



ROYAL EXCHANGE

FACT SHEET



THE ROYAL BOROUGH OF KINGSTON UPON THAMES

ENRICHING KINGSTON



SITUATED IN THE HEART OF THE LIVELY MARKET TOWN OF KINGSTON UPON THAMES, ROYAL EXCHANGE IS ON THE DOORSTEP OF THE RIVER THAMES, WITH CENTRAL LONDON JUST AN EASY TRAIN RIDE AWAY.

First recorded in a Royal Charter in 838, the medieval market town of Kingston is Britain's oldest Royal Borough. It has a colourful history that includes the coronation of Saxon Kings and the construction of London's oldest bridge, while present-day Kingston has become one of the capital's most exclusive and desirable places to live.

The latest addition to the rich variety of Kingston is Royal Exchange, a development built around the Grade II listed Old Post Office and Telephone Exchange. It will offer 267 Manhattan, one, two and three bedroom apartments, adding a modern note to complement Kingston's evolving heritage.

- 1 River Thames
- 2 Eden Walk Shopping Centre
- 3 Rose Theatre
- 4 Clarence Street Shopping
- 5 Historic Market Square
- 6 The Bentall Centre
- 7 John Lewis
- 8 Hampton Court Palace
- 9 Royal Bushy Park
- 10 Kingston Train Station
- 11 The Rotunda Leisure Park
- 12 Kingston Bus Station
- 13 Kingston College
- 14 Kingston University
- 15 Fairfield Recreation Ground

KEY FACTS



THE DEVELOPER

St George City Ltd
St George House
9 Pennington Street
London E1W 2BD
T: +44 (0)20 7480 0800

TOTAL APARTMENTS

267

LOCATION

Kingston upon Thames KT1 2FQ

ARCHITECTS

Scott Brownrigg, Simon Bowden,
Malcolm Fryer Architects

LOCAL AUTHORITY

Royal Borough of Kingston upon Thames

TENURE

New 999-year lease from 2021

PARKING

Sold on a Right to Park basis for 2 and 3
bedroom apartments at £30,000

ESTIMATED COMPLETION

Richardson House

Estimated from Jan 23 – June 23

Rutherford House

Estimated from Jan 22 – June 23

Wakefield House

Estimated from Jan 22 – June 23

Helena House

Estimated from Sept 22 – June 23

WARRANTY

10-year warranty
2 year St George product warranty

SERVICE CHARGE

Anticipated circa £4.50 per sq ft



GROUND RENTS

Manhattan	£200 pa
1 bedroom	£350 pa
2 bedroom	£425 pa
3 bedroom	£500 pa

COUNCIL TAX 2019 / 2020

Royal Borough of Kingston upon Thames
average (based on 2 occupants)

BAND A	BAND E
£1,247.30 pa	£2,286.71 pa
BAND B	BAND F
£1,455.19 pa	£2,702.48 pa
BAND C	BAND G
£1,663.07 pa	£3,118.25 pa
BAND D	BAND H
£1,870.95 pa	£3,741.90 pa

Ground rents will increase in accordance with RPI every 15 years.
Source: www.kingston.gov.uk. Prices correct at time of going to press.
Council Tax Banding for approximate reference only. Computer
generated imagery depicts Royal Exchange and is indicative only.

KEY FACTS



REQUIRED DOCUMENTATION

1. PROOF OF IDENTIFICATION
 - Passport or identification card
2. PROOF OF ADDRESS
 - A current utility bill (not mobile phone) or bank statement showing name and home address to be no older than 3 months

Please be advised that the solicitors must have the signed and certified original copies of the above
3. If the purchase is being made in a company name then the following documentation must be provided:
 - a. A copy of the Certificate of Incorporation and Memorandum of articles and association
 - b. Evidence of the company's registered address
 - c. Register of directors and shareholders
 - d. Individual photo identification and address identification for directors and shareholders
 - e. Shareholders certificate

RESERVATION DEPOSIT

£5,000 on all properties

TERMS OF PAYMENT

- 10% of purchase price, less booking fee paid, payable on exchange of contracts within 21 days from reservation
- A further 10% payable 12 months from exchange
- A further 5% payable 18 months from exchange

VENDOR'S SOLICITORS

STEPHEN LAKE LLP

43 Welbeck Street, London W1G 8DX

Catherine Smyth

T: +44 (0)20 7467 3030

E: catherine.smyth@stepienlake.co.uk

www.stepienlake.co.uk

PURCHASER'S SOLICITORS

ZHONG LUN LAW FIRM

10-11 Austin Friars, London EC2N 2HG

DX 98930 Cheapside 2

Matthew Ma

D: +44 (0)20 7382 1576

T: +44 (0)20 7382 1567

E: matthewma@zhonglun.com

www.zhonglun.com

The purchaser's solicitors are known by St George PLC to have acted for previous purchasers and have a working knowledge of the title documentation. These are provided for reference only and St George does not take responsibility for third parties.

QUASTELS LLP

74 Wimpole Street, London W1G 9RR

Jonathan Neilan

D: +44 (0)20 7908 2533

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CARTER BELLS

12 High Street, Kingston upon Thames KT1 1HD

Richard Bland

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HEALYS

Atrium Court, 15-17 Jockey's Fields, London WC1R 4QR

Nic Tiong

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www.healys.com

CRAFTED TO
INSPIRE



ROYAL EXCHANGE HAS
BEEN DESIGNED WITH ITS
RESIDENTS IN MIND.

- Two private landscaped courtyards
- 24-hour concierge
- Private screening room
- Gym
- 642 cycle spaces
- 99 parking spaces
- 50 electrical car charging points

INVESTING IN KINGSTON



“The lettings market is incredibly buoyant in Kingston, with tremendous demand from both private and corporate tenants. Undoubtedly its location is the biggest draw for tenants; conveniently located just 30 minutes by train from London Waterloo, it is popular with commuters but still boasts a variety of bars, shops and restaurants in Kingston itself. Proximity to the River Thames and the Royal Parks is another key factor; within several minutes residents can enjoy peaceful river walks or cycling around Bushy Park. Kingston has fast-become a favoured rental hotspot and has all the hallmarks of a solid long-term rental investment.”

ANDREW POLLARD

Joint Owner/CEO, Stack & Bonner



ESTIMATED RENTAL VALUES



MANHATTAN 1 BEDROOM

up to

£325

per week

up to

£375

per week



2 BEDROOMS 3 BEDROOMS

up to

£500

per week

up to

£700

per week



RENTAL

Rental prices are set to increase by +16% over the next five years



INVESTORS

On average, investors enjoyed a gross yield of 4% in 2017



OWNER OCCUPIERS

65% highest rate of owner occupiers



PROPERTY PRICES

Are set to increase by +12% over the next five years

Source: Stack & Bonner.
Computer generated image and photography depict Royal Exchange and are indicative only.

Source: CBRE.

GREAT CONNECTIONS

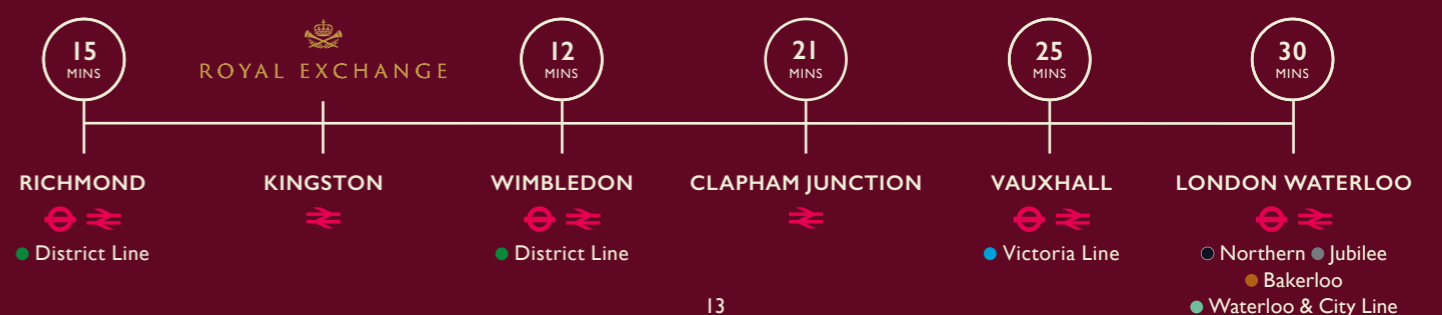


Kingston railway station is a short walk from the development, providing direct connections to London Waterloo in 30 minutes.

Once in London the galleries and culture of the South Bank, shopping in Knightsbridge and the West End, along with 68 Michelin starred restaurants, are all close at hand.

Looking outward, the A3, M3 and M25 are within a short drive and Heathrow Airport is less than 9 miles away.

Nearby towns like Putney, Richmond, Wimbledon and Twickenham offer different ambiances and lifestyles, along with some of the country's best parkland.



WHY BUY IN KINGSTON?



IMAGES

'Out of Order' telephone boxes sculpture by David Mach, Kingston University students, street entertainer and Stanley Picker Gallery



KINGSTON UNIVERSITY

Ranked in the worlds top
200 young universities



Attracts
OVER 16,000

Students from
around the globe



OFSTED RATINGS

Primary and secondary school
100% good or outstanding



CULTURAL VENUES

Whitewall Galleries,
Stanley Picker Gallery,
Fusion Arts, Rose Theatre,
& Arthur Cotterell Theatre



KINGSTON UNIVERSITY

Highest rate of graduate
start-ups in the UK



POPULATION

Kingston's population is set to
increase +16% by 2036
173,000 – 200,000



MILES

From London
(17 minutes by train
from Surbiton)



A-LEVEL

4% of A-Level finishers in
Kingston went onto Oxford
or Cambridge in 2014/2015

WHY BUY IN KINGSTON?



IMAGES

Kingston riverside, Hampton Court Palace, Royal Bushy Park and Clarence Street



ROYAL PARKS AND GARDENS



ROYAL BUSHY PARK
(0.6 miles)



ROYAL RICHMOND PARK
(1 mile)



KEW GARDENS
(6 miles)



HAMPTON
COURT PALACE

1 million visitors per year and it is
the 15th most visited paid for
attraction in Britain



OLDEST
ROYAL
BOROUGH



GREEN
SPACES

1,184 hectares equivalent
to 32% total surface area



SHOPPING

500 shops selling over
1,000 international brands



RIVER THAMES

4km of
Thames riverside



DINING

150 restaurants
and cafés



AN EXCITING VISION



£1.5 BILLION HAS BEEN COMMITTED TO NEW DEVELOPMENTS IN THE LAST 24 MONTHS.

BENTALL CENTRE

£25M



Redevelopment of Kingston's prominent shopping destination includes:

NEW
RESTAURANTS AND STORES

A FOUR SCREEN
BOUTIQUE
CINEMA

STATION QUARTER/GO CYCLE SCHEME

£32M



Refurbishment around Kingston train station will include:

A NEW DIRECT
ROUTE TO THE
RIVER THAMES

NEW
PUBLIC
BIKE RACKS

PLANS FOR
CYCLE-FRIENDLY STREETS

EDEN WALK

£400M



Planned regeneration of Eden Walk will create:

NEW
SHOPS AND
PUBLIC SPACES

RESTAURANTS
AND CAFÉS

NEW
APARTMENTS



Computer generated image is indicative only.
Source: Kingston Council and Bentall Centre.

SMART THINKING



PRE-SCHOOLS AND NURSERIES

2.8 Miles

Burlington Infant & Nursery School

1.2 Miles

Coombe Day Nursery

1 Mile

Elm Grove Day Nursery and Preschool

0.8 Miles

Katey's Nursery & Pre-School

0.7 Miles

Active Learning Kingston Nursery

0.3 Miles

St Joseph's Catholic Nursery School

PRIMARY SCHOOLS

0.3 Miles

St Joseph's Catholic Primary School

0.5 Miles

Surbiton High Girls' Preparatory School

1.3 Miles

Alexandra School

1.4 Miles

Holy Cross Preparatory School

1.5 Miles

Fern Hill Primary School

2 Miles

Coombe Hill Juniors

SECONDARY SCHOOLS

3 Miles

Coombe Boys' School

2.1 Miles

Coombe Girls' School

1.8 Miles

The Tiffin Girls' School

1.5 Miles

The Kingston Academy

0.4 Miles

Kingston Grammar School

Tiffin School

LOCAL UNIVERSITIES AND COLLEGES

0.5 Miles

Kingston College

0.6 Miles

Kingston University London

3 Miles

Esher College

3.7 Miles

St Mary's University

4.5 Miles

Richmond upon Thames College

5 Miles

Wimbledon College of Arts

OUTSTANDING SCHOOLS

TIFFIN SCHOOL



An exceptional secondary school which sends around 20 boys to Oxbridge institutions each year

KINGSTON GRAMMAR



Placed in the top 1% of secondary schools in the country

KINGSTON UNIVERSITY

Kingston University
London



Is one of the country's top 2 universities for starting a business

283

Kingston graduates launched new companies in 2017

Its AACSB accreditations put it in the top 5% of business schools worldwide

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Proud to be a member of the
Berkeley Group of companies



**Investor in
Customers[®]**
Gold 2018



St George
Designed for life