



INDIGO
SQUARE
SURBITON

A COLLECTION OF CONTEMPORARY 1, 2 & 3 BEDROOM APARTMENTS AND DUPLEX HOMES



INDIGO
SQUARE
SURBITON

With a private courtyard garden at its heart, Indigo Square brings new levels of contemporary living to vibrant Surbiton. This outstanding, aspirational collection of one, two and three bedroom apartments and duplex homes all offer their own additional private outdoor space.



LANDMARK
STYLE

Surbiton's new destination for modern living

The best of contemporary design

Located just moments from the River Thames, Indigo Square is set to become a Surbiton landmark. Complimenting the local architectural language, this dynamic collection of homes has been thoughtfully styled to reflect the best of contemporary design. Comprising two and three bedroom duplexes and one, two and three bedroom apartments, each home enjoys access to the communal courtyard garden as well as benefiting from private outdoor space. This includes garden areas and terraces to the majority of duplexes, while apartments feature terraces and/or balconies. Private secure underground parking is included with the three bedroom homes, with further spaces available for other homes by separate negotiation. Parking is accessed via remote controlled gates and a parking lift.

At Indigo Square you'll discover a home that ticks all the boxes for an individual living style.



A green oasis at its heart

The homes at Indigo Square are set around an attractive and beautifully landscaped courtyard garden. This peaceful retreat provides the perfect place to sit and unwind.



Computer generated illustration is indicative only

DESIGNED
FOR TODAY

Thoughtfully planned,
beautifully finished.





A vibrant lifestyle awaits

A lively destination for contemporary living

Surbiton has grown to become a favourite destination for a well-connected lifestyle, with a vibrancy and vitality that's hard to match within such close proximity to London.

Your new home at Indigo Square, located on Brighton Road, puts all the attractions of Surbiton, including shops, bars, restaurants, leisure facilities and the River Thames within touching distance. Whether you want to grab a quick coffee, enjoy fine dining or drop into the gym for a workout you couldn't be better placed.





A village atmosphere

Embrace Surbiton's community spirit

Just around the corner from Indigo Square you'll find Maple Road, a beautiful tree-lined street that plays host to a fabulous selection of pubs, including one with its own micro-brewery, restaurants, bars and specialist retailers. Favoured restaurants include award-winning The French Table, voted number three in the top 100 restaurants in 2016 by Top Table. For a livelier vibe try No. 97, a popular restaurant and gin bar, or Gordon Bennett, with its craft beers and wines. With its varied menu, Da Lucio is a firm favourite for those who enjoy relaxed Italian dining. Maple Road is also home to The Antelope, a pub featuring quirky décor and offering a selection of craft beers, including those brewed on the premises.

Once a month, a farmers' market brings the opportunity to enjoy locally sourced produce including bread and cakes, meat, fish and vegetables.

LEISURE
TIME

So much to see. So much to do.

There's plenty to fill your leisure time

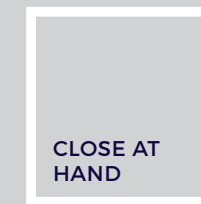
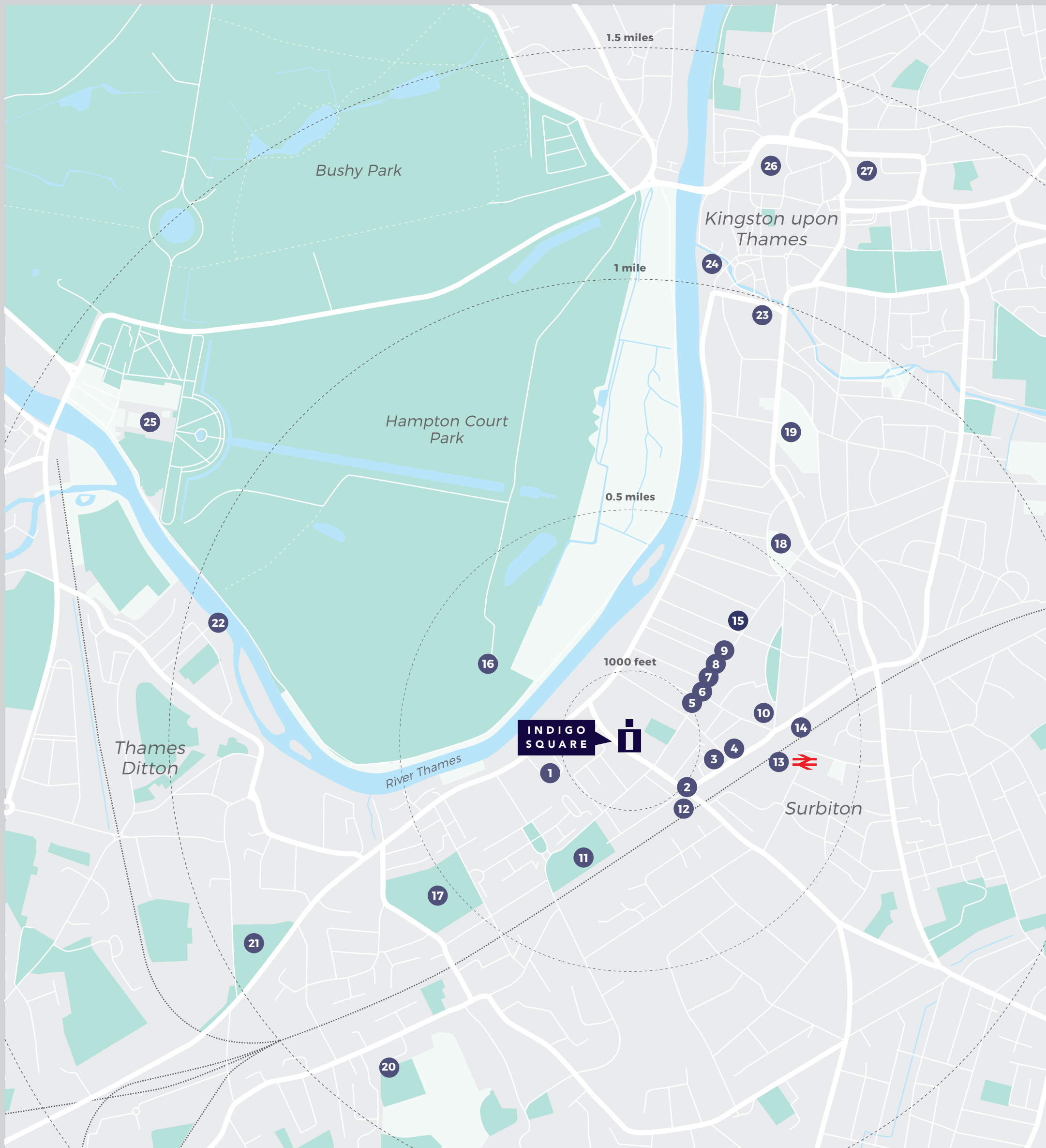
You'll be spoilt for choice when it comes to filling your leisure time - Indigo Square is perfectly located to put plenty of local highlights within easy reach.

Aside from local shopping facilities you'll be less than a mile from Kingston upon Thames with its extensive retailers, including The Bentall Centre and John Lewis, riverside and town centre restaurants, cinema and The Rose Theatre, established as a major entertainment venue.

If you want open space, cross Kingston Bridge to magnificent Bushy Park or visit Hampton Court Palace and the adjoining Home Park.

Want to get fit? Nuffield Health and Fitness is just a quick jog up the road and there's additional facilities at Surbiton's YMCA. On the Thames you'll find rowing and sailing clubs or rent a boat at Hart's Boatyard and discover the otherwise unseen charms of the River Thames.





Indigo Square. At the heart of it all.

- | | |
|--|---|
| 1. Nuffield Health Fitness & Wellbeing | 15. The Grove |
| 2. ExCellar | 16. Hampton Court Palace Golf Club |
| 3. The Victoria | 17. Long Ditton recreation ground and tennis courts |
| 4. Costa Coffee | 18. Surbiton High School |
| 5. Gordon Bennett bar | 19. Kingston University |
| 6. The French Table | 20. Surbiton Hockey Club |
| 7. The Antelope ale & cider house | 21. Giggs Hill Green |
| 8. No 97 restaurant and gin bar | 22. The Albany |
| 9. Da Lucio Italian | 23. Kingston College |
| 10. Waitrose | 24. The Rose Theatre |
| 11. Victoria recreation ground | 25. Hampton Court Palace |
| 12. Wags n Tails coffee bar | 26. The Bentall Centre |
| 13. Surbiton station | 27. Odeon Cinema |
| 14. Pizza Express | |

LOCAL HIGHLIGHTS



Nuffield Health Fitness

Just a few hundred metres from Indigo Square and featuring pool, fully equipped gym, sauna, steam room and relaxation spa. There's also physiotherapists and nutritionists to help achieve your goals.



The Rose Theatre

Modelled on the original Elizabethan Rose Theatre on the South Bank, the Rose Theatre, Kingston was founded by Sir Peter Hall and presents a broad spectrum of acts from the performing arts.



Surbiton Station

This iconic Grade II listed art-deco building is considered by many to be one of the finest modernist station buildings in Britain. With regular services to London Waterloo and the south coast.



The Bentall Centre

Kingston's flagship shopping centre plays host to a diverse selection of retailers including fashion favourites, jewellers, Apple store and restaurants, plus of course Bentall's own department store offerings.



Maple Road

Everything from high quality cuisine, bars and specialist retailers to a monthly farmers' market, Maple Road has become the destination of choice for those seeking a night out in town or a unique shopping experience.



The River Thames

Just a few hundred metres from Indigo Square, The River Thames brings the opportunity to enjoy life on or off the water. A riverside walkway stretches all the way from Surbiton to Kingston so leave the car at home for those shopping trips.



FURTHER
AFIELD

Connected living

In touch with wherever you want to be

Whether you're getting around by foot, on two wheels or four, by road or rail you can enjoy a very well connected lifestyle at Indigo Square.

Surbiton station provides an excellent service to London Waterloo non-stop with a minimum journey time of 17 minutes. Wimbledon and Clapham Junction provide further

connections, while in the opposite direction, services to Portsmouth Harbour take as little as 95 minutes.

If you're getting around by road, the nearby A3 provides easy access to the M25 and onward connection to the M4 for Heathrow and M23 for Gatwick.



Walking from Indigo Square

Maple Road's restaurants and bars	Victoria Recreation Ground	Nuffield Health Fitness & Wellbeing	River Thames	Surbiton Station	Waitrose
5 mins	5 mins	6 mins	9 mins	9 mins	10 mins



Driving from Indigo Square

Kingston-upon-Thames	1 mile
A3	1.5 miles
Bushy Park	2.5 miles
M3	6 miles
Heathrow	10 miles
Gatwick	25 miles
Central London	15 miles



Trains from Surbiton station (min travel times)

WIMBLEDON	WATERLOO	GUILDFORD
12mins	17mins	35mins

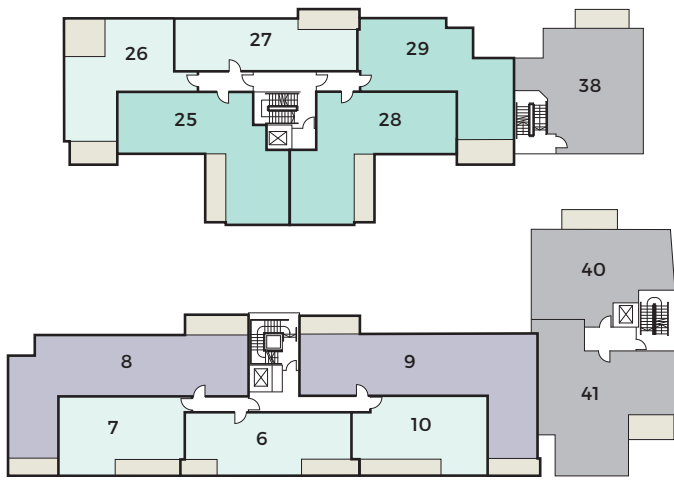
FLOOR
PLANS

Select your new home

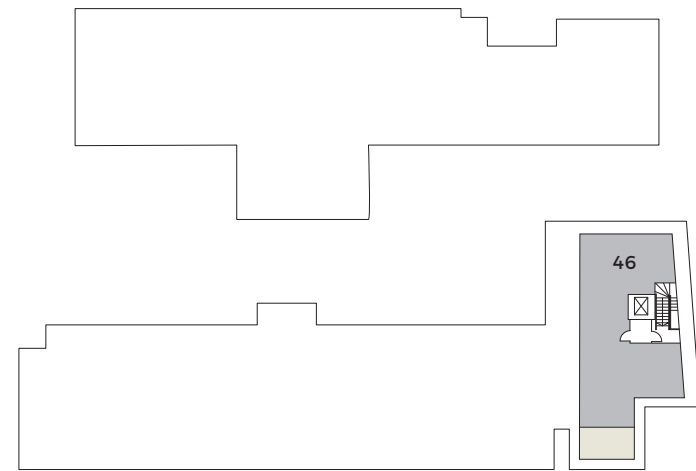
Turn the page to view individual floor plates and use this to select the home that suits you at Indigo Square.

Apartment locator

KEY PLANS



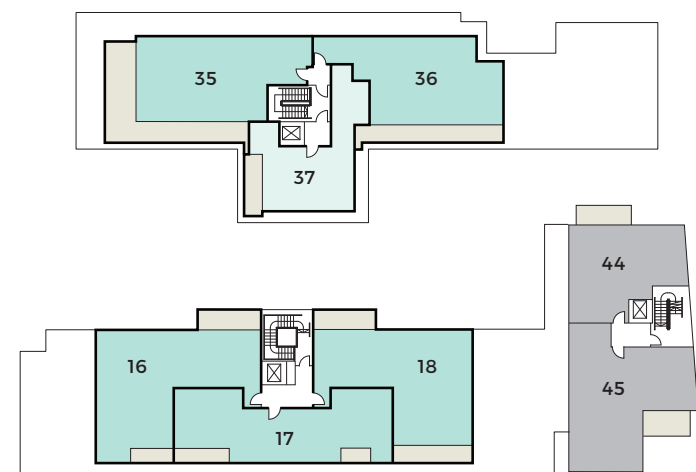
FIRST FLOOR



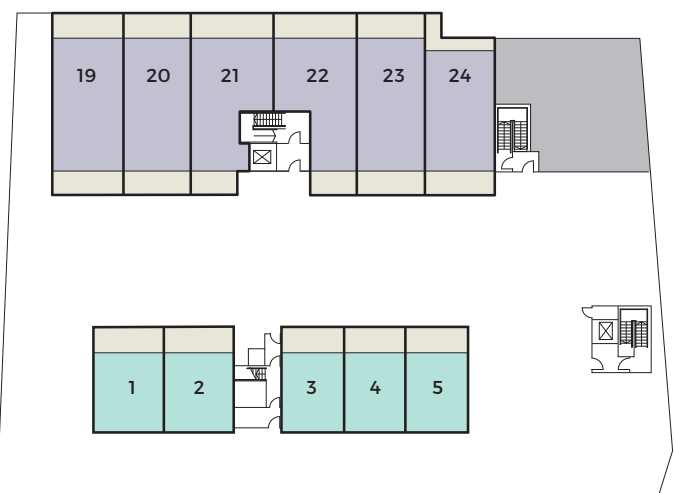
FOURTH FLOOR



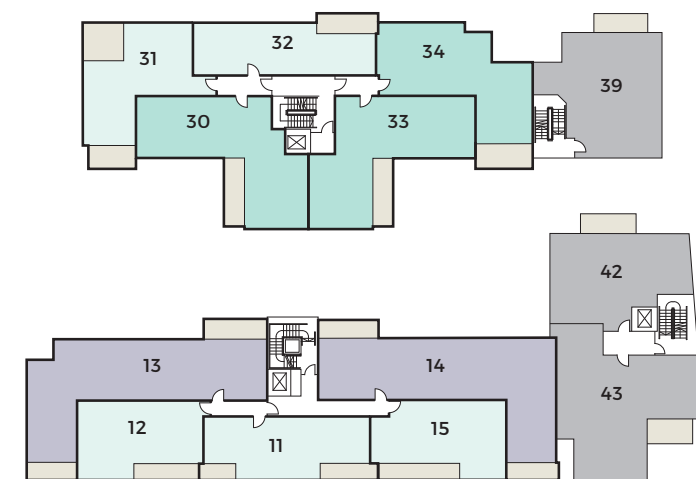
GROUND FLOOR



THIRD FLOOR



LOWER GROUND FLOOR



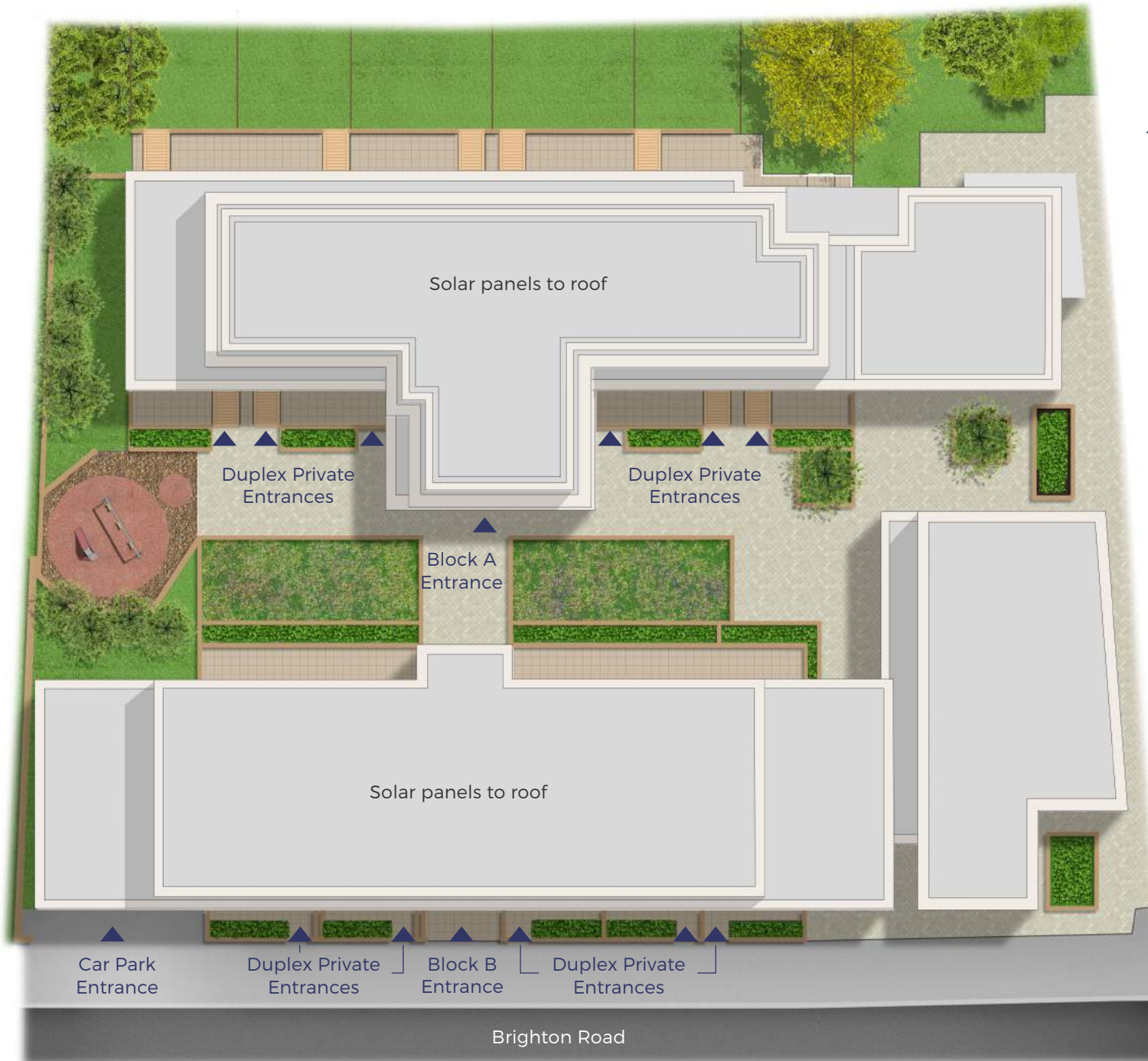
SECOND FLOOR

1 bedroom 2 bedroom 3 bedroom Not for private sale

Development layout

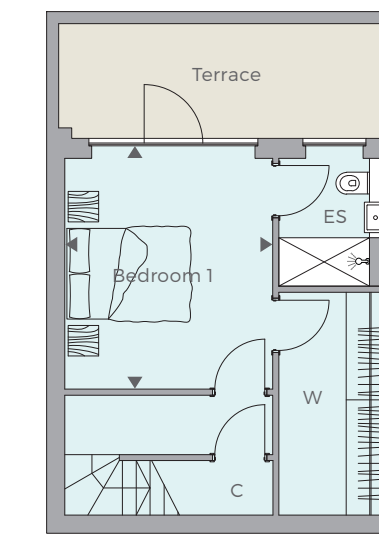
PERFECTLY PLANNED

The apartments and duplex homes at Indigo Square are arranged around a central garden courtyard, overlooked by the majority of homes. Secure underground parking is accessed via a lift from street level, and cycle parking is available.

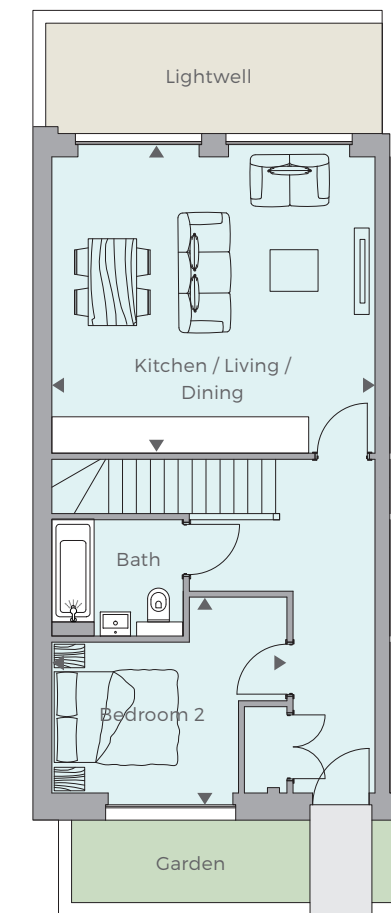


Numbers 1 & 2 - TWO BEDROOM DUPLEX HOME

Kitchen / Living / Dining	5.34m x 5.10m	17'6" x 16'9"
Bedroom 1	4.02m x 3.44m	13'2" x 11'3"
Bedroom 2	3.88m x 3.43m	12'9" x 11'3"



LOWER GROUND FLOOR

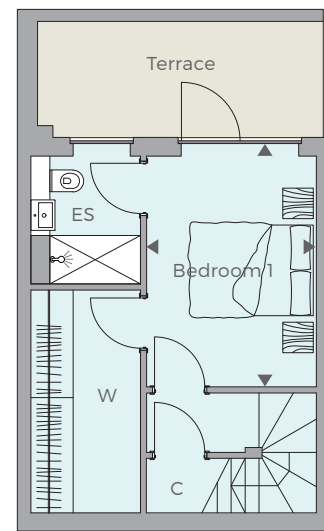


GROUND FLOOR

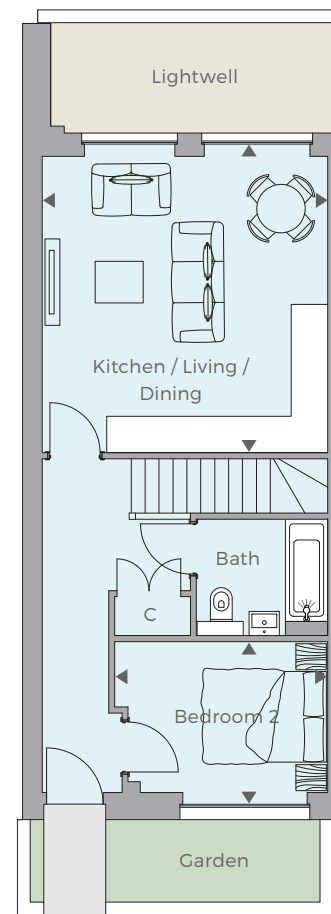
Numbers 3, 4 & 5 - TWO BEDROOM DUPLEX HOME

Kitchen / Living / Dining	5.10m x 4.72m	16'9" x 15'6"
Bedroom 1	4.02m x 2.81m	13'2" x 9'5"
Bedroom 2	3.52m x 2.69m	11'7" x 8'10"

Please note: Number 4 is mirrored



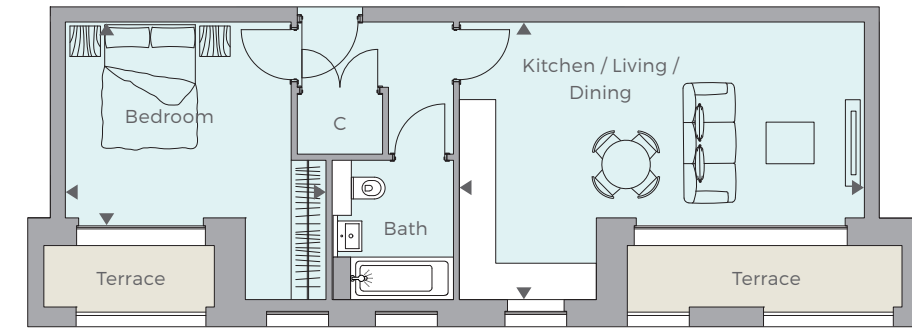
LOWER GROUND FLOOR



GROUND FLOOR

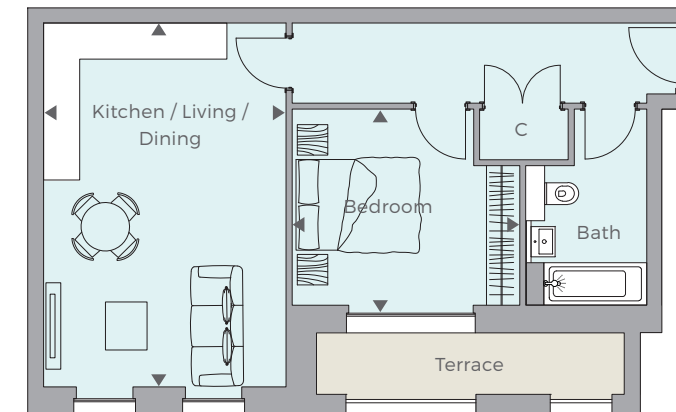
Numbers 6 & 11 - ONE BEDROOM APARTMENT - First / Second Floor

Kitchen / Living / Dining	6.69m x 4.59m	20'11" x 15'1"
Bedroom	4.31m x 3.24m	14'2" x 10'7"



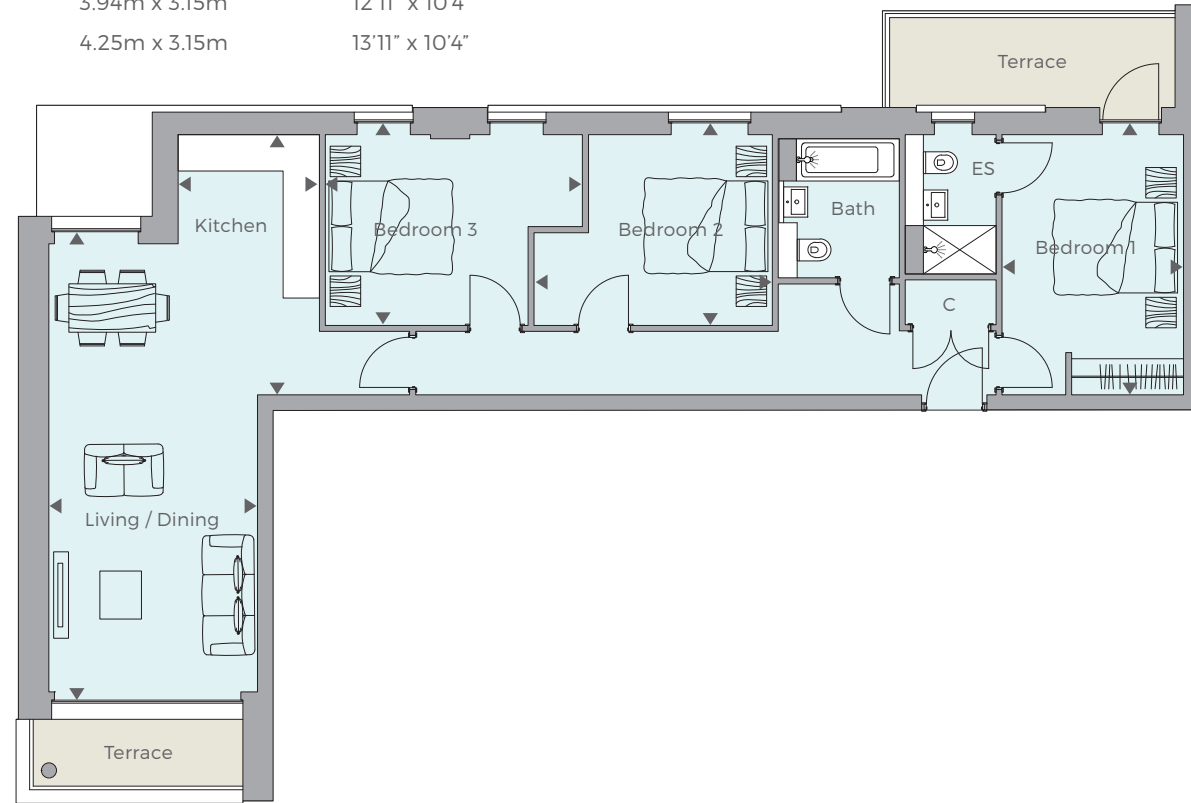
Numbers 7 & 12 - ONE BEDROOM APARTMENT - First / Second Floor

Kitchen / Living / Dining	6.01m x 4.01m	19'9" x 13'2"
Bedroom	3.76m x 3.24m	12'4" x 10'7"



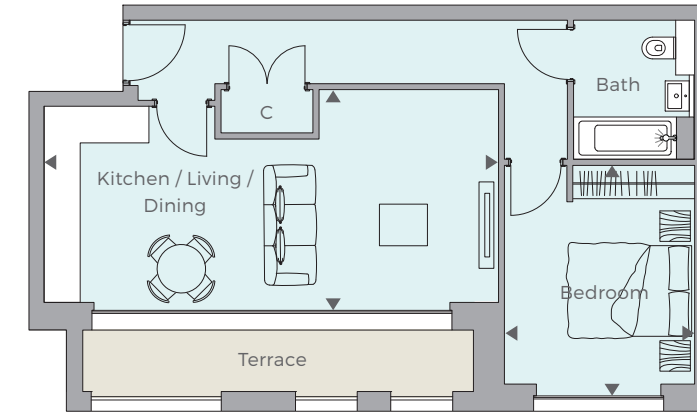
Numbers 8 & 13 - THREE BEDROOM APARTMENT - First / Second Floor

Kitchen	4.30m x 2.34m	14'1" x 7'8"
Living / Dining	7.41m x 3.45m	24'4" x 11'4"
Bedroom 1	4.30m x 3.00m	14'1" x 9'10"
Bedroom 2	3.94m x 3.15m	12'11" x 10'4"
Bedroom 3	4.25m x 3.15m	13'11" x 10'4"



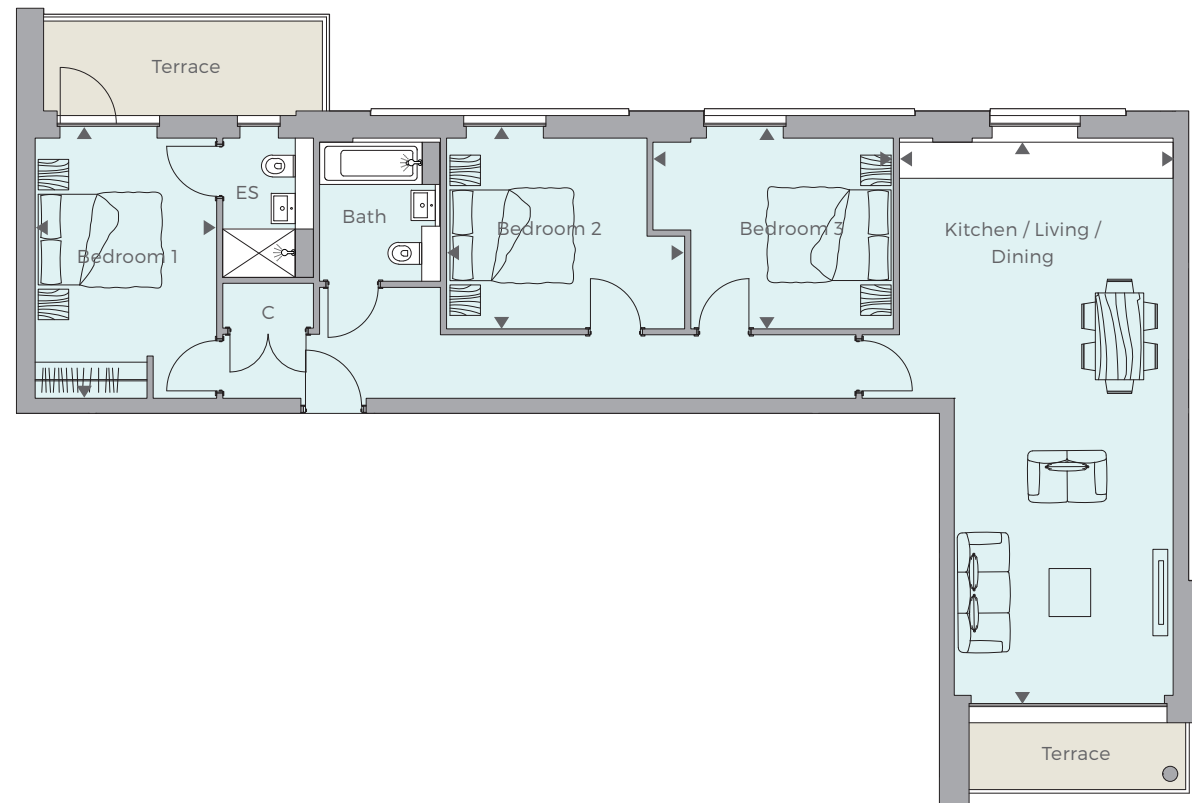
Numbers 10 & 15 - ONE BEDROOM APARTMENT - First / Second Floor

Kitchen / Living / Dining	7.51m x 3.51m	24'8" x 11'6"
Bedroom	3.61m x 3.14m	11'10" x 10'4"



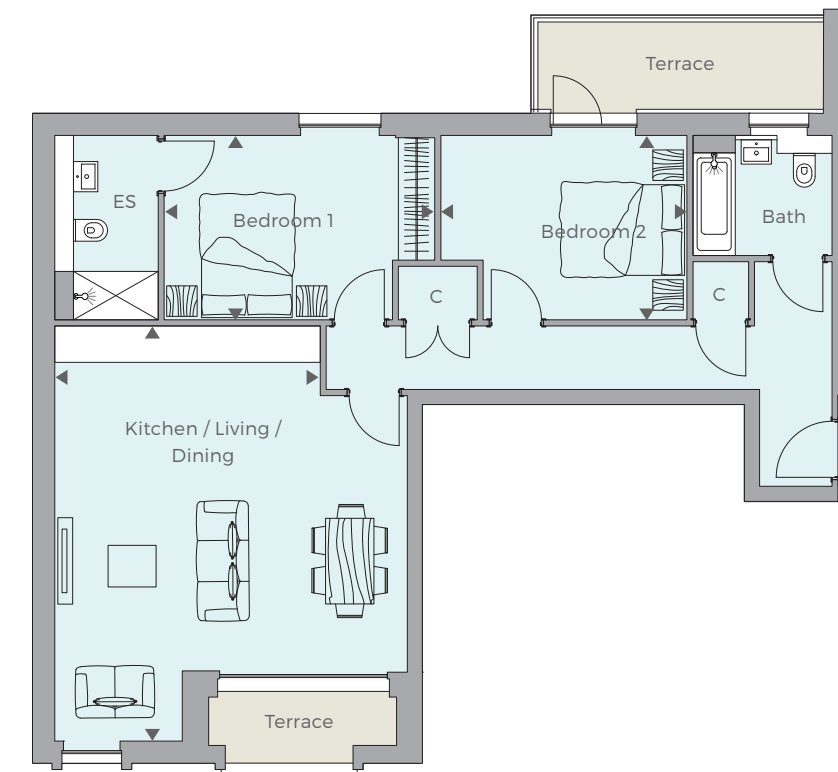
Numbers 9 & 14 - THREE BEDROOM APARTMENT - First / Second Floor

Kitchen / Living / Dining	9.21m x 4.52m	30'3" x 14'10"
Bedroom 1	4.30m x 3.00m	14'1" x 9'10"
Bedroom 2	3.94m x 3.15m	12'11" x 10'4"
Bedroom 3	3.97m x 3.15m	10'4" x 13'0"



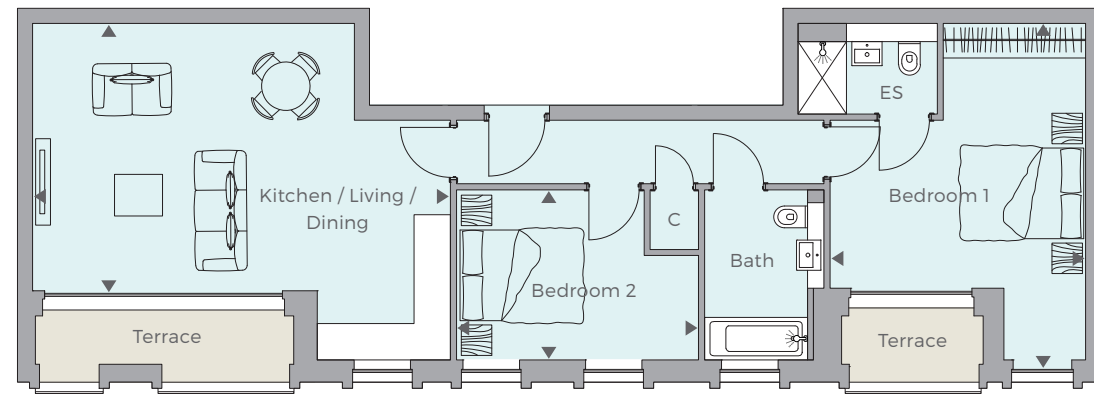
Number 16 - TWO BEDROOM APARTMENT - Third Floor

Kitchen / Living / Dining	6.86m x 5.83m	22'6" x 19'1"
Bedroom 1	4.47m x 3.05m	14'8" x 10'0"
Bedroom 2	4.07m x 3.05m	13'4" x 10'0"



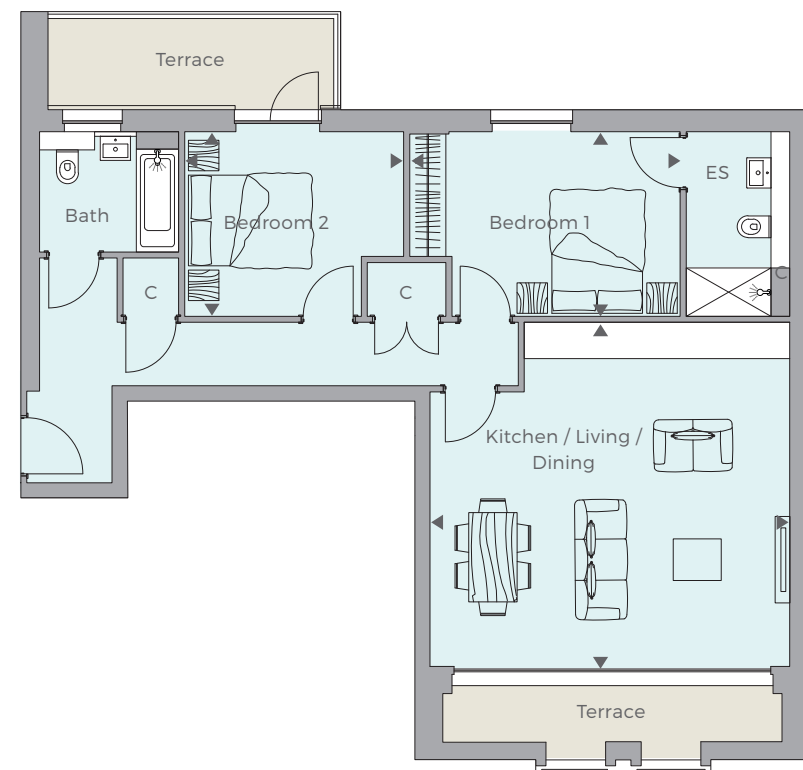
Number 17 - TWO BEDROOM APARTMENT - Third Floor

Kitchen / Living / Dining	6.91m x 4.42m	22'8" x 14'6"
Bedroom 1	5.56m x 4.23m	18'3" x 13'10"
Bedroom 2	4.00m x 2.81m	13'2" x 9'3"



Number 18 - TWO BEDROOM APARTMENT - Third Floor

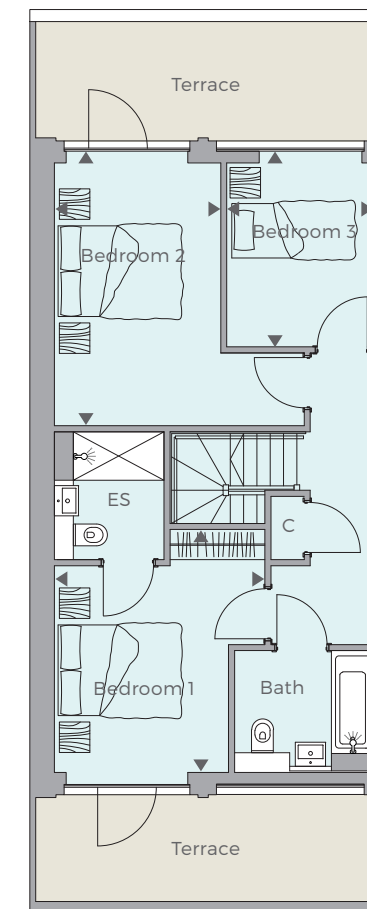
Kitchen / Living / Dining	5.69m x 5.95m	19'6" x 18'8"
Bedroom 1	4.47m x 3.05m	14'8" x 10'0"
Bedroom 2	3.62m x 3.05m	11'10" x 10'0"



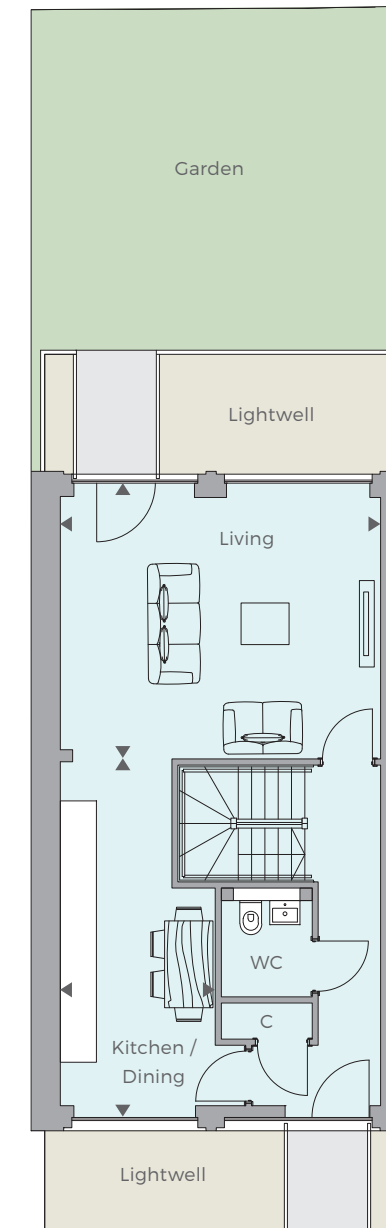
Numbers 19 & 20 - THREE BEDROOM DUPLEX HOME

Kitchen / Dining	5.88m x 2.56m	19'4" x 8'5"
Living	5.29m x 4.61m	17'4" x 15'1"
Bedroom 1	4.02m x 3.48m	13'2" x 11'5"
Bedroom 2	4.54m x 2.75m	14'11" x 9'0"
Bedroom 3	3.23m x 2.43m	10'7" x 8'0"

Please note: Number 20 is mirrored



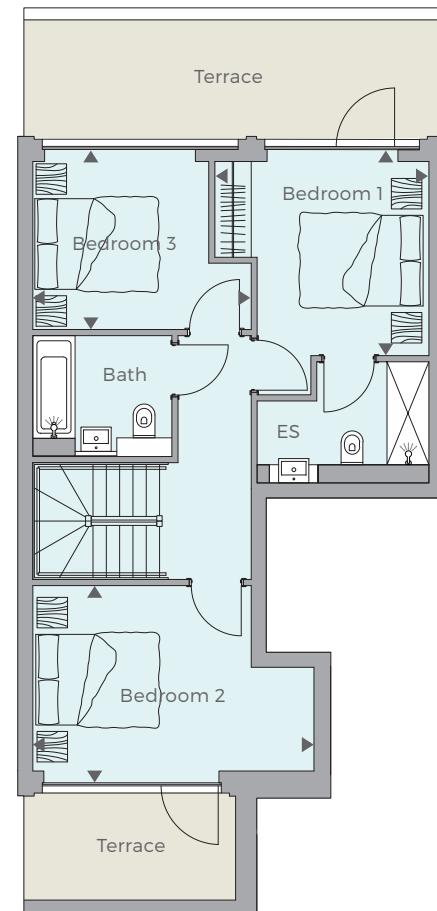
LOWER GROUND FLOOR



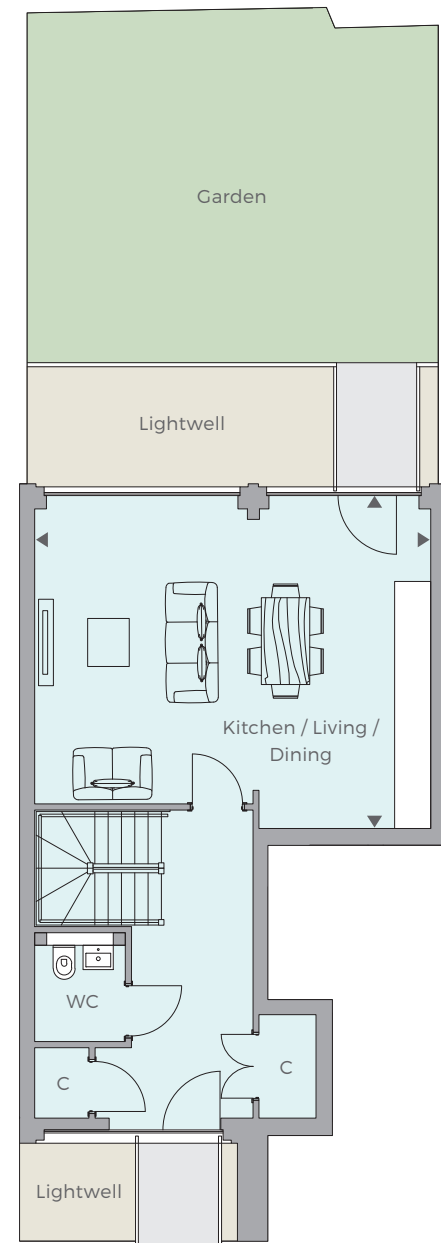
GROUND FLOOR

Number 21 - THREE BEDROOM DUPLEX HOME

Kitchen / Living / Dining	6.55m x 5.51m	21'6" x 18'1"
Bedroom 1	3.54m x 3.40m	11'7" x 11'2"
Bedroom 2	4.65m x 3.26m	15'3" x 10'8"
Bedroom 3	3.61m x 2.97m	11'10" x 9'9"



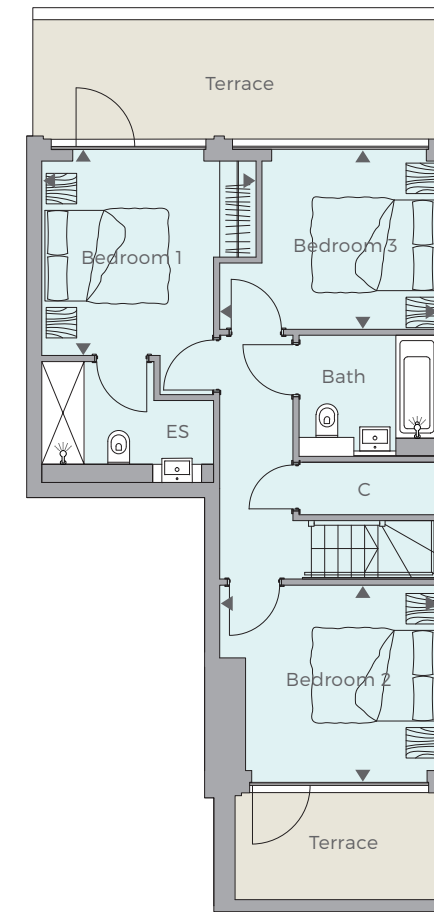
LOWER GROUND FLOOR



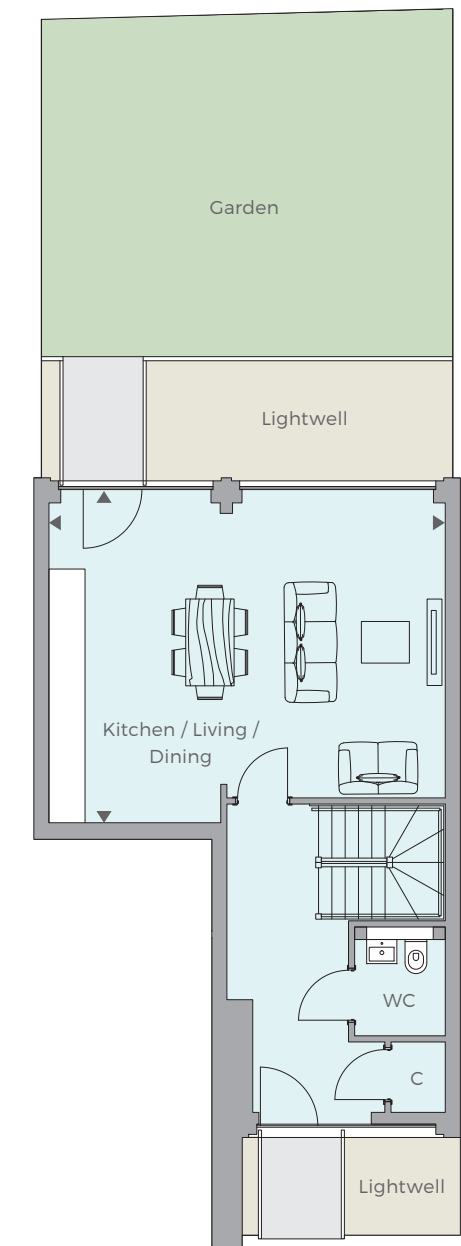
GROUND FLOOR

Number 22 - THREE BEDROOM DUPLEX HOME

Kitchen / Living / Dining	6.55m x 5.51m	21'6" x 18'1"
Bedroom 1	3.54m x 3.40m	11'7" x 11'2"
Bedroom 2	3.61m x 3.23m	11'10" x 10'7"
Bedroom 3	3.61m x 2.97m	11'10" x 9'9"



LOWER GROUND FLOOR



GROUND FLOOR

Number 23 - THREE BEDROOM DUPLEX HOME

Kitchen	5.69m x 2.53m	18'8" x 8'4"
Living / Dining	5.28m x 4.61m	17'4" x 15'1"
Bedroom 1	4.02m x 3.48m	13'2" x 11'5"
Bedroom 2	4.54m x 2.75m	14'11" x 9'0"
Bedroom 3	3.23m x 2.43m	10'7" x 8'0"



LOWER GROUND FLOOR

GROUND FLOOR

Number 24 - THREE BEDROOM DUPLEX HOME

Kitchen / Dining	5.69m x 2.69m	18'8" x 8'10"
Living	5.44m x 3.82m	17'10" x 12'6"
Bedroom 1	4.02m x 3.64m	13'2" x 11'11"
Bedroom 2	4.29m x 3.75m	14'1" x 12'4"
Bedroom 3	2.59m x 2.45m	8'6" x 8'0"

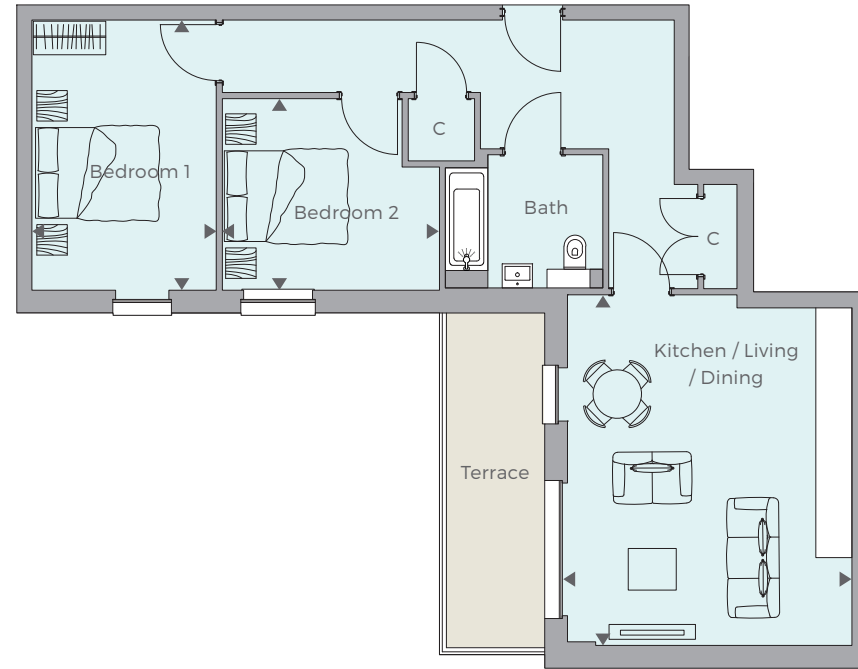


LOWER GROUND FLOOR

GROUND FLOOR

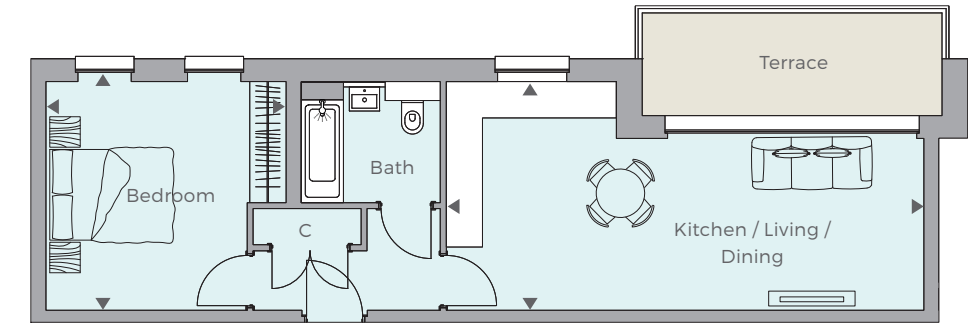
Numbers 25 & 30 - TWO BEDROOM APARTMENT - First / Second Floor

Kitchen / Living / Dining	5.58m x 4.70m	18'4" x 15'5"
Bedroom 1	4.47m x 3.05m	14'8" x 10'0"
Bedroom 2	3.59m x 3.17m	11'9" x 10'5"



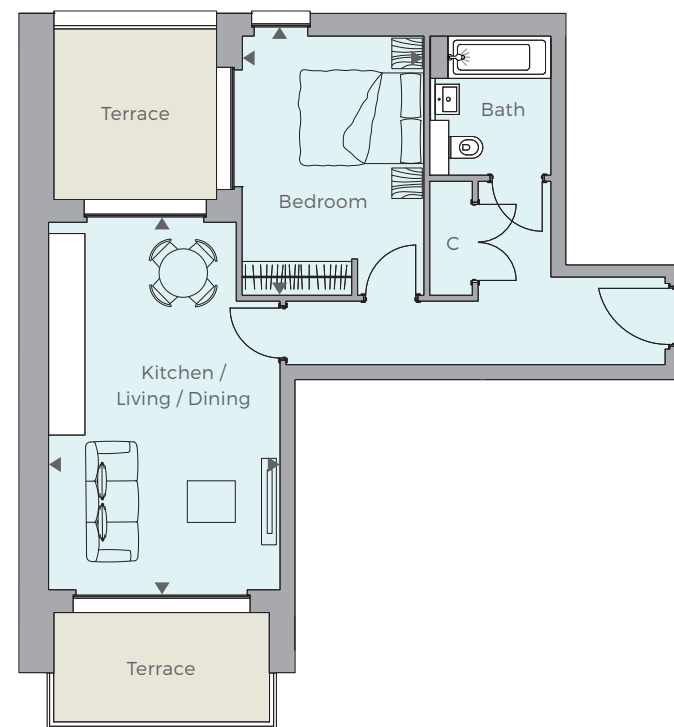
Numbers 27 & 32 - ONE BEDROOM APARTMENT - First / Second Floor

Kitchen / Living / Dining	7.90m x 3.78m	25'11" x 12'5"
Bedroom	3.97m x 3.78m	13'0" x 12'5"



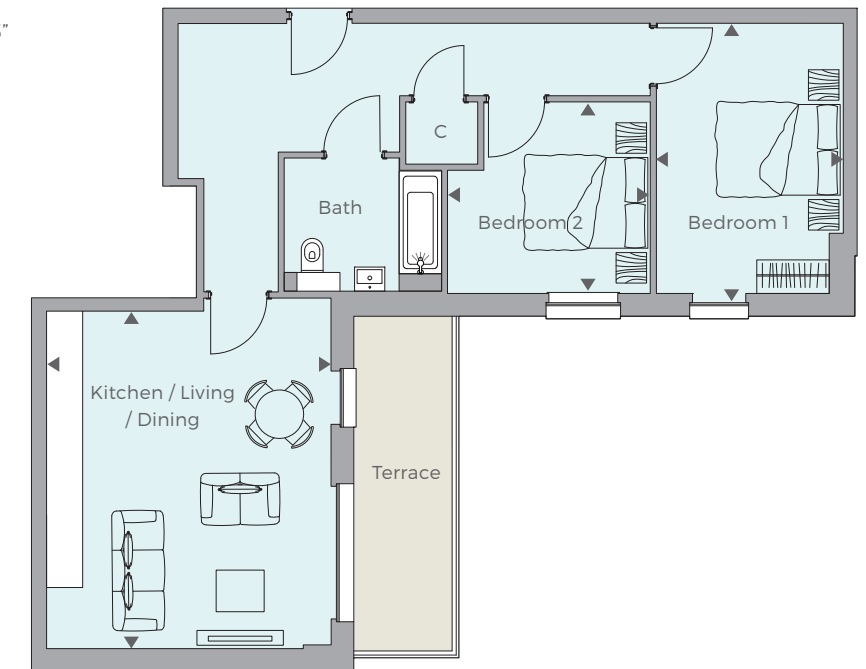
Numbers 26 & 31 - ONE BEDROOM APARTMENT - First / Second Floor

Kitchen / Living / Dining	6.07m x 3.82m	19'11" x 12'7"
Bedroom	4.28m x 3.00m	14'1" x 9'10"



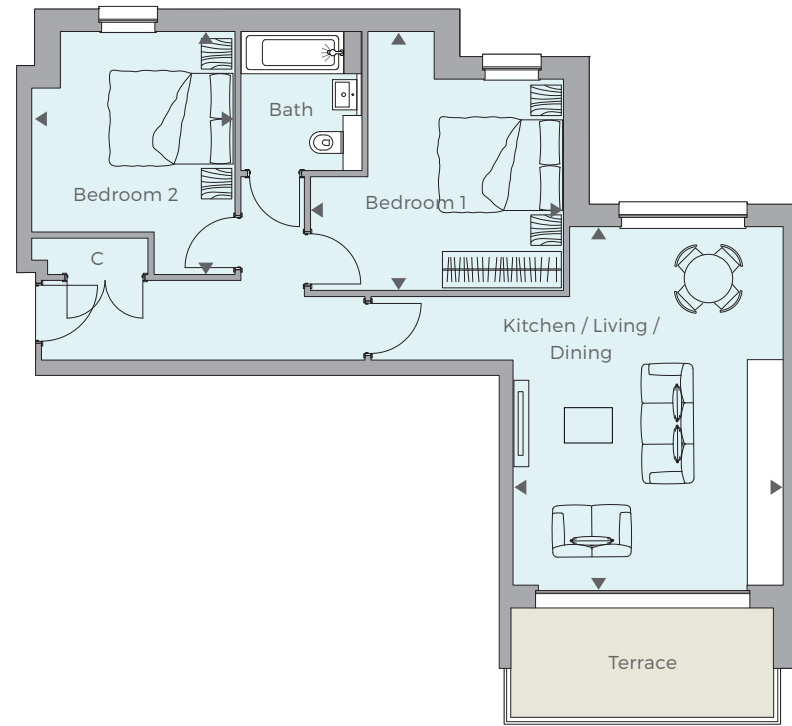
Numbers 28 & 33 - TWO BEDROOM APARTMENT - First / Second Floor

Kitchen / Living / Dining	5.58m x 4.70m	18'4" x 15'5"
Bedroom 1	4.47m x 3.09m	14'8" x 10'2"
Bedroom 2	3.35m x 3.17m	11'0" x 10'5"



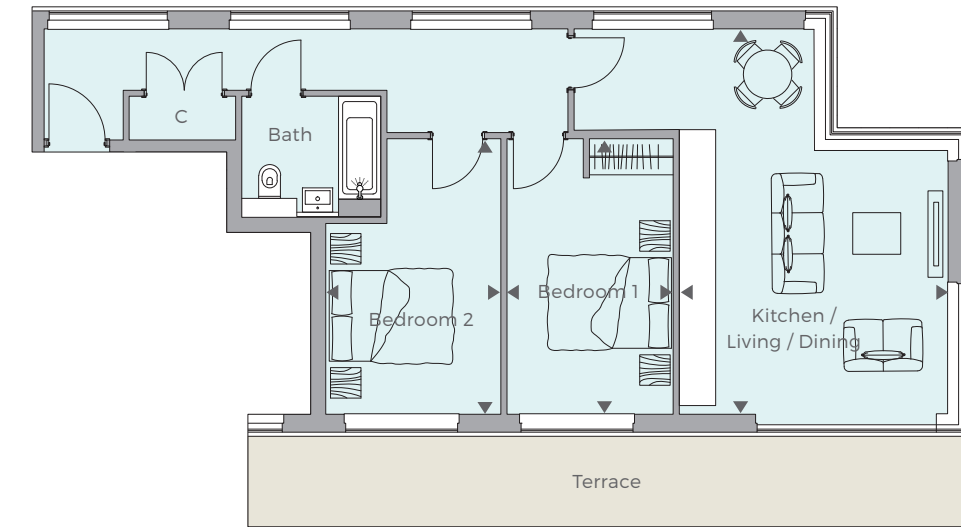
Numbers 29 & 34 - TWO BEDROOM APARTMENT - First / Second Floor

Kitchen / Living / Dining	5.92m x 4.47m	19'5" x 14'8"
Bedroom 1	4.28m x 4.18m	14'1" x 13'9"
Bedroom 2	4.02m x 3.36m	13'2" x 11'0"



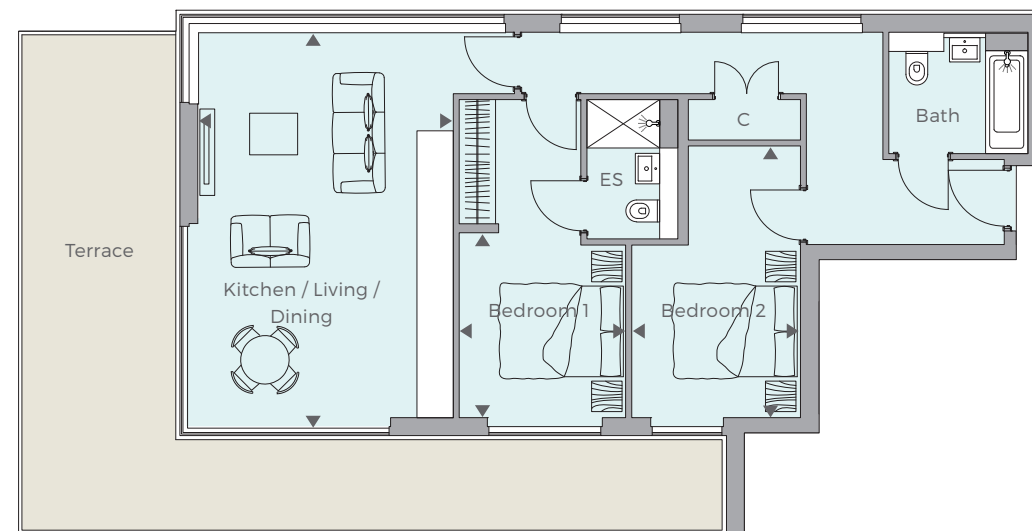
Number 36 - TWO BEDROOM APARTMENT - Third Floor

Kitchen / Living / Dining	6.36m x 4.44m	20'10" x 14'7"
Bedroom 1	4.56m x 2.75m	14'11" x 9'0"
Bedroom 2	4.56m x 2.90m	14'11" x 9'6"



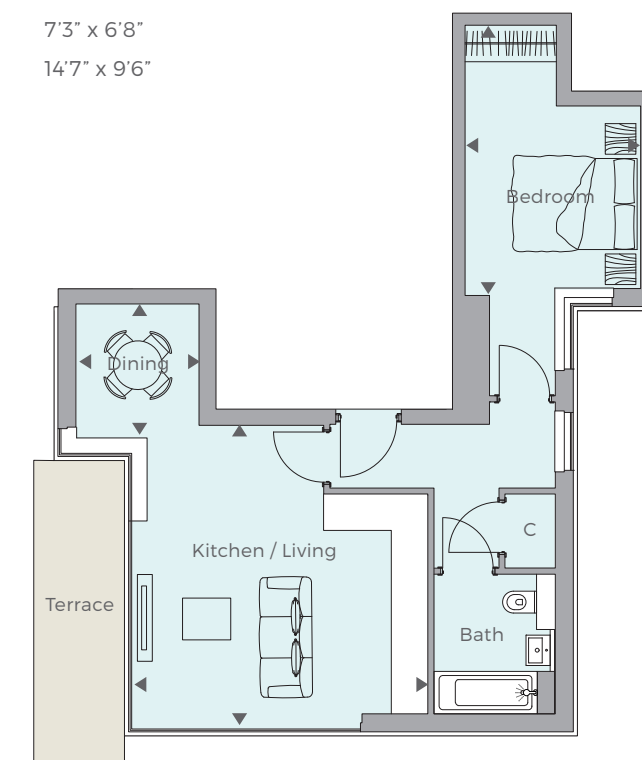
Number 35 - TWO BEDROOM APARTMENT - Third Floor

Kitchen / Living / Dining	6.36m x 4.21m	20'10" x 13'10"
Bedroom 1	3.06m x 2.75m	10'0" x 9'0"
Bedroom 2	4.49m x 2.79m	14'9" x 9'2"



Numbers 37 - ONE BEDROOM APARTMENT - Third Floor

Kitchen / Living	5.00m x 4.88m	16'5" x 16'0"
Dining	2.20m x 2.03m	7'3" x 6'8"
Bedroom	4.45m x 2.89m	14'7" x 9'6"





Everything for a modern lifestyle

External

- A variety of external finishes, including brick, falzinc, and timber effect panels
- Large double glazed grey metal framed windows
- Fantastic private landscaped inner courtyard, plus private external space to all apartments
- Cycle parking
- Children's play area

Entrance

- Duplex apartments accessed through own front door with own front door bell
- All other apartments accessed via their building's secure communal front door, with colour video entry system linked to each apartment
- Each communal entrance lobby provides access to all floors via either the lift or the carpeted staircase
- All communal areas carpeted, apart from stairs from car park to ground floor, which will have vinyl flooring

Internal

Heating and Electrics

- Apartments feature gas boilers, providing underfloor heating throughout, as well as hot water
- Mains operated smoke and heat detectors for safety
- Recessed ceiling down lighters throughout every apartment
- Dimmer lighting controls in polished chrome to kitchens, living areas and bedrooms

Communication

- Living areas to all apartments have terrestrial aerial and DAB radio, as well as provision for Sky Plus HD and latest Sky Q
- Virgin Media is also pre-wired as an option for internet and TV
- Master bedrooms are wired for terrestrial TV and can access wireless Sky Q if required
- BT point to kitchen / living room
- Purchaser to arrange connections with service providers

Flooring

- Timber laminate flooring with limed oak finish to reception, kitchen and corridors areas
- Tiling to bathroom floors
- All bedrooms fully carpeted

Kitchens

Units & worktops

- Designer Italian kitchen
- Sleek handleless design in soft grey finish
- Low voltage under cupboard lighting
- Solid quartz worktops plus cooker splashbacks and 50mm upstands

Appliances

- Bosch, to include gas hob with extractor above, multi-function oven, integrated fridge freezer, integrated dishwasher,
- Hotpoint integrated washer-dryer
- Stainless steel undermounted sink and polished chrome taps

Bathrooms

- Fully equipped with wall mounted thermostatic showers over baths
- Walk-in showers to en-suites where applicable
- Large panel mirrors
- Vanities under sinks to all bath/shower rooms for comfortable storage
- Polished chrome brassware
- Shaver sockets to master en-suites/bathrooms
- Heated towel rails
- Porcelain tiling

Bedrooms

- Built in wardrobes with painted finish and sliding doors fitted to master bedroom

Car park

- Private secure underground parking spaces included with 3 bedroom homes, with further spaces available by negotiation for 1 and 2 bedroom homes
- Accessed via a car lift from street
- Electric car charging points available
- Residents lifts to all floors with the exception of duplex homes





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Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. All room dimensions are subject to change. Kitchen layouts are indicative only. Please consult the Sales Advisor for room dimensions and kitchen layouts. From time to time it is necessary for us to make architectural changes therefore prospective buyers should check the latest plans with our sales representative. Due to our policy of continual improvement we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained within this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

