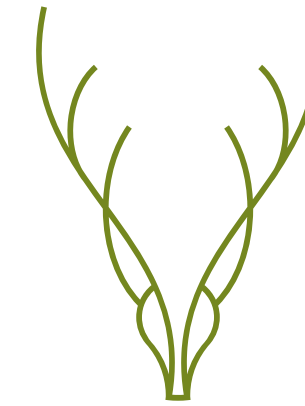
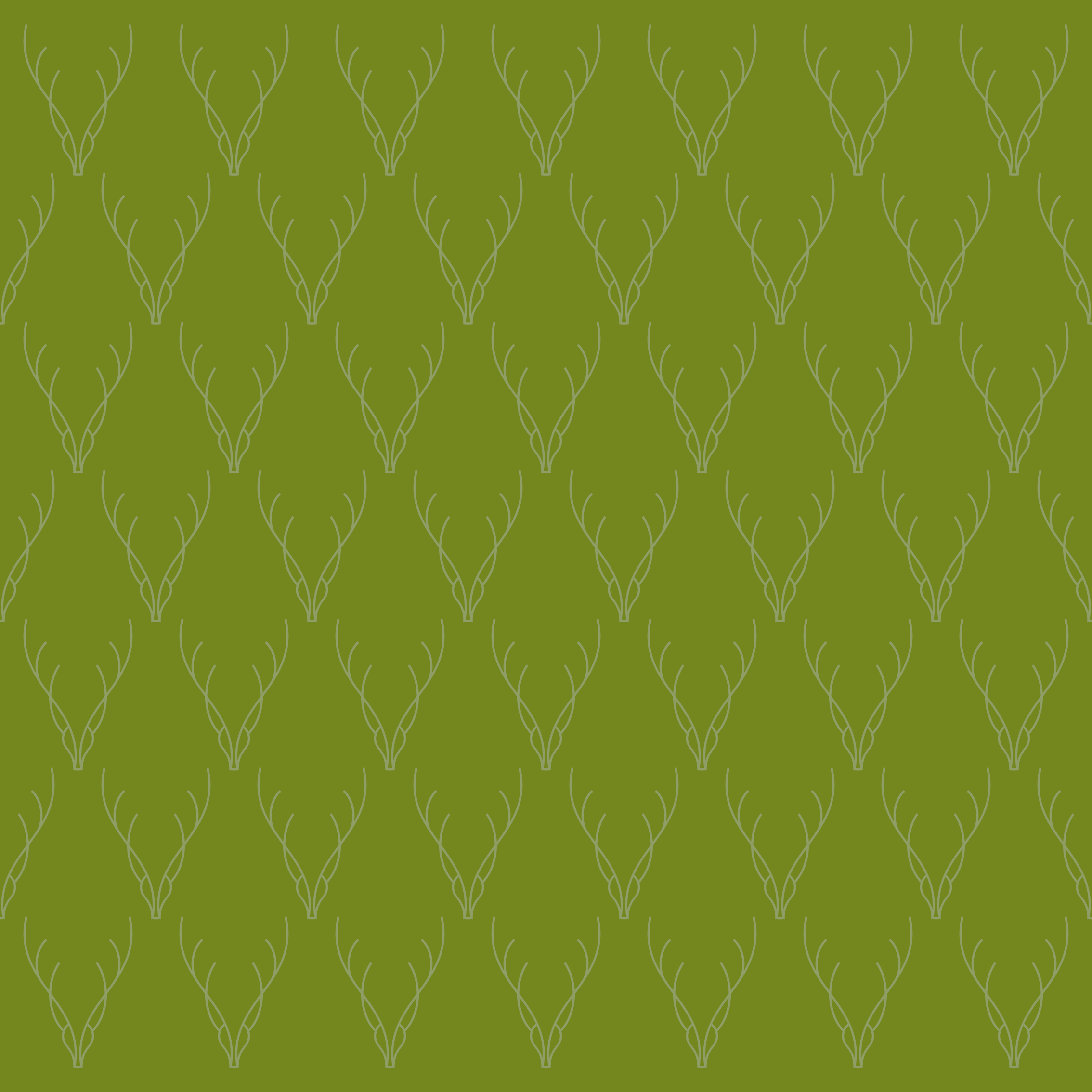


EVELYN
HOUSE

RICHMOND SQUARE
RICHMOND UPON THAMES



EVELYN HOUSE

A rare opportunity to purchase within the Kew Foot Road Conservation Area of Richmond upon Thames.

Twenty-First Century new building emulates the original and beautifully linear Twentieth Century Art Deco façade.

[VIEW FILM](#)

RICHMOND SQUARE

THE COLLECTION

02
EVELYN HOUSE

Evelyn House, situated on Evelyn Road, in sleek contrast to other buildings of Richmond Square, plays centre stage to a beautifully linear Art Deco façade, a building of Merit.





EVELYN HOUSE

APARTMENT	FLOOR	TYPE	m ²	ft ²	PAGE NO
E01	Upper Ground	Two Bedroom Apartment	84	904	14
E02	Upper Ground	Two Bedroom Apartment	103	1,109	15
E03	Upper Ground	One Bedroom Apartment	53	570	16
E04	Upper Ground	One Bedroom Apartment	50	538	17
E05	Upper Ground	One Bedroom Apartment	50	538	18
E06	Upper Ground	One Bedroom Apartment	50	538	19
E07*	Upper Ground	One Bedroom Apartment	52	559	20
E08	Upper Ground	One Bedroom Apartment	50	538	21
E09	First	One Bedroom Apartment	53	570	22
E10	First	One Bedroom Apartment	50	538	23
E11	First	One Bedroom Apartment	49	527	24
E12	First	One Bedroom Apartment	50	538	25
E13*	First	One Bedroom Apartment	52	560	26
E14	First	Two Bedroom Apartment	63	678	27
E15	First	Two Bedroom Apartment	67	721	28
E16	First	One Bedroom Apartment	50	538	29
E17	First	Two Bedroom Apartment	102	1,097	30
E18	Second	One Bedroom Apartment	53	570	31
E19	Second	One Bedroom Apartment	43	462	32
E20	Second	Two Bedroom Apartment	73	785	33
E21	Second Third	Two Bedroom Penthouse	79	850	34
E22	Second Third	Two Bedroom Penthouse	82	882	35
E23	Second Third	Two Bedroom Penthouse	83	893	36
E24	Second	Two Bedroom Apartment	75	807	37
E25	Second	Two Bedroom Apartment	84	904	38

*Wheelchair adaptable apartments





EVELYN HOUSE
E22 | TWO BEDROOM PENTHOUSE APARTMENT
LIVING AREA | THIRD FLOOR



EVELYN HOUSE
E02 | TWO BEDROOM APARTMENT
LIVING AREA | UPPER GROUND



EVELYN HOUSE
E03 | ONE BEDROOM APARTMENT
LIVING AREA | UPPER GROUND



EVELYN HOUSE
E07 | ONE BEDROOM APARTMENT
LIVING AREA | UPPER GROUND

TWO BEDROOM APARTMENT

E01

- Beautiful open plan apartment with impressive 3.7m ceiling height
- Large double doors open onto the spacious open plan living, dining and kitchen area
- Master bedroom with ensuite bathroom and separate shower
- Split-level stair from walk in wardrobe to master bedroom
- Family bathroom with dual access from second bedroom and entrance hall



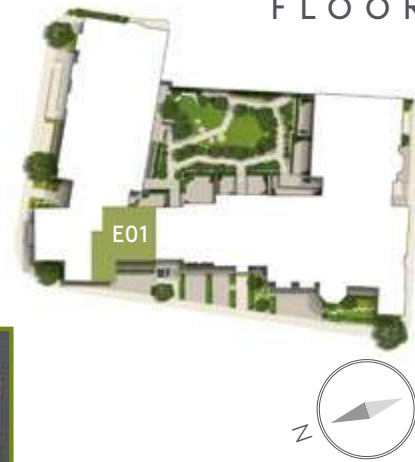
LIVING AREA
7.1m x 4.1m | 23'2" x 13'4"

MASTER BEDROOM
4.5m x 3.0m | 14'7" x 9'8"

BEDROOM TWO
4.6m x 3.4m | 15'0" x 11'1"

APARTMENT AREA
84m² | 904ft²

UPPER GROUND FLOOR



TWO BEDROOM APARTMENT

E02

- Exquisite two bedroom, two bathroom, triple aspect corner apartment
- Historical Victorian façade with elegant feature windows
- Large open plan reception room with impressive 3.7m ceiling height, contemporary kitchen and private terrace



LIVING AREA
7.8m x 6.3m | 25'5" x 20'6"

MASTER BEDROOM
4.0m x 3.7m | 13'1" x 12'1"

BEDROOM TWO
5.0m x 3.0m | 16'4" x 9'8"

TERRACE
3.6m x 1.2m | 11'8" x 3'9"

APARTMENT AREA
103m² | 1,109ft²

TERRACE AREA
4m² | 43ft²

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

UPPER GROUND FLOOR



- Split-level stair from walk in wardrobe to bedroom
- Master bedroom suite with dressing area, ensuite bathroom and separate shower
- Large second bedroom with built in wardrobes and a dual access family bathroom access from bedroom and separate lobby area

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

ONE BEDROOM
APARTMENT

E03



UPPER GROUND
FLOOR



- Stylish apartment with impressive 3.7m floor to ceiling heights
- Open plan living, kitchen and dining area with large retained timber sash windows
- Double bedroom with fitted wardrobes
- Dual use ensuite bathroom and separate shower accessed from the bedroom or living space

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

LIVING AREA
6.1m x 4.8m | 20'0" x 15'7"

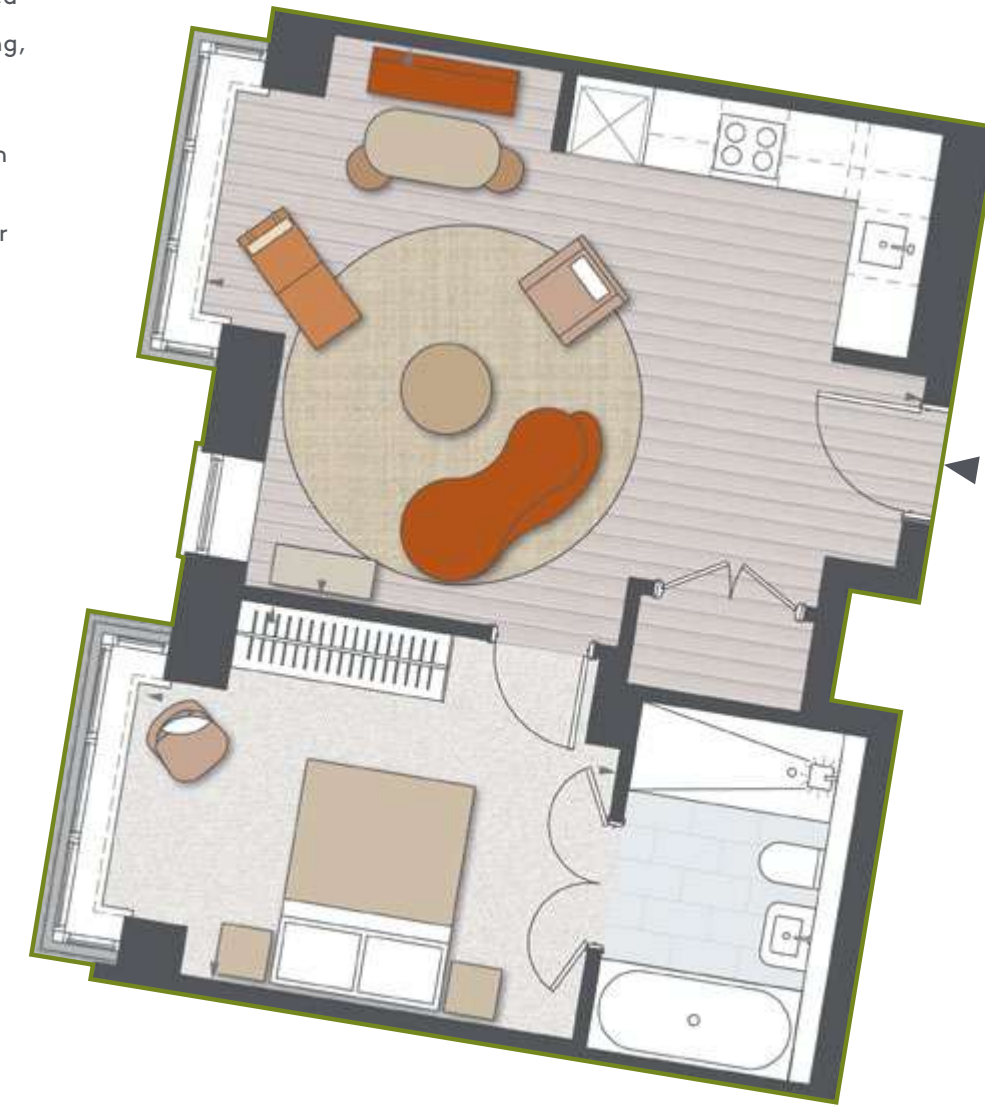
BEDROOM
3.9m x 3.8m | 12'7" x 12'4"

APARTMENT AREA
53m² | 570ft²

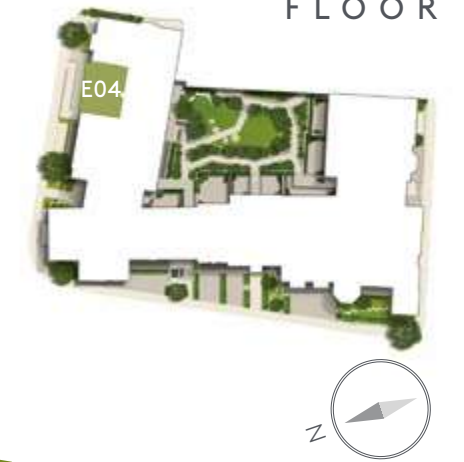
ONE BEDROOM
APARTMENT

E04

- Light-filled open plan living area
- Fully glazed bay window to living, dining and kitchen area to maximise light
- Further bay window to bedroom
- Luxurious master ensuite bathroom with separate shower
- Fitted wardrobe to bedroom
- 3.5m floor to ceiling height



UPPER GROUND
FLOOR



Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

LIVING AREA
6.4m x 4.9m | 20'9" x 16'0"

BEDROOM
4.2m x 3.3m | 13'7" x 10'8"

APARTMENT AREA
50m² | 538ft²

ONE BEDROOM APARTMENT

E05

- Elegant corner apartment
- Open plan living, dining and kitchen area with fully glazed single bay window to maximize space and light
- Double bedroom with built in wardrobes
- Luxurious master ensuite bathroom with separate shower
- 3.5m floor to ceiling height



LIVING AREA
8.1m x 7.3m | 26'5" x 23'9"

BEDROOM
4.2m x 3.0m | 13'7" x 9'8"

APARTMENT AREA
50m² | 538ft²

UPPER GROUND FLOOR



Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

ONE BEDROOM APARTMENT

E06

- Open plan living area with split-level steps/stair from entrance hall and generous 2.3m floor to ceiling height
- 2.8m floor to ceiling height to kitchen
- Luxurious master ensuite bathroom with separate shower
- Fitted wardrobe to double bedroom



LIVING / DINING
4.9m x 4.1m | 16'0" x 13'4"

KITCHEN
4.1m x 2.7m | 13'4" x 8'8"

BEDROOM
3.5m x 3.2m | 11'4" x 10'4"

APARTMENT AREA
50m² | 538ft²

UPPER GROUND FLOOR



Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

ONE BEDROOM APARTMENT

E07



- Stunning one bedroom apartment facing on to private landscaped courtyard
- Master bedroom with ensuite bathroom and separate shower
- Spacious open plan living area with 3.5m ceiling height
- Full height patio doors and glazing
- Large terrace overlooking Richmond Square gardens
- Fitted wardrobes to bedroom



UPPER GROUND FLOOR



LIVING AREA
6.2m x 4.9m | 20'3" x 16'0"

BEDROOM
3.8m x 3.6m | 12'4" x 11'8"

TERRACE
6.5m x 2.0m | 21'3" x 6'5"

APARTMENT AREA
52m² | 559ft²

TERRACE AREA
9m² | 96ft²

Please refer to the schedule for individual apartment ceiling heights.
Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

ONE BEDROOM APARTMENT

E08

- Open plan living area facing on to private landscaped courtyard with 3.7m floor to ceiling height
- Double doors to Juliet overlooking courtyard from living area
- Fitted wardrobes to bedroom
- Dual use ensuite bathroom and separate shower accessed from the bedroom or living space



UPPER GROUND FLOOR



LIVING AREA
6.1m x 4.8m | 20'0" x 15'7"

BEDROOM
4.0m x 3.6m | 13'1" x 11'8"

APARTMENT AREA
50m² | 538ft²

Please refer to the schedule for individual apartment ceiling heights.
Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

ONE BEDROOM APARTMENT

E09

- Elegant open plan apartment featuring large retained timber sash windows
- Fitted wardrobes to bedroom and dual use ensuite bathroom and separate shower with additional access to the living area
- 2.7m floor to ceiling height



LIVING AREA
6.1m x 5.3m | 20'0" x 17'3"

BEDROOM
3.9m x 3.7m | 12'7" x 12'1"

APARTMENT AREA
53m² | 570ft²

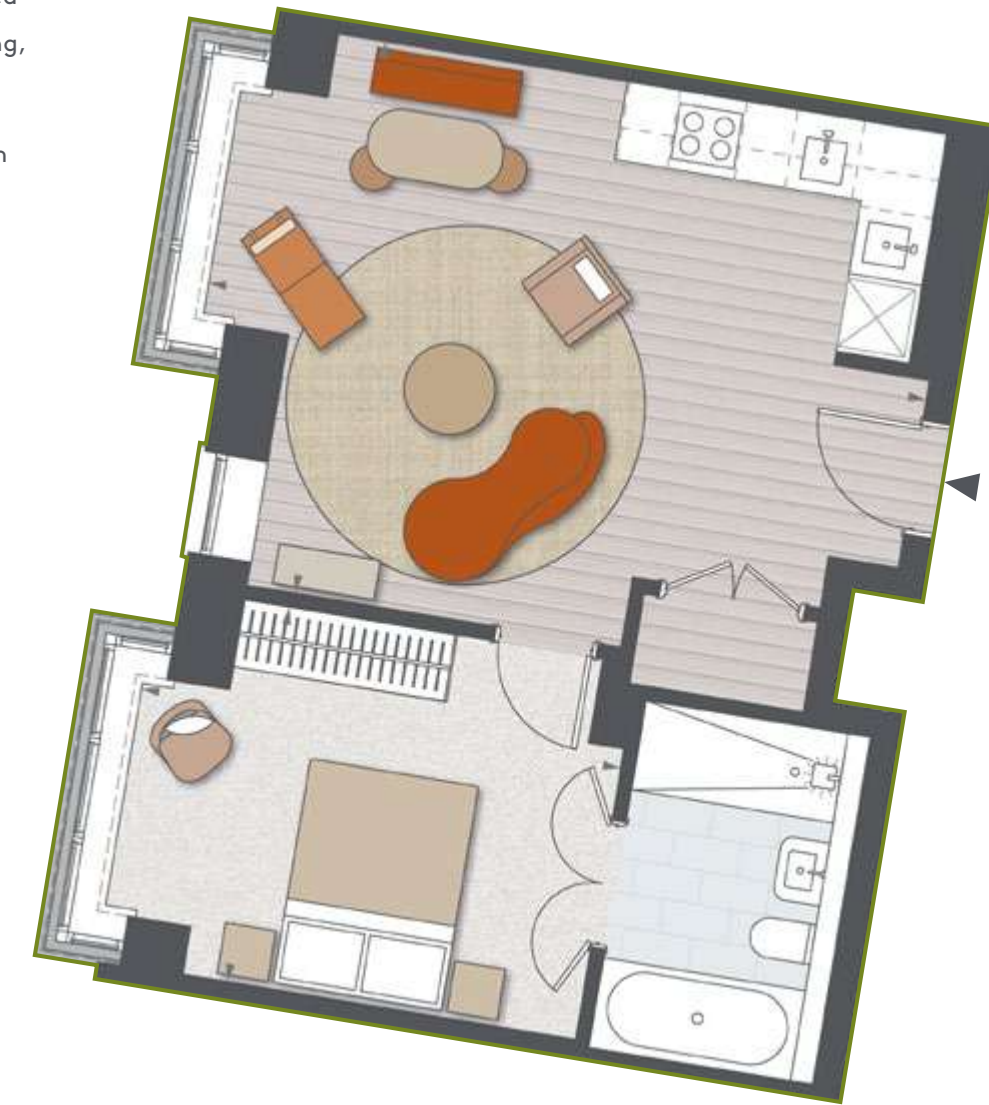
FIRST FLOOR



ONE BEDROOM APARTMENT

E10

- Light-filled open plan living area
- Fully glazed bay window to living, dining and kitchen area to maximise light
- Further bay window to bedroom
- Double doors from bedroom to ensuite bathroom and separate shower
- 2.7m floor to ceiling height



LIVING AREA
6.4m x 4.9m | 20'9" x 16'0"

BEDROOM
4.2m x 3.3m | 13'7" x 10'8"

APARTMENT AREA
50m² | 538ft²

FIRST FLOOR



Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

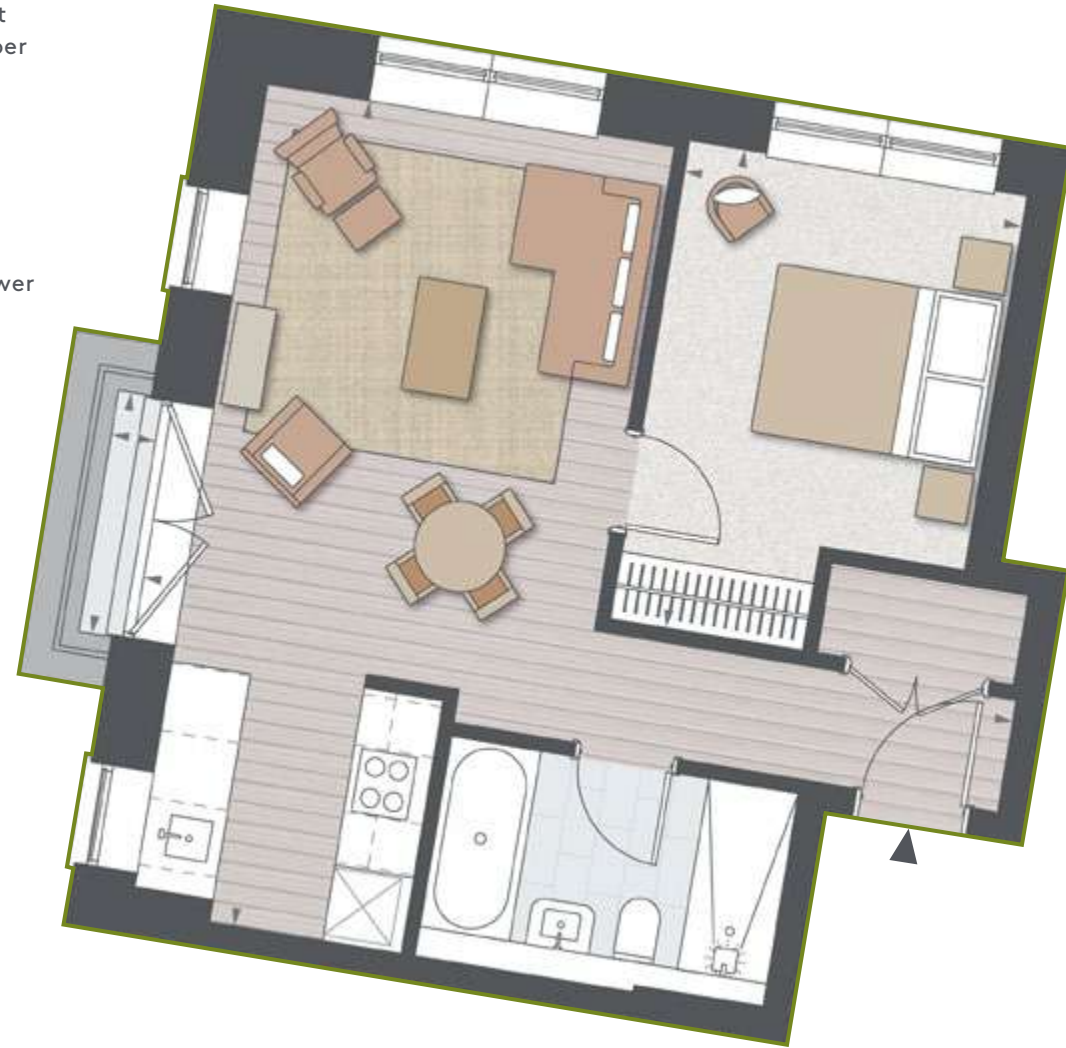
Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

ONE BEDROOM APARTMENT

E11

- Elegant open plan apartment featuring large retained timber sash windows
- Large double doors open on to balcony area
- Fitted wardrobes to bedroom
- Luxurious master ensuite bathroom with separate shower
- 2.7m floor to ceiling height



LIVING AREA
7.7m x 7.3m | 25'2" x 23'9"

BEDROOM
4.2m x 3.0m | 13'7" x 9'8"

BALCONY
2.1m x 0.3m | 6'8" x 0'9"

APARTMENT AREA
49m² | 527ft²

BALCONY AREA
0.75m² | 8ft²

FIRST FLOOR



ONE BEDROOM APARTMENT

E12

- Open plan living area with balcony area from double doors
- Master bedroom with separate walk in dressing area
- Luxurious master ensuite bathroom with separate shower
- 2.6m floor to ceiling height



LIVING AREA
7.7m x 3.8m | 25'2" x 12'4"

BEDROOM
4.6m x 3.1m | 15'0" x 10'1"

BALCONY
2.1m x 0.3m | 6'8" x 0'9"

APARTMENT AREA
50m² | 538ft²

BALCONY AREA
0.75m² | 8ft²

FIRST FLOOR



Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

ONE BEDROOM APARTMENT

E13

- Sits within the newly built Art Deco part of Evelyn house
- Open plan living area with Juliet balcony
- Views over the private landscaped courtyard
- Fitted wardrobes to bedroom
- Dual use ensuite bathroom and separate shower accessed from the bedroom or living space
- Living area floor to ceiling height 2.7m



LIVING AREA
6.0m x 4.9m | 19'6" x 16'0"

BEDROOM
3.8m x 3.6m | 12'4" x 11'8"

APARTMENT AREA
52m² | 560ft²

FIRST FLOOR



Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

TWO BEDROOM APARTMENT

E14

- Views over the private landscaped courtyard
- Open plan living area with Juliet balcony
- Master bedroom with ensuite bathroom, separate shower and fitted wardrobes
- Second double bedroom suite with shower room and walk in dressing area
- Living area floor to ceiling height 2.7m



LIVING AREA
6.1m x 4.5m | 20'0" x 14'7"

MASTER BEDROOM
3.5m x 2.9m | 11'4" x 9'5"

BEDROOM TWO
4.2m x 2.9m | 13'7" x 9'5"

APARTMENT AREA
63m² | 678ft²

FIRST FLOOR



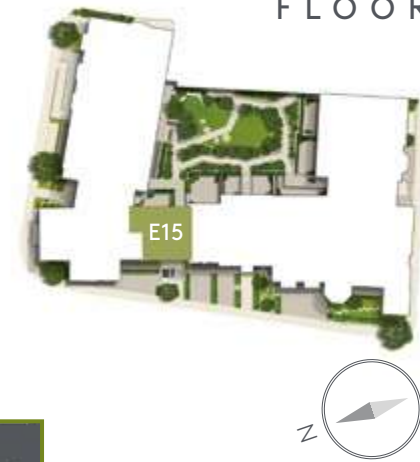
Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

TWO BEDROOM APARTMENT

E15

FIRST FLOOR



- Dual aspect apartment with views towards the park and private landscaped courtyard
- Open plan living area with tall retained feature windows inset into ceiling level
- Courtyard facing master bedroom with fitted wardrobes and ensuite bathroom with separate shower
- Second single bedroom / study / dining space
- Guest shower room

LIVING AREA
5.5m x 3.8m | 18'0" x 12'4"

MASTER BEDROOM
3.8m x 3.8m | 12'4" x 12'4"

BEDROOM TWO
3.6m x 2.1m | 11'8" x 6'8"

APARTMENT AREA
67m² | 721ft²

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

ONE BEDROOM APARTMENT

E16

FIRST FLOOR



- Elegant open plan living area with retained tall feature window inset into ceiling level
- Master bedroom with large enclosed dressing space and double doors to ensuite bathroom and separate shower

LIVING AREA
6.0m x 5.3m | 19'6" x 17'3"

BEDROOM
6.3m x 2.9m | 20'6" x 9'5"

APARTMENT AREA
50m² | 538ft²

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

TWO BEDROOM APARTMENT

E17

- Spacious corner apartment with views towards Kew Gardens and parks
- Large open plan living, dining and kitchen area
- Retained tall feature windows inset into ceiling level of the living area



LIVING AREA
7.8m x 5.3m | 25'5" x 17'3"

MASTER BEDROOM
7.8m x 3.9m | 25'5" x 12'7"

BEDROOM TWO
5.1m x 3.3m | 16'7" x 10'8"

APARTMENT AREA
102m² | 1,097ft²

FIRST FLOOR



- Retained tall feature windows to master bedroom with ensuite bathroom and separate shower
- Built in wardrobes to walk in dressing area off master bedroom
- Large second bedroom with full width built in wardrobes
- Dual use ensuite bathroom and separate shower accessed from the second bedroom or lobby area

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

ONE BEDROOM APARTMENT

E18

- Stylish apartment with generous 2.6m floor to ceiling height in the living spaces
- Open plan living, kitchen and dining area with large retained timber sash windows
- Dual use ensuite bathroom and separate shower accessed from the bedroom or living space
- Fitted wardrobes to bedroom



LIVING AREA
6.1m x 5.3m | 20'0" x 17'3"

BEDROOM
3.9m x 3.7m | 12'7" x 12'1"

APARTMENT AREA
53m² | 570ft²

SECOND FLOOR



Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

ONE BEDROOM APARTMENT

E19

- Light-filled open plan living area
- Fully glazed bay window to living, dining and kitchen area to maximise light
- Further bay window to bedroom
- Fitted wardrobes to bedroom
- Double doors from bedroom to ensuite bathroom and separate shower
- 2.6m floor to ceiling height



LIVING AREA
5.7m x 4.4m | 18'7" x 14'4"

BEDROOM
3.5m x 3.3m | 11'4" x 10'8"

BALCONY
2.1m x 0.3m | 6'8" x 0'9"

APARTMENT AREA
43m² | 462ft²

BALCONY AREA
1.5m² | 16ft²

SECOND FLOOR



TWO BEDROOM APARTMENT

E20

- Unique open plan apartment
- Double doors from living area open on to Juliet balcony
- Guest shower room from lobby
- 2.6m floor to ceiling height in living spaces



LIVING AREA
8.6m x 8.5m | 28'2" x 27'8"

MASTER BEDROOM
5.0m x 3.0m | 16'4" x 9'8"

BEDROOM TWO
4.0m x 2.6m | 13'1" x 8'5"

APARTMENT AREA
73m² | 785ft²

- Master bedroom with ensuite bathroom, separate shower and fitted wardrobes
- Further double bedroom

SECOND FLOOR



Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

TWO BEDROOM PENTHOUSE

E21

UPPER FLOOR

- Large open plan reception and living area, skylight with electric blinds and wide sliding patio doors leading to the impressive roof terrace
- Terrace views towards the Great Pagoda at Kew Gardens. Additional views from courtyard balcony
- Living area floor to ceiling height 2.7m



SECOND + THIRD FLOOR



ENTRANCE FLOOR

- Entrance hall with elegant stairs and handrail to upper floor
- Master bedroom with fitted wardrobe and ensuite double bathroom with sliding door to divide into one ensuite bathroom, one dual use family / guest shower room
- Further double bedroom with fitted wardrobes and Juliet balcony facing on to the private landscaped courtyard
- Entrance floor ceiling height 2.6m

ENTRANCE FLOOR

MASTER BEDROOM
3.7m x 3.6m | 12'1" x 11'8"

BEDROOM TWO
3.9m x 2.7m | 12'7" x 8'8"

UPPER FLOOR

LIVING AREA
7.0m x 5.5m | 22'9" x 18'0"

TERRACE
5.6m x 3.9m | 18'3" x 12'7"

APARTMENT AREA
79m² | 850ft²

TERRACE AREA
24m² | 258ft²

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

TWO BEDROOM PENTHOUSE

E22

UPPER FLOOR

- Spacious open plan reception and living area, skylight with electric blinds and wide sliding patio doors leading to the impressive roof terrace
- Terrace views towards the Great Pagoda at Kew Gardens. Additional views from courtyard balcony
- Living area floor to ceiling height 2.7m



SECOND + THIRD FLOOR



ENTRANCE FLOOR

MASTER BEDROOM
3.7m x 3.5m | 12'1" x 11'4"

BEDROOM TWO
3.9m x 2.7m | 12'7" x 8'8"

UPPER FLOOR

LIVING AREA
7.0m x 6.3m | 22'9" x 20'6"

TERRACE
6.5m x 3.9m | 21'3" x 12'7"

APARTMENT AREA
82m² | 882ft²

TERRACE AREA
30m² | 322ft²

ENTRANCE FLOOR

- Entrance hall with elegant stairs and handrail to upper floor
- Master bedroom with fitted wardrobe and ensuite double bathroom with sliding door to divide into one ensuite bathroom, one dual use family / guest shower room
- Further double bedroom with fitted wardrobe and Juliet balcony facing on to the private landscaped courtyard
- Entrance floor ceiling height 2.6m



Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

TWO BEDROOM PENTHOUSE

E23

UPPER FLOOR

- Large open plan reception and living area, skylight with electric blinds and wide sliding patio doors leading to the impressive roof terrace
- Terrace views towards the Great Pagoda at Kew Gardens. Additional views from courtyard balcony
- Living area floor to ceiling height 2.7m



SECOND + THIRD FLOOR



TWO BEDROOM APARTMENT

E24

SECOND FLOOR



ENTRANCE FLOOR

- Entrance hall with elegant stairs and handrail to upper floor
- Master bedroom with fitted wardrobe and ensuite double bathroom with separate shower
- Guest / family shower room
- Further double bedroom with fitted wardrobe and Juliet balcony facing on to the private landscaped courtyard
- Entrance floor ceiling height 2.6m



ENTRANCE FLOOR

MASTER BEDROOM

3.7m x 3.2m | 12'1" x 10'4"

BEDROOM TWO

4.1m x 2.5m | 13'4" x 8'2"

UPPER FLOOR

LIVING AREA

7.0m x 5.8m | 22'9" x 19'0"

TERRACE

6.3m x 3.9m | 20'6" x 12'7"

APARTMENT AREA

83m² | 893ft²

TERRACE AREA

28m² | 301ft²

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

LIVING AREA

6.9m x 5.1m | 22'6" x 16'7"

MASTER BEDROOM

4.8m x 2.9m | 15'7" x 9'5"

BEDROOM TWO

4.8m x 2.9m | 15'7" x 9'5"

APARTMENT AREA

75m² | 807ft²

- Unique roof space dual aspect apartment
- Open plan living, dining and kitchen area with new dormer windows

- Electric roof light with electronically operated blinds to living area
- Park facing master bedroom with ensuite bathroom and full width built in wardrobes

- Second bedroom with full width built in wardrobes and family shower room adjacent
- 2.6m floor to ceiling height in living spaces

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.

TWO BEDROOM APARTMENT

E25

- Unique roof space apartment with private outside balcony space facing towards the park
- Large open plan living dining and kitchen area with new dormer windows and electronically operated blinds to roof light
- Fixed skylight to entrance hall and second bedroom with electronically operated blinds



LIVING AREA
9.2m x 7.1m | 30'1" x 23'2"

MASTER BEDROOM
6.1m x 5.2m | 20'0" x 17'0"

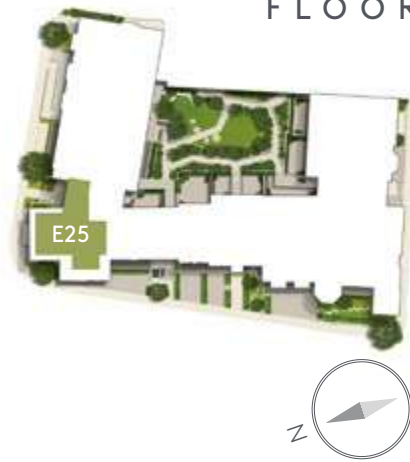
BEDROOM TWO
4.8m x 3.1m | 15'7" x 10'1"

TERRACE
4.1m x 2.1m | 13'4" x 6'8"

APARTMENT AREA
84m² | 904ft²

TERRACE AREA
8m² | 86ft²

SECOND FLOOR



- Spacious master bedroom with fitted wardrobes and ensuite shower room
- Second bedroom with private ensuite bathroom
- 2.6m floor to ceiling height in living spaces

Please refer to the schedule for individual apartment ceiling heights.

Room sizes are approximate. The layout of certain apartments and communal areas may vary and are subject to change.



EXAMPLE BEDROOM



SPECIFICATION

Richmond Square is an exceptional blend of new design and traditional character with a tranquil landscaped courtyard at its heart. The restoration, conversion and enhancement of the existing Grade II Listed façade and many historic buildings of Merit, are complemented by new building.

Every apartment at Richmond Square is individually styled. Where functionality and aesthetics meet, every detail, every finish has been elegantly presented. Carefully selected materials, traditional craftsmanship and the latest technology come together to create the highest standards within this heritage setting.



The design vision for Richmond Square has been inspired by the heritage and charm of the Grade II Listed façade of the Georgian townhouse and neighbouring buildings, many of which are historic buildings of Merit, and the continuity of place of the Conservation Area location.

Elevations, enhanced by the restoration of existing façades, retain many of their original features and impressive proportion whilst new elements of construction and detailing include brickwork, stonework and feature glazed bricks, timber windows and rainwater furniture, all carefully considered to complement in style and elegance and to blend the traditional and existing with the contemporary and new building.



GENERAL

A full refurbishment of the existing structures together with a reinforced concrete frame, concrete floor slabs and columns in the areas of new building.

BRICKWORK

Full repair of existing façade.

New red London stock bricks to Evelyn House laid in traditional Flemish bond to main elevations.

Yellow stock bricks to Shaftesbury House laid in traditional Flemish bond to main elevations.

Yellow and white glazed brickwork to the main pedestrian entrance and lower terraces.

ROOF

Matching materials full refurbishment and upgrade to existing roofs.

A combination of slate roofs, lead work, and flat roof areas to new buildings.

TERRACES AND BALCONIES

Upper and lower terraces and balconies finished to a high standard with quality paving and external lighting.



THE STRUCTURE AND ENVELOPE



WALL FINISHES

External walls finished with newly installed and thermally insulated plasterboard with the exception of Rossdale House and Thomson House, where the existing walls are refurbished.

Internal walls constructed in metal studwork with acoustic insulation and two layers of plasterboard either side, with the exception of Rossdale House which has retained and refurbished partitions.

Plasterboard plaster skim coated with a painted finish.

CEILINGS

Suspended ceiling system with plasterboard finish with plaster skim and painted finish with the exception of Rossdale House and Thomson House, where the existing ceilings are refurbished.



High quality, handcrafted Italian designed kitchens in natural hues give a contemporary style that contrast and enhance the traditional architecture.



APPLIANCES

MIELE

Electric induction hob

Single oven

SIEMENS

Built in extractor

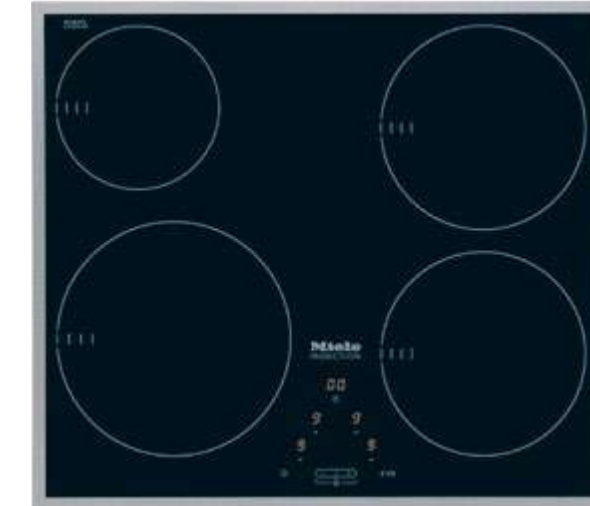
Dishwasher

Fridge/freezer with thermostatic control

Free standing washer/dryer

Chrome polished mixer tap

Blanco undermount steel sink



THE KITCHENS

Bathrooms, shower rooms and cloakrooms are elegantly furnished and finished in Carrara marble.



BATH

Double ended steel bath in white.

Lefroy Brooks polished chrome wall mounted bath filler.

BASIN

Wall hung **Catalano** premium white sink.

Lefroy Brooks polished chrome tapware.

SHOWER

High pressure thermostatically controlled rain shower with **Aquablade** chrome showerhead.

Majestic 2m high clear glass screen with matt black frame.

WC

High quality floor mounted WC with soft closing seat and cover complete with concealed cistern and polished chrome fittings.

FLOORS AND WALLS

Finished in 600 x 300mm Carrara marble.

Underfloor Heating.



THE BATHROOMS



50

Your personal retreat, bedrooms are spacious and light with beautifully understated luxury and muted tones.

WARDROBES

Wardrobes are designed to integrate with the unique layout of each apartment. Internally lit and fitted with solid doors with traditional panel detailing, painted finish and accessorised with decorative polished chrome ironmongery to match the internal doors throughout the apartments.



THE BEDROOMS



51

Individually styled, the exceptional residences of Richmond Square are designed to optimise natural light, making best advantage of generous period windows and, where apartments are newly built, contemporary interiors provide striking contrast to heritage façades.



Windows retained and fully refurbished within converted apartments and most include secondary glazing to improve sound and thermal insulation with the exception of certain windows within the listed building.

Windows within newly built apartments are generally traditionally detailed timber double glazed casement or sash windows to reflect the historic nature of the surrounding buildings.

Floor finishes Engineered Oak flooring of 180mm wide planks to apartment reception areas, high quality carpet to bedrooms, timber staircases and polished Carrara marble tiles to bathrooms.

Cornicing and light roses Cornicing, a large central rose with inner moulding and small ceiling roses by **Stevensons of Norwich** are fitted to most properties.

EVELYN HOUSE ROOFTOP DUPLEX APARTMENTS

Windows and Doors High quality powder coated aluminium.

Timber painted traditionally designed staircases.

SERVICES

LIGHTING

A combination of inset lights, ceiling light points for pendants and chandeliers, and wall lights in some residences.

Wardrobe lighting with a hanging bar and overlighting.

SECURITY

Rapid response flush pendant sprinklers

GIRA smoke/heat detectors

Video door entry

Fob access gates

ACCESS AND PARKING

One passenger lift Full height mirror and limestone floor finishes.

A number of **above and below ground-level parking spaces** via the car lift to the inner courtyard are available.

Each apartment comes with a five year **Zipcar membership**.

HEATING AND VENTILATION

Wet underfloor heating throughout.

Electric underfloor heating to bathrooms.

Full mechanical ventilation to all residences.



FINER DETAILS



CONCIERGE

The dedicated Richmond Square Concierge is available to meet, greet and assist you and your guests whilst organising a whole range of behind the scenes help leaving you free to entertain, work or unwind.

Concierge entrance foyer Ensures a warm welcome, security assurance and exclusivity.

Staircase Central column and curved wall, with an elegant curved handrail.

Internal glazing Full height internal glazed entrance.

Lighting Feature chandelier created by Ochre.

Cornicing and light roses Cornicing, a large central rose with inner moulding and ceiling roses by **Stevensons of Norwich**.

Floor Limestone with border detail.

Walls Estate eggshell paint with a dado rail throughout.

AT YOUR SERVICE

The large inner courtyard garden is fully landscaped and provides a private area for all residents of Richmond Square to relax.

COURTYARD GARDEN

Finishes and landscaping are a blend of traditional materials and planting alongside contemporary design.

Natural stone and traditional brick paving

Feature lighting

Corten steel planters

Landscaped planters

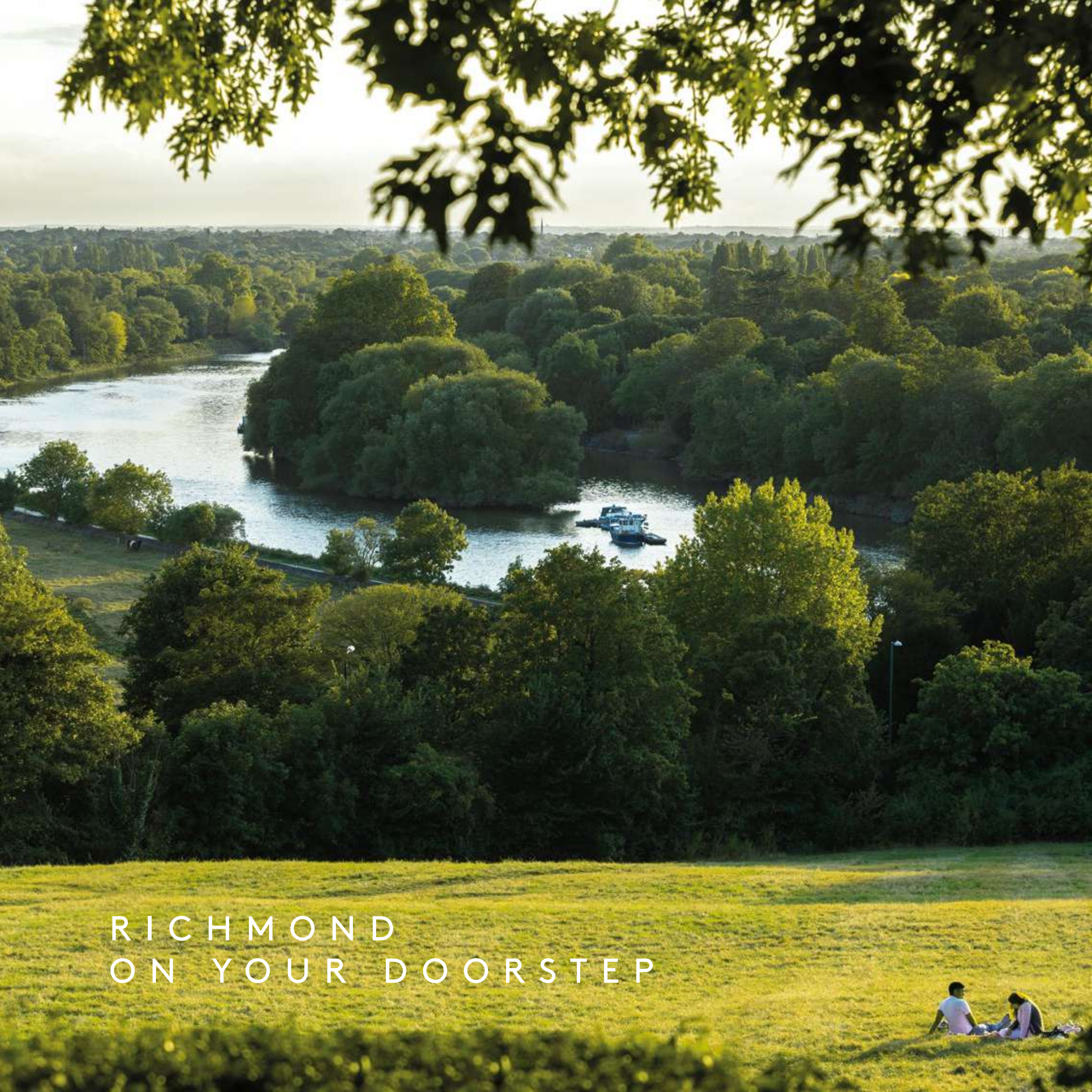
Integrated designed young children's play area

TERRACES AND BALCONIES

The upper and lower terraces and balconies are finished to a high standard with quality paving and external lighting.



STEP OUTSIDE



RICHMOND
ON YOUR DOORSTEP

VIBRANT
SCENE



ENTICING
EVENINGS

CULTURE
AND ART



BOTANICAL
GARDENS



QUINTESSENTIALLY
ENGLISH



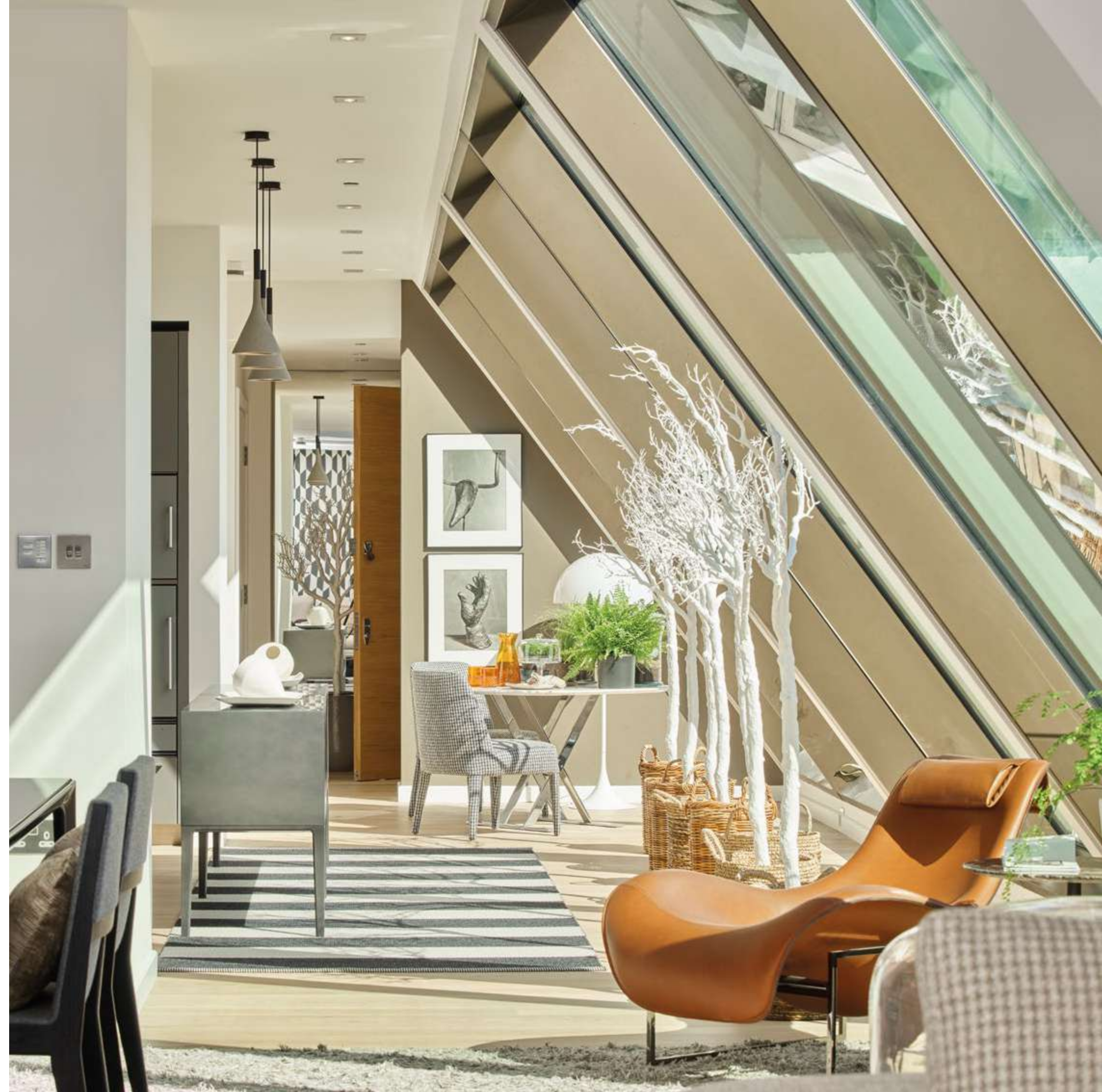
PERFECTLY LOCATED

The London Borough of Richmond upon Thames is in South West London. It is situated along one of the most picturesque and accessible parts of the River Thames which links Hampton Court Palace, Richmond Town Centre and Kew Gardens with London.

Richmond itself is home to Richmond Park and its famous deer, stunning riverside views and a historic green within a town centre bustling with life and steeped in history. With two award winning theatres, an art gallery and a museum, the town has much to offer connoisseurs of culture.

Sporting enthusiasts will not be disappointed. Richmond boasts numerous golf clubs nearby and is well located for Polo at Ham, Rugby at Twickenham and Wimbledon for Tennis whilst the River Thames plays host to the Great River Race, Richmond Amateur Regatta and, further downstream, the Oxford and Cambridge boat race – all highlights of the social season along with music of every genre performed in some glorious outdoor settings during the summer months.

Less than ten miles from central London, Richmond benefits from all that the internationally renowned Capital has to offer – business, finance and politics to culture, gastronomy, entertainment and retail – with excellent national and international connections by road, rail and air, Heathrow Airport is just 7.4 miles away.



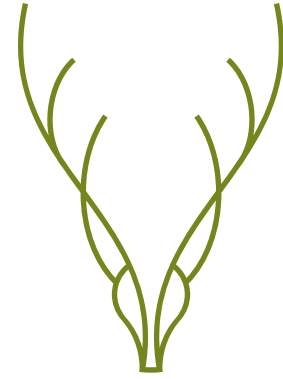


THE COLLECTION

RICHMOND SQUARE

The Grade II Listed façade of the Georgian townhouse and neighbouring apartments, many of which are historic buildings of Merit, benefit from views outwards over the Old Deer Park, north towards Kew Gardens, east towards Central London and inward over terraces and a tranquil landscaped courtyard.

An exclusive development
by RER London and Blue Coast Capital



RICHMOND SQUARE

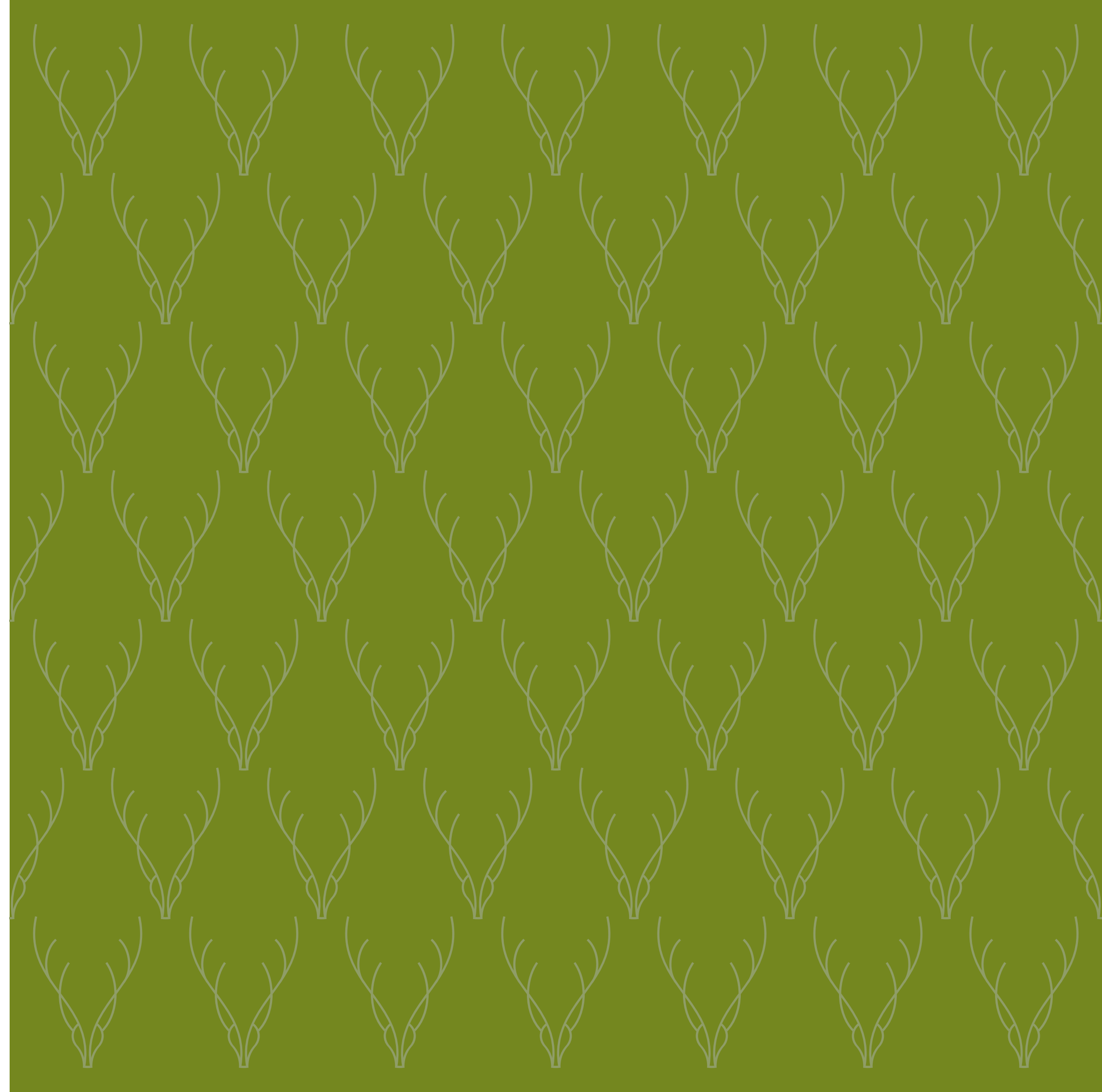
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