

TEDDINGTON RIVERSIDE



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Imagine a tranquil riverside location only 12 miles from central London. A place with views of the water and abundant light and green spaces, yet just a short walk from some of the capital's best retail and dining destinations. Teddington Riverside is London living at its most relaxed, a modern scheme in a historic village, alive with community and culture.

The development sits in an idyllic position on the bank of the River Thames, overlooking Teddington Lock. Located within easy reach of an array of local amenities, including The Lensbury, Teddington Riverside has the very best of south-west London's culture, parks and schools on its doorstep. It also benefits from excellent road and rail access to London's airports.

HAM HOUSE
& GARDENS

BUCKINGHAM
PALACE

THE
GHERKIN

CANARY
WHARF



RICHMOND
TOWN

HYDE
PARK

RICHMOND
GOLF CLUB

THE
SHARD

RICHMOND
PARK

THE LENSURY
WITH LUXURY SPA
AND GYM FACILITIES

PETERSHAM
NURSERIES



TEDDINGTON STUDIO

A rippling applause

OPPOSITE PAGE CLOCKWISE

Paul McCartney
David Walliams
Rumpole of the Bailey
Rowan Atkinson as Mr Bean

THIS PAGE

Morecambe and Wise

The development marks a new chapter in the life of a celebrated part of broadcasting history. This was once the site of Teddington Studios, one of the heartlands of British television entertainment, run by the renowned Pinewood Studios. Teddington Studios evolved into one of the best-known centres of television production, first as one

of the homes of Thames Television and then as an independent studio. Over six decades, Teddington's eight studios were home to renowned comedies, talk shows and dramas, including the Michael Parkinson Show, Morecambe and Wise, and The Office, as well as many much-loved programmes for BBC, ITV, Sky and others.



NAVIGATE THE CITY

Effortless connections

Despite its characterful waterside landscape and proximity to the area's most beautiful parklands, Teddington is well-connected to both central London and the rest of the UK. Fast roads take you to two of the world's biggest airports, Heathrow and Gatwick, while regular trains to Waterloo bring the City and the West End within easy reach.

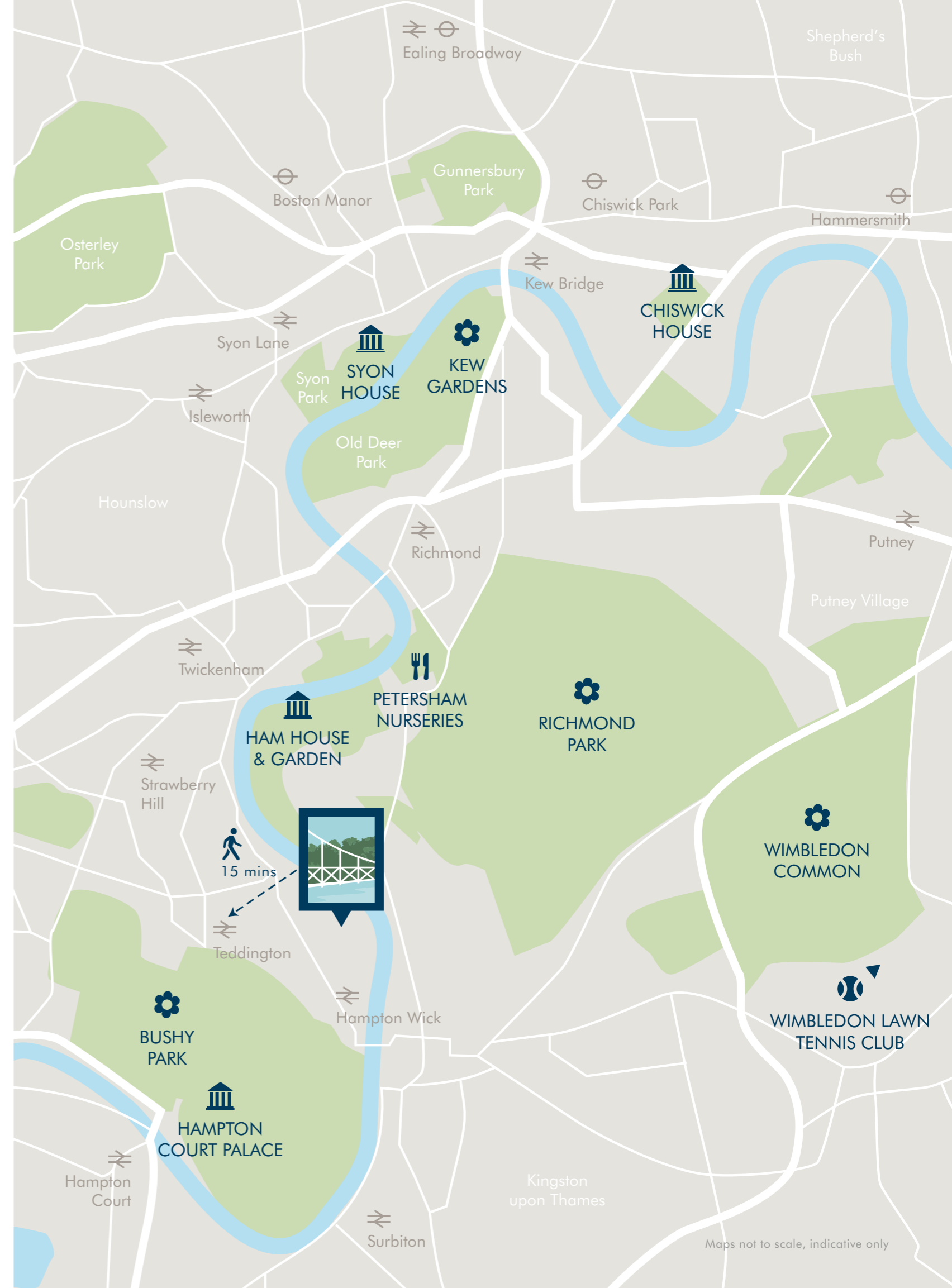
KEY

By Car 

By National Rail 

By Foot 

Times calculated using Google and National Rail from Teddington Railway Station. Times are dependent on time of day and traffic conditions.



Maps not to scale, indicative only



TEDDINGTON LOCK

Living by the water's edge

Teddington has a millennia-old connection to the River Thames. Its footpaths and cycle tracks take you out of the present while you're pursuing a healthy, active lifestyle. People have lived and worked on this stretch of river for centuries. Numerous leisure activities retain a popular

ambience and boat hire is still a fun way to enjoy the area. Careful planning ensures that the Teddington Riverside development improves waterfront access, with a new riverside promenade complementing the residents' own extensive park-like gardens.





TEDDINGTON VILLAGE

Living like a local

Train times calculated using National Rail are dependent on time of day.

Teddington sits on the north bank of the River Thames, a short distance from the famous royal palace at Hampton Court, started by Cardinal Wolsey in the early 16th century. As the nearest village to Hampton Court, Teddington's importance and popularity grew significantly. In the 19th century, the creation of Teddington Lock and the arrival of the railways transformed the village. Today it is close to the major retail

centres of Richmond upon Thames and Kingston upon Thames, while still benefiting from a village-like high street of distinctive and individual shops and restaurants. The area's excellent connectivity, education and other amenities make it a popular place for families to make a home. There is excellent access to Heathrow Airport, the M3 and M25, and regular direct trains get you to London Waterloo station in 36 minutes.



ABUNDANT GREEN SPACES

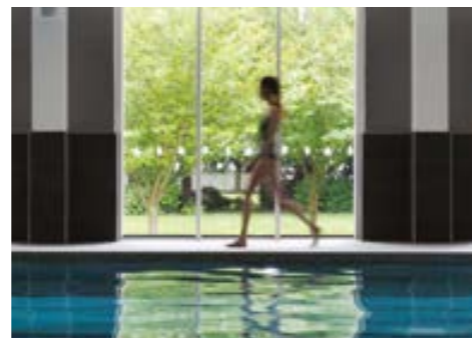
Breathe the fresh air

OPPOSITE PAGE CLOCKWISE
 Richmond Park
 Bushy Park
 Kew Gardens
 Ham House & Garden
 Diana Fountain, Bushy Park

THIS PAGE
 Hampton Court Palace

Teddington Riverside sits alongside centuries of history. Hampton Court Palace is a sprawling masterpiece built initially for Cardinal Wolsey during the Tudor dynasty. Started in the 16th century, it became a Baroque home for King William III's court.

The palace adjoins Bushy Park, the second largest of London's eight officially designated Royal Parks, and has its own acclaimed gardens and annual Flower Show, as well as the Hampton Court Palace Festival.



LOCAL AMENITIES & THE LENSBURY

Luxury living on your doorstep

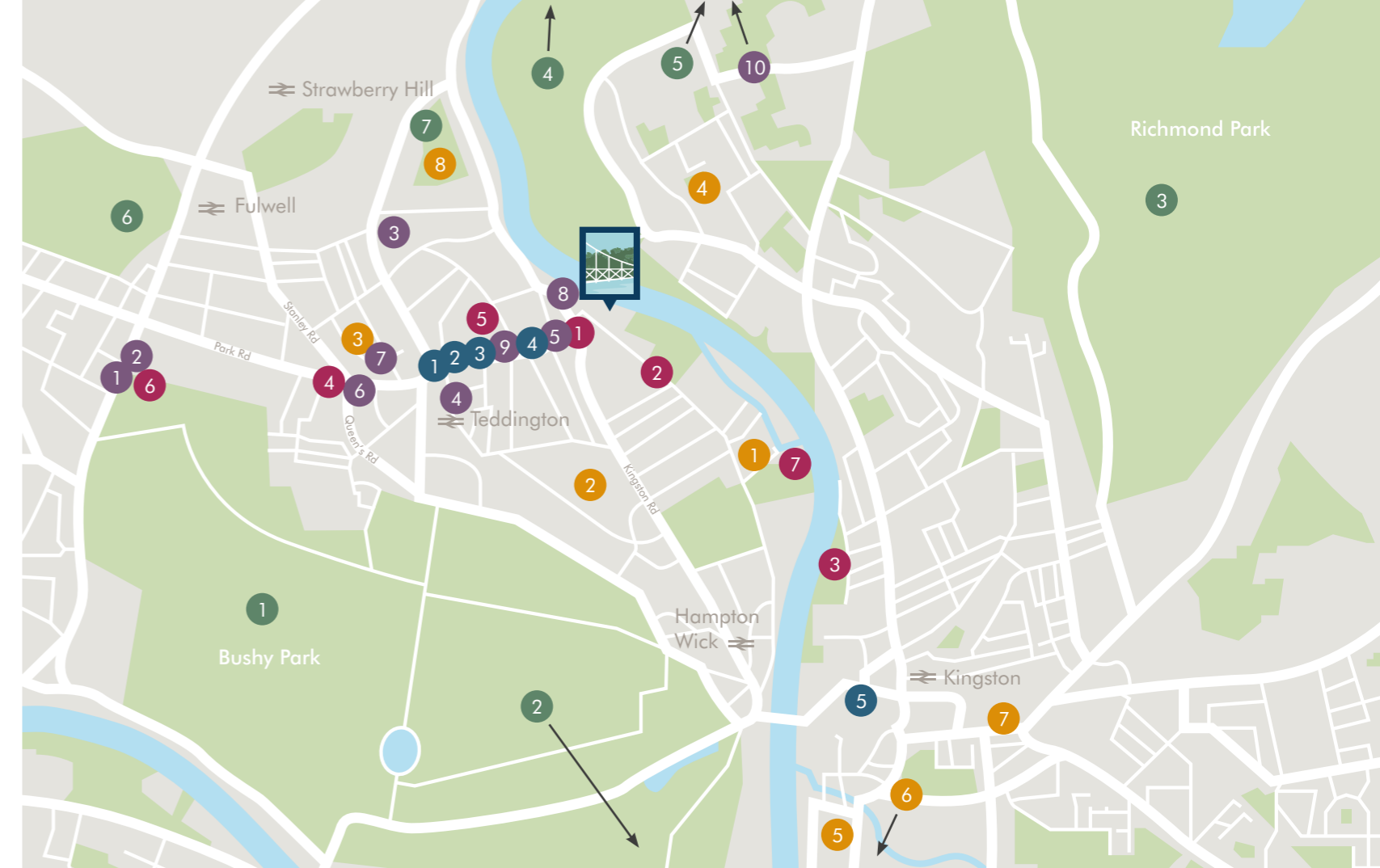
Teddington Riverside stands adjacent to The Lensbury – a premium leisure club, conference centre, hotel and spa. Founded in 1919 as a sports and social club for employees of Shell International Petroleum Company, this grand red brick building, built in 1938, is now an acclaimed destination that offers its members and children a huge range of sporting and leisure facilities. As well as a watersports centre that makes full use of its Thames frontage, The Lensbury has superb amenities. Chosen by a number of international rugby teams as their base for the 2015 Rugby World Cup and Six

Nations, The Lensbury has an impressive gymnasium, one of the largest studio class programmes in the country, a squash court and 21 tennis courts including manicured grass courts, and a fully high-tech conference centre. The Lensbury is also home to an acclaimed indoor pool complex overlooking the river. The 25 acres of beautifully landscaped riverside grounds provide space for family gatherings and other events, and the 149-bedroom hotel makes The Lensbury a valuable local amenity for Teddington Riverside residents who choose to join.

EDUCATION

Teddington Riverside benefits from close proximity to a significant number of 'outstanding' rated primary and secondary schools, including Waldegrave School in Twickenham, described by The

Sunday Times as the best state secondary school in the country. Exceptional private schools and world-class universities provide families with abundant choices.



PRIMARY SCHOOLS

- | | |
|--|---|
| <p>Athelstan House School
36 Percy Road, TW12 2LA
🚗 19 mins</p> <p>2 Collis Primary School
Fairfax Road, TW11 9BS
🚶 16 mins</p> <p>Hampton Wick Infant & Nursery School
1 Normansfield Avenue, TW11 9RP
🚶 11 mins</p> <p>4 Meadlands Primary School
Richmond, TW10 7TU
🚶 11 mins</p> | <p>Newland House
Waldegrave Park, TW1 4TQ
🚗 5 mins</p> <p>Park Hill School
8 Queen's Road, KT2 7SH
🚗 12 mins</p> <p>3 St Mary's & St Peter's Church of England Primary School
Somerset Road, TW11 8RX
🚗 9 mins</p> |
|--|---|

SECONDARY SCHOOLS

- | | |
|--|--|
| <p>Kingston Grammar
70 London Road, KT2 6PY
🚗 9 mins</p> <p>Hampton Court House Independent School
Hampton Court Road, KT8 9BS
🚗 11 mins</p> <p>Radnor House
21 Cross Deep, TW1 4QG
🚗 9 mins</p> <p>St Catherine's School
Cross Deep, TW1 4QJ
🚗 6 mins</p> | <p>1 Teddington School
Broom Road, TW11 9PJ
🚗 4 mins 🚶 13 mins</p> <p>Tiffin School
Queen Elizabeth Road, KT2 6RL
🚗 8 mins</p> <p>7 Tiffin Girls' School
Richmond Road, KT2 5PL
🚗 10 mins</p> <p>Waldegrave School
Fifth Cross Road, TW2 5LH
🚗 10 mins</p> |
|--|--|

UNIVERSITIES & FURTHER EDUCATION

- | | |
|---|---|
| <p>American International University
Queen's Road, TW10 6JP
🚗 19 mins</p> <p>5 Kingston College
Kingston upon Thames, KT1 2AQ
🚗 16 mins</p> <p>6 Kingston University
Penrhyn Road, KT1 2EE
🚗 12 mins</p> | <p>8 St Mary's University
Waldegrave Road, TW1 4SX
🚗 6 mins</p> <p>University of Roehampton
Roehampton Lane, SW15 5PU
🚗 22 mins</p> |
|---|---|

LOCAL AREA

SHOPPING

- 1 Zeldaland Flowers**
14 High Street, TW11 8EW
- 2 The Cavan Bakery**
25 High Street, TW11 8ET
- 3 The Clock House**
69 High Street, TW11 8HA
- 4 Gardenia of London**
122 High Street, TW11 8JB
- 5 Bentall Shopping Centre**
Kingston upon Thames, KT1 1TP

CULTURE AND LEISURE

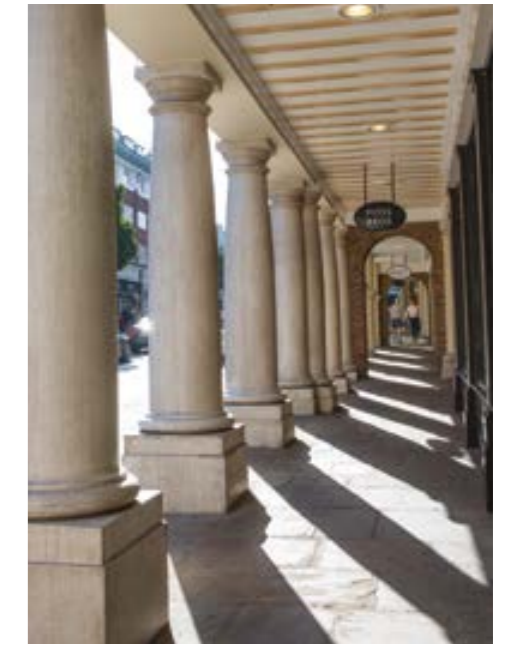
- 1 Landmark Arts Centre**
Ferry Road, TW11 9ND
- 2 The Lensbury**
Broom Road, TW11 9NU
- 3 Kingston Rowing Club**
Kingston upon Thames, KT2 5AU
- 4 Teddington Memorial Hospital**
Hampton Road, TW11 0JL
- 5 Teddington Pools and Fitness Centre**
Vicarage Road, TW11 8EZ
- 6 Teddington Theatre**
Hampton Hill, TW12 1NZ
- 7 Walbrook Rowing Club/Tamesis Sailing Club**
Trowlock Way, TW11 9QY

GREEN SPACES

- 1 Bushy Park**
Hampton Court Road, TW12 2EJ
- 2 Hampton Court Park**
Molesey, East Molesey, KT8 9DB
- 3 Richmond Park**
Richmond, TW10 5HZ
- 4 Marble Hill Park**
Twickenham, TW1 2NL
- 5 Ham House & Garden**
Ham Street, TW10 7RS
- 6 Fulwell Golf Club**
Wellington Road, TW2 5NX
- 7 Strawberry Hill House**
Twickenham, TW1 4ST

EATING AND DRINKING

- 1 Noble Green Wines**
153-155 High Street, TW12 1NL
- 2 Robsons Butchers**
173 High Street, TW12 1NL
- 3 A G Miller Butchers**
152 Waldegrave Road, TW11 8NA
- 4 The Teddington Cheese**
42 Station Road, TW11 9AA
- 5 The Fallow Deer Café**
130 High Street, TW11 8JB
- 6 Rib & Burgers**
4 Broad Street, TW11 8RF
- 7 Itabashi**
3 Church Road, TW11 8PF
- 8 The Wharf Restaurant**
Manor Road, TW11 8BG
- 9 The King's Head Pub**
123 High Street, TW11 8HG
- 10 Orangery Café**
Ham House, Ham Street, TW10 7HF



A STONE'S THROW AWAY

Culture, retail, restaurants and more

OPPOSITE PAGE CLOCKWISE

Flower stall in Teddington
Richmond
Kingston upon Thames
Bentall Centre, Kingston upon Thames
Market Place, Kingston upon Thames

THIS PAGE

Thames Path from Richmond Bridge

South-west London is a highly desirable place to live and work and is also a refined retail and dining destination. From the cafés that front the elegant terraces of Richmond Riverside to the flagship department stores

in Kingston upon Thames, to the host of specialist, independent and acclaimed luxury boutiques, the waterfront spaces and the surrounding towns and villages have much to offer.





THE DEVELOPMENT

Inspired design

Designed by award-winning architects Hamiltons, Teddington Riverside takes its inspiration from traditional riverside structures such as brick wharfs and bonded warehouses. The site comfortably accommodates a total of 217 apartments and six new-build houses, as well as the original Weir Cottage, carefully restored to provide two duplex apartments.

A combination of 1, 2 and 3-bedroom apartments and six 4-bedroom family houses are available.

Convenient internal road access leads to discrete and secure basement parking that does not encroach on the planting or landscape.

The underground car park leads directly to lifts in each block. The townhouses are self-contained with open-plan living and their own gardens and car parking.



ON THE RIVERSIDE

The development of Teddington Riverside has opened up access to the banks of the River Thames for the first time in nearly a century, creating greatly improved riverside spaces for you to enjoy. Many of the new apartments have terraces overlooking the site or the river, further enhancing the idyllic feel of the setting.



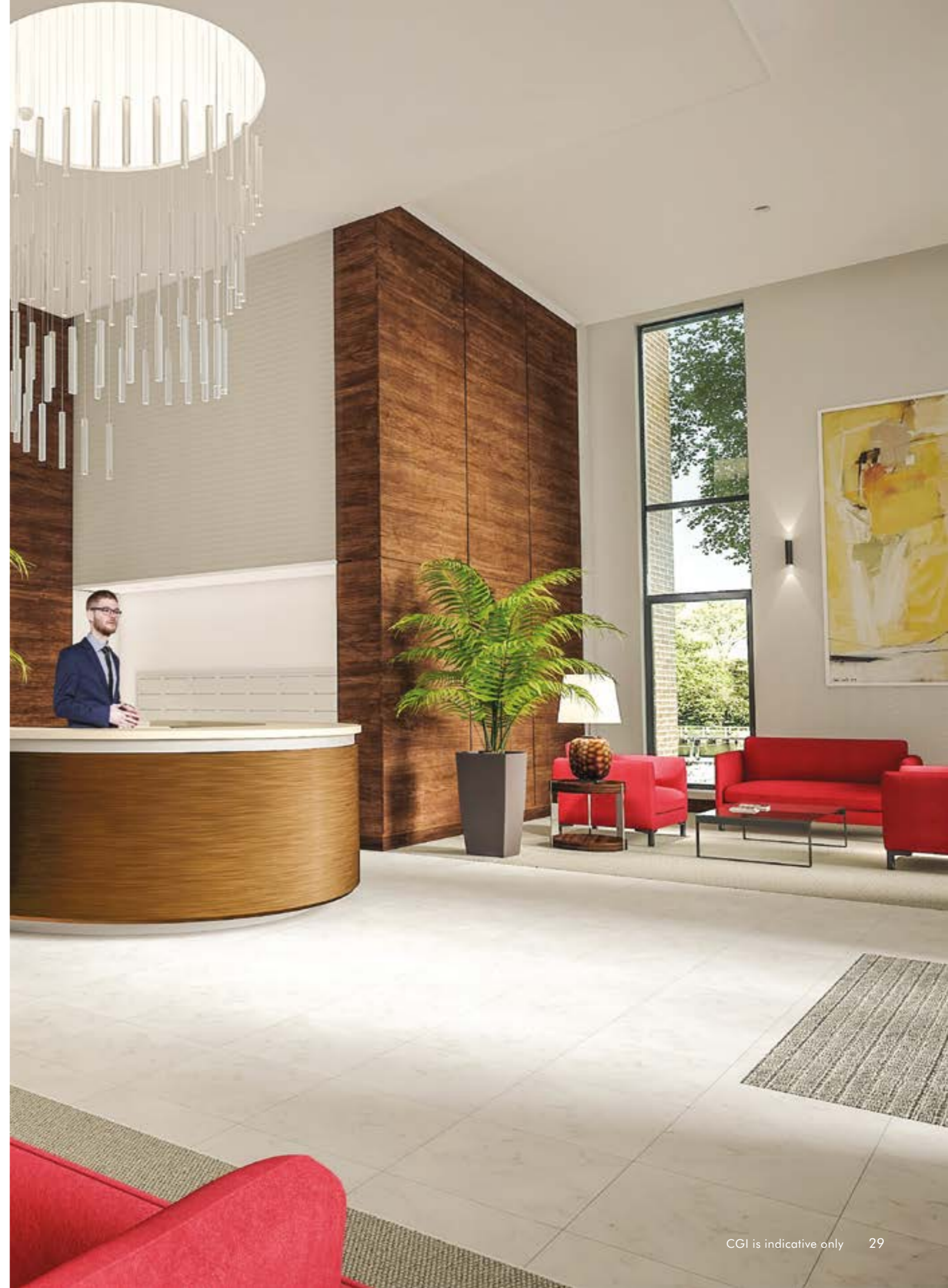
THE CONCIERGE

Making a stylish entrance

The lobby is an elegant gateway to your home, providing a warm welcome with its rich wood detailing and double-height space.

A concierge is an essential element of contemporary apartment living and Teddington Riverside is no different. The reception is overseen twenty-four hours a day, seven days a week, providing round-the-clock

security for the entire development. The scheme also has extensive CCTV coverage and offers completely secure underground car parking, electrical recharging stations and car wash facilities. The concierge service is on hand to take messages and parcels, ensconced behind an elegant bronze reception desk. Lifts provide swift and easy access to every floor.



OVERFLOWING WITH LIGHT

With many apartments offering river-facing balconies, Teddington Riverside has been designed to make the most of its Thames-side setting. Generous open-plan living and dining spaces flow through the

apartments with a mixture of balconies and terracing bringing the atmospheric setting to life. High-quality fixtures and fittings contribute to the bright contemporary ambience throughout.





32 Image is indicative only and shows the sample kitchen in the marketing suite

Each apartment and house is supplied with a state-of-the-art modern fitted kitchen, fully equipped with the latest efficient appliances and generous workspace. All kitchens are conveniently located alongside the main living space, many with island units, providing day-to-day flexibility for formal or casual dining.



The bedrooms at Teddington Riverside have been designed as calm and restful retreats, with materials and lighting that reflect the nature and ambience of the waterside location. Wall-to-wall natural broadloom carpet is soft underfoot, with generous storage space and dressing room areas creating a welcoming setting.





SPECIFICATIONS

All in the details

ENTRANCE LOBBY

Marble veined porcelain floor tiles in Carrara Brown
Hardwood wall panelling
Bronze entrance desk with concierge
Lounge seating for visitors
Hardwood internal doors
Carpet in hallways

LIFT

Generous lifts with hardwood laminate panels and mirrors to walls

HALL & LIVING ROOM

Oak timber engineered flooring
Painted panelled doors and joinery
Video entry phone

KITCHEN

Fully-fitted kitchens with white gloss lacquered doors and grey carcasses
Siemens fitted appliances
Composite stone Bianco worktop
Textured bronze glass splashbacks
Oak timber engineered flooring

BEDROOM

Tufted 80% wool fitted carpet
Wardrobe doors finished in white lacquer with a dark hardwood laminate interior

MASTER BATHROOM

Light grey porcelain floor tiles
Calacatta stone ceramic wall tiles
Warm grey composite one-piece bath top
White high-quality sanitaryware with chrome taps and fittings
Hardwood laminate-finished vanity unit with grey interior
Wall-mounted double mirror cabinet
Chrome heated towel rail

SHOWER ROOM

Light grey porcelain floor tiles
Calacatta stone ceramic wall tiles
White high-quality sanitaryware with chrome taps and fittings
Wall-mounted mirror cabinet
Chrome heated towel rail

GUEST CLOAKROOMS

Light grey porcelain floor tiles
Calacatta stone ceramic wall tiles
White high-quality sanitaryware with chrome taps and fittings

MECHANICAL & ELECTRICAL

Under-floor heating
Extensive fire safety systems including sprinklers
Satellite TV
Recessed downlighters
Data cabling

PARKING

One underground space per apartment
Cycle parking within the basement
Stair and lift access directly to the basement car park levels
Security gates with access control and CCTV monitoring 24/7

OUTSIDE

Beautifully landscaped gardens
Riverwalk access
Children's play areas

TENURE

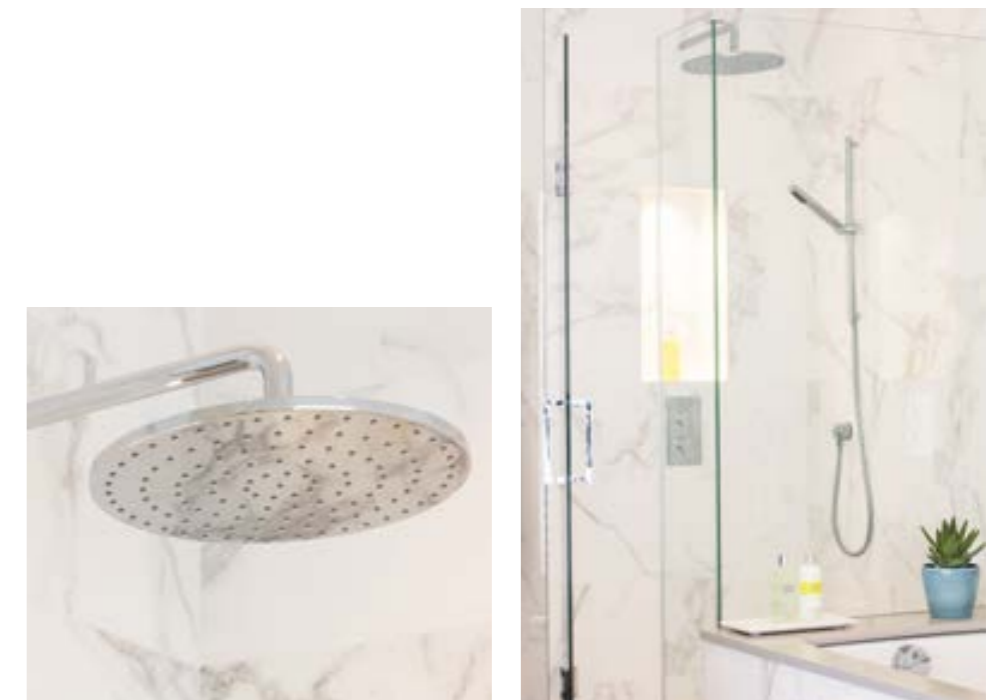
999-year lease with a share of the freehold

WARRANTY

The apartments include a 10-year building warranty with BLP Insurance and a two-year defects warranty



These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.



PROFESSIONAL TEAM

ARCHITECT

Hamiltons Architects

QUANTITY SURVEYOR

Gleeds

STRUCTURAL ENGINEERS

Waterman Group

SERVICES ENGINEERS

Hoare Lee LLP

BUILDING CONTRACTORS

J Reddington Ltd

LANDSCAPING

Macfarlane Associates

THE DEVELOPER

CITY DEVELOPMENTS LIMITED (CDL)

Established in 1963, CDL is one of Singapore's largest quoted property companies with market capitalisation of over S\$10 billion and a premier property brand. In 2016, CDL posted a profit of S\$653.2 million and record revenue of S\$3.9 billion.

Over the past 50 years, CDL has developed more than 40,000 residences and has a strong track record in developing large-scale regeneration projects and mixed-use schemes globally.

In the UK, CDL has a number of prime freehold projects in Chelsea, Knightsbridge, Belgravia, Battersea, Teddington and Mortlake.

Beyond creating award-winning architectural icons, CDL is renowned as a leading green developer having transformed the built environment with numerous first-of-its-kind sustainable developments. CDL is ranked the top real estate company in the eminent Global 100 Most Sustainable Corporations in the World in 2017, and the only Singapore company listed in the ranking for eight consecutive years.

cdl.com.sg

DEVELOPMENT ADVISORS AND PROJECT MANAGERS DARTMOUTH CAPITAL ADVISORS LTD

Dartmouth Capital Advisors Ltd has a long history as a development advisory company. It was set up in 1993 to provide property advice to investors on a wide range of landmark developments in central London.

dartmouthcapital.co.uk



CLOCKWISE

- College House, Chelsea
- Richmond Bridge, Richmond upon Thames
- Henry Moore Court, Chelsea
- Albert Bridge House, Battersea
- 78 St James's Street, St James's (HSBC Private Banking Headquarters)



CONTACT

For further enquiries please contact:

MARKETING SUITE

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Teddington
TW11 9NR

TELEPHONE

020 7349 0091

EMAIL

sales@dartmouthcapital.co.uk

WEBSITE

www.teddington-riverside.co.uk



Developer:



CITY DEVELOPMENTS LIMITED

Development Advisors
& Project Managers:

DARTMOUTH
CAPITAL ADVISORS

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