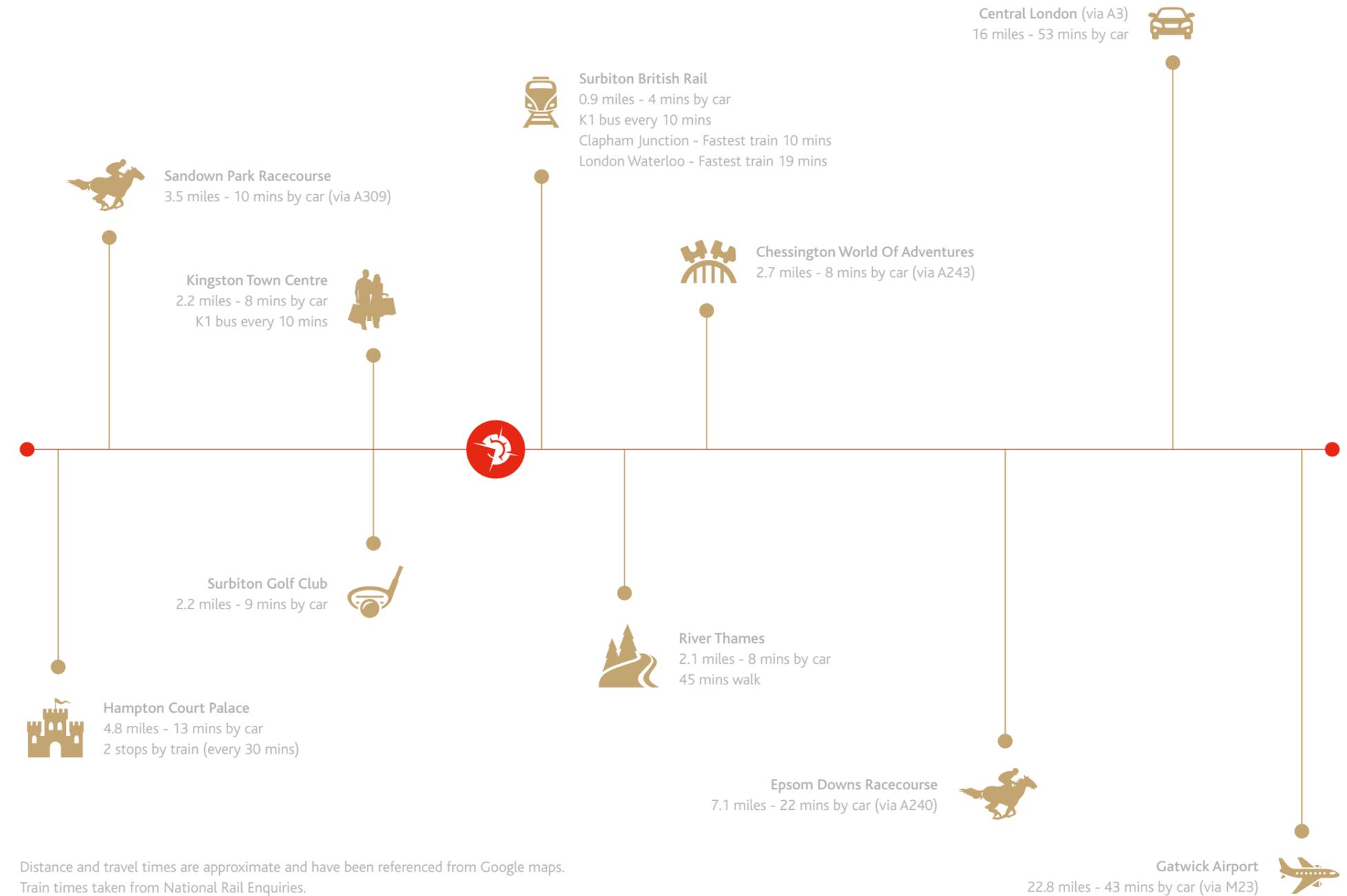
THE PERFECT WORK-LIFE BALANCE

Surbiton Point is perfectly located to bring you the best of both worlds.

With Central London so easily accessible either by road or rail, City life is within easy reach. The A3 is under a mile away giving access to the M25 and the rest of the motorway network. Surbiton Station is a short walk away providing several trains per hour to both Clapham Junction and Waterloo, and for international travel both Heathrow and Gatwick airports are around a 40 minute car journey away.

For your down-time at home, Surbiton and Kingston town centres offer everything you need, from high street stores, cafes, bars and restaurants to cinema, bowling and theatre. There are many open green spaces to relax and enjoy making the weekend wind-down effortless.

For Sat-Nav purposes please use postcode KT6 7TX.



CONVENIENCE



Surbiton town centre is perfect for supermarket shopping, local groceries, hair and beauty and much more. A short bus ride into Kingston upon Thames will bring you a wider shopping experience with the many different retailers on the High Street and at The Bentall Centre shopping mall.

NIGHT LIFE



Local nightlife is superb, with a diverse collection of different pubs and restaurants spanning the world's cuisines. Kingston town centre has many nightclubs for dancing, comedy and live performances, so there's something for everyone.

CULTURE



There are so many places of interest within easy reach of Surbiton Point. Whether travelling by car or public transport, within no time at all you can be at the cinema or theatre in Kingston upon Thames, Hampton Court Palace or Sandown Park Racecourse...or even taking in the sights and bright lights of London, just 16 miles away.

OUT IN THE OPEN



You'll be spoilt for choice with so many open spaces and sports venues to relax and unwind at the weekends. For countryside walks there's Home Park just across the river at Hampton Court Palace, Richmond Park in Kingston and Claremont Gardens in Esher. There's boating on the Thames just a couple of miles away or racing at Sandown Park.

CAFÉ SOCIETY



With plenty of cafes, restaurants, pubs and delis in and around Surbiton, there's a bustling village feel during the day with something to suit all tastes.

COMMUTABILITY



With excellent transport links, getting to or from Surbiton is simplicity itself. There are several trains every hour from Surbiton to Wimbledon, Clapham Junction, and Waterloo, with fast trains taking just 19 minutes into town. Buses are numerous too bringing links to all major towns in the area including Kingston, Esher, Walton, Heathrow Airport and beyond.

ABOUT CNM ESTATES

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 embrace a hands-on management style throughout the entire development process, from site sourcing and funding to concept development, planning, construction and sale.

ABOUT RUSHMON HOMES

At Rushmon Homes we've been creating a warm welcome in our new homes for over 43 years now. As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations. Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in - whether you're relaxing peacefully, socialising with friends or celebrating with loved ones.



Over the years, our customers have consistently found the quality of our homes reassuring. Yes, our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable. Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.



REGISTER YOUR INTEREST NOW

✉ Surbiton Point, Ellerton Road, Surbiton, Kingston upon Thames, KT6 7TX



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www.surbitonpoint.co.uk

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www.rushmon.co.uk



www.cnmestates.com

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