



# PORTLAND PLACE

THAMES DITTON · SURREY · KT7 OEY

## WELCOME TO PORTLAND PLACE

Portland Place is our brand new development of fourteen stylish 1 bedroom apartments in Thames Ditton.

Ideally located close to Giggs Hill Green on Portsmouth Road, the development has been designed to offer the convenience of a modern lifestyle in a beautiful village setting.

Nestled on the River Thames between Kingston upon Thames, Hampton Court and Esher, Thames Ditton has, unlike many other suburbs of outer London, resisted over development, retaining its historic, picturesque semi-rural feel.

Computer Generated Image







All interior photographs featured, have been taken at a previous Rushmon development

## A SUPERB SPECIFICATION

Set over 3 floors, the apartments are finished to the high standard you'd expect from Rushmon Homes. The fitted kitchens have integrated appliances, bathrooms are tiled with chrome fittings to sanitaryware, and there's parking at the rear for every apartment.

### KITCHEN

Fully fitted interior designed kitchen

Stone worktop and stainless steel splashback

Large single bowl sink in satin steel, under-mounted

Polished chrome mixer tap

Kitchen base units in wood effect and off white wall units

Downlighters, under wall cabinet and plinth lighting

Antico (Sun Bleached Oak) floor finish

Fully integrated AEG appliances including:

Extra large single oven in stainless steel

Microwave

Gas hob

Extractor fan

Fridge freezer

Dishwasher

Washer dryer





## BATHROOM

Interior designed bathrooms with ceramic tiles and feature tiles to selected areas

Chrome brassware

Vanity units

Wall hung WC with concealed cistern

Bath panel finished in ceramic tiles

Low profile shower tray

Central heated chrome towel rail



## ELECTRICS & LIGHTING

Downlights to kitchen areas and hall

Pendant lighting to living area and bedrooms

TV points in lounge and bedroom

Wiring for Satellite and Digital TV

## HEATING & VENTILATION

Gas fired central heating system with radiators

Continuous mechanical extract system



## GENERAL

Off-white walls and white ceilings in emulsion

Amtico (Sun Bleached Oak) flooring to reception and main living area

Internal doors, skirting and architrave painted in a soft grey

Mirrored fitted wardrobe to bedroom

Polished chrome door handle

Multi point locking system to apartment entrance doors



## SECURITY & PARKING

Video entry system

Secure locks to windows and external doors (where applicable)

Hardwired smoke alarms

Allocated parking

Cycle storage

## WARRANTY

All homes at Portland Place come complete with a 10 year NHBC warranty



## FLOOR PLANS GROUND FLOOR HOMES

### APARTMENT 01

Living/Dining/Kitchen	5.22m* x 4.76m*	17'2"* x 15'8"*
Bedroom	3.93m* x 2.86m*	12'11"* x 9'5"*
Bathroom	2.86m* x 1.95m*	9'5"* x 6'5"*

### APARTMENT 02

Living/Dining/Kitchen	7.69m* x 3.40m*	25'3"* x 11'2"*
Bedroom	4.26m* x 3.17m*	14'0"* x 10'5"*
Bathroom	2.16m* x 1.95m*	7'2"* x 6'5"*

### APARTMENT 03

Living/Dining/Kitchen	8.38m* x 3.73m*	27'6"* x 12'3"*
Bedroom	4.15m* x 3.73m*	13'8"* x 12'3"*
Bathroom	2.83m* x 1.95m*	9'4"* x 6'5"*

### APARTMENT 04

Living/Dining/Kitchen	7.30m* x 4.65m*	24'0"* x 15'4"*
Bedroom	3.65m* x 2.92m*	12'0"* x 9'7"*
Bathroom	2.16m x 1.70m	7'2" x 5'7"

### APARTMENT 05

Living/Dining/Kitchen	6.08m* x 4.91m*	20'0"* x 16'2"*
Bedroom	3.88m* x 2.51m*	12'9"* x 8'3"*
Bathroom	2.51m x 1.95m	8'3" x 6'5"

NB: \* Denotes maximum measurement. All room dimensions are to the maximum room dimension. The dimensions given are accurate within plus or minus 2 inches (50mm), they are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furnishing layouts are for guidance only. Kitchen layouts are subject to amendment. Please ask for details.







## FLOOR PLANS FIRST FLOOR HOMES

### APARTMENT 06

Living/Dining/Kitchen	5.22m* x 5.19m*	17'2"* x 17'1"*
Bedroom	3.93m* x 2.60m*	12'11"* x 8'7"*
Bathroom	2.61m x 1.95m	8'7" x 6'5"

### APARTMENT 07

Living/Dining/Kitchen	7.69m* x 3.40m*	25'3"* x 11'2"*
Bedroom	4.26m* x 3.17m*	14'0"* x 10'5"*
Bathroom	2.16m x 1.95m	7'2" x 6'5"

### APARTMENT 08

Living/Dining/Kitchen	8.38m* x 3.73m*	27'6"* x 12'3"*
Bedroom	4.15m* x 3.73m*	13'8"* x 12'3"*
Bathroom	2.83m* x 1.95m*	9'4"* x 6'5"*

### APARTMENT 09

Living/Dining/Kitchen	7.30m* x 4.65m*	24'0"* x 15'4"*
Bedroom	3.65m* x 2.92m*	12'0"* x 9'7"*
Bathroom	2.16m x 1.70m	7'2" x 5'7"

### APARTMENT 10

Living/Dining/Kitchen	6.08m* x 4.91m*	20'0"* x 16'2"*
Bedroom	3.88m* x 2.61m*	12'9"* x 8'7"*
Bathroom	2.61m x 1.95m	8'7" x 6'5"

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## FLOOR PLANS SECOND FLOOR HOMES



### APARTMENT 11

Living/Dining/Kitchen	8.50m* x 4.18m*	27'11"* x 13'9"*
Bedroom	4.38m* x 3.35m*	14'5"* x 11'0"*
Bathroom	2.16m x 1.95m	7'2" x 6'5"

### APARTMENT 12

Living/Dining/Kitchen	5.95m* x 4.15m*	19'7"* x 13'8"*
Bedroom	5.00m* x 3.30m*	16'5"* x 10'10"*
Bathroom	2.18m x 1.95m	7'2" x 6'5"

### APARTMENT 13

Living/Dining/Kitchen	7.30m* x 3.55m*	24'0"* x 11'8"*
Bedroom	4.56m* x 3.17m*	15'0"* x 10'5"*
Bathroom	2.18m x 1.95m	7'2" x 6'5"

### APARTMENT 14

Living/Dining/Kitchen	7.45m* x 3.35m*	24'6"* x 11'1"*
Bedroom	4.56m* x 3.17m*	15'0"* x 10'5"*
Bathroom	2.18m x 1.95m	7'2" x 6'5"

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NB: Landscaping may be subject to change



## SET IN THE PERFECT LOCATION

Little more than twelve miles from Central London, Thames Ditton offers the best of both worlds - a relaxed village setting that seems far removed from the hustle and bustle of the City, and yet within TFL Zone 6, making commuting to London easy. From Thames Ditton station there are direct train links into Clapham Junction and Waterloo every 30 minutes with journey times of approximately 25-30 minutes.

Thames Ditton to Clapham Junction: 22 min journey  
Thames Ditton to Waterloo: 31 min journey  
Faster direct trains can be caught from nearby Surbiton station



Central London via A3 Northbound: 17.9 miles – 58 mins  
Portsmouth via A3 Southbound – 59 miles – 1 hr 5 mins  
Thames Ditton to M25 – 6 miles – 16 mins (via A244)

London Gatwick:  
27.6 miles – 35 mins (via M25/M23)  
London Heathrow:  
14.6 miles – 35 mins (via A308)



Kingston Town Centre:  
3.2 miles – 10 mins by car / Bus 458 or 515 every 30 mins  
Esher Town Centre:  
1.8 miles – 6 mins by car / Bus 458 every 30 mins

Colets Health & Fitness • Thames Ditton Cricket Club  
Thames Ditton Lawn Tennis Club • Esher Golf Course



Hampton Court Palace • Chessington World of Adventures  
Bushy Park • Sandown Park Racecourse • River Thames (Kingston)  
Rose Theatre (Kingston) • Everyman Cinema (Esher & Walton)

PORTLAND PLACE, PORTSMOUTH ROAD,  
THAMES DITTON, SURREY, KT7 OEY

Distance and travel times are approximate and have been referenced from Google Maps. Train times taken from National Rail Enquiries.





## OUT IN THE OPEN

You will be spoilt for choice with so many open spaces and sports venues close by to help you relax and unwind. For countryside walks there is Telegraph Hill in Claygate, Hampton Court Palace and Bushy Park, West End Woods and Claremont Gardens in Esher.

There is boating on the Thames just a mile or so away, skiing, golf and racing at Sandown Park and closer to home there is Thames Ditton Cricket Club and also the Lawn Tennis Club, both only a stroll away.



## CAFÉ SOCIETY

Thames Ditton village offers a wonderful choice of olde worlde pubs alongside more contemporary cafes and restaurants, with international cuisines from Indian, Thai and Chinese to Mediterranean tapas, all within walking distance of Portland Place. Esher town centre also offers a vast choice of coffee shops, cafes and restaurants, with something to suit all tastes and budgets.



## CONVENIENCE

Kingston, Surbiton and Esher town centres are all within a short drive or bus journey from Portland Place, meaning all the major High Street chain shops, department stores and supermarkets are within easy reach.

Closer to home, at the heart of the community, Thames Ditton High Street offers a mix of independent shops including a delicatessen, specialist patisserie and chocolatier, greengrocers, florist, post office, antique shop, art gallery, hairdressers and more.



## NIGHT LIFE

Local nightlife is superb, with a diverse collection of different pubs, bars, restaurants and sports clubs in the village itself. Lots of the larger bars and restaurants in Esher offer late night entertainment and music, and in Kingston town centre there are many nightclubs for dancing, comedy and live performances, so there's something for everyone.





## MORE ABOUT RUSHMON HOMES

At Rushmon Homes we've been creating a warm welcome in our new homes for over 43 years now. As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations. Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones.

Over the years, our customers have consistently found the quality of our homes reassuring. Yes, our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable. Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking, "This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home". Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.







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**CALL 01932 586777**  
**FOR MORE INFORMATION**



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H O M E S

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