



WALTON ON THAMES

KT12

A STYLISH COLLECTION OF APARTMENTS AND
HOUSES IN A MAGNIFICENT TREE-LINED SETTING

WELCOME TO
LONDON SQUARE
Walton-on-Thames



Relax into this elegant collection
of luxury homes set amid beautifully
landscaped grounds, located in
the sought-after Ashley Park
neighbourhood of Walton-on-Thames.
This is where you can sit back
and feel truly at home.

Where everything falls into place



02

03

THE PERFECT *Setting*

Step into a charming leafy suburb, with all amenities close at hand

04

The charming and historic town of Walton-on-Thames lies just 15 miles from central London. With abundant parks, excellent leisure and shopping facilities, great transport connections and the River Thames on the doorstep, it is a place to call home. The towns of Weybridge and Esher are nearby, while Kingston upon Thames and Guildford are 16 minutes* and 31 minutes* respectively by car.

*All travel times are approximate only. Sources: Google Maps.



05

Computer enhanced image of London Square Walton-on-Thames and is indicative only.



DISCOVER

Something new

An exclusive community with a range of beautifully designed properties offering the best in contemporary living

The key

HOUSES

3 BEDROOM	4 BEDROOM	5 BEDROOM
THE MARKHAM 11, 12, 13	THE WESTCROFT 15, 16, 19, 20, 21, 22, 23 24, 25, 26, 71, 72, 77, 78	THE WELLINGTON 46, 49
THE COLERIDGE 14	THE EDWARDES 44, 45, 61, 62, 69, 70, 73 74, 75, 76, 79, 80	THE KENSINGTON 47, 48
THE PEMBROKE 17, 18, 42, 43		THE CANNONBURY 50, 59
		THE MONTAGU 51, 60
		THE WARWICK 52, 53, 54, 55, 56, 57, 58

APARTMENTS

ARGYLE HOUSE	1-5	WILMINGTON HOUSE	81-92
BROMPTON COURT	6-10	BELGRAVE HOUSE	93-104
HARRINGTON HOUSE	63-68	FINSBURY COURT	27-35
BLOOMSBURY HOUSE	36-41		

FALL INTO *Place*

Distinctive homes and striking
architecture, built and finished
to a very high standard of quality

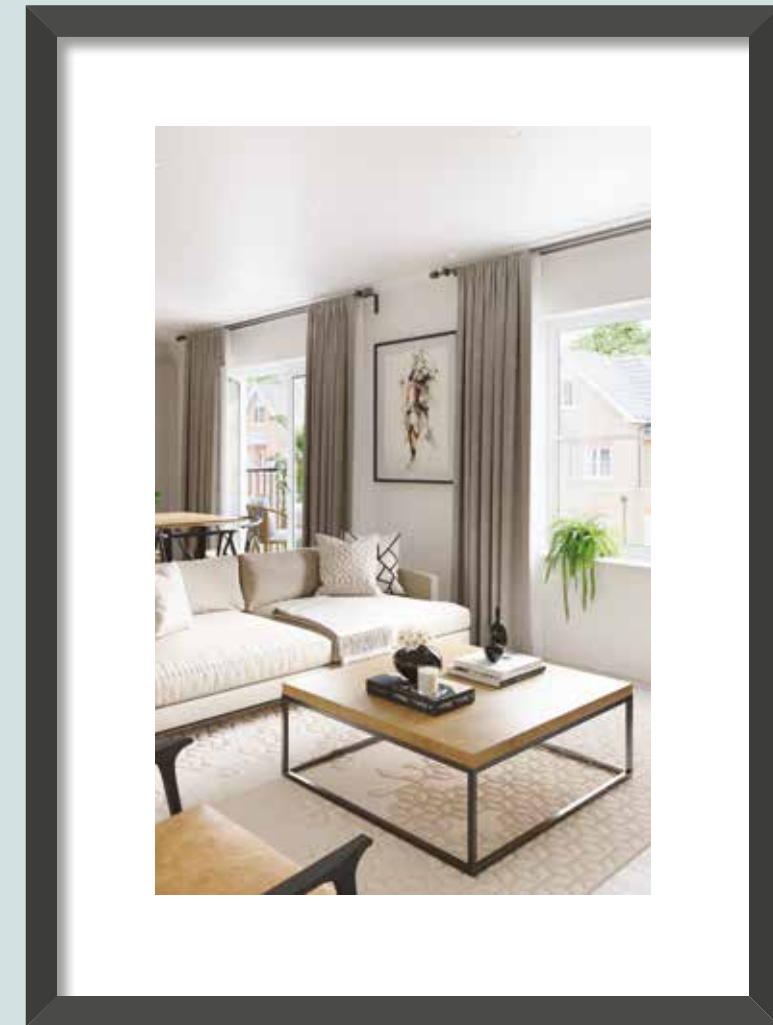


LONDON SQUARE

RELAX INTO *Modern living*



Walton-on-Thames



Every home at London Square Walton-on-Thames has been designed to optimise space, light and convenience. Superbly stylish interiors are well proportioned, with thoughtfully-planned storage and flexible space to accommodate working from home.

Your own style and individuality are as important to us as they are to you, so you will have a range of exciting finishes and colours to choose from, and optional extras to help you create the home of your dreams*.

*Subject to stage of construction.

ELEGANT
Living space

Spacious living areas offer ample room to really kick back and relax. Full height windows, or bi-fold doors opening onto the balcony or garden, allow light to flood in, giving the room a bright and airy feel by day, yet warm and cosy by night.

High quality flooring finishes can feature either stylish and durable luxury Amtico in the living area and hall, or natural engineered wood in a range of colours, and choice of porcelain tiles in the hallway through to the kitchen/dining/family space*. There are convenient media points for TV and devices.



Computer generated image of The Warwick at London Square Walton-on-Thames and is indicative only.

*Specification and upgrades vary across house types, please speak to a sales executive for further information.



DESIGNED *For flexible living*

Rooms that can be adapted for work,
play, socialising or relaxation

Our properties are carefully thought through to optimise the comfort, convenience and flexibility modern lifestyles demand. An elegant lounge or dining room for formal entertaining, with herringbone

pattern wood flooring*; study space to work from home; an extra room for relaxing or a play room for the children – whatever you are looking for, our homes enable you to live life your way.

THE HEART

Of the home

The sleek, modern kitchen
is the perfect place for family
and friends to enjoy

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As well as being super stylish, our beautifully crafted kitchens are designed for optimum convenience and ease of use. They are equipped with high specification integrated appliances, either AEG and Zanussi or top-of-the-range Siemens*, and feature plenty of clever storage solutions.

Cabinet doors are available in a choice of striking on-trend colours, allowing you to tailor the overall finish to your taste. Team them with a worktop in a carefully-selected high-quality finish. There are optional upgrades to choose from too.

*Specification and upgrades vary across house types, please speak to a sales executive for further information.



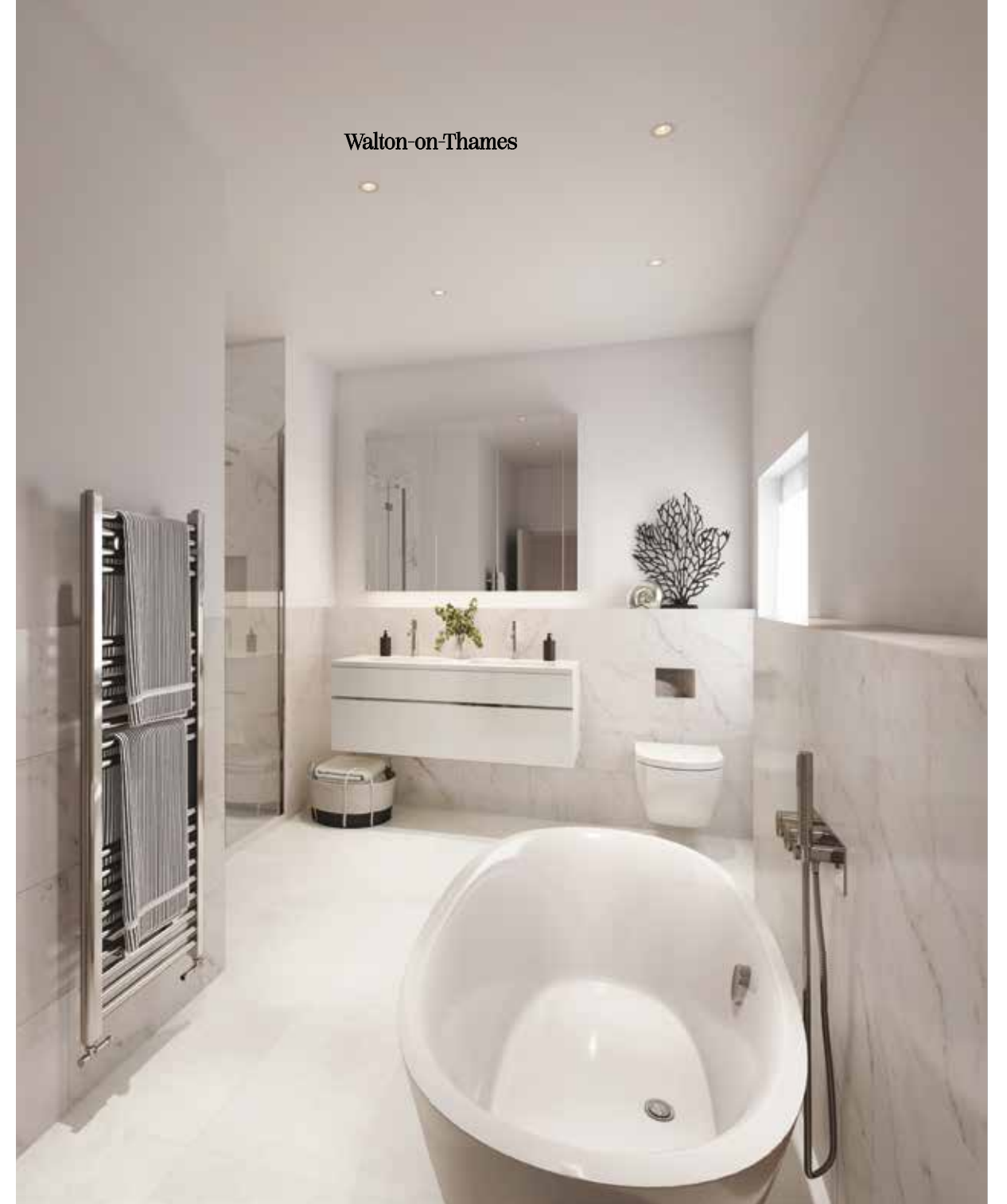
17

Computer generated image of The Pembroke at London Square Walton-on-Thames and is indicative only.

YOUR VERY OWN *Sanctuary*

Bedrooms and bathrooms are a haven of peace and serenity – an indulgence for all of the senses

18



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What better way to end a busy day than by surrounding yourself in luxury. Bedrooms are an oasis of tranquillity, fully-carpeted to ensure maximum comfort. There is ample storage space in the generous fitted wardrobes within the principal suite, and conveniently positioned USB and media points for your technology.

Ensuites and family bathrooms are sleek and modern with clean lines and chic fittings and brassware. Porcelain tiling adds a touch of elegance and finesse. Showers are fitted with rainfall showerheads and feature a convenient storage recess.



LONDON SQUARE

EASE INTO

*Beautiful
surroundings*



Walton-on-Thames



Surrey is famous for being the leafiest of all the counties in Britain – woodland covers nearly one quarter of its land area. It also boasts rolling hills, heathland, Areas of Outstanding Natural Beauty and expansive parks. In fact, you are never far from a breathtaking view or a beautiful place to visit.

Walton-on-Thames is among the prettiest of Surrey's ancient towns. It is framed by the majestic River Thames, where you can enjoy a wealth of activities from relaxed riverside walks to rowing and paddleboarding. London Square Walton-on-Thames is in the heart of the Ashley Park neighbourhood, a richly wooded and green area, with plenty of footpaths and cycleways to explore.

SET IN *Landscaped grounds*

Abundant mature and new-planted trees bring nature to your doorstep

The landscaped grounds and gardens are a particularly beautiful feature of London Square Walton-on-Thames. Trees that have graced the site perimeter for many decades have been retained, now enhanced by new planting that includes laurel, holly and beech hedges, and acers that provide

a spectacular display of colour in the autumn. A pretty walk leads you through the grounds – ideal for a leisurely stroll or a dog walk. Seating has been carefully positioned to allow you to take a quiet moment out of your busy day to enjoy the lovely surroundings.



JUMP INTO *Quality day care*

Giving your little ones an exciting
start to their lifelong learning journey

The planned on-site nursery will be the place where your toddlers can start to form friendships that may last a lifetime*. Here, we hope you will find quality childcare in a safe and nurturing environment.

You can drop off your child on the way to work, reassured in the knowledge that they will enjoy constructive, fun play until you return. A child's learning journey starts with a good nursery.

*London Square has delivered a building with planning consent to be a nursery. Please speak to an on-site sales executive for further information.

SERVE UP *Your best strokes*

Dig out your racket and head next door for a friendly game of tennis

Walton-on-Thames Tennis Club is just a few minutes' walk from home – literally next door, in fact. Established over 80 years ago, this Lawn Tennis Association registered club offers social and competitive play for all ages and all standards.

Facilities include eight courts (five artificial grass, three hard surface). Two are covered by a dome for all-weather play, while outdoor courts are floodlit in the evenings. Competitions are held regularly and coaching is available.

LONDON SQUARE

STEP INTO *Town*

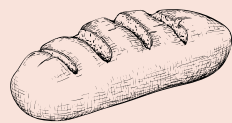


Walton-on-Thames



From town centre shopping to riverside dining, Walton-on-Thames is a town with much to offer. Along its traditional high street is a treasure trove of shops and independent boutiques and a superb choice for eating and drinking. Enjoy artisanal coffee at 1955, or a pint of cask ale at one of the town's many pubs.

Heading out of town, you will find a host of characterful towns and villages. Kingston upon Thames, a major shopping and entertainment hub with the Bentall Centre and John Lewis at its heart, is bound to become a favourite destination. Nearby Esher has a great vibe with an inspiring range of cafés and restaurants.



Bakery
THE GINGERBREAD MAN BAKERY
93 Hersham Road,
Walton-on-Thames, KT12 1RJ
0.5 MILES



Groceries
SAINSBURY'S SUPERSTORE
53 New Zealand Avenue,
Walton-on-Thames, KT12 1AD
0.6 MILES



Dentist
WALTON DENTAL SURGERY
71a Hersham Road,
Walton-on-Thames, KT12 1LL
0.4 MILES

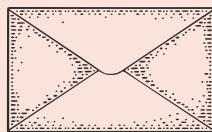
A LOCATION
Rich in amenities



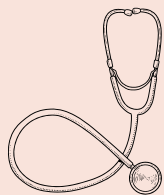
Butchers
HAMMONDS OF WALTON
135 Hersham Road,
Walton-on-Thames, KT12 1RW
0.5 MILES



Pharmacy
BOOTS PHARMACY
15-19 High Street,
Walton-on-Thames, KT12 1DG
0.5 MILES



Post Office
WALTON-ON-THAMES POST OFFICE
73 Hersham Road,
Walton-on-Thames, KT12 1LN
0.4 MILES



Doctor
THE FORTHHOUSE GP SURGERY
32 Hersham Road,
Walton-on-Thames, KT12 1UX
0.2 MILES



Coffee shop
THE SURREY COFFEE COMPANY
Wellington House, 60 High Street,
Walton-on-Thames, KT12 1BY
0.4 MILES

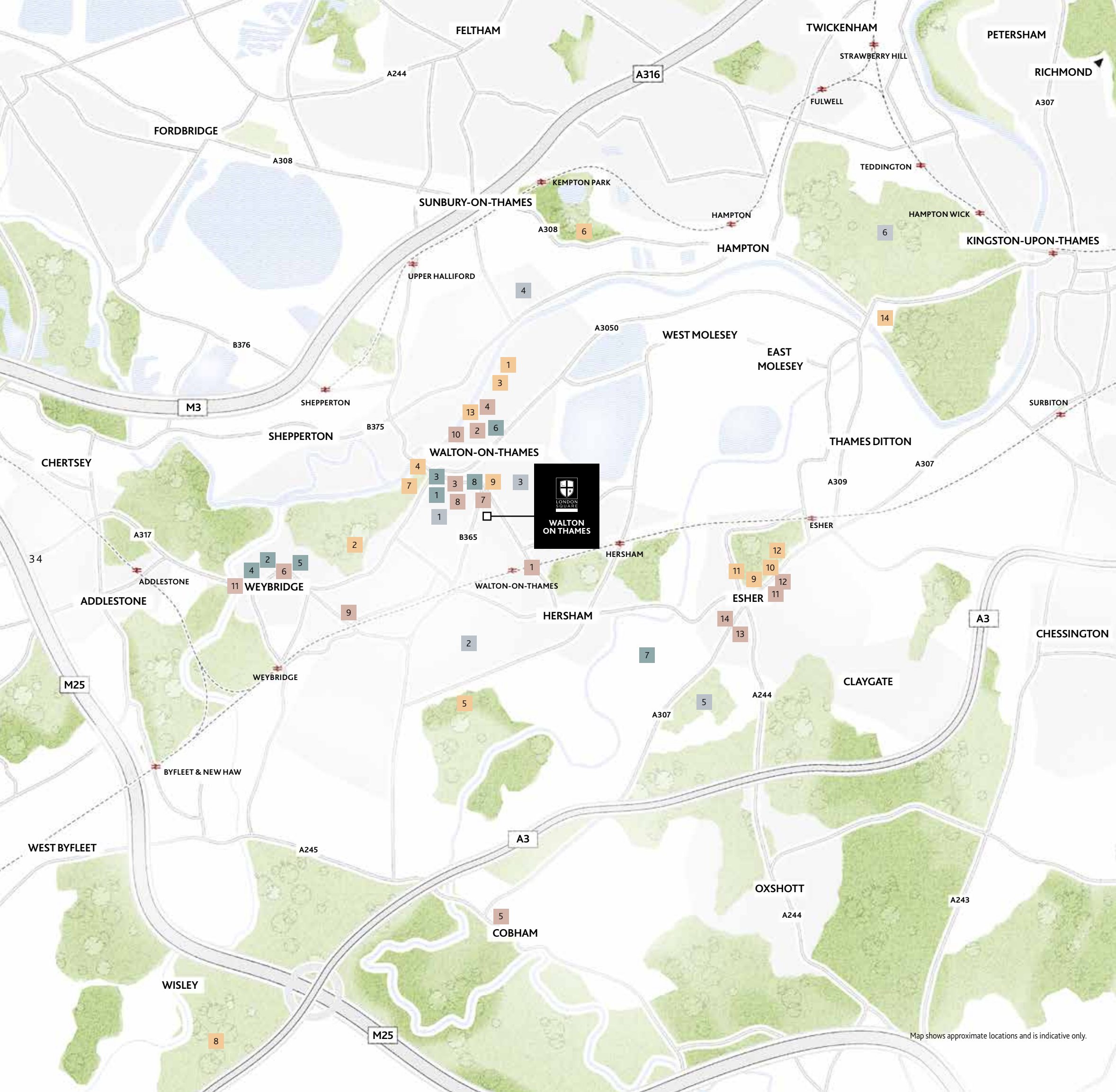


Veterinary
ASHLEY VETS
6 Hersham Road,
Walton-on-Thames, KT12 1JZ
0.3 MILES



A great place to live is one with easy access to a wide range of quality amenities, Walton-on-Thames has just that. All the essentials of daily living – supermarkets, post office, medical and dental services – are close by.

Head to the Heart Shopping Centre for fashion brands, lively cafés and a fitness centre. Once a month, there is the unmissable Surrey farmers' market – a cornucopia of artisan-produced food and drink from around the county.



Walton-on-Thames

IN & AROUND

Walton-on-Thames

From shopping to entertainment,
there is plenty to see and do in
this lovely market town

INTERESTS

- 1 Walton Rowing Club
- 2 Bannatyne Health Club & Spa
- 3 Elmbridge Xcel Leisure Centre
- 4 Cecil Hepworth Playhouse
- 5 Burhill Golf Club
- 6 Sandown Racecourse
- 7 Blue Chip Paddleboarding School
- 8 Wisley Gardens
- 9 Everyman Cinema
- 10 Sandown Racecourse
- 11 Sky Walk Adventure
- 12 Sandown Sports
- 13 Riverhouse Barn Arts Centre
- 14 Hampton Court Palace

FOOD & DRINK

- 1 Zio's Italian
- 2 Sushi Wakyo
- 3 The 1955 Club
- 4 The Anglers
- 5 The Ivy Brasserie
- 6 Osso Buco
- 7 Cappadoccia
- 8 Buenasado
- 9 Temple No. 7
- 10 The Swan
- 11 Giggling Squid
- 12 The Good Earth
- 13 Siam Food Gallery
- 14 Bombay Social

SHOPPING

- 1 Sainsbury's
- 2 Waitrose
- 3 Waterstones
- 4 Neptune
- 5 Sweaty Betty
- 6 M&S Foodhall
- 7 Garsons
- 8 The Heart Shopping Centre
 - Holland & Barratt
 - Jigsaw
 - Mercado
 - Rituals
 - Next
 - Waterstones

PARKS

- 1 Ashley Park
- 2 Burwood Park
- 3 Elmgrove Ground
- 4 Sunbury Park
- 5 Claremont Park
- 6 Bushy Park

Map shows approximate locations and is indicative only.

LONDON SQUARE

LIVING IN *Walton-on-Thames*



07 mins
by foot

ASHLEY PARK

A large park with woods, children's play area and lawns, perfect for walks and picnics. Walton-on-Thames Cricket Club is based here.



06 mins
by car

RIVER THAMES

This beautiful stretch of the river is a great place for water-based activities, walks or relaxing on the bank.

37

12 mins
by foot

THE HEART, SHOPPING CENTRE

With 59 shops, cafés and restaurants, The Heart really is the centre of Walton-on-Thames. Head here for fashion, jewellery, beauty, homewares and more. Open daily, with parking for 799 vehicles.



12 mins
by foot

WALTON-ON-THAMES TRAIN STATION

An easy 12 minute walk away, the station operates regular services to London Waterloo in as little as 26 minutes*.



*All travel times are approximate only. Sources: Google Maps and trainline.com.



WALTON-ON-THAMES		TOTAL	HOME	
No.	6	65	No.	5
5	5	FOR 4 WIS	17	
LAST WIS	6	OVERS	11	
LAST WIS	53	TEAM FIELDING	1st INNS	

05 *mins by car*

THE ANGLERS

Right on the River Thames, this child- and dog-friendly pub serves cask ales and meals throughout the day.



08 *mins by car*

BANNATYNE HEALTH CLUB

Fitness centre and spa set in 30 acres of countryside. Facilities include state-of-the-art gym, studio classes and personal training.



12 *mins by car*

EATING IN ESHER

When your taste buds need tempting, Esher town centre has something to satisfy – from Thai to Italian to modern European.



26 *mins by train*

LONDON WATERLOO

For work, entertainment, culture or fine dining, the Capital is just 26 minutes* away by train.



LONDON SQUARE

Walton-on-Thames

AN EXCELLENT
Education

This part of Surrey is renowned for the quality of its schools, from nursery to colleges, in the State and Independent sector



Primary Schools

ASHLEY C OF E
AIDED PRIMARY
SCHOOL
Ofsted: Outstanding

09 mins
by foot

OATLANDS
PRIMARY SCHOOL
Ofsted: Outstanding

05 mins
by car

CLEVES PRIMARY
SCHOOL
Ofsted: Outstanding

02 mins
by car

CARDINAL NEWMAN
CATHOLIC PRIMARY
SCHOOL
Ofsted: Good

06 mins
by car

Secondary Schools

THREE RIVERS
ACADEMY
Ofsted: Good

04 mins
by car

HEATHSIDE
SCHOOL
Ofsted: Good

10 mins
by car

HALLIFORD
SCHOOL
ISI: Excellent

07 mins
by car

ST PAUL'S CATHOLIC
COLLEGE
Ofsted: Outstanding

13 mins
by car

Private Schools

WESTWARD
SCHOOL
Ofsted: Good

03 mins
by foot

ST GEORGE'S
COLLEGE
ISI: Excellent

14 mins
by car

CLAREMONT FAN
COURT SCHOOL
Ofsted: Outstanding

14 mins
by car

CRANMORE
SCHOOL
ISI: Excellent

22 mins
by car

*Distance is approximate only. Source: Google Maps.



DESIGNED *For you*

At London Square, we plan right down to the finest detail to ensure that you find the home of your dreams



AWARD-WINNING CUSTOMER SERVICE

Our dedicated sales and customer care teams are here to help and guide you through every step of your purchase. Our customer service excellence has been recognised with a number of prestigious awards, including the 2020 In-House Research gold award, which is based on customer feedback of their buying experience.



10 YEAR WARRANTY

All our homes carry the reassurance of a 10-year warranty that protects our customers should their new property develop any defects arising from construction. We also add our own 2-year London Square Customer Care Warranty which ensures that should anything break down as the result of a defect, the cost of repair/replacement is covered.



BENEFITS OF *Buying new*

New-build properties come with a promise – you can move straight in and immediately relax in your home. No stress or costly renovation to worry about



HIGH QUALITY BUILD

Quality is built into the very fabric of our homes, so you can buy with complete confidence. From the selection of construction materials to the external and internal finishes, we use only high quality products provided by our trusted supply chain and fitted by skilled craftspeople.



SECURITY & PEACE OF MIND

When you buy a London Square home off-plan, you can be assured that the finished product will meet our very high standards in every aspect of build and finish. All appliances, fixtures and fittings are in perfect working order from day one.



ENERGY EFFICIENT

Your new home complies with all the most up-to-date building regulations for sustainability, insulation and energy efficiency. Our properties achieve excellent EPC ratings to help keep you warmer and your bills lower. All fitted appliances, including fridge freezers and dishwashers, are A-rated to help reduce energy and water usage.



COMMUNITY AND HERITAGE

Creating sustainable communities where people thrive is core to our operations. We develop places that are a pleasure to live in, with homes set in beautifully landscaped and biodiverse grounds. We always ensure our developments are well integrated into the wider local community, and enjoy excellent transport links, services and facilities.



We are London Square

MAKING LONDON GREATER

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares – landmarks renowned for their legacy and community.

Respecting the past and inspired by the future, we are committed to providing exceptional properties with our innovative approach to design, build and customer service, winning awards across the industry and making places where people really want to live.

We are proud to be at the heart of delivering much-needed new homes and communities – revitalising forgotten, neglected corners of Greater London and beyond in key commuter locations. Our sites are in well-connected districts, close to good transport links and local amenities. They range from apartments for first-time buyers to smart family homes, from grand restorations and conversions to contemporary, destination developments.

Our customers inspire every part of our process, they determine where we build, how we build and, above all, why we build. Every home encompasses inspiring architecture, clever design and specification and the highest standards of energy efficiency.

Creating a sense of place is embedded in every London Square development, with attractive landscaped gardens and open spaces, often with new shops and offices, redefining and helping to transform neighbourhoods and contributing to the local economy.

We work with existing residents, schools and businesses to make our developments part of the local fabric, encouraging thriving communities to flourish to make a positive difference to people's lives – embodying the spirit of London Square.

ADAM LAWRENCE

CHIEF EXECUTIVE



When I launched London Square, I set out to create a company with strong values exemplifying what I call 'Old School Principles'. A company with exacting disciplines and the highest of standards.

My inspiration was London's beautiful squares, created by the great architects of the Capital. I wanted to reflect the sense of legacy and community created over the centuries by these prized green pockets, fringed by homes where people really want to live.

We have just marked our 10th anniversary and a decade of development has given the company our own heritage of 16 award-winning schemes and more than 50 glittering prizes.

We are delighted to launch our latest development in Surrey, London Square Walton-on-Thames, in one of the county's prettiest towns, close to the river and open spaces. We are building a new neighbourhood of 104 new homes, with distinctive three, four and five bedroom family houses designed to reflect the local Arts and Crafts and Georgian architecture. There is also a range of one and two bedroom apartments built to the highest standards. The homes are set in beautifully landscaped gardens of over five acres with mature trees, in the coveted Ashley Park area.

We have already delivered nine homes for local people, a day nursery and a new practise court and facilities for the neighbouring Walton-on-Thames Tennis Club, reflecting our ethos of creating homes where people want to live and making a positive difference to the local area.

When I look at a map of the Capital and the commuter belt of Surrey, Kent and Essex – there is now a little bit of London Square in most boroughs – and that makes me very proud.



LONDON SQUARE

DEVELOPMENTS



1. CHIGWELL VILLAGE, IG7 6BF
2. BERMONDSEY, SE1 3BH
3. CALEDONIAN ROAD, N7 9BQ

4. THE STAR AND GARTER, TW10 6BF
5. STAINES UPON THAMES, TW18 4BY



TADWORTH GARDENS, KT20 5LH



*Where everything
falls into place*



DISCLAIMER: This document is intended to provide an indication of the general style of our development along with house and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. London Square operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are noncontractual. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. nor do they constitute a contract, part of a contract or a warranty. All details are correct at the time of going to press, January 2021.

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