



KINGSTON

KT1

ONE, TWO AND THREE BEDROOM
SHARED OWNERSHIP APARTMENTS



ASPIRE

In the vibrant heart of riverside Kingston,
become part of a thriving community; growing
with every day, guiding you to a better future.

TO

Every corner breathes character and every
sunrise tells a new story from past to present.

MORE

A NEW CHAPTER FOR KINGSTON

This new, stylish development of one, two and three bedroom apartments is rooted in the Royal Borough of Kingston upon Thames.

The oldest of the four royal boroughs, Kingston is situated on the picturesque River Thames, surrounded by beautiful greenery and rich in history and heritage. Square Roots Kingston KT1 is perfectly positioned to have the best of both worlds whilst remaining within reach of central London.





KINGSTON
UNIVERSITY PENRHYN
RD CAMPUS

FAIRFIELD
RECREATION
GROUND

BUSHY PARK

HEATHROW
AIRPORT

RIVER THAMES

HAMPTON COURT
PALACE

KINGSTON
KT1

KINGSTON
TOWN CENTRE

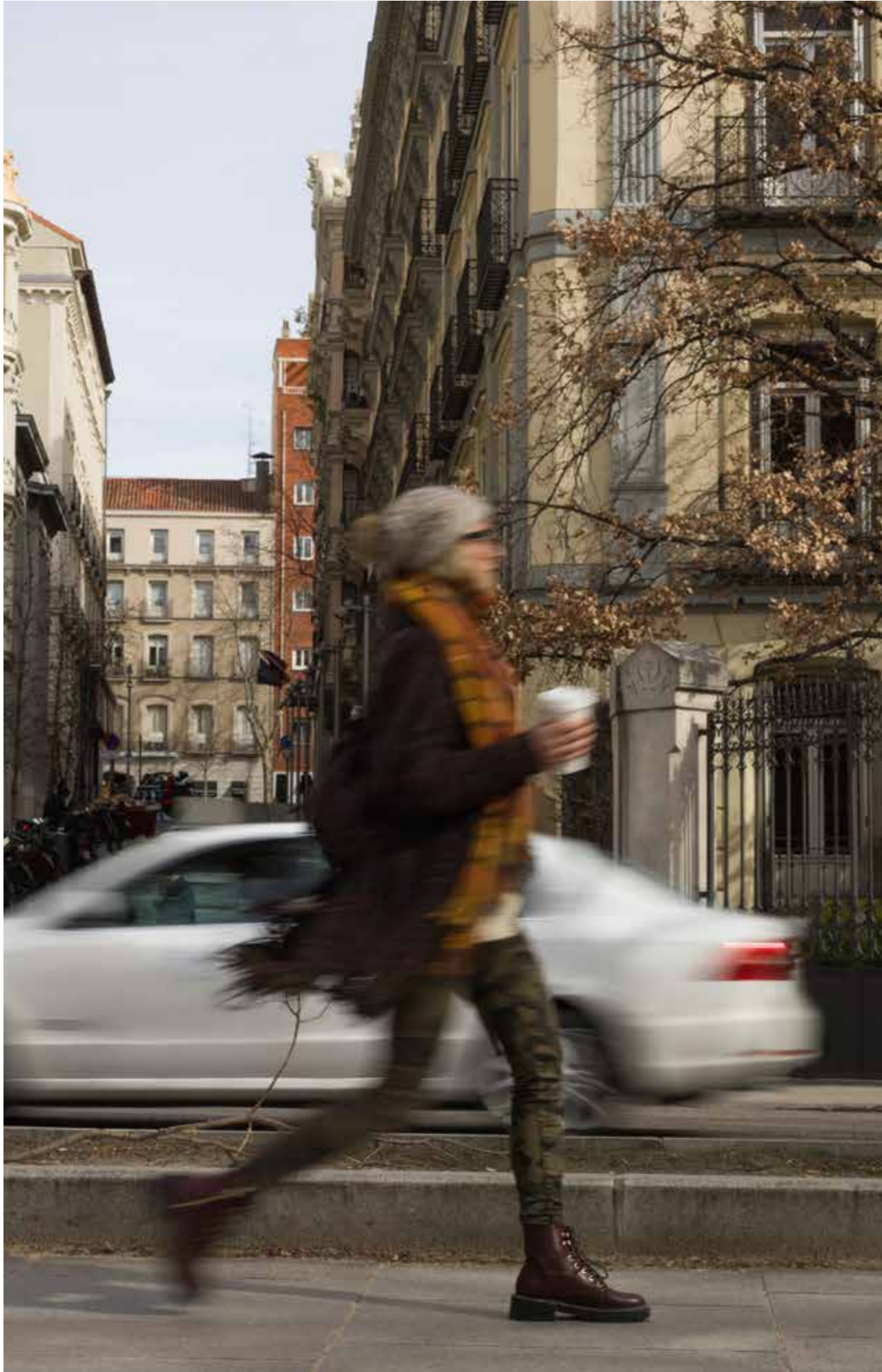
KINGSTON
STATION

NORBITON
STATION



SQUARE ROOTS

KINGSTON KT1



Find your perfect home with Square Roots. Start your homeownership journey with ease and comfort, putting down roots for your future.

The social buzz of Kingston that pulsates with anticipation and excitement of history, tradition and innovation.

Fill your day with riverside walks, or embrace the breadth of stunning greenery and quaint social spots on offer.

Connect to the capital and beyond with ease and expand your experiences throughout all of London.

Enjoy premium finishes throughout your home, with careful thought and craft designed into every corner.



CREATING ROOTS

Shape your future, and step into your tomorrow.

Allow yourself to connect and rejuvenate at Square Roots Kingston KT1. Building communities to enrich lives and promote a sense of belonging.

We're dedicated to building a capital accessible for everyone with our award-winning, stylish Shared Ownership homes all across London. A place in which anyone can find a home and put down roots for the future.





A GENTLE START

Start your day from the comfort of your sofa, with your morning coffee in hand, poised to start your day.

Live every day knowing you can thrive in a like-minded community in a stylish development, set in a Royal Borough rich in heritage, culture and green spaces.

A woman with dark hair, wearing a black leather motorcycle jacket and a black cap, is looking to her left. She is standing in what appears to be an outdoor market or street scene with various items and people in the background. The text "EXPLORE THE LOCALE" is overlaid in white, serif, all-caps font across the middle of the image.

EXPLORE THE LOCALE

Delve into Kingston's hidden treasures.
There's a new story to be told on each street
and a way of life to explore and embrace.



KINGSTON HIGHLIGHTS

Where history and innovation intertwine.

While the buzz of London pulses from beyond, you're greeted with a refreshing blend of heritage and culture here in Kingston.

From quaint boutiques to rich eateries that boast inviting palettes and contemporary styling, you can still tap into a range of unprecedented possibilities.

FAIRFIELD RECREATION GROUND | 6 MIN WALK

BENTALL SHOPPING CENTRE | 17 MIN WALK

THE THAMES | 19 MIN WALK



KINGSTON MARKET | 19 MIN WALK

BLOOMING MARKETS

As your afternoon begins, treat yourself to the historical Kingston Market.

With the oldest surviving records dating back to the early 1200s, this market is bustling with thrifted goods, traditional finds and uncharted flavours. All of it just under 20 minutes from your doorstep.



SPOT OF LUNCH

Kingston's culinary landscape awaits discovery.

British fare and visionary flare grace your tastebuds as you're pulled into the comforting classic charm of the lunchtime scene. Chic cafés, traditional pubs or local restaurants; there's something for all to enjoy.

THE TERRACE EATERY | 16 MIN WALK
ROOFTOP AT CURZON | 17 MIN WALK
CÔTE RESTAURANT | 19 MIN WALK
DYSART PETERSHAM | 14 MIN BY CAR
PETERSHAM NURSERIES CAFÉ | 16 MIN BY CAR



PETERSHAM NURSERIES CAFÉ

Awarded a Michelin Green Star as a testament to their commitment to sustainability, dine underneath a green canopy in this beautiful greenhouse restaurant.

You'll find them hosting regular events, such as a wine dinner and a pressed flower art workshop. They also offer a variety of plants and homeware to purchase.



PETERSHAM NURSERIES CAFÉ | 16 MIN BY CAR



LIVE EACH DAY

Full of culture and endless adventures,
exploring history and wondrous tapestries.

There is a social buzz pulsates with
anticipation of what is to come.

TRANSPORT

- 1** NORBITON STATION
12 MIN WALK
- 2** KINGSTON STATION
15 MIN WALK
- 3** CROMWELL ROAD
BUS STATION
13 MIN WALK

SHOPPING

- 4** MARKS & SPENCER
15 MIN WALK
- 5** FLANNELS
16 MIN WALK
- 6** BENTALLS CENTRE
16 MIN WALK
- 7** WAITROSE
18 MIN WALK

FOOD & DRINK

- 8** THE ALBION PUB
7 MIN WALK
- 9** NAKO'S
18 MIN WALK
- 10** FORTUNELLA CAFÉ
18 MIN WALK

GREEN SPACES

- 11** HAMPTON COURT PARK
23 MIN WALK
- 12** CANBURY GARDENS
24 MIN WALK
- 13** BUSHY PARK
32 MIN WALK



BESIDE THE THAMES

The charm and wonder of the
Thames graces each day.

Let yourself unwind and delve into
all the nearby amenities surrounding
the Thames and revel in one of the
city's richest landscapes.





SHOPPING AT THAMES STREET | 19 MIN WALK



SQUARE ROOTS

KINGSTON KT1

KINGSTON'S HISTORIC CHARM

A borough steeped in history. From ancient market towns to a blend of historic and modern streets etched with legacy.

Contemporary London life intertwines with the charm of the past, brought to life by its stunning architecture and vibrant spirit.

The layers of history become evident in the quaint Saxon courtyards of the All Saints Church, the timeless elegance of Kingston Museum and Kingston Bridge over the Thames as a beautiful backdrop with a touch of quiet grace that enriches your living experience.

KINGSTON MUSEUM | 11 MIN WALK

RIVER THAMES BARGE WALK | 22 MIN WALK

KINGSTON BRIDGE | 22 MIN WALK



YOUR DAY, YOUR WAY

As the River Thames threads through Kingston, breathe in riverside air and feel the comforting breeze.

Stroll or cycle through Canbury Gardens, a beautiful riverside park that runs north from the town centre towards Ham. Get closer to the river with water activities like kayaking, paddleboarding and even dragon boating available at Albany Outdoors, an 11-minute cycle away.



BEYOND THE URBAN EDGE

Write your own narrative filled with outdoor wonder and peaceful escapes.

For that perfect sunny day, cross the river and take a step into the outdoors of Bushy Park to socialise with friends, have a picnic or a walk in the brisk breeze. A welcome respite within the reach of Kingston's vibrant heart.

- WATERHOUSE WOODLAND GARDENS | 19 MIN CYCLE
- KING HENRY'S MOUND | 19 MIN CYCLE
- STAG LODGE STABLES | 18 MIN CYCLE

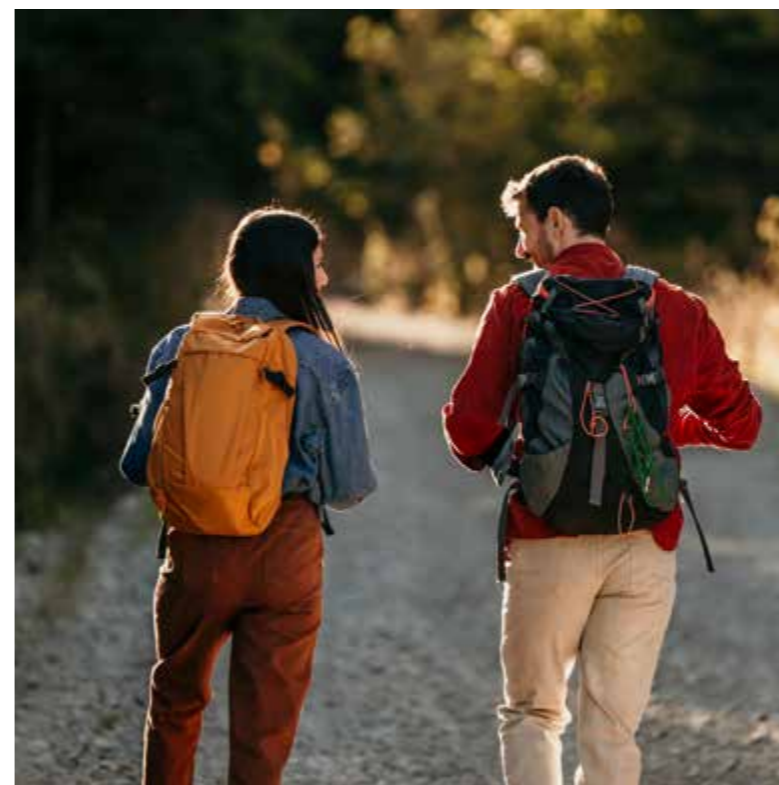


FAIRFIELD RECREATION GROUND | 6 MIN WALK





BEVERLEY BROOK WALK | 22 MIN CYCLE



BEVERLEY BROOK WALK

Validated by the London Walking Forum, this 6.5-mile walk follows Beverley Brook through Wimbledon Common, Richmond Park and Barnes Common to the River Thames upstream of Putney.

With a leaflet and map available online, you and your family and friends are sure to enjoy three hours of this peaceful escape.

WHERE LEARNING FLOURISHES

An enduring promise of education throughout Kingston.

The opportunity to cultivate young minds with endless avenues of education. From nurturing early years to preparing for real world careers. Explore the diverse educational landscape, offering strong foundations to grow at every stage of life.

EARLY YEARS

KINGS MEADOW
PRESCHOOL
12 MIN WALK | OUTSTANDING

THE GARDEN
HOUSE NURSERY
13 MIN WALK | GOOD

PRIMARY

KING ATHELSTAN
PRIMARY SCHOOL
8 MIN WALK | GOOD

ST JOHN'S COFE
PRIMARY SCHOOL
13 MIN WALK | GOOD

COOMBE HILL
JUNIOR SCHOOL
31 MIN WALK | OUTSTANDING

SECONDARY

TIFFIN SCHOOL
7 MIN WALK | GOOD

SURBITON
HIGH SCHOOL
22 MIN WALK | EXCELLENT

GRAMMAR

KINGSTON
GRAMMAR SCHOOL
8 MIN WALK | EXCELLENT

SURBITON HIGH
SCHOOL GIRLS' PREP
21 MIN WALK | EXCELLENT

UNIVERSITIES

KINGSTON SCHOOL
OF ART
13 MIN WALK

KINGSTON UNIVERSITY,
PENRHYN ROAD CAMPUS
19 MIN WALK

ST MARY'S UNIVERSITY
16 MIN BY CAR





SQUARE ROOTS

KINGSTON KT1

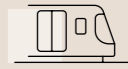
CONNECTIONS AT A GLANCE



BY FOOT



BY BIKE



BY TRAIN

-
- NORBITON STATION
12 MINS
-
- MARKS & SPENCER
15 MINS
-
- ALL SAINTS CHURCH
15 MINS
-
- BENTALLS CENTRE
17 MINS
-
- KINGSTON MARKET
19 MINS

-
- RICHMOND PARK
7 MINS
-
- SURBITON
8 MINS
-
- NUFFIELD HEALTH
8 MINS
-
- HAMPTON COURT PARK
8 MINS
-
- BUSHY PARK
10 MINS

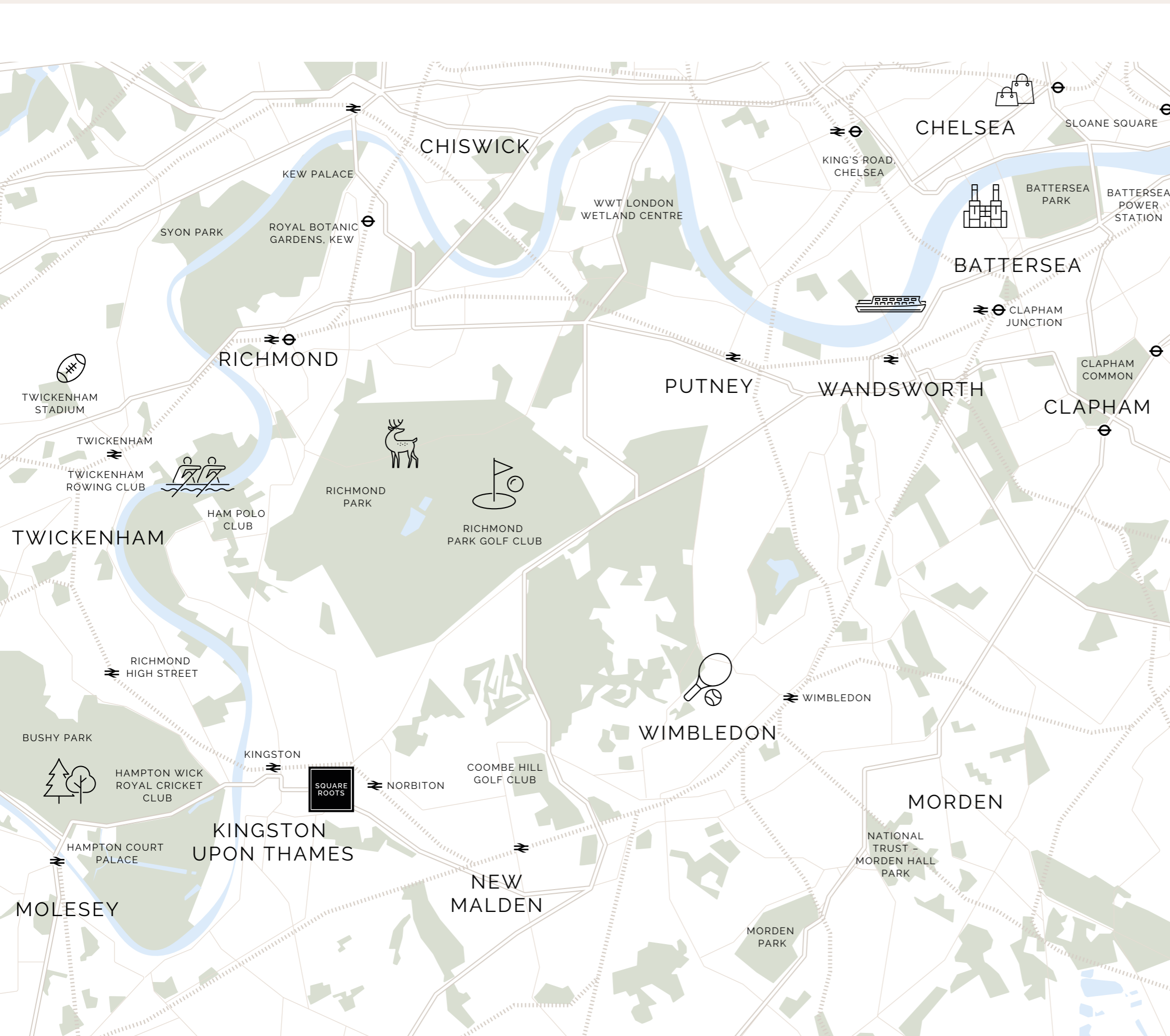
-
- WIMBLEDON
12 MINS
-
- CLAPHAM JUNCTION
19 MINS
-
- RICHMOND
19 MINS
-
- VAUXHALL
27 MINS
-
- WATERLOO
30 MINS

Train times begin from Kingston station.



LONDON'S LEGACY

Central London is alive with possibilities. Hop on a train from Kingston station and it's just over half an hour into the beating heart of the capital.



YOUR CORNER OF LONDON

At Square Roots Kingston KT1, each corner of the capital is accessible and you're set to enjoy the quieter suburban areas as well as discovering London's thriving spaces.



LONDON HIGHLIGHTS

Crowned the best city in the world for the 10th year in a row¹, London's vibrant spirit is unmatched.

The city is a magnet for people from all walks of life.

Discover restaurants, pubs and eateries dotted across central London serving all the cuisines you desire. Head to Bond Street for a touch of luxury, or roam Brick Lane for vintage finds and secondhand scores. For an afternoon of history, arts and culture, museums like the Natural History Museum or The British Museum are free to enter.

BOROUGH MARKET | 36 MIN TRAIN

PICCADILLY CIRCUS | 38 MIN TRAIN

TATE MODERN | 38 MIN TRAIN

BATTERSEA

An area of remarkable regeneration, Battersea is quickly becoming another of London's favourite spots.

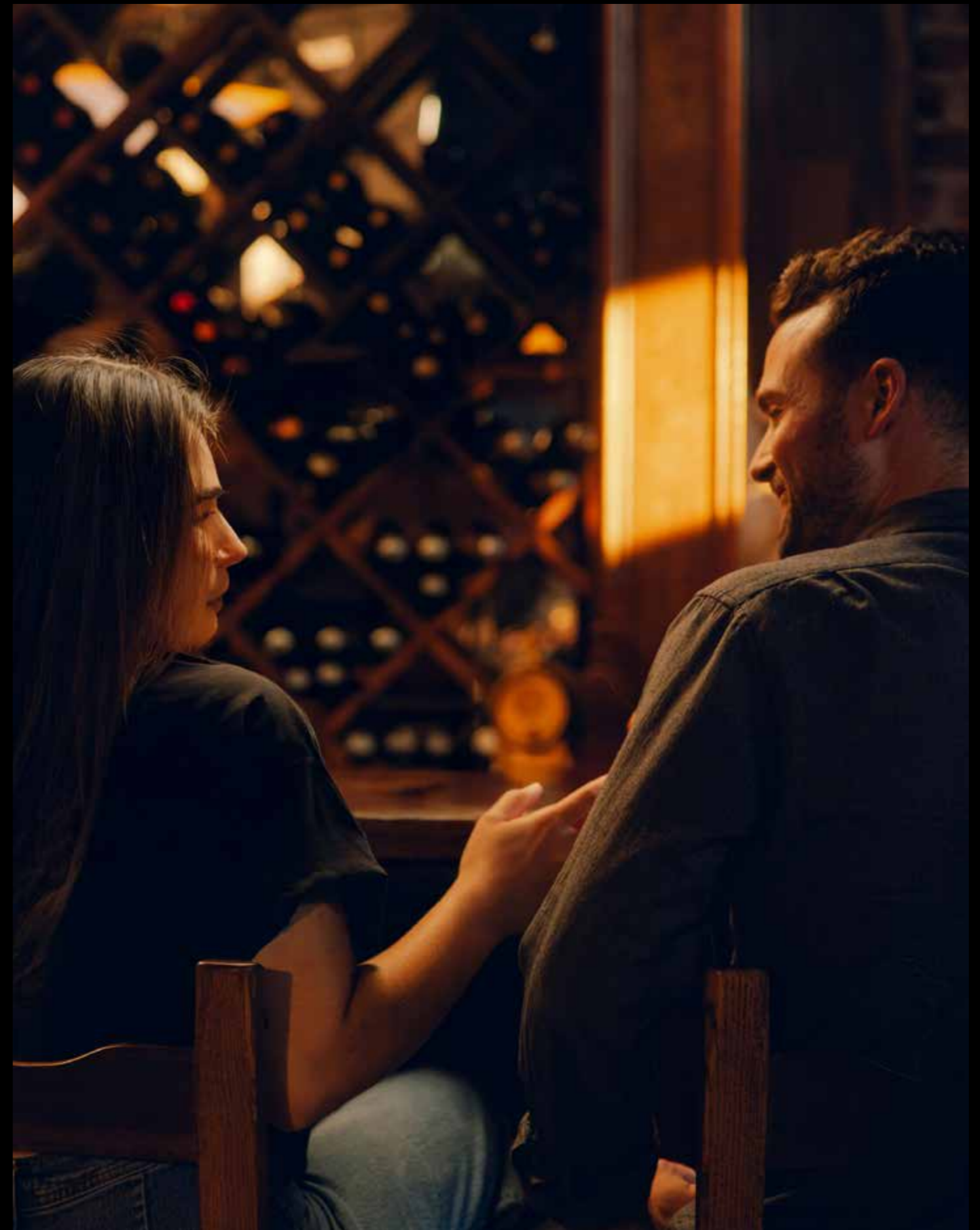
Battersea Power Station stands as the landmark of the area, with shops, bars, restaurants, leisure and entertainment venues. Nestled nearby is the 200-acre Battersea Park with its own attractions and things to do, including cafés, gardens, a zoo, padel courts and boating. All under an hour away from Square Roots Kingston KT1.



CITY OF CULTURE



Watch the vibrancy of London's deep-rooted culture come to life. Theatre shows, films, gigs or concerts, take your pick of the city's nightlife, just 40 mins away by train from Kingston station.



YOUR HOME

As the day draws to a close, the hustle and bustle of the city settles and the sun sets, your evening begins.

With ease of connection, your stress-free journey home is a breeze. Head home to put your feet up, or carry on your day into the later hours of the night.



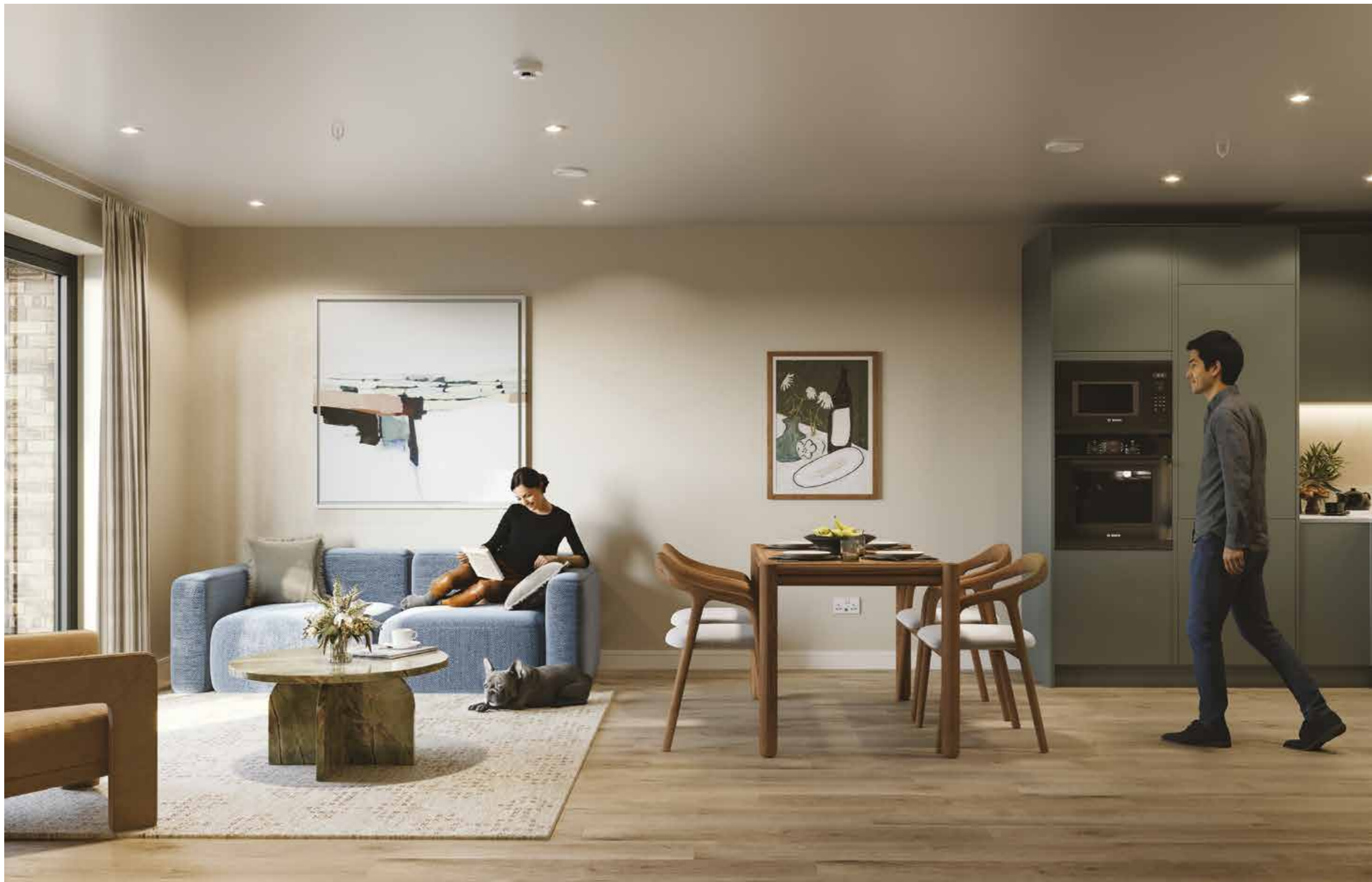


SETTLE IN STYLE

From the eclectic streets of Kingston to the welcoming comfort of your home.

Whether you're with family or friends, or just having a quiet night in, enjoy the escape from the daytime city buzz and watch the evening come to a close with loved ones.

SQUARE ROOTS



KINGSTON KT1



CONTEMPORARY SPECIFICATION

With wonderfully designed interiors, your day is set to start in the right way every day.

Enjoy suave spec appliances and stunning finishes across your new home. A perfect fit for a contemporary lifestyle.



GENERAL SPECIFICATION

- Charcoal Grey 4 line entrance door
- White 4 line internal doors
- Black ironmongery to internal doors
- Underfloor heating throughout (excluding utility and storage cupboards)
- Washer/dryer to service cupboard
- Elka flooring to kitchen/dining/living/hall
- White painted walls and ceilings throughout



KITCHEN

- Contemporary design kitchen with matt black handle units in two colour tones (preselected colour themes)
- Aria hard surface worktops with matching upstand and full height splash back behind hob in (preselected colour themes)
- LED strip lighting fitted to the underside of wall units
- Midnight Sky stainless-steel sink with black dual lever water tap
- Bosch integrated single oven
- Bosch integrated microwave
- Bosch induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated concealed 'canopy' extractor



BEDROOM

- Carpet to the bedrooms
- Fitted wardrobe with wardrobe doors to Bedroom 1



BATHROOM

- Large format tiling with feature dark grout, full height to bath, around basin and WC
- Wall hung basin with black finish exposed bottle trap
- Mirrored vanity unit above the basin with soft close hinges and built-in shaver socket
- WC with soft close lid and dual flush plate in silk black finish
- Bath with handheld shower, thermostatic wall mounted controls and tiled bath panel
- LED strip lighting to recess bath panel
- Single glass panel black frame bath screen
- Tiled niche within bath enclosure for bottle storage
- Black finish taps and fittings
- Black ladder electric heated towel rail



ENSUITE

- Large format tiling with feature dark grout, full height to shower, around basin and WC
- Wall hung basin with black finish exposed bottle trap
- Mirrored vanity unit above the basin with soft close hinges and built-in shaver socket
- WC with soft close lid and dual flush plate in black finish
- Shower enclosure with fixed shower head, handheld shower, thermostatic controls and shower screen
- Tiled niche within the shower enclosure for bottle storage
- Black finish taps and fittings
- Black ladder electric heated towel rail



ELECTRICAL

- White sockets with white inserts throughout the apartment
- 1 USB port to all habitable rooms
- Recessed downlights to kitchen, living area, bathroom, ensuite and hallway
- Pendant lighting to bedrooms
- Sky (subject to availability), Virgin Media, BT and hyperoptic connections
- Designated work from home station location with power and data



COMMUNAL AREAS

- Composite windows and patio doors where applicable
- Metal balustrade to balconies/terraces where applicable
- Stair and lift access to all residential floors
- Cycle store
- Letterbox's located in the communal area
- Bin refuse
- Play area and communal gardens to ground floor and podium levels



SECURITY & PEACE OF MIND

- Wireless door entry via handheld device
- Security locks to windows, balcony/terrace doors
- Hardwired smoke alarms and detection
- Heat sensor/sounder to kitchen areas
- Sprinkler system installed to each apartment
- 10 year NHBC warranty
- London Square Customer Service Warranty

KEY

- ▶ Main Entrance – Block A
- ▶ Main Entrance – Block B
- CS Cycle Store
- PA Children's Play Area



THE THAMESIDE

APARTMENTS:

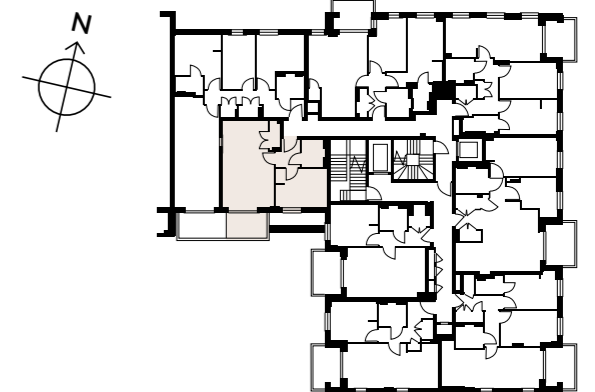
8, 16, 24

Living/Kitchen/Dining	6.85m x 4.10m	22'6" x 13'5"
Bedroom 1	4.02m x 3.07m	13'2" x 10'1"
Balcony	3.10m x 1.95m	10'2" x 6'5"
Total area	50.7m ²	546ft ²



KEY

- ◄► Measurement Points
- W Wardrobe
- S Store Cupboard
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine



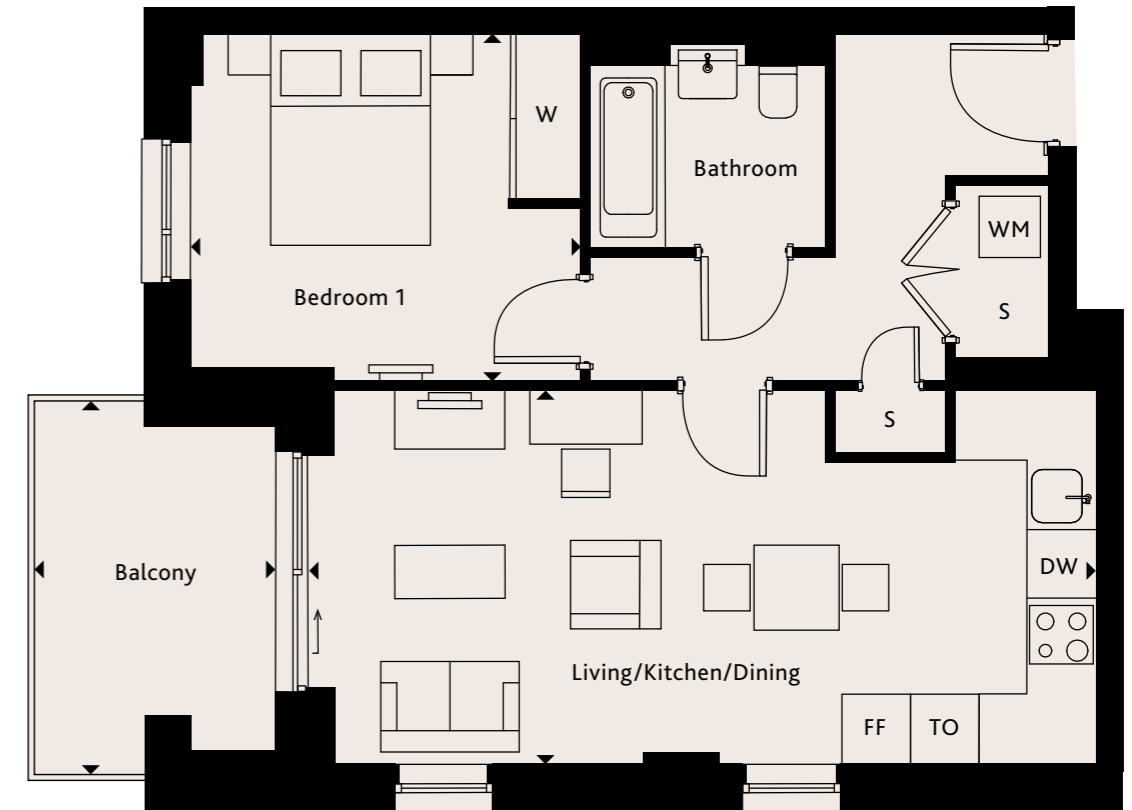
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THE LATCHMERE

APARTMENTS:

2, 10, 18, 26, 32, 38, 44, 50, 56, 62, 68, 74

Living/Kitchen/Dining	7.14m x 3.50m	23'5" x 11'6"
Bedroom 1	3.65m x 3.08m	12'0" x 10'1"
Balcony	3.39m x 2.18m	11'1" x 7'2"
Total area	52.1m ²	561ft ²

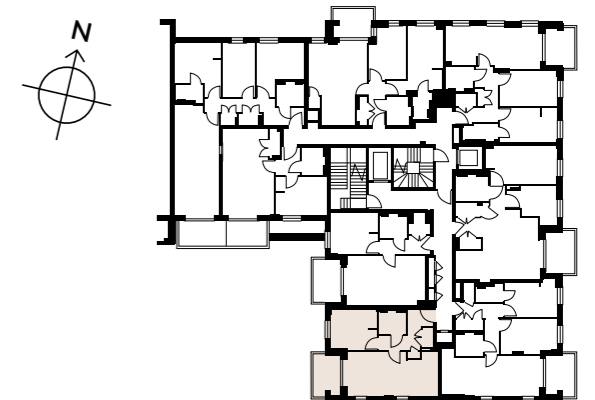


SQUARE ROOTS

KINGSTON KT1

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THE IVY

APARTMENTS:

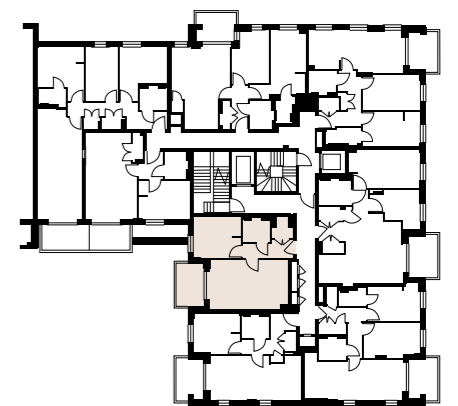
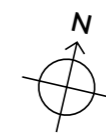
1, 9, 17, 25, 31, 37, 43, 49, 55, 61, 67, 73

Living/Kitchen/Dining	6.18m x 3.94m	20'3" x 12'11"
Bedroom 1	3.73m x 3.21m	12'3" x 10'6"
Balcony	3.39m x 2.18m	11'1" x 7'2"
Total area	49.9m ²	537ft ²



KEY

- ◄► Measurement Points
- W Wardrobe
- S Store Cupboard
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine

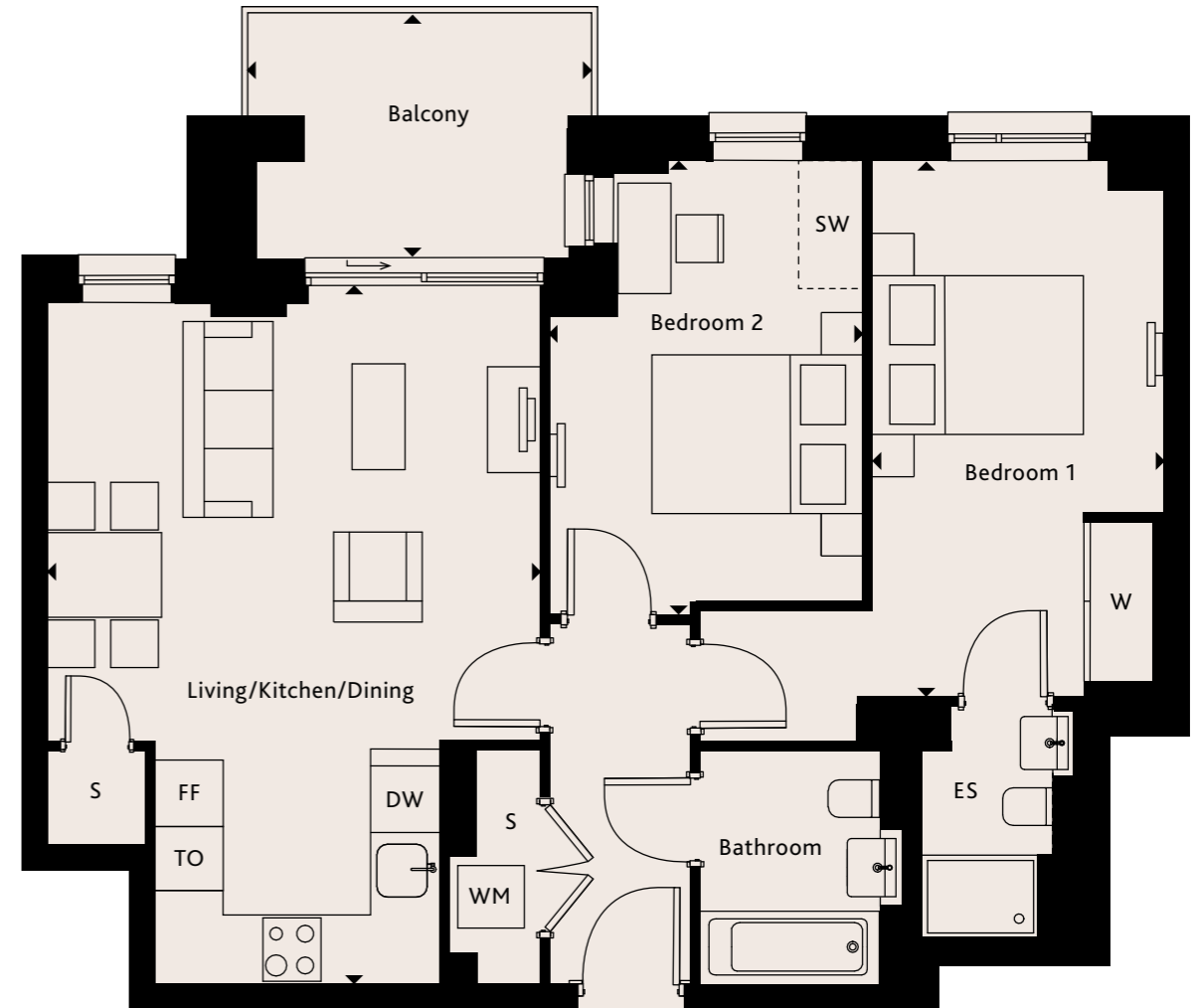


THE HAMPTON

APARTMENTS:

6, 14, 22

Living/Kitchen/Dining	6.42m x 4.65m	21'1" x 15'3"
Bedroom 1	5.05m x 2.75m	16'7" x 9'0"
Bedroom 2	4.16m x 2.95m	13'8" x 9'8"
Balcony	3.18m x 2.29m	10'5" x 7'6"
Total area	70.8m ²	762ft ²

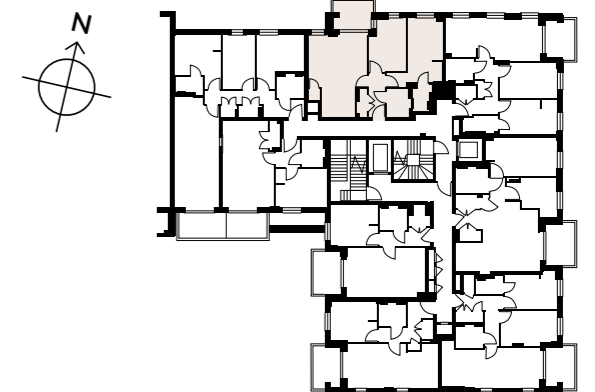


SQUARE ROOTS

KINGSTON KT1

KEY

- ◄► Measurement Points
- W Wardrobe
- SW Space for Wardrobe
- S Store Cupboard
- ES Ensuite
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine



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THE LAVENDER

APARTMENTS:

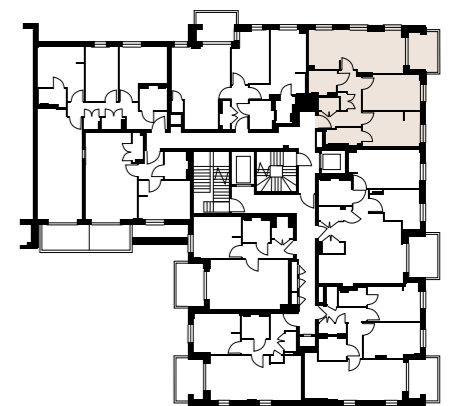
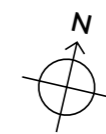
5, 13, 21, 29, 35, 41, 47, 53, 59, 65, 71, 77

Living/Kitchen/Dining	7.24m x 3.28m	23'9" x 10'9"
Bedroom 1	4.56m x 2.75m	15'0" x 9'0"
Bedroom 2	4.56m x 2.82m	15'0" x 9'3"
Balcony	3.18m x 2.29m	10'5" x 7'6"
Total area	71.6m ²	770ft ²



KEY

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- SW Space for Wardrobe
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THE WATER LILY

APARTMENTS:

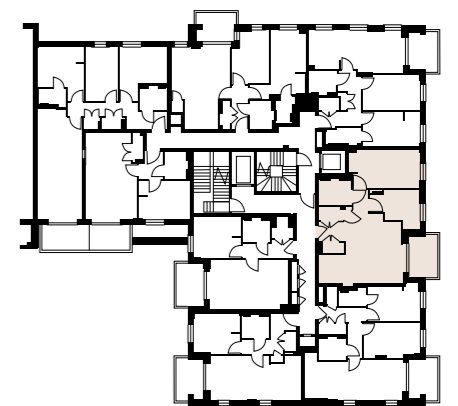
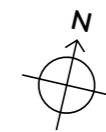
4, 12, 20, 28, 34

Living/Kitchen/Dining	6.64m x 4.84m	21'10" x 15'10"
Bedroom 1	4.95m x 3.00m	16'3" x 9'10"
Bedroom 2	3.86m x 3.15m	12'8" x 10'4"
Balcony	3.39m x 2.29m	11'1" x 7'6"
Total area	72.8m ²	784ft ²



KEY

- ◄► Measurement Points
- W Wardrobe
- SW Space for Wardrobe
- S Store Cupboard
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine



THE MEADOW RUE

APARTMENTS:

3, 11, 19, 27, 33, 39, 45, 51, 57, 63, 69, 75

Living/Kitchen/Dining	7.59m x 3.22m	24'11" x 10'7"
Bedroom 1	4.02m x 2.75m	13'2" x 9'0"
Bedroom 2	4.49m x 2.79m	14'9" x 9'2"
Balcony	3.39m x 2.29m	11'1" x 7'6"
Total area	70.2m ²	756ft ²

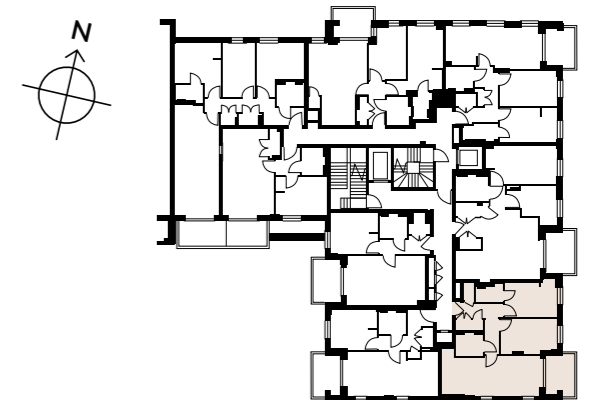


SQUARE ROOTS

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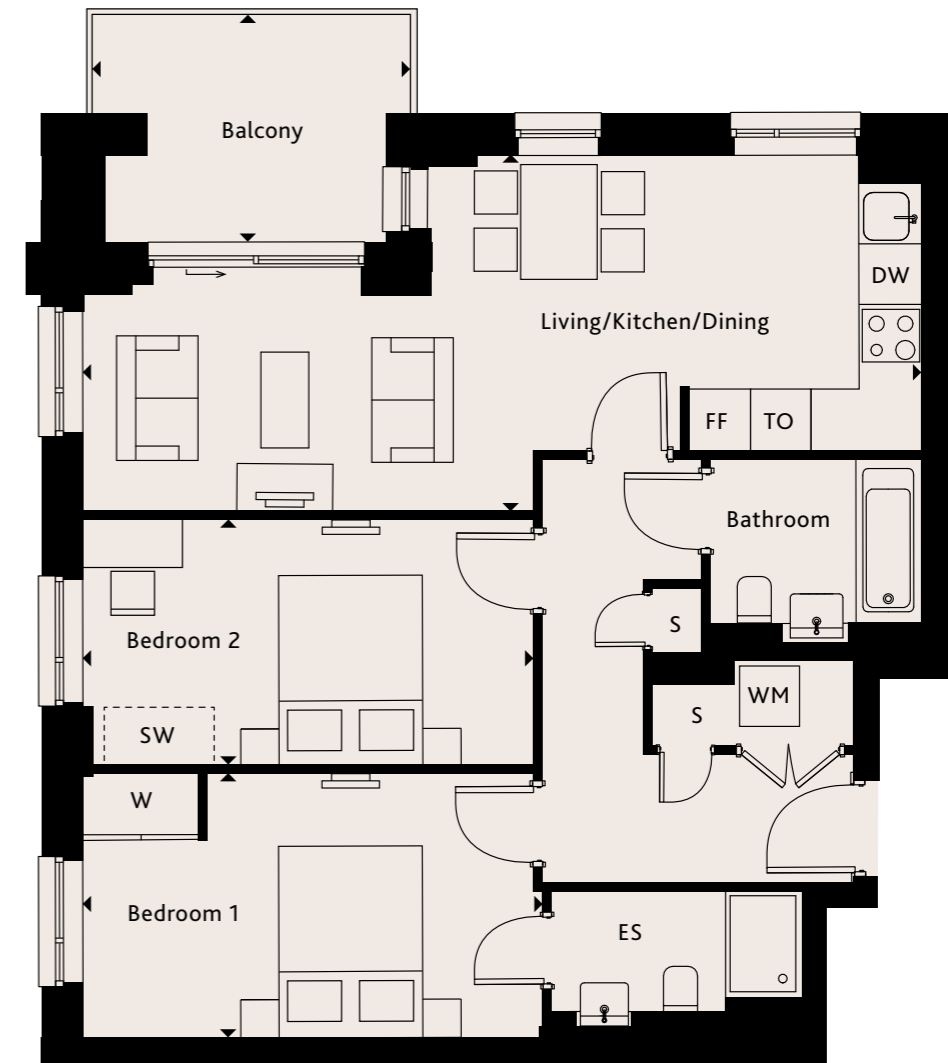
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THE OAKWOOD

APARTMENTS:

30, 36, 42, 48, 54, 60, 66, 72, 78

Living/Kitchen/Dining	8.75m x 3.71m	28'8" x 12'2"
Bedroom 1	4.79m x 2.75m	15'9" x 9'0"
Bedroom 2	4.58m x 2.55m	15'0" x 8'4"
Balcony	3.19m x 2.29m	10'5" x 7'6"
Total area	70.2m ²	756ft ²

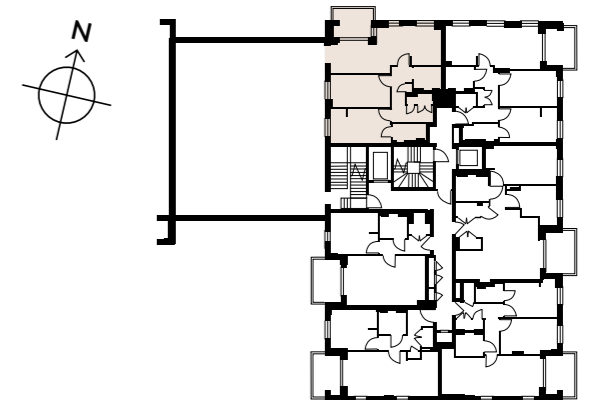


SQUARE ROOTS

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THE TOLWORTH

APARTMENTS:

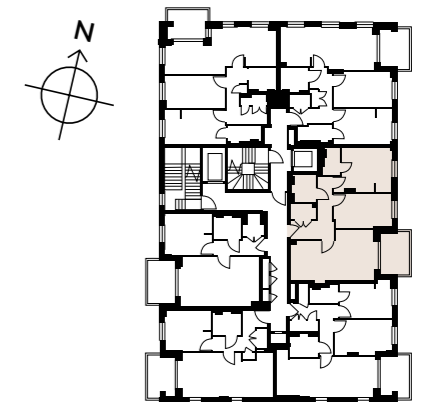
40, 46, 52, 58, 64, 70, 76

Living/Kitchen/Dining	6.62m x 3.98m	21'9" x 13'1"
Bedroom 1	4.49m x 3.52m	14'9" x 11'6"
Bedroom 2	4.60m x 2.75m	15'1" x 9'0"
Balcony	3.39m x 2.29m	11'1" x 7'6"
Total area	72.7m ²	782ft ²



KEY

- ◄► Measurement Points
- W Wardrobe
- SW Space for Wardrobe
- S Store Cupboard
- ES Ensuite
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine



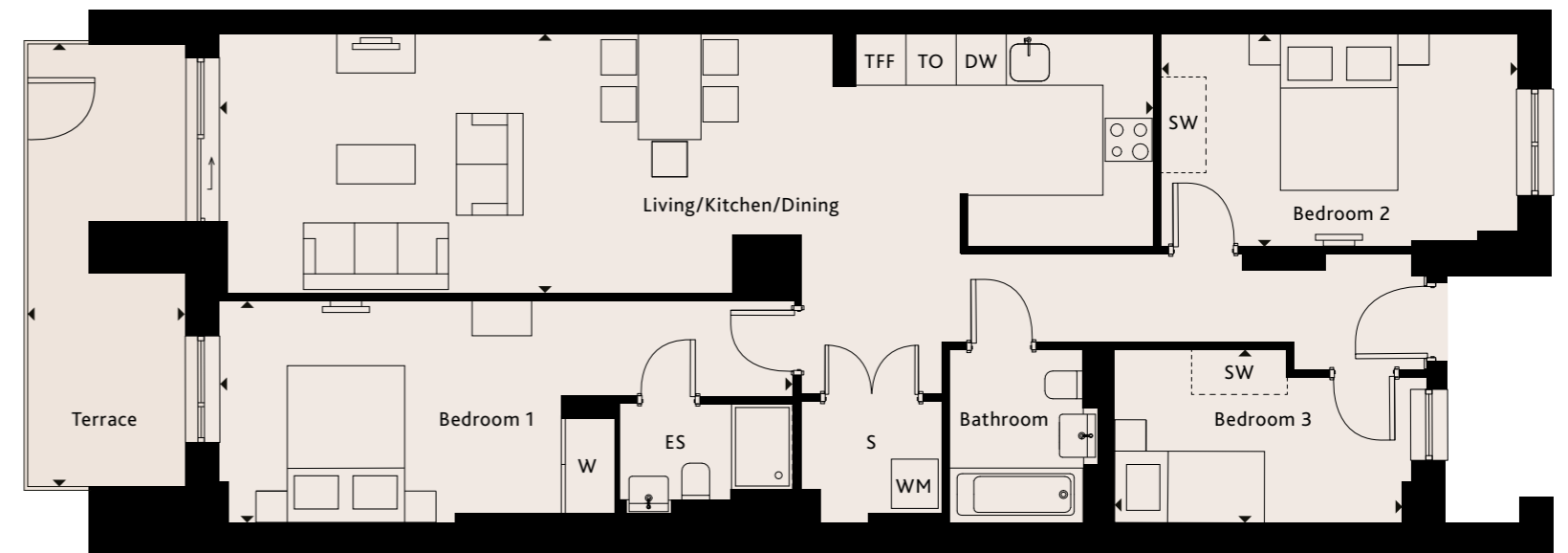
Ceiling heights may vary with areas below 2.3 meters, please speak to a member of the sales team for more information. Floorplans shown for Square Roots Kingston KT1 are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information.

THE RICHMOND

APARTMENT:

33

Living/Kitchen/Dining	11.92m x 3.30m	39'1" x 10'10"
Bedroom 1	7.33m x 2.82m	24'0" x 9'3"
Bedroom 2	4.54m x 2.70m	14'11" x 8'10"
Bedroom 3	3.79m x 2.20m	12'5" x 7'3"
Terrace	5.58m x 2.06m	18'4" x 6'9"
Total area	98.2m ²	1,057ft ²

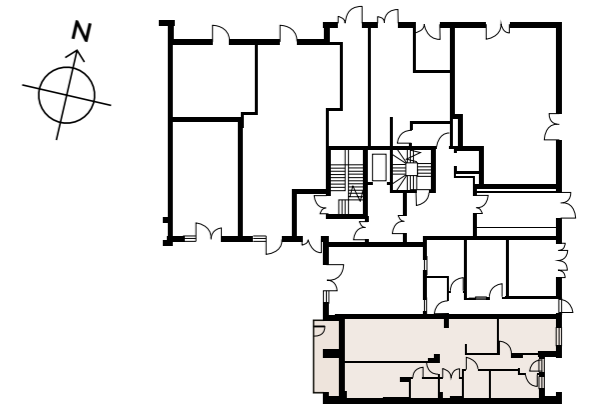


SQUARE ROOTS

KINGSTON KT1

KEY

- ◄► Measurement Points
- W Wardrobe
- SW Space for Wardrobe
- S Store Cupboard
- ES Ensuite
- DW Dishwasher
- TFF Tall Fridge Freezer
- TO Tall Oven
- WM Washing Machine



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THE CANBURY

APARTMENTS:

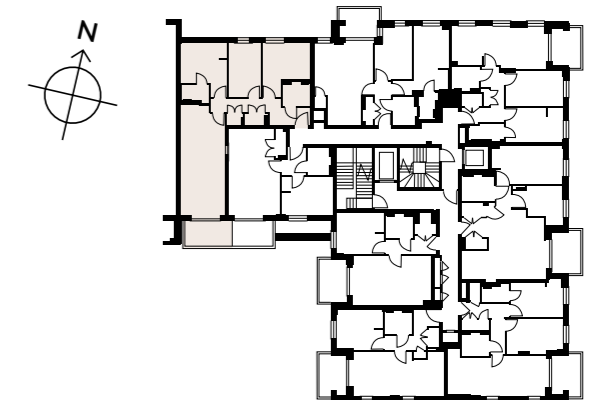
7, 15, 23

Living/Kitchen/Dining	8.65m x 3.52m	28'4" x 11'7"
Bedroom 1	4.28m x 3.66m	14'1" x 12'0"
Bedroom 2	4.28m x 3.84m	14'1" x 12'7"
Bedroom 3	4.28m x 2.55m	14'1" x 8'4"
Balcony	3.65m x 1.95m	12'0" x 6'5"
Total area	90.7m ²	976ft ²



KEY

- ◄► Measurement Points
- W Wardrobe
- SW Space for Wardrobe
- S Store Cupboard
- ES Ensuite
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine

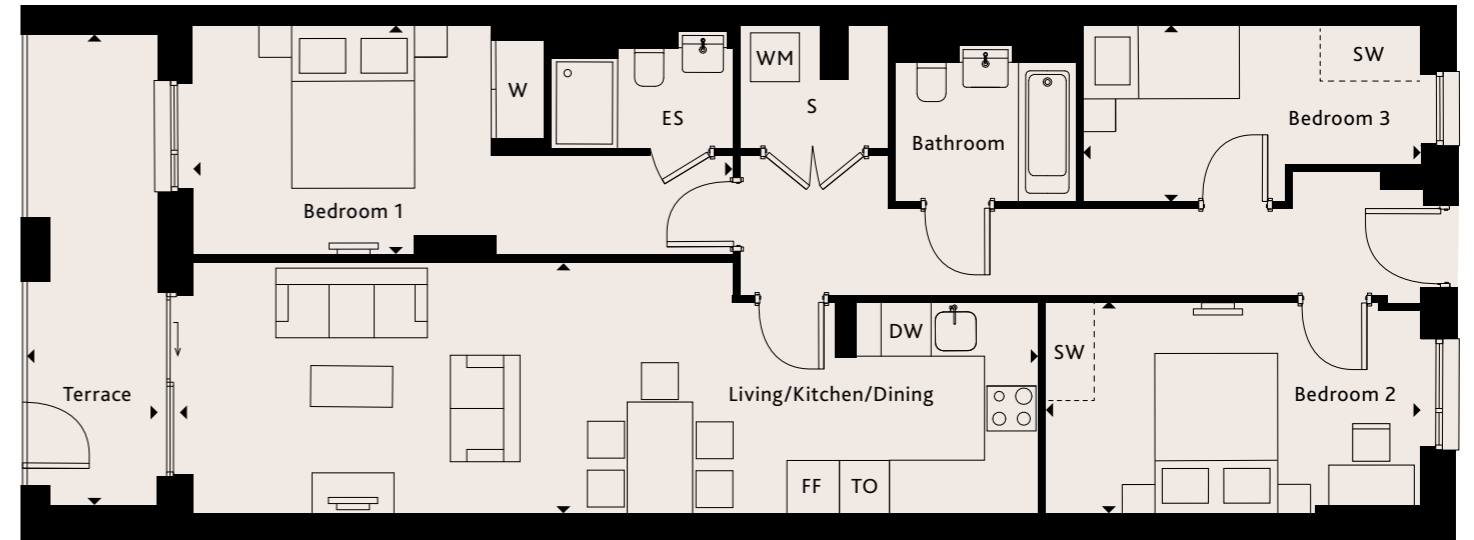


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THE FERN

APARTMENT:
66

Living/Kitchen/Dining	10.31m x 3.09m	33'10" x 10'2"
Bedroom 1	6.58m x 2.84m	21'7" x 9'2"
Bedroom 2	4.58m x 2.57m	15'0" x 8'5"
Bedroom 3	4.11m x 2.15m	13'6" x 7'1"
Terrace	5.52m x 1.74m	18'1" x 5'9"
Total area	89.7m ²	965ft ²



SQUARE ROOTS

KINGSTON KT1

KEY

- ◄► Measurement Points
- W Wardrobe
- SW Space for Wardrobe
- S Store Cupboard
- ES Ensuite
- DW Dishwasher
- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine



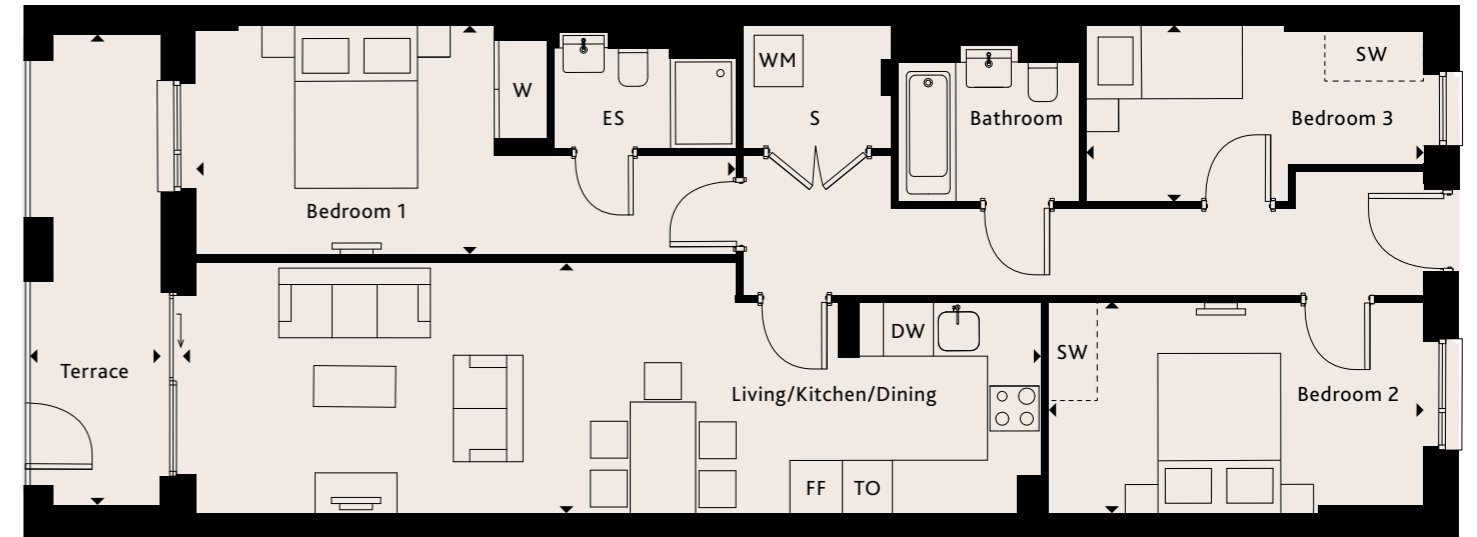
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THE WILLOW

APARTMENT:

64

Living/Kitchen/Dining	10.31m x 3.06m	33'10" x 10'0"
Bedroom 1	6.58m x 2.80m	21'7" x 9'2"
Bedroom 2	4.58m x 2.56m	15'0" x 8'5"
Bedroom 3	4.11m x 2.15m	13'6" x 7'1"
Terrace	5.75m x 1.74m	18'10" x 5'9"
Total area	89.7m ²	965ft ²

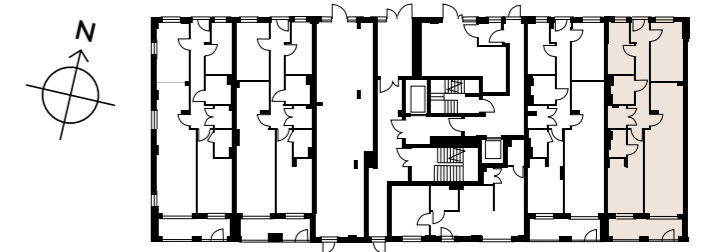


SQUARE ROOTS

KINGSTON KT1

KEY

- ◄► Measurement Points
- W Wardrobe
- SW Space for Wardrobe
- S Store Cupboard
- ES Ensuite
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- FF Fridge Freezer
- TO Tall Oven
- WM Washing Machine



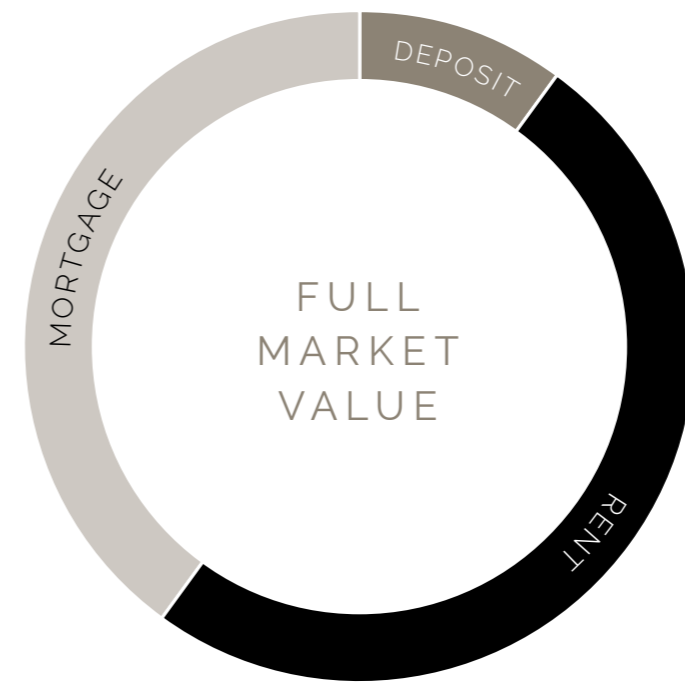
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HOMEOWNERSHIP MADE POSSIBLE

Designed as an alternative way to buy your new home, you can buy a share in your Square Roots home with a small mortgage and deposit.

You still pay some rent on the remaining share you haven't purchased, but you live in your home as your own.



HOW IT WORKS

- Deposit
 - Mortgage
 - Rent
- } Your share

BUYING A SHARE

You start by buying a share of the property, usually between 25% and 75%.

This helps to reduce the deposit and mortgage amounts you need to pay to get on the property ladder, as you are only borrowing what you can afford.

Your deposit will typically be 5–10% of the share value you decide to buy, not the full market value of the whole property.

PAYING RENT

You pay rent on the remaining share of the property you have not yet bought, but the rent is less than the rate charged on the open market.

You still live in the property as the sole occupier, no one else can buy or rent part of the same property you are living in.

FUTURE OPTIONS

You can gradually 'staircase' and buy additional shares in your home until you own it outright.

The cost of the additional shares is based on the market value of the property at the time that you purchase the shares. If you increase your share in the property, your rent is re-calculated and reduced proportionately. This gives you the possibility to plan fully owning your home in the future.

Please note these monthly costs are an estimate and should be used as a guide only. Your mortgage is dependent on your lender agreement which will vary based on your personal circumstances and rent can vary per development and increase over time. These figures do not include the development service charge which must be factored into your monthly costs to evaluate your affordability.

BENEFITS OF BUYING NEW

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

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.



Housing
Ombudsman Service



Square Roots was created to enhance this great city's legacy of people, places and buildings.

We build to better the lives of residents and Londoners alike, now and in the future.

AWARD-WINNING CUSTOMER SERVICE

Our dedicated sales and customer care teams are here to help and guide you through every step of your purchase.

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.

SECURITY & PEACE OF MIND

When you buy a Square Roots 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' minimum EPC rating of B, with many achieving A, help keep you warmer and your bills lower.

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.

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 Square Roots Customer Care Warranty which ensures that should anything break down as the result of a defect, the cost of repair/replacement is covered.

THE RESIDENTS' COMMUNITY COMMITTEE

Inspired by the ethos of London's famous squares, and the legacy and sense of community they have created over the centuries, Square Roots is committed to shaping exceptional properties that reflect the aspirations of our residents, stimulate thriving communities, and set a new benchmark for modern living in the capital.



FIRST-TIME BUYER'S DREAM

THOUGHTS BY DANIELA

"I thought I would have to leave London to buy – now I own an amazing quality home in Zone 3!"

DANIELA, HOMEOWNER
AT SQUARE ROOTS HENDON

First-time buyer Daniela Ballerino (45) was desperate for space of her own, but worried that finding an affordable property would mean having to leave London, especially as a solo buyer. Then she discovered Shared Ownership at Square Roots Hendon, where she paid £90,000 for a 25% share of a spacious one bedroom apartment.

"I thought that buying a home in London would be totally unaffordable," Daniela recalls, "even having saved up a deposit of £20,000. So being able to buy in Zone 3 makes me immensely happy. It's an incredible feeling, finally having a home of my own in London, and the quality is outstanding."

Daniela, who works in sales operations, had been renting a room in a shared house in Acton, where she lived for the past three years. In August 2024, she moved into her new apartment at Square Roots Hendon, which she reserved off-plan a few months earlier, after researching Shared Ownership online and then meeting the Square Roots team to discuss the plans for the site.

"The apartment is full of light and the kitchen is lovely. I got to look round it for the first time on my birthday and it was a very emotional experience. The quality is so high and it's really well designed. I love it. It even has a lovely space in the bedroom that I can use for a walk-in wardrobe. That feels like a real treat for London."

Location was a key consideration for Daniela.

"Buying at Square Roots Hendon meant I could stay in West London." comments Daniela. "That was important to me. I love spending time in nature, so being somewhere with access to greenery was also key. My new home is near a lovely big park and close to Hampstead and the Welsh Harp too, so there's plenty of green spaces to enjoy. Plus, the Brent Cross Mall is just a 10-minute bus ride away, so it's very convenient for life's daily essentials."

Daniela is very complimentary about the Square Roots team: "They were so helpful, providing me with plenty of updates. The legal paperwork felt stressful, as English isn't my first language, but the Square Roots team and my lawyer explained everything very clearly, which helped. Plus, the whole process was very well organised and straightforward. I would definitely recommend Square Roots to other property buyers."

Daniela is now enjoying the feeling of settling into her new home. She comments: "It means so much to me to have my own space and not have to share anymore. I love that I finally have somewhere to call home."

The remaining homes at Square Roots Hendon are priced from £95,000 for a 25% minimum share. Full details are available at sqreroots.co.uk/developments/hendon



SQUARE ROOTS DEVELOPMENTS

We build award-winning quality Shared Ownership homes in places where people truly want to live.



KINGSTON, KT2



LEWISHAM, SE13



HENDON, NW9



SUSTAINABLE LIVING

SOCIAL

We focus our efforts on building sustainable communities as they are at the heart of who we are and what we do. We are an Outstanding Employer, having been recognised for our industry-leading employee engagement score in 2021 and 2022. We are also proud to be a Living Wage Employer and accredited with the Greater London Authority's good work standard.

- Communities**
We will keep building sustainable communities where people can live, work, learn and play.
- Inclusion**
We will continue to be an inclusive employer of choice and create developments that foster inclusion in the community.
- Employment**
We will remain an outstanding employer who people want to work for.

ENVIRONMENT

Our environmental approach focuses heavily on ways we can reduce our impact on climate change and pressures that modern methods of construction can put on the earth, nature, and precious resources. We continue to innovate in order to secure a sustainable future for all.

- Carbon**
We will work to build net zero carbon homes by 2030, decreasing our greenhouse gas emissions year on year.
- Waste**
We will continually strive to reduce, reuse and recycle, recycling a minimum of 98% of our construction waste.
- Natural resources & biodiversity**
We will continue to source materials with the least environmental impact, reduce water consumption, and increase biodiversity.

GOVERNANCE

We know we have work to do to increase the diversity of our Executive Board. However, the Board is supported by a strong team with a higher-than-industry-average representation of female and BAME employees, and we are committed to increasing the diversity of our team. We continue to recruit for talent and skills, without bias.

- Corporate governance**
We will continue to be well-governed and do business in a clear and transparent manner.
- Business ethics**
We will continue treating our suppliers and customers fairly.
- Reporting**
We will continue to pay fair taxes.



LONDON
SQUARE

An Aldar Company

LIVE, LIFE EXTRAORDINARY

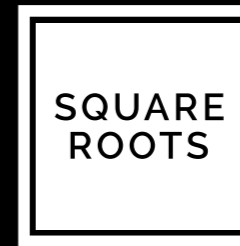
WE ARE LONDON SQUARE, THE PROPERTY COMPANY WITH
A DIFFERENCE AND MAKING WAVES ACROSS THE CAPITAL.

Award-winning developer London Square launched Square Roots, a registered housing provider, to help address the housing shortage in the capital by offering a new and long-term solution to building affordable homes.

Although established by London Square, Square Roots remains independent, with a board of leading experts in affordable housing, and with separate governance. Its ambition is to be the leading provider of affordable housing in London, unlocking great places and exceptional homes. In addition to securing its registered provider status, Square Roots is also working with

the GLA as an investment partner and has secured £13.6m of grant funding on its first three projects.

Established in 2010, London Square now has over a decade of delivering outstanding homes and its own heritage of more than 20 award-winning schemes. Every development has its own sense of place, with attractive gardens and open spaces, and often with new shops and offices and leisure facilities – transforming neighbourhoods and contributing to the local economy to benefit local people.



CREATING YOUR ROOTS MAKING YOUR HOME

THERE IS LONDON. THERE IS LONDON SQUARE. NOW THERE IS
SQUARE ROOTS – MAKING LONDON GREATER FOR EVERYONE.

At Square Roots, we are dedicated to building a capital for everyone who wants to live and work here, with high quality affordable homes in communities that enrich the lives of our residents and promote a sense of belonging.

Recognising the enormity of sacrifice made by those wanting to purchase in London, Square Roots seeks to fulfil the need for desirable, quality homes in the capital by building Shared Ownership and affordable rent homes in the most desirable locations. Leveraging the skills and knowledge from parent company London Square, we offer hope and deliver dreams to young families, couples, singles, and any aspirational home-seeker with ambitions to own their own home in Greater London.

Square Roots is providing high quality, desirable solutions to people wanting to own or rent in this great city.

Each location is carefully chosen by our team while employing a bespoke approach to architecture, design, and residential needs specific to that location. Our homes are for everyone, as we strive to be part of the community, its people, businesses, schools, and embrace the character and history of the neighbourhood to promote a sense of belonging.

There is no other housing association like us, and we strive to stand apart. Unlocking great places, unlocking quality homes.

Welcome to Square Roots.



SQUARE ROOTS KINGSTON KT1
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KINGSTON@SQUAREROOTS.CO.UK
0333 666 2535

  @SQUAREROOTSHOMES

SQUARE ROOTS HEAD OFFICE

ONE YORK ROAD
UXBRIDGE, UB8 1RN
+44 (0)1895 627 300
SQUAREROOTS.CO.UK

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. Square Roots 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 non-contractual. 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. Travel times and distances are approximate and are sourced from www.google.com/maps and Citymapper. All details are correct at the time of going to press, September 2025.