

WATERLOO HOUSE



CHERTSEY ROAD, WOKING GU21 5AB



WATERLOO HOUSE



WOKING

Waterloo House comprises of 25 residential units within the heart of Woking. The property provides modern living spaces with balconies and penthouses. An exceptional collection of exclusive one, two and three bedroom apartments from award-winning developer LEOS International.



Located in the vibrant town centre of Woking on Chertsey Road, the property is situated on the main high street. The development aims to create high-quality living for London commuters, with easy access to a wide range of local amenities.



The mainline railway station is 100 yards away, only 25 minutes to London Waterloo. Seamlessly connected to numerous theatres, galleries and museums, to enjoy the extraordinary art, culture and entertainment that London has to offer.



100 yards from Woking railway station, 25 minutes into

LONDON

McLaren Technology Centre

WWF Living Planet Centre

The Lightbox Theatre

New Victoria Theatre

The Ambassadors Theatres and Cinemas

Victoria Way Car Park

Woking Shopping Centre Car Park

Peacocks Shopping Centre

Jubilee Square

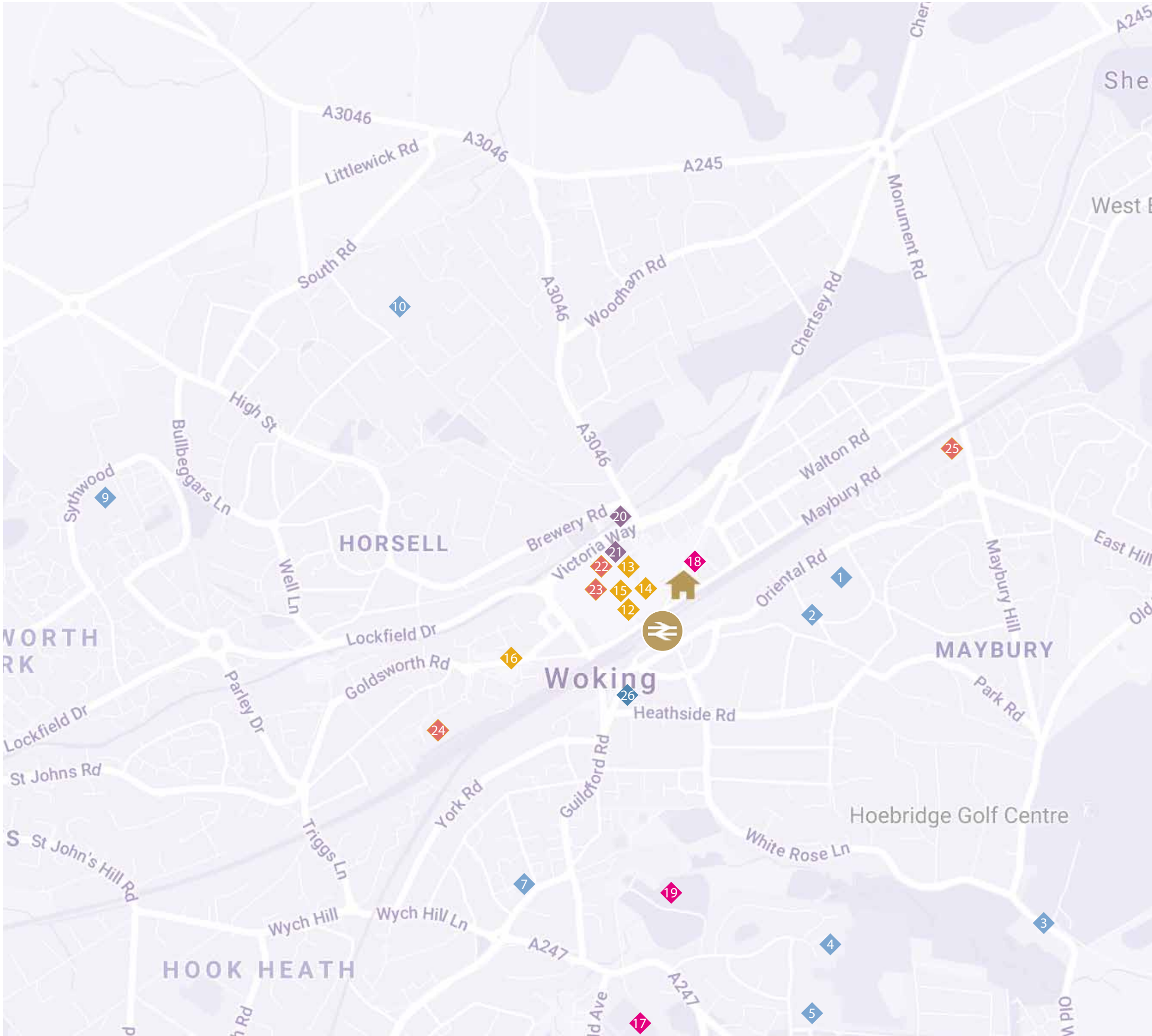
Anytime Fitness

WATERLOO HOUSE



Woking Football Club

David Lloyds Woking



EDUCATION RESOURCES

- 1 St Dunstan's Catholic Primary School
- 2 The Park School
- 3 Hoe Bridge School
- 4 St John the Baptist Catholic Comprehensive School
- 5 Woking College
- 6 Kingfield School
- 7 Greenfield School
- 8 New Monument Primary Academy
- 9 Sythwood Primary School
- 10 Woking High School

RESTAURANTS

- 12 Côte Brasserie
- 13 Café Rouge
- 14 Carluccio's
- 15 Bill's
- 16 Zizzi

FITNESS

- 17 David Lloyds Club
- 18 Anytime Fitness
- 19 Woking Leisure Centre

CULTURE

- 20 The Lightbox Theatre
- 21 New Victoria Theatre

SHOPPING PLACES

- 22 Woking Shopping Centre
- 23 Debenhams
- 24 Morrisons
- 25 ASDA Supermarket

SAFETY

- 26 Surrey Police Station

ENJOY THE WONDERFUL SHOPPING EXPERIENCE

Woking is a desirable town near London, as well as the second biggest town in Surrey.

The Woking high streets are full of shops that will appeal to all shopping needs. The Peacocks Shopping centre is a 5 minute walk from your door step, offering a wide range of restaurants and cafés.

HIGH STREET BRANDS







🕒 3 MINUTES ONLY



FAST COMMUTER LINKS TO THE VERY HEART OF LONDON

The property is 100 yards from the Woking train station which provides trains to central London Waterloo station within 25 minutes.



-  London Underground
-  London Overground
-  London Tramlink
-  South West Trains
-  Bus Links
-  Other train operators' routes



WATERLOO HOUSE



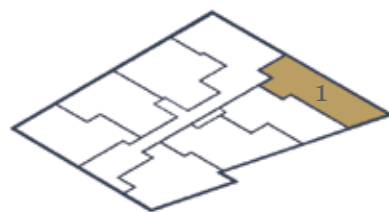
WOKING



Please note: The draft computer generated image is intended for illustrative purposes and should be used as general guidance only.



APARTMENT 01
FIRST FLOOR



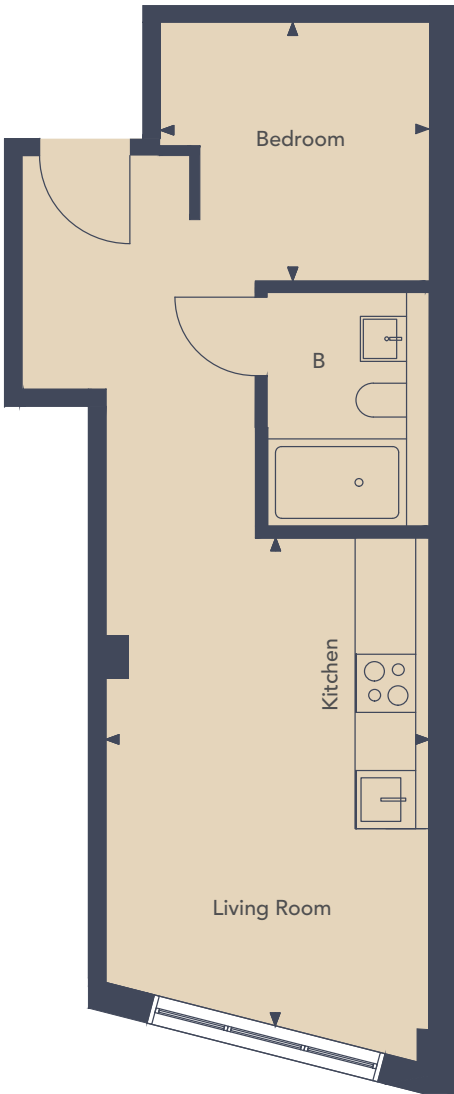
35.82 sq m (386 sq ft)

LIVING ROOM / KITCHEN
5.00m x 3.27m (16'5" x 7'9")

BEDROOM
3.10m x 2.67m (10'2" x 8'9")

MANHATTAN STUDIO

The Manhattan studio combines open plan living and sleeping spaces with a fully fitted kitchen and a separate shower room. Some of the apartments have the added benefit of a balcony.



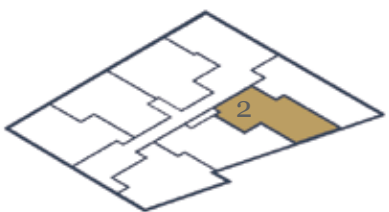
◀ ▶ Measurement points



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APARTMENT 02
FIRST FLOOR



32.93 sq m (354 sq ft)

LIVING ROOM
3.70m x 3.85m (12'2" x 12'8")

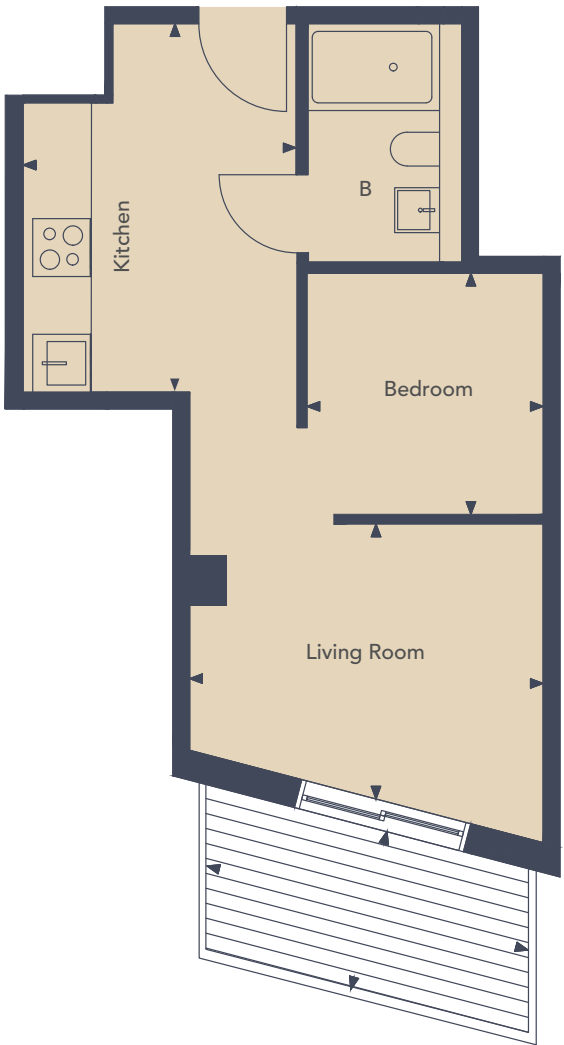
KITCHEN
3.87m x 2.66m (12'8" x 8'9")

BEDROOM
2.49m x 2.65m (8'2" x 8'8")

BALCONY
3.48m x 1.71m (11'5" x 5'7")

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◀ ▶ Measurement points

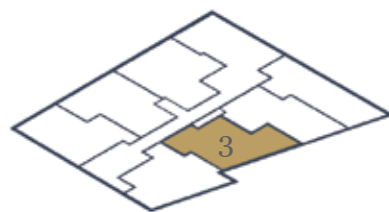


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APARTMENT 03
FIRST FLOOR



35.36 sq m (381 sq ft)

- LIVING ROOM**
3.54m x 3.07m (11'7" x 10'0.9")
- KITCHEN**
3.69m x 2.82m (12'1" x 9'3")
- BEDROOM**
2.98m x 3.18m (9'9" x 10'5")



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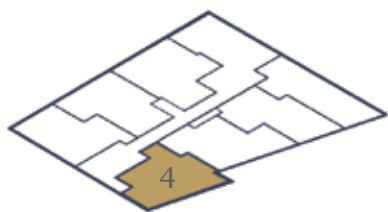
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APARTMENT 04
FIRST FLOOR



36.89 sq m (397 sq ft)

- LIVING ROOM**
2.54m x 3.67m (8'4" x 12'0.5")
- KITCHEN**
2.15m x 4.42m (7'0.6" x 14'6")
- BEDROOM**
2.35m x 3.13m (7'9" x 10'3")
- BALCONY**
2.06m x 0.93m (6'9" x 3'0.6")



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◀ ▶ Measurement points

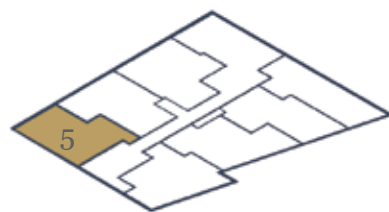


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APARTMENT 05
FIRST FLOOR

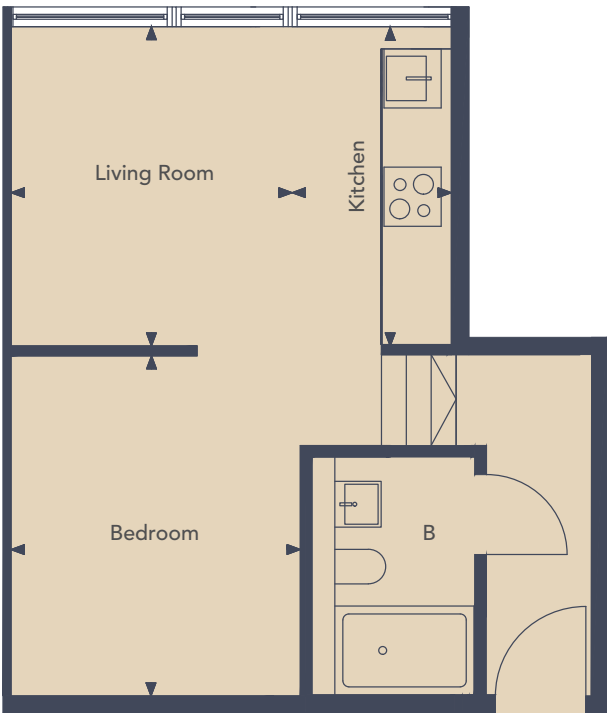


34.32 sq m (369 sq ft)

LIVING ROOM
2.96m x 3.10m (9'9" x 10'2")

KITCHEN
1.50m x 3.10m (4'1" x 10'2")

BEDROOM
2.68m x 3.52m (8'1" x 11'7")



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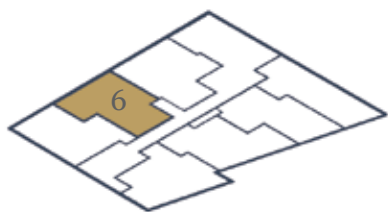
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APARTMENT 06
FIRST FLOOR



36.92 sq m (397 sq ft)

LIVING ROOM
2.53m x 3.16m (8'4" x 10'4")

KITCHEN
3.58m x 2.18m (11'9" x 7'2")

BEDROOM
3.33m x 3.06m (10'1" x 10'0.5")



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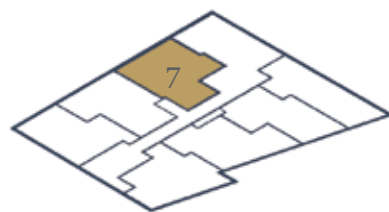


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APARTMENT 07
FIRST FLOOR



37.21 sq m (400 sq ft)

LIVING ROOM
4.08m x 3.35m (10'1" x 13'5")

KITCHEN
1.74m x 4.74m (5'9" x 15'7")

BEDROOM
4.17m x 2.11m (13'8" x 6'1")



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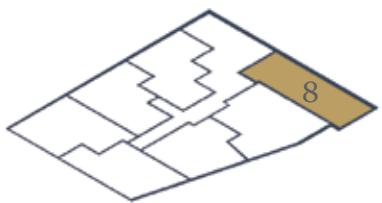
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APARTMENT 08
SECOND FLOOR

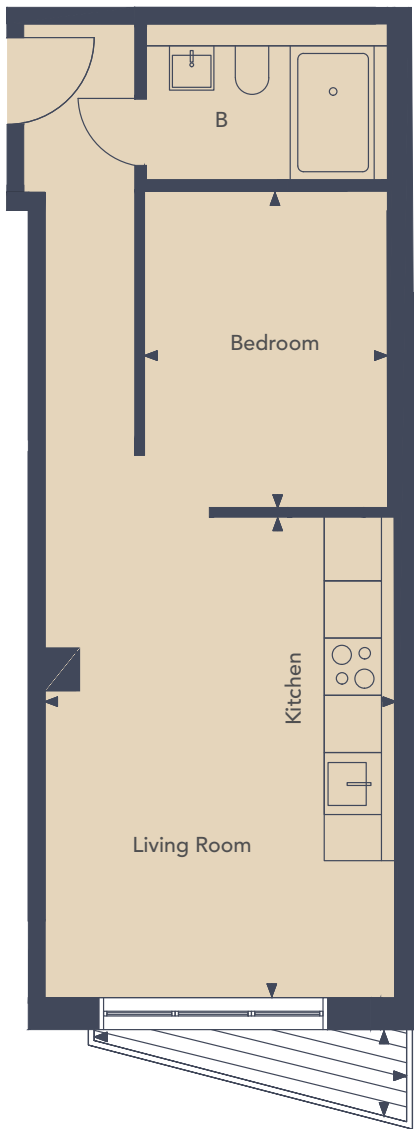


36.31 sq m (391 sq ft)

LIVING ROOM / KITCHEN
5.04m x 3.55m (16'6" x 11'8")

BEDROOM
2.55m x 3.12m (8'4" x 10'3")

TERRACE
2.84m x 0.84m (9'4" x 2'9")



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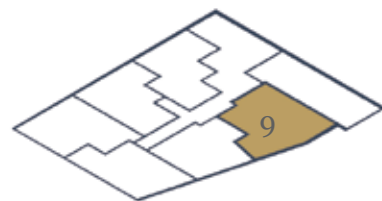


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APARTMENT 09
SECOND FLOOR



42.79 sq m (461 sq ft)

LIVING ROOM
3.16m x 4.93m (10'4" x 16'2")

KITCHEN
3.21m x 1.89m (10'6" x 6'2")

BEDROOM
2.50m x 3.14m (8'2" x 10'4")

TERRACE
4.04m x 1m (13'3" x 3'3")



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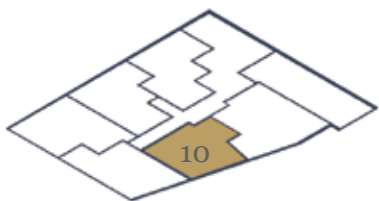
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APARTMENT 10
SECOND FLOOR



34.35 sq m (370 sq ft)

LIVING ROOM
3.69m x 3.90m (12'1" x 12'1")

KITCHEN
2.42m x 2.10m (7'1" x 6'1")

BEDROOM
2.64m x 3.12m (8'8" x 10'3")



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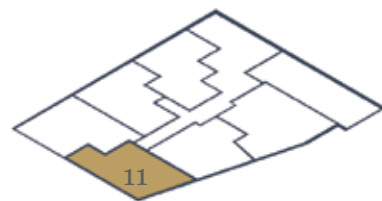


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APARTMENT 11
SECOND FLOOR



34.52 sq m (372 sq ft)

LIVING ROOM
2.99m x 2.54m (9'1" x 8'4")

KITCHEN
1.88m x 3.23m (6'2" x 10'7")

BEDROOM
2.42m x 3.50m (7'1" x 11'6")



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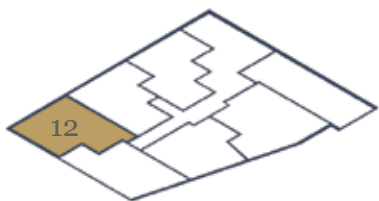
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APARTMENT 12
SECOND FLOOR



37.10 sq m (399 sq ft)

LIVING ROOM
2.48m x 2.78m (18'22" x 9'1")

KITCHEN
4.24m x 3.5m (13'1" x 11'6")

BEDROOM
2.68m x 2.6m (8'1" x 8'6")



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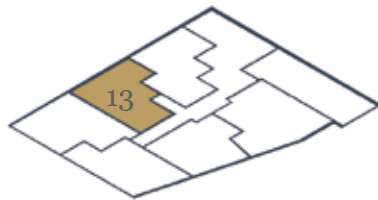


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APARTMENT 13
SECOND FLOOR



35.69 sq m (384 sq ft)

LIVING ROOM
4.89m x 1.48m (16'5" x 4'1")

KITCHEN
3.7m x 3.11m (12'2" x 10'2")

BEDROOM
2.72m x 2.75m (8'1" x 9'0.3")



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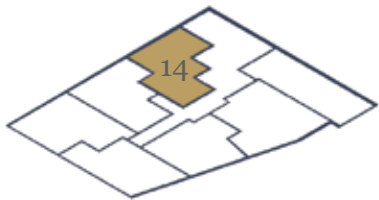
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APARTMENT 14
SECOND FLOOR



35.19 sq m (379 sq ft)

LIVING ROOM
2.74m x 3.50m (8'1" x 11'6")

KITCHEN
5.14m x 1.96m (16'1" x 6'5")

BEDROOM
2.49m x 3.17m (8'2" x 10'5")



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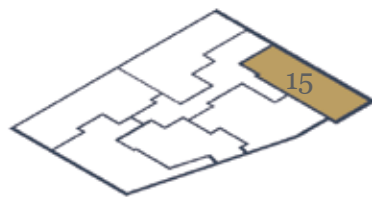


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APARTMENT 15
THIRD FLOOR



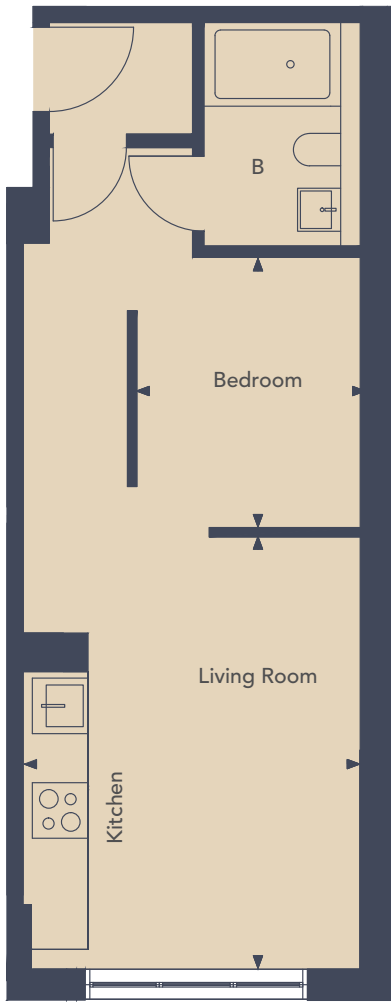
36.84 sq m (397 sq ft)

LIVING ROOM / KITCHEN
4.67m x 3.66m (15'4" x 12'0.9")

BEDROOM
2.50m x 2.78m (8'2" x 9'1")

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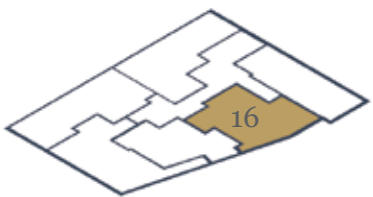
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APARTMENT 16
THIRD FLOOR



41.37 sq m (445 sq ft)

LIVING ROOM
3.75m x 2.91m (12'4" x 9'7")

KITCHEN
2.60m x 2.23m (8'6" x 7'4")

BEDROOM
2.64m x 4.05m (8'8" x 13'3")

TERRACE
3.90m x 1.27m (12'1" x 4'2")

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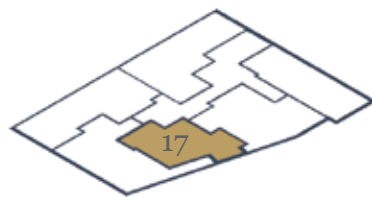


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APARTMENT 17
THIRD FLOOR



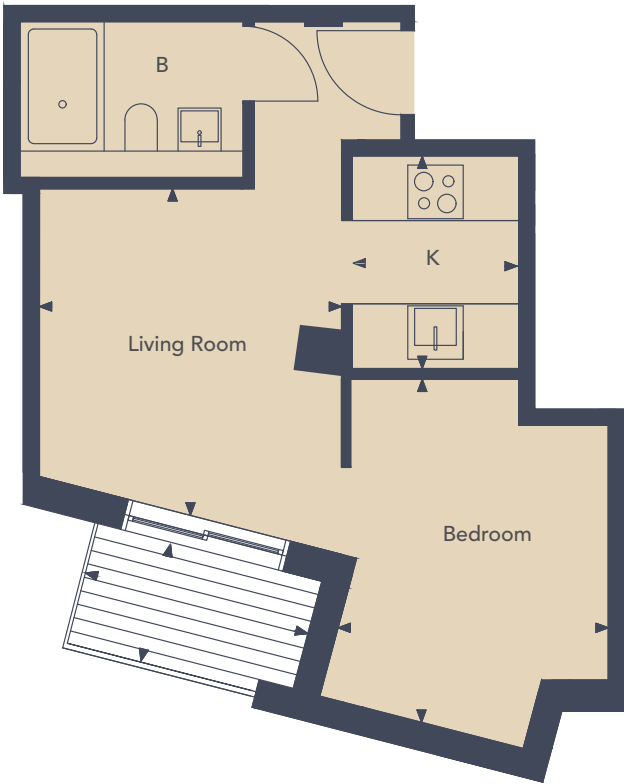
32.34 sq m (348 sq ft)

LIVING ROOM
2.85m x 3.73m (9'4" x 12'3")

KITCHEN
1.82m x 2.34m (5'1" x 7'8")

BEDROOM
2.74m x 3.71m (8'1" x 12'2")

TERRACE
2.49m x 1.21m (8'2" x 4'0")



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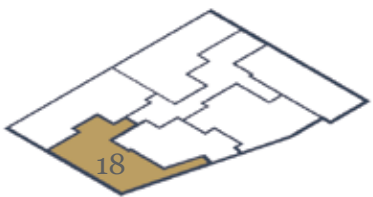
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APARTMENT 18
THIRD FLOOR



37.66 sq m (405 sq ft)

LIVING ROOM / KITCHEN
4.26m x 1.90m (14'0" x 6'3")

BEDROOM
3.03m x 2.95m (9'1" x 9'8")

TERRACE
7.54m x 1.19m (24'9" x 3'1")



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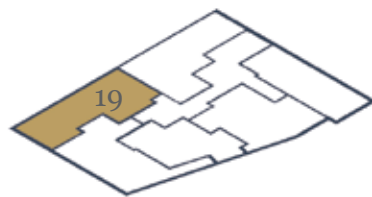


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APARTMENT 19
THIRD FLOOR

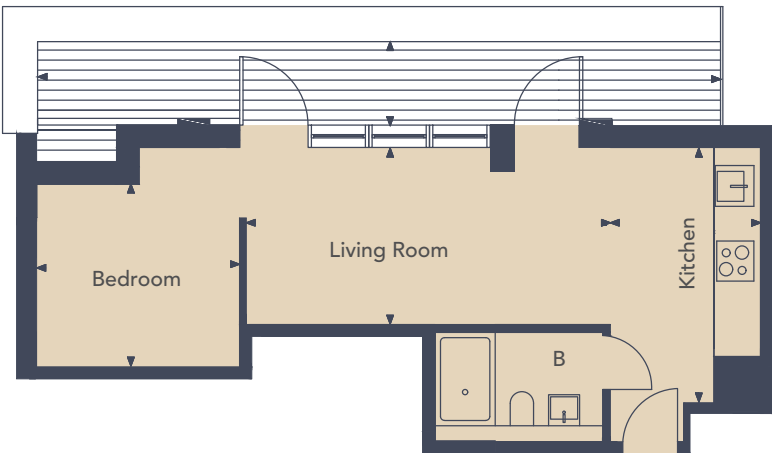


37.82 sq m (407 sq ft)

LIVING ROOM
5.20m x 2.66m (17'0.7" x 8'9")

KITCHEN
3.29m x 2.62m (10'1" x 8'7")

BEDROOM
2.97m x 2.76m (9'9" x 9'0.7")



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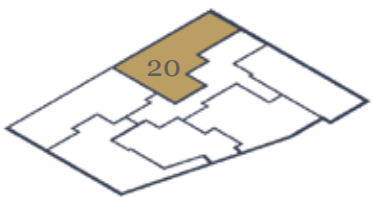
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APARTMENT 20
THIRD FLOOR



34.55 sq m (372 sq ft)

LIVING ROOM
3.74m x 3.71m (12'3" x 12'2")

KITCHEN
3.05m x 1.80m (10' x 5'1")

BEDROOM
2.65m x 3.29m (8'8" x 10'1")



MANHATTAN STUDIO

The Manhattan studio combines open plan living and sleeping spaces with a fully fitted kitchen and a separate shower room. Some of the apartments have the added benefit of a balcony.

◀ ▶ Measurement points

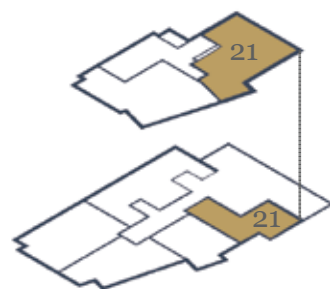


Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floor-plan issue date: 08/05/2019

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.



APARTMENT 21
FORTH & FIFTH FLOOR



64.6 sq m (695 sq ft)

LIVING ROOM
2.56m x 2.34m (8'5" x 7'8")

KITCHEN
2.52m x 3.44m (8'3" x 11'3")

MASTER BEDROOM
4.15m x 3.50m (13'7" x 11'6")

BEDROOM
2.61m x 3.32m (8'7" x 10'1")

TERRACE
2.20m x 0.88m (7'3" x 2'11")

**DUPLEX TWO BEDROOM,
TWO BATHROOMS**

Our duplex two bedroom apartment is well appointed with two bathrooms, one being en-suite. Open living, dining and kitchen spaces are perfect for entertaining.

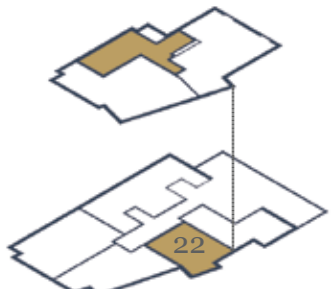


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APARTMENT 22
FORTH & FIFTH FLOOR



47.8 sq m (514 sq ft)

LIVING ROOM
4.17m x 3.29m (13'8" x 10'1")

KITCHEN
1.94m x 3.10m (6'4" x 10'2")

BEDROOM
5.72m x 2.69m (18'9" x 8'1")

DUPLEX ONE BEDROOM

The duplex one bedroom apartment combines living space with an open plan design and separate bedroom.



◀ ▶ Measurement points

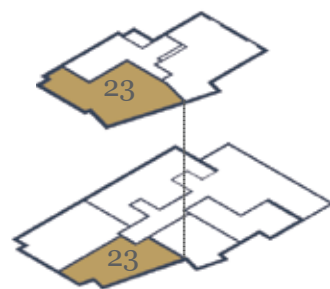
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APARTMENT 23
FORTH & FIFTH FLOOR



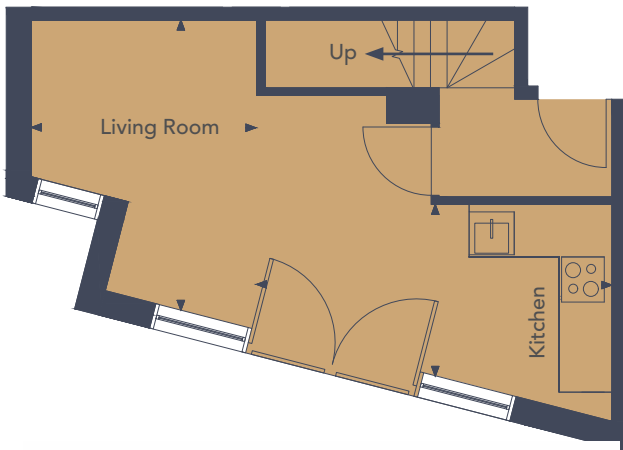
60.2 sq m (648 sq ft)

LIVING ROOM
2.94m x 3.98m (9'8" x 13'0.7")

KITCHEN
4.81m x 2.24m (15'9" X 7'4")

BEDROOM
6.76m x 3.25m (22'2" X 10'8")

TERRACE
4.65m x 0.87m (15'3" X 2'10")



DUPLEX ONE BEDROOM

The duplex one bedroom apartment combines living space with an open plan design, separate bedroom. This apartment has the added benefit of a balcony

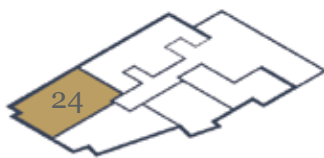
◀ ▶ Measurement points



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APARTMENT 24
FORTH FLOOR

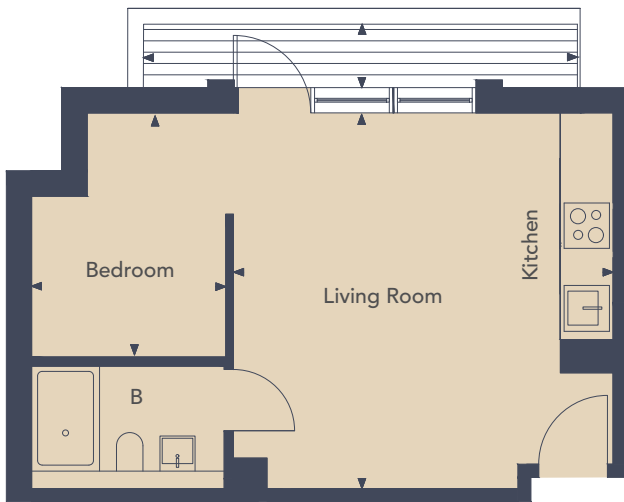


36.68 sq m (395 sq ft)

LIVING ROOM / KITCHEN
5.04m x 4.97m (16'6" x 16'4")

BEDROOM
2.57m x 3.23m (8'5" x 10'7")

TERRACE
5.74m x 0.81m (18'10" x 2'8")



MANHATTAN STUDIO

The Manhattan studio combines open plan living and sleeping spaces with a fully fitted kitchen and a separate shower room. Some of the apartments have the added benefit of a balcony.

◀ ▶ Measurement points



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APARTMENT 25
FORTH FLOOR



APARTMENT 25
FORTH FLOOR



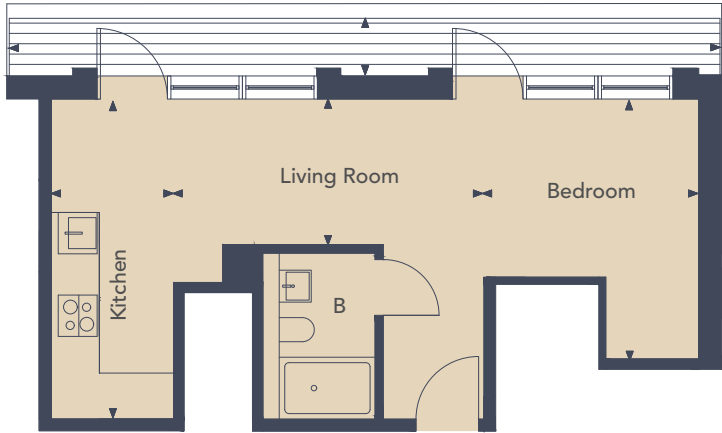
36.27 sq m (390 sq ft)

LIVING ROOM
4.55m x 2.12m (14'1" x 6'1")

KITCHEN
4.69m x 1.80m (15'5" x 5'1")

BEDROOM
3.83m x 3.78m (12'7" x 12'5")

TERRACE
10.32m x 0.81m (33'1" x 2'88")



MANHATTAN STUDIO

The Manhattan studio combines open plan living and sleeping spaces with a fully fitted kitchen and a separate shower room. Some of the apartments have the added benefit of a balcony.

Measurement points

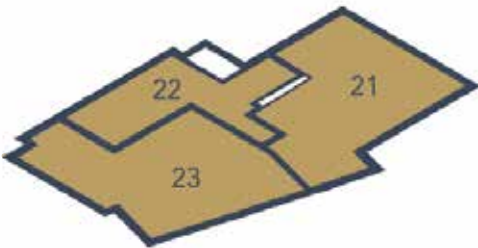


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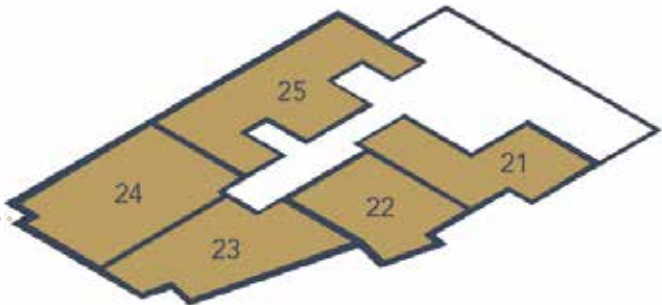
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PLOT LOCATOR

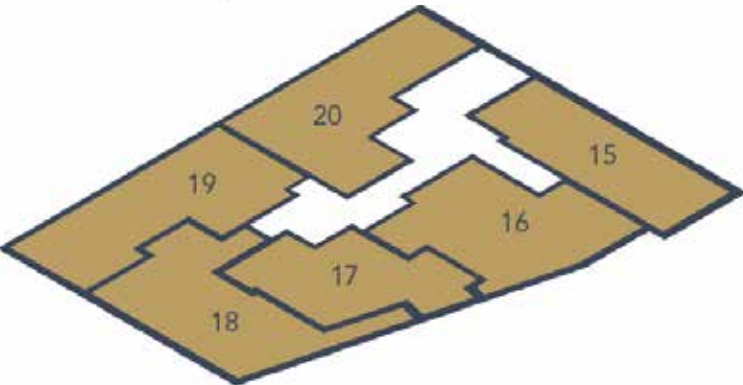
FIFTH FLOOR



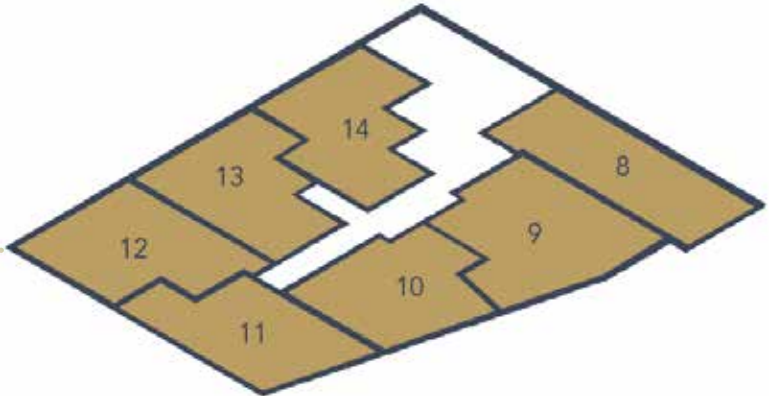
FORTH FLOOR



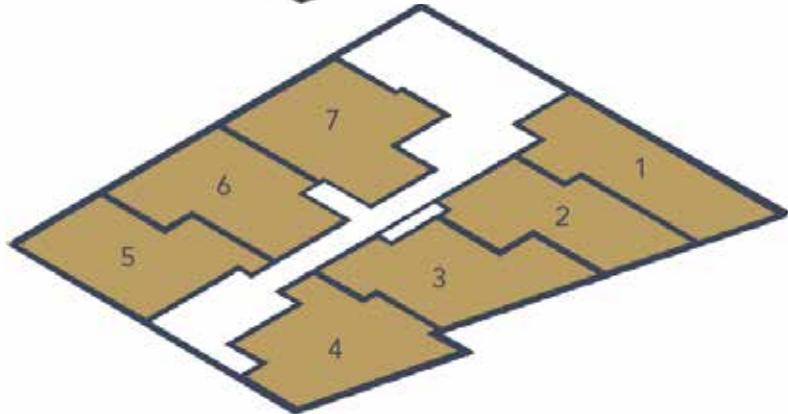
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR







SPECIFICATION

KITCHEN

The contemporary individually designed handle-less kitchen brings glamour and sophistication to these beautiful homes. With a stunning collection of doors in pure colours and stylish stone work surface, these rooms boast impeccable quality and feature the following:

- High quality contemporary design kitchen evolution grey colour doors
- All cabinets have soft close feature.
- Back painted glass splash back to hob
- Quartz stone worktop and upstand in a polished finish
- Undermounted stainless steel sink with brushed finish mixer tap
- LED feature lighting to underside of wall cabinets
- Bosch built in stainless steel oven
- Touch control induction hob
- Fully integrated appliances:
 - Canopy extractor hood
 - Fridge freezer
 - Dishwasher
 - Washing machine with tumble drying function

BATHROOMS

- Spacious walk in shower accompanied with a shower tray, with shower screen in contemporary matt black metal finish
- Vinnici thermostatic shower control with fixed head and handheld shower in contemporary black metal finish
- Vinnici dual flush WC with soft close seat and cover, concealed cistern with matt black push plate.
- Vinnici wall mounted basin with mixer tap and bespoke décor storage frame in matt black metal
- Bluetooth smart wall mirror with de-mist function and recessed lighting
- Feature tiled shower enclosure
- Robe hook in brushed metal finish
- LED downlight

LIGHTING & ELECTRICAL

- Internet wiring to living/dining room and bedrooms
- Television points to living/dining room and bedrooms
- Telephone points provided to living/dining room
- LED downlights to entrance hall, bathrooms
- Adjustable, dimmable LED downlights to living/dining room and bedroom
- LED feature lighting to underside of wall cabinets
- Brushed metal finish light switches
- Brushed metal finish switch plates and sockets at worktop, white sockets at low level
- USB electric sockets
- Shaver socket in bathroom

HEATING AND VENTILATION

- High efficiency condensing gas combi-boiler with heating and hot water system
- Smart thermostat
- Wall mounted towel radiator finished in contemporary matt black
- Mechanical extract to kitchen and bathroom

SECURITY

- 10 year building guarantee
- Mains fed smoke/heat/CO detectors
- Flexible entry control system conveniently controlled via occupants' landline or mobile
- Apartment entrance door with multi-point locking system and spy hole

INTERIOR AND EXTERNAL FINISHES

- High quality internal doors
- Contemporary lever handles finished in matt black
- Square edge skirting boards and architraves finished in white satinwood
- Smooth finish walls and ceilings in pure white
- Premium UV and impact resistant light oak effect flooring with acoustic underlay to bedroom, living/dining room and kitchen.
- Stylish floor and wall tiles and moisture resistant paint to bathroom
- High performance façade enhanced thermal insulation and airtightness for energy efficiency
- High performance windows and doors with complementary ironmongery and easy-clean hinges
- Secured hinged door to balcony/terrace
- Contemporary style metal railings and timber effect decking to balconies and terraces

PREMIUM PLUS COLLECTION

- Wall mounted Sonos Play 1 in living room
- Full height back painted glass splashbacks above work surfaces to the underside of wall cabinet
- Quooker instant hot water tap
- 50 inch flat screen TV and bracket
- Bespoke fitted wardrobe with sliding doors to bedroom Internals to include shelving, shelf stack, drawer pack and hanging rails

The specification is the anticipated specification but may be subject to change as necessary and without notice. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract





