



ALPHA

SURBITON – LONDON

A stunning new development of one and two bedroom
apartments just 8 minutes walk from Surbiton station
and 20 minutes from Central London



DEVELOPING STYLE

ALPHA, SURBITON

Stylishly designed and crafted homes

We blend fine, traditional craftsmanship with innovative design to create contemporary homes of exceptional quality and character. Alpha is a stylish new collection of 28 one and two bedroom apartments located in the desirable suburb of Surbiton.





Surbiton: ideal location

Surbiton has everything. Glorious parkland on the doorstep, the Thames nearby, a flourishing community, fantastic local amenities, and fast and easy access to the capital - Central London is just 14 miles away. If you're looking for a healthy, sociable lifestyle or a place to raise a happy family, Surbiton is perfect.

The middle of everywhere

CONNECTIONS

The apartments are just 8 minutes' walk from Surbiton station which has fast, frequent services to London Waterloo. By car, the nearby A3 goes straight into Central London. The M3 and M25 are only seven miles away, and London Heathrow airport 12 miles.

SHOPPING

Surbiton has a good selection of high street brands including Waitrose, Sainsbury's and M&S, 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.

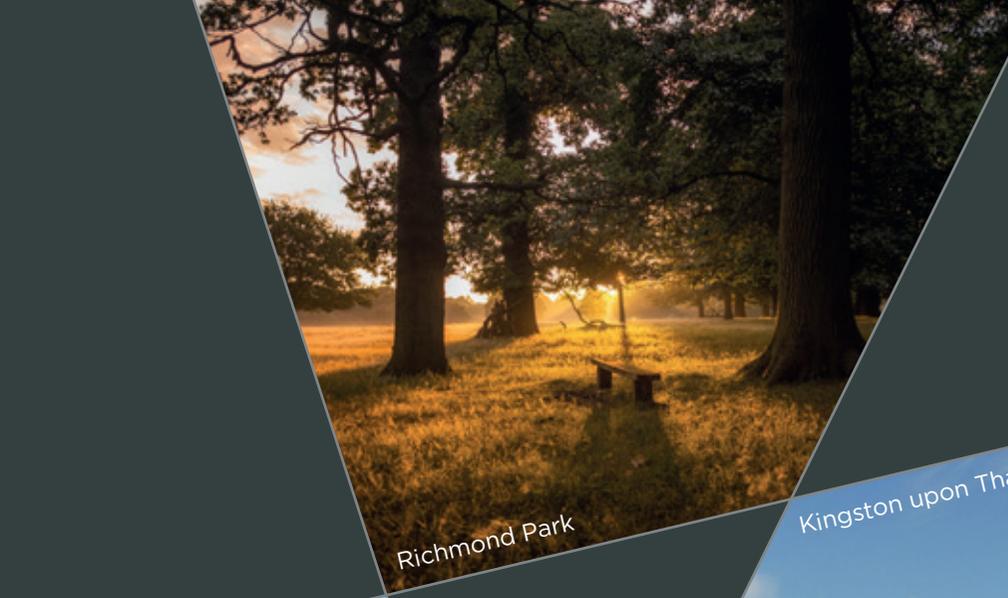
PARKS AND SPORTS

The apartments are very near 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 walk away for boating of all kinds. The area also offers excellent gyms, sports facilities and Surbiton and Hampton Court golf clubs.

SCHOOLS

Surbiton is a wonderful place to bring up children, with an outstanding choice of highly-rated state and independent primary and secondary schools.

SURBITON STATION	0.5 MILES, 8 MINUTE WALK
LONDON WATERLOO	20 MINUTES BY FAST TRAIN
A3	0.8 MILES
KINGSTON UPON THAMES	2 MILES
HEATHROW AIRPORT	12 MILES
CENTRAL LONDON	14 MILES

A photograph of a park landscape with large trees and a grassy field, likely Richmond Park.

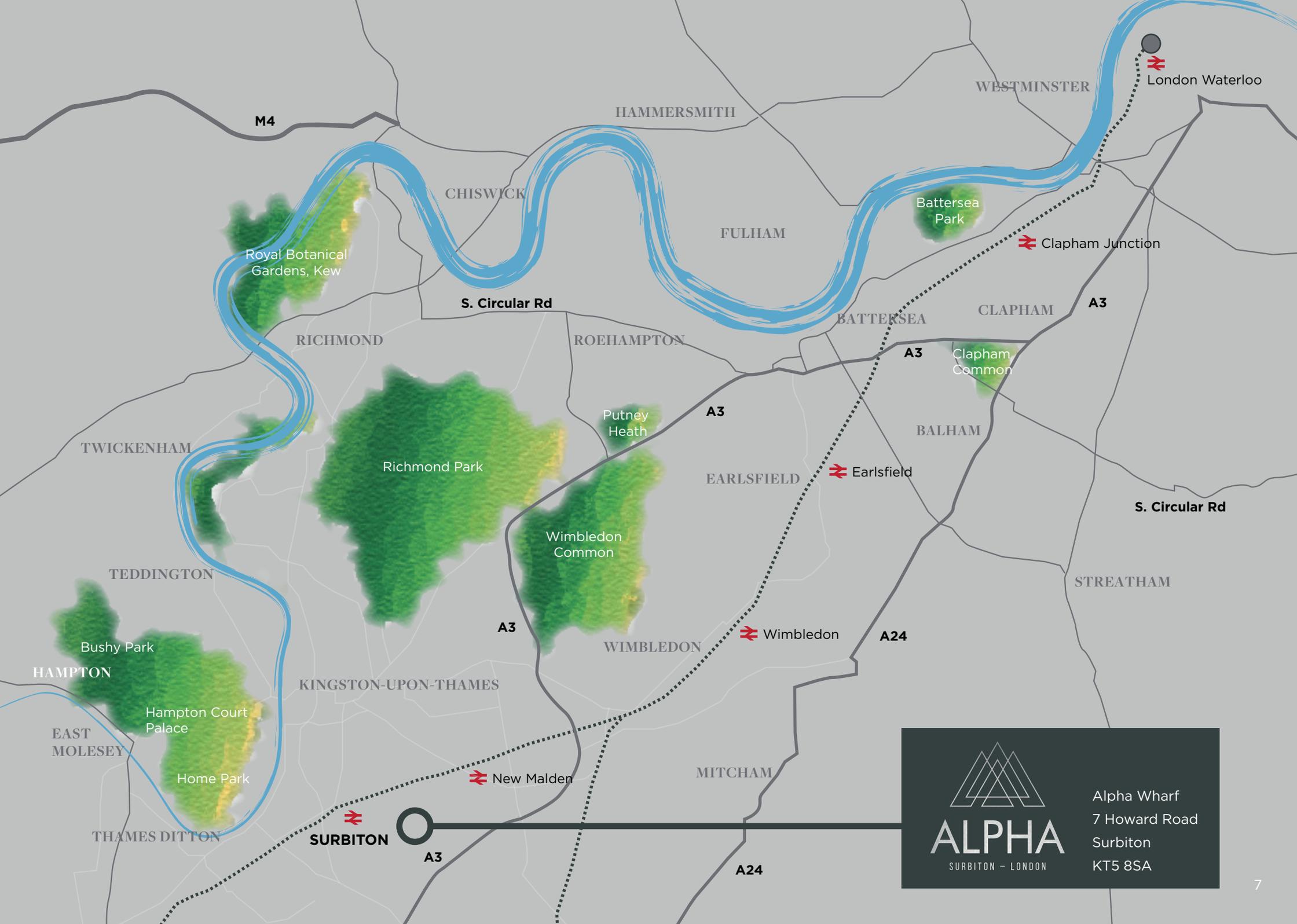
Richmond Park

A photograph of a river scene with many swans swimming in the water, a bridge in the background, and people sitting on the bank.

Kingston upon Thames

A photograph of a building facade with the word 'SURBITON' in large, bold, black letters.

SURBITON



ALPHA
SURBITON - LONDON

Alpha Wharf
7 Howard Road
Surbiton
KT5 8SA





Designed for how we live today

We've considered everything. As well as ample car parking, there's covered cycle storage. There's a post room in the entrance lobby, so you can get online purchases even when you're out. Access to upper floors is by lift, it's more convenient. And all of the apartments have outside spaces – either balconies or private terraces.



Style is in the details

We want you to have the best living experience possible. Kitchens are high spec with designer units and appliances, bathrooms are luxurious, bedrooms and living rooms are all beautifully finished. It's important to us to get everything right. Every fixture, every fitting, every piece of technology.

KITCHEN

- 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

ELECTRICS/LIGHTING

- 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

- Outdoor terrace or balcony to all apartments
- Residents undercroft car parking
- Cycle storage
- Video entry to all apartments
- Secure lock to windows and balcony doors
- Hardwired smoke alarms
- Lift to upper floors (Block B only)





Computer generated image for illustrative purposes only

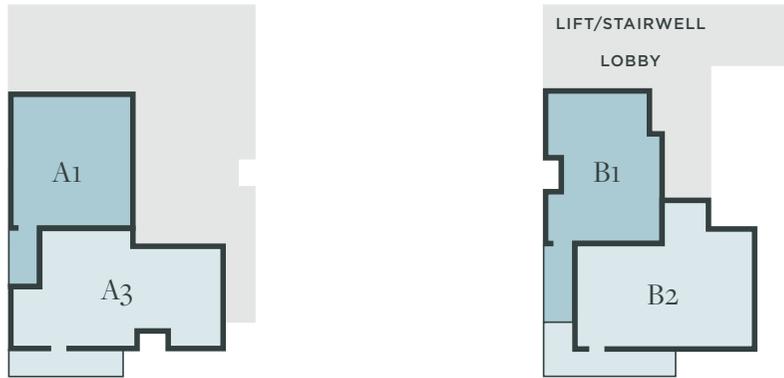


Apartment Summary

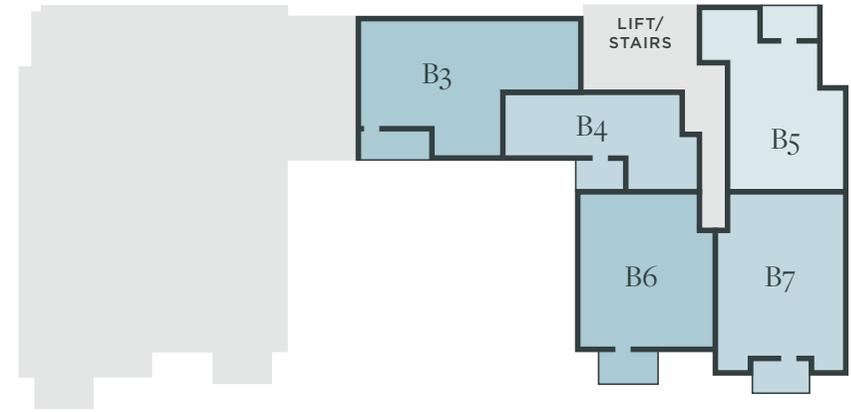
FLOOR	BLOCK	UNIT	BEDS	M ²	FT ²	BALCONY/ TERRACE M ²	PAGE
Ground Floor	Block A	A1	1 bed/1 bath	58	624	5.5	16
Ground Floor	Block A	A3	2 bed/2 bath	75	807	7.5	17
Ground Floor	Block B	B1	1 bed/1 bath	59	635	7.9	18
Ground Floor	Block B	B2	2 bed/2 bath	77	829	15.8	19
First Floor	Block A	B3	2 bed/2 bath	86	926	7.5	20
First Floor	Block B	B4	1 bed/1 bath	51	549	5.8	21
First Floor	Block B	B5	2 bed/2 bath	68	732	5.5	22
First Floor	Block B	B6	2 bed/2 bath	74	797	7.5	23
First Floor	Block B	B7	2 bed/2 bath	84	904	7.5	24
Second Floor	Block B	B8	2 bed/2 bath	86	926	7.5	20
Second Floor	Block B	B9	1 bed/1 bath	51	549	5.8	21
Second Floor	Block B	B10	2 bed/2 bath	68	732	5.5	22
Second Floor	Block B	B11	2 bed/2 bath	74	797	7.5	23
Second Floor	Block B	B12	2 bed/2 bath	84	904	7.5	25
Third Floor	Block B	B13	2 bed/2 bath	86	926	10.5	20
Third Floor	Block B	B14	1 bed/1 bath	51	549	5.8	21
Third Floor	Block B	B15	2 bed/2 bath	68	732	5.5	22
Third Floor	Block B	B16	2 bed/2 bath	74	797	7.1	23
Third Floor	Block B	B17	2 bed/2 bath	84	904	7.1	24

Apartment Locator

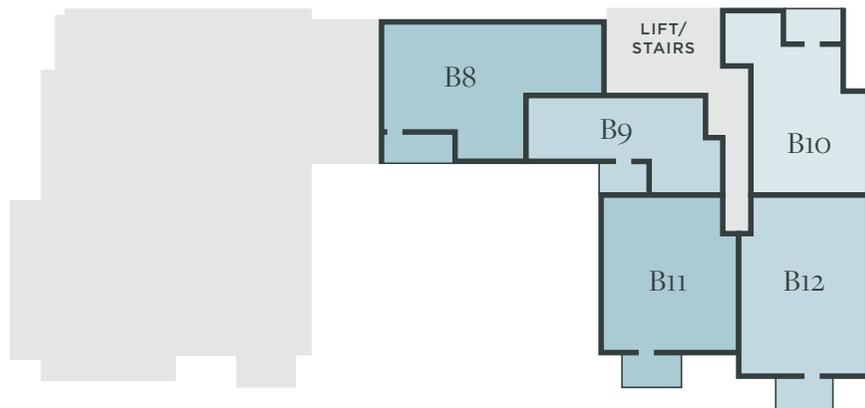
Ground Floor



First Floor



Second Floor



Third Floor



Ground Floor – A1

ONE BEDROOM APARTMENT

KITCHEN/LIVING AREA

7.3m x 3.5m
24.0ft x 11.5ft

BEDROOM

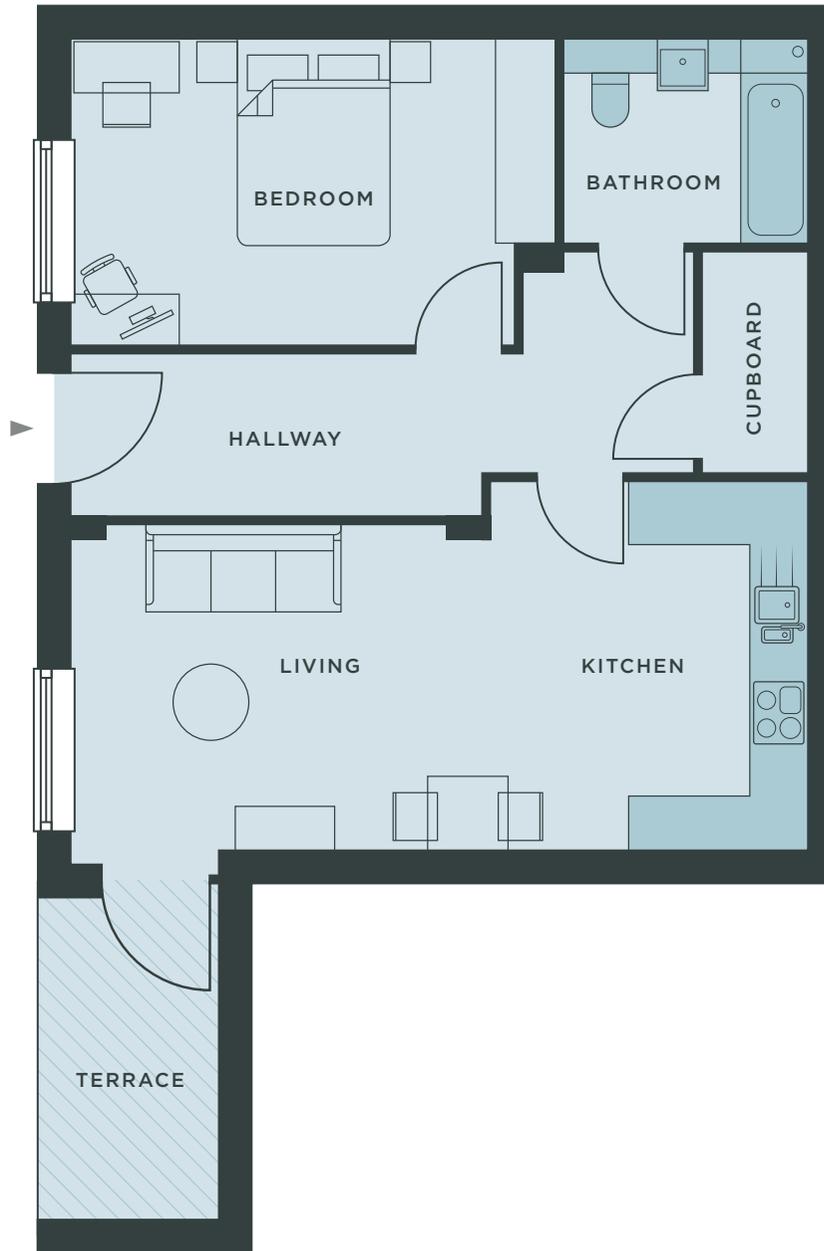
4.8m x 3.0m
15.7ft x 9.8ft

TERRACE

5.5m²
59.2ft²

TOTAL LIVING SPACE

58m²
624ft²



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: June 2020

Ground Floor – A3

TWO BEDROOM APARTMENT

KITCHEN/LIVING AREA

3.5m x 7.0m
11.2ft x 23.0ft

BEDROOM 1

3.4m x 5.1m
11.1ft x 16.3ft

BEDROOM 2

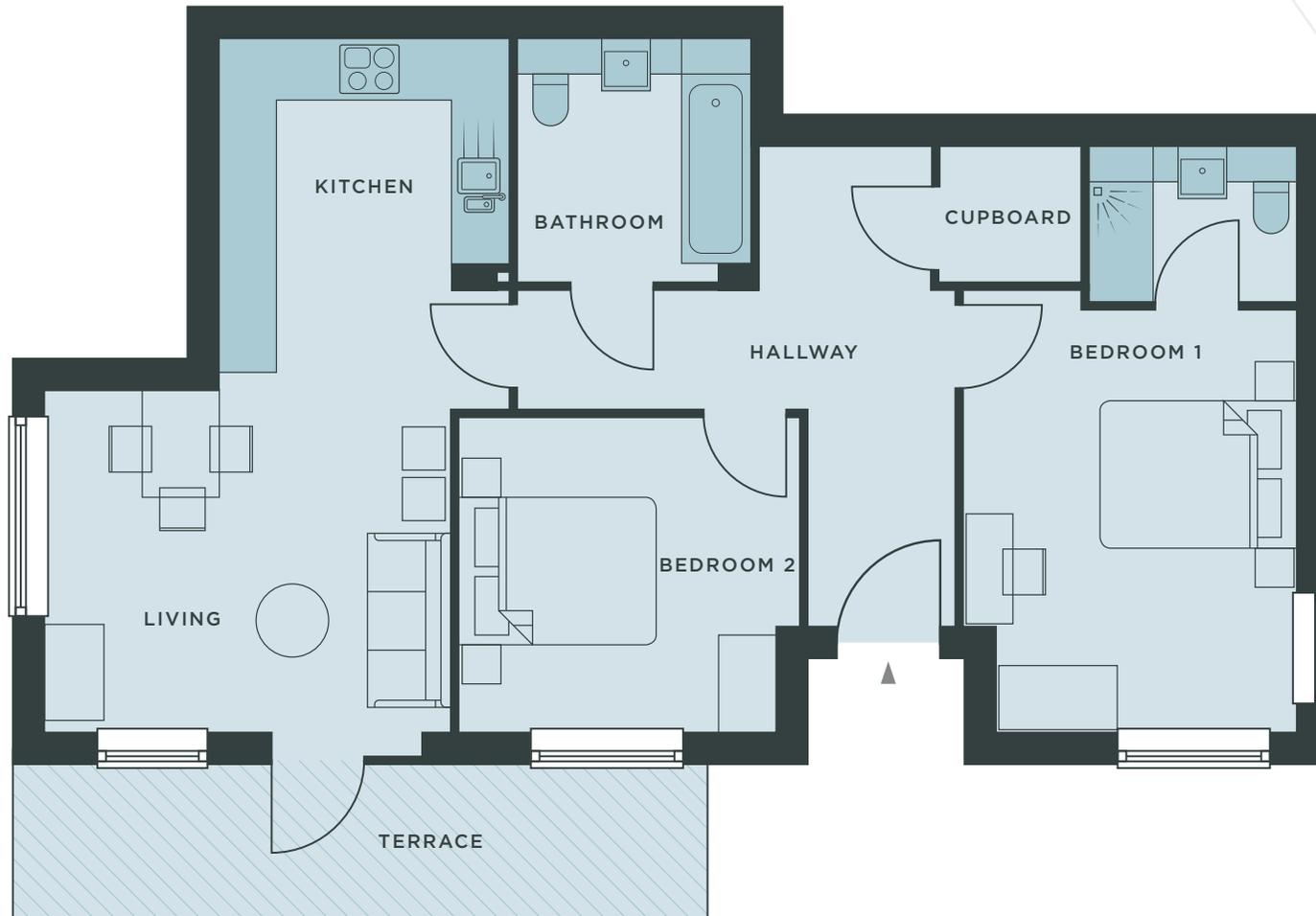
3.4m x 3.2m
10.9ft x 10.6ft

TERRACE

7.5m²
80.7ft²

TOTAL LIVING SPACE

75m²
807ft²



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Ground Floor – B1

ONE BEDROOM APARTMENT

KITCHEN/LIVING AREA

6.3m x 3.4m
20.7ft x 11.2ft

BEDROOM

3.6m x 3.8m
11.8ft x 12.5ft

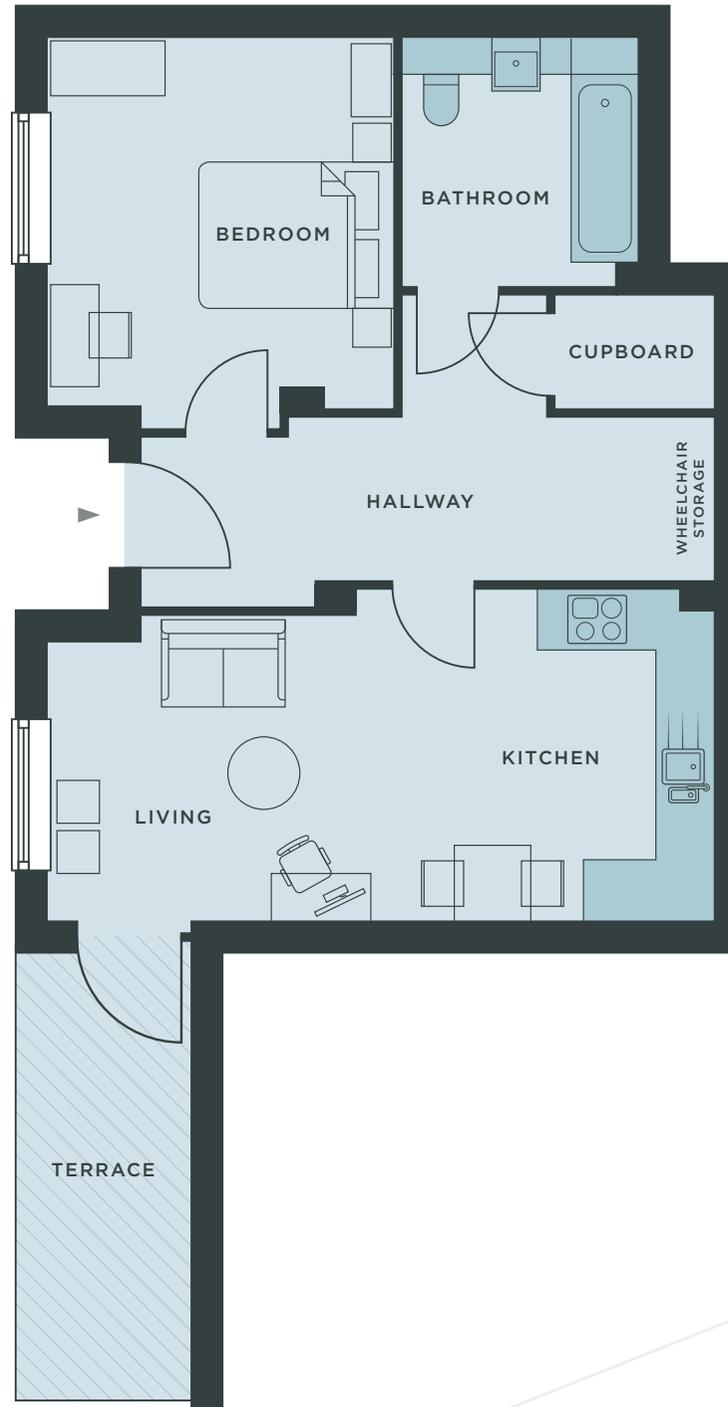
TERRACE

7.9m²
85ft²

TOTAL LIVING SPACE

59m²
635ft²

Wheelchair Accessible



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Floorplan issue date: June 2020

Ground Floor – B2

TWO BEDROOM APARTMENT

KITCHEN/LIVING AREA

4.5m x 6.1m
14.8ft x 20.0ft

BEDROOM 1

2.5m x 5.6m
8.2ft x 18.4ft

BEDROOM 2

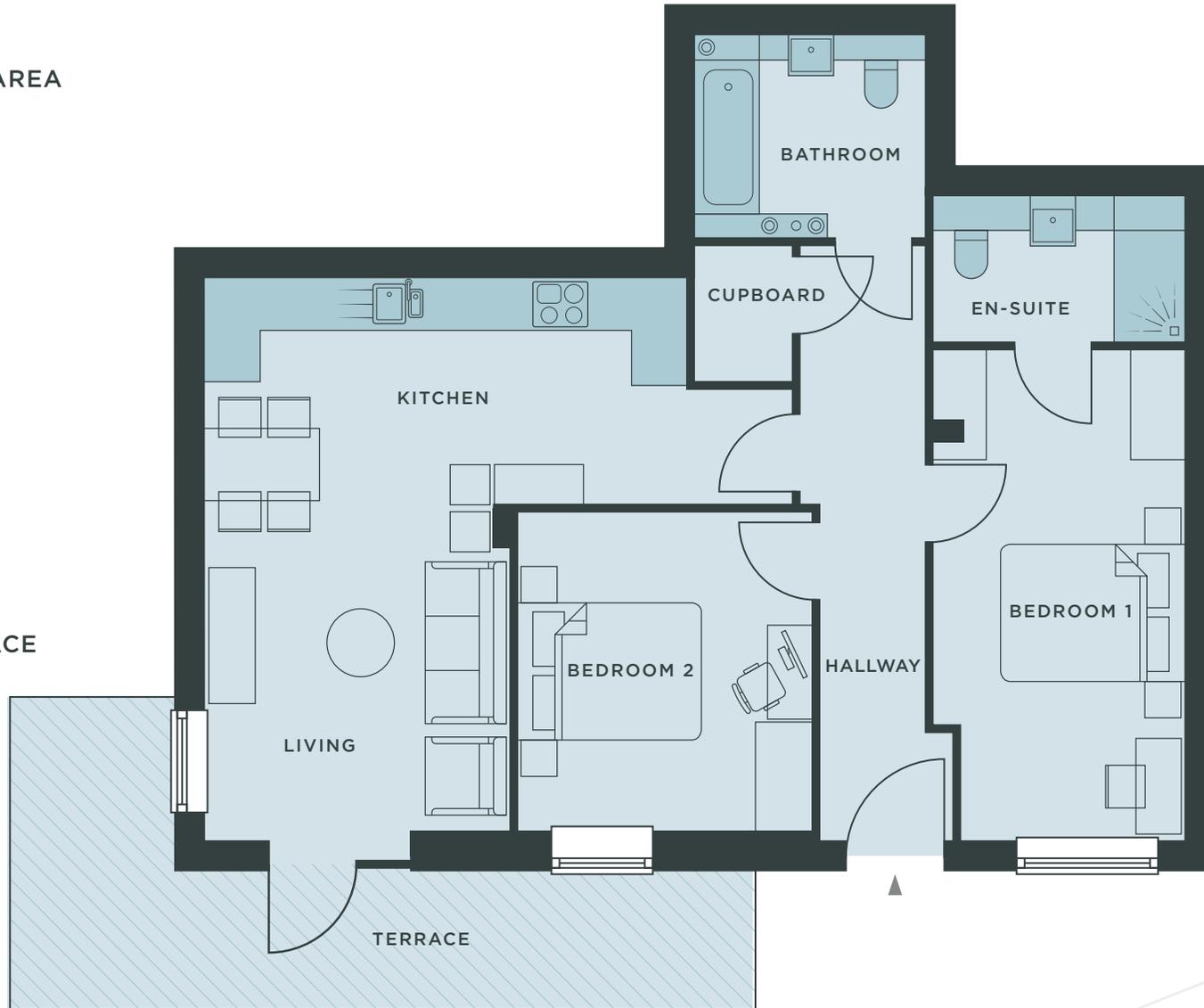
3.5m x 3.2m
11.6ft x 10.6ft

TERRACE

15.8m²
170.1ft²

TOTAL LIVING SPACE

77m²
829ft²



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First Floor – B3

Second Floor – B8

Third Floor – B13

TWO BEDROOM APARTMENT

KITCHEN/LIVING AREA

4.4m x 6.6m
14.4ft x 21.7ft

BEDROOM 1

4.4m x 2.9m
14.4ft x 9.6ft

BEDROOM 2

4.2m x 3.6m
13.7ft x 11.8ft

B3/B8 BALCONY

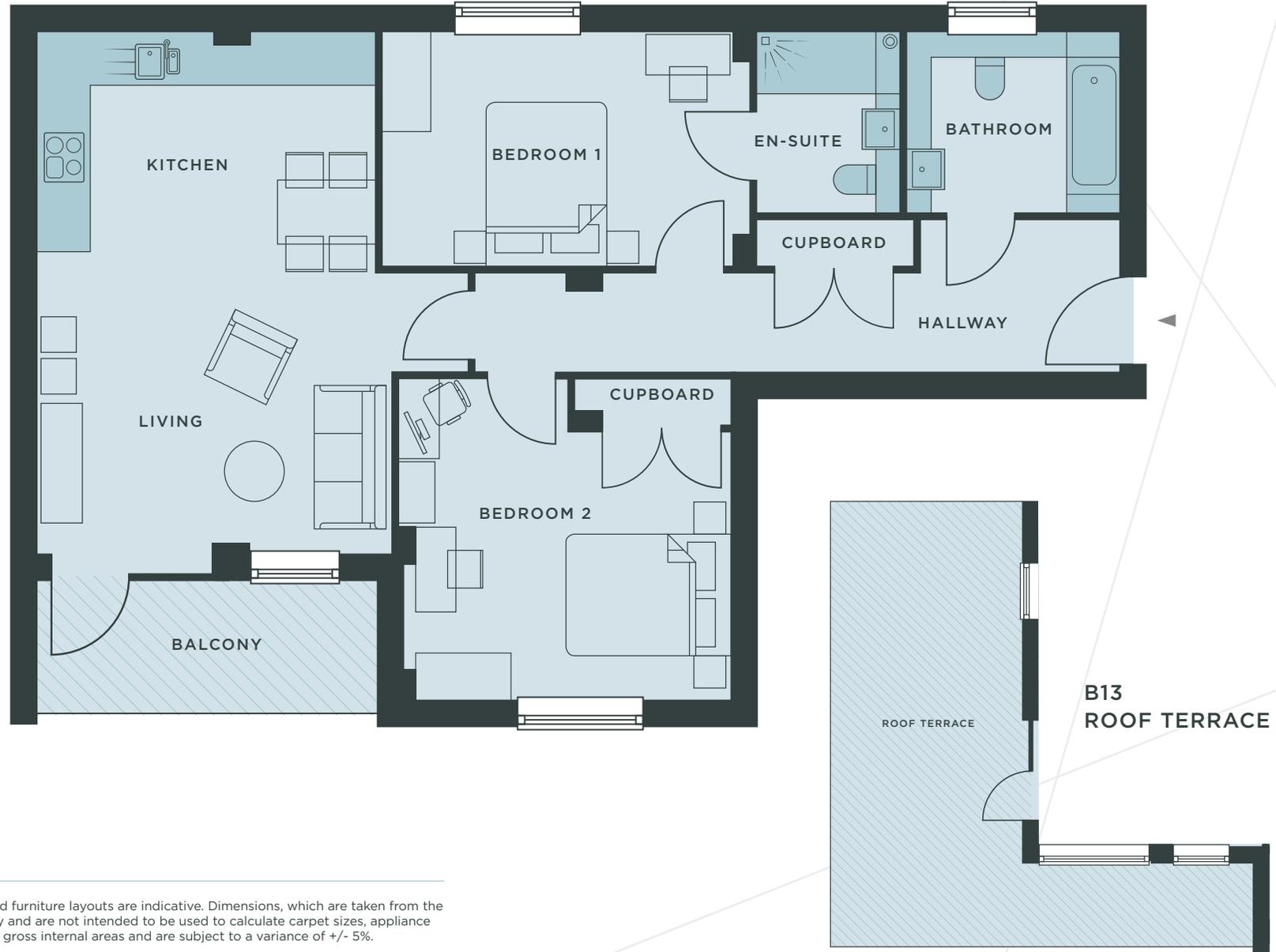
7.5m²
80.7ft²

B13 ROOF TERRACE

10.5m²
113ft²

TOTAL LIVING SPACE

86m²
926ft²



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First Floor – B4
Second Floor – B9
Third Floor – B14

ONE BEDROOM APARTMENT

KITCHEN/LIVING AREA

6.7m x 3.7m
22.0ft x 12.2ft

BEDROOM

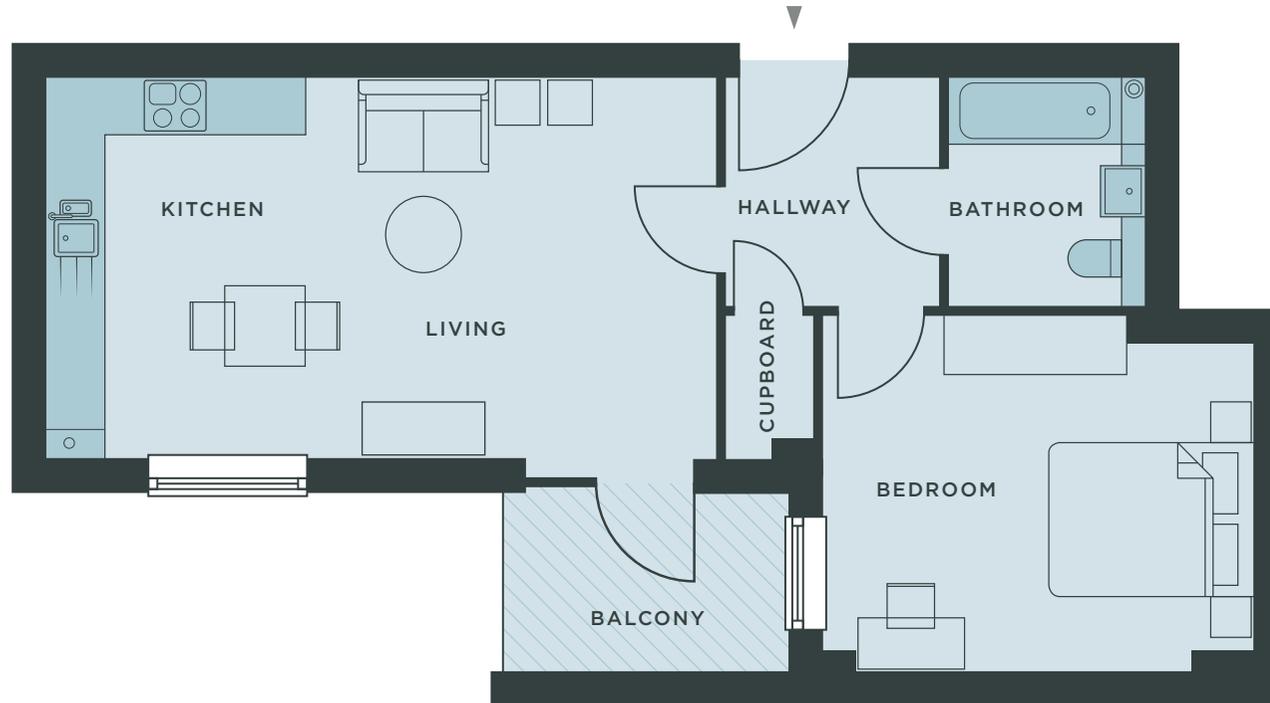
4.3m x 3.4m
14.0ft x 11.2ft

BALCONY

5.8m²
62.4ft²

TOTAL LIVING SPACE

51m²
549ft²



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First Floor – B5
Second Floor – B10
Third Floor – B15

TWO BEDROOM APARTMENT

KITCHEN/LIVING AREA

7.2m x 3.4m
23.6ft x 11.2ft

BEDROOM 1

4.5m x 2.9m
14.7ft x 9.4ft

BEDROOM 2

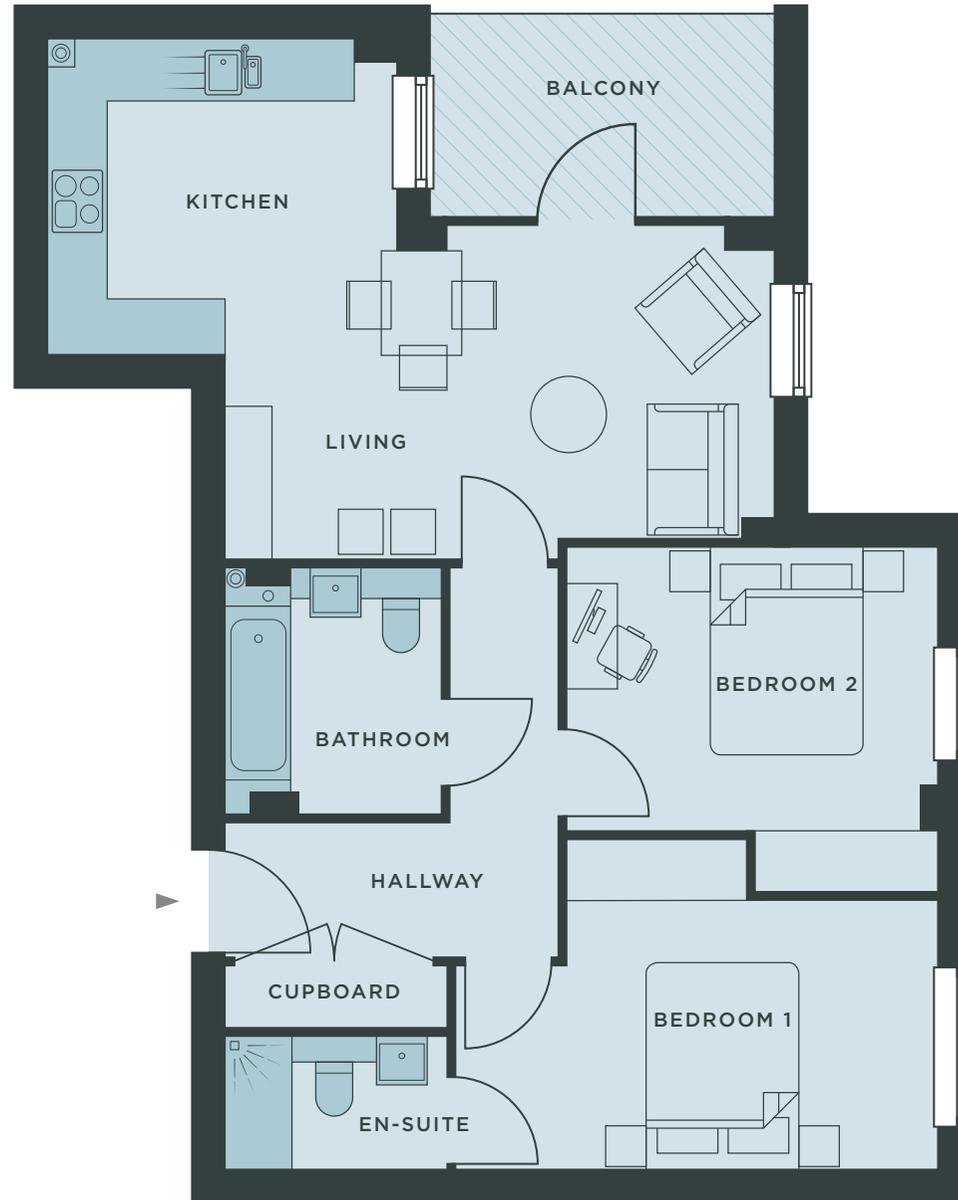
3.7m x 2.9m
12.1ft x 9.7ft

BALCONY

5.5m²
59.2ft²

TOTAL LIVING SPACE

68m²
732ft²



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First Floor – B6
Second Floor – B11
Third Floor – B16

TWO BEDROOM APARTMENT

KITCHEN/LIVING AREA

8.3m x 3.2m
25.5ft x 10.5ft

BEDROOM 1

4.1m x 3.3m
13.6ft x 10.9ft

BEDROOM 2

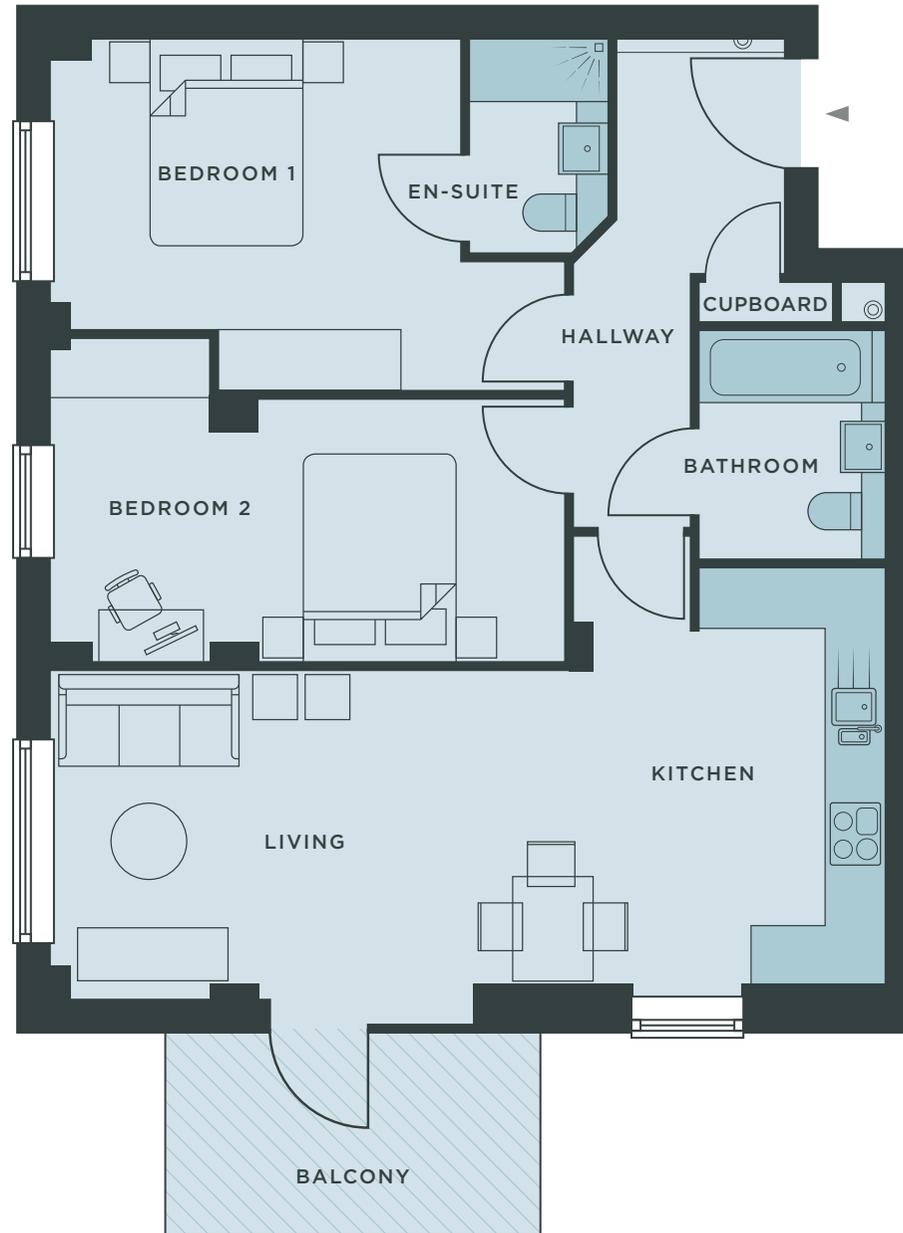
4.9m x 2.7m
16.1ft x 8.9ft

BALCONY

7.5m²
80.7ft²

TOTAL LIVING SPACE

74m²
797ft²



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First Floor – B7 Third Floor – B17

TWO BEDROOM APARTMENT

KITCHEN/LIVING AREA

7.8m x 4.1m
25.5ft x 13.4ft

BEDROOM 1

4.5m x 3.0m
14.2ft x 10.5ft

BEDROOM 2

4.5m x 2.9m
14.7ft x 9.7ft

BALCONY

7.5m²
80.7ft²

TOTAL LIVING SPACE

84m²
904ft²



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Second Floor – B12

TWO BEDROOM APARTMENT

KITCHEN/LIVING AREA

7.8m x 4.1m
25.5ft x 13.4ft

BEDROOM 1

4.5m x 3.0m
14.2ft x 10.5ft

BEDROOM 2

4.5m x 2.9m
14.7ft x 9.7ft

BALCONY

7.5m²
80.7ft²

TOTAL LIVING SPACE

84m²
904ft²



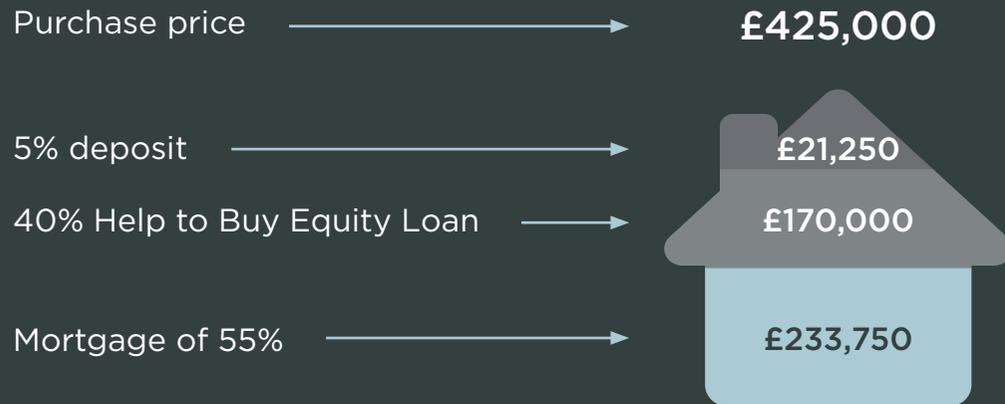
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Floorplan issue date: June 2020

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.

Example purchase



Please call us for more information or visit 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



Backed by
HM Government

How to find us



FIND US

The Alpha apartments are just 8 minutes' walk from Surbiton station and only a 5 minute drive from the A3 at Tolworth.

Alpha Wharf, 7 Howard Road, Surbiton KT5 8SA

SELLING AGENTS



13 Claremont Road, Surbiton, Surrey, KT6 4QR

t: 020 8399 7070

e:surbitonsales@greenfield-property.co.uk



5 St. Marks Hill Surbiton KT6 4RB

t: 020 8390 8181

e:surbiton@sequencehome.co.uk

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LONDON OFFICE: CNM Estates, St Georges Court, 1st Floor, 4 St Georges Square, High Street, New Malden, KT3 4HG

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

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