



# THE EXCHANGE APARTMENTS

COOMBE ROAD, NEW MALDEN KT3 4QN

*One two and three bedroom apartments just  
a couple of minutes walk from New Malden station  
and 24 minutes from Central London*



**Langham Homes**

INDIVIDUAL • INNOVATIVE • EXCLUSIVE







# LANGHAM HOMES - AN UNCOMPROMISING APPROACH TO CREATING SUPERB HOMES

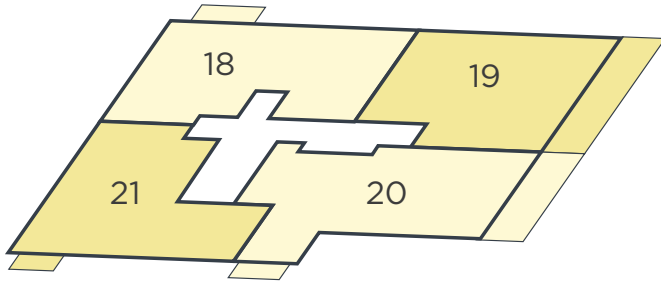
At Langham Homes, our focus is on creating exclusive homes built to an exacting standard. The finest traditional construction methods are combined with state of the art features, to create individual homes of timeless character.

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

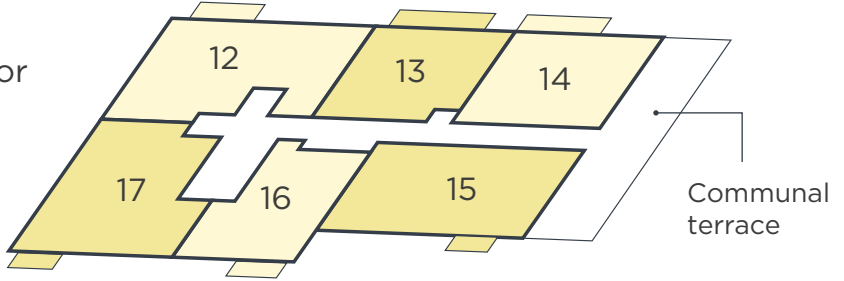
Our approach to customer service is to try and make buying and moving as enjoyable as possible. We understand that everyone is different, so we take a flexible approach to our customers requirements and try to ensure that we tailor our service around them as much as possible.



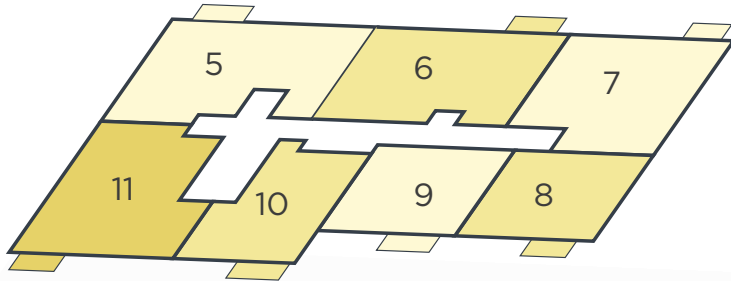
Third floor



Second floor



First floor



Ground floor





## **A HOME AT THE HEART OF EVERYTHING**

The Exchange Apartments is a stunning collection of 21 modern and superbly specified one, two and three bedroom apartments with fitted designer kitchens and stylish bathrooms. Within two minutes walk of New Malden mainline station you can be in Central London in under half an hour. Shopping, dining and leisure opportunities abound with Kingston-upon-Thames and South West London right on your doorstep.

# NEW MALDEN IS VERY WELL CONNECTED

The suburb of New Malden was established when the railway arrived in December 1846 and this fact partly explains its desirability today as a key commuter link into London Waterloo with a journey time of approximately 24 minutes. The Exchange Apartments is just two minutes walk from New Malden train station.

New Malden is part of the Royal Borough of Kingston-upon-Thames with Raynes Park, Surbiton and Wimbledon amongst its neighbours. It's a bustling place to live that has enjoyed a recent regeneration and offers a rich, cultural tradition and shopping to rival Central London just 9 miles away.

As part of Kingston-upon-Thames, New Malden boasts a plethora of restaurants, cafés and bars. It has its own sports centre called the Malden Centre which has a swimming pool, gym and community facilities. Beverley Park provides a football pitch, tennis courts and open spaces.

For a relatively small town, it has its own youth theatre, the Green Theatre Company, with the Rose Theatre and several cinemas nearby. There's plenty of renowned open spaces close-by including the vast expanses of Richmond Park and Wimbledon Common.

The A3 is easily accessible with fast links to London and the motorway network via M25 to London City, Heathrow and Gatwick Airports.

NEW MALDEN STATION	215 METRES
LONDON WATERLOO	24 MINUTES*
A3	0.8 MILES
KINGSTON UPON THAMES	2 MILES
CENTRAL LONDON	9 MILES
HEATHROW AIRPORT	10 MILES
GATWICK AIRPORT	18 MILES

\* Based on Network Rail timetable figures



Central London is just 24 minutes away  
by train from New Malden station



The open spaces and peaceful woods of  
Wimbledon Common are less than a mile away



Kingston-upon-Thames is just two miles from New Malden  
and is a hub for shopping, partying and relaxing



# THE EXCHANGE APARTMENTS

COOMBE ROAD,  
NEW MALDEN KT3 4QN





The image shown is a computer generated image and used for illustrative purposes only.



# A FANTASTIC PLACE TO CALL HOME

The Exchange Apartments is a home where every aspect has been considered. Within the entrance lobby there is a delivery room so that your internet purchases can be delivered even when you are not there, whilst a lift provides access to each floor.

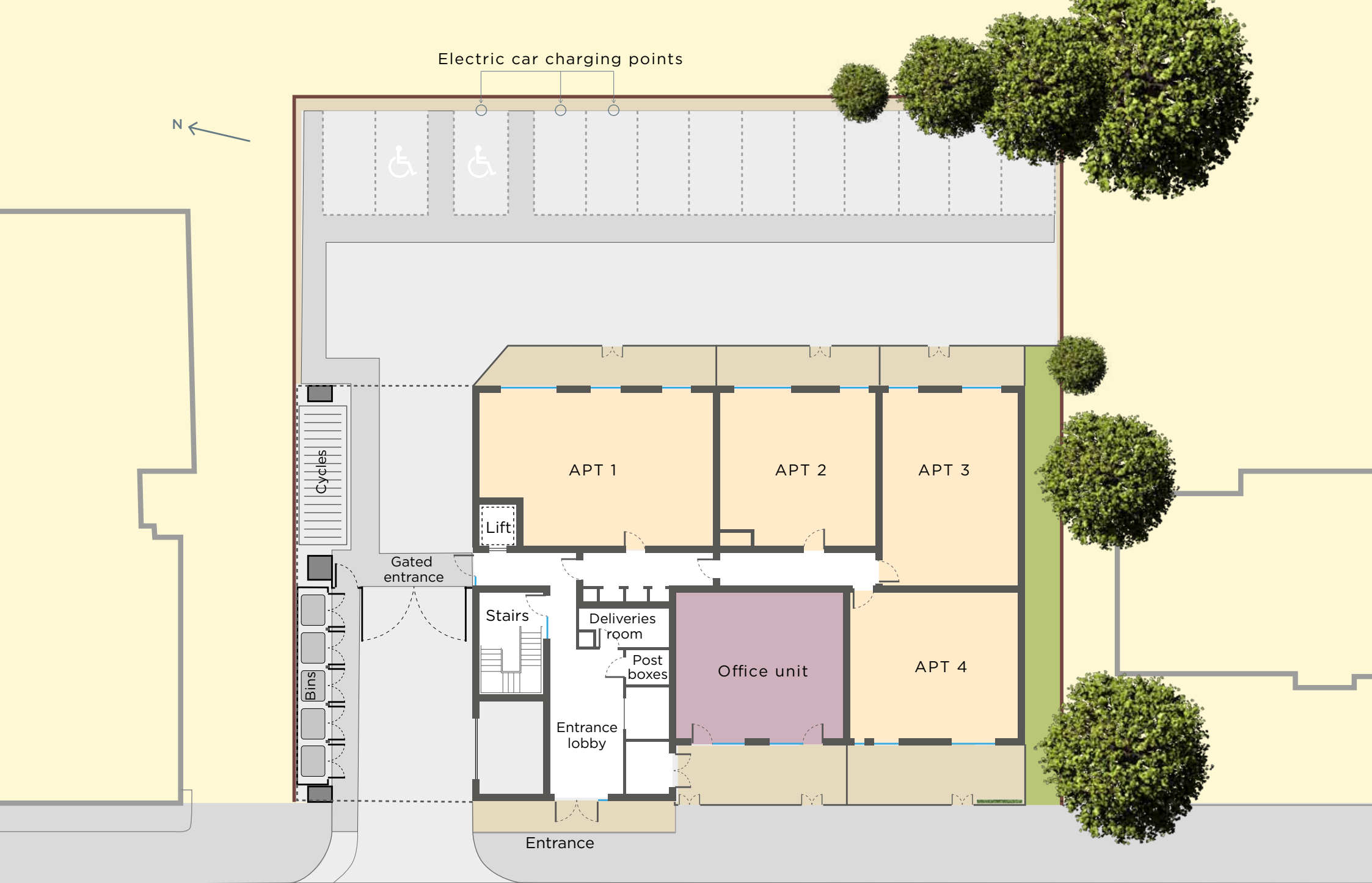
Residents can also take advantage of a bespoke car club where they have the option to utilise and enjoy vehicles for their own personal use, which can be booked via an app on their smart phone.

The ground floor apartments each have their own garden and terrace area, whilst most apartments benefit from their own balcony. There is also a south facing residents terrace on the second floor so that you will always have a space to soak up a bit of sun. There are three electric car charging points and an under-cover cycle store within the secure, gated parking courtyard.



The image shown is a computer generated image and used for illustrative purposes only.





Electric car charging points



Cycles

Bins

Gated entrance

Lift

Stairs

Deliveries room

Post boxes

Entrance lobby

Entrance

APT 1

APT 2

APT 3

APT 4

Office unit

COOMBE ROAD

# HOMES WITH A TOUCH OF QUALITY, FINISHED AND SPECIFIED TO THE HIGHEST STANDARDS

At Langham Homes we pride ourselves on our attention to detail and ensuring fittings, finishes and technology combine to create the most comfortable, convenient and enjoyable living space.

## HALL

- Classically styled oak veneered front door
- Polished chrome door furniture
- Energy efficient LED down-lighters
- Alarm system with control panel and audio entry phone system for added peace of mind

## KITCHEN

- Individually designed kitchens with clean and contemporary units
- Stylish stone worktops to complement kitchen units complete with upstands and splash-back

Full range of Caple appliances to include:

- Multi-function single oven
- 4 zone ceramic hob and extractor
- Multi-function dishwasher
- Integrated fridge/freezer
- Attractive LED under unit lighting to illuminate work surfaces
- Single bowl stainless steel sink with sleek chrome mixer tap
- LED down-lighters

## LIVING ROOM

- TV aerial/communal satellite point
- LED down lighters
- Wood-effect vinyl flooring to kitchen, living room and hallways
- Elegant Shaker style 4-panel glazed white door
- USB charging ports to the living room and kitchen for phone charging convenience

## BEDROOM(S)

- Carpets to all bedrooms
- TV/Satellite wall socket
- LED down lighters
- Elegant built-in wardrobes to Bedroom 1
- Shaker style 4-panel white doors

## HEATING

- Gas fired central heating and hot water system with combination boiler
- Under-floor heating throughout eliminating the need for radiators

## MASTER ENSUITE AND PRINCIPLE BATHROOM

- Clean and stylish white sanitaryware by Roper Rhodes
- Hansgrohe chrome taps and fittings
- Ceramic tiling to bath and shower areas
- Chrome heated towel rail
- Shower over bath with glass screen
- Large shower to master ensuite where applicable
- Wood-effect vinyl flooring

## COMMUNAL FACILITIES

- Convenient cycle store situated behind the pedestrian and vehicle gates
- Secure deliveries room in the entrance lobby to receive packages and parcels whilst you're out
- Individual post box for each apartment
- Electric car charging points in parking courtyard
- Large open-air communal terrace on the second floor
- Lift to each floor
- Free 3 year membership of Enterprise car club providing hassle free discounted car usage





Relax and enjoy the sunshine on the large second floor communal terrace area exclusively for residents use



A cycle store behind the secure entrance encourages healthy and environmentally friendly commuting



# NO.1

## TWO BEDROOM APARTMENT GROUND FLOOR

### Kitchen/Living Area

4512mm x 7175mm

14'10" x 23'6"

### Bedroom 1

4881mm x 3045mm

16'00" x 9'11"

### Bedroom 2

3470mm x 3122mm

11'04" x 10'2"

### Total Living Space

72.2m<sup>2</sup>

777ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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



# NO.2

## ONE BEDROOM APARTMENT GROUND FLOOR

### Kitchen/Living Area

6224mm x 3506mm  
20'04" x 11'06"

### Bedroom 1

4004mm x 3671mm  
13'01" x 12'04"

### Total Living Space

49.7m<sup>2</sup>  
535ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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

# NO.3

## ONE BEDROOM APARTMENT GROUND FLOOR

### Kitchen/Living Area

8985mm x 3400mm

29'05" x 11'02"

### Bedroom 1

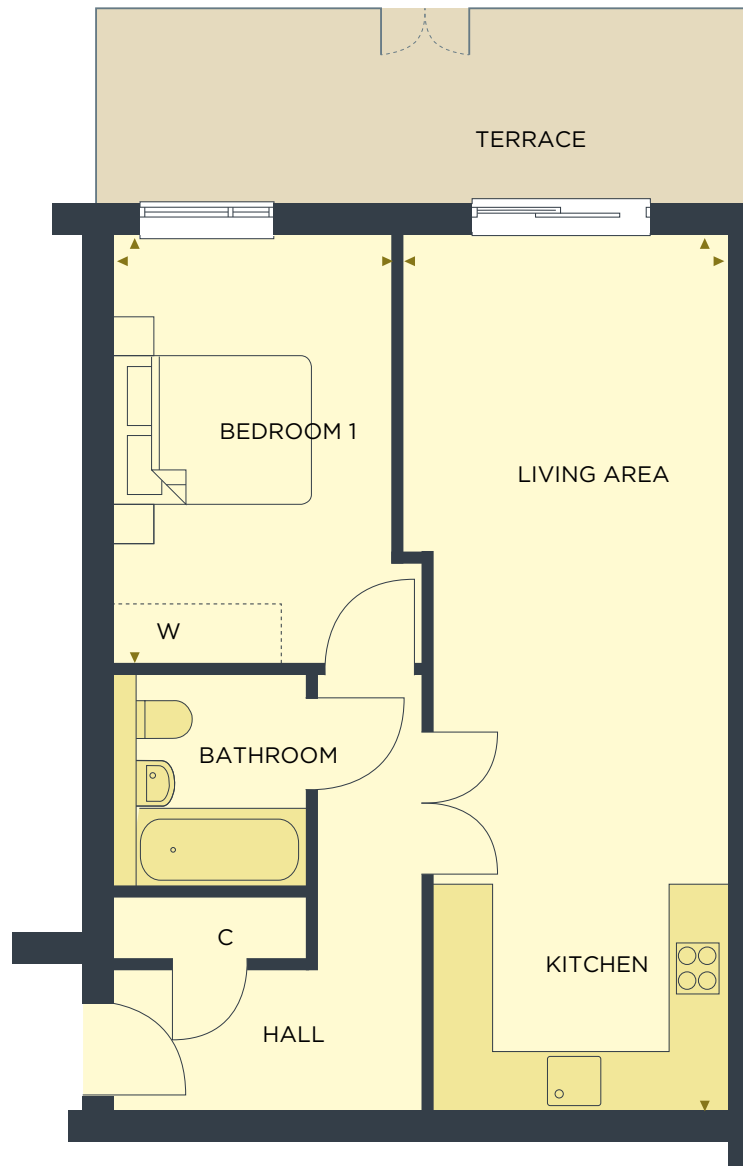
4413mm x 2846mm

14'06" x 9'04"

### Total Living Space

55.4m<sup>2</sup>

596ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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

# NO.4

## ONE BEDROOM APARTMENT GROUND FLOOR

### Kitchen/Living Area

6790mm x 4213mm

22'03" x 13'10"

### Bedroom 1

3365mm x 3525mm

11'00" x 11'06"

### Total Living Space

51.7m<sup>2</sup>

557ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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



# NO.5

## TWO BEDROOM APARTMENT FIRST FLOOR

### Kitchen/Living Area

7979mm x 5116mm

26'02" x 16'09"

### Bedroom 1

5053mm x 3303mm

16'07" x 10'10"

### Bedroom 2

3724mm x 3019mm

12'02" x 9'10"

### Total Living Space

81.4m<sup>2</sup>

876ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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

# NO.6

## TWO BEDROOM APARTMENT FIRST FLOOR

### Kitchen/Living Area

7174mm x 4512mm

23'06" x 14'09"

### Bedroom 1

4628mm x 3296mm

15'02" x 10'9"

### Bedroom 2

3549mm x 3141mm

11'07" x 10'4"

### Total Living Space

76.8m<sup>2</sup>

826ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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

# NO.7

## TWO BEDROOM APARTMENT FIRST FLOOR

### Kitchen/Living Area

8985mm x 3414mm

29'05" x 11'09"

### Bedroom 1

4629mm x 3018mm

15'02" x 9'10"

### Bedroom 2

3690mm x 2644mm

12'01" x 8'08"

### Total Living Space

75.3m<sup>2</sup>

810ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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



# NO.8

## ONE BEDROOM APARTMENT FIRST FLOOR

### Kitchen/Living Area

6790mm x 4213mm  
22'03" x 13'10"

### Bedroom 1

3525mm x 3365mm  
11'06" x 11'00"

### Total Living Space

51.7m<sup>2</sup>  
556ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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

# NO.9

## ONE BEDROOM APARTMENT FIRST FLOOR

### Kitchen/Living Area

6790mm x 4137mm

22'03" x 13'07"

### Bedroom 1

3512mm x 3503mm

11'06" x 11'05"

### Total Living Space

51.7m<sup>2</sup>

556ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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

# NO.10

## ONE BEDROOM APARTMENT FIRST FLOOR

### Kitchen/Living Area

8627mm x 3792mm

28'03" x 12'05"

### Bedroom 1

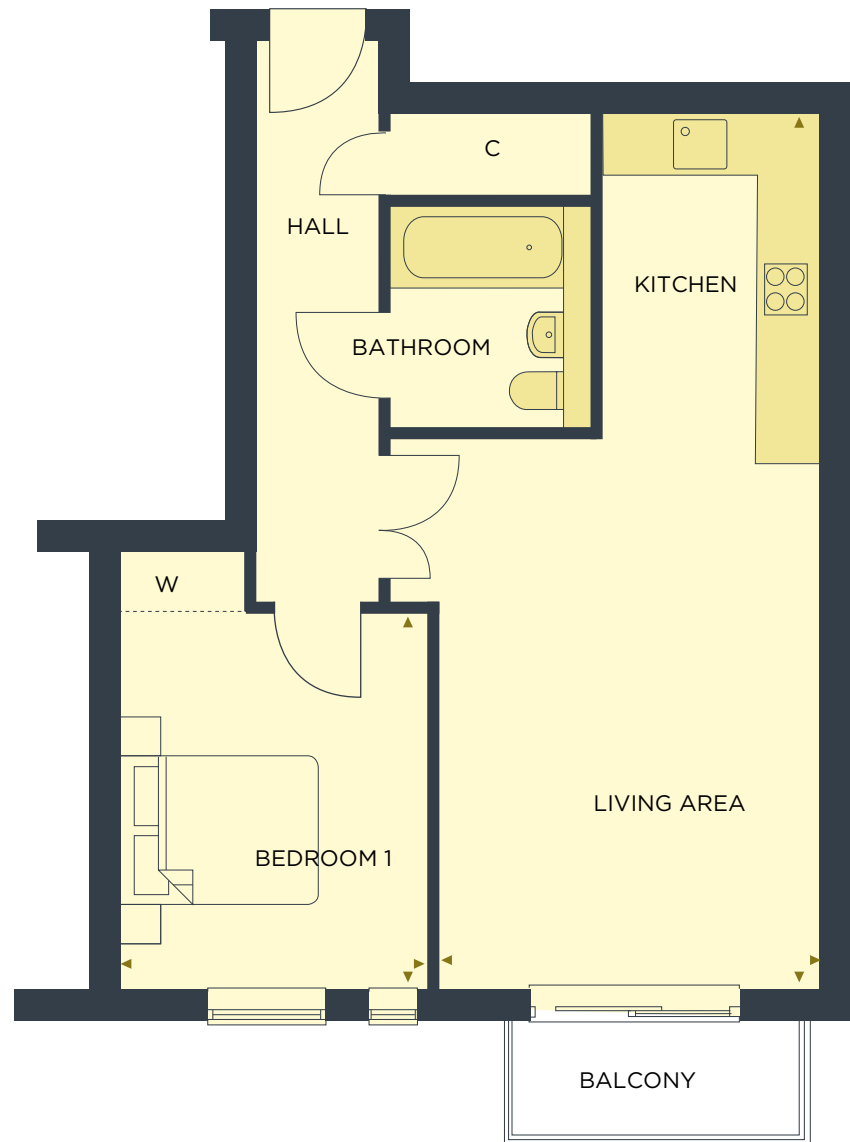
4278mm x 3045mm

14'01" x 9'11"

### Total Living Space

53.3m<sup>2</sup>

573ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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



# NO.11

## TWO BEDROOM FIRST FLOOR APARTMENT

### Kitchen/Living Area

10383mm x 3423mm

34'01" x 11'03"

### Bedroom 1

4341mm x 3030mm

14'03" x 9'11"

### Bedroom 2

4278mm x 2634mm

14'01" x 8'8"

### Total Living Space

79.7m<sup>2</sup>

858ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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

# NO.12

## TWO BEDROOM SECOND FLOOR APARTMENT

### Kitchen/Living Area

7979mm x 5116mm

26'02" x 16'09"

### Bedroom 1

5053mm x 3303mm

16'07" x 10'10"

### Bedroom 2

3724mm x 3019mm

12'02" x 9'10"

### Total Living Space

81.3m<sup>2</sup>

875ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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

# NO.13

## ONE BEDROOM SECOND FLOOR APARTMENT

### Kitchen/Living Area

7174mm x 4169mm

23'06" x 13'08"

### Bedroom 1

4005mm x 3695mm

13'01" x 12'01"

### Total Living Space

54.4m<sup>2</sup>

586ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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

# NO.14

## ONE BEDROOM SECOND FLOOR APARTMENT

### Kitchen/Living Area

7174mm x 4622mm

23'06" x 15'02"

### Bedroom 1

4005mm x 3698mm

13'01" x 12'02"

### Total Living Space

58.8m<sup>2</sup>

633ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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



# NO.15

## TWO BEDROOM SECOND FLOOR APARTMENT

### Kitchen/Living Area

6685mm x 5116mm  
21'11" x 16'10"

### Bedroom 1

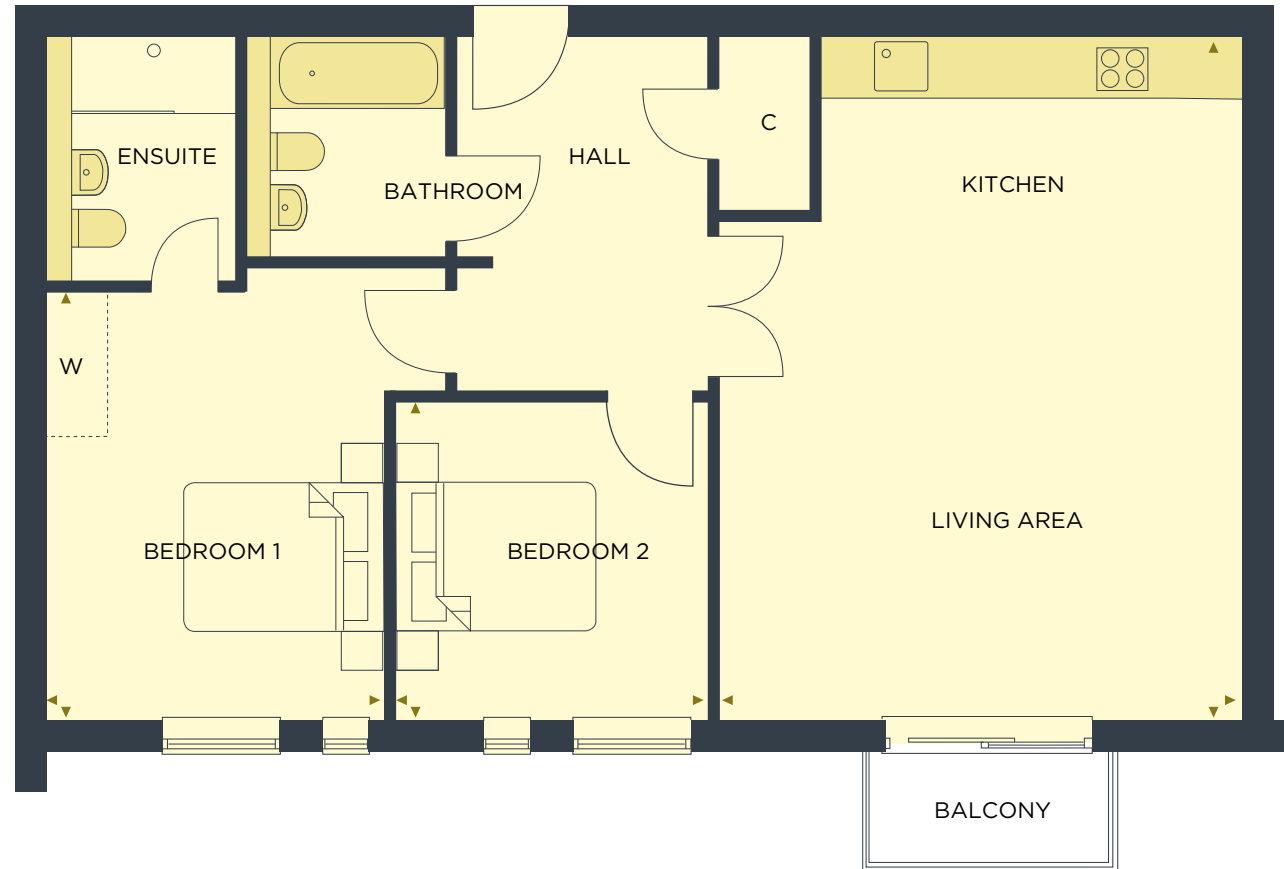
4166mm x 3312mm  
13'08" x 10'10"

### Bedroom 2

3100mm x 3061mm  
10'02" x 10'01"

### Total Living Space

78.6m<sup>2</sup>  
846ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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

# NO.16

## ONE BEDROOM SECOND FLOOR APARTMENT

### Kitchen/Living Area

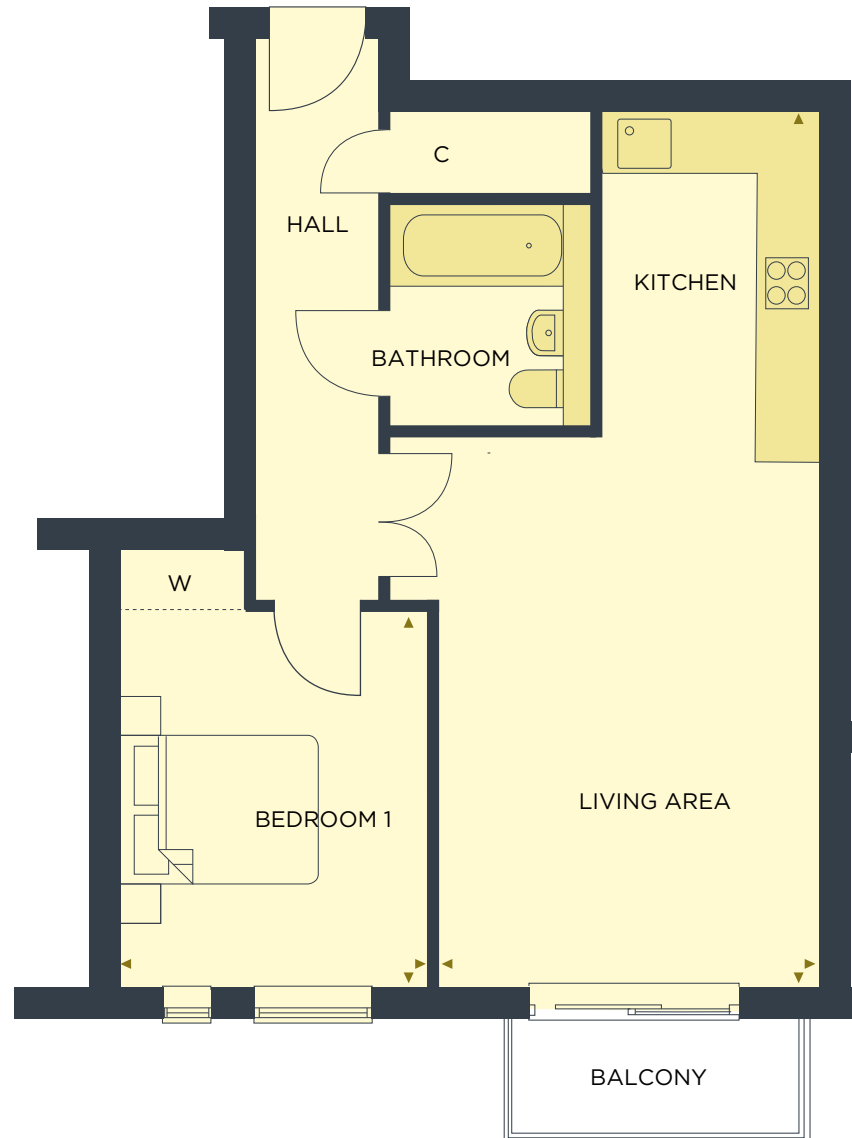
8554 x 3714  
28'01" x 12'02"

### Bedroom 1

3662mm x 3000mm  
12'00" x 9'10"

### Total Living Space

53.3m<sup>2</sup>  
574ft<sup>2</sup>



- ◀▶ Measurement points
- C Coats
- 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: March 2018.

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

# NO.17

## TWO BEDROOM SECOND FLOOR APARTMENT

### Kitchen/Living Area

10383mm x 3423mm

34'01" x 11'03"

### Bedroom 1

4341mm x 3030mm

14'03" x 9'11"

### Bedroom 2

4278mm x 2634mm

14'01" x 8'08"

### Total Living Space

79.8m<sup>2</sup>

859ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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

# NO.18

## THREE BEDROOM THIRD FLOOR APARTMENT

### Kitchen/Living Area

7979mm x 4209mm  
26'02" x 13'09"

### Bedroom 1

5053mm x 3243mm  
16'07" x 10'7"

### Bedroom 2

3723mm x 3378mm  
12'02" x 11'01"

### Bedroom 3

3723mm x 3019mm  
12'02" x 9'10"

### Total Living Space

99.1m<sup>2</sup>  
1,067ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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



# NO.19

## THREE BEDROOM THIRD FLOOR APARTMENT

### Kitchen/Living Area

5485mm x 4879mm  
17'11" x 15'11"

### Bedroom 1

4006mm x 3703mm  
13'01" x 12'02"

### Bedroom 2

4879mm x 3212mm  
15'11" x 10'06"

### Bedroom 3

4019mm x 2630mm  
13'02" x 8'07"

### Total Living Space

91.6m<sup>2</sup>  
986ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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



- ◀▶ Measurement points
- C Coats
- 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: March 2018.

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

# NO.21

## THREE BEDROOM THIRD FLOOR APARTMENT

### Kitchen/Living Area

10383mm x 3423mm

34'01" x 11'03"

### Bedroom 1

4341mm x 3030mm

14'03" x 9'11"

### Bedroom 2

4279mm x 2884mm

14'00" x 9'05"

### Bedroom 3

3247mm x 3083mm

10'07" x 10'01"

### Total Living Space

94.7m<sup>2</sup>

1,019ft<sup>2</sup>



◀▶ Measurement points

C Coats

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: March 2018.

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

# A PLACE OF YOUR OWN - WITH A HELPING HAND

With Help to Buy, you can buy a new home at The Exchange Apartments with just 5% deposit - whether you're a first-time buyer or you're moving on from your existing home. The Government lends you up to 40% of the cost of your newly built home, so you'll only need a mortgage to make up the remaining 55% 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.

The 40 per cent equity loan is interest free for 5 years and in year 6 a fee of 1.75 per cent of the loan is charged, paid monthly by direct debit. The fee increases annually by the Retail Price Index (RPI) + 1 per cent. The loan can be repaid at any time at an amount equal to 40 per cent of the market value, whether the property value has increased or decreased. Partial repayments are allowable at a minimum amount of 10 per cent of the market value at the time of repayment. The loan must be repaid on the sale of the property or upon the expiry of the full mortgage term, whichever comes first.

## HOW IT WORKS

If you purchase a home for  $\text{£}425,000$

You must put down a deposit of 5%  $\text{£}21,250$

Help to Buy Equity Loan will contribute 40%  $\text{£}170,000$

You will need a mortgage for 55%  $\text{£}233,750$

For more information talk to us or visit [www.helptobuy.gov.uk](http://www.helptobuy.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.



Backed by  
HM Government



## HOW TO FIND THE EXCHANGE APARTMENTS

### BY ROAD - A3

Come off the A3 at the New Malden junction and take the exit off the roundabout signposted New Malden and Kingston. At the next round-about take the second exit into the High Street. Continue up the High Street and under the railway bridge. The Exchange Apartments are on the right after 200 meters.

### BY RAIL

Trains from London Waterloo run approximately every 10 minutes.

### SELLING AGENTS

Curchods

31 High Street, New Malden, Surrey KT3 4BY

020 8942 8887



DISCLAIMER: The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Langham Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on the plans are subject to minor variations and are not intended to be used for carpet sizes or items of furniture. Applicants are advised to contact the developer or selling agent to ascertain the availability of the property to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of the property may vary. All measurements may vary within a tolerance of +/- 5%.

HEAD OFFICE: Langham Homes, Barton Lodge, Drift Road, Winkfield, Windsor, Berkshire, SL4 4RL. Registered in England & Wales. Company Number 07144706.

langham-homes.com

**01344 987501**  
SEVEN DAYS A WEEK



**Langham Homes**

INDIVIDUAL • INNOVATIVE • EXCLUSIVE