

KINGSWOOD WARREN PARK



APARTMENT 6, THE MANSION, KINGSWOOD WARREN PARK,
KINGSWOOD, SURREY KT20 6NP

OCTAGON

Kingswood Warren Park was a grand country estate, with the Mansion built in 1837. Former home to various titled squires, including Victorian MP Thomas Alcock, and most recently prior to the Octagon purchase, the house and grounds housed the BBC's research department, where entry was strictly limited to the Corporation's personnel and visiting scientific luminaries.

This exclusive Octagon development set in 19 acres of mature parkland in the heart of the prestigious Kingswood estate, features a choice of spacious detached family homes and 8 luxurious period apartments. The magnificent Victorian gothic mansion has been refurbished to a very high standard with all the apartments featuring underfloor central heating, marble bathrooms, bespoke crafted wardrobes and sleek contemporary kitchens.

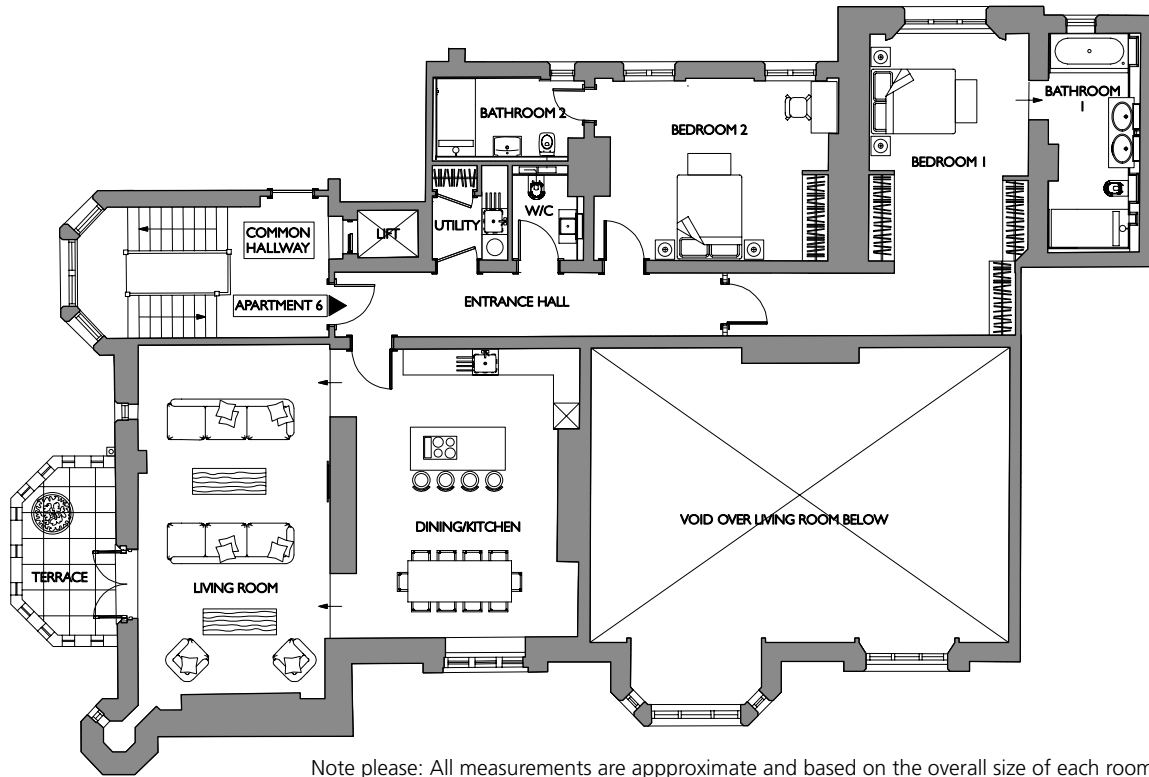
The last to remain is Apartment 6, a luxurious 2 bedroom, 2 bathroom apartment with a west facing private terrace

accessed through French doors from living room. Located on the first floor whilst also benefiting from lift access, a particular feature of the apartment is the stunning open plan kitchen/dining room with integrated Miele appliances and Quartz stone work surfaces. There is a large secure underground car park and visitor parking.

Kingswood village is a popular haunt for local shopping, friendly cafes and family restaurants including the award winning Kingswood Arms public house. Trains run from Kingswood station every 30 minutes into London Bridge (47minutes) and the M25 is a mere 10 minutes drive away.

Families are attracted to the area, with its first class choice of schools, sports and leisure clubs nearby including the highly rated local tennis club. Golf Clubs of note include: Walton Heath, The RAC Club, Kingswood Golf Club and in addition, the recently opened Surrey Downs golf course.



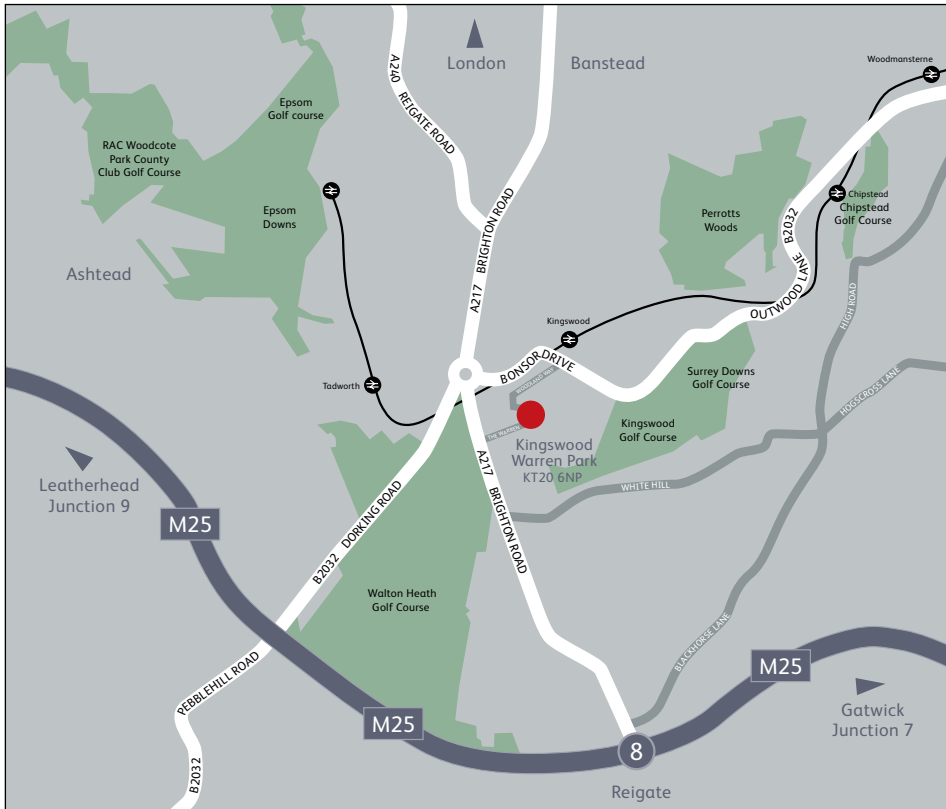


Note please: All measurements are approximate and based on the overall size of each room.

LOCATION - FIRST FLOOR

Living Room	8.46m x 4.44m	29'9" x 14'7"
Kitchen/Dining Room	6.65m x 5.79m	21'10" x 19'0"
Master Bedroom	5.51m x 3.71m	18'1" x 12'2"
Bedroom 2	5.64m x 4.22m	18'6" x 13'10"





RESERVATION

To reserve the property we require a reservation fee of £10,000 made payable to Octagon Developments Ltd. together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. Balance of the purchase money is payable on legal completion.

LABC

The property is independently surveyed during construction by the Local Authority Building Control who will issue their ten year warranty certificate upon satisfactory completion of the dwelling.

MAINTENANCE

Octagon have their own maintenance department and inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

SUBJECT TO CONTRACT

All particulars in this brochure, including the illustrations of the house and its gardens, are for guidance only as it may have been necessary to introduce some alterations to these or their specifications since publication. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the property.

Disclaimer

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of the agents or the seller and are not to be relied upon as a statement or representation of fact.

Intending purchasers or lessees must satisfy themselves, by inspection, measurement or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars.

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