



# ROYAL EXCHANGE



THE ROYAL BOROUGH OF KINGSTON UPON THAMES



## ENRICHING KINGSTON UPON THAMES



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.

Today's Kingston is a lively and picturesque market town, perfectly situated on the banks of the Thames, and with a character of its own, although Central London is just a train ride away.

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



ROYAL EXCHANGE

KINGSTON UPON THAMES

# A PART OF HISTORY



KINGSTON HAS AN ABUNDANCE OF HISTORY WITH OVER 300 LISTED BUILDINGS.

There are two Grade II listed buildings at Royal Exchange. The Old Post Office, which dates back to 1875, and the Telephone Exchange, built in 1908. Both were once the beating heart of Kingston: bustling institutions that played host to generations of workers.

The Telephone Exchange eventually became a sorting office in 1938 and closed in 1984, followed by the Old Post Office in 1995.

But today, their restoration finally returns these two much-loved local landmarks to their former glory.

The Telephone Exchange building will become a hub for businesses and exciting new ventures that will add an invigorating creative energy and new opportunities to the area, while the impressive Old Post Office will become a social focus, with restaurants, shops and meeting places, helping to build a warm and welcoming community.



1875

The Old Post Office opened



1908

Telephone Exchange built



1938

Telephone Exchange converted into a sorting office



1984

Telephone Exchange closed



1995

The Old Post Office closed



2019

Development launches



ROYAL EXCHANGE



# THE HEART OF KINGSTON

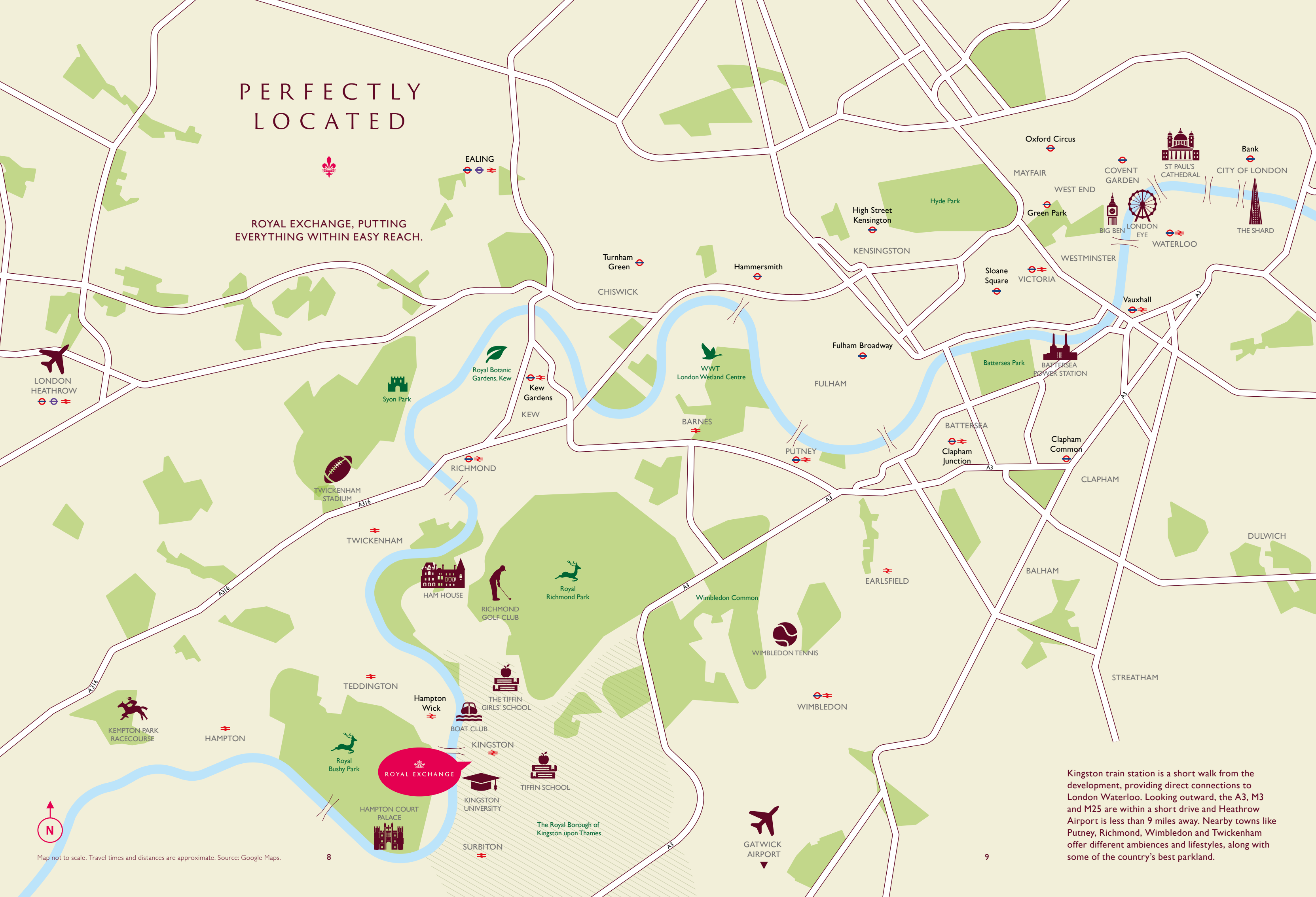


A GREAT MIX OF SHOPS, GALLERIES AND THEATRES ARE ALL JUST A SHORT WALK AWAY. AS ARE THE RESTAURANTS AND BARS ALONG THE RIVER THAMES, AND GREEN EXPANSES OF HAMPTON COURT PALACE AND ROYAL BUSHY PARK.

- 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

# PERFECTLY LOCATED

ROYAL EXCHANGE, PUTTING EVERYTHING WITHIN EASY REACH.



Map not to scale. Travel times and distances are approximate. Source: Google Maps.

Kingston train station is a short walk from the development, providing direct connections to London Waterloo. 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.

# LONDON CENTRIC



ALL THE OPPORTUNITIES AND EXCITEMENT OF ONE OF THE WORLD'S GREAT CITIES IS CLOSE AT HAND. PLANS FOR CROSSRAIL 2\* WILL REDUCE JOURNEY TIMES STILL FURTHER.



It's just a short walk to Kingston train station. From there, up to six trains an hour travel to London Waterloo in just 30 minutes.

Then it's a brief stroll to the galleries and culture of the South Bank, minutes to shopping in Knightsbridge and the West End, and a straightforward ride on to the City and Canary Wharf financial districts.

The nightlife in Shoreditch, Mayfair and Soho – along with 68 Michelin starred restaurants and all manner of talked-about eateries – are a short tube ride away.

## IMAGES

River Thames, The Houses of Parliament and St Paul's Cathedral

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. \*Crossrail 2 planned to arrive in 2030 adding up to eight more trains an hour into Central London. Source: [crossrail2.co.uk](http://crossrail2.co.uk)



# A ROYAL CANVAS



A BREATHTAKING LANDSCAPE  
SHAPED BY KINGS AND QUEENS.



The town's glorious 4 kilometre stretch of the River Thames is just a few minutes walk, with its crews of rowers, regal swans and eclectic mix of friendly cafés, well-known restaurants and popular pubs and bars.

On the banks of the River Thames you will also find the world-famous Hampton Court Palace. Its historic formal gardens lead onto 750 acres of rolling green parkland which, with Royal Bushy Park directly north, are home to the descendants of King Henry VIII's deer.

Alternatively, a short car journey gets you to London's largest park, Royal Richmond Park. At 2,500 acres, it boasts ancient trees, rare species and distant views of St Paul's Cathedral.

## IMAGES

Royal Bushy Park and view from  
Kingston Bridge of the River Thames



# A SOCIAL SCENE



THIS VIBRANT TOWN IS SURROUNDED BY EXCITING VENUES AND TRANQUIL ESCAPES.



## IMAGES

Kingston riverside, historic Market Square and Kingston University students



Though Kingston is steeped in history, it's far from old fashioned. Thriving and modern, it embraces the capital's culture and innovations to create a unique local style.

Today, the relaxed pubs, bars and nightlife in town draw in the crowds including students from nearby Kingston University and Kingston College. Plus, the River Thames attracts walkers, runners, picnickers and sightseers all year round.



# A CULTURE OF SHOPPING

OVER 28 MILLION PEOPLE COME TO KINGSTON EACH YEAR TO ENJOY LONDON'S THIRD LARGEST AND MOST POPULAR SHOPPING LOCATION.



In Kingston's 800 year old Market Square the market stalls still trade every day, while the ancient square itself hosts all manner of festivals throughout the year.

But Kingston offers more than nostalgia. The modern retail world is here to be enjoyed to the full and Kingston's shopping streets and centres have everything a shopper could wish for.

Explore the small boutiques, with exclusive names like Rituals and Jo Malone alongside up and coming new designers. Discover the Apple Market – lined with small clothes shops and tempting cafés, its beautiful courtyard and outdoor seating. Drop into the large John Lewis on pedestrianised Clarence Street, or browse for antiques along Old London Road. From favourite supermarkets to top fashion, with names from Apple to Zara, Kingston is a shopper's paradise that continues to evolve.



## IMAGES

Clarence Street, The Bentall Centre and John Lewis

# STREETS A BUZZ



GREAT FOOD, GOOD FRIENDS AND SO  
MANY EXCITING RESTAURANTS.



Royal Exchange sits in the midst of a culinary scene that's as broad as it is lively. Early risers head to the Beanberry Coffee Company's grinds. Brunch is at the light and airy Rossopomodoro restaurant or enjoy al fresco dining at the Bavarian restaurant, Stein's.

Pick from Henry's Café, Carluccio's or Byron around Charter Quay; Five Guys, among others, at The Rotunda; or the intriguing independents along Castle Street.

Or simply stroll to the Thames, and choose from Bill's, Busaba Eathai, Côte or one of London's best vegetarians, Riverside Vegetaria. The Gazebo pub is there too, and spills onto the banks in the summer. It's a town that's thoroughly alive, throughout the year.

## IMAGES

The Ram Jam Club, Church Street  
and Beanberry Coffee Company



# CREATIVE FLAIR



KINGSTON'S PROXIMITY TO CENTRAL LONDON HAS FUELLED A THRIVING CULTURAL SCENE WITH MANY PRESTIGIOUS EVENTS.



The town is famous for David Mach's 'Out of Order' telephone boxes sculpture.

But there are also exhibitions from new and established talent at Whitewall Galleries, Stanley Picker Gallery and Fusion Arts.

The Rose and Arthur Cotterell theatres present truly innovative productions, and families love the collections and events at the Kingston Museum and History Centre.

Music fans are well-served too. The Ram Jam Club's renowned blues nights compete with live bands at Banquet Records and The Fighting Cocks. Or, for a completely different experience, there's the annual RHS Hampton Court Palace Garden Festival – the largest flower show in the world.



## IMAGES

'Out of Order' telephone boxes sculpture by David Mach, Stanley Picker Gallery, Hampton Court Palace and street entertainer

# SMART THINKING



THE PERFECT BASE FOR  
AN EXCEPTIONAL EDUCATION.

Kingston offers excellent primary and secondary schools, all with Ofsted ratings of either good or outstanding. Tiffin School, an exceptional secondary school, sends around 20 boys to Oxbridge institutions each year and co-educational Kingston Grammar School, is placed in the top 1% of secondary schools in the country.

Kingston College offers both academic and vocational courses. But it is Kingston University, named in the world's top 200 young universities\*, that draws over 16,000 students from around the globe.

Historically famous for art, it is also one of the country's top two universities for start-ups – 283 Kingston graduates launched new companies in 2017\*\* – its AACSB accreditations put it in the top 5% of business schools worldwide.

Royal Exchange provides a gateway to some of the finest universities in London including the Royal College of Art, Imperial College London, University College London and London School of Economics and Political Science.



## 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



# AN EXCITING VISION



KINGSTON'S POPULARITY AND EVER-IMPROVING CONNECTIONS ARE DRIVING AN EVOLUTION THAT EXTENDS INTO ALMOST EVERY ASPECT OF LIFE.



Key to Kingston's evolution is the £400m planned Eden Walk regeneration. Its sculpted public plaza, lined with a wide variety of shops will also combine a boutique cinema and a selection of new eateries – all just a few minutes walk from Royal Exchange.

Meanwhile, The Bentall Centre – South West London's most prominent shopping destination for the last 25 years – is also to receive an upgrade. There are plans for a £25m redevelopment including new entertainment facilities for all the family and several new restaurants, including a rooftop bar. The renovations will include the introduction of several major brands, some of which are newcomers to the UK, and a full refresh of the centre's interiors to make each visit even more enjoyable.

Elsewhere, the £32m Go Cycle programme will create a number of cycle friendly routes and healthy streets across Kingston by 2022. Improvements planned for Kingston train station include cycle storage for 250 bikes and a direct pedestrian and cycle route towards the River Thames.

However, perhaps the most important change may come in the shape of Crossrail 2. Currently at the planning stage, if approved, the proposed £27bn rail link could add up to eight more trains an hour to Central London.





# OUR VISION



A NEW DESTINATION FOR KINGSTON, PROVIDING EXCEPTIONAL HOMES IN A CONVENIENT LOCATION.

## BUILDINGS

- 1 Sales & Marketing Suite
- 2 The Old Post Office
- 3 Piazza
- 4 Rutherford House
- 5 Wakefield House
- 6 Helena House
- 7 Richardson House
- 8 Podium Gardens
- 9 Telephone Exchange

## FACILITIES

- 10 24-hour Concierge
- 11 Undercroft Parking
- 12 Gym & Private Screening Room

The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.





# CRAFTED TO INSPIRE



ROYAL EXCHANGE HAS BEEN DESIGNED  
WITH ITS RESIDENTS IN MIND.

Working in collaboration with established architects, every facet, from historic building features and modern materials, to on-site facilities have been designed to exceed expectations.

The development will offer the town of Kingston something fresh and appealing – a charismatic new neighbourhood that will grow into a much-loved place to visit.

New residents will enjoy a friendly atmosphere, quality that's obvious to the eye, and a sense of style that puts it among London's most desirable locations.





# A NEW NEIGHBOURHOOD



THE PIAZZA IS A NEW SOCIAL, CULTURAL AND LIFESTYLE HUB.

With the creation of a new piazza, Royal Exchange will offer residents and visitors a vibrant place to meet, shop and enjoy a relaxed approach to living. New shops to cater for everyday needs; restaurants

for quick after-work catch-ups or big occasions, including family, cultural, educational and social events. Together they help to establish Royal Exchange as Kingston's enticing new neighbourhood.

# PRIVATE COURTYARDS



RELAX AND UNWIND  
IN TRANQUIL SURROUNDINGS.

Based on the concept of historic courtyards which provided sanctuary from the hustle and bustle of the town centre, the private gardens at Royal Exchange will provide residents with peaceful spaces, and a welcome contrast to the vibrancy of a twenty first century town centre.

There will be places for reflection, to read in the shade, as well as safe play gardens for children and friendly communal terraces.



# STYLISH FACILITIES



ROYAL EXCHANGE SHOWCASES  
EXCEPTIONAL AMENITIES.



The private residents' screening room offers luxury and entertainment; a relaxing contrast to the state-of-the-art cardio machines, free weights and studio in the 1,300 sq ft fitness suite.

The 24-hour concierge will also be a familiar face, and happy to handle post, organise transport and more.

There are other benefits too, like parking and cycle spaces and electrical car charging points.

# MODERN LUXURY



THE UNIQUE CHARACTER OF THE DEVELOPMENT  
CONTINUES INSIDE.

A home should be a statement of style. At Royal Exchange, the modern interior design creates a clear vision for each room. Quality materials are specified throughout with skilled craftspeople ensuring that fittings and finishes are to a high standard.



# CONTEMPORARY STYLE



CONSIDERED DESIGN,  
QUALITY SPECIFICATION.

Chevron flooring is smooth underfoot. High end appliances and composite stone worktops sit alongside black ironmongery. Details, both large and small, contribute to living spaces' practical effectiveness and fine aesthetic design.





# OUR DIFFERENCE



CREATED BY ST GEORGE.



IMAGES  
Fulham Reach and London Dock



## AT ST GEORGE, WE DESIGN FOR LIFE.

TRANSFORMING UNIQUE PARTS OF THE CAPITAL IS OUR SPECIALITY. WE SUSTAINABLY REGENERATE PREVIOUSLY NEGLECTED AREAS INTO HIGH-QUALITY AND MIXED-USE HOUSING, CREATING NEW SPACES WHERE PEOPLE ARE BOTH HAPPY AND PROUD TO LIVE.

London is a city in global demand and uncovering space to create suitable housing to meet that demand is harder than ever. We achieve the seemingly impossible by searching out overlooked and under-appreciated areas that can be transformed into beautiful housing that meets the needs of aspirant city-dwellers.

We believe people, partnerships, and a shared vision, are key to successfully delivering thoughtfully designed homes and to create thriving communities.

We have been designing and building such spaces for decades. We are driven to create a lasting legacy for the Capital, and its people, through collaboration and partnerships.

## OUR VISION IS TO DEVELOP SITES THAT HAVE BEEN CLOSED TO THE PUBLIC FOR DECADES AND RECONNECT THEM TO THE COMMUNITY.

We want the places built by St George to be renowned for the quality of their landscape and the open space. The term 'landscape' comes from two words meaning 'to shape a place where people belong'. That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe.

We believe beautiful landscaped open spaces give room to breathe and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments.

To pioneer a landscape-led approach to urban developments is hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one's wellbeing within that space can be emphasised through positive design.

## ST GEORGE AIMS TO BUILD YOUR HOME TO A VERY HIGH STANDARD OF DESIGN AND QUALITY AND HAS OVER 40 YEARS OF EXPERIENCE OF DELIVERING.

When you buy a new home from us it comes with a 10-year LABC warranty – the first two years of which are covered by St George. However, over and above this, we will take a reasonable approach to resolving issues, even if they fall outside of the warranty criteria or time periods. In other words, we will stand by our product and work with you to find an appropriate, fair and reasonable resolution to any issues that may arise in the future. All our customers are provided with a commitment that when they buy a new home from St George, they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and they will enjoy an exceptional customer experience.

# OUTSTANDING SERVICE



WE WANT TO ENSURE YOU ARE HAPPY WITH EVERY ASPECT OF YOUR NEW HOME, SO WE LOOK AFTER OUR CUSTOMERS AT EVERY STAGE WITH EXPERT ADVICE, ATTENTION TO DETAIL AND CONTINUOUS COMMUNICATION. FROM EXCHANGE OF CONTRACTS, YOUR DEDICATED ST GEORGE CUSTOMER SERVICE REPRESENTATIVE WILL HELP WITH ANY QUESTIONS YOU MAY HAVE.

Choosing your home is one of the most exciting and important decisions you can make, and it's a challenge. From location to amenities, connections to education, there are so many factors to weigh up.

At St George, we understand what you're looking for in a new home and we are dedicated to designing and building exceptional places that meet your needs.

We design for everyone, from families to first-time buyers, students to retirement communities, always considering the ever-changing need for space innovation and integrated technology.

The service we provide goes beyond the contract, committing to the developments we create and our long-term involvement with those that live there. To us, places are about people.



## HERE IS WHAT YOU CAN EXPECT:



- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus online account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer conceived colour palettes to help you find the interior finish that most suits your style
- We personally handover your key on completion day and make sure everything is to your satisfaction
- Upon handover, we'll meet you on-site to demonstrate all the functions and facilities of your new apartment
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year building warranty
- Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues... perfectly





# DESIGNED FOR LIFE



BUYING A HOME IS ONE OF THE MOST IMPORTANT DECISIONS YOU WILL EVER MAKE.

The qualities that make St George different mean that you can choose a new home from us with complete confidence. When you buy a home from St George you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

### AWARD WINNING AND ROYALLY RECOGNISED

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development and in 2011 they won Britain's Most Admired Company award. These awards recognise and reward outstanding achievements in business performance.

### CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by St George.

### GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

### QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put

into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, St George operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

### UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type.

From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

### A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St George homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



# A COMMITMENT TO THE FUTURE

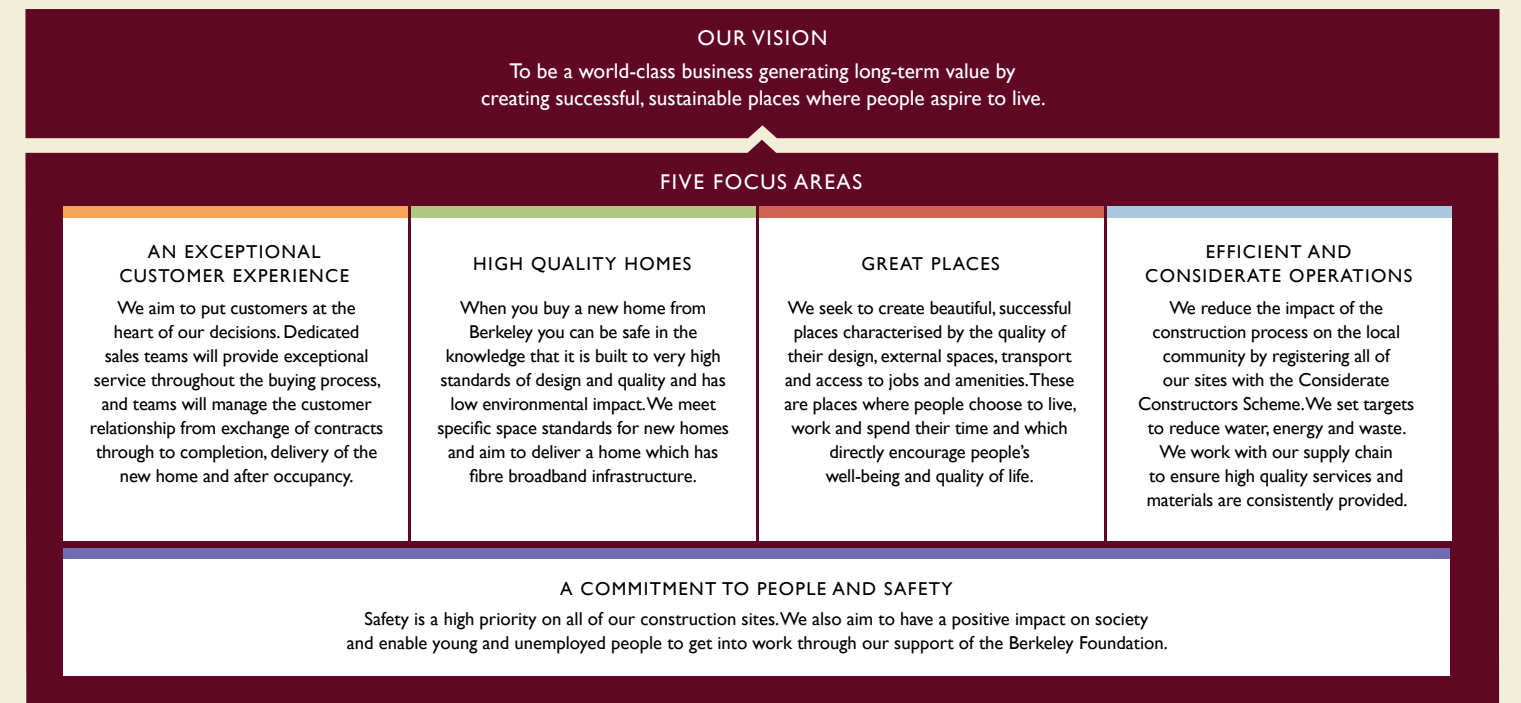


OVER THE YEARS, THE BERKELEY GROUP HAS WON MANY PRESTIGIOUS AWARDS FOR THE QUALITY, DESIGN AND SUSTAINABILITY OF ITS DEVELOPMENTS.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus:

CUSTOMERS, HOMES, PLACES, OPERATIONS AND OUR PEOPLE.



Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

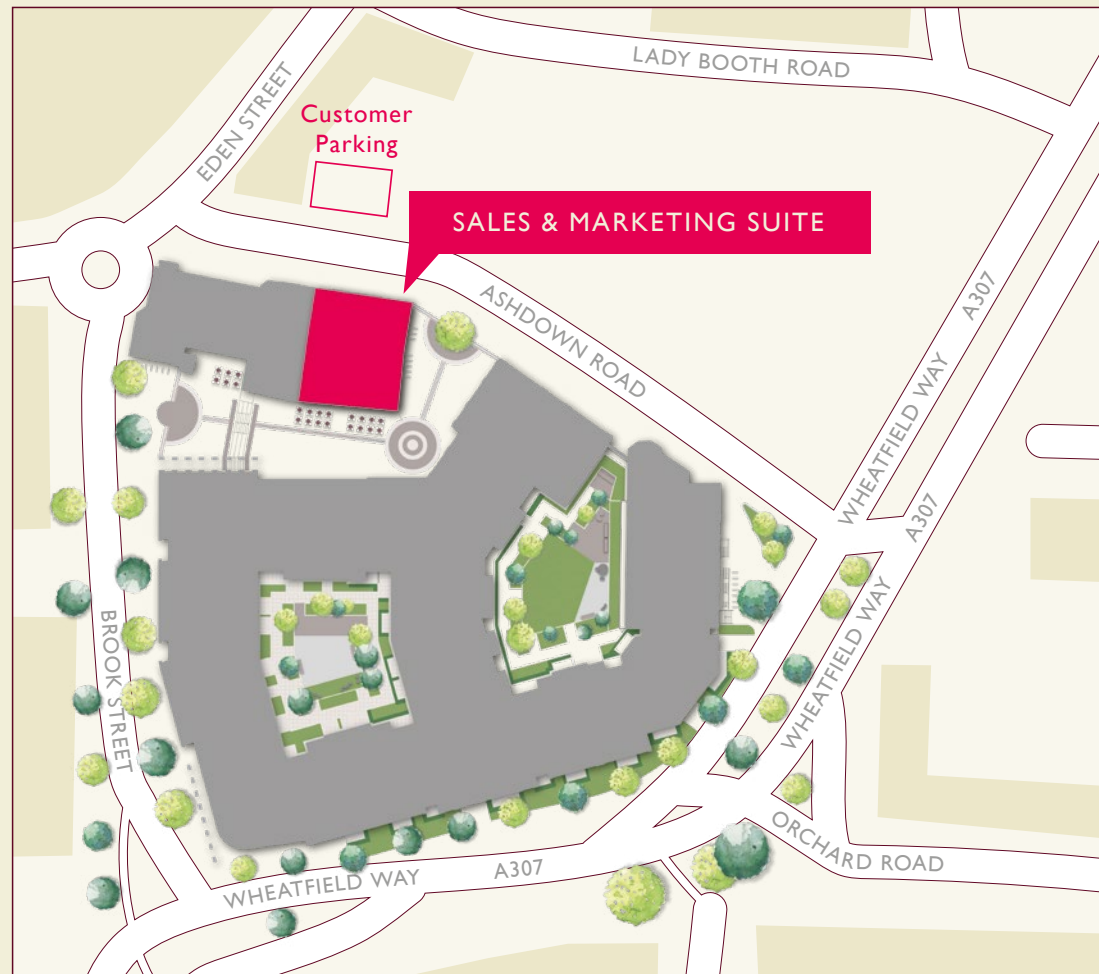
We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

www.berkeleyfoundation.org.uk | www.berkeleygroup.co.uk



# GET IN TOUCH



## ROYAL EXCHANGE SALES & MARKETING SUITE

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T: +44 (0)20 3375 1881

E: [royalexchange@stgeorgeplc.com](mailto:royalexchange@stgeorgeplc.com)

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

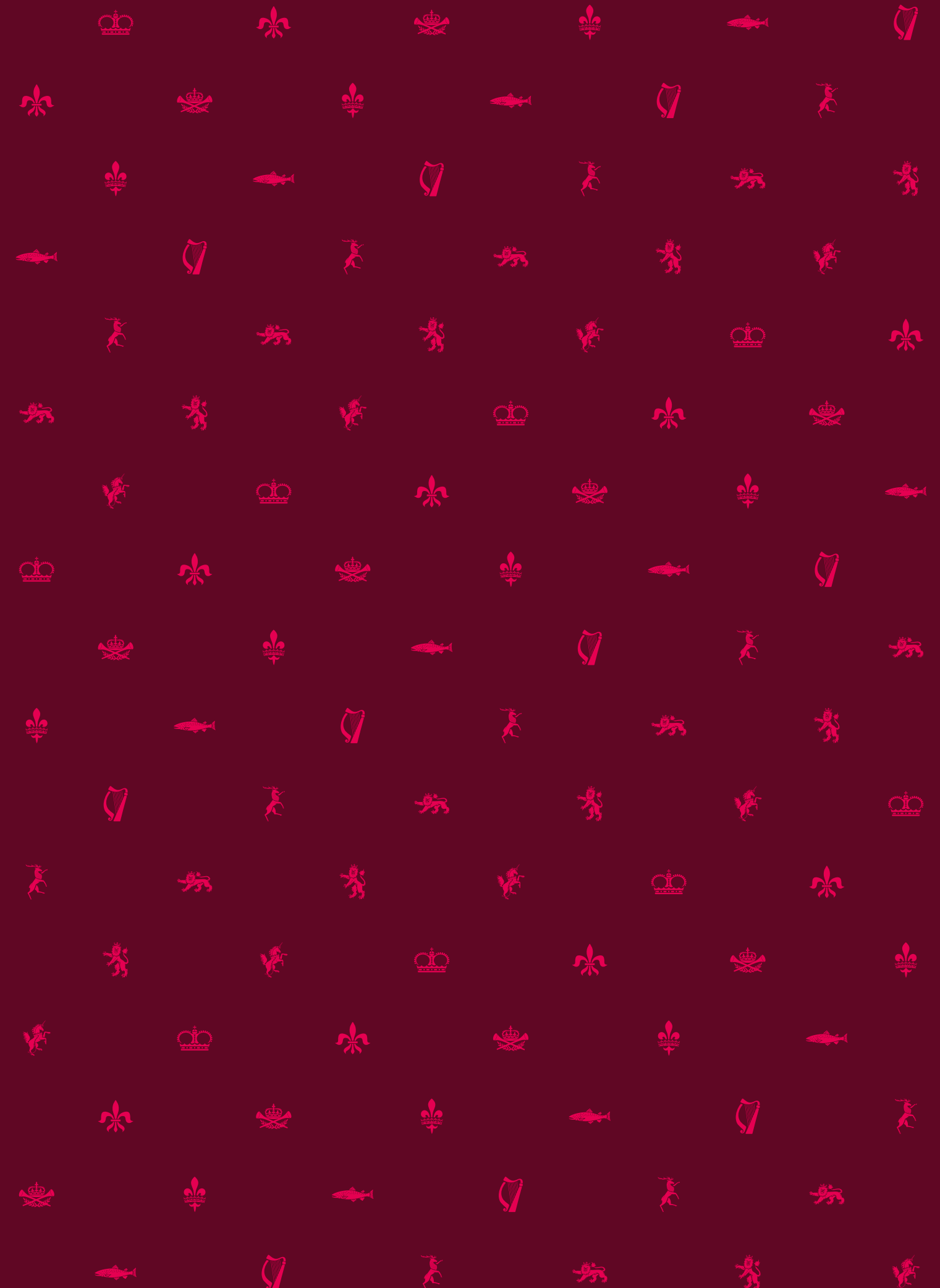
[WWW.ROYALEXCHANGEKINGSTON.CO.UK](http://WWW.ROYALEXCHANGEKINGSTON.CO.UK)



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Proud to be a member of the  
Berkeley Group of companies



THE ROYAL BOROUGH OF KINGSTON UPON THAMES

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