



# KINGS COURT

KT2

AN EXCITING COLLECTION OF  
ONE, TWO AND THREE BEDROOM APARTMENTS



# KINGS COURT, KINGSTON

Kings Court is an exciting collection of 23 one, two and three bedroom apartments, each offering individual design features such as balconies, curved walls and contemporary fixtures and fittings.

Each apartment has been creatively designed to the highest specification, to maximise light and offer bright, spacious interiors. Kitchens have been planned to offer the best of contemporary design and easy living, with integrated appliances, sleek high gloss units and composite stone work surfaces, whilst bathrooms exude luxury, combining designer suites, chrome fittings and underfloor heating.

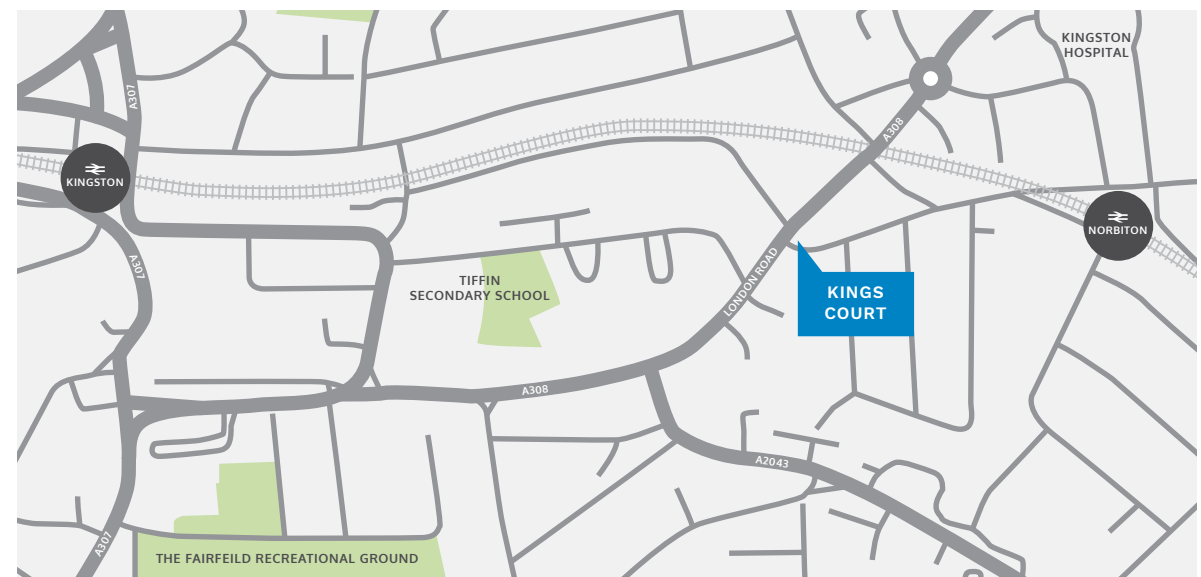




# AROUND & ABOUT

Situated at the point of both London Road and Coombe Road, Kings Court offers the best of both city living and urban life, being just a short walk from Norbiton Station, allowing easy access into Central London in just 36 minutes.

A short cycle ride or walk and you will find yourself at the entrance to Richmond Park, when towering buildings are but a distant memory amongst a sea of rolling hills, thick forest and herd of graceful deer; an ideal sight for runner, cyclists and picnickers alike.



Day to day essentials are close at hand, with Kingston Town Centre offering an abundance of local stores and high street brands for a more extensive shopping experience.

As well as featuring a plethora of shops and a vibrant night life, Kingston is also an area favoured by families looking for green open spaces and scenic river walks, where rowers will find a friendly welcome at one of the many watersports clubs.

Norbiton Station is situated in zone 5 and there are frequent trains into London Waterloo from both here and Kingston Station, meaning you are never far from the action. The A3 also offers a great link into the West End while Heathrow Airport can be reached by car and public transport in less than 40 minutes\*.

- 0.3 miles to Norbiton Station
- 0.6 miles to Kingston Station
- 0.7 miles to Kingston Town Centre
- 0.9 miles to Richmond Park
- 2.4 miles to the A3

\*Travel times are approximate and were correct at time of print. For more information please contact Transport for London

GROUND  
FLOOR



APARTMENT A

**Kitchen/  
Reception**

6.40m x 3.60m  
21'0" x 11'10"

**Bedroom**

3.90m x 3.60m  
12'10" x 11'10"

APARTMENT B

**Kitchen/  
Reception**

5.90m x 5.30m  
19'4" x 17'5"

**Bedroom 1**

3.60m x 3.40m  
11'10" x 11'2"

**Bedroom 2**

3.30m x 2.50m  
10'10" x 8'2"

APARTMENT C

**Kitchen/  
Reception**

8.60m x 2.80m  
28'3" x 9'2"

**Bedroom**

4.10m x 3.10m  
13'5" x 10'2"

The site layout is intended for illustrative purposes only and is subject to change. The dimensions shown are for approximate measurements only and are subject to minor variations and are not intended to be used for carpet sizes, appliance size or items of furniture. Exact layout and size of property may vary.

FIRST &  
SECOND  
FLOOR



APARTMENT D

**Kitchen/  
Reception**

6.40m x 3.60m  
21'0" x 11'10"

**Bedroom**

3.90m x 3.60m  
12'10" x 11'10"

APARTMENT E

**Kitchen/  
Reception**

5.90m x 5.30m  
19'4" x 17'5"

**Bedroom 1**

3.60m x 3.40m  
11'10" x 11'2"

**Bedroom 2**

3.30m x 2.50m  
10'10" x 8'2"

APARTMENT F

**Kitchen/  
Reception**

8.60m x 2.80m  
28'3" x 9'2"

**Bedroom**

4.10m x 3.10m  
13'5" x 10'2"

APARTMENT G

**Kitchen/  
Reception**

6.90m x 3.30m  
22'8" x 10'10"

**Bedroom**

4.10m x 3.40m  
13'5" x 11'2"

APARTMENT H

**Reception**

5.10m x 4.40m  
16'9" x 14'5"

**Kitchen**

3.70m x 2.70m  
12'2" x 8'10"

**Bedroom 1**

4.10m x 4.10m  
13'5" x 13'5"

**Bedroom 2**

3.70m x 2.50m  
12'2" x 8'2"

APARTMENT I

**Kitchen/  
Reception**

8.10m x 3.70m  
26'7" x 12'2"

**Bedroom**

4.50m x 2.80m  
14'9" x 9'2"

THIRD FLOOR



APARTMENT J

Kitchen/  
Reception

7.30m x 5.00m  
23'11" x 16'5"

Bedroom 1

4.70m x 3.70m  
15'5" x 12'2"

Bedroom 2

4.10m x 3.30m  
13'5" x 10'10"

APARTMENT K

Kitchen/  
Reception

6.50m x 5.80m  
21'4" x 19'0"

Bedroom

3.40m x 3.40m  
11'2" x 11'2"

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FOURTH FLOOR



APARTMENT L

Reception

6.20m x 5.80m  
20'4" x 19'0"

Kitchen

6.10m x 4.20m  
20'0" x 13'9"

Bedroom 1

3.90m x 3.40m  
12'10" x 11'2"

Bedroom 2

3.90m x 3.10m  
12'10" x 10'2"

Bedroom 3

3.70m x 3.10m  
12'2" x 10'2"

APARTMENT M

Reception

6.10m x 5.10m  
20'0" x 16'9"

Kitchen

6.70m x 3.00m  
22'0" x 9'10"

Bedroom 1

4.80m x 3.70m  
15'9" x 12'2"

Bedroom 2

4.40m x 3.00m  
14'5" x 9'10"

Bedroom 3

3.00m x 3.00m  
9'10" x 9'10"

APARTMENT N

Reception

8.70m x 2.80m  
28'7" x 9'2"

Kitchen

3.10m x 2.30m  
10'2" x 7'7"

Bedroom 1

4.40m x 3.30m  
14'5" x 10'10"

Bedroom 2

4.40m x 2.80m  
14'5" x 9'2"

APARTMENT O

Kitchen/  
Reception

6.70m x 3.10m  
22'0" x 10'2"

Bedroom 1

4.80m x 3.00m  
15'9" x 9'10"

Bedroom 2

3.90m x 2.70m  
12'10" x 8'10"

APARTMENT P

Kitchen/  
Reception

5.60m x 4.80m  
18'4" x 15'9"

Bedroom 1

4.20m x 3.40m  
13'9" x 11'2"

Bedroom 2

4.20m x 2.20m  
13'9" x 7'3"

APARTMENT Q

Kitchen/  
Reception

5.60m x 4.80m  
18'4" x 15'9"

Bedroom 1

4.10m x 3.40m  
13'5" x 11'2"

Bedroom 2

4.10m x 3.30m  
13'5" x 10'10"



# THE FINER DETAILS



## CONSTRUCTION

- Newly built zinc panelled third floor
- Casement Velfac windows
- Nuaire purification system to all apartments
- White timber architraves and skirting
- Engineered oak wood flooring
- Primo range carpet in all bedrooms
- Soft close oak finish front doors

## KITCHEN

- White high gloss kitchen cabinets
- Composite stone worktops and up-stands
- Satin stainless steel sink basins and chrome taps
- Integrated Bosch and Hotpoint appliances
- Fridge/Freezer
- Washer/Dryer
- Oven with stainless steel extractor fan

## BATHROOM

- White sanitary ware with contemporary chrome fittings
- Chrome heated towel rails
- Sunken porcelain wash basin and white steel baths
- Shower over bath
- Elite range wall and floor tiles
- Underfloor heating

## COMMUNAL AREA

- Lift access to all apartments
- Bike storage
- Mains fitted fire alarm system

## ELECTRICAL

- LED low energy spotlights throughout all apartments
- Stainless steel electrical socket covers
- Sky+, Cable, Freeview and TV points in living area

## SECURITY & PEACE OF MIND

- 10 year CRL warranty (T&C's apply)
- Video phone entry system
- Marble tiled communal walls

Every care has been taken to ensure the accuracy of the specification information. The contents of the specification do not form or constitute a warranty or represent part of any contract. The developer reserves the right to amend and/or update specification at their discretion.

# Dexters

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LANCELOT  
H O M E S