



# TWICKENHAM SQUARE

TW2

EXPERIENCE THE JOY OF LONDON'S LEAFIER SIDE >

# WHERE LIFE NATURALLY RECONNECTS

Seek out a harmonious balance  
and aspire for more.

Then blend in with peaceful  
surroundings and experience  
the joy of London's leafier side.

[DISCOVER TWICKENHAM SQUARE >](#)



A collection of 1, 2 and 3 bedroom apartments designed around a landscaped garden, and 3 and 4 bedroom townhouses.

Designed with purity of vision for generations to come, we've created a place where futures can grow.

So breathe it all in at Twickenham Square, where life naturally reconnects.



Twickenham Stadium

Kew Gardens

Westfield White City

A316

Richmond upon Thames School

Waterloo

Battersea Power Station

TWICKENHAM SQUARE  
TW2

Twickenham Stoop

The Star and Garter

Twickenham

Marble Hill Park

Richmond Park

River Thames

# DESIGNED WITH PURITY OF VISION

## MORNINGS AT HOME >

Begin your day in a beautiful, luxurious space.

## LONDON'S LEAFIER SIDE >

Twickenham is your softer, serene escape.  
Explore acres of greenery at your leisure.

## STORIES SHARED >

Unwind and relax after a long  
fulfilling day.

## AFTERNOON RAMBLES >

Embrace the adventure, immerse in the local  
culture, and create unforgettable memories.

## CAPITAL CULTURE >

The close, beating heart of the  
capital beckons.

## YOUR HOME >

Twickenham Square's selection  
of homes to suit your lifestyle.



# MORNINGS AT HOME

Polished finishes and modern design harmonise  
in Twickenham Square.

Keep your daily morning routine going with  
open-plan, spacious interiors, so you never  
lose the flow of a good start to the day.



Townhouse Principal Bedroom



Stir from deep slumber in a thoughtfully designed bedroom, crafted to maximise space and light.





Savour the aroma of fresh coffee and the revitalising taste of breakfast. Prepare for the day ahead with family, or just yourself, all in a sophisticated and sleek kitchen.





Townhouse Kitchen Dining



# AFTERNOON RAMBLES

Embrace the adventure, embrace the local,  
and create unforgettable memories.

Explore the town of Twickenham,  
immerse yourself in art and culture,  
or simply savour the tranquillity of nature.

From bustling streets to serene parks,  
your local surroundings offer a world of  
possibilities waiting to be explored.



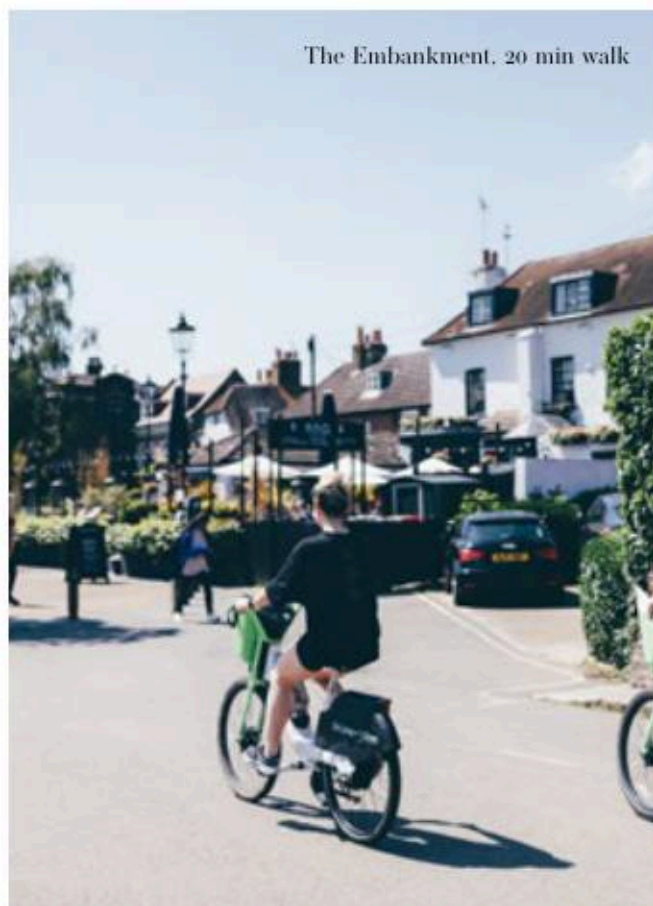


# COMMUNITY CORNERSTONES

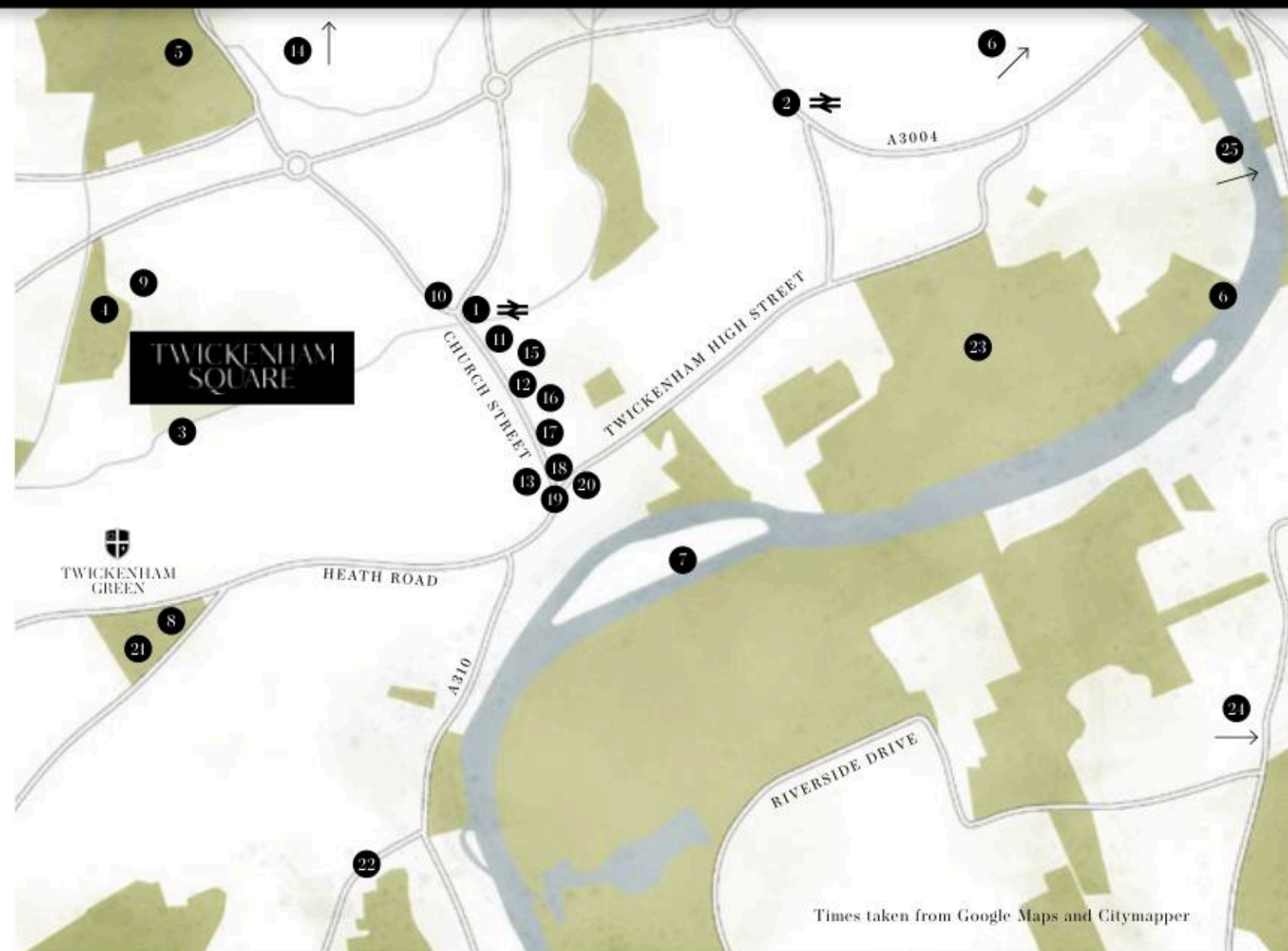
Twickenham's seamless balance of natural vitality and culture's tapestry. The pulse of community creates a seamless symphony, at one with London's green borough.



Church Street



The Embankment, 20 min walk



Times taken from Google Maps and Citymapper

## Train stations

- 1 Twickenham station  
9 min walk
- 2 St Margarets station  
24 min walk

## Interests

- 3 Craneford Playing Fields  
4 min walk
- 4 Twickenham Stoop  
7 min walk
- 5 Twickenham Stadium  
9 min walk
- 6 Back of Beyond Adventures  
16 min cycle
- 7 Twickenham Rowing Club  
20 min walk
- 8 Twickenham Cricket Club  
20 min walk

## Health and wellbeing

- 9 Nuffield Health and Fitness Wellbeing Centre  
8 min walk
- 10 Longevity Yoga  
8 min walk

## Shopping

- 11 Waitrose  
13 min walk
- 12 Church Street  
15 min walk
- 13 Sainsbury's Local  
17 min walk
- 14 Tesco Extra  
18 min walk

## Food and drink

- 15 The Cabbage Patch  
13 min walk
- 16 The Press Room  
15 min walk
- 17 Avocado & Lemon  
16 min walk
- 18 Roxie  
16 min walk
- 19 GAIL's Bakery  
18 min walk
- 20 Ricardo's Cellar  
18 min walk

## Green spaces

- 21 Twickenham Green  
5 min cycle
- 22 Strawberry Hill House & Garden  
9 min cycle
- 23 Marble Hill Park  
11 min cycle
- 24 Richmond Park  
18 min cycle
- 25 Kew Gardens  
18 min cycle



— The heart of Twickenham lies in its bustling streets. Find all your familiar brands for daily essentials and more. Weave deeper in to discover smaller local businesses – boutiques, florists, knick-knacks and the like – brimming with hidden gems to uncover.



Church Street, just 15 minutes away, is full of unique treasures



A quick stop to GAIL's on Church Street



— Twickenham isn't short of exciting cafés, coffee shops and bakeries to taste test. Hop from one to another with friends, explore The Cabbage Patch for a drink or settle down at GAIL's Bakery and crack on with a hot cuppa by your side.





# A CULINARY ESCAPE



— A refreshing break and a lunchtime tittle at Ricardo's Cellar. From organic salads to fresh pasta dishes, indulge in a myriad of cuisines to suit your mood and cravings.



# FEAST FOR THE SOUL



Every Saturday you can visit the Twickenham Farmers' Market and gaze upon the vibrant hues of fresh fruit and vegetables. Or for your mid-week dinners, explore the abundance of grocery shops nearby as your mind decides which recipe to choose from.



Pick up fresh produce and a bottle or two at Ricardo's Cellar, an 18 minute walk away.



# BUILD A BRIGHTER TOMORROW

## Early years & Primary

Little Wrens Nursery School  
11 mins walk | Ofsted: Good

Twickenham Primary Academy  
14 mins walk | Ofsted: Outstanding

St James's Roman  
Catholic Primary School  
30 mins walk | Ofsted: Outstanding

## Independent Prep & Pre-prep

Broomfield House School  
12 mins drive | Ofsted: Good

The Old Vicarage School (Girls)  
12 mins drive | Ofsted: Good

Hampton Pre-prep  
& Prep School (Boys)  
14 mins drive | Ofsted: Good

## Secondary

The Richmond upon  
Thames School  
5 mins walk | Ofsted: Good

Waldegrave School  
29 mins walk | Ofsted: Outstanding

Orleans Park School  
30 mins walk | Ofsted: Outstanding

## Independent Secondary

Oak Heights  
Independent School  
16 mins drive | Ofsted: Good

Radnor House  
24 mins walk | Ofsted: Good

St Catherines School  
25 mins walk | Ofsted: Good

## College

Richmond upon Thames College  
5 mins walk | Ofsted: Good

Esher Sixth Form College  
26 mins drive | Ofsted: Good

West Thames College  
12 mins drive | Ofsted: Good

## University

Chelsea – University of the Arts  
22 mins train ride\* | Ofsted: Good

Kingston University Penrhyn  
Road Campus  
22 mins drive | Ofsted: Good

St Mary's University Twickenham  
30 mins walk | Ofsted: Good

\*Twickenham station to Vauxhall station. Times taken from Google Maps.



# LONDON'S LEAFIER SIDE

While the city rumbles with hustle and bustle,  
Twickenham is your softer, serene escape.

There's acres of greenery to take in and  
behold, including Richmond Park, one  
of London's eight Royal Parks, Crane Park  
and more – just a short stroll away.





Enjoy a tranquil stroll along the River Crane only a 20 minute stroll away.



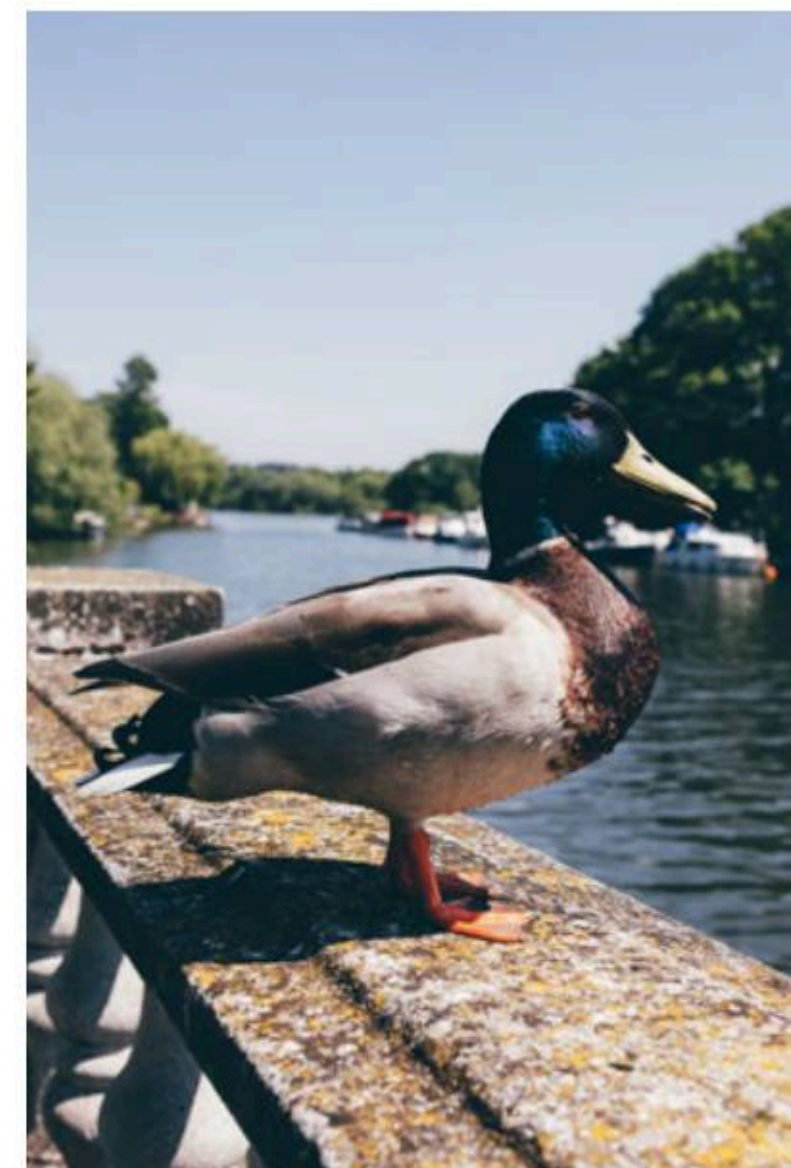
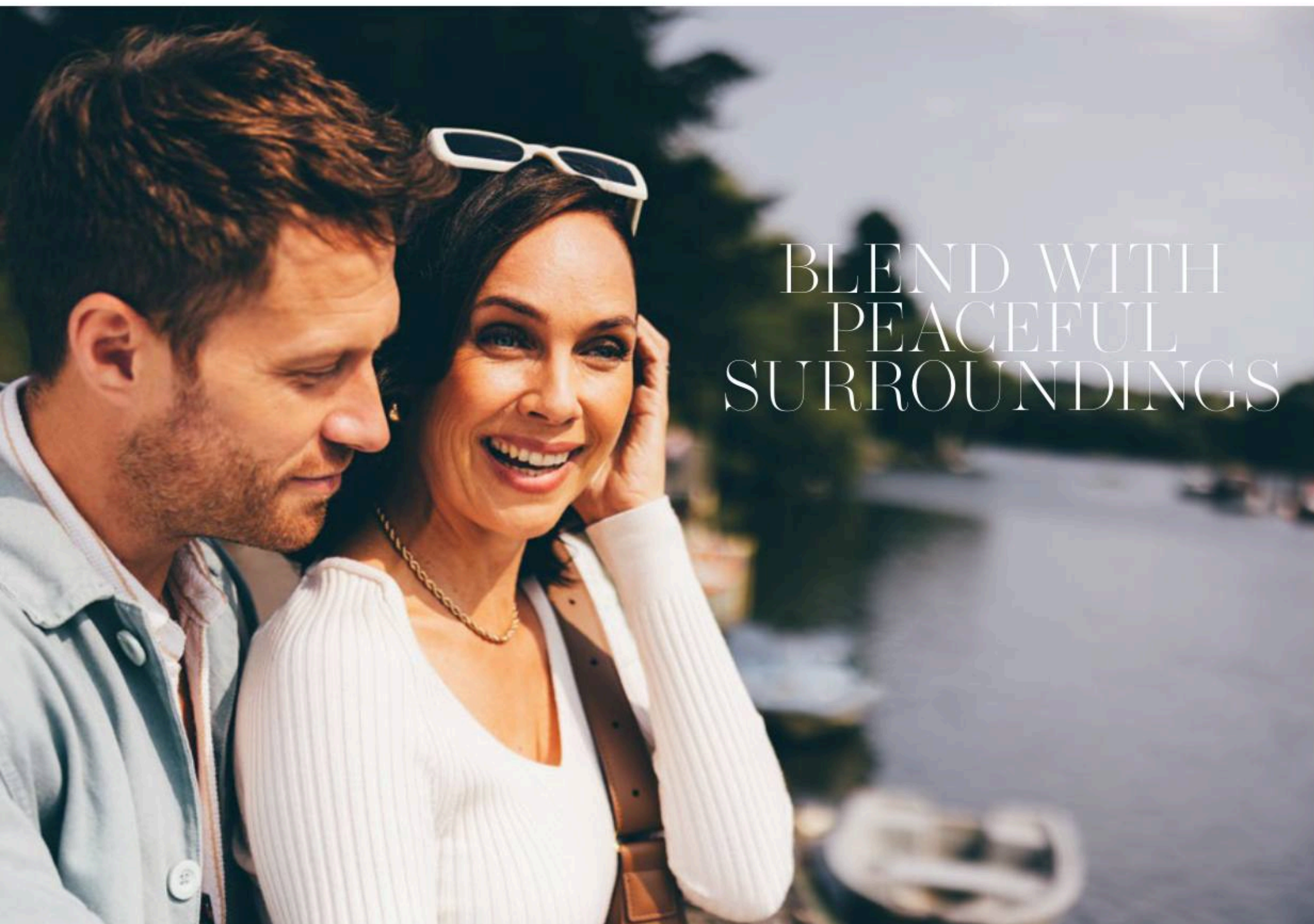
Enjoy a game of tennis at York House Gardens, just a 22 minute walk away.

— There's clubs aplenty in Twickenham for the sports you love. Get your heart pumping at Twickenham Rugby Football Club or rowing at Twickenham Rowing Club. Or for something slower-paced, the Saturday Walkers Club has a River Crane Walk and nearby Marble Hill Park has family trails and bookable pitches.



— Closer to home, Twickenham Square's landscaped garden lies just at your doorstep. Play areas become a riot of colour and sound, imagination and make-believe mixed with a sense of adventure. While your loved ones play, sit nearby on the benches or right on the grass and enjoy a quiet moment of serenity.

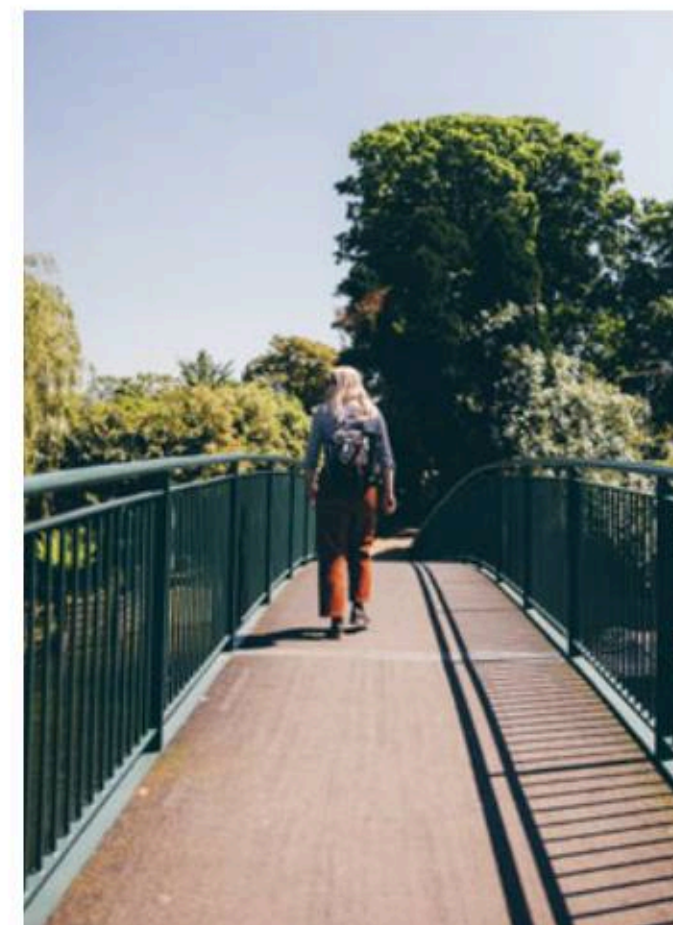




— The River Thames offers more calming escapes, yet another treat at your doorstep at Twickenham Square. Find yourself on revitalising riverside walks and breathing in fresh air whenever you please.



Enjoy paddleboarding down the River Thames, escaping into peace



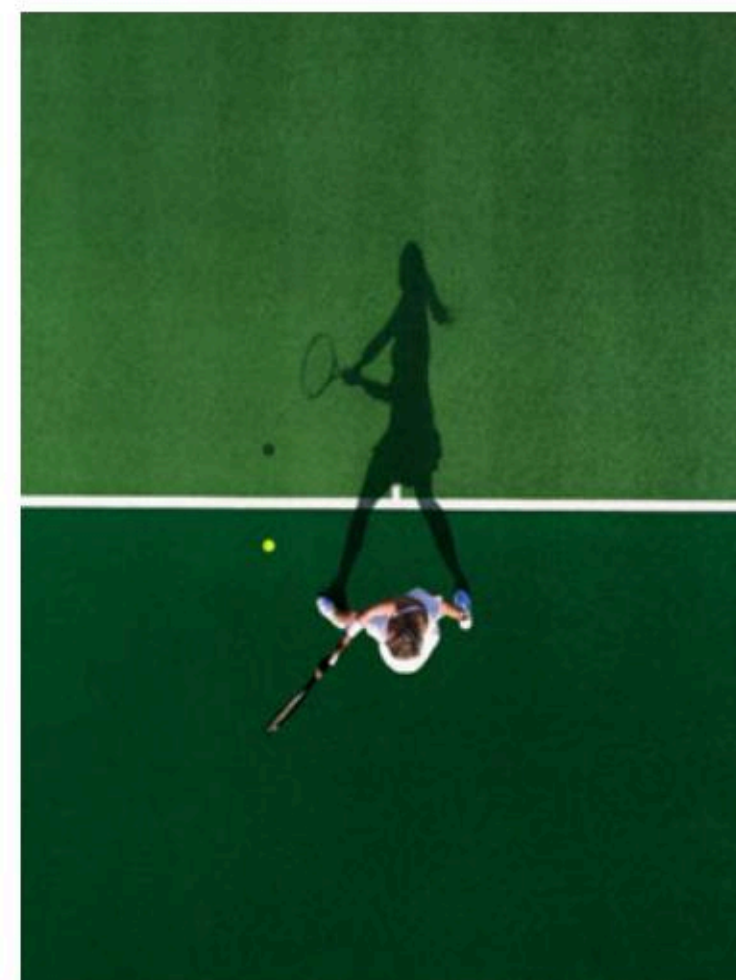
— Whether you're seeking a romantic getaway, a family outing, or simply a peaceful way to spend an afternoon, the iconic River Thames can offer memorable experiences. From paddleboarding to watersports – Twickenham has it all.



Twickenham Stadium,  
9 minute walk away



# FEEL THE ENERGY



Experience the excitement of Twickenham Stadium, where passion and power define the game. Just a short distance away, Wimbledon's lush courts, steeped in tradition, exude a vibrant and captivating charm.



# CAPITAL CULTURE

The beating heart of the capital beckons.

An intricate tapestry of heritage, culture, and contemporary glass and steel. London is undoubtedly rich in history and the present, brimming with possibilities of things to do and places to see.

In just 30 minutes, lose yourself in the vibrancy of the world's greatest capital.



✈  
**Twickenham**  
11 min walk



⊖ ✈  
**Richmond**  
4 mins



✈  
**Clapham Junction**  
11 mins



⊖ ✈  
**London Waterloo**  
20 mins



⊖ ✈  
**Vauxhall**  
21 mins



⊖ ✈  
**London Heathrow**  
35 mins



⊖  
**Bank**  
42 mins



⊖  
**Canary Wharf**  
46 mins



A living, breathing masterpiece  
of human feat and ambition.

Look upwards to witness engineering feats  
and downwards to cobblestone streets for  
hints of the past. Every corner is a new  
discovery and the beginning of an adventure.



ENDLESS  
WONDERS

# PAST AND PRESENT INTERTWINE



Step into another era of human civilisation.

From the iconic British Museum to the  
fascinating Natural History Museum, there's  
something to pique the curiosity of every visitor.



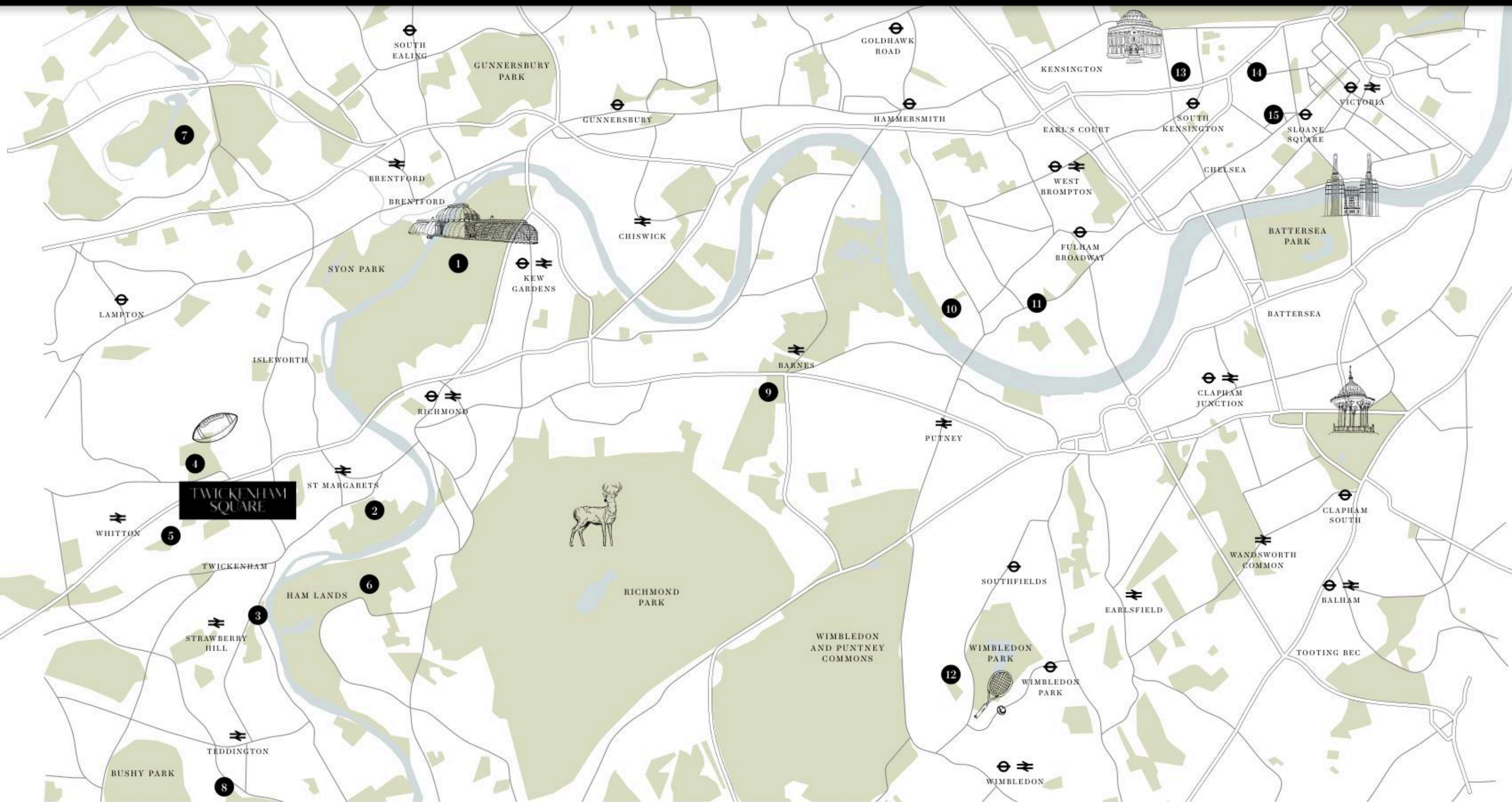
# AROUND TOWN



Not everything to do is in Zone 1.

Closer to Twickenham lies vibrant Teddington, Richmond and Kingston upon Thames. Awaken your tastebuds at a Michelin Star restaurant in Richmond, dive into history at the Hampton Court Palace in Teddington, or shop at The Bentall Centre in Kingston.





1 Kew Gardens

2 Marble Hill

3 Strawberry Hill House and Gardens

4 Twickenham Stadium

5 Twickenham Stoop

6 Ham House

7 Osterley Park and House

8 Diana Fountain, Bushy Park

9 Roehampton Club

10 Fulham Palace

11 New Kings Road

12 Wimbledon Centre Court

13 Natural History Museum

14 Harrods

15 Sloane Square



# STORIES SHARED

Share stories, play games, or simply enjoy each other's company at the end of the day.

The warm glow of a lamp and the scent of tea frame a cozy picture in the living room. Marking precious moments of connection, strengthening bonds, and lasting memories.



MORNINGS AT HOME

AFTERNOON RAMBLES

LONDON'S LEAFIER SIDE

CAPITAL CULTURE

STORIES SHARED

YOUR HOME





## DINNERTIME DELIGHTS

In the spaciousness of your kitchen,  
turn your day's bounty into  
a culinary masterpiece.

Saucepans and cookware atop electric  
hobs. Crockery and cutlery against  
placemats. A gentle fizz in your glass.  
Unwind from the day with each bite.



MORNINGS AT HOME

AFTERNOON RAMBLES

LONDON'S LEAFIER SIDE

CAPITAL CULTURE

STORIES SHARED

YOUR HOME





# WHERE YOU CAN RECONNECT



Choose from a selection of apartments to suit your lifestyle, or grand townhouses for those seeking more space.

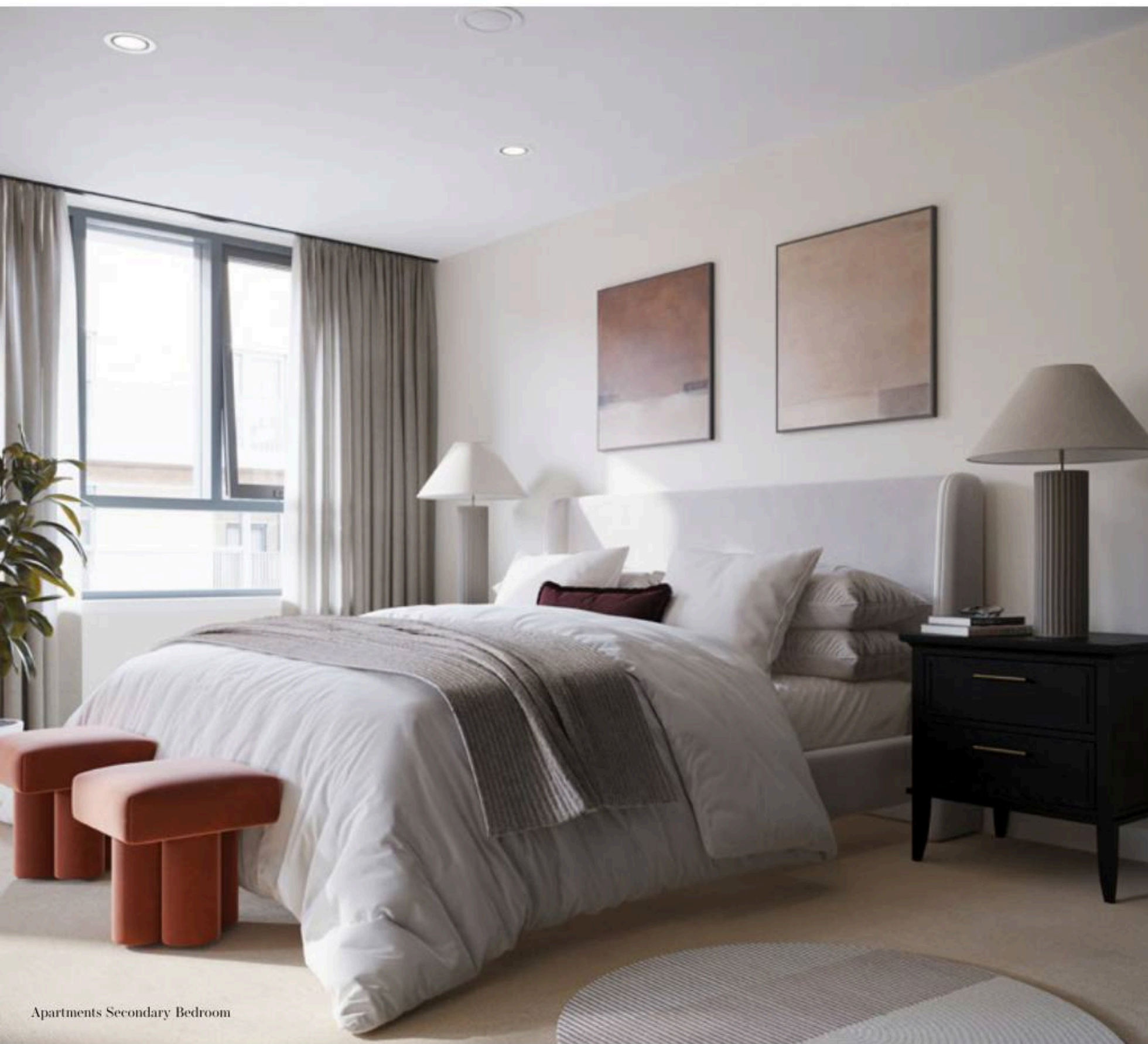
[DISCOVER THE TOWNHOUSES >](#)

[DISCOVER THE APARTMENTS >](#)



# THE TOWNHOUSES

A collection of 3 and 4 bedroom townhouses. Nestled amongst picturesque streets and serene riverside charm, there's a promise of a day filled with endless possibilities. The perfected gateway to a seamless blend of vibrance and calm awaits.



Apartments Secondary Bedroom

# LUXURIOUSLY DETAILED

## General Specification

- Solid entrance door
- Painted two panel internal doors
- Glazed door to living room in selected house types
- Black internal door handles
- Underfloor heating throughout
- Luxury wood effect flooring to hallways, kitchen, living, cloakrooms in Oak Brown
- Cormar Pimlico Carpet in Calico to staircases, landing areas and bedrooms
- Fitted wardrobe with sliding doors with slim handle to the principal bedroom
- All walls, ceilings, doors, skirting, and architraves painted in white
- Freestanding washer dryer located in utility cupboard
- Bin store located on driveway
- Air source heat pump unit located in driveway store
- Secure cycle store

## Communal Areas

- Landscaped centralised garden
- Driveway parking

## Security & Peace of Mind

- Security locks to windows, balcony/terrace
- Hardwired smoke alarms and detection
- Heat detection to the kitchen
- 10-year NHBC warranty
- 2-year London Square Customer Care Warranty
- Doorbell

## Electrical

- Black plug sockets above kitchen worktop
- White screwless sockets and switches throughout the remainder of the apartment
- USB A and C to all rooms, in the principal bedroom (one either side of the bed)
- Adjustable recessed downlights throughout
- Communal aerial and wired for Sky Q, BT and Hyperopic connections with datapoints in living area
- Shaver socket in bathrooms
- Wall lights to stairwell in houses

Please ask your Sales Executive for further details, selected colour themes and upgrades are subject to timeframes and cut-off dates. Some elements of the specification are specific to apartment and house types.



Kitchen/ Dining



### Kitchens

- Matte flat panel kitchen units with soft close hinges
- Matte black handle on lower kitchen units in the houses and finger pull opening to wall units
- LED strip lighting fitted below wall units
- DuPont Montelli 20mm thick work surface and splashback in Rock Ridge
- Island unit including storage, integrated hob with downdraft extraction
- 3-in-1 boiling water tap in black
- 1.5 underslung bowl sink white
- Siemens integrated oven
- Siemens integrated microwave
- Integrated 70/30 split fridge/freezer
- Integrated dishwasher
- Siemens integrated extractor hood
- Siemens 300mm integrated wine fridge

### Garden

- Turf
- Wall-mounted external light
- External double plug socket
- Tap

Please ask your Sales Executive for further details, selected colour themes and upgrades are subject to timeframes and cut-off dates. Some elements of the specification are specific to apartment and house types.



Principal Bathroom



### Bathrooms

- Porcelain floor and wall tiles with grout lines, half height to bath, around basin and WC
- Feature wall tile
- Wall hung basin
- Basin tap, fixed square showerhead, hand rinse and thermostatic controls mounted to the wall in Magnetic Grey
- Sleek fixed bath screen with black trim
- WC with soft close lid and dual flush plate in Magnetic Grey
- Tiled recess niches
- Black ladder heated towel rail
- Feature wall panelling in cloakroom only
- Mirror cabinet with shelving and storage
- Towel box located under basin
- LED strip lighting to bath
- Robe and toilet roll holder in Magnetic Grey

### En-suite Bathrooms

- Porcelain floor and wall tiles with grout lines, half height to bath, around basin and WC
- Feature gloss wall tile
- Wall hung basin
- Basin tap, fixed square showerhead, hand rinse and thermostatic controls mounted to the wall in Magnetic Grey
- Sleek sliding door shower screen with black trim
- WC with soft close lid and dual flush plate in Magnetic Grey
- Tiled recess niches
- Black ladder heated towel rail
- Black framed mirror cabinet
- Robe and toilet roll holder in Magnetic Grey
- Freestanding bath and filling tap (4 bed houses only)

Please ask your Sales Executive for further details, selected colour themes and upgrades are subject to timeframes and cut-off dates. Some elements of the specification are specific to apartment and house types.



# THE APARTMENTS

A collection of 1, 2 and 3 bedroom apartments crafted to elevate your lifestyle. Wake up to the calm strokes of morning breeze and sweet chirps of nature. Beaming with timeless elegance and everlasting comfort, a new home for all.



# A FINER FINISH

## General Specification

- Solid entrance door
- Painted two panel internal doors
- Satin internal door handles
- Underfloor heating throughout
- Luxury wood effect flooring to hallways, kitchen, living, cloakrooms in selected colour palette
- Cormar Pimlico Carpet selected colour palette
- Fitted wardrobe with sliding panel doors with shelf and double hanging rail (option to add this to second bedroom)
- All walls, ceilings, doors, skirting, and architraves painted in white
- Freestanding washer dryer located in utility cupboard
- Shared cycle storage
- Balconies to all apartments, paved terrace or with balcony decking
- Ground floor bin store
- Stair and lift access to all apartment floors

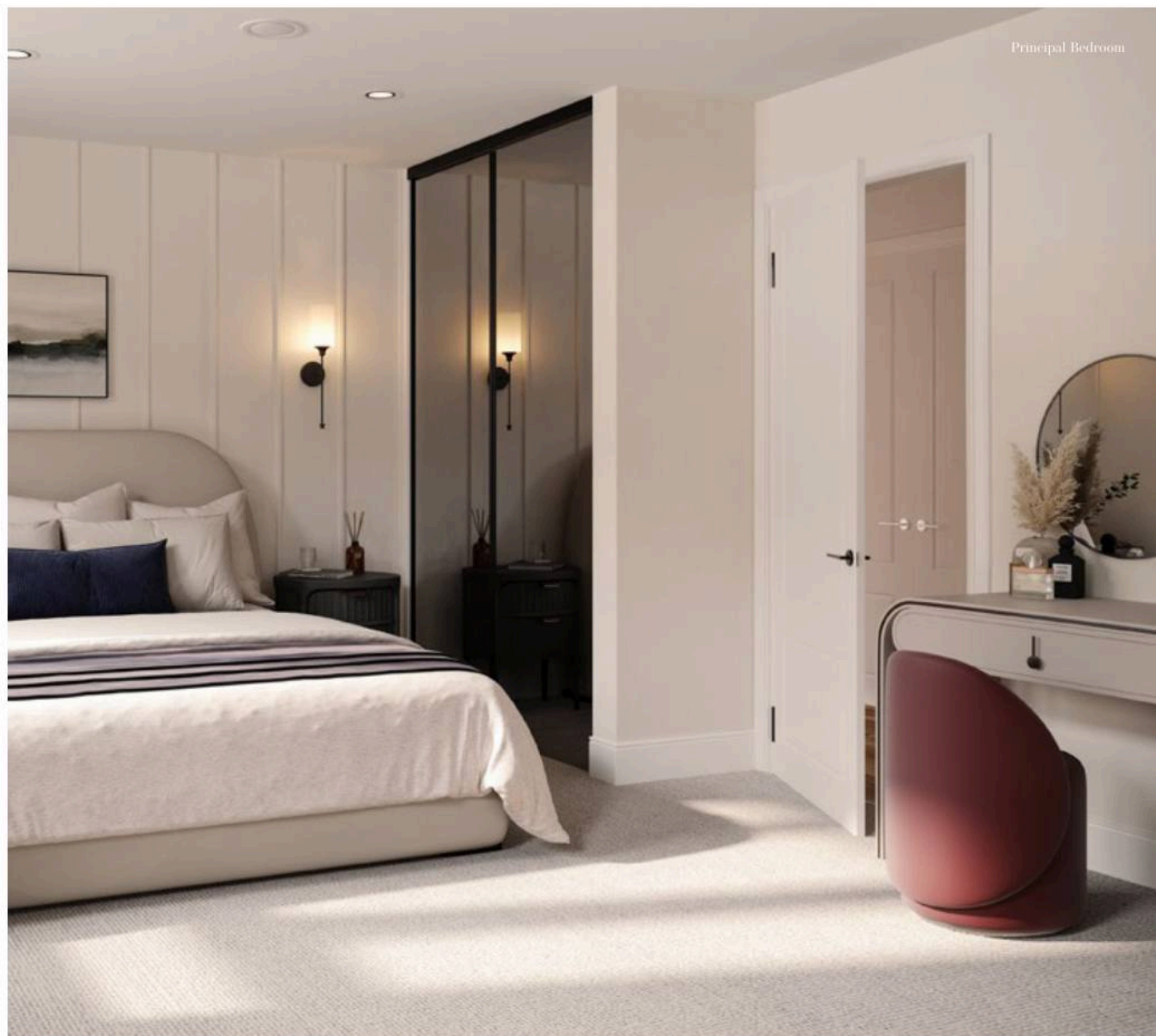
## Electrical

- Stainless steel plug sockets above kitchen worktop
- White screwless sockets and switches throughout the remainder of the apartment
- USB A and C to all rooms, in the principal bedroom one either side of the bed
- Adjustable recessed downlights throughout
- Communal aerial and wired for Sky Q, BT and Hyperoptic connections with data points in living area
- Shaver socket in bathrooms

## Security & Peace of Mind

- Video phone entry system
- Security locks to windows, balcony/terrace
- Hardwired smoke alarms and detection
- Heat detection to the kitchen
- 10-year NHBC warranty
- 2-year London Square Customer Care Warranty

Please ask your Sales Executive for further details, selected colour themes and upgrades are subject to timeframes and cut-off dates. Some elements of the specification are specific to apartment and house types.



Principal Bedroom



Darker Colour Option Kitchen, Living, Dining



### Kitchens

- Matte flat panel kitchen units in selected colour palette
- Handless kitchen design with soft close hinges
- LED strip lighting fitted below wall unit
- DuPont Montelli 20mm thick work surface with upstand in Snowdrift colour
- Reginox tap in brushed nickel (boiling tap upgrade)
- 1 bowl underslung sink in white
- Siemens integrated oven
- Siemens integrated microwave
- Electrolux integrated 70/30 split fridge/freezer
- Electrolux integrated dishwasher
- Siemens integrated extractor hood
- Siemens 300mm integrated wine fridge

### Bathrooms

- Porcelain floor tile
- Ceramic tile half to bath around basin and WC
- Basin tap, fixed square showerhead, hand rinse and thermostatic controls mounted to the wall in Silver Storm
- Sleek fixed bath screen with black trim
- WC with soft close lid and dual flush plate in Silver Storm
- Tiled recess niches
- Black ladder heated towel rail
- Mirror cabinet with shelving and storage
- LED strip lighting to bath
- Robe and toilet roll holder in Silver Storm

### En-suite Bathrooms

- Porcelain floor tile
- Ceramic fluted wall tile half to shower wall around basin and WC
- Wall hung basin
- Basin tap, fixed square showerhead, hand rinse and thermostatic controls mounted to the wall in Silver Storm
- Sleek sliding door shower screen with black trim
- WC with soft close lid and dual flush plate in Silver Storm
- Tiled recess niches
- Black ladder heated towel rail
- Black framed mirror cabinet
- Robe and toilet roll holder in Silver Storm



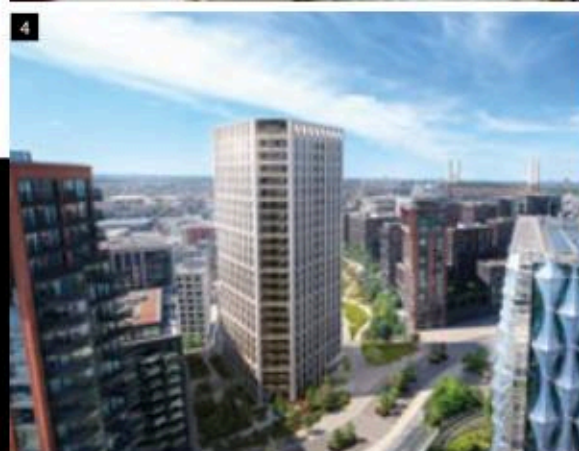
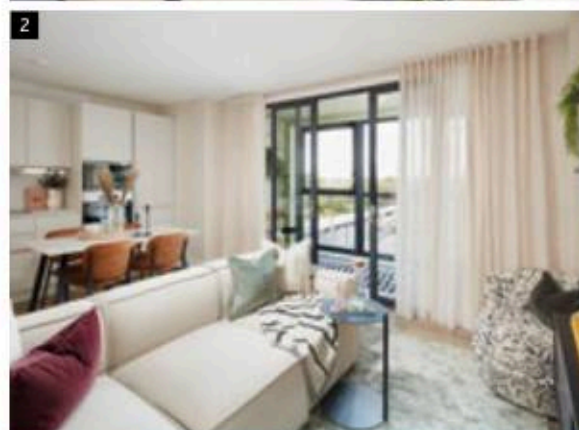
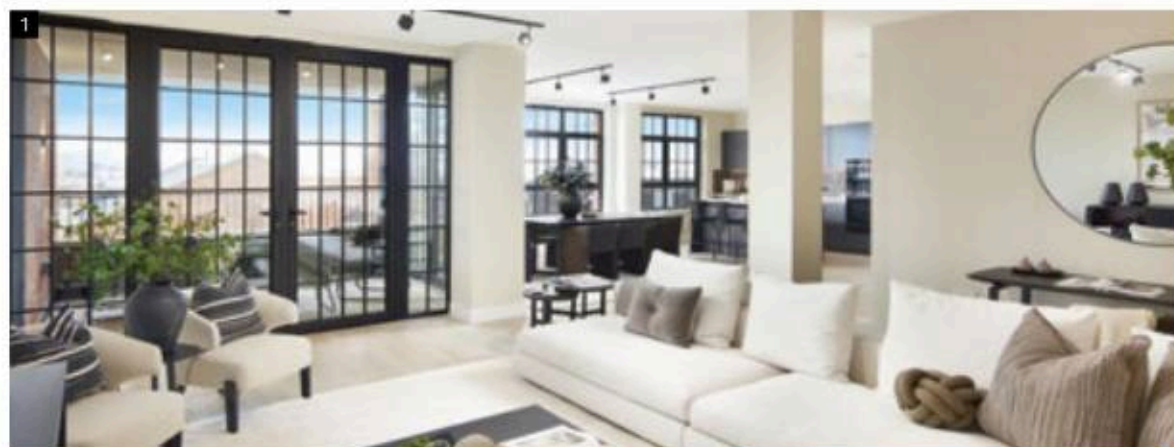


Lighter Colour Option Kitchen / Living / Dining





## LONDON SQUARE DEVELOPMENTS



1. Bermondsey, SE1 3BH
2. Croydon, CR0 2RB
3. Walton-on-Thames, KT12 1HB
4. Nine Elms, SW11 7BA
5. The Star and Garter, TW10 6BF

## 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.

Now part of the Aldar Group of companies, London Square and Aldar are committed to creating world-class developments, anchored in high quality design, sustainability, and customer service excellence – building award-winning homes 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. We also create affordable homes for shared ownership through our independent housing provider, Square Roots, established by London Square in 2022.

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 contribute to the local economy.

We are delighted to be creating exceptional new homes here at Twickenham Square, our fourth development in the London Borough of Richmond. This is one of the most coveted areas to live in London, offering the highest quality lifestyle from every aspect – spectacular green spaces, excellent schools, first-class amenities and fast transport links. We are working with existing residents, schools and businesses to make our development 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.



Apartments Kitchen Living Dining



Apartments Secondary Bedroom

# DESIGNED FOR YOU

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



# 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.



## 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 2023 In-House Research gold award, which is based on customers' recommendations. If you require extra assistance, our sales team will be happy to help.



## 12-YEAR WARRANTY

All our homes carry the reassurance of a 12-year ICW warranty.

This 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.



## 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 the 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 ratings of B, with many achieving A, help keep you warmer and your bills lower.



## COMMUNITY & 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.



## MANAGEMENT COMPANY CHARTER

Our mission is to make a difference to people's lives which continues once residents have moved in.

The Management Company oversees the communal and estate areas across every London Square development, with an appointed managing agent to assist on its behalf.

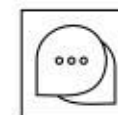
[READ OUR MANAGEMENT  
COMPANY CHARTER](#)



## OUR VISION TO BRING

## SUSTAINABLE LIVING

## TO THE CAPITAL



## 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 that people want to work for.



## ENVIRONMENT

We continue to innovate in order to secure a sustainable future for all.

Our environmental approach focuses heavily on ways we can reduce our impact on climate change and the pressures that modern methods of construction can put on the earth, nature and precious resources.

## 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, re-use and recycle, recycling a minimum of 98% of our construction waste.

## Natural resources &amp; 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.



SQUARE  
FUTURE

Building Sustainable Communities



#### A PARTNERSHIP BETWEEN



**LONDON  
SQUARE**

An Aldar Company



**LATIMER**

Ay-Claxton Housing Group

DISCLAIMER: This document is intended to provide an indication of the general style of our development 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 non-contractual. All room dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. All furniture is indicative and not supplied. The fireplace and panel are part of interior design concept and does not form part of standard spec. 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 Google Maps, Citymapper, and tfl.gov.uk.