



BROOKLANDS LODGE

South Lane, New Malden, KT3 5HU



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A select development of just 5 three bedroom houses, a one bedroom apartment and a studio apartment located in New Malden.



NEW MALDEN

New Malden is a town with vast shopping facilities in the south-western London suburbs, mostly within the Royal Borough of Kingston upon Thames and partly in the London Borough of Merton. Nearby towns are Worcester Park and Surbiton. New Malden is bounded to the north by the affluent Coombe Hill and to the south and east by Raynes Park and Worcester Park.

New Malden has its own sports centre, the Malden Centre, which includes a swimming pool, gym and community facilities. Close by Beverley Park provides a football pitch, tennis courts, children's playground, allotments and open space. The town is also home to supermarket Tesco and Waitrose while offering restaurants such as Nandos and Pizza Express.

This development is conveniently located less than a mile away from New Malden railway station which is serviced by South Western Railway to London Waterloo, Hampton Court, Kingston, Richmond and Shepperton. It is in London Zone 4.

SCHOOLS

There are a varied selection of children centres, nurseries, primary and secondary schools both state and independent in the area, as well as colleges and a plethora of universities easily accessible by train. Schoolguide.co.uk gives a comprehensive list of available primary and secondary schools.

Outstanding Primary Schools:

- Coombe Hill Junior School - Ofsted: Outstanding
- Malden Parochial CofE Primary School - Ofsted: Outstanding
- St Paul's CofE Primary School - Ofsted: Outstanding
- Alexandra School - Ofsted: Outstanding
- Bedelsford School - Ofsted: Outstanding
- Dysart School - Ofsted: Outstanding

Outstanding Secondary Schools:

- Coombe Girls' School - Ofsted: Outstanding
- Marymount International School - Ofsted: Not Available
- Bedelsford School - Ofsted: Outstanding
- Dysart School - Ofsted: Outstanding
- Tolworth Girls' School and Sixth Form - Ofsted: Outstanding
- The Kingston Academy - Ofsted: Outstanding
- Ursuline High School Wimbledon - Ofsted: Outstanding
- The Tiffin Girls' School - Ofsted: Not Available

Nearby Universities:

- Kingston University
- Kingston School of Art
- The American International University



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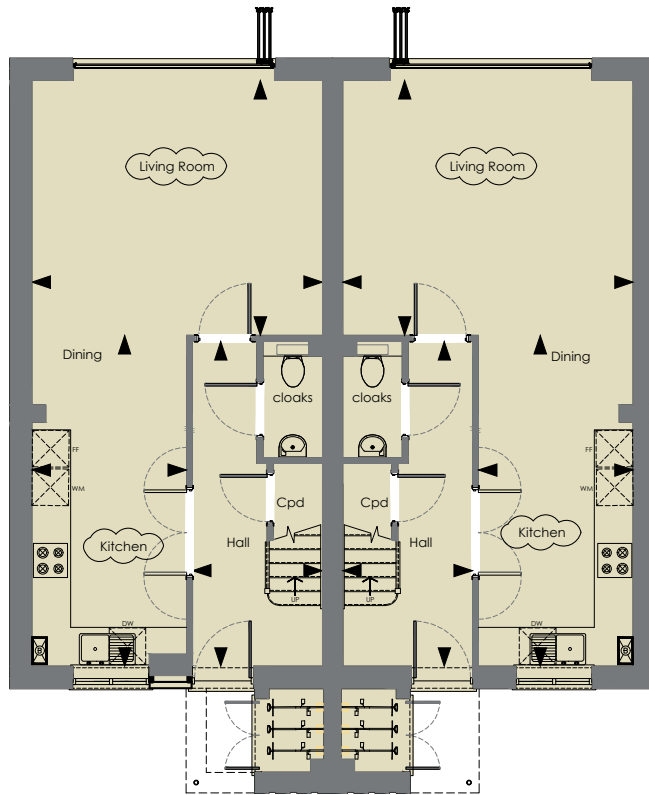
SOUTH LANE

POTTERS GROVE

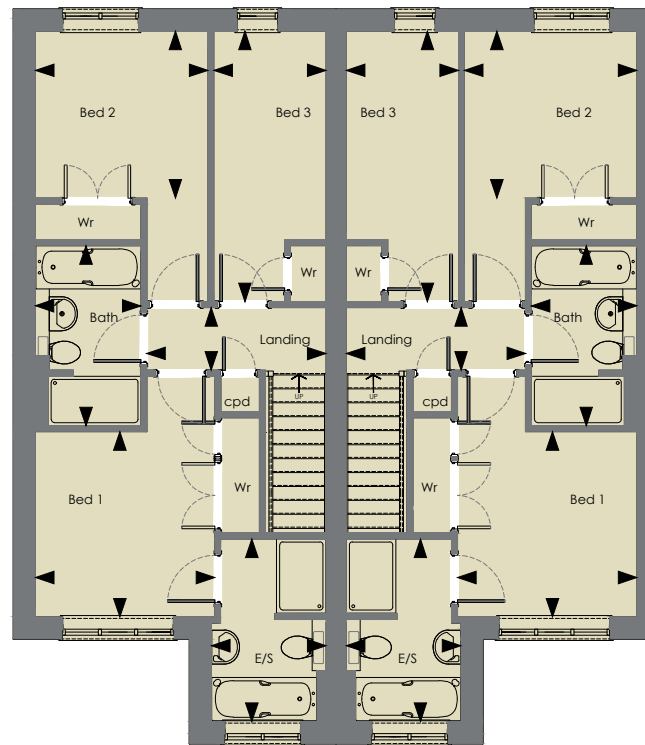
BROOKLANDS LODGE



PLOTS 1 & 2 - 3 BEDROOM SEMI-DETACHED HOUSES



GROUND FLOOR



FIRST FLOOR

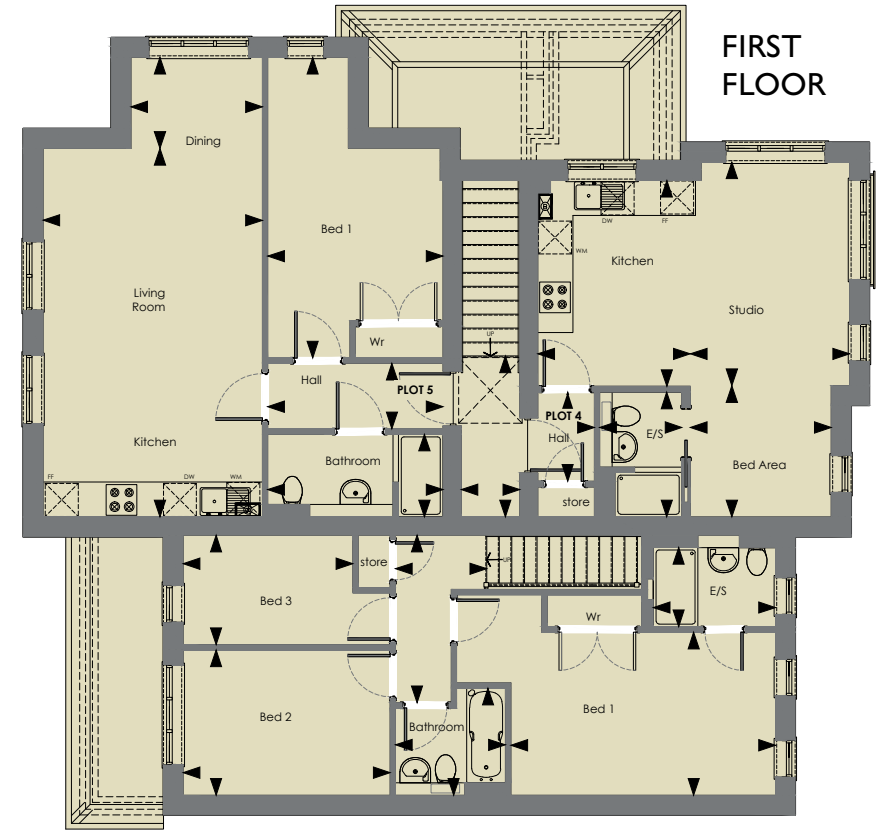
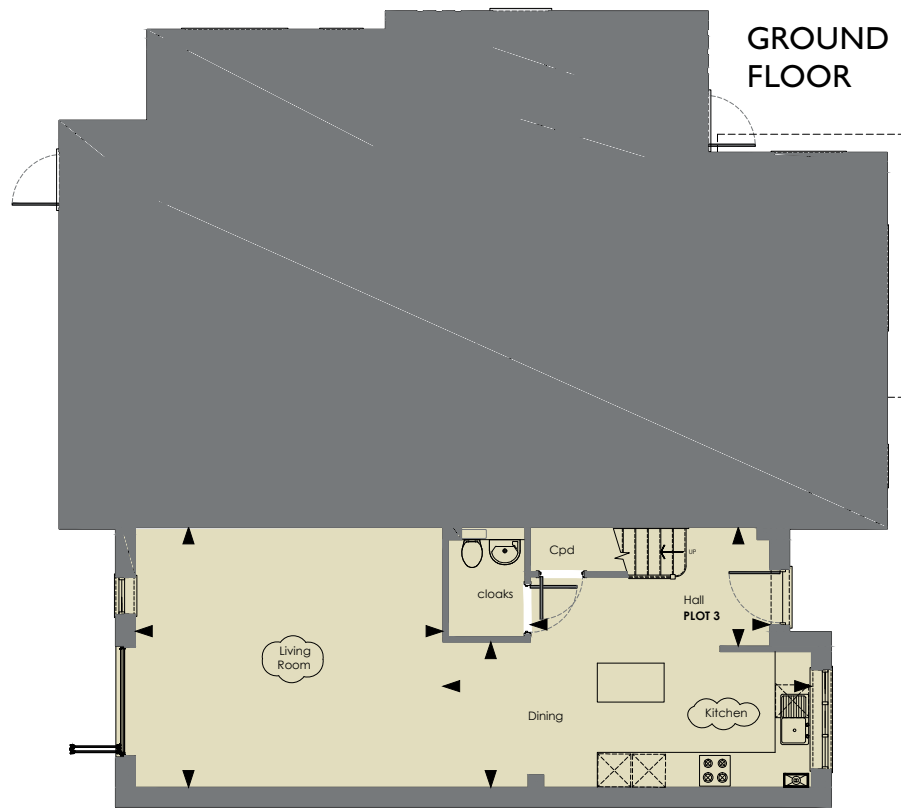
PLOT 1	METRIC DIMENSIONS	IMPERIAL DIMENSIONS
Living Room	4690 x 4113	15'5" x 13'6"
Kitchen/Dining	2498 x 5338	8'2½" x 17'6½"
Ground Floor Hall	2097 x 5243	6'10½" x 17'2½"
Bedroom 1	2895 x 2988	9'6" x 9'9½"
Bedroom 1 Ensuite	1850 x 2948	6'1" x 9'8"
Bedroom 2	2693 x 2783	8'10" x 9'11½"
Bedroom 3	1812 x 4363	5'11½" x 14'4"
Bathroom	1703 x 2908	5'7" x 9'6½"
First Floor Landing	1013 x 2892	3'4" x 9'6"
TOTAL	987 m²	91.7 m²

PLOT 2	METRIC DIMENSIONS	IMPERIAL DIMENSIONS
Living Room	4690 x 4113	15'5" x 13'6"
Kitchen/Dining	2498 x 5338	8'2½" x 17'6½"
Ground Floor Hall	2097 x 5243	6'10½" x 17'2½"
Bedroom 1	2895 x 2988	9'6" x 9'9½"
Bedroom 1 Ensuite	1850 x 2948	6'1" x 9'8"
Bedroom 2	2693 x 2783	8'10" x 9'11½"
Bedroom 3	1812 x 4363	5'11½" x 14'4"
Bathroom	1703 x 2908	5'7" x 9'6½"
First Floor Landing	1013 x 2892	3'4" x 9'6"
TOTAL	987 m²	91.7 m²

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PLOT 3 - 3 BEDROOM SEMI-DETACHED HOUSE, PLOT 4 - STUDIO, PLOT 5 - ONE BEDROOM APARTMENT



PLOT 3	METRIC DIMENSIONS	IMPERIAL DIMENSIONS
Hall	2135 x 4293	7'0" x 14'1"
Kitchen/Dining	2607 x 6608	8'6" x 21'8½"
Living Room	4665 x 5513	15'4" x 18'1"
First Floor Landing	1637 x 3003	5'4½" x 9'10½"
Bathroom	1922 x 1972	6'3½" x 6'5½"
Bedroom 1	2927 x 4743	9'7½" x 15'7"
Bedroom 1 Ensuite	1425 x 2190	4'8" x 7'2½"
Bedroom 2	2607 x 3712	8'6½" x 12'2½"
Bedroom 3	1963 x 3043	6'5½" x 10'0"
TOTAL	1127 m²	104.7 m²

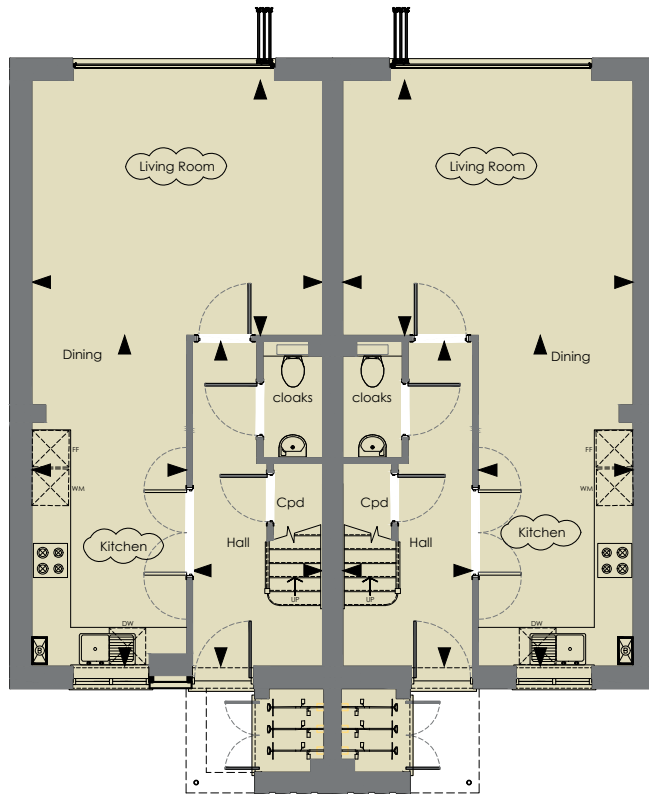
PLOT 4	METRIC DIMENSIONS	IMPERIAL DIMENSIONS
Hall	1013 x 1600	3'4" x 5'3"
Kitchen	2732 x 3695	8'11½" x 12'1½"
Studio	2860 x 4010	9'4½" x 13'2"
Bedroom 1 Area	2530 x 2355	8'3½" x 7'9"
Bedroom 1 Ensuite	1475 x 2240	4'10" x 7'4½"
TOTAL	364 m²	33.8 m²

PLOT 5	METRIC DIMENSIONS	IMPERIAL DIMENSIONS
Hall	1175 x 3143	3'10½" x 10'4"
Kitchen	1485 x 3143	4'10½" x 10'4"
Living Room	3935 x 6610	12'11" x 21'8½"
Bedroom 1	1633 x 2360	5'4½" x 7'9"
Bedroom 1 Ensuite	3143 x 5393	10'4" x 17'8½"
TOTAL	578 m²	53.7 m²

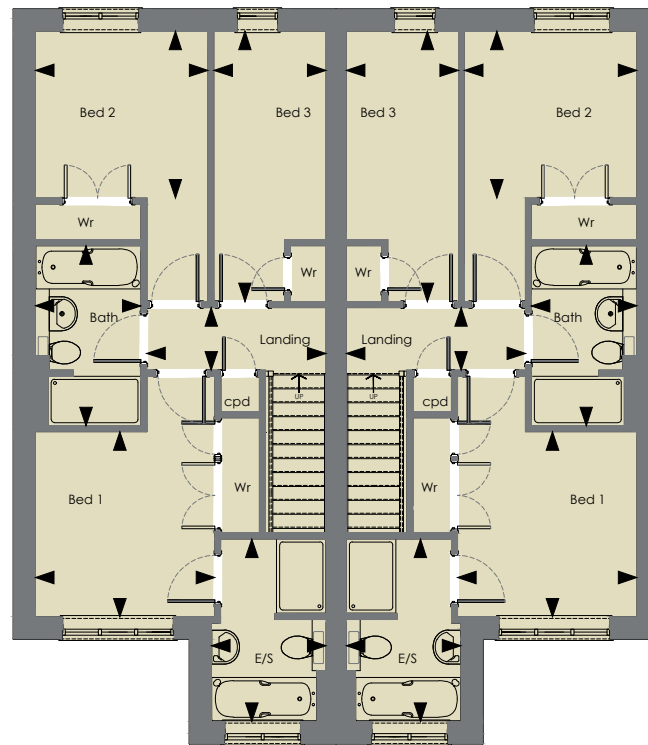
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PLOTS 6 & 7 - 3 BEDROOM SEMI-DETACHED HOUSES



GROUND FLOOR



FIRST FLOOR

PLOT 6	METRIC DIMENSIONS	IMPERIAL DIMENSIONS
Living Room	4690 x 4113	15'5" x 13'6"
Kitchen/Dining	2498 x 5338	8'2½" x 17'6½"
Ground Floor Hall	2097 x 5243	6'10½" x 17'2½"
Bedroom 1	2895 x 2988	9'6" x 9'9½"
Bedroom 1 Ensuite	1850 x 2948	6'1" x 9'8"
Bedroom 2	2693 x 2783	8'10" x 9'11½"
Bedroom 3	1812 x 4363	5'11½" x 14'4"
Bathroom	1703 x 2908	5'7" x 9'6½"
First Floor Landing	1013 x 2892	3'4" x 9'6"
TOTAL	987 m²	91.7 m²

PLOT 7	METRIC DIMENSIONS	IMPERIAL DIMENSIONS
Living Room	4690 x 4113	15'5" x 13'6"
Kitchen/Dining	2498 x 5338	8'2½" x 17'6½"
Ground Floor Hall	2097 x 5243	6'10½" x 17'2½"
Bedroom 1	2895 x 2988	9'6" x 9'9½"
Bedroom 1 Ensuite	1850 x 2948	6'1" x 9'8"
Bedroom 2	2693 x 2783	8'10" x 9'11½"
Bedroom 3	1812 x 4363	5'11½" x 14'4"
Bathroom	1703 x 2908	5'7" x 9'6½"
First Floor Landing	1013 x 2892	3'4" x 9'6"
TOTAL	987 m²	91.7 m²



Specification

KITCHEN

- Exceptional Wooden Heart of Weybridge units
- Quartz worktop and up stands to houses
- Siemens integrated oven and microwave
- Siemens stainless steel gas hob
- Siemens fully integrated dishwasher
- Siemens fridge freezer
- Siemens extractor canopy
- Siemens washing machine/tumble dryer

BATHROOMS AND EN SUITES

- Designer white sanitary ware by Roca
- Exceptional chrome fittings from Hansgrohe
- Designer floor and wall tiling by Porcelanosa
- Contemporary chrome towel radiators
- Full height tiling around shower enclosure
- Mirror fully fitted
- Chrome LED recessed down lighters
- Shaver point fully fitted
- Thermostatically controlled Hansgrohe shower



ELECTRICAL

- LED down lighters to principle rooms
- Pendants to remaining rooms
- Mains smoke alarm with battery back up
- Chrome TV points to all main rooms
- Fully installed security alarm
- Chrome doorbell to individual front door

ENVIRONMENTAL FEATURES

- Energy efficient boiler
- Energy efficient appliances (A rated where possible)
- Energy efficient LED light fittings

INTERNAL

- Radiators to all floors
- Contemporary veneered doors
- Chrome door furniture
- Gas fired central heating
- All walls and ceilings finished smooth: Dulux matt emulsion
- Painted staircase with hardwood handrail
- Wood flooring to ground floor
- Carpet to all other rooms, except wet rooms which are tiled

EXTERNAL

- Landscaping to the rear to houses
- Weatherproof electric power point to houses
- Contemporary light fittings to front
- Paving to parking area

10 YEAR GUARANTEE

- Every home has a 10 year NHBC guarantee
- Traditional brick and block cavity wall construction



Ideally located, under a mile to the M3 junction with access to London.

- New Malden Train Station - 0.8 miles
- Norbiton Train Station - 1.05 miles
- Surbiton Station - 1.6 miles
- Kingston train station - 2.6 miles
- Gatwick Airport - 26.6 miles
- King's Oak Primary School - 0.4miles
- Burlington Infant and Nursery School - 0.8 miles
- The Holy Cross School - 0.3miles
- Coombe Girls' School - 0.7 miles
- Coombe Boys' School - 0.8 miles

These particulars 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. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality.



KIDBROOK

Kidbrook homes is a privately owned residential developer. We are passionate about creating different and exclusive living spaces. Even before we have acquired new land for development, the customer is considered our central focus.

At Kidbrook we recognise that first class quality is an essential ingredient to our successful formula. We expect and encourage discerning customers, safe in the knowledge that our new homes are exceptional. Our confidence is underwritten by our own two year warranty and backed by a 10 year NHBC warranty.

We believe the greater attention to fine details sets us apart. Our superior homes blend effortlessly with their surroundings and are designed specifically for each development. This means they are individual and special, just like our customers.

Exceptional specification and material choice is the key to delivering high levels of quality within our homes. The tailored specifying process considers only high class products to be proud of. Material and architectural choices are bespoke to each of our exclusive developments ensuring we draw from our past whilst looking to the future.

Our top quality homes are built traditionally by experts to the latest NHBC and Building Regulations. Where possible, we also include environmentally friendly green elements, such as A rated appliances, dual flush WC systems and low energy lighting. In essence we invite you to share our discerning passion for space and exclusivity.



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