



PAVILION
PARK

EAST MOLESEY • SURREY



Langham Homes

INDIVIDUAL • INNOVATIVE • EXCLUSIVE



A PEACEFUL OASIS OF STYLE AND LUXURY

Pavilion Park is an outstanding mix of 12 three and four bedroom houses and 8 one and two bedroom apartments, each beautifully designed and finished both inside and out.



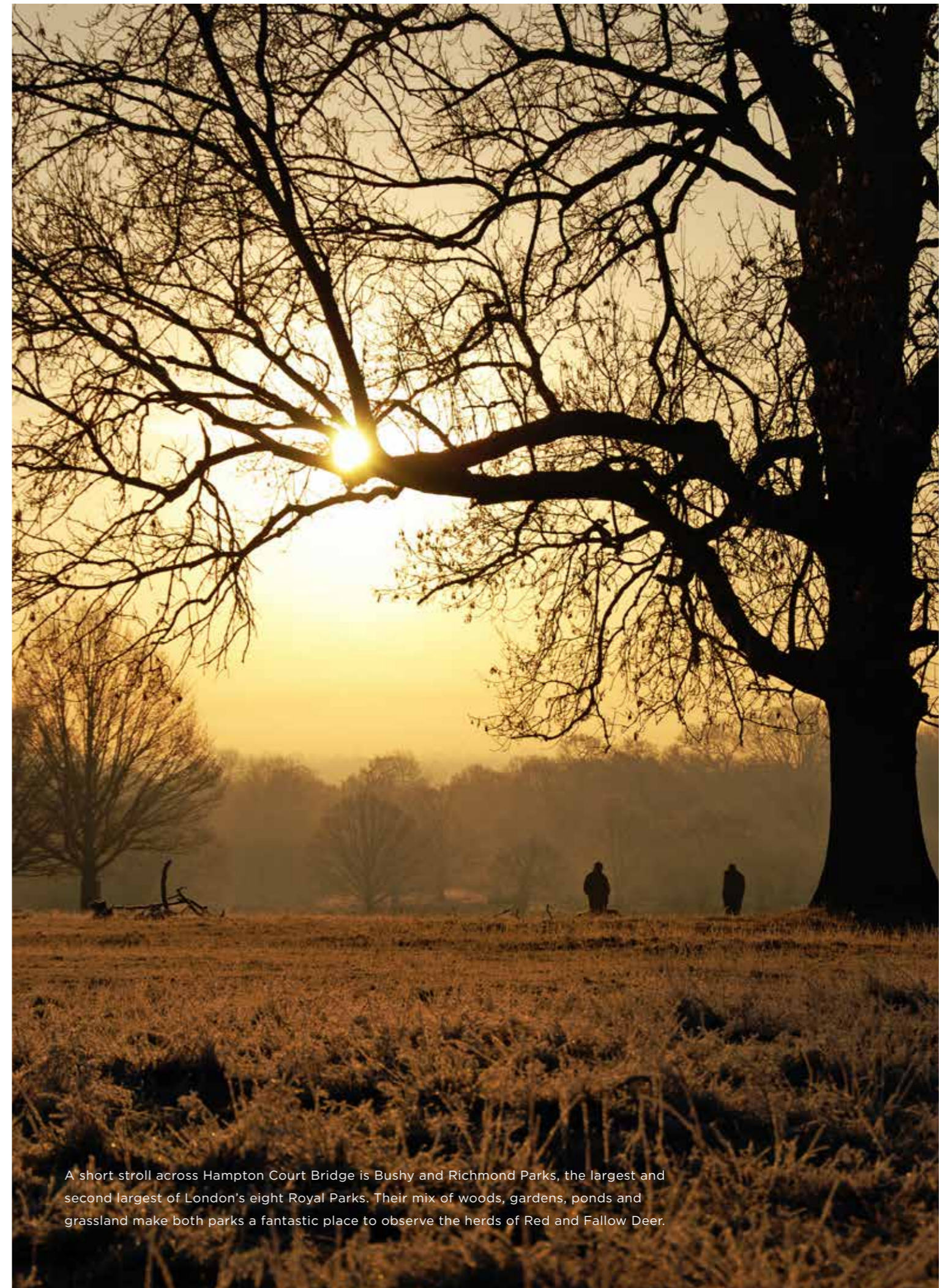
SURROUNDED BY HISTORY AND NATURAL BEAUTY

With its location close to regal Hampton Court Palace, acres of royal parkland and the River Thames, it's no wonder that East Molesey is such an extremely sought after address.



The town of Molesey in the borough of Elmbridge, Surrey is divided into two factions - East and West with both sharing a bustling high street. Marking the furthest tidal point upstream on the River Thames is Molesey Lock located within 100 metres of Hampton Court Bridge which was designed by renowned Arts and Craft architect Edwin Lutyens; a style of architecture prevalent in the town.

Over 800 years of history is on show at the magnificent Hampton Court Palace whose previous owners included Cardinal Thomas Wolsey, Henry VIII and Elizabeth I. It features the famous maze, stunning gardens and is the venue for the annual flower show, the largest in the world. Hampton Court Palace is one of the most visited tourist destinations in the UK and provides a fascinating glimpse into 500 years of the British monarchy.



A short stroll across Hampton Court Bridge is Bushy and Richmond Parks, the largest and second largest of London's eight Royal Parks. Their mix of woods, gardens, ponds and grassland make both parks a fantastic place to observe the herds of Red and Fallow Deer.

East Molesey, or Hampton Court Village as it is known locally, is a traditionally British village with a collection of eclectic shops, cafés, bars and restaurants. Its beautiful riverside location gives it a Mediterranean feel, especially during the summer months, when a wealth of cafés and restaurants provide al-fresco dining opportunities. Every culinary taste is catered for, from Turkish or Lebanese to Colombian. There's also well known chains specialising in Italian and plenty of good old fashioned British and gastro pub food.

The well known Pavilion Club is right next door to Pavilion Park and offers clay and hard court tennis, gym, swimming pool, fitness classes as well as sport massage and beauty therapy treatments.



With its abundance of open spaces, East Molesey is a haven for a host of recreational activities. Perhaps the best known is rowing, with the Molesey Boat Club being one of the UK's leading clubs and home to both Olympic and World Championship athletes. There are several football clubs in the town as well as the historic East Molesey Cricket Club that was founded in 1871. Just minutes away from Bushy Park is Hampton Pool with open air facilities. Ember Bowls Club part of Ember Sports Club is located in nearby Esher and offer free bowls 'taster sessions' for all ages.

THE WORLD ON YOUR DOORSTEP

Whether it's shopping, live music, West End shows or sport, Pavilion Park is pretty well perfectly placed for all of them.

Whilst East Molesey offers a surprising variety of shops, bars and venues, when you're looking for a larger choice, nearby Kingston-upon-Thames has two indoor shopping centres, a thriving market and exciting nightlife. And of course London is just a short train ride away - opening up a whole universe of entertainment, culture and sporting opportunities.





A SENSE OF SPACE AND COMMUNITY

Set back from Hurst Lane the open space forms a natural, welcoming environment with carefully designed features and community facilities that create a peaceful, natural oasis that frames the driveway entrance.

- 1** Outdoor gym with resistance equipment and exercise stations
- 2** Natural childrens play area with timber play apparatus and climbing boulders and mounding with sensory planting
- 3** Hedges and border planting will help to maintain privacy and create natural areas and quiet spaces
- 4** Circular path to help enjoy the open space and planting
- 5** Mini football pitch
- 6** Boundary trees retained and augmented with additional planting to provide a natural screen from the road
- 7** Wild flower meadow planted with native species that will provide a habitat for local wildlife and insects

**MAKE THE MOST OF EVERY DAY
AND PUT YOUR LIFE AT
THE HEART OF EVERYTHING**

Whether it's work or play Pavilion Park's sought after location puts you at the centre of your world and opens up a wealth of activities and leisure opportunities

06:25

Wake up with a jog along the Thames and a quick workout at the open air on-site gym

08:09

Grab a quick latte at one of the many café's on the way to Hampton Court Station and quick commute to work

10:17

Race through a busy morning of back-to-back meetings and calls to keep everything running like clockwork

17:48

Steal some time on the way home for a quick bit of retail therapy in the shopping haven of Kingston upon Thames

19:21

Enjoy the best Lebanese cuisine with an early dinner at the well regarded Mezzet in the high street

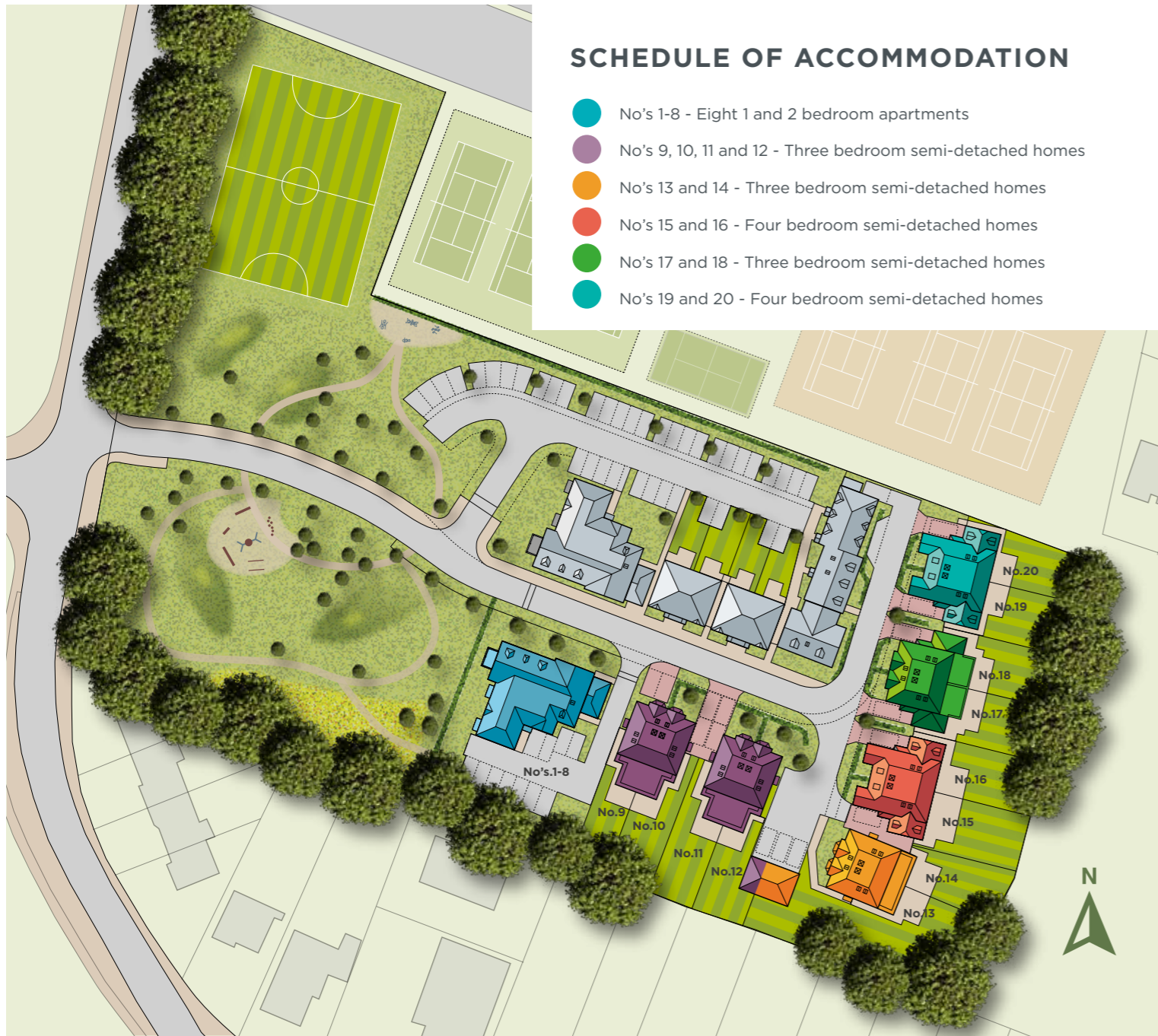
22:46

Then head up town for a gig or to catch a show before the short 'hop' home in time for a night cap



SCHEDULE OF ACCOMMODATION

- No's 1-8 - Eight 1 and 2 bedroom apartments
- No's 9, 10, 11 and 12 - Three bedroom semi-detached homes
- No's 13 and 14 - Three bedroom semi-detached homes
- No's 15 and 16 - Four bedroom semi-detached homes
- No's 17 and 18 - Three bedroom semi-detached homes
- No's 19 and 20 - Four bedroom semi-detached homes



With its traditional architectural style, open spaces and community facilities, Pavilion Park will create a fantastic environment for families and residents. The design and layout of the overall scheme has been carefully planned to create a natural and welcoming parkland area that frames the driveway approach itself is framed by the apartment buildings. Most of the apartments offer a patio or terrace overlooking the parkland, and every apartment comes with an allocated parking space and access to a secure cycle store.



WITH HELP TO BUY, YOU CAN BUY A NEW APARTMENT AT PAVILION PARK WITH JUST 5% DEPOSIT



Backed by HM Government

Whether you're a first-time buyer or you're moving on from your existing home. The Government lends you up to 20% of the cost of your newly built home, so you'll need a 75% mortgage to make up the remainder of the purchase price. The Help to Buy: Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home.

HOW IT WORKS

If you purchase a home for	—————>	£425,000
You must put down a deposit of 5%	—————>	£21,250
Help to Buy Equity Loan will contribute 20%	—————>	£85,000
You will need a mortgage for 75%	—————>	£318,750

For more information about how Help to Buy works and if you qualify talk to us or visit www.help2obuy.gov.uk

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE
A set fee may be payable upon completion of the mortgage when you buy through the Help to Buy: Equity Loan scheme. Langham Homes is not a lender.

No. 1

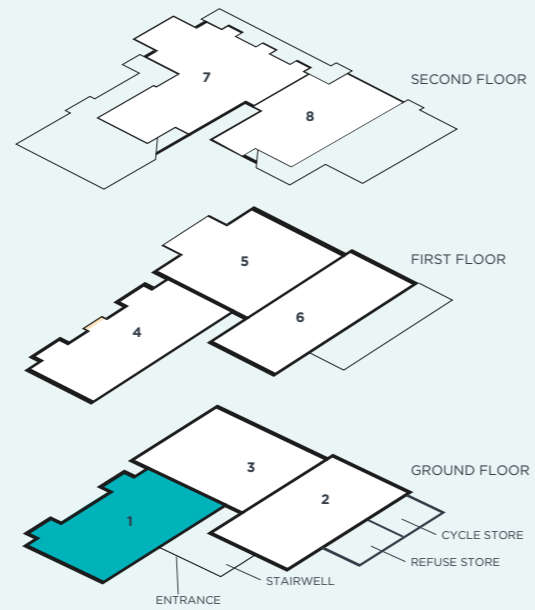
A two bedroom ground floor apartment with views across the parkland entrance.

Kitchen/Living	6982mm	x	3712mm
	22'11"	x	12'3"

Bedroom One	3534mm	x	3418mm
	11'7"	x	11'3"

Bedroom Two	3534mm	x	2704mm
	11'7"	x	8'10"

Total living space	74.2m²		799ft²
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No. 2

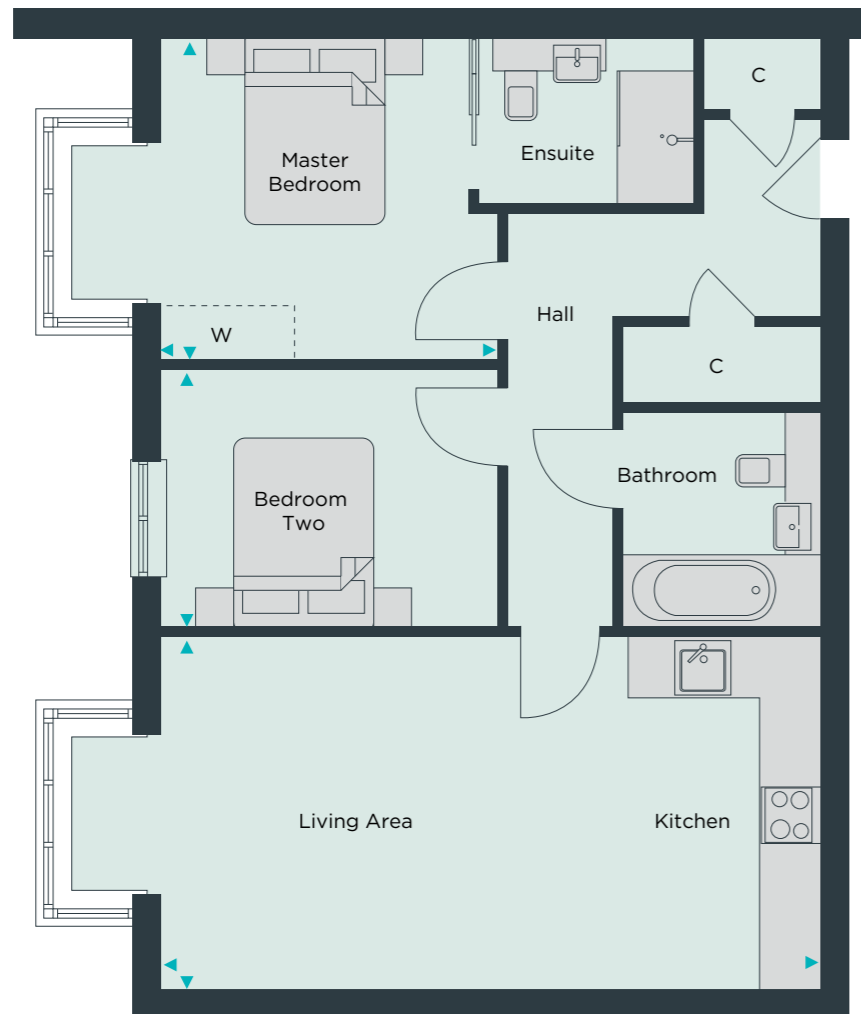
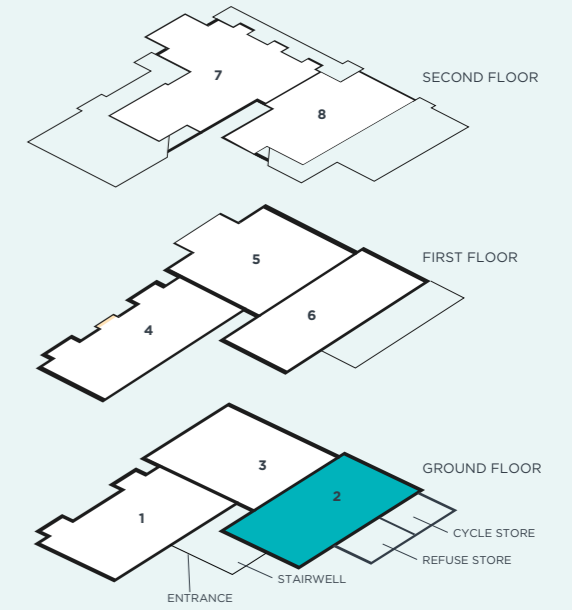
A two bedroom two bathroom ground floor apartment

Kitchen/Living	7040mm	x	3533mm
	23'1"	x	11'7"

Bedroom One	3754mm	x	3303mm
	12'4"	x	10'10"

Bedroom Two	3533mm	x	2946mm
	11'7"	x	9'8"

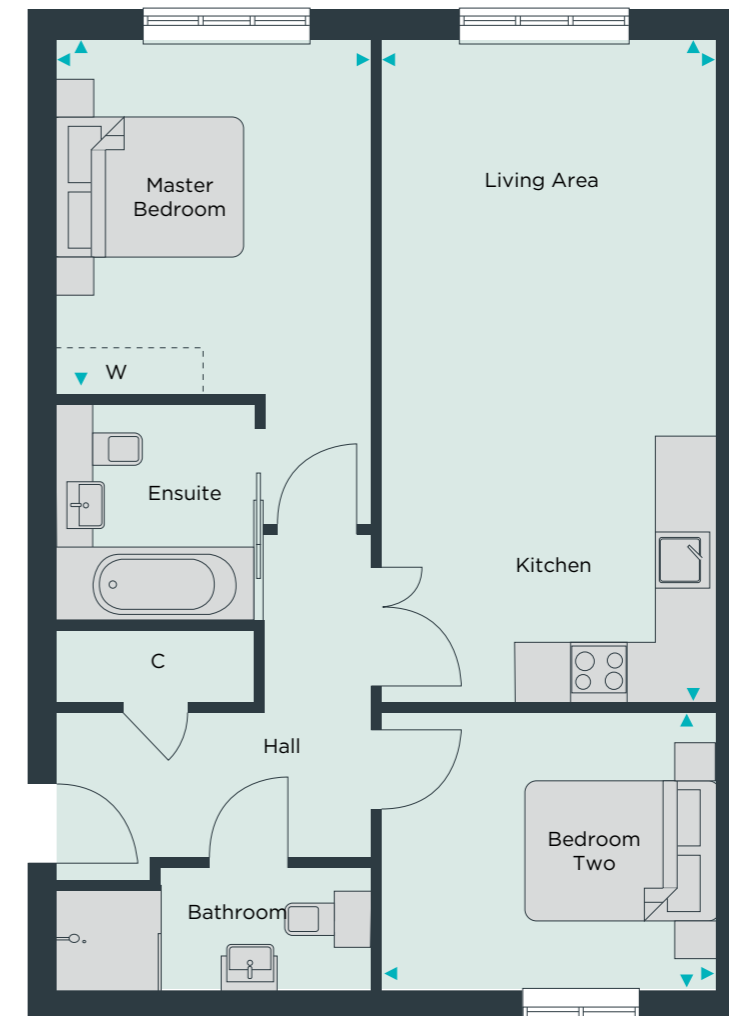
Total living space	70.7m²		761ft²
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- ▶ Measurement points
- C Cupboard
- W Wardrobe

Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: February 2019.

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE. CONTACT LANGHAM HOMES OR AN APPOINTED SALES AGENT FOR MORE INFORMATION.



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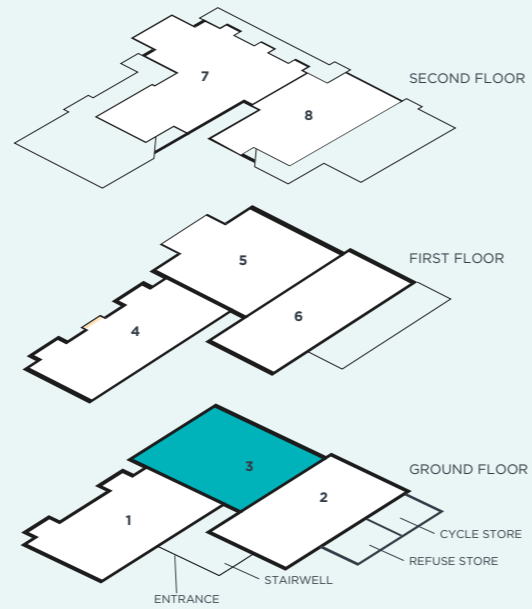
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No. 3

A two bedroom ground floor apartment with French doors opening onto a patio overlooking the parkland entrance.

Kitchen/Living	6982mm	x	3719mm
	22'11"	x	12'2"
Bedroom One	3533mm	x	3418mm
	11'7"	x	11'3"
Bedroom Two	3533mm	x	2704mm
	11'7"	x	8'10"

Total living space 70.7m² 761ft²

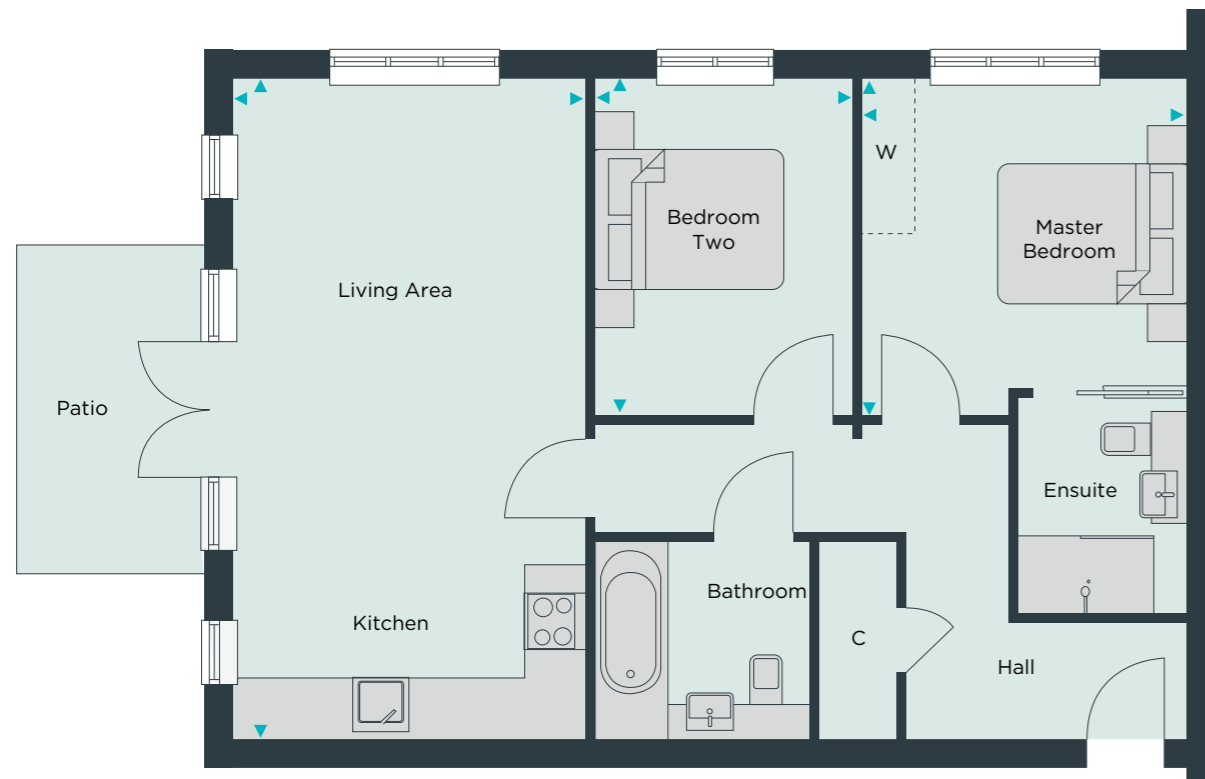
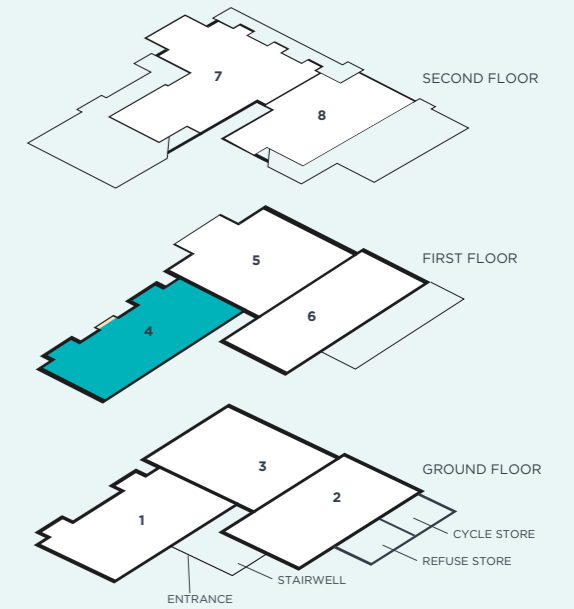


No. 4

A two bedroom first floor apartment with views over the parkland entrance

Kitchen/Living	6982mm	x	3719mm
	22'11"	x	12'2"
Bedroom One	3534mm	x	3418mm
	11'7"	x	11'3"
Bedroom Two	3534mm	x	2704mm
	11'7"	x	8'10"

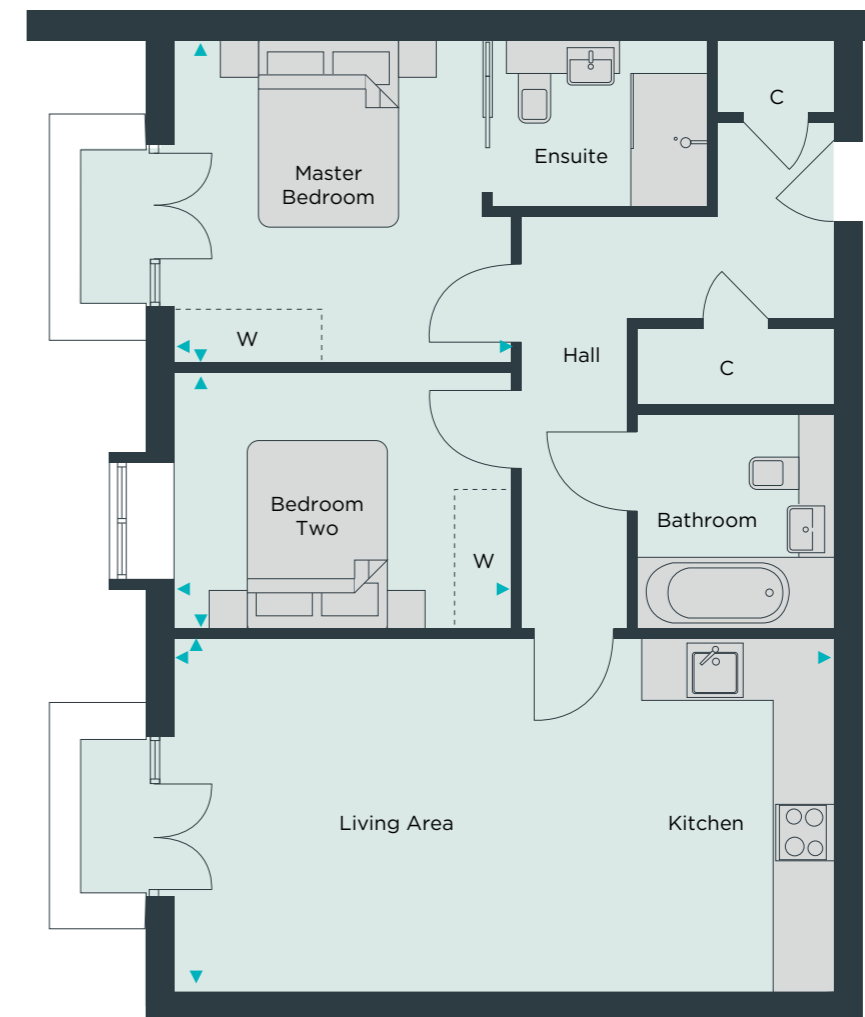
Total living space 70.7m² 761ft²



- ▶ Measurement points
- C Cupboard
- W Wardrobe

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- ▶ Measurement points
- C Cupboard
- W Wardrobe

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No. 5

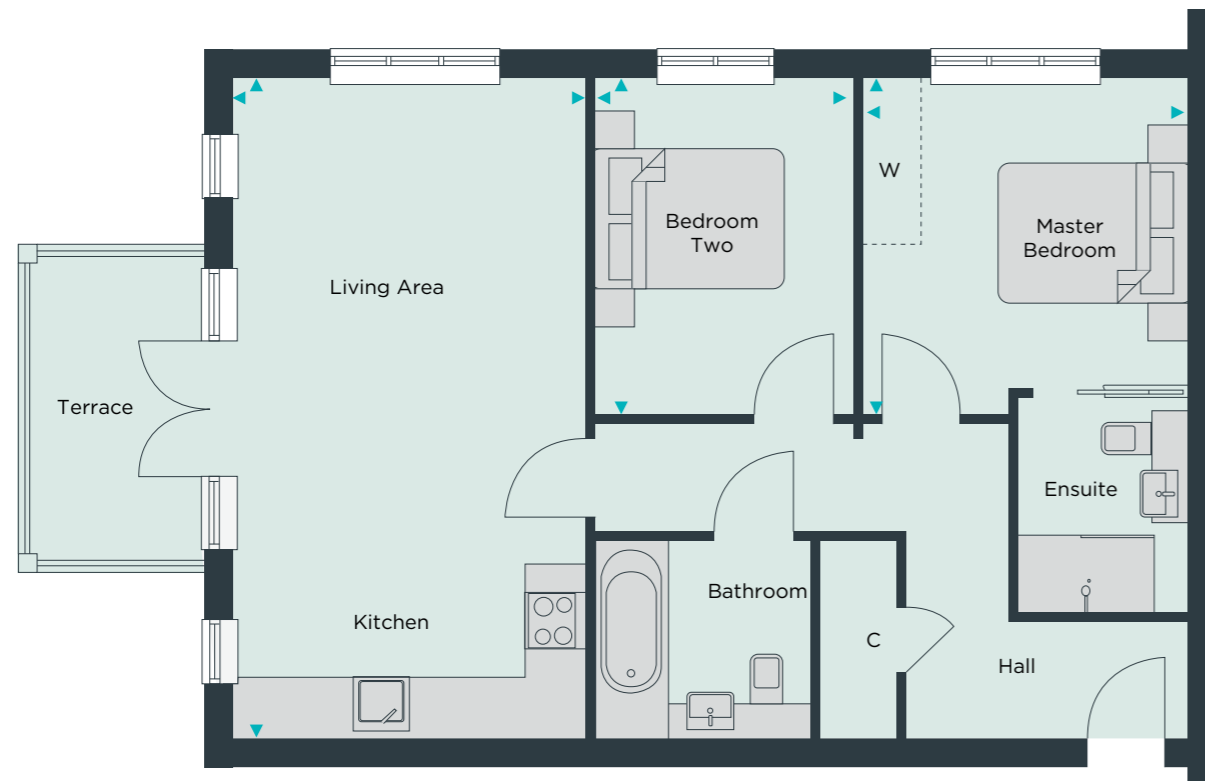
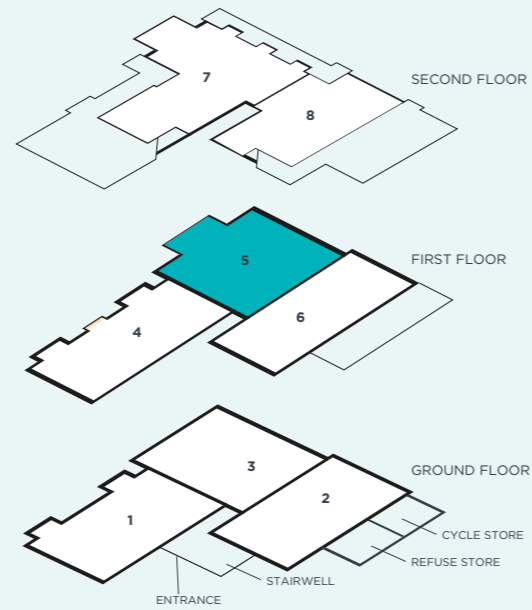
A two bedroom first floor apartment with terrace area overlooking the parkland entrance.

Kitchen/Living 6982mm x 3719mm
22'11" x 12'2"

Bedroom One 3539mm x 3418mm
11'7" x 11'2"

Bedroom Two 3533mm x 2704mm
11'7" x 8'10"

Total living space 70.7m² 761ft²



- ▶ Measurement points
- C Cupboard
- W Wardrobe

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No. 6

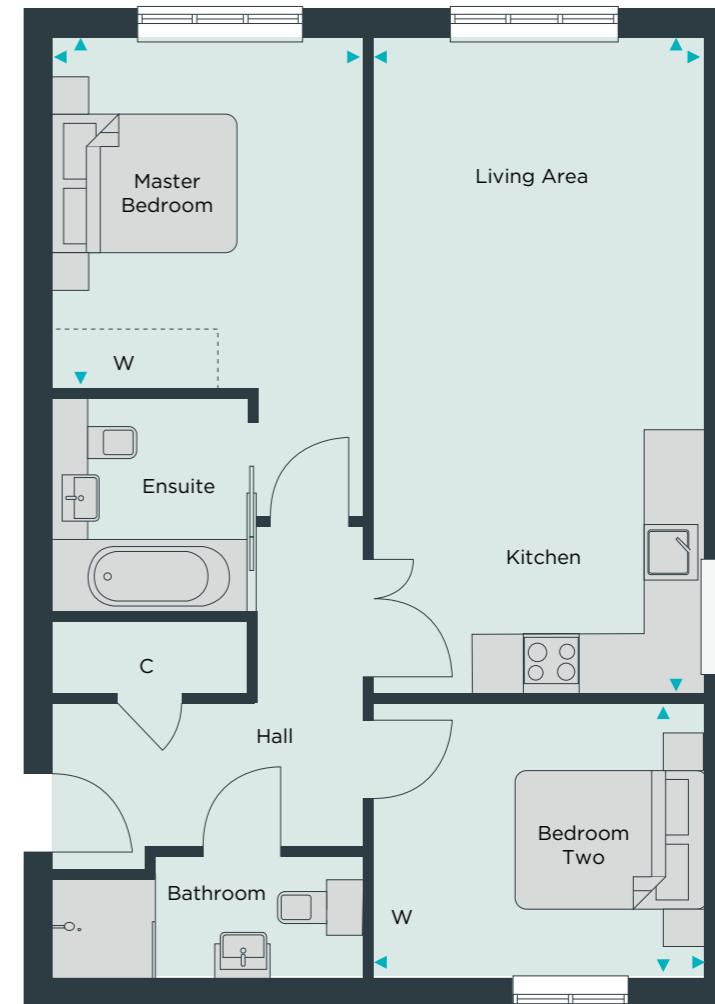
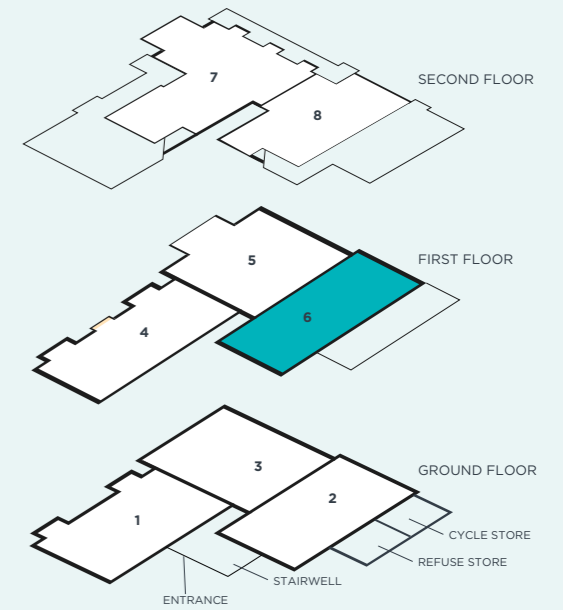
A two bedroom two bathroom first floor apartment

Kitchen/Living 7040mm x 3533mm
23'1" x 11'7"

Bedroom One 3754mm x 3303mm
12'4" x 10'10"

Bedroom Two 3533mm x 2946mm
11'7" x 9'8"

Total living space 70.7m² 761ft²



- ▶ Measurement points
- C Cupboard
- W Wardrobe

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No. 7

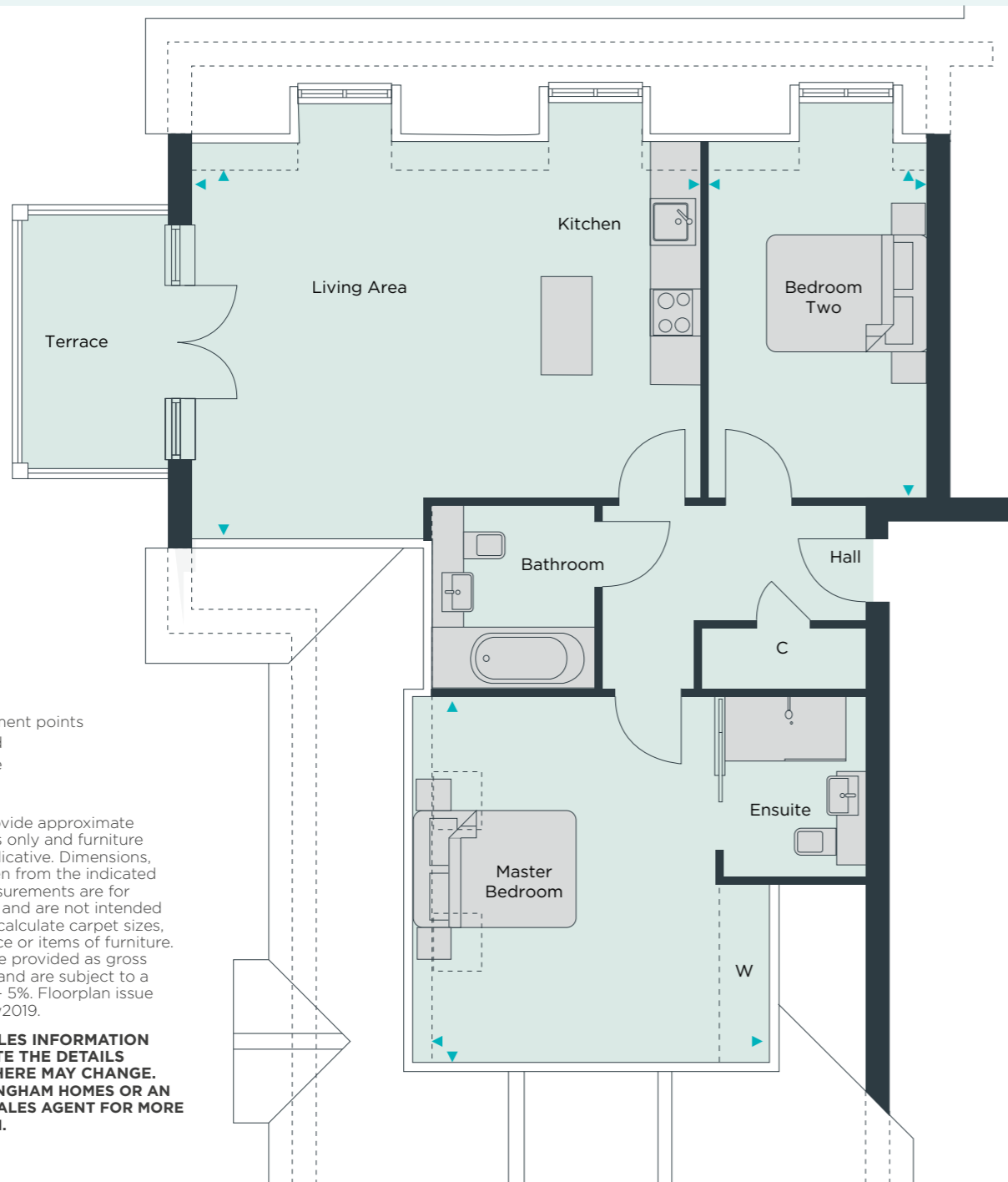
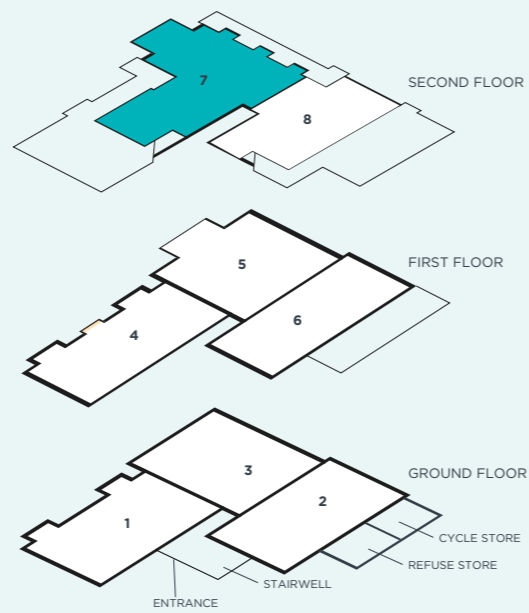
A two bedroom second floor apartment with terrace area overlooking the parkland entrance.

Kitchen/Living	6457mm	x	4811mm
	21'2"	x	15'9"

Bedroom One	4654mm	x	4056mm
	15'3"	x	13'4"

Bedroom Two	4241mm	x	2742mm
	13'11"	x	9'00"

Total living space	79.9m²		859ft²
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▶ Measurement points
C Cupboard
W Wardrobe

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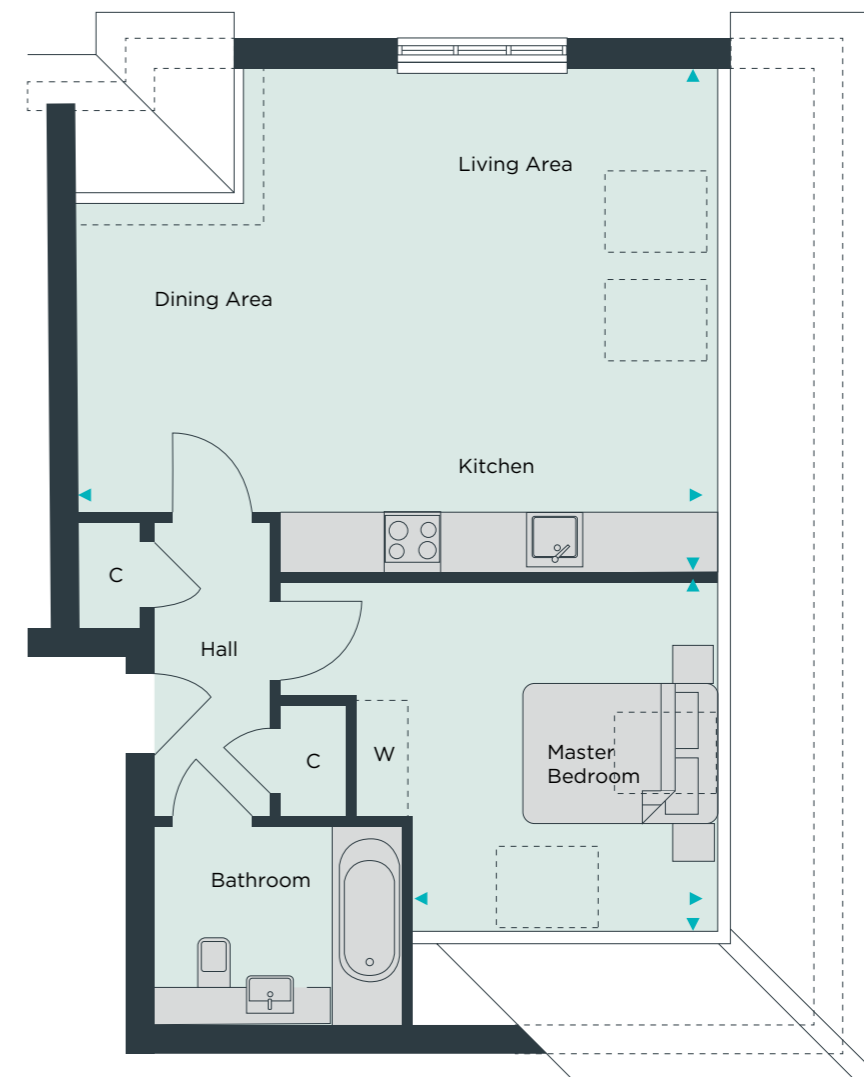
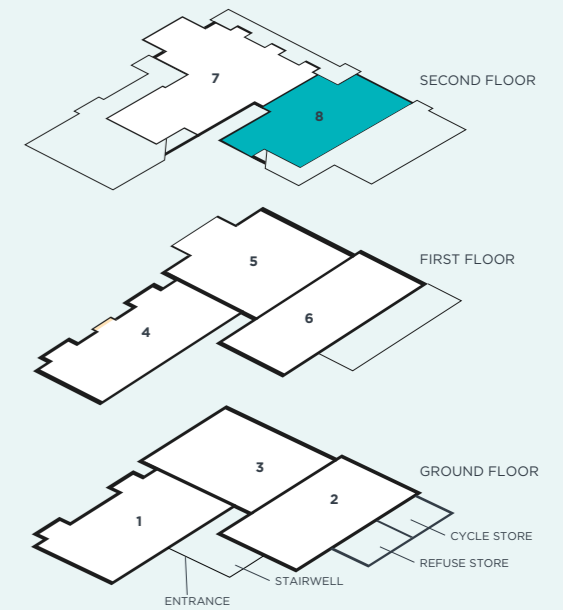
No. 8

A one bedroom second floor apartment with open plan kitchen and living area

Kitchen/Living	6555mm	x	5324mm
	21'6"	x	17'6"

Bedroom One	3455mm	x	3004mm
	11'4"	x	9'10"

Total living space	56.0m²		603ft²
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▶ Measurement points
C Cupboard
W Wardrobe

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Specification & finishes

KITCHENS

The kitchens are an integral element of the contemporary open-plan and spacious living area, utilising stylish floor and wall mounted units complemented by Quartz worktops. They come with a with a full range of appliances:

- Single oven
- Ceramic hob
- Extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer

BATHROOMS & ENSUITES

- Clean and stylish white sanitaryware throughout
- Sleek single lever mixer taps and chrome bath and shower fittings
- High quality ceramic wall tiles to the bathrooms and ensuites - full height in shower areas
- Shaver socket to all bathrooms

INTERNAL FINISHES

- Oak veneer front door with complementing chrome door furniture
- Stylish white internal doors with polished chrome furniture
- Glazed doors to the living room/kitchen to ensure a light and airy feel
- Space saving sliding doors to ensuite bathrooms (except apartment 8)
- Wood effect flooring to all areas except bedrooms
- Carpet to all bedrooms
- Terrace balconies to apartments 5 and 7
- Patio to apartment 3
- Concrete floors for maximum sound insulation

ELECTRICAL FITTINGS

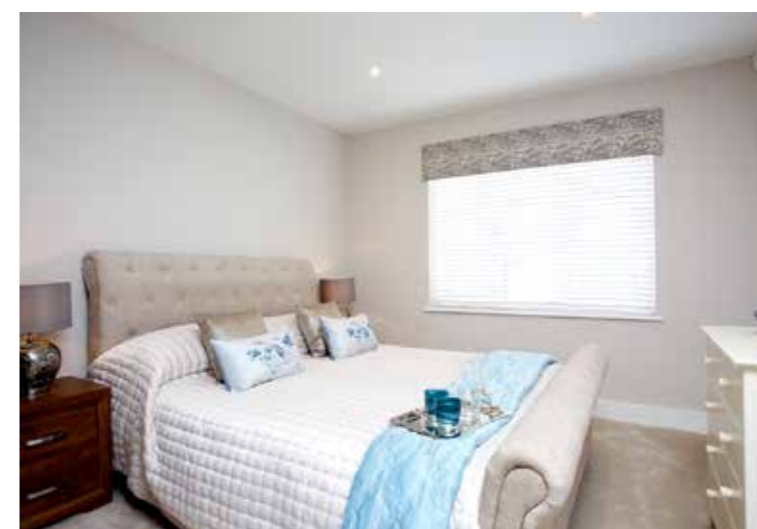
- Energy saving LED downlighters throughout
- Extractor fans and isolators to bathrooms
- Plasma TV and BT points to living room, master bedroom and bedroom two
- White integrated USB and plug sockets to kitchens and bedrooms

HEATING & SECURITY

- Energy efficient zone controlled underfloor heating throughout
- Mains connected smoke and heat detectors to kitchen and hallways
- Stylish chrome towel radiators in all bathrooms/ensuites
- Double glazed windows with excellent thermal and sound insulation
- Video entry phone located in hallway
- Secure keypad entry control to communal lobby

COMMUNAL AREAS

- Communal doors with glazed vision panel
- Ceramic floor tiles to lobby area
- Carpet to hallway and stairs
- Downlighters to entrance porch
- Post boxes positioned outside lobby area
- Secure residents cycle store
- One allocated parking space for each apartment



Images feature the show apartment at Pavilion Park

AN UNCOMPROMISING APPROACH TO CREATING SUPERB HOMES

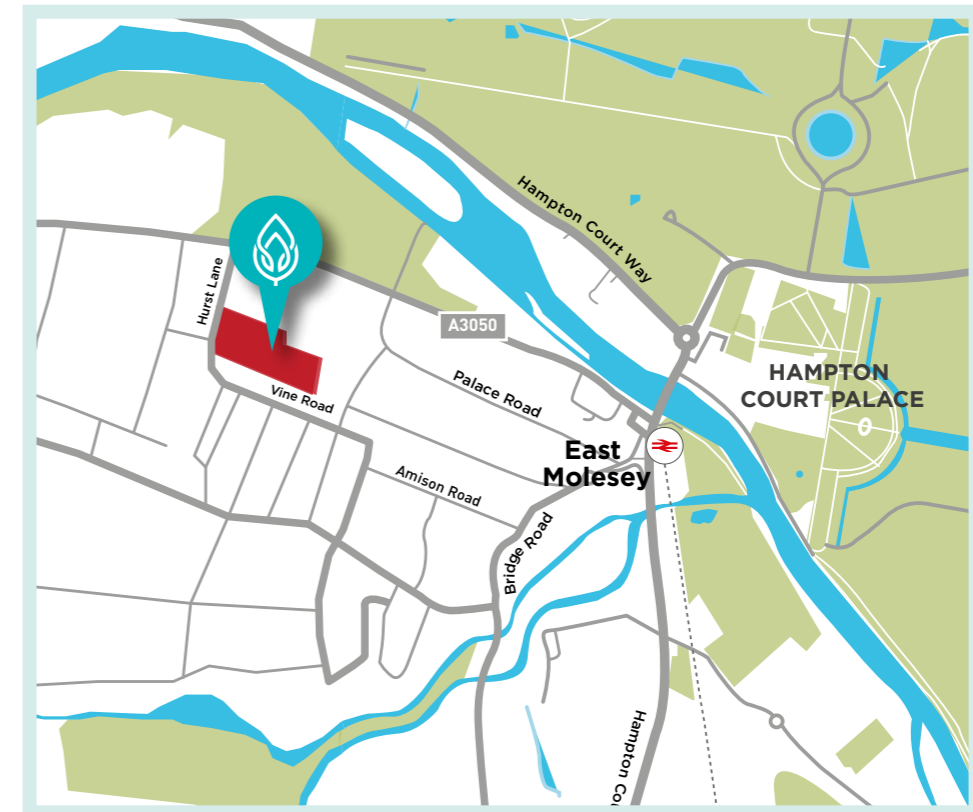
At Langham Homes, our focus is on creating exclusive homes built to an exacting standard. The finest traditional construction methods are combined with state of the art features, to create individual homes of timeless character.

Our uncompromising approach is delivered across all aspects of the design and construction process, and results in apartments that benefit from our traditional craftsmen's attention to detail whilst incorporating the innovative use of technology and design to ensure the best possible living environment.

Our approach to customer service is to try and make buying and moving as enjoyable as possible. We understand that everyone is different, so we take a flexible approach to our customers requirements and try to ensure that we tailor our service around them as much as possible.


**PAVILION
PARK**

HURST LANE, EAST MOLESEY, SURREY



DIRECTIONS: FOR SAT NAV DIRECTIONS USE POST CODE KT8 9DX

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SEVEN DAYS A WEEK



Langham Homes

INDIVIDUAL • INNOVATIVE • EXCLUSIVE