



Situated in the heart of Surbiton, Plaza II is a superb collection of 1, 2 & 3 bedroom apartments and live/work units.



Surbiton's rise came as a result of the railway station, opened here in 1838, which has a striking art deco façade. Central London is only 15 minutes away by rail on the main line and there are fast services to London Waterloo, Portsmouth and Southampton, making it a commuter's dream.

Victoria Road, where you'll find Plaza II, has a host of shops and places to eat and drink, all for you to enjoy and right on your doorstep. Less than 2 miles away are the shops and entertainment venues of Kingston Upon Thames, and only a quarter of an hour away are the bright lights of London, with its museums, theatres, cinemas and shops, so you'll never be stuck for things to do. For when you're feeling active, there are several leisure & fitness centres less than 2 miles from Plaza II, making keeping fit easy. If you're a fan of golf Surbiton Golf Club is within 2 miles of Plaza II.

Because education is so important, you will be delighted to know that there are educational facilities in the area for all ages, from nursery school right through to sixth form.

There are primary and secondary schools within 1 mile of Plaza II and the excellent Kingston University is just over a mile away.

With a doctor's surgery proposed as part of the Plaza II development, healthcare couldn't be closer to hand. There are also a number of dentists all less than a mile away and Kingston hospital is just under 2 miles from home.

Whether you're travelling for work or pleasure, it couldn't be easier from Plaza II. Fast services run from Surbiton railway station to London Waterloo, Portsmouth and Southampton. You are 15 minutes by rail from Central London and for journeys further afield you can choose from either Gatwick or Heathrow airports, both less than 20 miles away.

So if you want to be close to the capital, but still have all the amenities you could wish for right outside your front door, Plaza II is the place for you.



Plaza II

Victoria Road, Surbiton

1, 2 & 3 bedroom apartments

Homes you'll love, in a carefully chosen location.

Plaza II



Block 4

- 3 bedroom homes
Plots 19 & 21
- 2 bedroom homes
Plots 1, 3, 4, 5, 6, 7*,
8, 9, 10, 11, 13, 15,
16, 17 & 20
- 1 bedroom homes
Plots 2, 12, 14 & 18



Block 6

- 3 bedroom homes
Plots 32†, 33† & 34†
- 2 bedroom home
Plot 38
- 1 bedroom homes
Plots 35, 36 & 37



Block 7

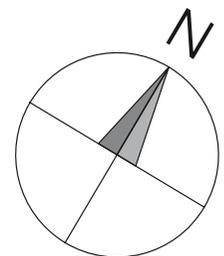
- 1 bedroom home
Plot 7-1*



Block 5

- 3 bedroom homes
Plots 5-1* & 5-2*
- 2 bedroom homes
Plots 5-3*, 5-7* & 5-10*
- 1 bedroom homes
Plots 5-4*, 5-5*, 5-6* & 5-8*, 5-9*

* Affordable Housing
† Live Works



THE PLAZA II COLLECTION

Apartments 1, 2 & 3 bedroom homes



The 1, 2 & 3 bedroom apartments at Plaza II provide all you need for modern living and more.

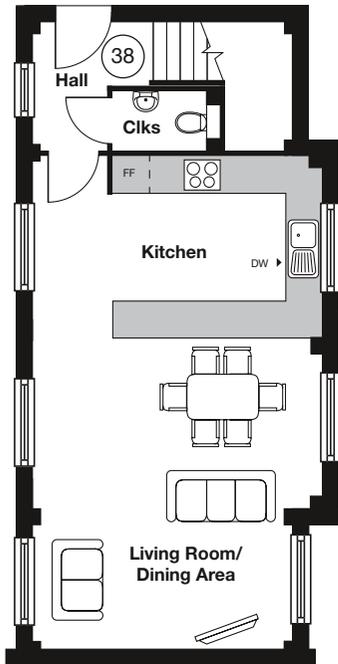
Whether you're cooking up a storm in the kitchen, entertaining guests in the living room/dining area or taking care of your paperwork in the study area, you will find all you need to make the most of contemporary living in these stunning apartments.

Some of the apartments have separate kitchen and living areas, whereas some have a more open plan feel. Where there is more than one bedroom you will find an en suite to the master and balconies are a feature to some of these beautiful homes.

So maybe you're looking for a one bedroom apartment as a professional base, a three bedroom apartment so you have room to spare, or a place where work and home can come together – Plaza II has it all.

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

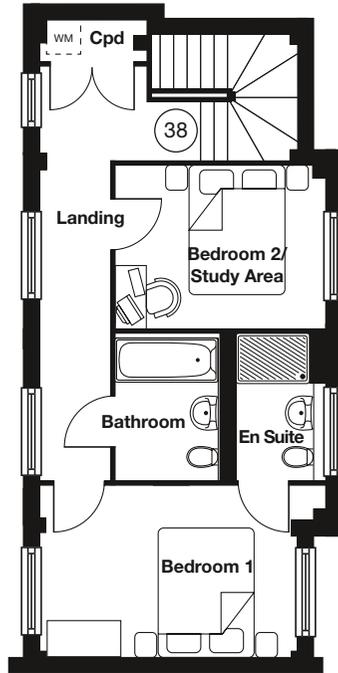
Plot 38 – 2 Bedroom Duplex Apartment



Second Floor

Kitchen/Living Room/Dining Area
8.01m x 4.73m 26'3" x 15'6"

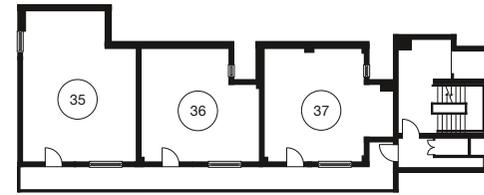
Total Floor Area 100sq. m 1076sq. ft



Third Floor

Bedroom 1
4.73m x 2.80m 15'6" x 9'2"

Bedroom 2/Study Area
3.53m x 2.66m 11'7" x 8'9"



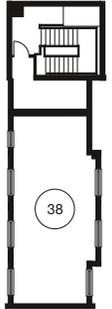
First Floor



Ground Floor



Basement



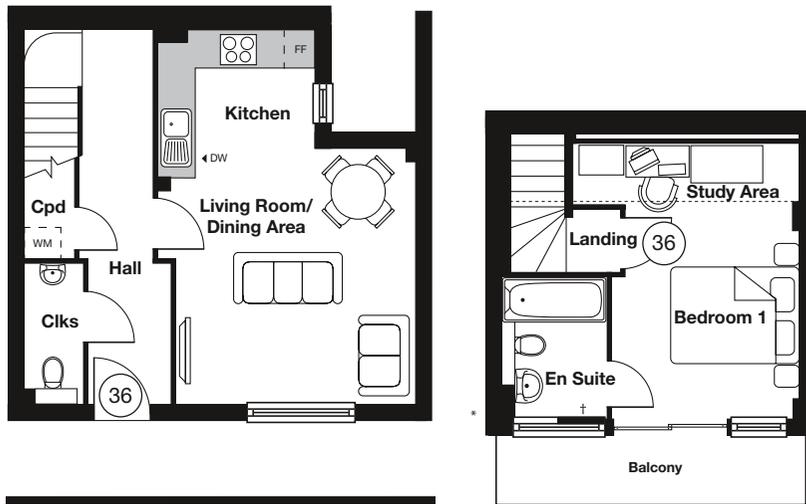
Third Floor



Second Floor



Plot 36 – 1 Bedroom Duplex Apartment



First Floor

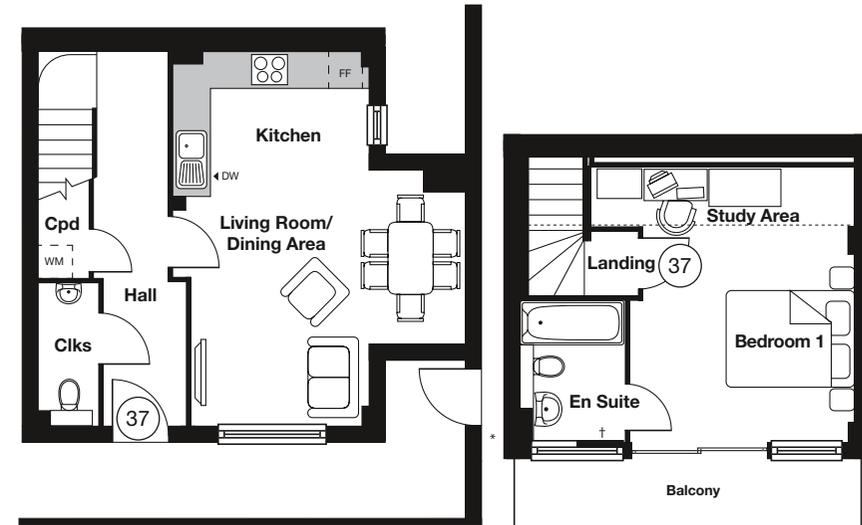
Kitchen/Living Room/Dining Area (max.)
6.07m x 4.25m 19'11" x 13'11"

Total Floor Area 56sq. m 610sq. ft

Second Floor

Bedroom/Study Area (max.)
4.35m x 3.08m 14'3" x 10'1"

Plot 37 – 1 Bedroom Duplex Apartment



First Floor

Kitchen/Living Room/Dining Area (max.)
6.12m x 4.82m 20'1" x 15'10"

Total Floor Area 61sq. m 657sq. ft

Second Floor

Bedroom/Study Area (max.)
4.35m x 3.73m 14'3" x 12'3"

Please note:

† Part window blocked off internally

* Full height duct

The floor plans depict a typical layout of this Apartment type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.

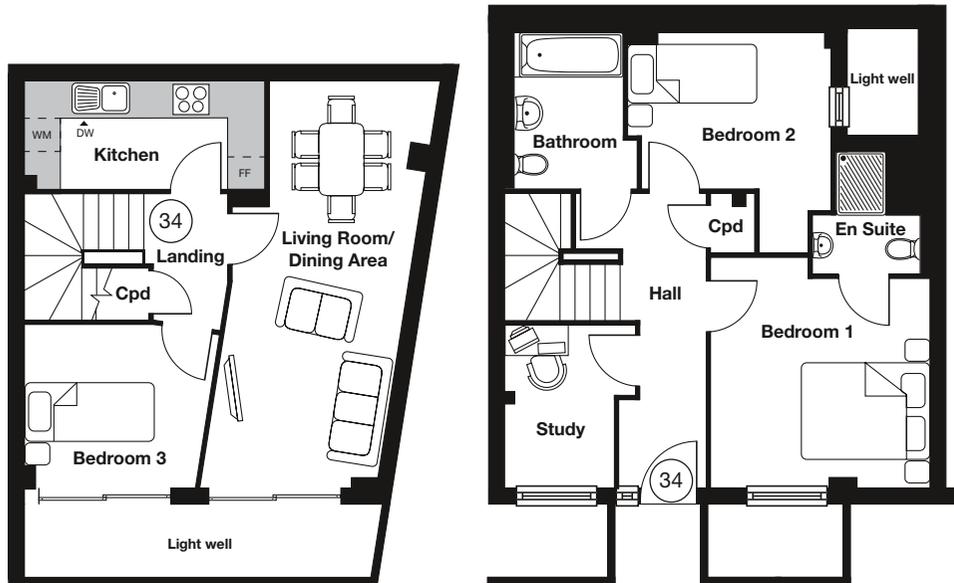
All dimensions are + or - 50mm and floor plans are not shown to scale. 8388WD13360B/8388WD13361B/8388WD13362B/8388WD13363B/8388WD13364B/XTWSW582/January 2013.

Awarded
5 Stars
for customer
satisfaction





Plot 34 – 3 Bedroom Duplex Apartment



Basement

Kitchen (max.)
3.94m x 1.77m 12'11" x 5'10"

Living Room/Dining Area (max.)
6.59m x 2.92m 21'8" x 9'7"

Bedroom 3 (max.)
3.20m x 2.60m 10'6" x 8'6"

Total Floor Area 91.1sq. m 981sq. ft

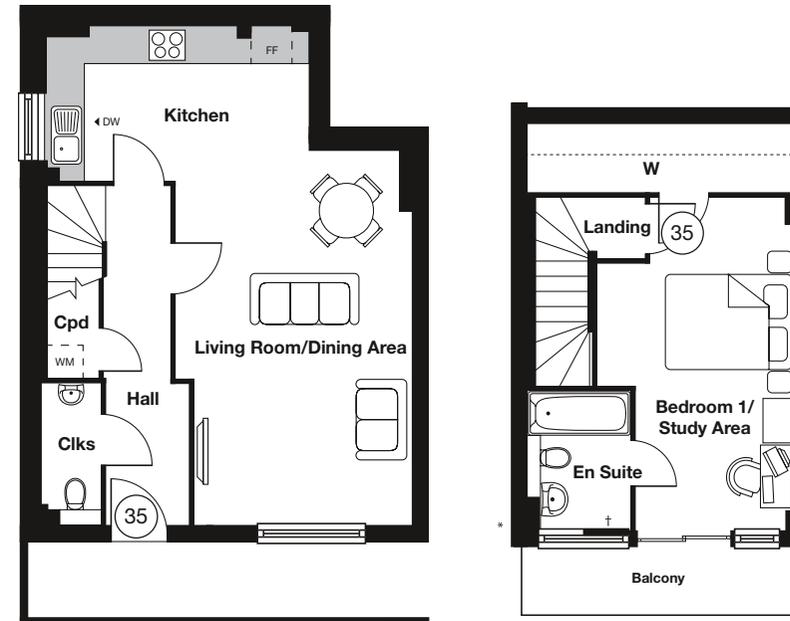
Ground Floor

Bedroom 1
3.70m x 3.60m 12'2" x 11'10"

Bedroom 2 (min.)
3.35m x 2.60m 11'0" x 8'6"

Study
2.60m x 1.79m 8'6" x 5'11"

Plot 35 – 1 Bedroom Duplex Apartment



First Floor

Kitchen/Living Room/Dining Area (max.)
8.13m x 6.00m 26'8" x 19'8"

Total Floor Area 73sq. m 795sq. ft

Second Floor

Bedroom/Study Area (max.)
5.52m x 2.60m 18'1" x 8'6"

Please note:

† Part window blocked off internally

* Full height duct

The floor plans depict a typical layout of this Apartment type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.

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Awarded

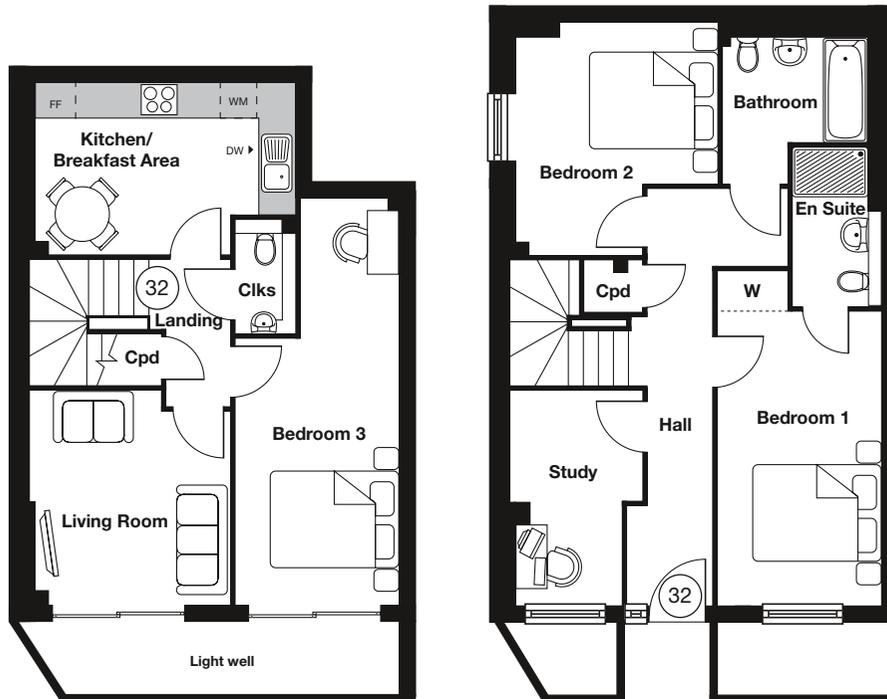
5 Stars

for customer
satisfaction





Plot 32 – 3 Bedroom Duplex Apartment



Basement

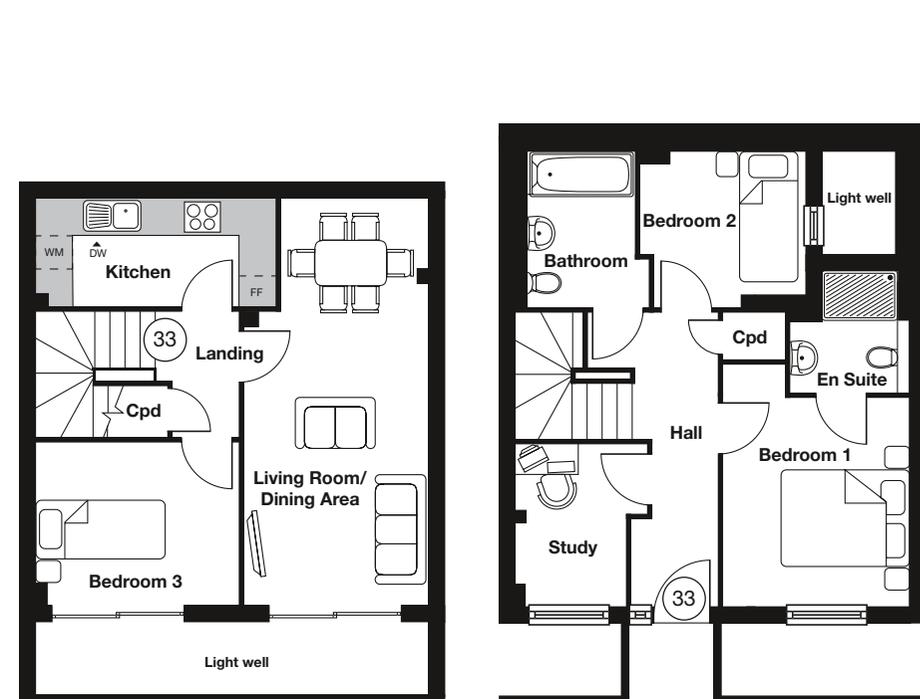
Kitchen/Breakfast Area (max.)	4.27m x 2.83m	14'0" x 9'3"
Living Room (max.)	3.45m x 3.30m	11'4" x 10'10"
Bedroom 3 (max.)	6.62m x 2.70m	21'9" x 8'10"

Total Floor Area 105sq. m 1133sq. ft

Ground Floor

Bedroom 1	4.75m x 2.70m	15'7" x 8'10"
Bedroom 2 (max.)	3.76m x 3.24m	12'4" x 10'8"
Study (max.)	3.45m x 2.15m	11'4" x 7'1"

Plot 33 – 3 Bedroom Duplex Apartment



Basement

Kitchen	3.94m x 1.77m	12'11" x 5'10"
Living Room/Dining Area (max.)	6.62m x 3.03m	21'9" x 9'11"
Bedroom 3	3.34m x 2.60m	10'11" x 8'6"

Ground Floor

Bedroom 1 (max.)	3.90m x 3.03m	12'10" x 9'11"
Bedroom 2 (min.)	2.70m x 2.55m	8'10" x 8'4"
Study (max.)	2.60m x 2.19m	8'6" x 7'2"



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Fourth Floor

Plot 21 3 Bedroom Apartment

Kitchen/Living Room/Dining Area
7.83m x 6.89m 25'8" x 22'7"

Utility (min.)
2.85m x 1.16m 9'4" x 3'8"

Study
2.94m x 2.28m 9'8" x 7'6"

Bedroom 1/Study Area
5.59m x 3.17m 18'4" x 10'5"

Bedroom 2 (max.)
4.16m x 3.12m 13'8" x 10'3"

Bedroom 3/Study Area
4.80m x 2.85m 15'9" x 9'4"

Total Floor Area 170sq. m 1835sq. ft



Block 4 Use of space



Third Floor

Plot 15 2 Bedroom Duplex Apartment

Bedroom 1
3.96m x 3.61m 13'0" x 11'10"

Bedroom 2
4.30m x 2.51m 14'1" x 8'3"

Total Floor Area 87sq. m 941sq. ft

Plot 18 1 Bedroom Apartment

Kitchen/Living Room/Dining Area/
Study Area
6.31m x 3.45m 20'9" x 11'4"

Bedroom 1 (max.)
5.37m x 3.26m 17'7" x 10'8"

Total Floor Area 45sq. m 485sq. ft

Plot 20 2 Bedroom Apartment

Kitchen/Living Room/
Dining Area (max.)
5.36m x 4.01m 17'7" x 13'2"

Bedroom 1/Study Area (max.)
4.37m x 3.26m 14'4" x 10'9"

Bedroom 2
3.48m x 2.95m 11'5" x 9'8"

Total Floor Area 58sq. m 631sq. ft

Plot 17 2 Bedroom Apartment

Kitchen/Living Room/
Dining Area (min.)
5.36m x 4.66m 17'7" x 15'4"

Bedroom 1 (max.)
4.18m x 3.50m 13'9" x 11'6"

Bedroom 2/Study Area
4.11m x 2.75m 13'6" x 9'0"

Total Floor Area 70sq. m 763sq. ft

Plot 19 3 Bedroom Apartment

Kitchen/Living Room/
Dining Area (max.)
8.44m x 5.35m 27'9" x 17'7"

Bedroom 1 (max.)
5.47m x 3.26m 17'11" x 10'8"

Bedroom 2/Study Area (min.)
3.89m x 2.92m 12'9" x 9'7"

Bedroom 3 (max.)
4.30m x 3.56m 14'1" x 11'8"

Total Floor Area 103sq. m 1115sq. ft



Please note:
*Plot 4 – 7 is affordable housing, Please see Sales Executive for details.

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Second Floor

**Plot 6
2 Bedroom Duplex Apartment**

Bedroom 1 (max.)
4.60m x 3.57m 15'1" x 11'9"
Bedroom 2/Study Area
4.26m x 3.07m 14'0" x 10'1"

**Plot 9
2 Bedroom Duplex Apartment**

Bedroom 1 (max.)
4.45m x 2.86m 14'7" x 9'5"
Bedroom 2/Study Area
4.36m x 2.61m 14'4" x 8'7"

**Plot 12
1 Bedroom Apartment**

Kitchen/Study/Living Room/
Dining Area (max.)
6.31m x 3.45m 20'9" x 11'4"
Bedroom 1 (max.)
5.36m x 3.26m 17'7" x 10'8"

Total Floor Area 45sq. m 487sq. ft

**Plot 15
2 Bedroom Duplex Apartment**

Kitchen/Living Room/
Dining Area (max.)
8.36m x 5.53m 27'5" x 18'2"

Total Floor Area 87sq. m 941sq. ft

**Plot 8
2 Bedroom Duplex Apartment**

Bedroom 1 (max.)
4.45m x 2.86m 14'7" x 9'5"
Bedroom 2/Study Area (max.)
4.36m x 2.61m 14'4" x 8'7"

**Plot 10
2 Bedroom Duplex Apartment**

Bedroom 1 (max.)
4.45m x 2.86m 14'7" x 9'5"
Bedroom 2/Study Area (max.)
4.36m x 2.61m 14'4" x 8'7"

**Plot 13
2 Bedroom Apartment**

Kitchen/Living Room/
Dining Area (max.)
6.42m x 6.04m 21'1" x 19'10"
Bedroom 1 (max.)
4.67m x 2.63m 15'4" x 8'8"
Bedroom 2/Study Area (max.)
3.77m x 2.89m 12'4" x 9'6"

Total Floor Area 65sq. m 704sq. ft

**Plot 16
2 Bedroom Apartment**

Kitchen/Living Room/
Dining Area (max.)
5.36m x 4.01m 17'7" x 13'2"
Bedroom 1/Study Area (max.)
4.37m x 3.26m 14'4" x 10'9"
Bedroom 2
3.47m x 2.94m 11'5" x 9'8"

Total Floor Area 58sq. m 631sq. ft

**Plot 11
2 Bedroom Apartment**

Kitchen/Living Room/
Dining Area (max.)
5.36m x 4.66m 17'7" x 15'4"
Bedroom 1 (max.)
4.18m x 3.50m 13'9" x 11'6"
Bedroom 2/Study Area
4.11m x 2.75m 13'6" x 9'0"

Total Floor Area 70sq. m 763sq. ft

**Plot 14
1 Bedroom Apartment**

Kitchen/Living Room/
Dining Area (max.)
5.37m x 5.12m 17'7" x 16'9"
Bedroom 1/Study Area (max.)
4.17m x 3.22m 13'8" x 10'7"

Total Floor Area 49sq. m 537sq. ft

Awarded
5 Stars
for customer
satisfaction



Block 4 Use of space



First Floor

Plot 1 2 Bedroom Apartment

Kitchen/Living Room/
Dining Area
4.11m x 4.66m 13'6" x 15'4"
Bedroom 1
4.18m x 3.50m 13'9" x 11'6"
Bedroom 2/Study Area
4.11m x 2.75m 13'6" x 9'0"

Total Floor Area 70sq. m 763sq. ft

Plot 3 2 Bedroom Apartment

Kitchen/Living Room/
Dining Area (max.)
6.32m x 6.04m 20'8" x 19'10"
Bedroom 1 (max.)
4.67m x 2.63m 15'4" x 8'8"
Bedroom 2/Study Area (max.)
3.77m x 2.89m 12'4" x 9'6"

Total Floor Area 65sq. m 704sq. ft

Plot 5 2 Bedroom Apartment

Kitchen/Living Room/
Dining Area (max.)
5.93m x 5.02m 19'5" x 16'5"
Bedroom 1
3.80m x 3.26m 12'6" x 10'8"
Bedroom 2 (max.)
3.69m x 3.52m 12'2" x 11'7"

Total Floor Area 67sq. m 724sq. ft

Plot 8 2 Bedroom Duplex Apartment

Kitchen/Living Room/Dining Area
5.57m x 4.46m 18'3" x 14'8"

Total Floor Area 73sq. m 792sq. ft

Plot 2 1 Bedroom Apartment

Kitchen/Living Room/Dining Area/
Study Area
6.31m x 3.45m 20'9" x 11'4"
Bedroom (max.)
5.36m x 3.27m 17'7" x 10'9"

Total Floor Area 45sq. m 485sq. ft

Plot 4 2 Bedroom Apartment

Kitchen/Living Room/Dining Area
5.70m x 5.35m 18'8" x 17'7"
Bedroom 1/Study Area (max.)
5.12m x 4.13m 16'10" x 13'7"
Bedroom 2
3.97m x 2.65m 13'1" x 8'8"

Total Floor Area 74sq. m 797sq. ft

Plot 6 2 Bedroom Duplex Apartment

Kitchen/Living Room/Dining Area
7.94m x 3.49m 26'1" x 11'6"

Total Floor Area 92sq. m 995sq. ft

Plot 9 2 Bedroom Duplex Apartment

Kitchen/Living Room/Dining Area
5.57m x 4.46m 18'3" x 14'8"

Total Floor Area 73sq. m 791sq. ft

Plot 10 2 Bedroom Duplex Apartment

Kitchen/Living Room/Dining Area
5.57m x 4.46m 18'3" x 14'8"

Total Floor Area 73sq. m 791sq. ft



Ground Floor – Commercial Units plus Surgery

Please ask our Sales Executive for details.

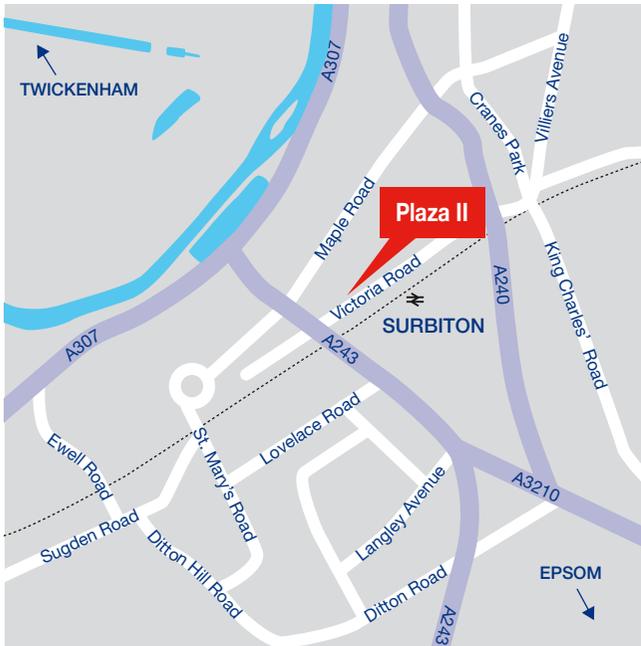
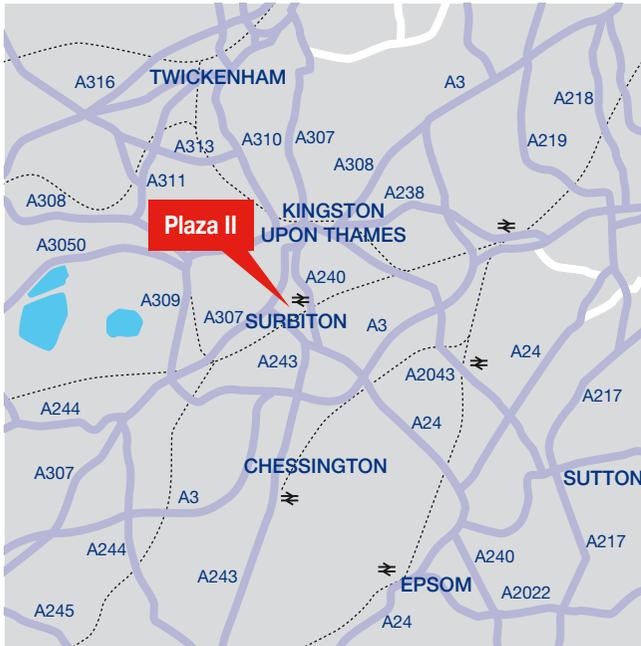
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Awarded
5 Stars
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satisfaction





Maps not to scale.

XTWSW582

Plaza II

Victoria Road, Surbiton, Surrey KT6 4JT

Find the current opening hours for Plaza II at taylorwimpey.co.uk

How to find us

From M25

Exit the motorway at Junction 9 west onto Kingston Rd/A243 and follow A243. Go straight through 3 roundabouts and then turn right onto Victoria Rd/B3370. Plaza II will then be on your left.

From M4

Exit the M4 at Junction 1 onto Chiswick High Rd/A205. Continue to follow A205 onto Kew Rd/A307 and follow the A307. At the 4th roundabout, turn onto Wheatfield Way/A240 and continue to follow A240. Take a right onto Maple Rd/B3363, then take the 3rd left onto Claremont Rd/B3363. At the roundabout, take the 2nd exit onto Victoria Rd/B3370 and Plaza II will be on the right.

From Croydon

Head west on the Croydon Flyover/A232 and continue to follow A232. Slight right onto Epsom Rd and turn right onto Purley Way/A23. Take the 1st left onto Croydon Rd/A232 and then continue to follow A232. Turn right onto Ewell By-Pass/A24 and continue to follow Ewell By-Pass. At the roundabout, take the 2nd exit onto Kingston Rd/A240 going through 1 roundabout. Turn left onto St. Mark's Hill/B3370 and continue to follow B3370. Go through 1 roundabout and Plaza II will be on your right.

Taylor Wimpey South West Thames

A division of Taylor Wimpey UK Ltd.
Tyrell House, Challenge Court
Barnett Wood Lane, Leatherhead,
Surrey KT22 7LL



Plaza II

Victoria Road, Surbiton

1, 2 & 3 bedroom apartments

Homes you'll love, in a carefully chosen location.