Parkgate House, 356 West Barnes Lane, Motspur Park, New Malden, KT3 6NB
An exciting development of 24 brand new 1 bedroom and studio apartments by Stonegate Homes, situated in a fantastic location next to Motspur Park station (Zone 4) and less than 25 minutes from London Waterloo.

Beautifully presented throughout, each apartment has been meticulously designed to provide compact modern living space. With some apartments benefiting from an allocated parking space. The apartments present a high specification perfect for first time buyers, commuters and investors alike.
Motspur Park takes its name from the railway station that opened in 1925 and is found to the south-east of New Malden. The local shops close to Parkgate House were built in the 1930’s as a typically suburban shopping parade and now cater for the requirements of the local community providing goods for day to day needs.

Nearby there are many acres of public parkland at the Sir Joseph Hood Memorial Playing Fields.
Motspur Park residents enjoy excellent local transportation links into central London and the two major airports in the south-east.

Motspur Park railway station provides up to 6 trains per hour to London Waterloo with journey times under 30 minutes - the station has also been included in the plans for the proposed Crossrail 2 project. A bus service (K5) runs through the area to from New Malden and Morden.

The A3 Shannon Corner junction is within a mile allowing access to both central London and the M25 (Junction 10, 11 miles).

Motspur Park is within easy reach of both Heathrow Airport (11.2 miles) and Gatwick Airport (24 miles).
The A3 (Kingston Bypass) less than a mile away and provides direct road links to Central London and the Surrey countryside. Both of London’s major international airports, Heathrow and Gatwick, are easily accessible.

The historic town of Kingston upon Thames is about 3 miles away and has excellent shopping facilities alongside a wonderful riverside setting. There you will find well known brand names such as John Lewis and Bentalls as well as many fine eateries beside the Thames. Closer to hand are the town centres of New Malden, Raynes Park and Wimbledon, each with a Waitrose supermarket and on top of the hill is the beautiful Wimbledon Village. Richmond Park and Wimbledon Commons are also nearby.

Sports enthusiasts will be attracted to the area as there are many golf and tennis clubs, horse riding stables, gyms and fitness centres.
SPECIFICATION

KITCHENS
- Quality white kitchen cabinet units
- Tile splash backs
- Appliances including: Fridge freezer, electric hob, multi-function oven and washer dryer

BATHROOMS
- White sanitary ware
- Polished chrome fittings
- Polished chrome heated towel rail
- Shower with glass screen

AUDIO VISUAL
- TV and BT points installed to reception room and bedroom

HEATING
- Electric panel heaters

INTERIOR FINISHES
- Porcelain tiles to bathrooms
- Neutral colour carpet to bedrooms and reception
- Neutral wall colour pallette

DOORS, WINDOWS & SECURITY
- Oak veneer doors with chrome ironmongery
- Triple glazed UPVC windows
- Security locks to all windows
- Security front door with video entry viewer

GENERAL
- 10 year structural warranty
- One year Stonegate after sales service

The particulars within this brochure are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Internal images are computer generated and are included for indicative purposes only. Travel times mentioned are approximate.
Flat 1

GROUND FLOOR: ONE BEDROOM
Total GIA: 40.0m² (430.2ft²)

Living Space
7.15m (23'5") x 4.40m (14'5")

Bedroom
4.60m (15'1") x 3.50m (11'6")

Bathroom
2.25m (7'5") x 1.94m (6'4")

Floorplans are for indicative purposes only. Not to scale.
Flat 2

Flat 2

GROUND FLOOR: ONE BEDROOM
Total GIA: 32.7m² (351.6ft²)
Living Space
4.76m (15'7") x 4.34m (14'3")
Bedroom
4.33m (14'2") x 2.67m (8'9")
Bathroom
2.25m (7'5") x 2.17m (7'1")

Floorplans are for indicative purposes only. Not to scale.
FLAT 3

GROUND FLOOR: ONE BEDROOM
Total GIA: 35.3m² (380.0ft²)

Living Space
4.84m (15'11") x 4.61m (15'1")

Bedroom
4.61m (15'1") x 2.72m (8'11")

Bathroom
2.08m (6'10") x 2.04m (6'8")

Floorplans are for indicative purposes only. Not to scale.
Flat 4

GROUND FLOOR: ONE BEDROOM
Total GIA: 45.3m² (487.7ft²)

Living Space
6.25m (20'6") x 5.26m (17'3")

Lounge
4.00m (13'1") x 3.34m (11')

Bedroom
4.84m (15'11") x 3.35m (11')

Bathroom
1.99m (6'6") x 1.72m (5'8")

Floorplans are for indicative purposes only. Not to scale.
**FLAT 5**

**FIRST FLOOR: ONE BEDROOM**

Total GIA: 29.7m² (319.7ft²)

- **Living Space**: 5.41m (17'9") x 3.81m (12'6")
- **Bedroom**: 3.60m (11'10") x 2.75m (9')
- **Hallway**: 1.16m (3'10") x 1.33m (4'4")
- **Shower Room**: 2.60m (8'6") x 1.55m (5'1")

**FLAT 15**

**SECOND FLOOR: ONE BEDROOM**

Total GIA: 33.1m² (356.1ft²)

- **Living Space**: 5.69m (18'8") x 4.11m (13'6")
- **Bedroom**: 3.64m (11'11") x 2.84m (9'4")
- **Hallway**: 1.35m (4'5") x 1.14m (3'9")
- **Shower Room**: 2.61m (8'7") x 1.55m (5'1")

Floorplans are for indicative purposes only. Not to scale.
FLAT 6

FIRST FLOOR: ONE BEDROOM
Total GIA: 34.5m² (371.5ft²)

Living Space
5.28m (17’4”) x 3.14m (10’4”)

Bedroom
3.30m (10’10”) x 3.28m (10’9”)

Hallway
2.10m (6’11”) x 1.90m (6’3”)

Bathroom
2.29m (7’6”) x 2.11m (6’11”)

FLAT 16

SECOND FLOOR: ONE BEDROOM
Total GIA: 34.4m² (370.4ft²)

Living Space
5.36m (17’7”) x 3.09m (10’2”)

Bedroom
3.35m (11’) x 3.33m (10’11”)

Hallway
2.11m (6’11”) x 1.91m (6’3”)

Bathroom
2.31m (7’7”) x 2.11m (6’11”)

Floorplans are for indicative purposes only. Not to scale.
FLAT 7

FIRST FLOOR: ONE BEDROOM
Total GIA: 35.1m² (378.3ft²)
Living Space
5.28m (17'4") x 3.07m (10'1")

Bedroom
3.59m (11'9") x 3.24m (10'7")

Hallway
1.91m (6'3") x 2.06m (6'9")

Bathroom
2.29m (7'6") x 1.96m (6'5")

FLAT 17

SECOND FLOOR: ONE BEDROOM
Total GIA: 35.4m² (381.4ft²)
Living Space
5.36m (17'7") x 3.05m (10'0")

Bedroom
3.58m (11'9") x 3.37m (11'1")

Hallway
2.06m (6'9") x 1.89m (6'2")

Bathroom
2.30m (7'7") x 1.91m (6'3")

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Flats 8 & 18

**FLAT 8**
FIRST FLOOR: ONE BEDROOM
Total GIA: 31.8m² (342.3ft²)
Living Space
5.44m (17'10") x 2.78m (9'1")
Bedroom
4.26m (14") x 2.6m (8'6")
Hallway
3.22m (10'7") x 1.19m (3'11")
Shower Room
3.06m (10') x 1.35m (4'5")

**FLAT 18**
SECOND FLOOR: ONE BEDROOM
Total GIA: 33.5m² (360.7ft²)
Living Space
5.52m (18'1") x 2.77m (9'1")
Bedroom
4.35m (14'3") x 2.59m (8'6")
Hallway
3.10m (10'2") x 1.19m (3'11")
Shower Room
3.24m (10'8") x 1.45m (4'9")

Floorplans are for indicative purposes only. Not to scale.
Flats 9 & 19

**FLAT 9**

**FIRST FLOOR: ONE BEDROOM**
Total GIA: 34.7m² (373.3ft²)

Living Space
5.22m (17'2") x 3.97m (13')

Bedroom
4.67m (15'4") x 3.69m (12'1")

Hallway
2.01m (6'7") x 1.23m (4')

Shower Room
3.26m (10'8") x 2.61m (8'7")

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**FLAT 19**

**SECOND FLOOR: ONE BEDROOM**
Total GIA: 34.1m² (366.9ft²)

Living Space
5.30m (17'5") x 3.96m (13')

Bedroom
4.71m (15'6") x 3.50m (11'6")

Hallway
2.00m (6'7") x 1.25m (4'1")

Shower Room
3.10m (10'2") x 2.23m (7'4")

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FLAT 10

FIRST FLOOR: ONE BEDROOM
Total GIA: 36.4m² (391.6ft²)

Living Space
5.22m (17'2") x 3.24m (10'8")

Bedroom
3.61m (11'10") x 3.21m (10'6")

Hallway
2.45m (8') x 1.89m (6'2")

Bathroom
2.28m (7'6") x 1.89m (6'2")

FLAT 20

SECOND FLOOR: ONE BEDROOM
Total GIA: 37.5m² (403.9ft²)

Living Space
5.31m (17'5") x 3.19m (10'6")

Bedroom
3.78m (12'5") x 3.31m (10'10")

Hallway
2.46m (8'1") x 1.90m (6'3")

Bathroom
2.28m (7'6") x 1.91m (6'3")

Floorplans are for indicative purposes only. Not to scale.
FLAT 11

FIRST FLOOR: ONE BEDROOM
Total GIA: 37.7m² (406.1ft²)

Living Space
5.61m (18'5") x 5.41m (17'9")

Bedroom
3.62m (11'11") x 3.35m (11')

Hallway
2.77m (9'1") x 1.53m (5')

Bathroom
2.27m (7'5") x 1.90m (6'3")

FLAT 21

SECOND FLOOR: ONE BEDROOM
Total GIA: 38.1m² (409.9ft²)

Living Space
5.86m (19'3") x 5.71m (18'9")

Bedroom
3.72m (12'2") x 3.35m (11')

Hallway
2.80m (9'2") x 1.79m (5'11")

Bathroom
2.28m (7'6") x 1.89m (6'2")

Floorplans are for indicative purposes only. Not to scale.
FLAT 12

FIRST FLOOR: ONE BEDROOM
Total GIA: 37.7m² (405.8ft²)

Living Space
5.60m (18'4") x 3.49m (11'5")

Bedroom
3.64m (11'11") x 3.09m (10'2")

Hallway
1.86m (6'1") x 1.11m (3'8")

Shower Room
2.58m (8'6") x 1.86m (6'1")

Floorplans are for indicative purposes only. Not to scale.
Flats 13 & 23

FLAT 13

FIRST FLOOR: STUDIO
Total GIA: 32.1m² (345.2ft²)

Living Space
5.92m (19'5") x 4.03m (13'3")

Hallway
2.30m (7'7") x 1.25m (4'1")

Bathroom
2.29m (7'6") x 1.76m (5'9")

FLAT 23

SECOND FLOOR: STUDIO
Total GIA: 32.2m² (346.2ft²)

Living Space
5.98m (19'7") x 4.04m (13'3")

Hallway
2.30m (7'7") x 1.20m (3'11")

Bathroom
2.30m (7'7") x 1.69m (5'7")

Floorplans are for indicative purposes only. Not to scale.
FLAT 14

FIRST FLOOR: ONE BEDROOM
Total GIA: 39.0m² (419.8ft²)
Living Space
6.87m (22’6”) x 2.97m (9’9”)
Bedroom
4.47m (14’8”) x 3.21m (10’6”)
Hallway
2.30m (7’7”) x 1.20m (3’11”)
Bathroom
2.30m (7’7”) x 1.91m (6’3”)

FLAT 24

SECOND FLOOR: ONE BEDROOM
Total GIA: 39.3m² (422.6ft²)
Living Space
6.94m (22’9”) x 2.98m (9’9”)
Bedroom
4.56m (15’) x 3.19m (10’6”)
Hallway
2.28m (7’6”) x 1.20m (3’11”)
Bathroom
2.28m (7’6”) x 1.89m (6’2”)

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Since the company’s formation in 2010, Stonegate Homes has sought to sympathetically redevelop existing brownfield sites for residential and mixed-use schemes.

We have completed a range of developments over recent years, delivering units throughout Greater London and the home counties, either by ourselves or in joint ventures with trusted and well regarded delivery partners.

We pride ourselves on delivering quality schemes, carefully designed to be in keeping with the surrounding landscape. Our focus continues to be on creating excellent places to live in well-connected locations.

**Help To Buy London Available**

With a Help to Buy Equity Loan the Government lends you up to 40% of the cost of your newly built home, so you’ll only need a 5% cash deposit and a 55% mortgage to make up the rest.

When you sell your Help to Buy home (unless you have chosen to repay your equity loan earlier), you must repay the Help to Buy assistance from a share of the sale proceeds. So, if Homes England assisted your purchase with a 40% contribution, your repayment will be 40% of the total market value when it is sold.