



Affordable Units For Sale

- o 9 Completed units available in a new build development in Surbiton
- o 8 x affordable rent units (3 x 1 beds & 5 x 2 beds)
- o 1 x shared ownership unit (3 bed)
- o Walking distance to Surbiton station (18 minutes to London Waterloo)
- o £2,350,000 (Offers Invited)

James Dyson BSc

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Joint Agents:

Evans Pearson

Chartered Surveyors



Alpha Wharf, 7 Howard Road, Surbiton KT5 8SA

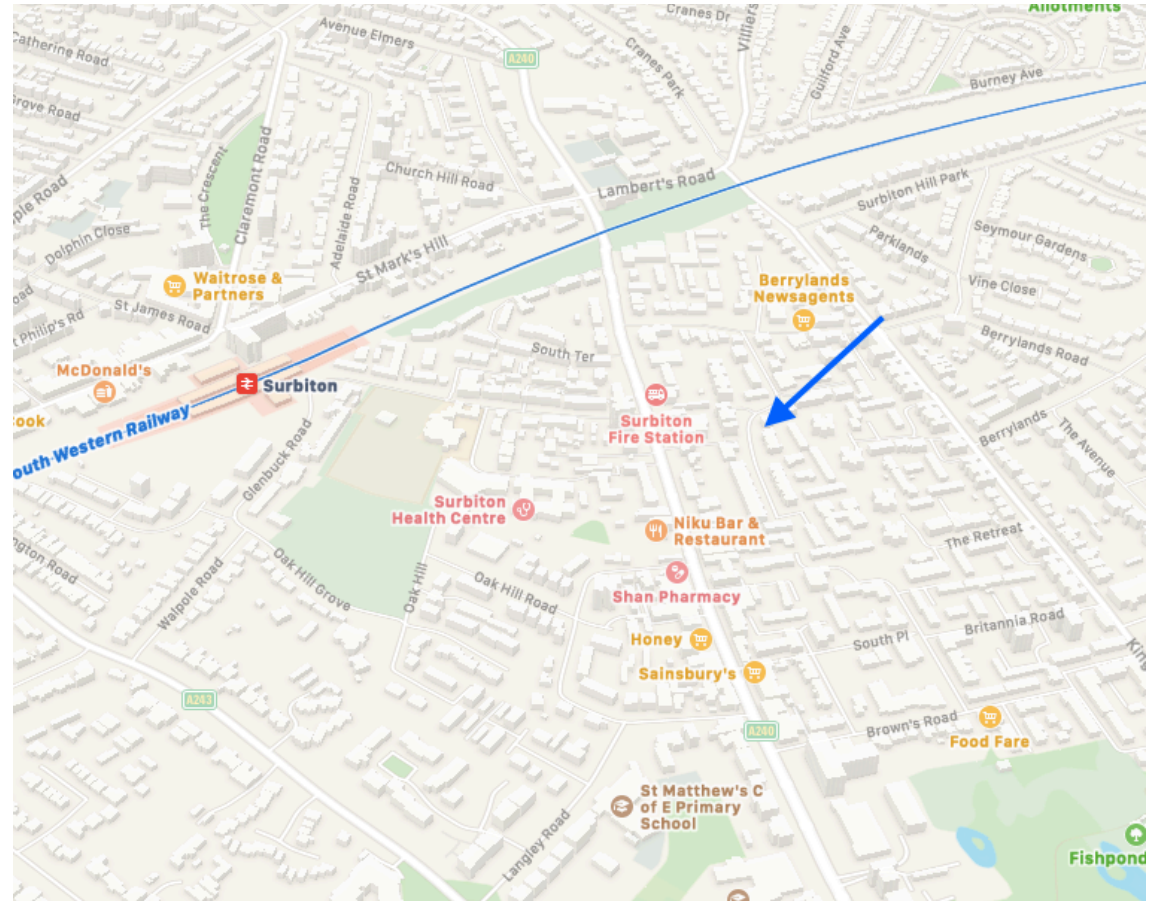
LOCATION

The development is located on Howard Road, on the corner of the junction with Etwell Place in Surbiton. Howard Road and Etwell place are both no through roads providing an enhanced environment for occupiers. There are local shops and convenience stores along Berrylands Road as well as along Ewell Road, both within easy reach of the Alpha Wharf development.

Surbiton Station is less than 5 mins walk to the west, connecting to London Waterloo with a quickest journey time of 18 minutes. The area is well serviced by bus routes along Ewell Road.

ACCOMMODATION

Unit No	Floor	Beds	Sqm	Sq Ft	Tenure
A2	Grd	1	64	689	Affordable Rent
A4	1st	2	75	807	Affordable Rent
A5	1st	1	67	721	Affordable Rent
A6	1st	2	84	904	Affordable Rent
A7	1st	2	79	850	Affordable Rent
A8	2nd	2	75	807	Affordable Rent
A9	2nd	1	67	721	Affordable Rent
A10	2nd	3	92	990	Shared Ownership
A11	2nd	2	72	775	Affordable Rent



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PRICE AND METHOD OF SALE

£2,350,000 (Offers Invited)

Offers are invited for all 9 units by way of a S106 purchase.

Floorplans provided for the whole scheme below.
S106 agreement available by request.

SUBJECT TO CONTRACT

CONTACT

Please get in touch for more information.

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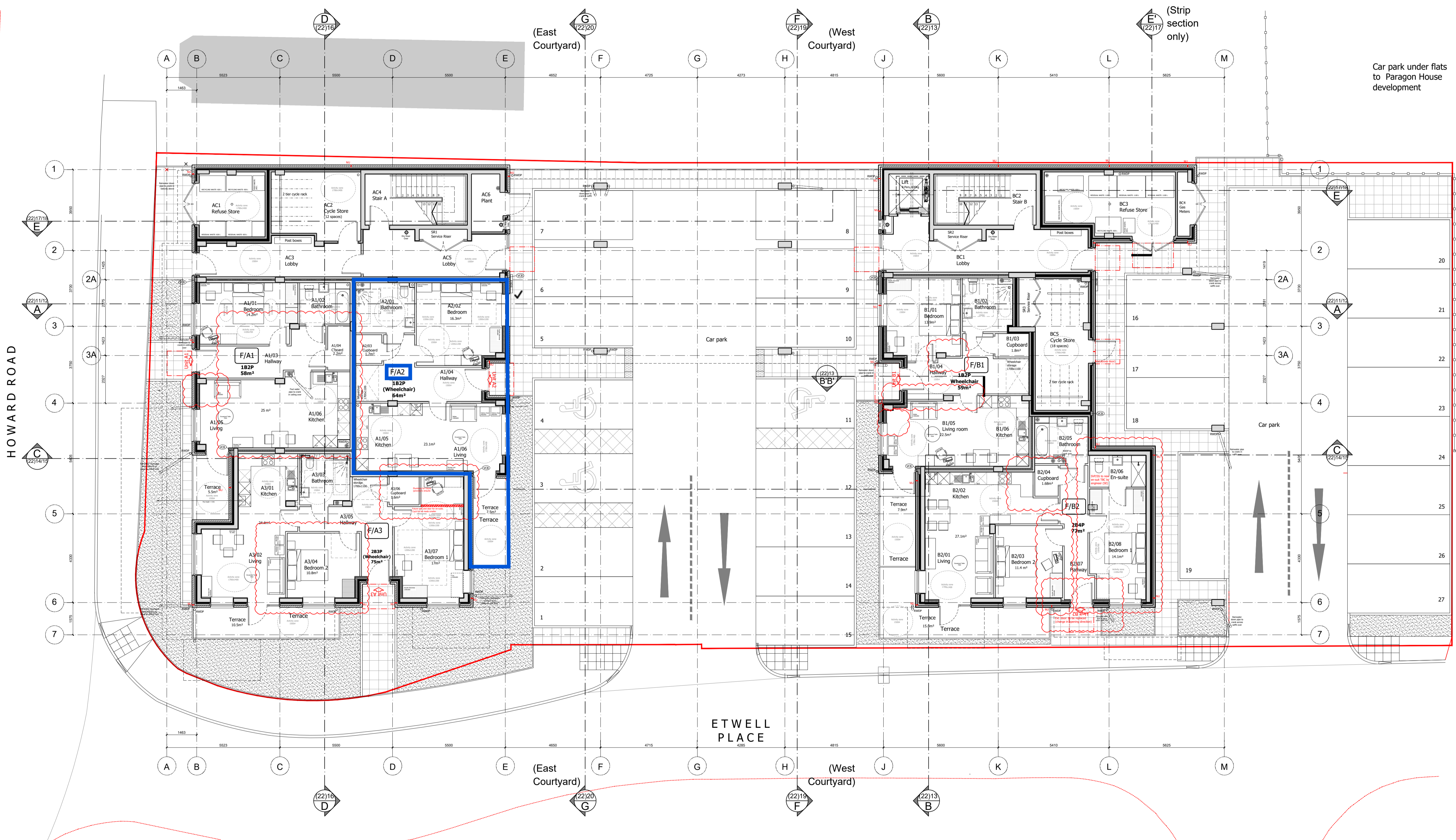
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rev	date	amendment	dwn	chkd
C1	05/09/19	Issued for construction	pt	gt
C2	23/03/20	En-suit added to flat F/B2 & all other changes to partition walls, doors, kit layout, etc. as marked- as requested by I-Kew services post 03-03-20 meeting	sk	gt



Paragon House

Car park under flats to Paragon House development

Proposed Ground Floor Plan
SCALE: 1:100 @ A1

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client
I-Kew Services

project
Alpha Wharf
Howard Road, Surbiton
drawing
Proposed Ground Floor Plan
Key Plan

date	scale	drawn	checked
Mar 2020	1:100@A1	pt	gt

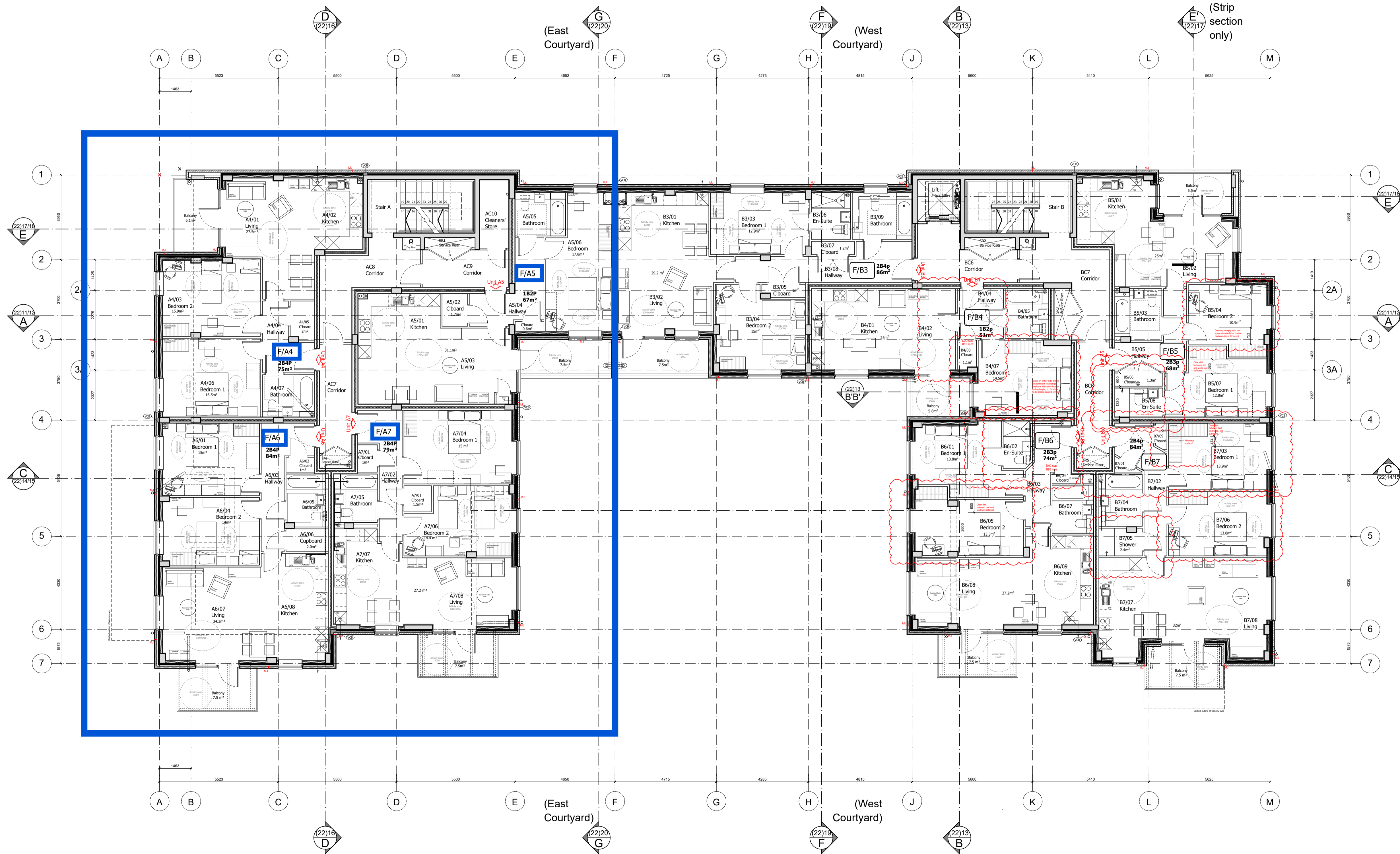
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CONSTRUCTION

job no	draw no	revision
C-1920 (20)05		C2



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rev	date	amendment	dwn	chkd
C1	05/09/19	Issued for construction	pt	gt
C2	21/11/19	Movement Joints added (please refer to Str. Eng. drawings).	ic	gt
C3a	24/03/20	En-suit added to flat F/B5 & F/B6. Shower to F/B7. All other changes to partition walls, doors, kl, layout, etc. as marked-as requested by I-Kew services post 03-03-20 meeting	sk	gt
C3b	26/03/20	Includes changes suggested by client on 25-03-2020	sk	gt



Proposed First Floor Plan
SCALE:1:100 @ A1

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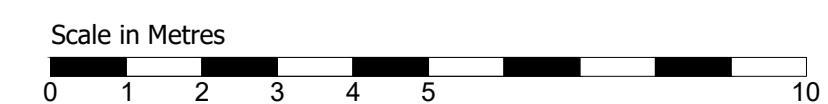
client
I-Kew Services

project
Alpha Wharf
Howard Road, Surbiton
drawing
Proposed First Floor Plan
Key Plan

date scale drawn checked
Mar 2020 1:100@A1 pt gt

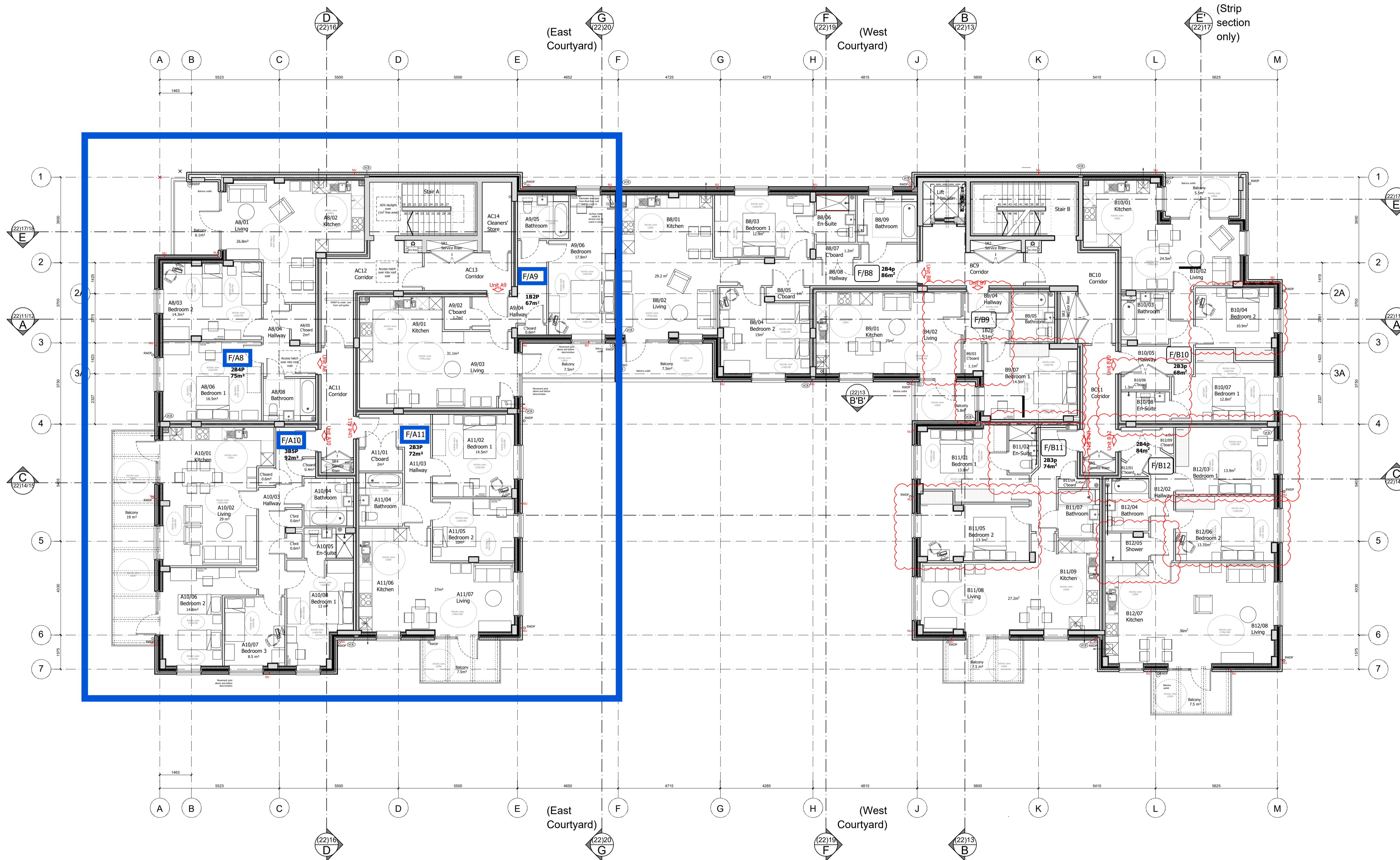
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job no. rev. no. revision
C-1920 (20)06 C3b



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rev	date	amendment	dwn	chkd
C1	05/09/19	Issued for construction	pt	gt
C2	21/11/19	Movement Joints added (please refer to Str. Eng. Drawings)	IC	GT
C2*	02/03/20	En-suits (one each) added to flats F/B10, F/B11, F/B12 as requested by I-Kew services	sk	GT
C2**	03/04/20	Issued to I-Kew for review comments: En-suits added to flats F/B10, F/B11, shower to F/B12. All other changes to partition walls, doors, kit. layout, etc. as marked as requested by I-Kew services post 03-03-20 meeting	sk	GT



Proposed Second Floor Plan
Scale: 1:100@A1

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client
I-Kew Services

project
Alpha Wharf
Howard Road, Surbiton
drawing
Proposed Second Floor Plan
Key Plan

date	scale	drawn	checked
Apr 2020	1:100@A1	pt	gt

status

CONSTRUCTION

job no	dwg no	revision
C-1920 (20)07		C2**

