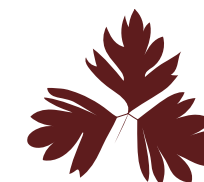


# OAKHILL MEWS

KINGSTON UPON THAMES  
KT6 6HE





Oakhill Mews features three spacious terrace houses, bringing contemporary sophisticated living into the heart of Surbiton. Each house will offer the luxury of a private garden at both the front and rear of the properties.

This is an exceptional opportunity to acquire the freehold interest in a residential redevelopment. Located within this lively neighbourhood, Surbiton boasts fantastic transport links into Central London via Victoria and Waterloo station. Surbiton also falls within the catchment area of the eagerly anticipated London Underground via Crossrail 2.









- SHOPPING**
- 1 Waitrose and Partners
  - 2 Eden Walk Shopping
  - 3 The Bentall Centre
  - 4 Kingston Wood Street Shopping Area

- DINING**
- 5 The French Table
  - 6 Langley's Restaurant & Wine Bar
  - 7 Positano
  - 8 Thai Secret

- 9 The Italian Taste
- 10 Masaniello Café Pizzeria
- 11 Sini
- 12 Nay Thai

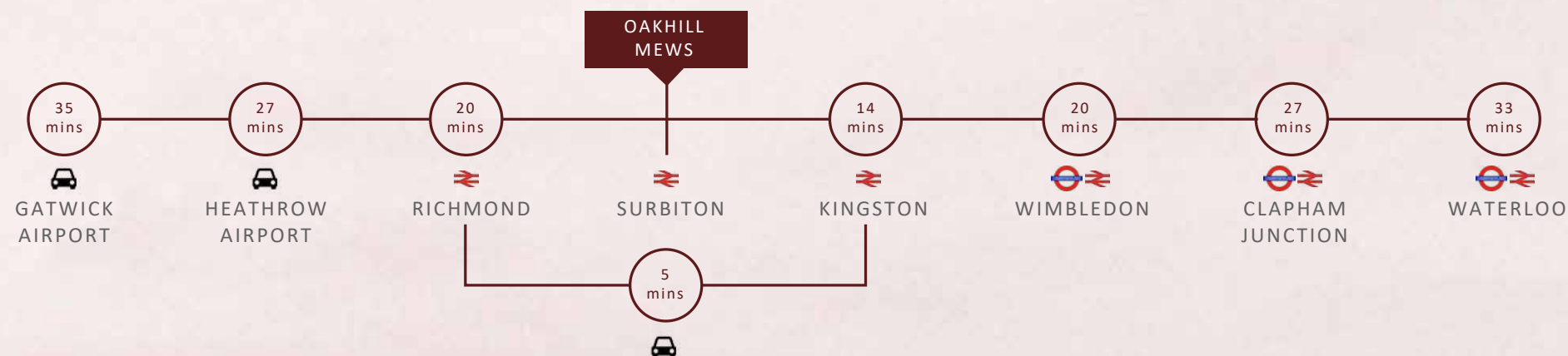
- PUBS**
- 13 The Castle
  - 14 The Antelope
  - 15 Prince of Wales
  - 16 The Coronation Hall

- 17 The Black Lion
- 18 The Surbiton Flyer
- 19 The Brave New World
- 20 The Duke

- FITNESS & LEISURE**
- 21 Nuffield Health Surbiton
  - 22 Nuffield Health Kingston
  - 23 David Lloyd Kingston
  - 24 Kingfisher Leisure Centre



# STRAIGHT TRAIN INTO CENTRAL LONDON IN 30 MINS







## RIVERSIDE WALKS WITHIN HISTORIC LANDMARKS

If you are looking for an open space for your morning walk, Bushy Park is located just across the Kingston Bridge, boasting some 750 acres of rolling green parkland. These historic parklands were home to royal livestock, including King Henry VII's deer. Within these spectacular green spaces, residents will also find the internationally renowned Hampton Court Palace, famed for its opulent status. The Palace hosts an annual RHS Festival – the largest flower show in the world, certainly a spectacle that should not be missed. Alternatively, one of London's largest green spaces, Richmond Park, is just a short drive away. The park's 2500 acres of green spaces houses some of the oldest trees to be found inside the United Kingdom and is perfectly placed for a long stroll or picnic.

Whilst the surrounding area is certainly a location of historical significance, it is not caught in the past, but instead offers a vibrant and cosmopolitan community that has generated its own distinctive local style. The local area has a wide array of bars, restaurants, pubs and cafes and attracts crowds from the nearby Kingston University and Kingston College. The picturesque River Thames also entices local walkers, runners and picnickers to the area.







# A SOCIAL HUB

Over the years Surbiton has become the preferred destination for those looking for easy access to the centre of London. Oakhill Mews is perfectly positioned, ensuring residents have easy access to all that the capital has to offer. From commuting into town for work to visiting for a shopping or theatre trip, the location of the development is perfectly placed for a modern and dynamic lifestyle.

Oakhill Mews is located within walking distance of many local highlights. Local dining spots such as The French Table are just a stroll away. Here, residents can enjoy a luxurious afternoon tea. Whereas at The Antelope locals may choose to partake in a quick drink to unwind following work. The bohemian nature of Surbiton ensures that there is an array of choices to dine, drink and relax.



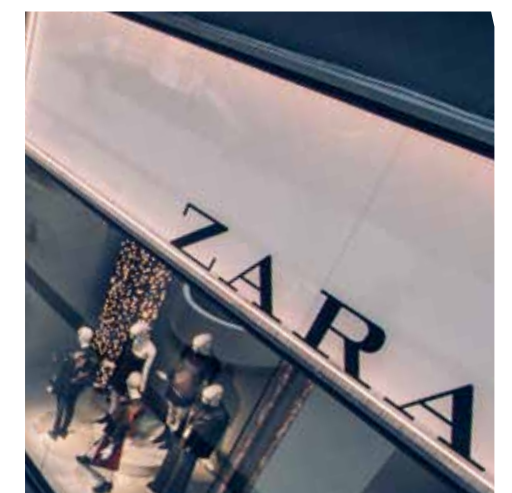




# CULTURE OF SHOPPING

Every month, the residents of Surbiton enjoy the local Farmers' Market, which brings together the local community for an opportunity to enjoy locally sourced produce including artisan bread and cakes, meat, fish and vegetables.

Aside from local shopping facilities, Kingston Upon Thames is just a mile away, and hosts several major retailers within its shopping district. Over 28 Million people come to Kingston each year to enjoy London's third largest shopping location. Along with leading retail brands from Zara and the Apple Store, residents will also find exclusive boutiques like Rituals, Jo Malone and other up and coming new designers in this shopping district.

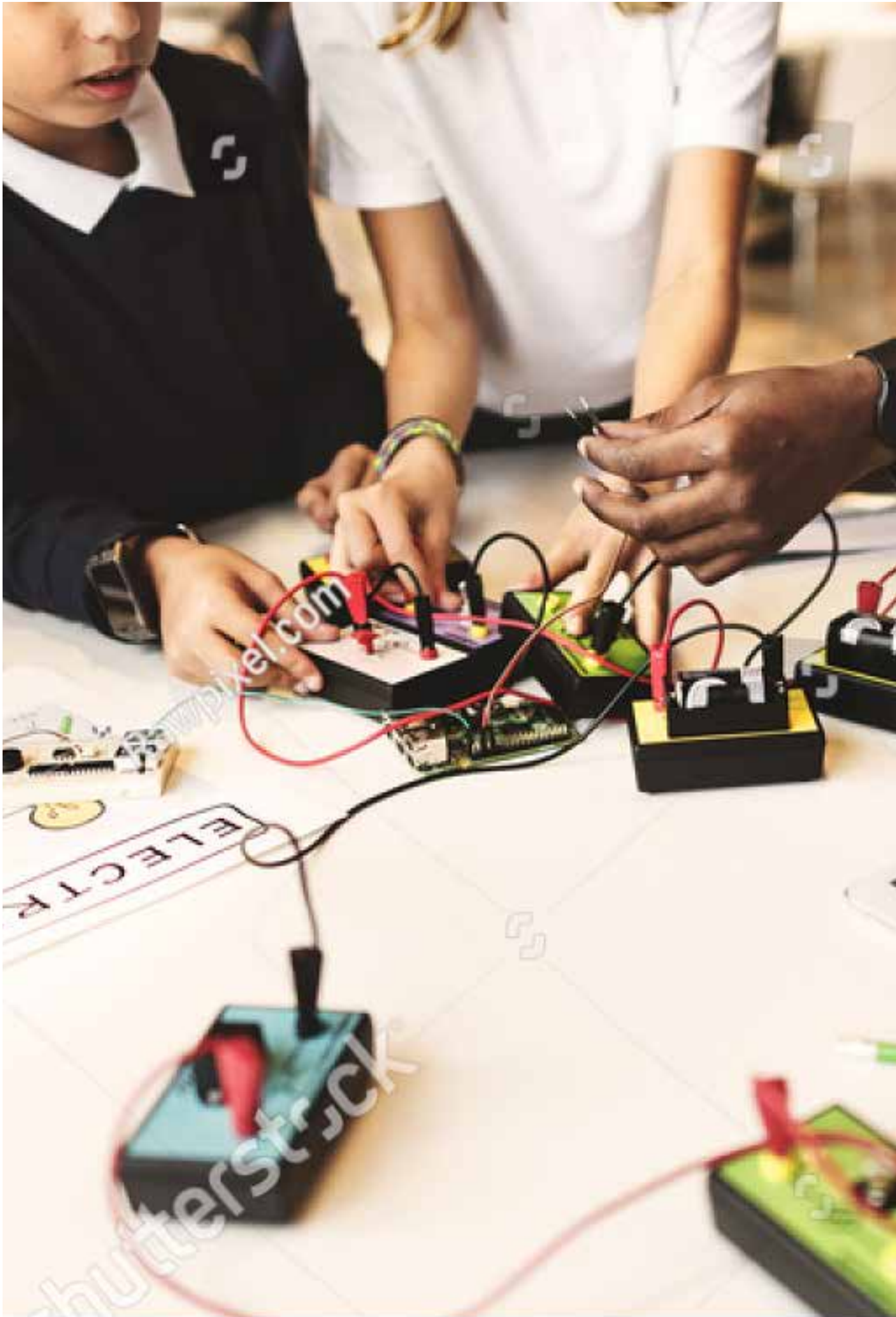




# ACADEMIC INSTITUTIONS

Surbiton is fantastically situated to cater to the needs of a first-rate education. These include Tolworth School for Girls, a large school that retains selection at 11+. The school has earned many national awards including Investors in People, Healthy Schools and Arts mark Gold. By extension Surbiton lies near the internationally renowned Kingston University which offers a wide range of undergraduate and postgraduate courses for UK and international students including courses in the humanities, life sciences and arts.

PRE - SCHOOLS		PRIMARY SCHOOLS	
■ Surbiton Childrens Centre Nursery	3 mins	■ St Mathews C of E Primary School	4 mins
■ Oasis Pre-School	4 mins	■ Lime Tree Primary	6 mins
■ Bright Horizon Surbiton Day Nursery	6 mins	■ Tolworth Junior School	12 mins
■ Aspire Day Nursery	7 mins		
SECONDARY SCHOOLS		COLLEGES / UNIVERSITIES	
■ Dysart School	3 mins	■ Hillcroft College	7 mins
■ Tiffin Girls' School	11 mins	■ London Tutorial College	14 mins
■ Hollyfield School	13 mins	■ Kingston University	21 mins
■ Surbiton High School	17 mins	■ Kingston College	28 mins
■ Kingston Grammer School	32 mins		











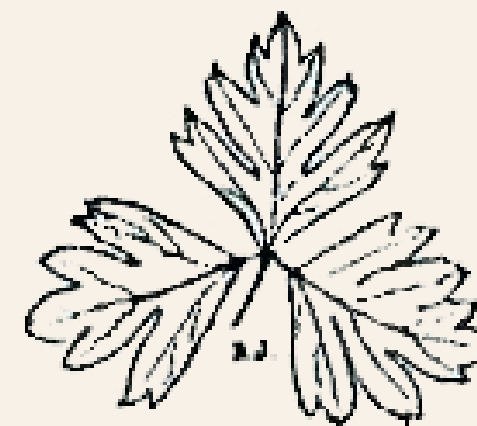
## THE DEVELOPMENT

The site is located within an urban block, on land to the rear of Ewell Road. The proposed development aims to create an oasis of green space behind the busy streets through natural landscape design. Oakhill Mews features three very spacious freehold terraced houses, consisting of two expansive bedrooms, each with a private front and back gardens. The architectural features and materiality of the proposal have a direct relationship with developments in the surrounding area. The use of cream stone on the façade gifts a contemporary touch whilst complimenting similar materials used by surrounding buildings.









One of the major factors within the design is the articulation of bay elements in plans and framing of the fenestration and doors. We have taken into account the historical significance of the surrounding area. The anemone leaf pattern used as a screen on the first-floor bay windows is taken from John Richard Jefferies's books, who was an English novelist, living in what is now called 296 Ewell Road.





Every apartment at Oakhill Mews has been carefully designed with the resident in mind. We have carried out extensive research and carefully selected all fixtures and fittings in order to create sophisticated, practical and contemporary apartments.





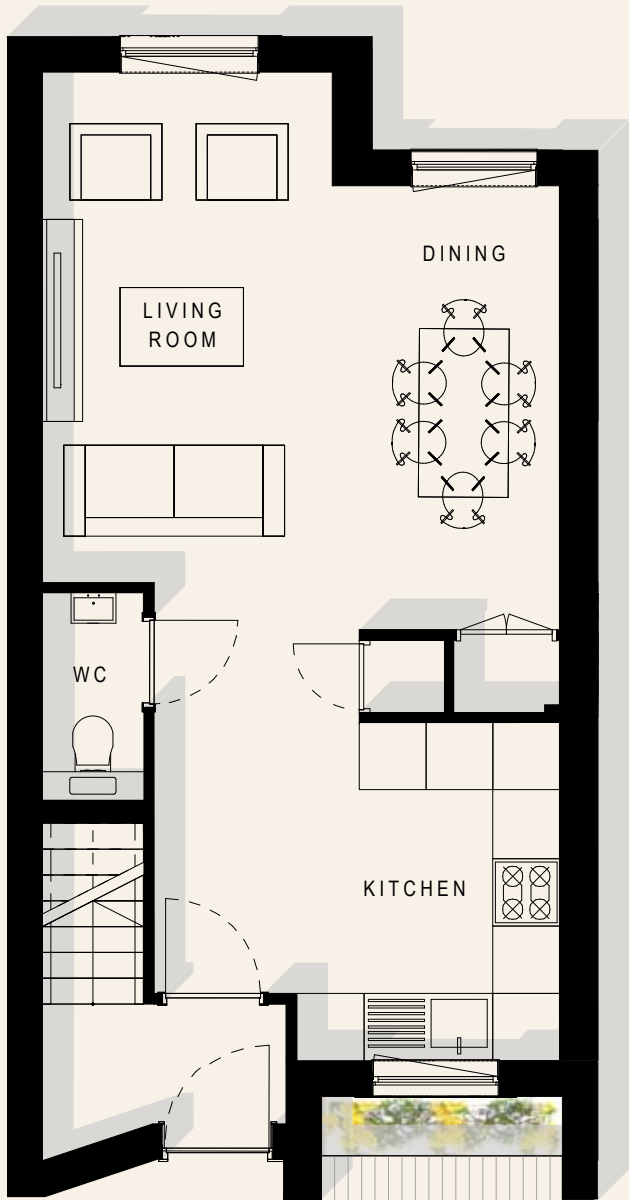




The kitchens in each unit will benefit from a variety of carefully considered features. All cupboards and storage units will be 'handle-less', ensuring that the space is highly functional and aesthetically pleasing. We also offer a stunning selection of doors in a range of colours as well as stylish stone countertops, integrated dishwashers and washing machines, fridge freezers and overhead cabinets. Each kitchen will also boast feature taps, chrome switch plates and under-wall unit lights.



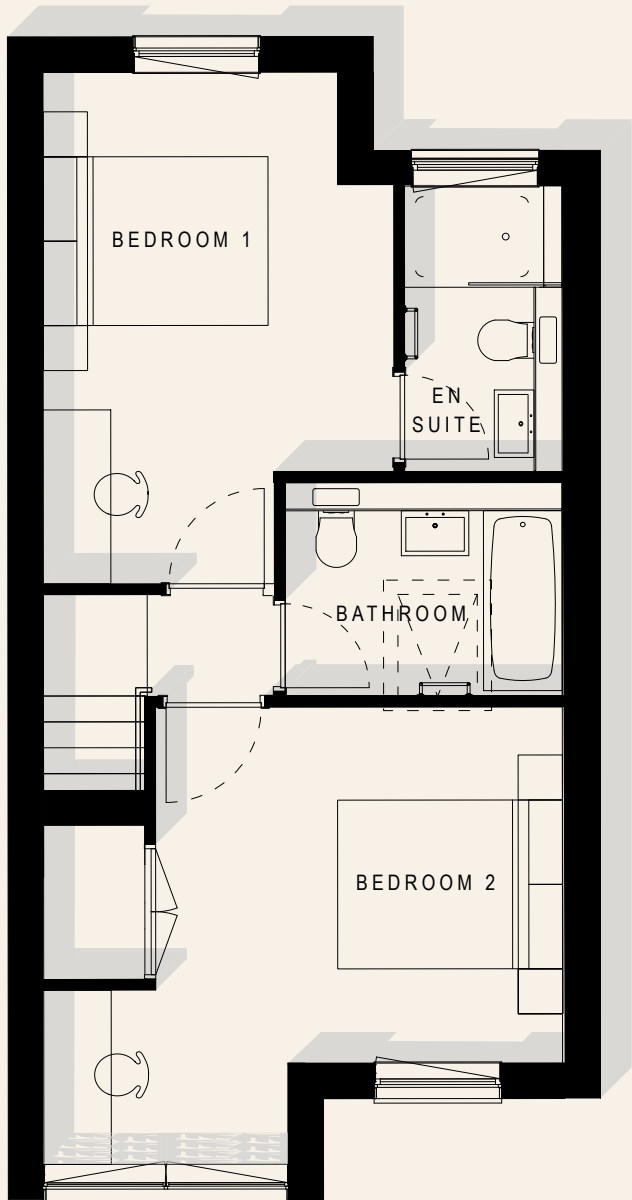
GROUND FLOOR



40.4 sqm - 434.9 sqft

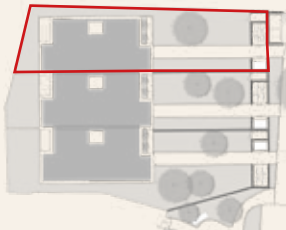
LIVING ROOM	2.6m x 4.5m	8' 5" x 14' 8"
KITCHEN	2.4m x 3.0m	7' 9" x 9' 8"
DINING	2.0m x 3.9m	6' 6" x 12' 8"
WC	1.0m x 1.8m	3' 3" x 5' 9"

FIRST FLOOR



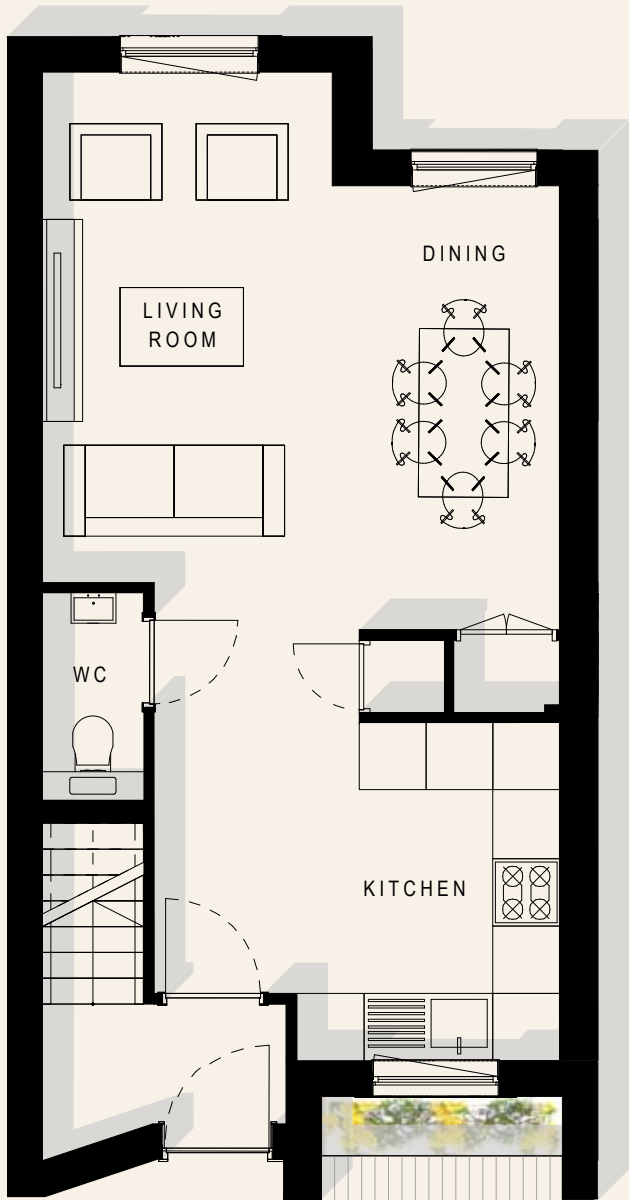
41.0 sqm - 441.3 sqft

BEDROOM 1	3.1m x 4.5m	10' 2" x 14' 8"
EN - SUITE	1.4m x 2.6m	4' 6" x 8' 5"
BEDROOM 2	4.6m x 3.2m	15' 1" x 10' 5"
BATHROOM	2.5m x 1.9m	8' 2" x 6' 2"





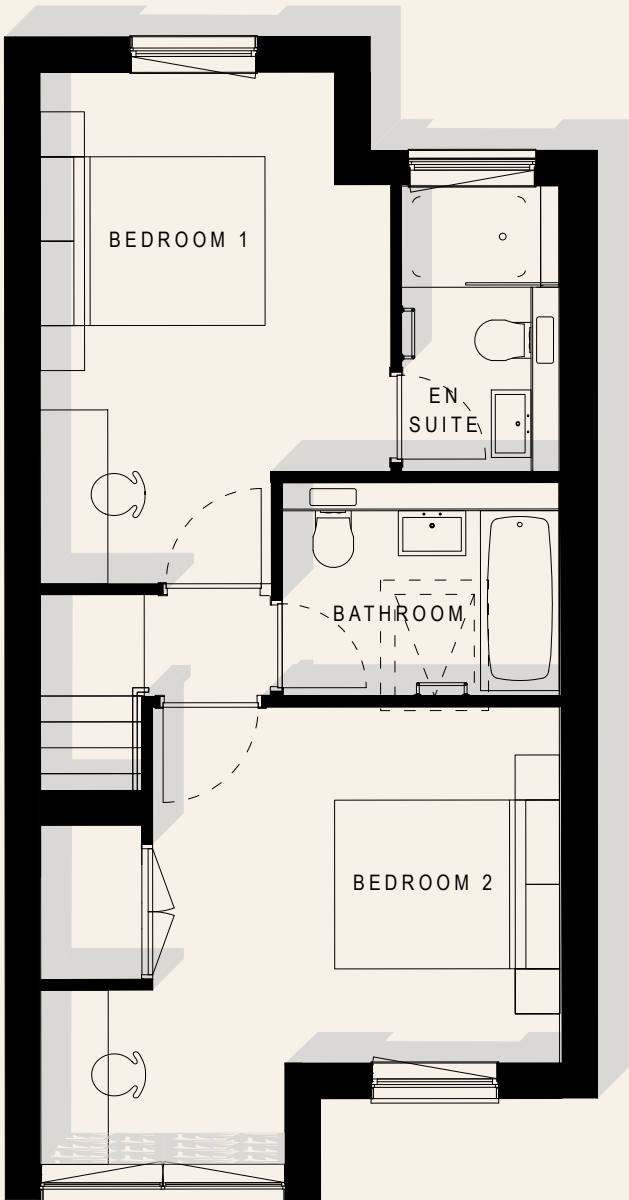
GROUND FLOOR



40.3 sqm - 433.8 sqft

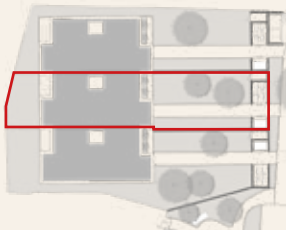
LIVING ROOM	2.6m x 4.5m	8' 5" x 14' 8"
KITCHEN	2.4m x 3.0m	7' 9" x 9' 8"
DINING	2.0m x 3.9m	6' 6" x 12' 8"
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FIRST FLOOR



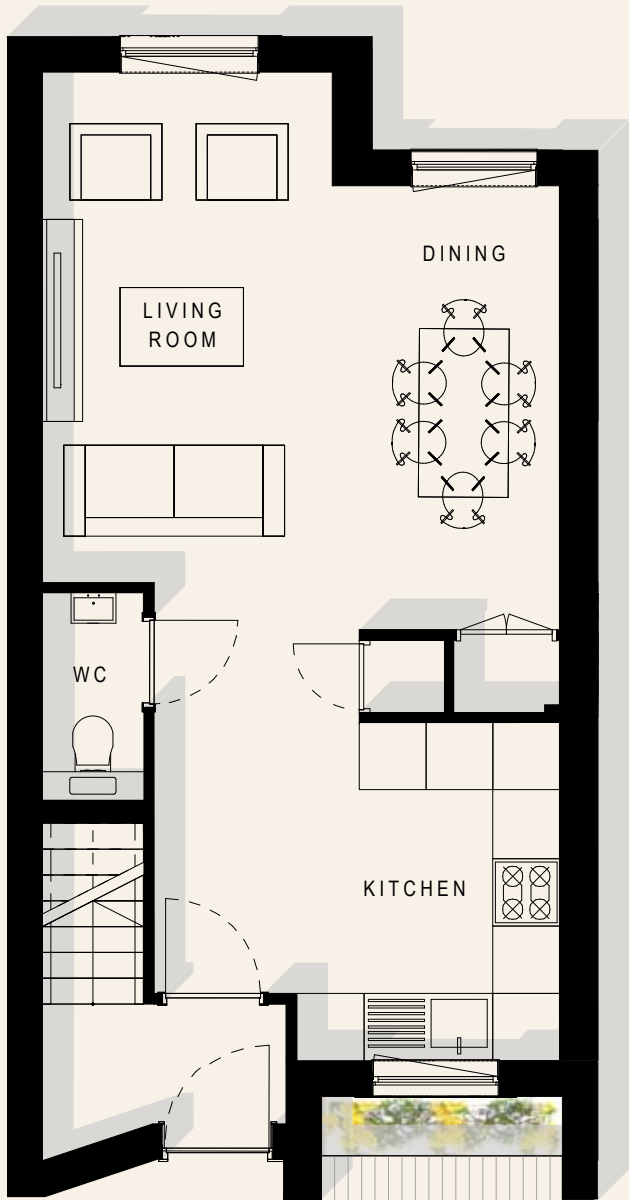
40.8 sqm - 439.2 sqft

BEDROOM 1	3.1m x 4.5m	10' 2" x 14' 8"
EN - SUITE	1.4m x 2.6m	4' 6" x 8' 5"
BEDROOM 2	4.6m x 3.2m	15' 1" x 10' 5"
BATHROOM	2.5m x 1.9m	8' 2" x 6' 2"





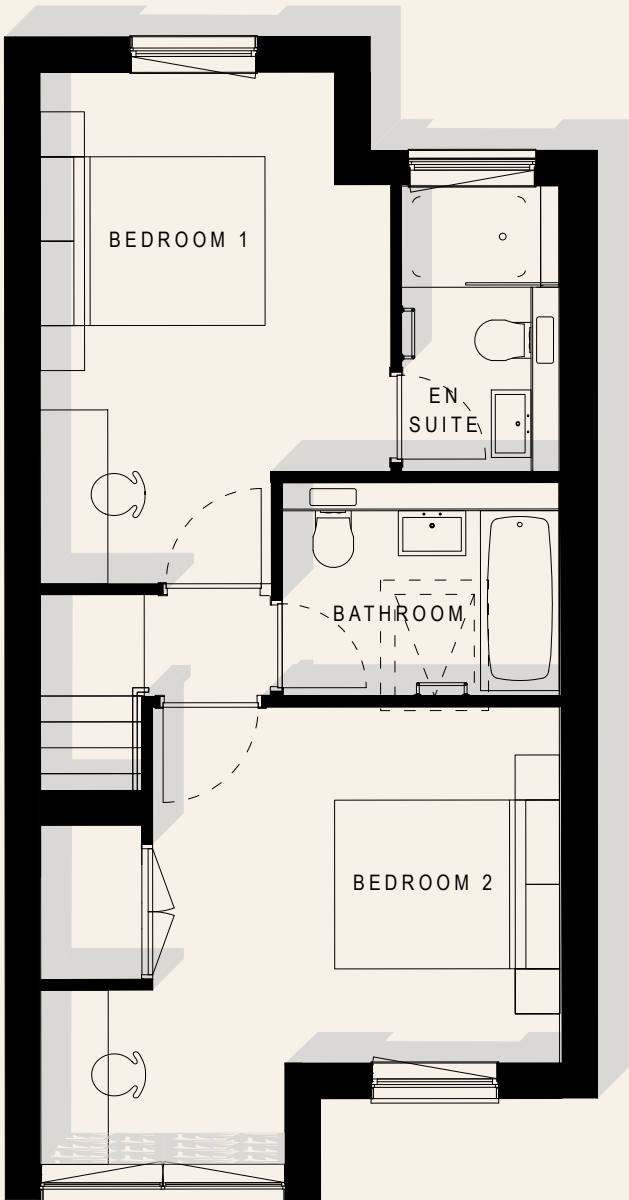
GROUND FLOOR



40.4 sqm - 434.9 sqft

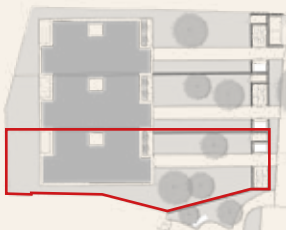
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FIRST FLOOR



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# APARTMENTS SPECIFICATION

## KITCHEN

- The contemporary individually designed 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 designed kitchen with walnut effect
  - 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 and shower screen in contemporary matt black metal finish
- Roca Contesa Steel Bath in white finish with antislip
- 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 and 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 hot water system and heating
- Wall mounted towel radiator finished in contemporary matt black
- Mechanical extract to kitchen and bathroom
- Underfloor heating system to all ground floor areas
- Radiators installed on the upper floor

## 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
- Sprinkler protection
- Secured communal entrance gate to development
- Secured communal garden

## INTERIOR AND EXTERNAL FINISHES

- High quality internal doors
- Contemporary lever handles
- 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 and external paved patio to balconies and terraces
- Stone cladding panels to the exterior
- Featured patterned metal panel embracing historic significance of the anemone leaf
- Bollard lighting to the entrance way
- Secured individual unit timber clad bin and bike storage at the entrance of each development

## 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



## OTHER PROJECTS BY LEOS



### SOUTH LONDON NEW HOMES

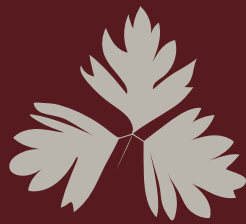
The existing site is a 3 storey building which comprises a mix of different A class uses on the ground floor including restaurant, convenience shop, and takeaway. The upper floor is a mix of residential and D1 uses. The propose comprises a 27 storey tower, providing public realm, private outdoor space, co-working in a flexible podium base on the ground level.



### VISION HOUSE

The property comprises an existing four storey Art Deco building within a site extending to 0.22 acres (900 sqm). Four retail units occupy the ground floor with 19 residential flats above, made up of one and two-bed apartments, arranged over the first and second floors at the western end of the building and the entire third floor. Opposite the Wimbledon Chase Station, the area is easily accessible by public transport, with multiple bus lines and direct train lines to Central London.





[www.leosuk.com](http://www.leosuk.com)