

COUNTY HALL KINGSTON



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LONDON
SQUARE

DEVELOPMENT FACTSHEET

Development Overview

Welcome to County Hall Kingston

Rising from this historic landmark, County Hall Kingston blends timeless heritage with bold contemporary design. It presents a unique collection of 264 studios, and one, two and three-bedroom apartments and duplexes – giving you the chance to own a rare piece of London’s history. Set in the vibrant heart of Kingston, it’s more than a home – it’s an address of distinction.

DEVELOPER	LONDON SQUARE DEVELOPMENT LTD
LOCATION	PENRHYN ROAD, KT1 2DN
LOCAL AUTHORITY	ROYAL BOROUGH OF KINGSTON UPON THAMES
TENURE	999-YEAR LEASEHOLD
ARCHITECT	ROLFE JUDD ARCHITECTS
LANDSCAPE ARCHITECTS	CAMLINS LANDSCAPE ARCHITECTS
BUILDING WARRANTY	BUILDZONE
ANTICIPATED COMPLETION	FROM AUTUMN 2027

Apartment Mix



Why Buy at County Hall Kingston

- Restored Grade II* Listed building thoughtfully redesigned to blend original architecture with contemporary design and finishes

Fast trains to London Waterloo, easy access to the A3 and M25, plus nearby Heathrow and Gatwick airports

Access to some of London’s best-rated schools and universities

Set on the banks of the River Thames, offering scenic views and a vibrant lifestyle just moments from Kingston town centre.
- Surrounded by Kingston’s shops, restaurants, cafés, and cultural venues, as well as the green open spaces of Richmond Park and Bushy Park

Kingston is one of London’s most desirable and safe boroughs, with strong rental demand and excellent long-term capital growth prospects

Enjoy a carefully curated suite of amenities, designed to elevate everyday living



2 Buildings | 1-4 Floors | 264 Apartments

	EBBSTONE HOUSE	WHITTLING APARTMENTS
STUDIOS	0	13
1 BEDROOM	17	10
2 BEDROOM	11	5
3 BEDROOM	0	1
3 BEDROOM DUPLEXES	4	4
TOTAL	32	33

THE 1893 CLUB

Welcome to your exclusive retreat - named after the building's founding year, The 1893 Club is a curated collection of amenities that redefine modern living, promising connection, creativity and complete relaxation.

- 24-hour concierge
- The Balance Studio
- The Sanctum
- The Tasting Room
- The Games Parlour
- The Picture House
- The Study
- Private Courtyard

*The detailed design of some amenity spaces may be subject to change.

SERVICE CHARGE

The service charge covers the cost of amenity management, CCTV, cleaning and landscaping of communal areas, communal water and electricity, concierge, external repairs, Fire Safety, Health and Safety visits, internal communal repairs, lifts, maintenance of systems, professional fees, reserve fund, staffing and window cleaning.

PARKING

Limited car parking spaces (some with EV charging points) available by separate negotiation*

Service Charges

- Ebbstone House – £5.96* per sq ft
- Whittling Apartments – £5.43* per sq ft

Building Insurance

- Ebbstone House – £1.60* per sq ft
- Whittling Apartments – £2.60* per sq ft

*All costs are reviewed annually and are subject to change.

MANAGING AGENT

POD Management



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Concierge Services

Meet and greet service

Kerbside assistance, help with your shopping and more

Key holding service

Comprehensive and discreet key holding service e.g., keys to your vehicles

Amenities and communal areas service

Maintain the residence, manage the tea and coffee station, restock milk and more

Connectivity and charging electronics

Lobby features UK plug adapters and a seamless WiFi connection

Deliveries/post/parcel service:

We can handle your items with care and precision (no perishables due to health and safety)

Local knowledge

Ask us about local hidden gems

At Home in Kingston

In Kingston upon Thames — where County Hall Kingston proudly stands — riverside walks are woven into daily life and a historic marketplace keeps heritage alive.

This South West London town balances historical landmarks with a plethora of shops, restaurants and cultural venues — offering a world of discovery just 30 minutes from central London.

WALKING



KINGSTON UNIVERSITY
2 MIN



KINGSTON STATION
16 MIN



KINGSTON HISTORIC MARKET
10 MIN



SURBITON RAIL STATION
23 MIN

DRIVING



HAMPTON COURT PALACE
12 MIN



RICHMOND PARK
8 MIN

TRAVEL CONNECTIONS

FROM SURBITON
RAIL STATION



CLAPHAM JUNCTION
15 MIN



WIMBLEDON
7 MIN



WATERLOO STATION
16 MIN



VAUXHALL
30 MIN



HEATHROW AIRPORT
30 MIN



GATWICK AIRPORT
37 MIN



TAKE A LOOK AT
OUR AREA GUIDE

Disclaimer: Google Maps distances and times are estimates and may vary. Always verify routes independently, as factors like traffic or road closures can affect accuracy.

Who is London Square?

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares – landmarks renowned for their legacy and community.

Now part of the Aldar Group of companies, London Square and Aldar are committed to creating world-class developments, anchored in high quality design, sustainability, and customer service excellence – building award-winning homes where people really want to live.

Information & Payment

PAYMENT TERMS

1. Deposit of £2,500 upon reservation
2. Deposit of 10% of purchase price payable on exchange of contracts
3. Deposit of 10% of purchase price payable 12 months after exchange of contracts
4. The balance of 80% of the purchase price will be payable upon legal completion

DOCUMENTS REQUIRED

- Original current passport or original identity card
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old
- In addition, your solicitor will require written evidence of the source of your deposit monies accumulating in your account
- Original or certified copies required for all buyers

Information provided must match the details given on the reservation agreement.



Solicitors

LONDON SQUARE SOLICITOR

Gateley Legal

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PANEL SOLICITORS

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Disclaimer: This document is intended to provide an indication of the general style of our development and apartment types. Times and distances taken from Google Maps. Computer generated images are indicative only. All details are correct at the time of publication. September 2025.



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