



TADWORTH GARDENS

KT20

A stunning collection of 1 & 2 bedroom apartments
and 3 & 4 bedroom houses





Welcome to London Square Tadworth Gardens

THE CHARM OF SURREY, A DIRECT LINE TO THE CAPITAL

Perfectly situated on the North Downs, adjoining Epsom with its world famous race course, just a stone's throw from London, and less than an hour from uber-fashionable Brighton, lies Tadworth.

With a collection of modern 1 and 2 bedroom apartments and 3 and 4 bedroom homes, London Square Tadworth Gardens offers the best in contemporary living in one of the most beautiful parts of the country.





Computer generated image depicts The Claremont, The Eccleston and The Belgrave house types at London Square Tadworth Gardens and is indicative only.

Your dream house, your perfect home

The village of Tadworth has a proud history stretching back to Roman times, giving it a sense of place seldom found in the commuter belt, whilst being less than an hour by train to the centre of London.

London Square Tadworth Gardens builds on this sense of community. Seamlessly blending with the village, it offers landscaped playgrounds and open places, tree-lined avenues and a mix of contemporary apartments and family homes.

More than a new home, this is a new destination with its own identity, style and pace of life. Now you can experience the delights of the country and the convenience of the capital.





Quirky & independent, fashionable & fun

Tadworth is one of a series of towns including Walton-on-the-Hill, Kingswood, Epsom and Reigate. Your new home offers the pleasures of the local high street on your doorstep with independent shops and brand names aplenty.

Discover the delights of the traditional butcher, the freshest catches from the fishmonger and even a game dealer. Foodies can enjoy a morning visit to the bakers, browse the selection of seasonal, locally grown and organic produce at the greengrocers or venture further afield at the delicatessen whilst the many boutiques on offer range from fashion outlets to stylish florists.

Take a break, kick back with friends at one of the many local cafes including the Grey Dove Village Café or enjoy an ale at one of the great village pubs.



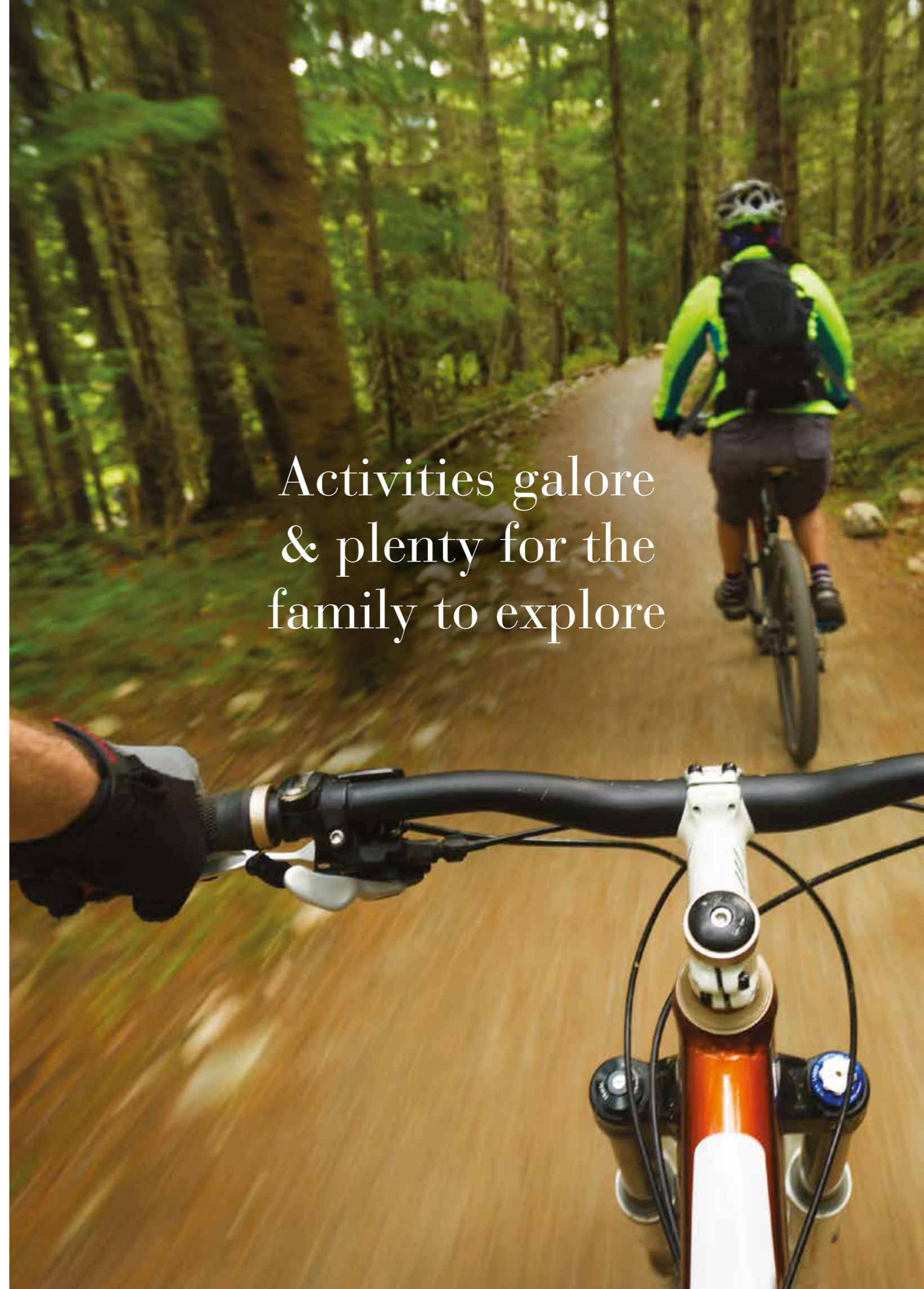


You will discover so much to do in and around Tadworth. Set between two areas of outstanding natural beauty and home to many National Trust sites including Box Hill and Langdon Cliffs it offers open expanses aplenty.

Perfect for a family walk or, picking up the pace, on and off-road cycling, horse riding or running, whether solo or as part of Tadworth's own athletics club. Sports are also well catered for with a choice of local golf clubs including Walton Heath, Kingswood and Surrey Downs whilst Tadworth Cricket Club, with a history stretching back to 1903, offers both junior and senior teams.

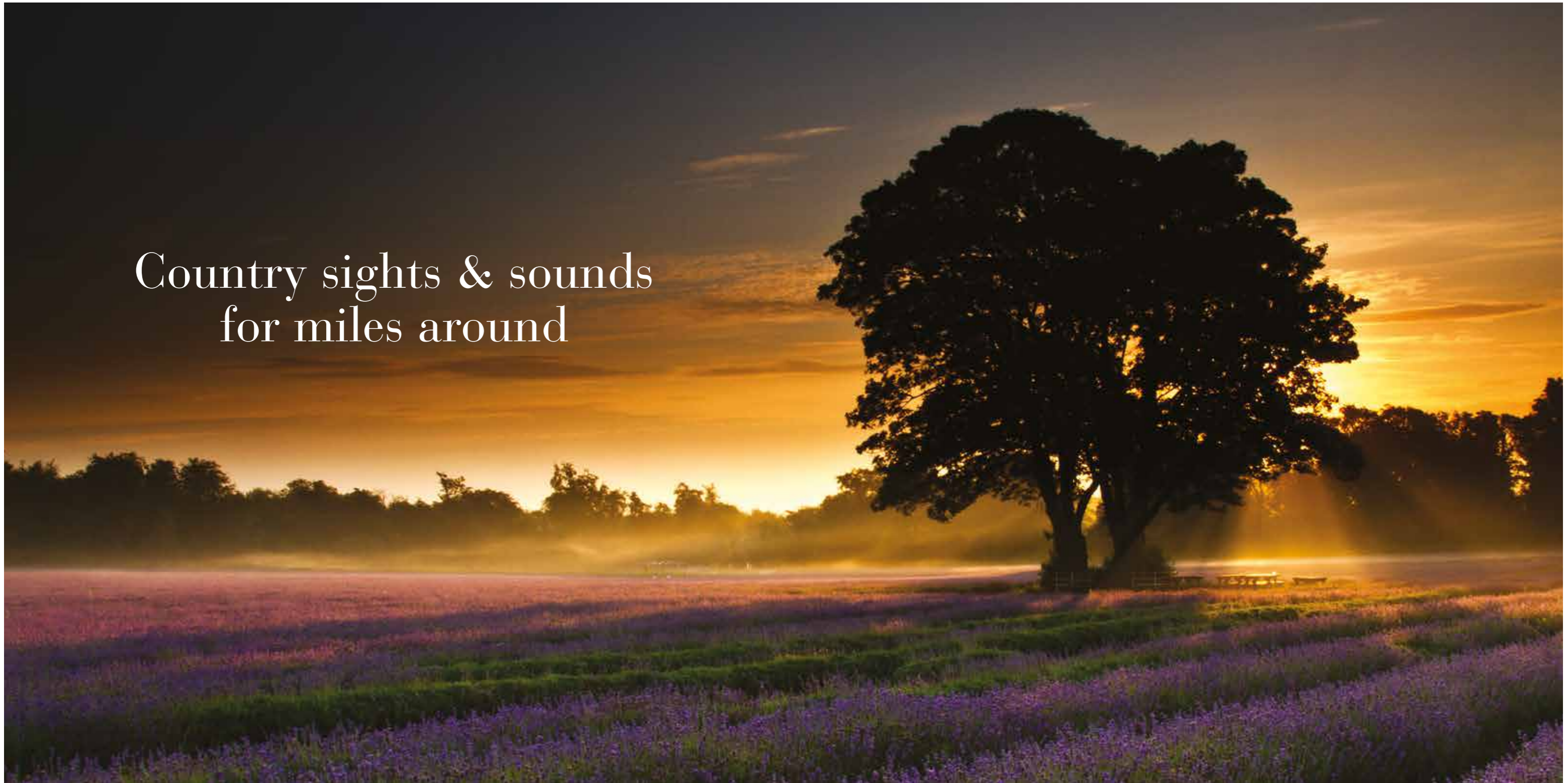
For those liking team sports there are also local football and rugby clubs. Peak fitness can be maintained at the highly rated and recently refurbished Tadworth Leisure and Community Centre which offers a gym, 25m main pool, an additional training pool, sports hall, outdoor tennis courts and even a handy creche, all less than 10 minutes walk away.

With space to enjoy, and activities to explore, Tadworth will leave you coming back for more.



Activities galore
& plenty for the
family to explore

Country sights & sounds for miles around



At Tadworth the countryside is on your doorstep providing the perfect place to relax, to live life at your own pace.

Just minutes from Tadworth you will find the Woodland Trust's Burgh Heath Woods and Epsom's popular Preston Park. Explore further and you'll soon discover all the great walks and wonderful vistas that Epsom Downs has to offer. Stroll through the rolling hills or venture further afield and immerse yourself in Langley Vale Wood with its hundreds of acres of ancient woodland, perfectly set between Epsom Downs and Mole Valley.

Discover the wonder of Surrey and see it change with the seasons, naturally.



From nights out with friends to relaxed Sunday lunches in classic country pubs the choice is yours.

Great local pubs include The Duke's Head, offering traditional pub fare in 19th Century surroundings, to the more modern Grumpy Mole gastropub or The Blue Anchor, specialising in seafood.

For more international flavours, satisfy your appetite at one of many local restaurants. Enjoy a Mediterranean feast at The Bridge Bar & Restaurant or El Rincon, Asian flavours at Tiger Lily or Thai Cottage, or go for a curry at Haweli of Tadworth or the Walton Heath Tandoori. Take a walk around the village and find more hidden delights.

Or treat yourself to a night with the stars at one of Surrey's Michelin starred restaurants including The Tudor Room in Egham, The Latymer at Pennyhill Park in Bagshot and The Clock House in Ripley.



Country pubs & bars, & restaurants with Stars



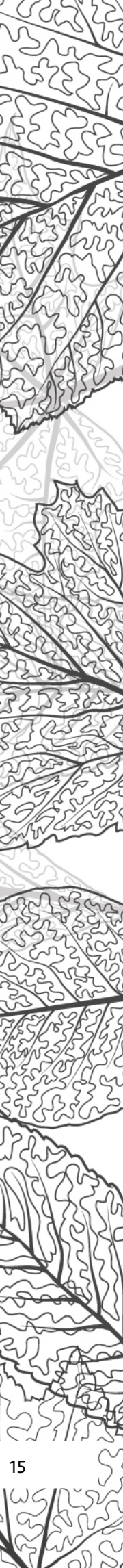
The world famous Epsom Downs

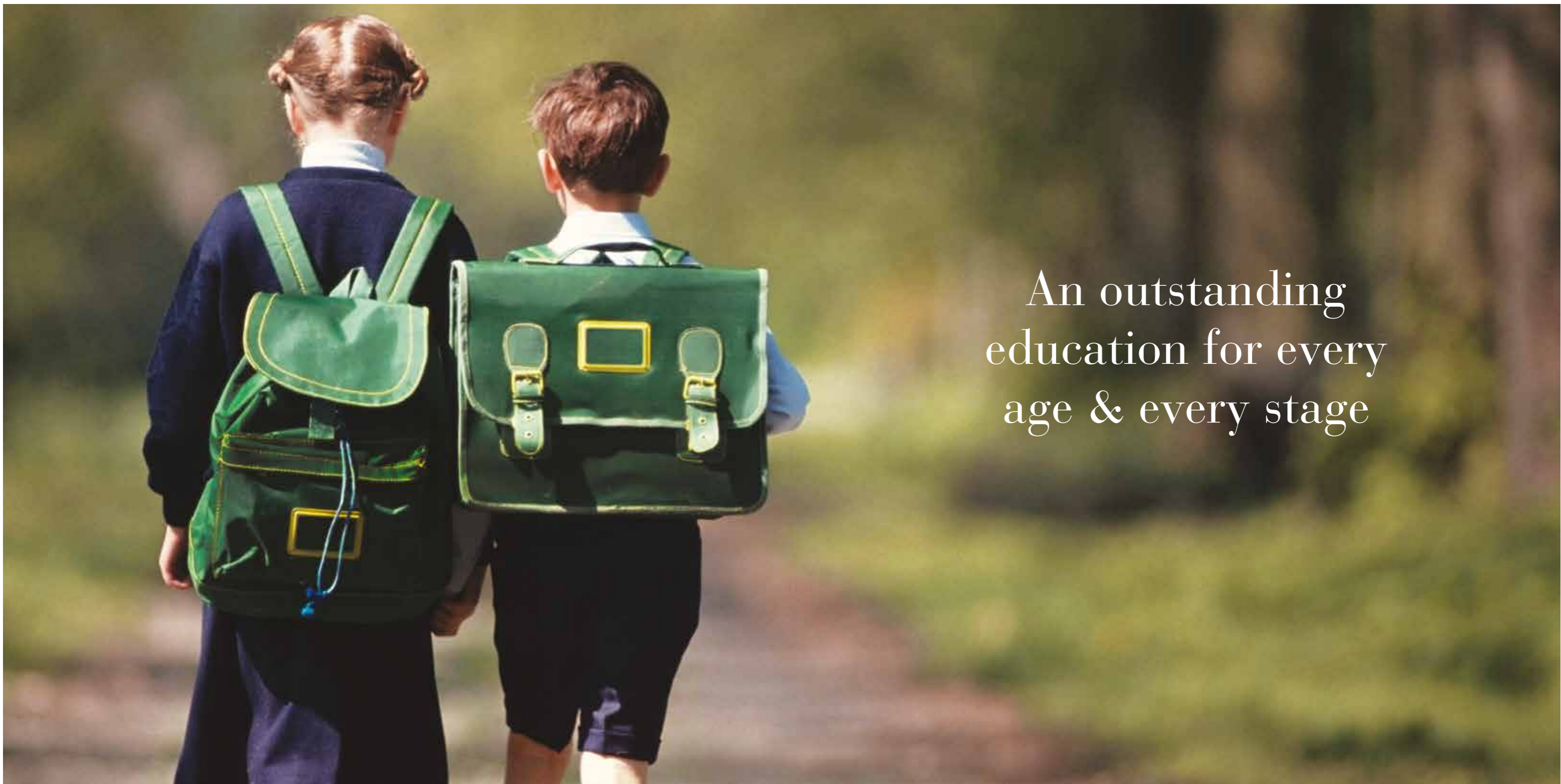


With a rich history dating back to the 17th Century, Epsom Downs is one of the best-known race courses in the UK, and provides a year round destination for local residents and international visitors alike.

As well as a long list of Royal visitors, the flat course is most famous for the two-day Derby festival. Ladies' Day has become renowned for flamboyant headgear as much as the racing, while Derby Day itself sees some of the finest horses put each other to the test.

With family days, live music and its Summer Nights season attracting artists from Judge Jules to The Corrs, there is always something on at Epsom that will set your heart aflutter.





An outstanding education for every age & every stage

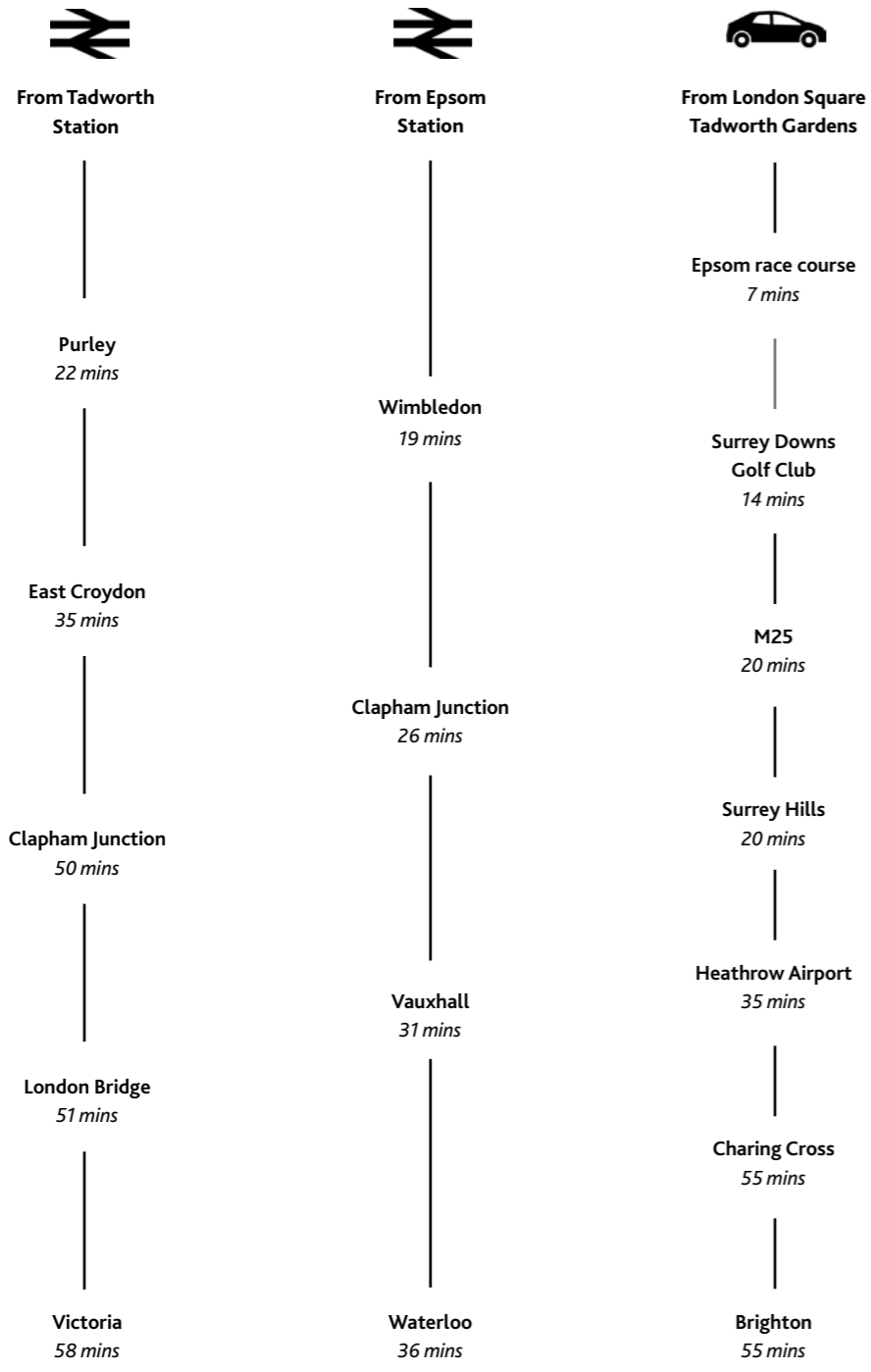


London Square Tadworth Gardens has been designed with the family in mind. It offers a home for life thanks to the great choice of education for every age group.

As well as a choice of nurseries for pre-schoolers, primaries include Tadworth Primary School, Shawley Community Primary and Epsom Downs Primary. There's also the highly regarded Children's Trust where those with learning difficulties receive care, attention and education.

Secondary schools include Epsom College and The Beacon School as well as faith schools, technical colleges and grammar school options. Epsom is probably best-known for its University for the Creative Arts with its fashion, graphics, music and media focus.

And as the children grow older the direct line to London means easy access to some of the best Higher Education the world has to offer.

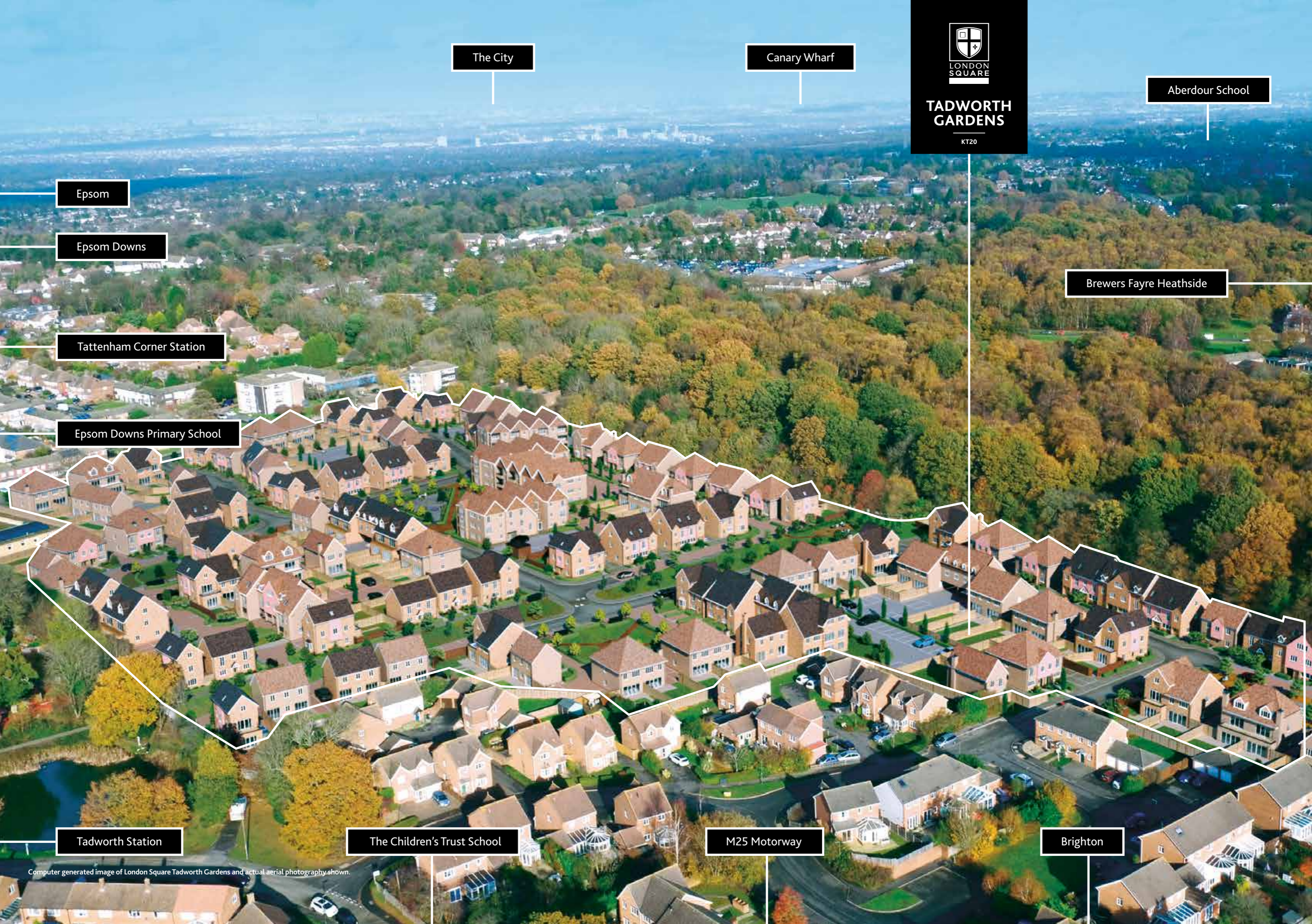


Capital connections by road & rail

Fast and frequent commuter services that depart every few minutes make Tadworth exceptionally well connected. From Tadworth Station, London Bridge is just 50 minutes and London Victoria an hour away whilst Epsom Station offers an express 35 minute journey direct to London Waterloo. By road, you're only 20 minutes from the M25 and the M23 giving fast access to Gatwick Airport in less than 30 minutes and Heathrow in under 40.

With a large choice of routes London Square Tadworth Gardens is perfect for a spontaneous day out, a night on the town or a regular commute, with the heart of the capital just minutes away.





The City

Canary Wharf



LONDON SQUARE
TADWORTH GARDENS

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Aberdour School

Epsom

Epsom Downs

Tattenham Corner Station

Epsom Downs Primary School

Brewers Fayre Heathside

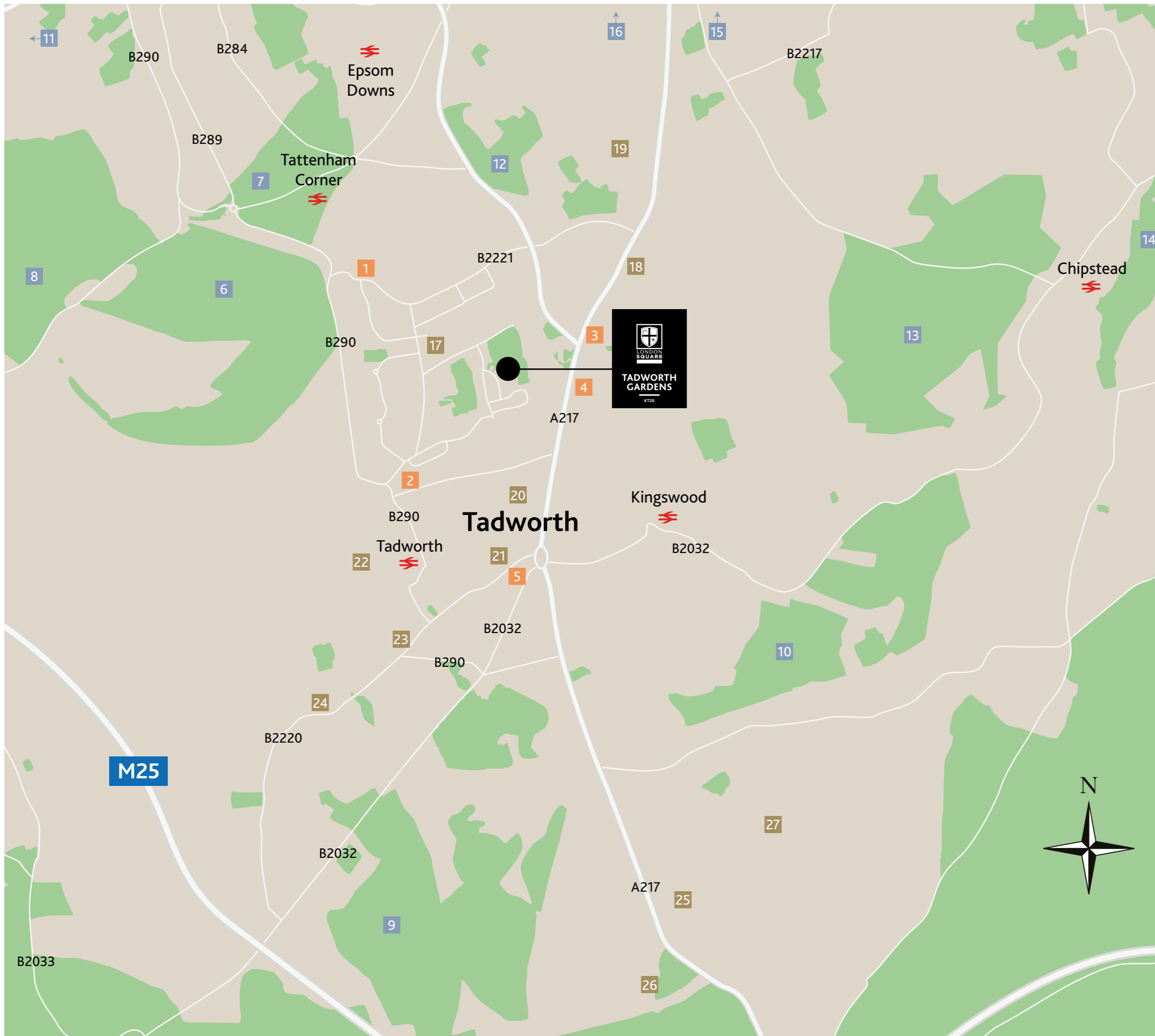
Tadworth Station

The Children's Trust School

M25 Motorway

Brighton

Computer generated image of London Square Tadworth Gardens and actual aerial photography shown.



Eating & Drinking

- 1 El Rincon Tapas & Restaurants
- 2 Haweli of Tadworth
- 3 Burgh Heath Tandoori
- 4 Brewers Fayre Heathside
- 5 Inn on the Green

Leisure

- 6 Epsom Downs Race Course
- 7 Epsom Golf Club
- 8 RAC Country Club
- 9 Walton Heath Golf Club
- 10 Kingswood Golf & Country Club
- 11 Epsom Common Local Nature Reserve
- 12 Nork Park
- 13 Banstead Wood
- 14 Chipstead Golf Club
- 15 Banstead Downs Golf Club
- 16 Cuddington Golf Club

Education

- 17 Epsom Downs Primary School
- 18 Aberdour School
- 19 The Beacon Secondary School
- 20 The Children's Trust School
- 21 Tadworth Primary School
- 22 Caterpillars Nursery at St Johns
- 23 Chinthurst School
- 24 Walton on the Hill Primary School
- 25 Little Acorns Pre-School
- 26 Kingswood Primary School
- 27 Unique Beginnings Forest School





Photography depicts the living room of The Finsbury Show Home at London Square Tadworth Gardens and is indicative only.

Contemporary houses for family living

Every one of London Square Tadworth Gardens' 3 and 4 bedroom homes has been designed to meet the demands of modern family living. This means that stylish and chic interiors, great master bedroom suites, expansive main living spaces with French doors to gardens, designed to enjoy with family and friends, come as standard.

You will be able to showcase your own style with a choice of finishes to create a look that is as individual as you are*. And you can add to this from a range of optional extras that give the flexibility to tailor the home to reflect your needs and your individual style.

*Subject to stage of construction.



Photography depicts the kitchen of The Finsbury Show Home at London Square Tadworth Gardens and is indicative only.

House Specification

KITCHEN

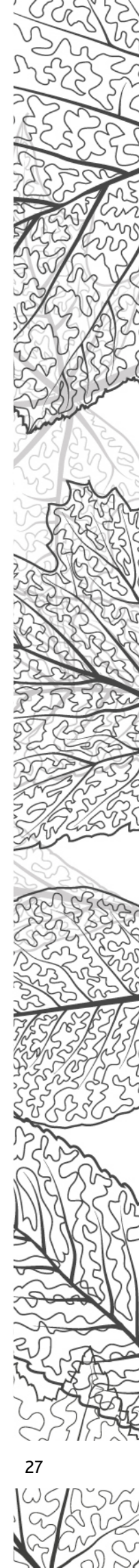
- A choice of modern designer high gloss handleless kitchens with soft closed hinges*
 - Lighting to underside of wall mounted units
- A choice of laminate worktops with matching laminate splashback to hob*
 - Stainless steel sink with chrome single lever mixer tap
 - Integrated single fan oven
 - Ceramic hob
 - Integrated cooker hood
 - Integrated fridge freezer
- A range of optional extras available including integrated microwave**, dishwasher, full height splashback, boiling water tap, and a choice of Silestone worktops*

BATHROOM

- A choice of tiling to selected areas; half height tiling to sanitary ware walls and full height tiling over bath/shower enclosure*
 - Pedestal basin with single lever basin mixer
 - White WC with dual flush
 - Contemporary bath with Vado mixer
 - Vado shower on slider rail
 - Hinged bath screen
 - A choice of vinyl flooring*
 - Chrome heated towel rail

EN SUITE

- A choice of tiling to selected areas; half height tiling to sanitary ware walls and full height tiling within shower enclosure*
- Master ensembles benefit from a wall mounted cabinet with mirror door finish and internal shaver socket mounted within the wall cabinet
 - Pedestal basin with single lever basin mixer
 - White WC with dual flush
 - Vado shower on slider rail
 - Vado shower valve
- Low profile shower tray with sliding shower door
 - A choice of vinyl flooring*
 - Chrome heated towel rail



House Specification

HEATING AND ELECTRICAL

- Gas central heating with hive heating control capability
- Pendant lighting throughout with downlights to the kitchen, bathroom, WC and en-suite
 - White electric switch and socket plates
- Wired for BT, Fibre optic & Sky Q to living area, TV aerial to all bedrooms.***
House types do not include a satellite dish

GENERAL

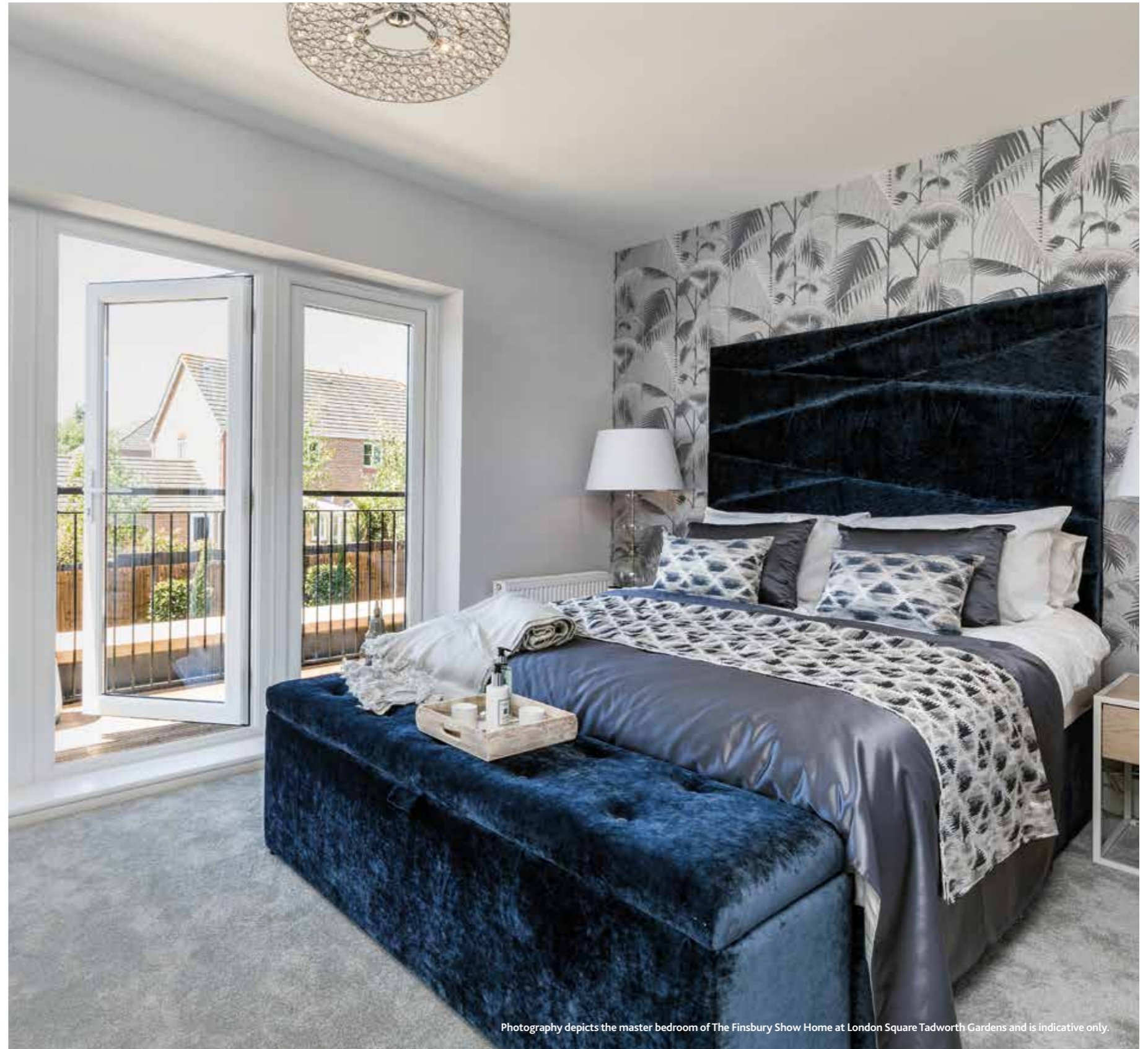
- Multi point locking front door to individual houses
 - White internal doors
- Walls and ceiling painted in white matt emulsion throughout
 - Vinyl flooring to the WC
- A choice of fitted wardrobes for bedrooms available as an optional extra*
- A choice of Amtico flooring and carpets available as an optional extra*
 - High performance double glazed uPVC windows
- Space and plumbing for washer/dryer for hall cupboard or kitchen where appropriate, appliance available as an optional extra**
 - 10 year NHBC warranty

SECURITY

- Security locks to windows and balcony doors where appropriate
 - Door chain to house entrance door
 - Hardwired smoke alarms
 - Heat detector to kitchen
- All houses adopt the Secure by Design initiative

EXTERNALS

- Paved patio area
 - Turfed lawn
 - External water tap
- Metal frame balconies with decking or paved flooring
- Close board fencing with side gate, some gardens feature a brick wall****



Photography depicts the master bedroom of The Finsbury Show Home at London Square Tadworth Gardens and is indicative only.

* Colour choice available dependent on stage of construction. Please ask your Sales Executive for further details.

** Depending on individual kitchen layout this may not be available as an optional extra. Please ask your Sales Executive for further details.

*** Subject to subscription. Please ask your Sales Executive for further details.

**** Subject to individual plots. Please ask your Sales Executive for further details.



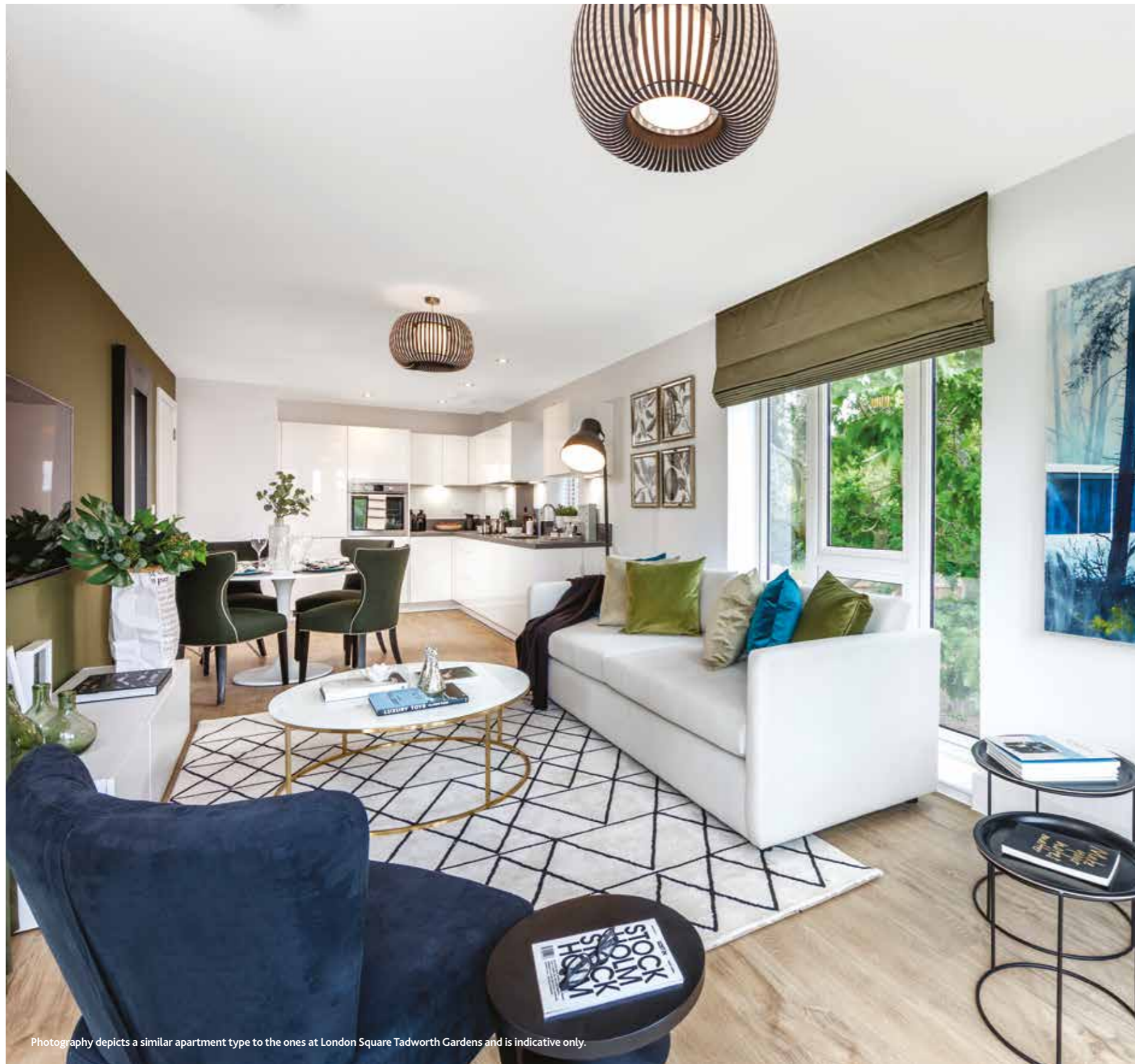
Computer generated image depicts The Gloucester and Merrick House house types at London Square Tadworth Gardens and is indicative only.

Stylish apartments for modern lifestyles

London Square Tadworth Gardens integrates a select number of apartments set within sympathetically styled houses. The result is secure and versatile 1 and 2 bedroom homes that are part of the community whilst also enjoying the benefits of apartment life.

Each apartment shares the same intelligent design and modern finishing as found in the houses with large dual aspect kitchen / living / dining spaces, stylish bedroom suites, an abundance of natural light throughout, secure video entry systems, carpeted communal areas and cycle stores. And, of course, there is a range of optional extras enabling the look and finish to be tailored just for you.*

*Subject to stage of construction.



Photography depicts a similar apartment type to the ones at London Square Tadworth Gardens and is indicative only.

Apartment Specification

KITCHEN

- A choice of modern designer kitchens in a handleless design, high gloss cabinets with soft close hinges*
 - Lighting to underside of wall mounted units
- A choice of laminate worktops with matching laminate splashback to hob*
 - Stainless steel sink with chrome single lever mixer tap
 - Integrated single fan oven
 - Ceramic hob
 - Integrated cooker hood
 - Integrated fridge freezer

BATHROOM

- A choice of tiling to selected areas; half height tiling to sanitary ware walls and full height tiling over bath/shower enclosure*
 - Pedestal basin with single lever basin mixer
 - White WC with dual flush
 - Contemporary bath with Vado mixer
 - Vado shower on slider rail
 - Hinged bath screen
- Main bathroom in one bedroom apartments benefit from a wall mounted cabinet with mirror door finish and internal shaver socket mounted within the wall cabinet
 - Chrome heated towel rail

EN SUITE

- A choice of tiling to selected areas; half height tiling to sanitary ware walls and full height tiling within shower enclosure*
- Mirrored wall cabinet or flush fitted mirror as standard to two bedroom ensuite and available as an optional extra to main bathrooms
 - Pedestal basin with single lever basin mixer
 - White WC with dual flush
 - Vado shower on slider rail
 - Vado shower valve
- Low profile shower tray with sliding shower door
 - A choice of vinyl flooring*
 - Chrome heated towel rail

Apartment Specification

HEATING AND ELECTRICAL

- Gas central heating with hive heating control capability
- Pendant lighting throughout with downlights to the kitchen, bathroom, WC and en-suite
 - White electric switch and socket plates
- Communal aerial and satellite system wired for BT, Fibre optic & Sky Q to living area, TV aerial to all bedrooms**

GENERAL

- Multi point locking front door to apartment building
 - Flush white front door to individual apartments
 - White internal doors
- Walls and ceiling painted in white matt emulsion throughout
- A choice of fitted wardrobes to bedrooms available as an optional extra*
- A choice of Amtico flooring and carpets available as an optional extra*
 - High performance double glazed uPVC windows
- Space and plumbing for washer/dryer to hall cupboard, appliance available as an optional extra.***
 - 10 year NHBC warranty

SECURITY

- Video entry system
- Security locks to windows and balcony doors where appropriate
 - Spy hole and door chain to apartment entrance door
 - Hardwired smoke alarms
 - Heat detector to kitchen
- All apartments adopt the Secure by Design initiative

COMMUNAL AREAS

- Painted walls to communal corridors
- Carpet to communal corridors and stairs
 - Post boxes to entrance lobby
- External/internal refuse and cycle store



Photography depicts a similar apartment type to the ones at London Square Tadworth Gardens and is indicative only.





London Square

Making London greater

Since London Square was established in 2010, we have focused on our ambition to become the capital's most dynamic developer in a highly competitive residential property market.

With a £2 billion development pipeline, growth is well under way, with the company on target to build 1,000 homes a year at all levels of the London market to establish the company as one of the larger London developers in the capital.

Our sites are in prime locations with good transport links across the capital, providing new homes in places where people want to live. Each scheme is bespoke, combining inspiring architecture, clever design and specification, and the highest standards of energy efficiency.

Our award-winning developments range from homes for first-time buyers in key locations, to cool city apartments, from smart family homes to grand restorations and conversions.

Creating a sense of place for our buyers is embedded in every London Square development, transforming former forgotten corners, derelict buildings and brownfield sites into smart destinations, breathing new life into each local area.

We work with existing residents, schools and businesses to make our developments part of the local fabric and take great pride in fostering the community spirit of the great squares of the capital and the legacy they have created.

Adam Lawrence

Chief Executive



It has always been my ambition to create a company with strong values, exemplifying what I like to call 'Old School Principles'.

A company with exacting disciplines and the highest of standards.

The company is London Square, and I am proud to be part of what I consider to be the most exciting and dynamic property developer in the Capital.

When I launched London Square, the company name was created for a simple reason. Across the world, London is famous for its residential squares, and our aim is to reflect that same sense of place and community in our developments.

Our shield represents strength and our simplistic black and white identity shows clarity and focus, which we apply to building our homes throughout London.

Tadworth Gardens is designed to encourage a new community to grow and thrive, blending with the existing village. Our homes reflect local architecture, set in tree-lined and landscaped streets, with pocket parks and open spaces for everyone to enjoy. We have chosen a place where people will love living, with fast access to the capital, good transport, schools, shops and leisure, close to beautiful countryside - offering a great quality of life.

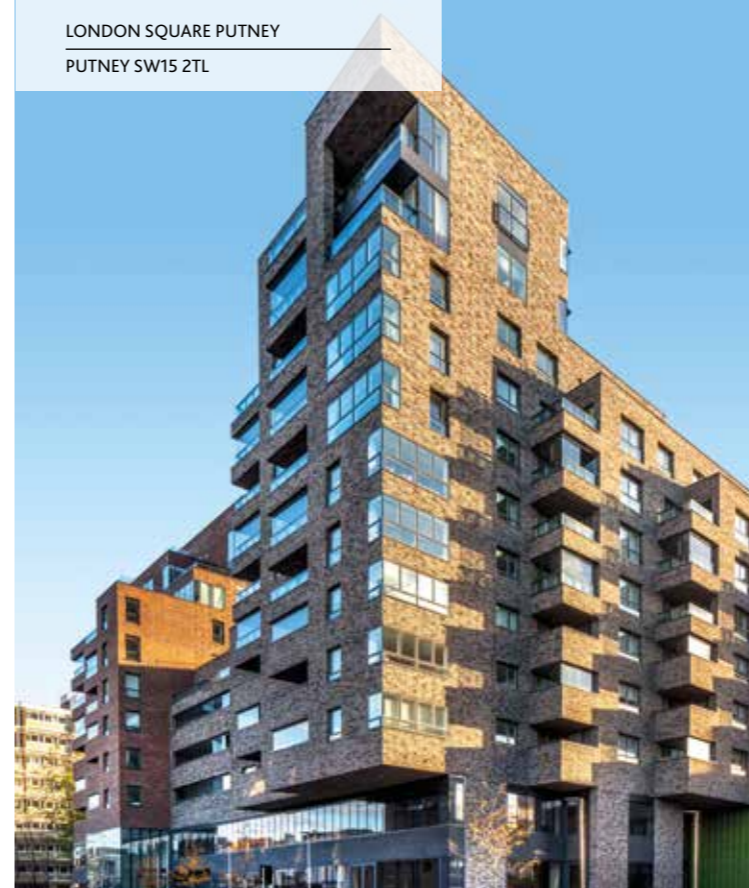
At London Square our customers are the key to our success. Their endorsement is what this company stands for and believes in.

OTHER LONDON SQUARE DEVELOPMENTS

LONDON SQUARE CANADA WATER
24-28 QUEBEC WAY SE16 7LF



LONDON SQUARE PUTNEY
PUTNEY SW15 2TL



LONDON SQUARE ORPINGTON
LONDON BR6 7UA



LONDON SQUARE STREATHAM HILL
LONDON SW2 4RU



LONDON SQUARE CHIGWELL VILLAGE
HIGH ROAD, CHIGWELL IG7 6BF



THE STAR AND GARTER, CREATED BY LONDON SQUARE
RICHMOND HILL, TW10 6RR





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De Burgh Gardens

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