

# 378 EWELL ROAD

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Surbiton > London

# 378 EWELL ROAD

A stunning collection of one- and two-bedroom apartments situated in the affluent suburb of Surbiton, conveniently located within walking distance of both Tolworth and Surbiton mainline stations and moments from a wide range of local amenities on Ewell Road.

The bustling centre of Surbiton has everything you need. Just 11 miles from central London, with glorious parkland on the doorstep, Surbiton has been described as 'one of the capital's best-kept secrets' with a flourishing community offering excellent local amenities in addition to fast and easy access to the capital. Central London is just 20 minutes away by train and the A3 is less than a mile away which leads directly into London or out towards the M25 and the wider motorway network.

Surbiton is served by many high street brands including Waitrose, Sainsbury's and M&S which co-exist with a wide range of independent stores.





# DESIGNED FOR HOW WE LIVE TODAY

At 378 Ewell Road, interiors have been designed to make fantastic open plan living spaces – bright, spacious, contemporary. Kitchens are finished to a high specification with modern designer units, quality worktops and superior Bosch appliances. Bathrooms are luxurious and contemporary, with beautiful ceramic tiling and chrome taps and shower fittings.



## OPEN PLAN LIVING





CONTEMPORARY BEDROOMS



LUXURY BATHROOMS

# A HOME AT THE HEART OF EVERYTHING

**Connections** – The apartments are conveniently located for both Tolworth and Surbiton Stations, with fast and frequent services to London Waterloo. By car, the nearby A3 leads directly to Central London, with London Heathrow a mere 12 miles away. Both the M3 and M25 are situated 7 miles away.

**Shopping** - Surbiton has a fantastic selection of high street brands including Waitrose, Sainsbury's, and M&S. It also boasts a wide range of independent stores and boutiques, and a popular farmers' market. Nearby, Kingston upon Thames has some of London's best shopping, including John Lewis and the Bentall Centre.

**Entertainment** - Surbiton's Maple Road is well-known for eclectic bistro-style cafés, bars and restaurants and is a vibrant destination for a night out. The critically acclaimed Rose Theatre is nearby in Kingston upon Thames, along with a wider selection of eateries and leisure activities.

**Parks and Sporting Opportunities** - The apartments are located opposite Alexandra Park in Surbiton, and close to some of the country's finest outdoor spaces including Richmond Park, Bushy Park and Hampton Court Palace. The River Thames is just a short stroll away for boating activities and riverside walks. The area also offers excellent gyms, sports facilities, and Surbiton & Hampton Court golf clubs.

**Education** - Surbiton is a wonderful place to bring up children, with an outstanding choice of highly rated state and independent primary & secondary schools. With a safe environment for children of all ages.



Surbiton Farmers Market



Kingston upon Thames



Hampton Court Palace



# SPECIFICATION

Kitchens are high spec with designer units and Bosch appliances. Bathrooms are luxurious with ceramic wall and floor tiles. Superior attention to detail ensures fittings and finishes are to the highest standard to create the most comfortable and enjoyable living space.

## KITCHEN ELECTRICS/LIGHTING

- White high gloss units, soft close doors
- Composite stone worktop
- Under cabinet lighting
- Stainless steel sink with chrome mixer tap
- Hob splashback
- Bosch induction hob, oven & extractor
- Bosch integrated dishwasher and fridge freezer

## ENSUITE & BATHROOM

- White Villeroy & Boch sanitaryware
- Chrome taps and shower
- Ceramic wall and floor tiles in light grey/anthracite
- Full height wall tiling in bath and shower recess

## INTERNAL FINISHES

- Emulsion painted walls and ceilings
- Ceramic wall and floor tiles in bathrooms
- Wood effect laminate flooring to kitchen and living area
- White LED light fittings to living room/ kitchen/bathroom/hall
- TV, BT and Satellite points
- White electrical faceplates throughout
- Underfloor heating

## BEDROOMS

- Carpets to all bedrooms
- Shaker style fitted wardrobe to master bedroom

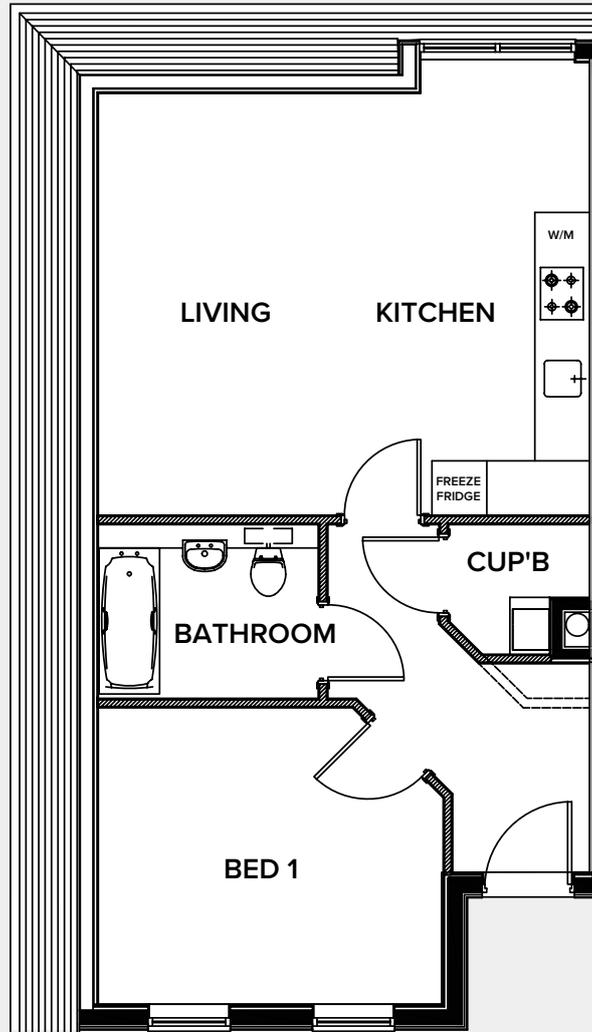
## GENERAL/SECURITY

- Cycle storage
- Video entry to all apartments

THIRD FLOOR

# ONE BED APARTMENT

UNIT 9



## KITCHEN/LIVING AREA

5.4m x 4.7m

17.7ft x 15.4ft

## BEDROOM

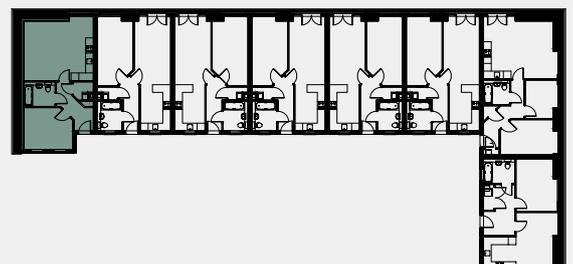
3.8m x 3.3m

12.4ft x 10.8ft

## TOTAL LIVING SPACE

52.9m<sup>2</sup>

569ft<sup>2</sup>

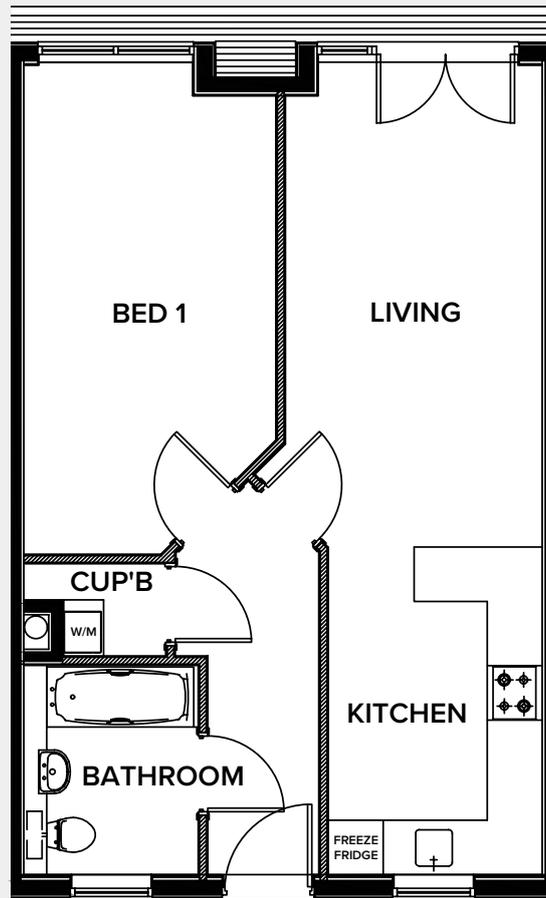


Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: September 2020

THIRD FLOOR

# ONE BED APARTMENT

UNIT 10, 12 & 14



## KITCHEN/LIVING AREA

9m x 2.8m  
29.5ft x 9.1ft

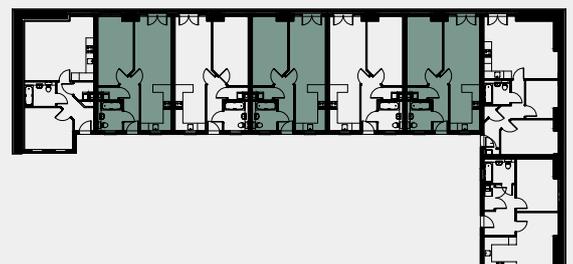
## BEDROOM

5.4m x 2.8m  
17.7ft x 9.1ft

## TOTAL LIVING SPACE

50m<sup>2</sup>  
538ft<sup>2</sup>

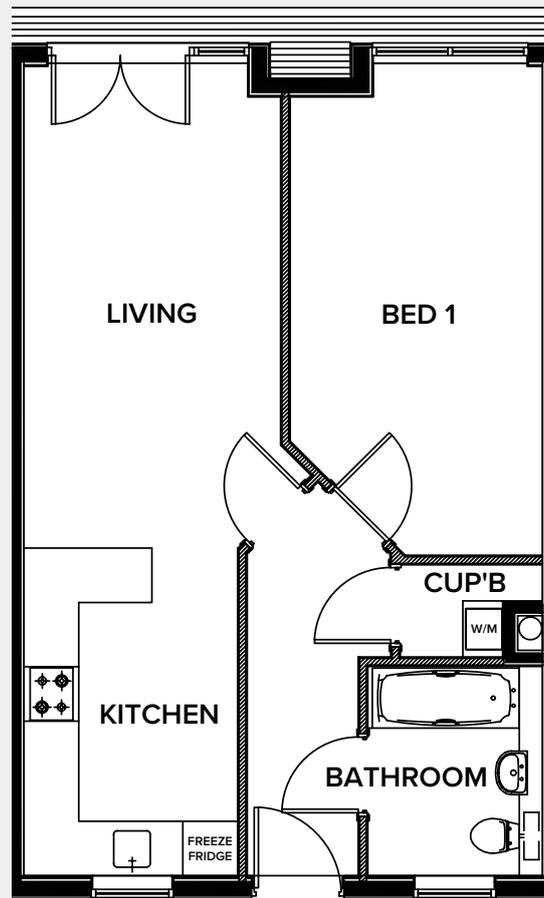
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THIRD FLOOR

# ONE BED APARTMENT

UNIT 11 & 13



## KITCHEN/LIVING AREA

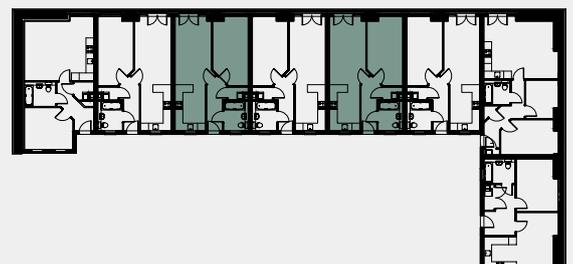
9m x 2.8m  
29.5ft x 9.1ft

## BEDROOM

5.4m x 2.8m  
17.7ft x 9.1ft

## TOTAL LIVING SPACE

50m<sup>2</sup>  
538ft<sup>2</sup>

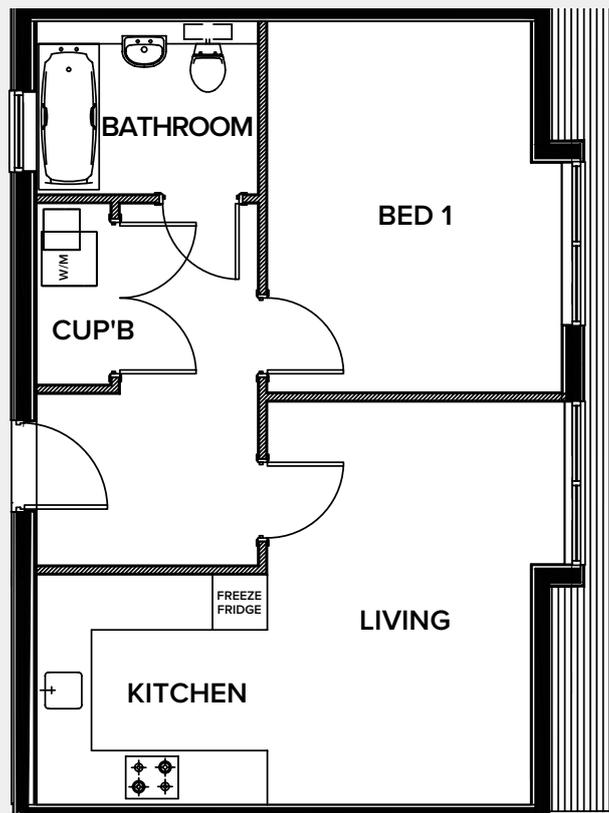


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## THIRD FLOOR

# ONE BED APARTMENT

UNIT 16



### KITCHEN/LIVING AREA

5.8m x 3.2m

19ft x 10.4ft

### BEDROOM

4.1m x 3.2m

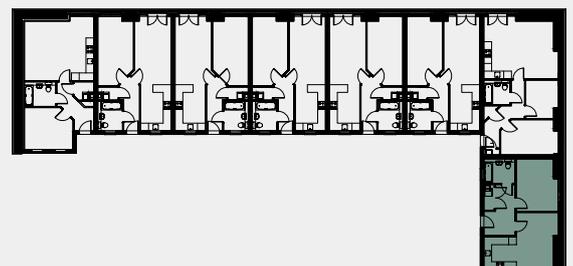
13.4ft x 10.4ft

### TOTAL LIVING SPACE

50m<sup>2</sup>

538ft<sup>2</sup>

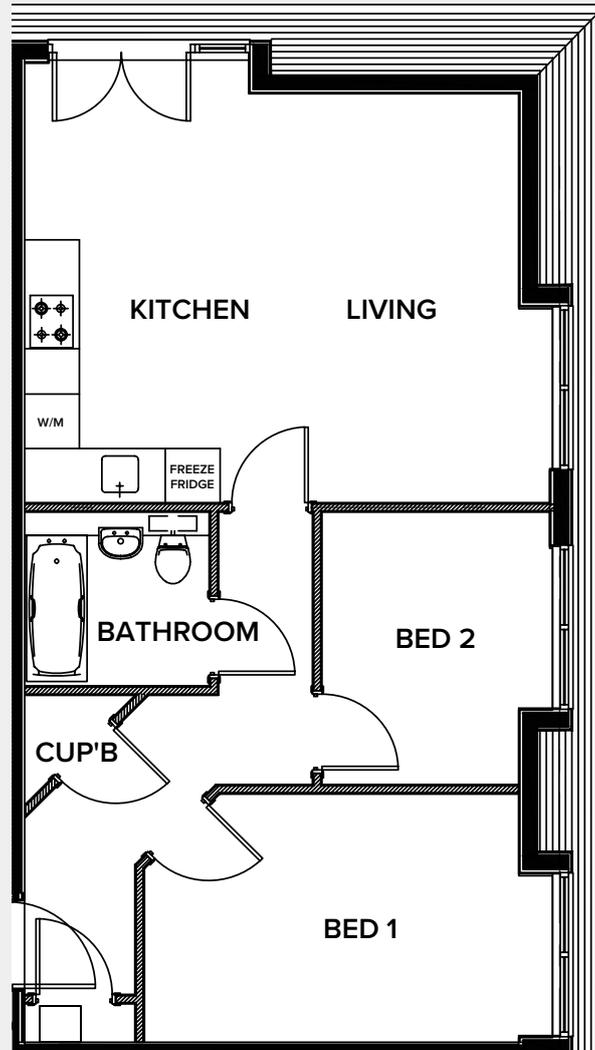
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## THIRD FLOOR

# TWO BED APARTMENT

UNIT 15



### KITCHEN/LIVING AREA

5.4m x 4.5m  
17.7ft x 14.7ft

### BEDROOM 1

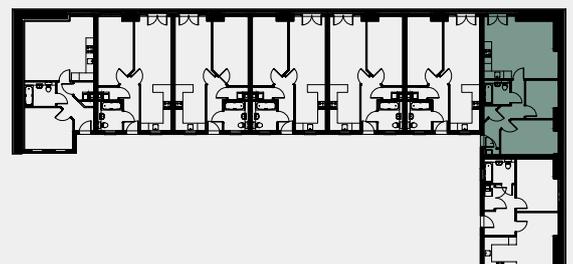
4.1m x 2.7m  
13.4ft x 8.8ft

### BEDROOM 2

2.5m x 3.0m  
8.2ft x 9.8ft

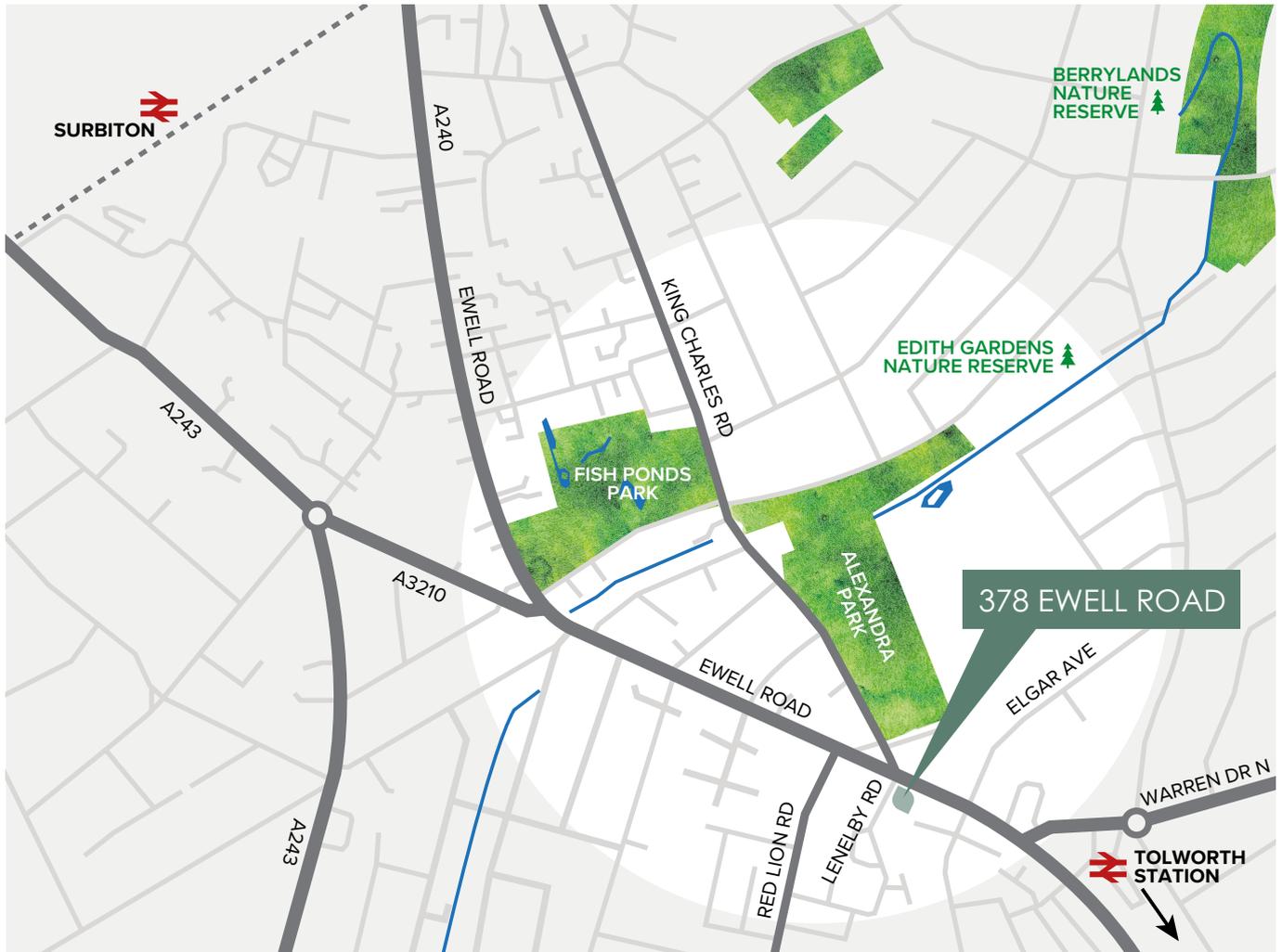
### TOTAL LIVING SPACE

61m<sup>2</sup>  
657ft<sup>2</sup>



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# HOW TO FIND US



## FIND US

378 Ewell Road, Tolworth, London, Surbiton, KT6 7BA

25 minute walk from Surbiton station

12 minute walk from Tolworth station

1 minute drive from the A3

DISCLAIMER: The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to CNM Estates policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on the plans are subject to minor variations and are not intended to be used for carpet sizes or items of furniture. Applicants are advised to contact the developer or selling agent to ascertain the availability of the property to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of the property may vary. All measurements may vary within a tolerance of +/- 5%.  
LONDON OFFICE: CNM Estates, St Georges Court, 1st Floor, 4 St Georges Square, High Street, New Malden, KT3 4HG



# HELP TO BUY

Help to Buy You can buy your new home with just a 5% deposit if you take out a Help to Buy Equity Loan. Under the scheme, the Government lends you up to 40% of the purchase price, so you only need a mortgage for the remaining 55%. Help to Buy Equity Loans are interest-free for 5 years and can be repaid at any time or on the sale of your home. The scheme is open to first time buyers as well as homeowners looking to move.

The loan is interest-free for the first 5 years. In year 6, you pay a fee of 1.75% of the loan. The fee increases annually by an amount equal to the Retail Price Index (RPI) + 1%. The loan can be repaid at any time at an amount equal to 40% of the market value, whether the property value has increased or decreased in value. Partial repayments are allowed at a minimum amount of 10% of the market value at the time of repayment. The loan must be repaid on the sale of the property or upon the expiry of the mortgage term, whichever comes first. A set fee may be payable upon completion of the mortgage.



Backed by  
HM Government

## Example Purchase



Please call us for more information or visit [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk)

CNM Estates is not a lender.  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

# 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.

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 every time, and work with partners who share our commitment to innovative thinking and a design-led approach.

Our strong regional expertise 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.

We embrace a hands-on management style throughout the entire development process, from site sourcing and funding to concept development, planning, construction, and sale in each of the following sectors: Residential, Commercial, Serviced Apartments, PRS, Hotels and Student Accommodation.

## CONTACT US

**Register at:** [www.cnmestates.com](http://www.cnmestates.com)

**Call us on** 020 8390 9265

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