

no 48

FASSETT ROAD

FLOOR PLANS









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SIX STYLISH  
APARTMENTS



48 Fassett Road is an exceptional development of studio, one and two bedroom luxury apartments. Each apartment has been elegantly styled and finished to create the perfect home for modern living.

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## CONTEMPORARY LIVING

The apartments are only a few minutes' walk from both Surbiton and Kingston upon Thames, which offer some of the best shopping in the south east as well as an endless choice of pubs, cafés, bars and restaurants. Kingston town centre is soon due to improve further with the addition of a new cinema, shops and a dining terrace in the £400m Eden Walk development.

If fresh air is more your thing you can take a stroll along the Thames to Hampton Court Palace or Richmond, or enjoy a wander through one of the area's two Royal Parks, Richmond or Bushey.





## TRANSPORT



48 Fassett Road is in a fantastic location for travel into central London and across the capital.

### TRAINS

NATIONAL RAIL FROM SURBITON STATION  
(a 9-minute walk – 0.5 miles\*)

Wimbledon – 7 minutes  
Clapham Junction – 15 minutes  
Vauxhall – 20 minutes  
Victoria – 25 minutes (via Clapham Junction)  
London Waterloo – 25 minutes  
Bank – 41 minutes

NATIONAL RAIL FROM KINGSTON STATION  
(an 18-minute walk – 0.9 miles\*)

Richmond – 19 minutes  
Clapham Junction – 20 minutes  
Vauxhall – 26 minutes  
London Waterloo – 30 minutes  
Bank – 46 minutes

### BUSES

There are 30 local bus routes to destinations across the capital and into Surrey, including several night buses. Two bus stops are within a four-minute walk of the apartments (Kingston station – three stops, Surbiton station – four stops, Kingston Hospital – 8 stops).

### ROADS

Kingston is less than three miles from the A3 (giving access into central London) and just eight miles from the M25 (Heathrow and Gatwick both take around 45 minutes).

\* Journey times are approximate. Source: TFL, National Rail and Google maps



## SPECIFICATION

- Curated and designed by top interior designers SCENESMITH
- Built in joinery including bespoke wardrobes, vanity units and TV units (to selected flats)
- Bespoke, fully integrated kitchens. Kitchens equipped with integrated Bosch appliances, Smeg sinks and taps, and finished with Statuario Quartz worktops and smoked grey mirror splashbacks
- Luxurious marble bathrooms fitted with designer chrome sanitary ware, frameless glass shower screens, built in vanity units
- Nest remote control thermostats
- Wiring for Sky +
- Isolated acoustic structures for improved sound insulation between apartments
- Waterproofing membrane to all walls and floors to help protect against the risk of water damage between apartments
- 10-year structural defects warranty and minimum one-year guarantee on all appliances



MISREPRESENTATION ACT: These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. In view of our continuing aim to improve our developments the detailed specification and/or layouts may change.







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## ABOUT THE DEVELOPER

Luxgrove Homes has an outstanding reputation for building luxurious high-quality homes. Committed to offering a personable and efficient service to customers, Luxgrove is forever seeking to outdo itself on design, quality and value. Its steadfast passion for doing so has helped it achieve its status as one of London's most reliable and trusted home builders.

[INFO@LUXGROVE.COM](mailto:info@luxgrove.com)







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#### 48b GROUND FLOOR

KITCHEN / LIVING  
5.49m x 3.66m/18'0" x 12'0"

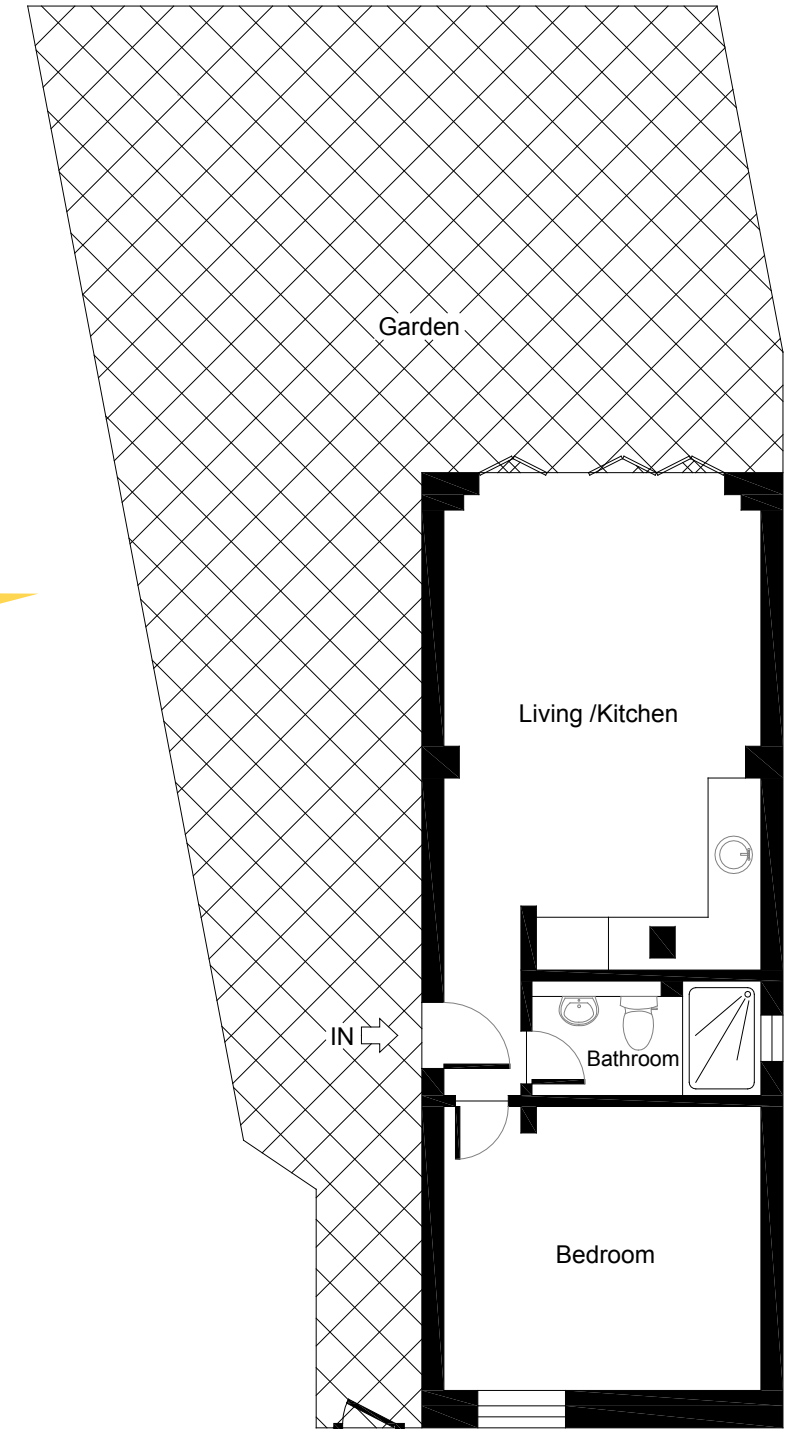
BEDROOM  
3.66m x 3.45m/12'0" x 11'4"

BATHROOM  
2.64m x 1.32m/8'8" x 4'4"

GARDEN  
11.0m x 10.4m/36'0" x 34'1"\*

\*(Excluding Garden)

APPROX.  
GROSS INTERNAL  
FLOOR AREA  
40 SQM / 435SQ FT



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**48a**  
**GROUND FLOOR**

**KITCHEN / LIVING**  
4.27m x 3.66m/14'0" x 12'0"

**BEDROOM**  
3.35m x 2.57m/11'0" x 8'5"

**BATHROOM**  
2.51m x 1.78m/8'3" x 5'10"

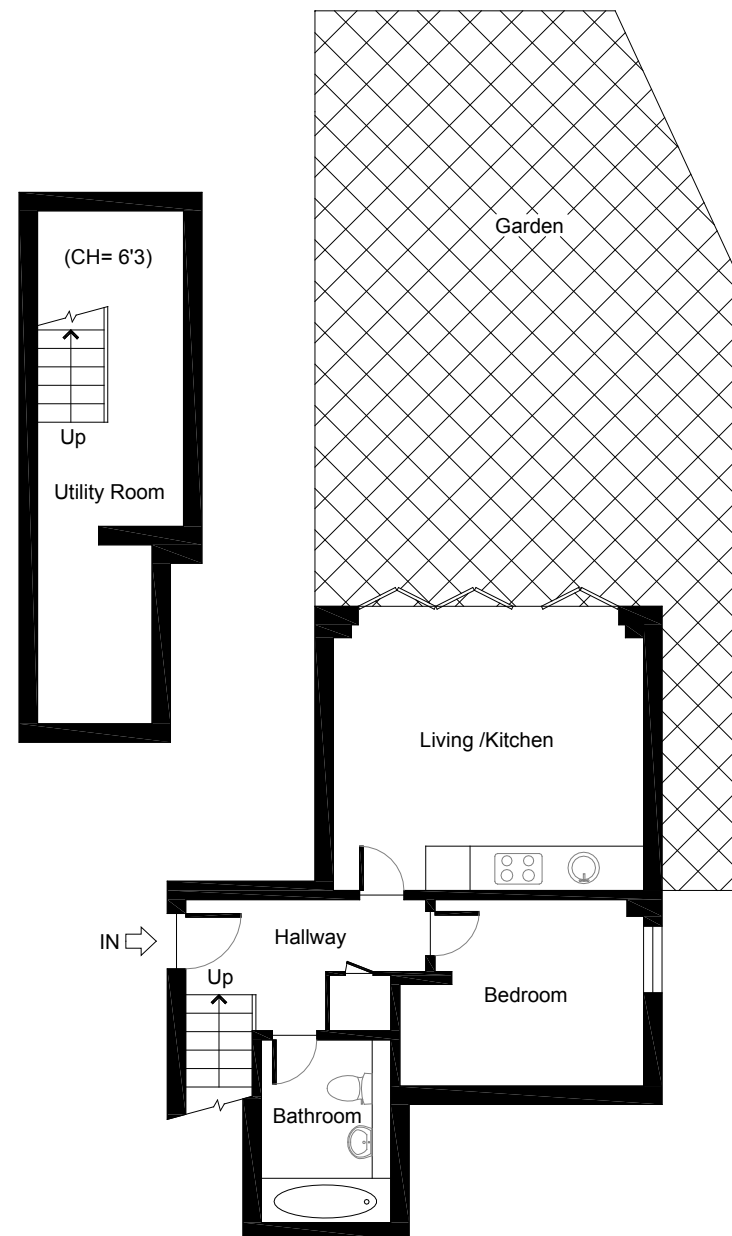
**HALLWAY**  
3.30m x 1.80m/10'10" x 5'11"

**BASEMENT**  
7.06m x 2.01m/23'2" x 6'7"

**GARDEN**  
7.0m x 5.0m/22'9" x 16'4"\*

\*(Excluding Garden)

**APPROX.  
GROSS INTERNAL  
FLOOR AREA**  
**50 SQM / 546 SQ FT**



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**Flat 1**  
**GROUND FLOOR**

**KITCHEN / LIVING**  
5.00M X 4.06M/16'5" X 13'4"

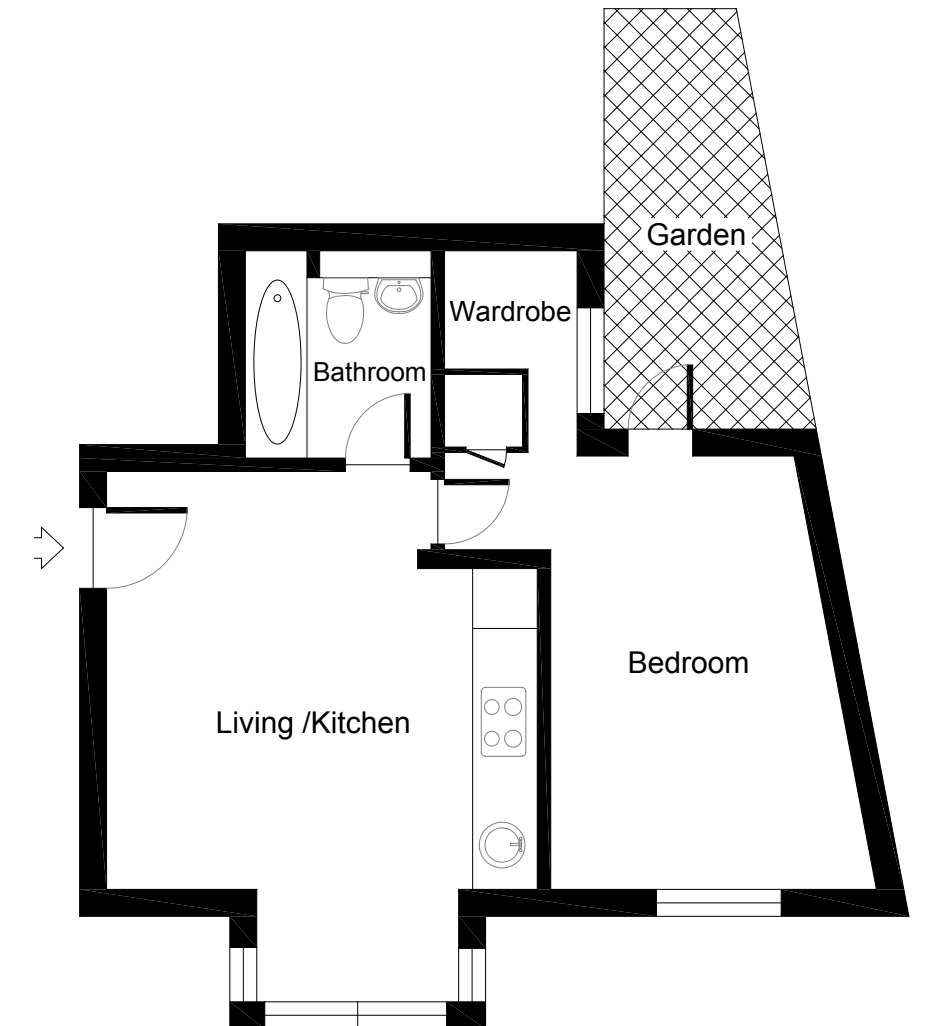
**BEDROOM**  
4.09m x 3.01m/13'5" x 10'1"

**BATHROOM**  
1.96m x 1.75m/6'5" x 5'9"

**GARDEN**  
8.0m x 1.4m/26'2" x 4'5"\*

\*(Excluding Garden)

**APPROX.  
GROSS INTERNAL  
FLOOR AREA**  
**38 SQM / 407SQ FT**



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### Flat 2 FIRST FLOOR

LIVING / BEDROOM  
5.64m x 3.66m/18'6" x 12'0"

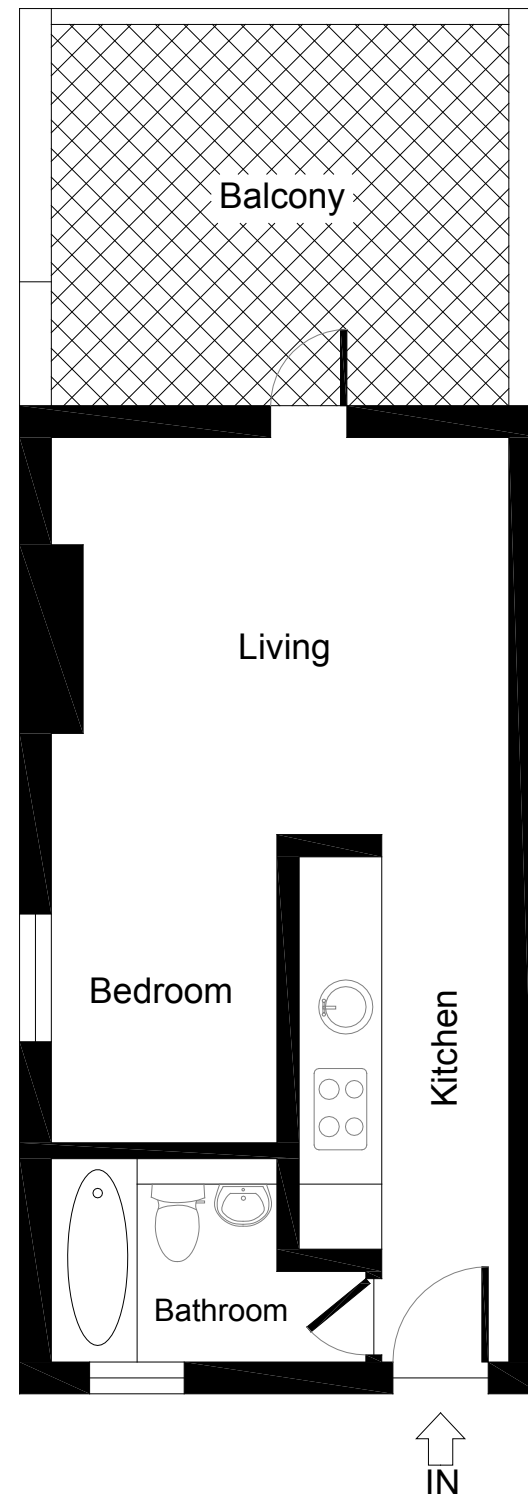
KITCHEN  
3.12m x 1.68m/10'3" x 5'6"

BATHROOM  
2.51m x 1.63m/8'3" x 5'4"

BALCONY  
2.51m x 1.63m/8'3" x 5'4"

\*(Excluding Balcony)

**APPROX.  
GROSS INTERNAL  
FLOOR AREA  
28 SQM / 306 SQ FT**



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### Flat 3 FIRST FLOOR

KITCHEN / LIVING  
6.30m x 4.27m/20'8" x 14'0"

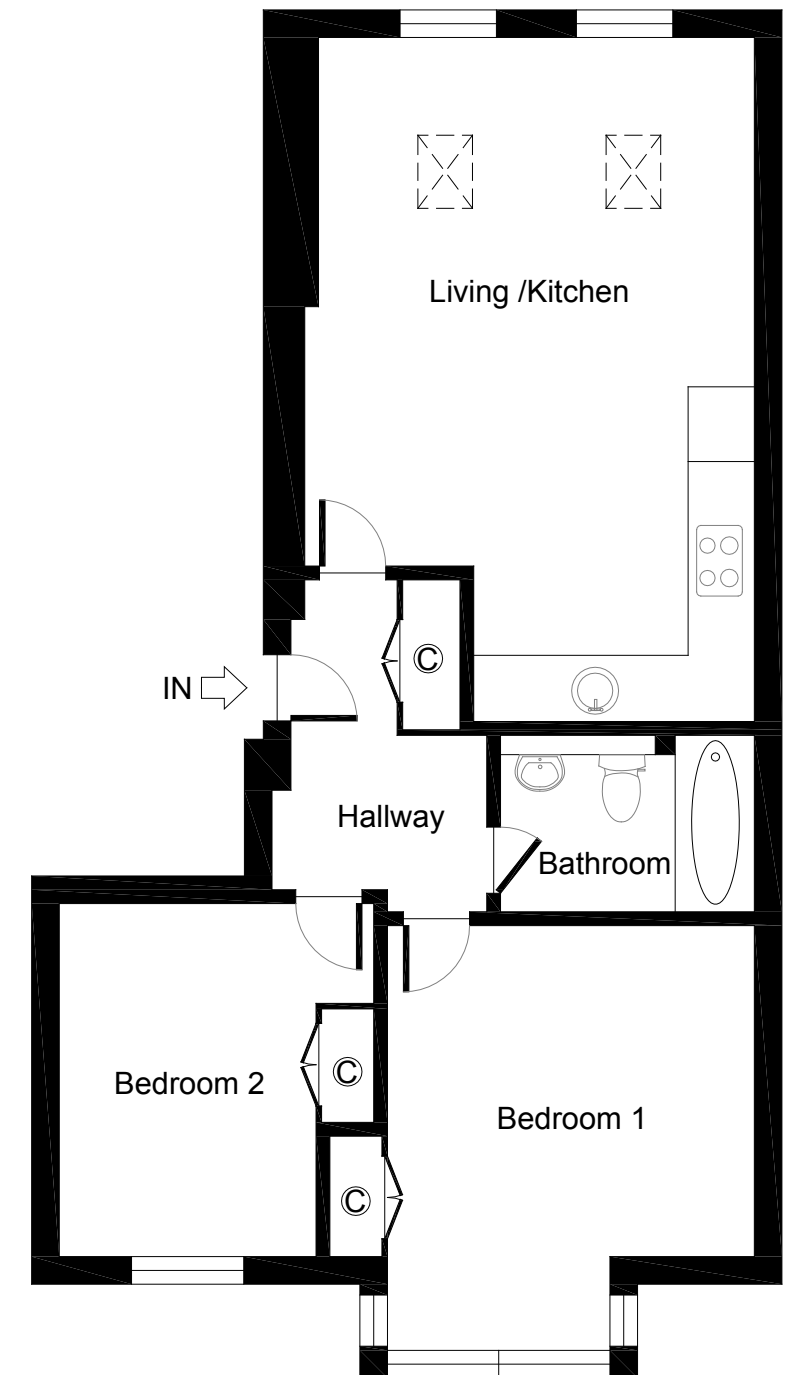
BEDROOM 1  
3.91m x 3.38m/12'10" x 11'1"

BEDROOM 2  
3.25m x 2.90m/10'8" x 9'6"

BATHROOM  
2.34m x 1.63m/7'8" x 5'4"

HALLWAY  
2.84m x 2.18m/9'4" x 6'6"

**APPROX.  
GROSS INTERNAL  
FLOOR AREA  
60 SQM / 642 SQ FT**



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#### Flat 4 SECOND FLOOR

KITCHEN / LIVING  
4.93m x 4.17m/16'2" x 13'8"

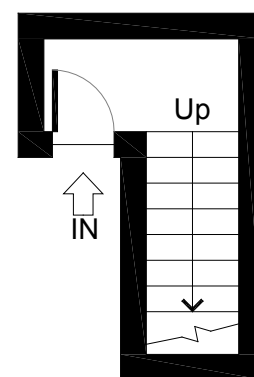
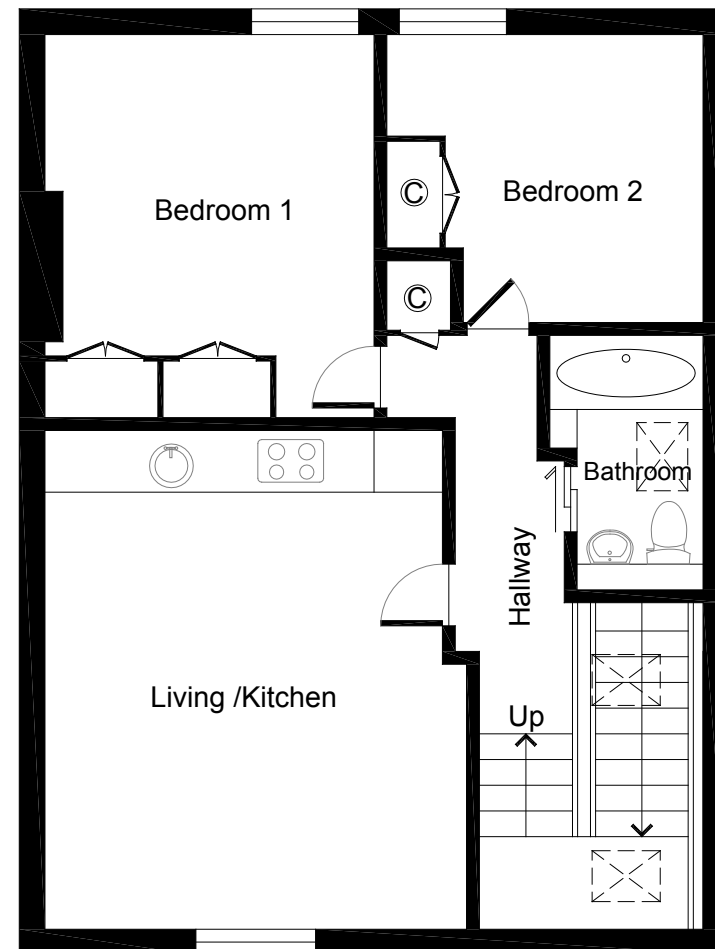
BEDROOM 1  
3.78m x 3.25m/12'5" x 10'8"

BEDROOM 2  
3.12m x 2.84m/10'3" x 9'4"

BATHROOM  
2.51m x 1.52m/8'3" x 5'0"

HALLWAY  
3.12m x 1.47m/10'3" x 4'10"

APPROX.  
GROSS INTERNAL  
FLOOR AREA  
64 SQM / 693 SQ FT



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#### SPECIFICATION

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- Bespoke, fully integrated kitchens with feature islands to selected units. Kitchens equipped with integrated Bosch appliances, Smeg sinks and taps, and finished with Statuario Quartz worktops and smoked grey mirror splashbacks
- Luxurious marble bathrooms fitted with designer chrome sanitary ware, frameless glass shower screens, built in vanity units
- Nest remote control thermostats
- Wiring for Sky +
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