



**THE EXCHANGE**  
COOMBE ROAD, NEW MALDEN KT3 4QN

*Penthouse*  
APARTMENTS



**Langham Homes**

INDIVIDUAL • INNOVATIVE • EXCLUSIVE





## A HOME AT THE HEART OF EVERYTHING

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The Exchange Apartments is a collection of 18 one and two bedroom apartments and just 4 modern and superbly specified three bedroom penthouse 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



# 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 shows the entrance lobby at The Exchange





# A TOUCH OF QUALITY, FINISHED 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.

## 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 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
- Hot water tap
- Waste disposal unit

## 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

## 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

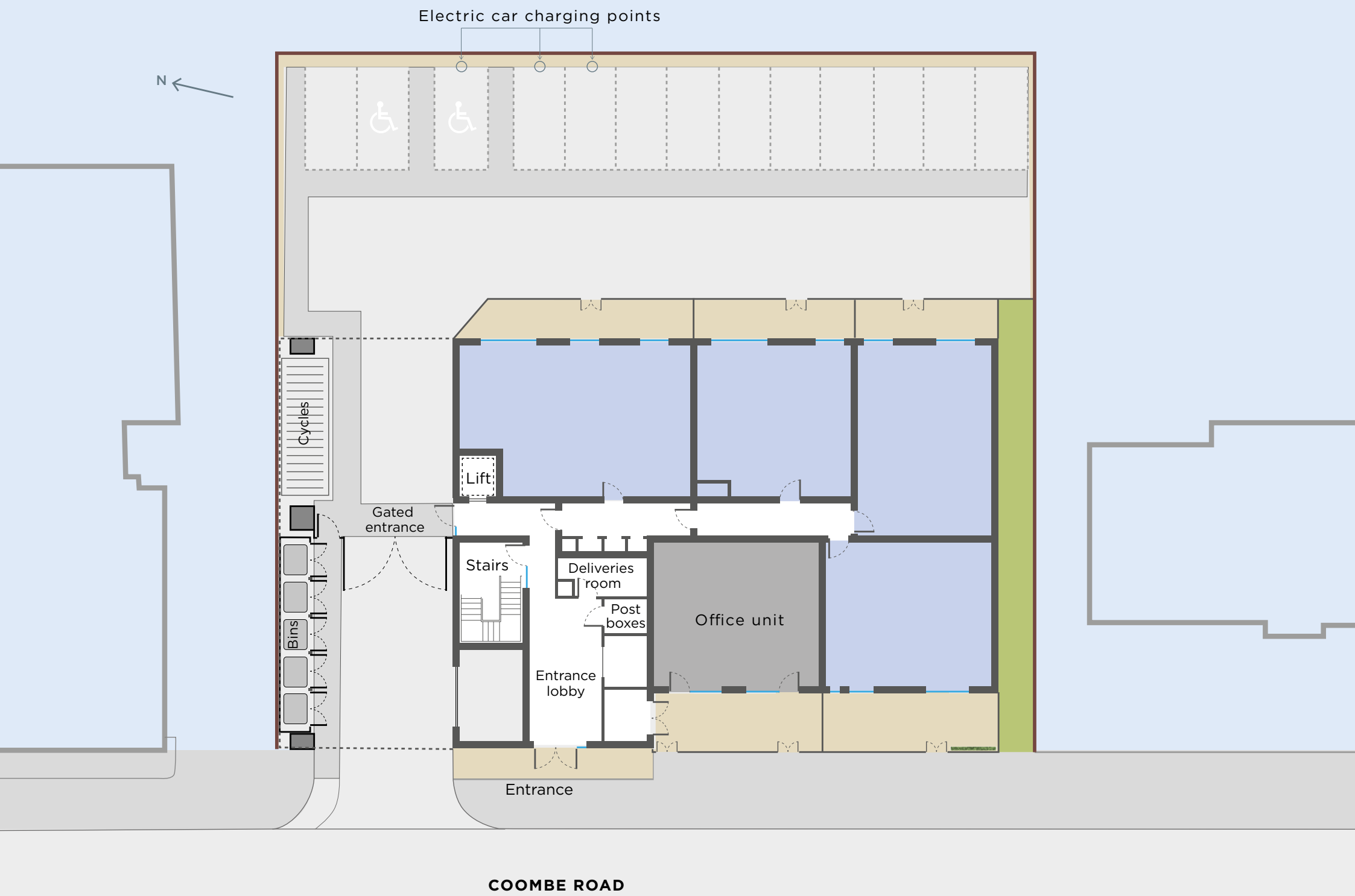
- Clean and stylish white sanitaryware by Roper Rhodes
- Hansgrohe chrome taps and fittings
- Ceramic tiling to bath and shower areas
- Chrome heated towel rail
- Shower over bath with glass screen
- Large shower to master ensuite where applicable
- Wood-effect vinyl flooring

## 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



Communal sun terrace



# NO.18

## THREE BEDROOM THIRD FLOOR APARTMENT

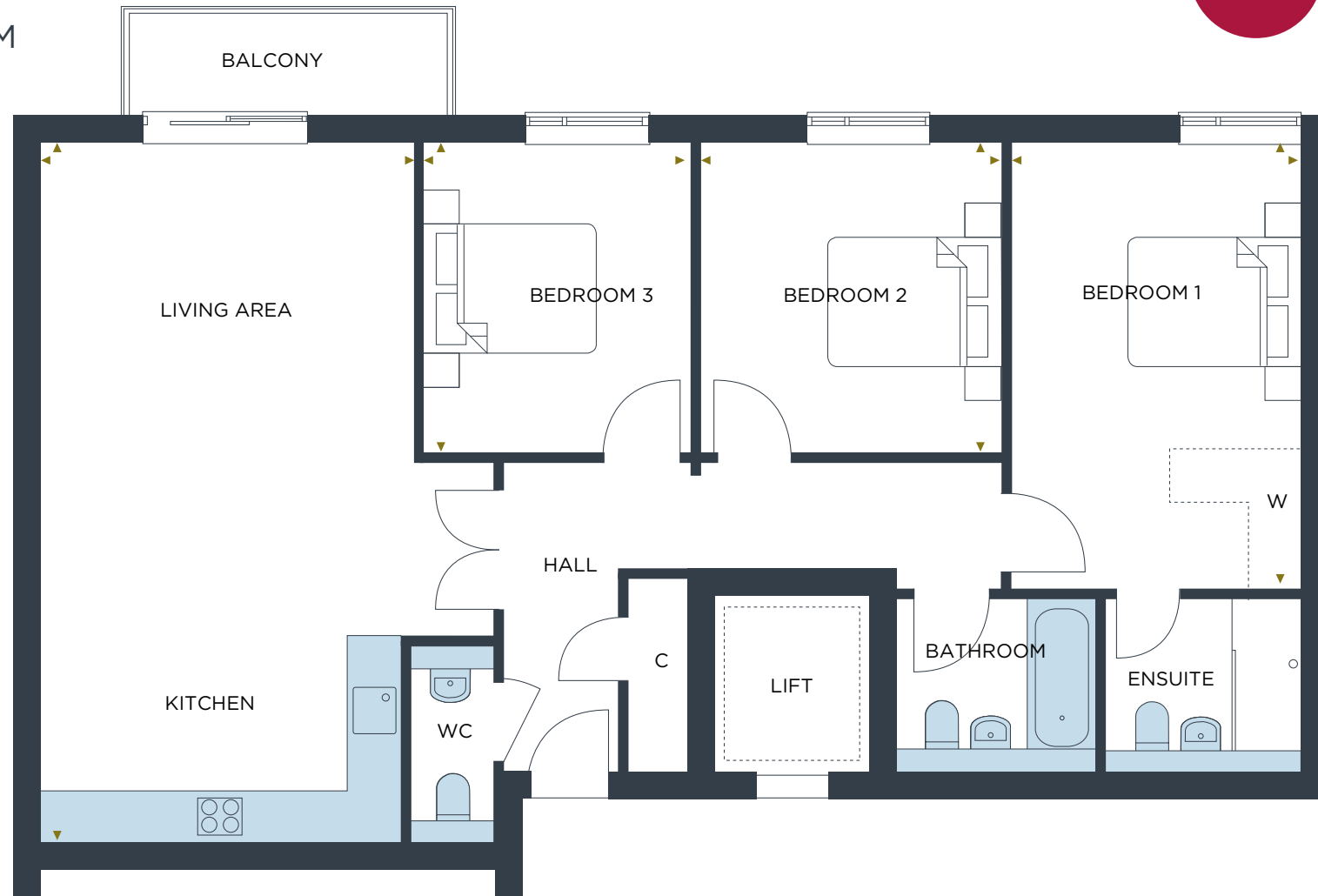
**Kitchen/Living Area**  
7979mm x 4209mm  
26'02" x 13'09"

**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>



SOLD

# NO.19

## THREE BEDROOM THIRD FLOOR APARTMENT

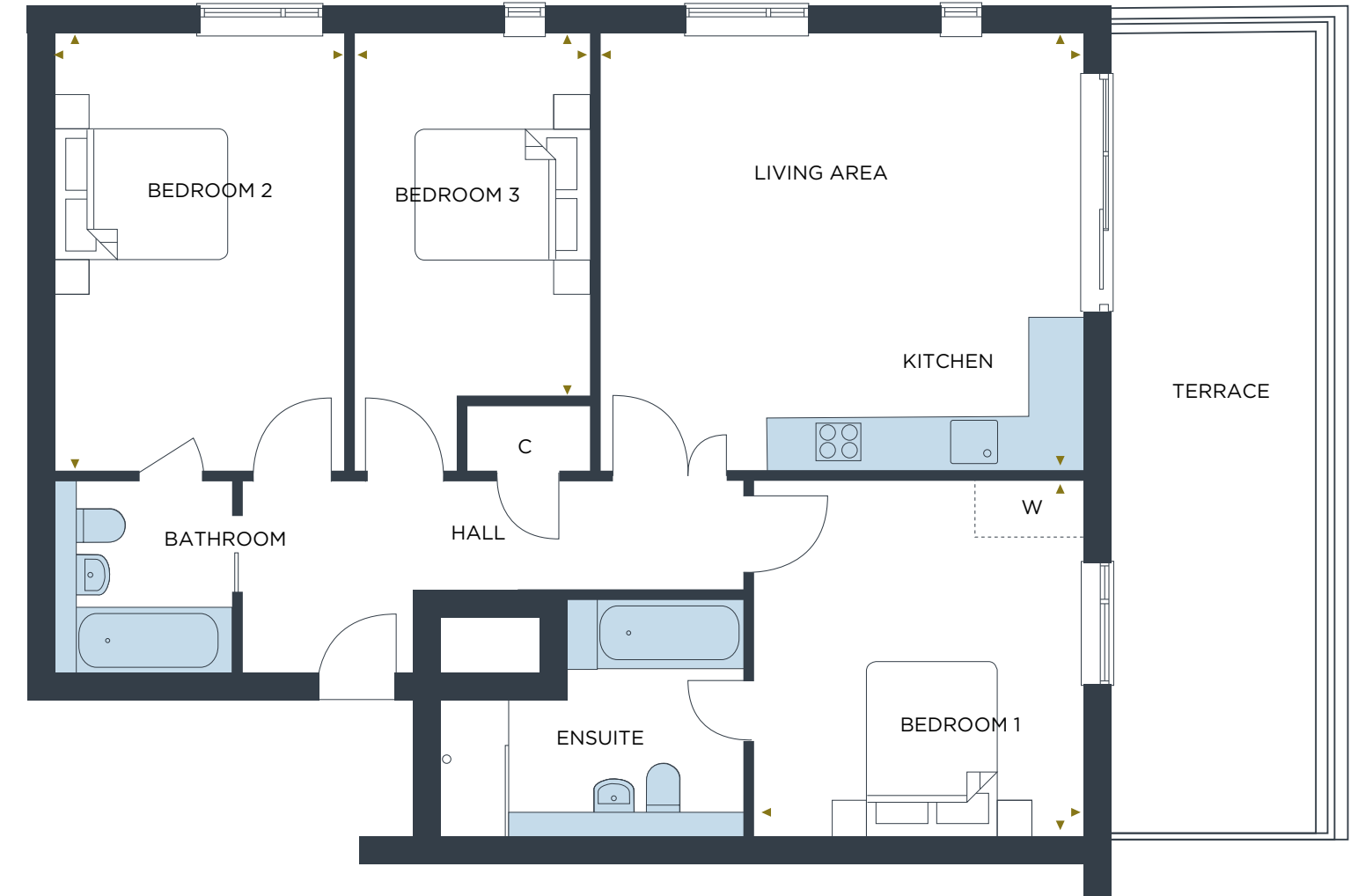
**Kitchen/Living Area**  
5485mm x 4879mm  
17'11" x 15'11"

**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>



SOLD

◀▶ 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

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**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

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◀▶ Measurement points  
C Coats  
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**SEVEN DAYS A WEEK**

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