



# 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)

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

Ground rents will increase in accordance with RPI every 15 years.  
Source: [www.kingston.gov.uk](http://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

## QUASTELS LLP

74 Wimpole Street, London W1G 9RR

Jonathan Neilan

D: +44 (0)20 7908 2533

E: jneilan@quastels.com

www.quastels.com

## CARTER BELLS

12 High Street, Kingston upon Thames KT1 1HD

Richard Bland

T: +44 (0)20 8939 4002

E: Richard.bland@carterbells.co.uk

www.carterbells.co.uk

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.



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



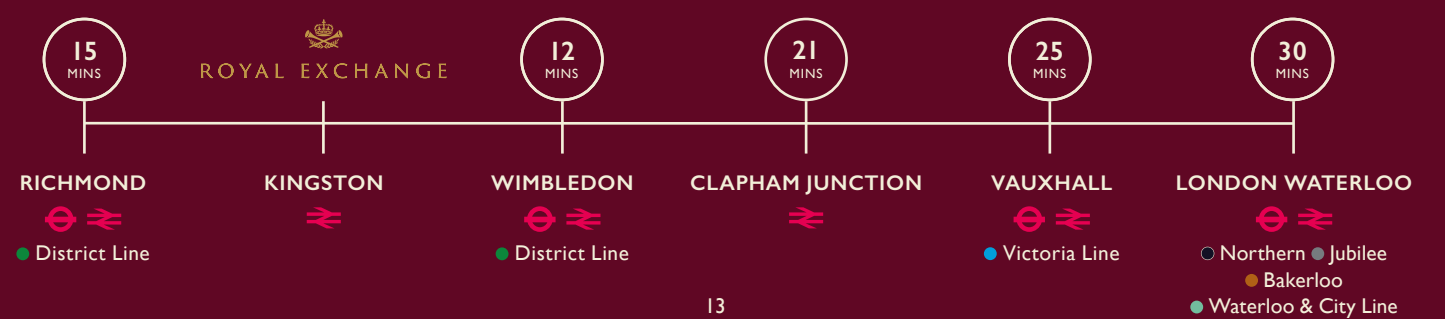
Travel times and distances are approximate. Only key stations for Royal Exchange are shown. Source: [www.tfl.gov.uk](http://www.tfl.gov.uk) and Google Maps.

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 on to 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



# GET IN TOUCH



## ROYAL EXCHANGE SALES & MARKETING SUITE

The Old Post Office, 4 Ashdown Road,  
Kingston upon Thames KT1 2FQ

Monday – Saturday: 10am to 6pm  
Sunday: 10am to 5pm

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Proud to be a member of the  
Berkeley Group of companies



Investor in  
Customers®  
Gold 2020



**St George**  
Designed for life

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