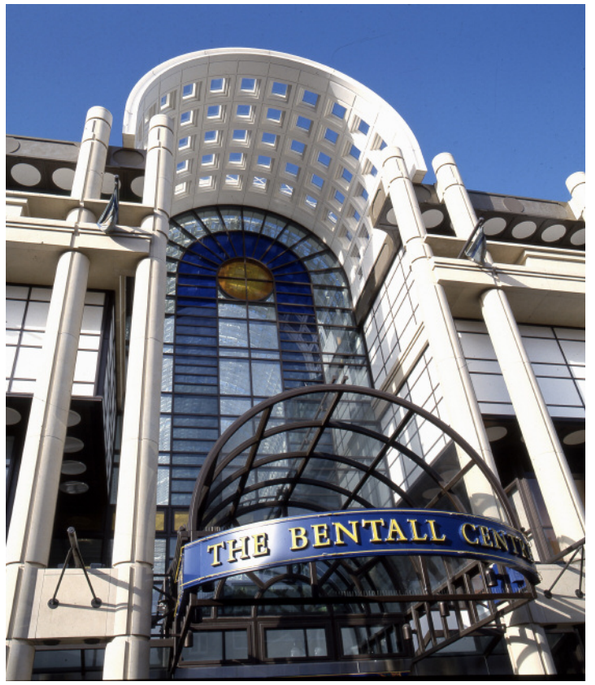


The Gables

Two magnificent four/five bedroom/four bathroom family houses within walking distance of Kingston town centre

The Gables is a magnificent new development, situated in Geneva Road, a quiet, established residential road, with a fine mix of Victorian style houses ranging in value from £500,000 to £800,000.

As a location it could not be better. Within an easy walk of Kingston town centre, close to the shops, the restaurants, the cinemas and the theatre and yet within easy reach of Surbiton station and fast trains to London Waterloo.

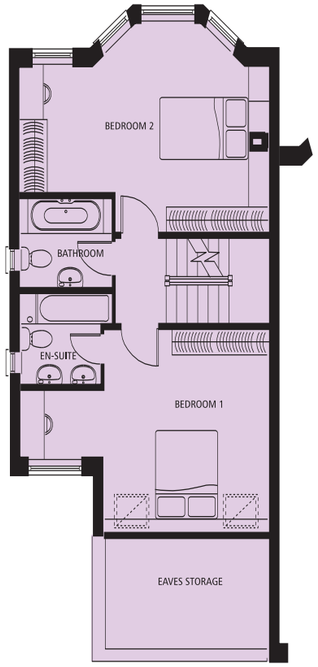
Kingston is arguably, one of London's most attractive boroughs. Bounded by the vast acres of Wimbledon Common and Richmond Park, the town is built on a three-mile stretch of the Thames. The River here is well used and well loved with colourful sailing dinghies and pleasure steamers winding their way to Hampton Court.

Kingston, of course, is best known for shopping. In front of the Guildhall, the fresh food market dates back to 1240 and is in contrast with the town's ultra modern shopping malls and brilliant new departmental stores. Truly a shoppers' paradise.

Sandown Park, voted Britain's best race-course, is little more than a mile away. Hampton Court, easy to reach by road or river, is well worth a visit. Then there are open-air concerts at Marble Hill, golf at Esher, rugby at Twickenham and of course rowing and sailing on the River Thames.

Truly something for everyone.

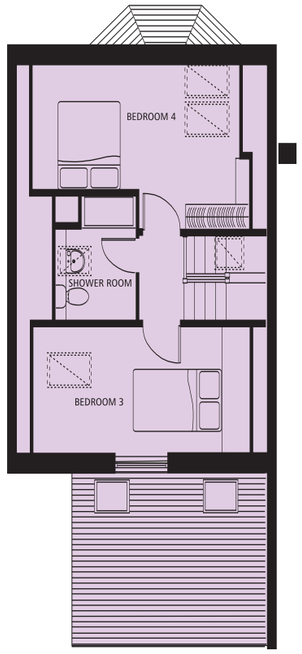
House 1 - Floor Plans



First Floor

Bedroom 1
METRIC
4.90m x 5.50 m
IMPERIAL
16’ x 18’

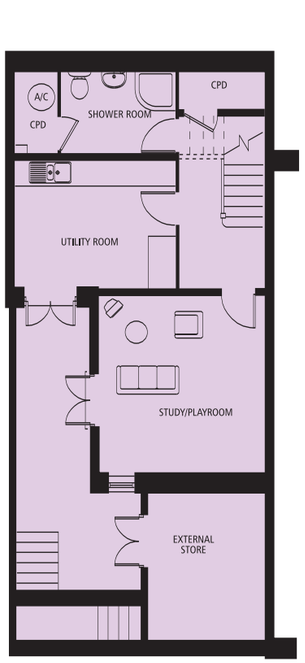
Bedroom 2
METRIC
3.80m x 5.50 m
IMPERIAL
12’5” x 18’



Second Floor

Bedroom 3
METRIC
4.00m x 4.82m
IMPERIAL
13’1” x 15’9”

Bedroom 4
METRIC
3.80m x 4.82m
IMPERIAL
12’5” x 15’9”

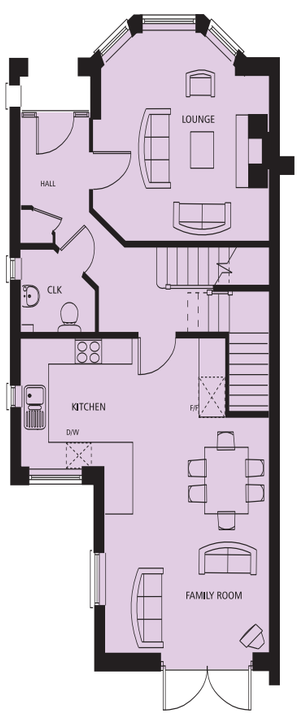


Lower Ground Floor

Playroom
METRIC
3.63m x 3.62m
IMPERIAL
11’10”x 11’x 0”

Study
METRIC
2.68m x 3.47m
IMPERIAL
8’9” x 11’x 4”

Utility Room
METRIC
2.10m x 3.47m
IMPERIAL
6’10” x 11’ x 4”



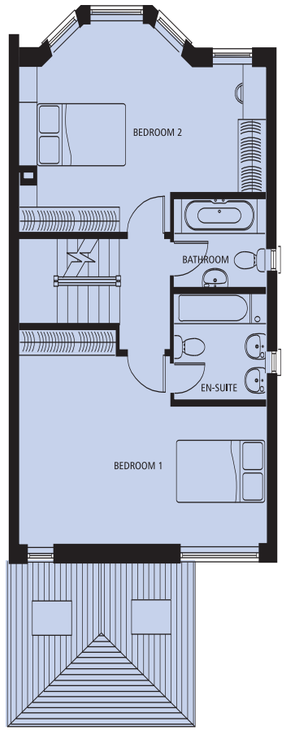
Upper Ground Floor

Family Room
METRIC
3.73m x 3.62m
IMPERIAL
12’2” x 11’10”

Kitchen
METRIC
4.90m x 5.50m
IMPERIAL
16’ x 18’

Lounge
METRIC
3.80m x 3.77m
IMPERIAL
12’5” x 12’4”

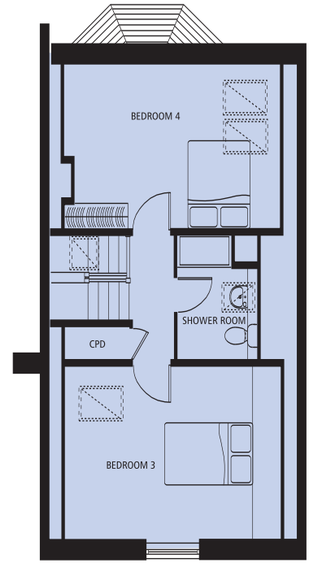
House 2 - Floor Plans



First Floor

Bedroom 1
METRIC
4.58m x 3.62m
IMPERIAL
15’ x 11’10”

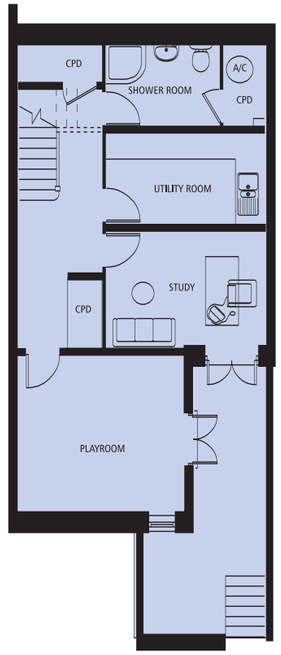
Bedroom 2
METRIC
3.80m x 5.50 m
IMPERIAL
12’5” x 18’



Second Floor

Bedroom 3
METRIC
2.93m x 4.82m
IMPERIAL
9’7” x 15’9”

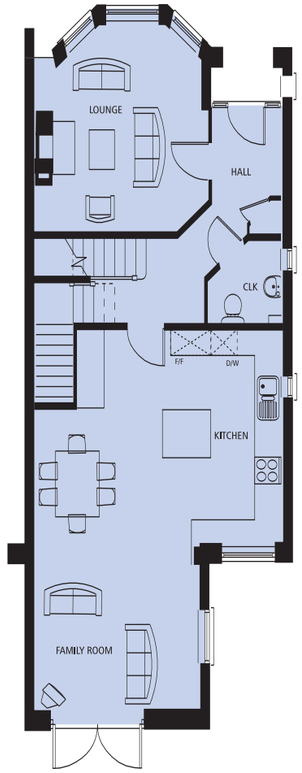
Bedroom 4
METRIC
4.82m x 4.60 m
IMPERIAL
15’9” x 15’1”



Lower Ground Floor

Study/Playroom
METRIC
4.10m x 3.62m
IMPERIAL
13’5” x 11’10”

Utility Room
METRIC
2.93m x 3.47m
IMPERIAL
9’7” x 11’4”



Upper Ground Floor

Family Room
METRIC
4.19m x 3.62m
IMPERIAL
13’9” x 11’10”

Kitchen
METRIC
2.93m x 4.55m
IMPERIAL
9’7” x 14’11”

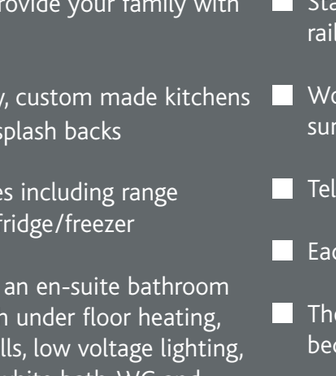
Lounge
METRIC
3.80m x 3.77m
IMPERIAL
12’5” x 12’4”

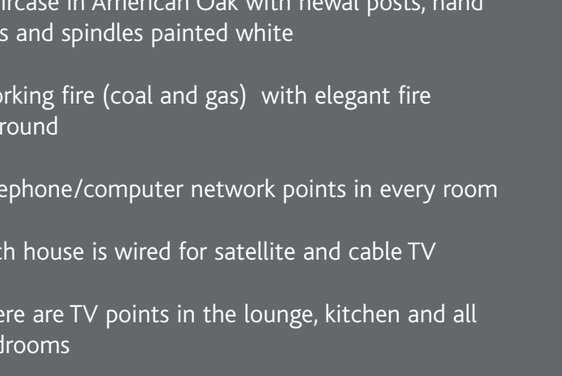
Spacious Family Houses
The two houses that comprise The Gables differ in terms of layout. Yet both houses provide lots of space for living and for storage. Each house has a large family room open plan to the kitchen and a large lounge.

There are four spacious double bedrooms, a luxury en-suite bathroom to the master bedroom and three further bathrooms or shower rooms with a separate cloakroom on the ground floor. The lower ground floor has been skilfully designed with both internal and external access. Comprising a utility room, a shower room, a playroom/study. This floor could easily double as a self-contained apartment.

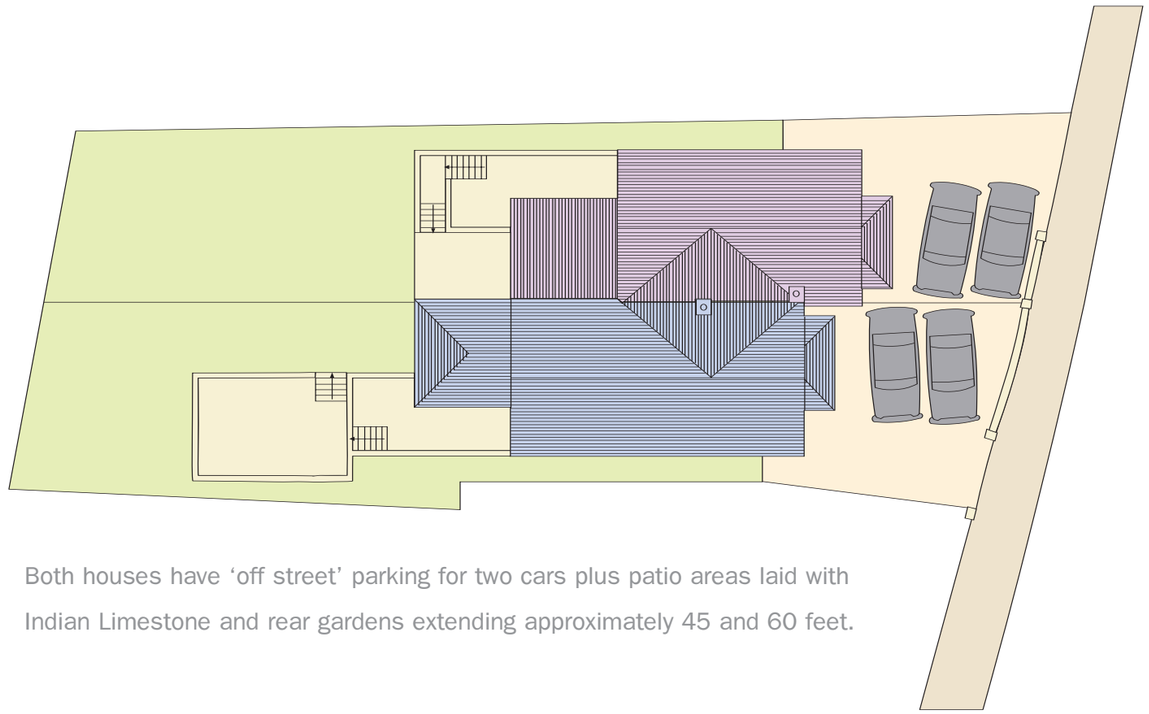
A High Specification and Beautifully Finished

- Traditionally brick built with a natural slate roof the houses at The Gables incorporate a range of modern features that will provide your family with a high quality lifestyle
- Individually designed, luxury, custom made kitchens with granite worktops and splash backs
- Integrated quality appliances including range cooker and American style fridge/freezer
- Lavish bathrooms including an en-suite bathroom to the master bedroom with under floor heating, porcelain-tiled floor and walls, low voltage lighting, chrome heated towel rails, white bath, WC and wash basin with chrome taps and luxury shower screen
- Utility room with built-in-units and integrated washing machine and tumble drier
- Oak floors to hallway and lounge. 100% wool carpets to all bedrooms
- Elegant flush oak doors with chrome furniture
- Large double-glazed sash windows
- Staircase in American Oak with newal posts, hand rails and spindles painted white
- Working fire (coal and gas) with elegant fire surround
- Telephone/computer network points in every room
- Each house is wired for satellite and cable TV
- There are TV points in the lounge, kitchen and all bedrooms
- Halogen low voltage spot lights throughout
- Fitted smoke detectors and alarm system
- Full self contained lower ground floor with internal and external access
- Full NHBC ten year warranty





Site Plan



Both houses have ‘off street’ parking for two cars plus patio areas laid with Indian Limestone and rear gardens extending approximately 45 and 60 feet.

About St. Vincent

Although relatively new, St Vincent Homes has already earned a reputation for building new homes with an above average specification and a quality of workmanship second to none. Shown here are pictures of The Grove, a new development of spacious five bedroom houses in Isleworth. Nominated for an award these lavish new houses demonstrate the kind of finishes you can expect to find at The Gables.

The Gables Location

Surbiton Station is within easy reach of The Gables, from here twelve trains an hour and a fifteen-minute commute make Surbiton the quickest entry into London from any station in zone six. The A3 is a five or six minute drive away and provides a direct route into London. Both Heathrow and Gatwick are easy to reach from The Gables.

St. Vincent
Homes of Distinction

2a Gladstone Road
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St. Vincent
Homes of Distinction

The Gables

Two magnificent four/five bedroom/four bathroom family houses within walking distance of Kingston town centre