



ROYAL EXCHANGE

DEVELOPMENT GUIDE



THE ROYAL BOROUGH OF KINGSTON UPON THAMES

ENRICHING KINGSTON



SITUATED IN THE HEART OF THE LIVELY MARKET TOWN OF KINGSTON UPON THAMES, ROYAL EXCHANGE IS ON THE DOORSTEP OF THE RIVER THAMES, WITH CENTRAL LONDON JUST AN EASY TRAIN RIDE AWAY.

First recorded in a Royal Charter in 838, the medieval market town of Kingston is Britain's oldest Royal Borough. It has a colourful history that includes the coronation of Saxon Kings and the construction of London's oldest bridge, while present-day Kingston has become one of the capital's most exclusive and desirable places to live.

The latest addition to the rich variety of Kingston is Royal Exchange, a development built around the Grade II listed Old Post Office and Telephone Exchange. It will offer 267 Manhattan, one, two and three bedroom apartments, adding a modern note to complement Kingston's evolving heritage.



1	River Thames	0.2
2	Eden Walk Shopping Centre	0.1
3	Rose Theatre	0.2
4	Clarence Street Shopping	0.2
5	Historic Market Square	0.2
6	The Bentall Centre	0.2
7	John Lewis	0.3
8	Hampton Court Palace	1.6
9	Royal Bushy Park	0.9
10	Kingston Train Station	0.3
11	The Rotunda Leisure Park	0.3
12	Kingston Bus Station	0.4
13	Kingston College	0.2
14	Kingston University	0.4
15	Fairfield Recreation Ground	0.2

DISTANCES FROM ROYAL EXCHANGE (IN MILES)

Distances are approximate. Source: Google Maps. Computer enhanced photography is indicative only.



KEY FACTS



THE DEVELOPER

St George City Ltd
St George House
9 Pennington Street
London E1W 2BD
T: +44 (0)20 7480 0800

TOTAL APARTMENTS

267

LOCATION

Kingston upon Thames KT1 2FQ

ARCHITECTS

Scott Brownrigg, Simon Bowden,
Malcolm Fryer Architects

LOCAL AUTHORITY

Royal Borough of Kingston upon Thames

TENURE

New 999-year lease from 2021

ESTIMATED COMPLETION

- Richardson House**
Estimated from Feb 23 - April 23
- Rutherford House**
Estimated from Aug 22 - Jan 23
- Wakefield House**
Estimated from Feb 22 - Jan 23
- The Crown Collection**
Estimated from Jan 23 - Feb 23

WARRANTY

- 10-year NHBC warranty
- 2 year St George product warranty

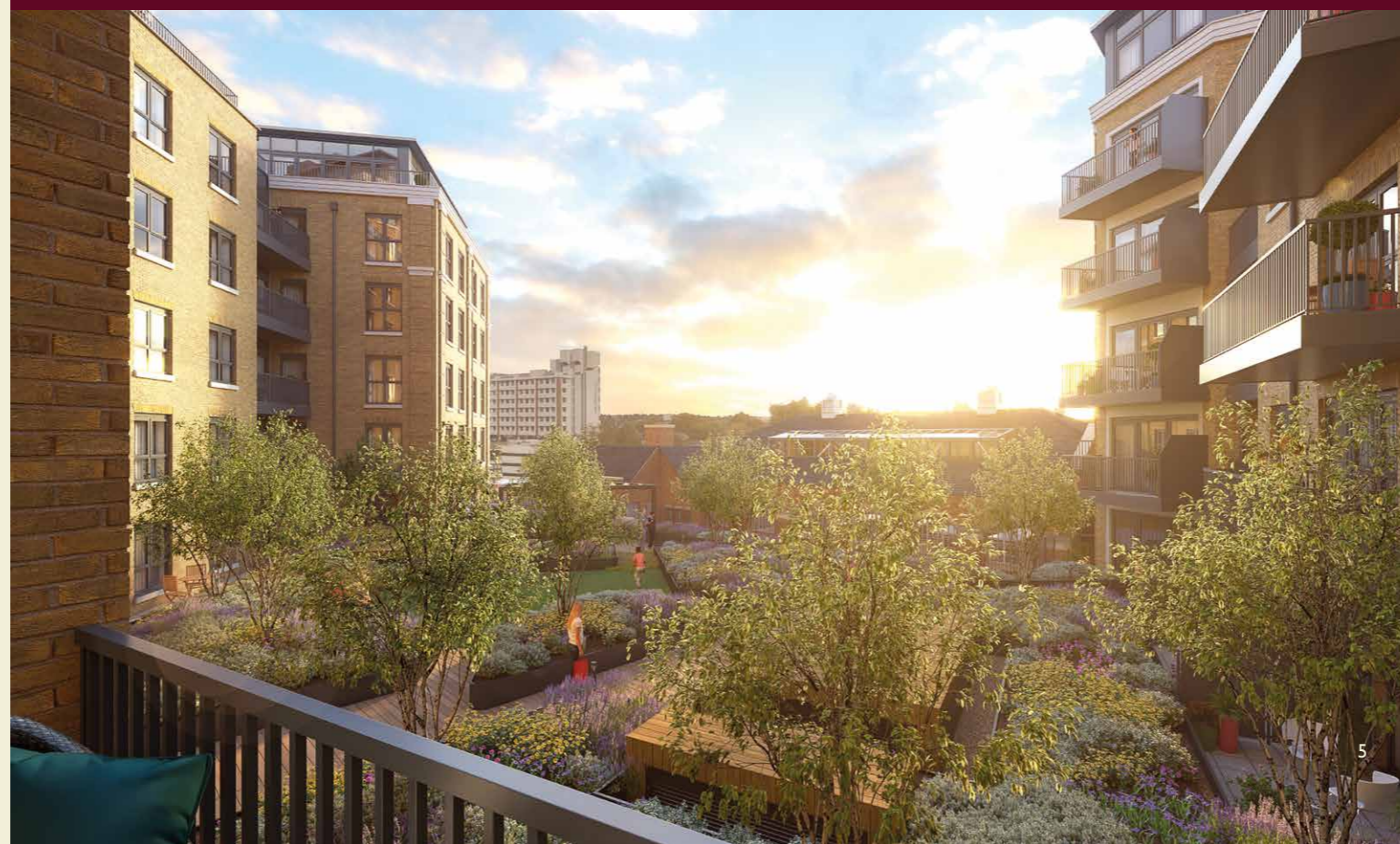
SERVICE CHARGE*

Estimated to be between £5.19 - £5.77 per sq ft
Right to park £571.9 per annum

PARKING

Right to park is available at a cost of £50,000

Estimated service charge is an estimate only and subject to change. The estimate is dated 11/22 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of St George. The appointed Managing Agent, First Point may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling/sales pack.



PEPPERCORN RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

COUNCIL TAX

1 APRIL 2022 – 31 MARCH 2023*

Royal Borough of Kingston upon Thames

BAND D	BAND G
£2,122.07	£3,536.79
BAND E	BAND H
£2,593.64	£4,244.14
BAND F	
£3,065.21	

*Source: www.kingston.gov.uk. Prices correct at time of going to press. Council Tax Banding for approximate reference only. Computer generated imagery depicts Royal Exchange and is indicative only.

RESERVING YOUR HOME



REQUIRED DOCUMENTATION

1. PROOF OF IDENTIFICATION

- Passport or identification card

2. PROOF OF ADDRESS

- A current utility bill (not mobile phone) or bank statement showing name and home address to be no older than 3 months

Please be advised that the solicitors must have the signed and certified original copies of the above

3. If the purchase is being made in a company name then the following documentation must be provided:

- a. A copy of the Certificate of Incorporation and Memorandum of articles and association
- b. Evidence of the company's registered address
- c. Register of directors and shareholders

d. Individual photo identification and address identification for directors and shareholders

e. Shareholders certificate

RESERVATION DEPOSIT

£5,000 on all properties

TERMS OF PAYMENT

Payment terms will differ for homes completing on or before 12 months.

Please refer to the price list which will indicate the completion date and the relevant payment terms.

Our sales team will also be able to clarify any payment term queries.

VENDOR'S SOLICITORS

STEPHEN LAKE LLP

43 Welbeck Street, London W1G 8DX

Catherine Smyth

T: +44 (0)20 7467 3030

E: catherine.smyth@stepienlake.co.uk

www.stepienlake.co.uk

PURCHASER'S SOLICITORS

ZHONG LUN LAW FIRM

10-11 Austin Friars, London EC2N 2HG

DX 98930 Cheapside 2

Paige Xia

T: +44 (0)20 7382 1567

E: paigexia@zhonglun.com

www.zhonglun.com

RISEAM SHARPLES SOLICITORS

2 Tower Street, London WC2H 9NP

Julia Caveller (Main Point of Contact)

D: +44 (0)20 7632 8919

E: juliac@rs-law.co.uk

www.riseamsharples.com

SPENCER WEST

20 Chiswell Street, London EC1Y 4TW

Haiqiao Lou – Associate Partner

D: +44 (0)20 7784 319587

E: haiqiao.lou@spencer-west.com

www.spencer-west.com

The purchaser's solicitors are known by St George PLC to have acted for previous purchasers and have a working knowledge of the title documentation. These are provided for reference only and St George does not take responsibility for third parties.

CRAFTED TO
INSPIRE



ROYAL EXCHANGE HAS
BEEN DESIGNED WITH ITS
RESIDENTS IN MIND.

- Two private landscaped courtyards
- 24-hour concierge
- Private screening room
- Meeting room
- Gym
- 642 cycle spaces
- 50 electrical car charging points

INVESTING IN KINGSTON



“The lettings market is incredibly buoyant in Kingston, with tremendous demand from both private and corporate tenants. Undoubtedly its location is the biggest draw for tenants; conveniently located just 30 minutes by train from London Waterloo, it is popular with commuters but still boasts a variety of bars, shops and restaurants in Kingston itself. Proximity to the River Thames and the Royal Parks is another key factor; within several minutes residents can enjoy peaceful river walks or cycling around Bushy Park. Kingston has fast-become a favoured rental hotspot and has all the hallmarks of a solid long-term rental investment.”

ANDREW POLLARD
Joint Owner/CEO, Stack & Bonner



ESTIMATED RENTAL VALUES



MANHATTAN	1 BEDROOM
estimated	estimated
£405	£450
per week	per week



2 BEDROOMS	3 BEDROOMS
estimated	estimated
£690	£790
per week	per week



RENTAL

Rental prices are set to increase by +15% over the next five years



INVESTORS

On average, investors enjoyed a gross yield of 4% in 2022



PRIVATE RENTERS

Five-year projections show an increase in private renters from 26% to 29%



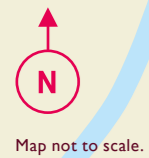
PROPERTY PRICES

Are set to increase by +20% over the next five years

GREAT CONNECTIONS



Travel distances are approximate. Only key stations for Royal Exchange are shown. Source: www.tfl.gov.uk and Google Maps.

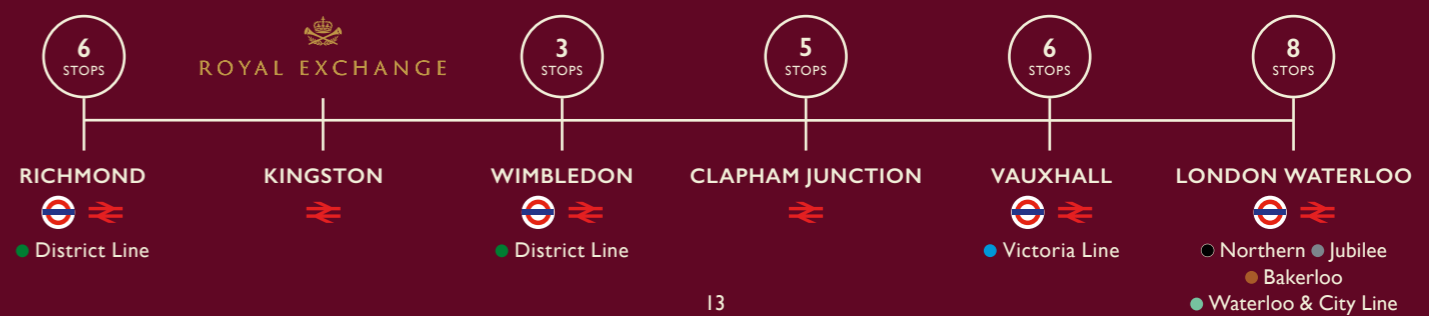


Kingston railway station is a short walk from the development, providing direct connections to London Waterloo in 30 minutes.

Once in London the galleries and culture of the South Bank, shopping in Knightsbridge and the West End, along with 68 Michelin starred restaurants, are all close at hand.

Looking outward, the A3, M3 and M25 are within a short drive and Heathrow Airport is less than 9 miles away.

Nearby towns like Putney, Richmond, Wimbledon and Twickenham offer different ambiances and lifestyles, along with some of the country's best parkland.



WHY BUY IN KINGSTON?



IMAGES

'Out of Order' telephone boxes sculpture by David Mach, Kingston University students, street entertainer and Stanley Picker Gallery



KINGSTON UNIVERSITY

Ranked in the worlds top
200 young universities



Attracts

OVER 16,000

Students from
around the globe



OFSTED RATINGS

Primary and secondary school
100% good or outstanding



CULTURAL VENUES

Whitewall Galleries,
Stanley Picker Gallery,
Fusion Arts, Rose Theatre,
& Arthur Cotterell Theatre



KINGSTON UNIVERSITY

Highest rate of graduate
start-ups in the UK



POPULATION

Kingston's population is set to
increase +16% by 2036
173,000 – 200,000

12

MILES

From London
(17 minutes by train
from Surbiton)



A-LEVELS

35% of A-Level graduates from
The Tiffin Girls' School, Kingston went
on to Oxford or Cambridge in 2021

WHY BUY IN KINGSTON?



IMAGES

Kingston riverside, Hampton Court Palace, Royal Bushy Park and Clarence Street

ROYAL PARKS AND GARDENS



ROYAL BUSHY PARK
(0.6 miles)



ROYAL RICHMOND PARK
(1 mile)



KEW GARDENS
(6 miles)



HAMPTON
COURT PALACE

1 million visitors per year and it is
the 15th most visited paid for
attraction in Britain



OLDEST
ROYAL
BOROUGH



GREEN
SPACES

1,184 hectares equivalent
to 32% total surface area



SHOPPING

500 shops selling over
1,000 international brands



RIVER THAMES

4km of
Thames riverside



DINING

150 restaurants
and cafés



AN EXCITING VISION

£1.5 BILLION HAS BEEN COMMITTED TO NEW DEVELOPMENTS IN THE LAST 24 MONTHS.

NEW UNILEVER HQ



TWO NEW COMMERCIAL BUILDINGS,
BRINGING 2000 JOBS
TO KINGSTON TOWN CENTRE



HIGH SUSTAINABILITY EMBODIED
IN THE DESIGN, INCLUDING
GREEN ROOFS AND WALLS



A NEW RETAIL OFFER
AT GROUND LEVEL



HIGH-QUALITY PUBLIC SPACE
AND INCREASED PERMEABILITY



A NEW CAR PARK,
HOUSING 354 PARKING SPACES WITH FULL
ELECTRIC CAR CHARGING INFRASTRUCTURE

EDEN WALK

£400M



Planned regeneration of
Eden Walk will create:

NEW

SHOPS AND
PUBLIC SPACES

RESTAURANTS
AND CAFÉS

NEW
APARTMENTS

BENTALL CENTRE

£25M



Redevelopment of Kingston's prominent shopping destination includes:

NEW

RESTAURANTS
AND STORES

A FOUR SCREEN
BOUTIQUE

CINEMA

STATION QUARTER/GO CYCLE SCHEME

£32M



Refurbishment around Kingston train station will include:

A NEW DIRECT
ROUTE TO THE

RIVER THAMES

NEW

PUBLIC
BIKE RACKS

PLANS FOR CYCLE-FRIENDLY STREETS

SMART THINKING

OUTSTANDING SCHOOLS

TIFFIN SCHOOL



An exceptional secondary school which sends around
20 boys to Oxbridge institutions each year

KINGSTON GRAMMAR



Placed in the top 1% of secondary schools
in the country

KINGSTON UNIVERSITY



Is one of the country's top 2 universities
for starting a business

Kingston
University
London

283

Kingston graduates launched new companies
in 2017

Its AACSB accreditations put it in the top 5% of business schools worldwide

PRE-SCHOOLS AND NURSERIES

- 2.8 Miles
Burlington Infant & Nursery School
- 1.2 Miles
Coombe Day Nursery
- 1 Mile
Elm Grove Day Nursery and Preschool
- 0.8 Miles
Katey's Nursery & Pre-School
- 0.7 Miles
Active Learning Kingston Nursery
- 0.3 Miles
St Joseph's Catholic Nursery School

SECONDARY SCHOOLS

- 3 Miles
Coombe Boys' School
- 2.1 Miles
Coombe Girls' School
- 1.8 Miles
The Tiffin Girls' School
- 1.5 Miles
The Kingston Academy
- 0.4 Miles
Kingston Grammar School
Tiffin School

PRIMARY SCHOOLS

- 0.3 Miles
St Joseph's Catholic Primary School
- 0.5 Miles
Surbiton High Girls' Preparatory School
- 1.3 Miles
Alexandra School
- 1.4 Miles
Holy Cross Preparatory School
- 1.5 Miles
Fern Hill Primary School
- 2 Miles
Coombe Hill Juniors

LOCAL UNIVERSITIES AND COLLEGES

- 0.5 Miles
Kingston College
- 0.6 Miles
Kingston University London
- 3 Miles
Esher College
- 3.7 Miles
St Mary's University
- 4.5 Miles
Richmond upon Thames College
- 5 Miles
Wimbledon College of Arts



west eim
Computer generated images indicative only
Source: Kingston Council and Bentall Centre

GET IN TOUCH



ROYAL EXCHANGE SALES & MARKETING SUITE

The Old Post Office, 4 Ashdown Road,
Kingston upon Thames KT1 2FQ

T: +44 (0)20 3375 1881
E: royalexchangekingston@stgeorgeplc.com

Monday – Saturday: 10am to 6pm
Sunday: 10am to 5pm

WWW.ROYALEXCHANGEKINGSTON.CO.UK

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George policy of continuous improvement, the finished product may vary from the information provided. St George reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Richardson House, Rutherford House, Wakefield House and The Crown Collection are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. Photography and computer generated images depict Royal Exchange and are indicative only. Timings are approximate. Source: Google Maps and www.tfl.gov.uk. Borough/council issuing permission: Royal Borough of Kingston upon Thames. Date of issue 11/2022. E009/08CA

