

COUNTY HALL KINGSTON

A Living Legacy

EBBSTONE HOUSE



LONDON
SQUARE

Modern Vision

Set within the contemporary new build, discover a flawless collection of modern living spaces.



Computer Generated Image

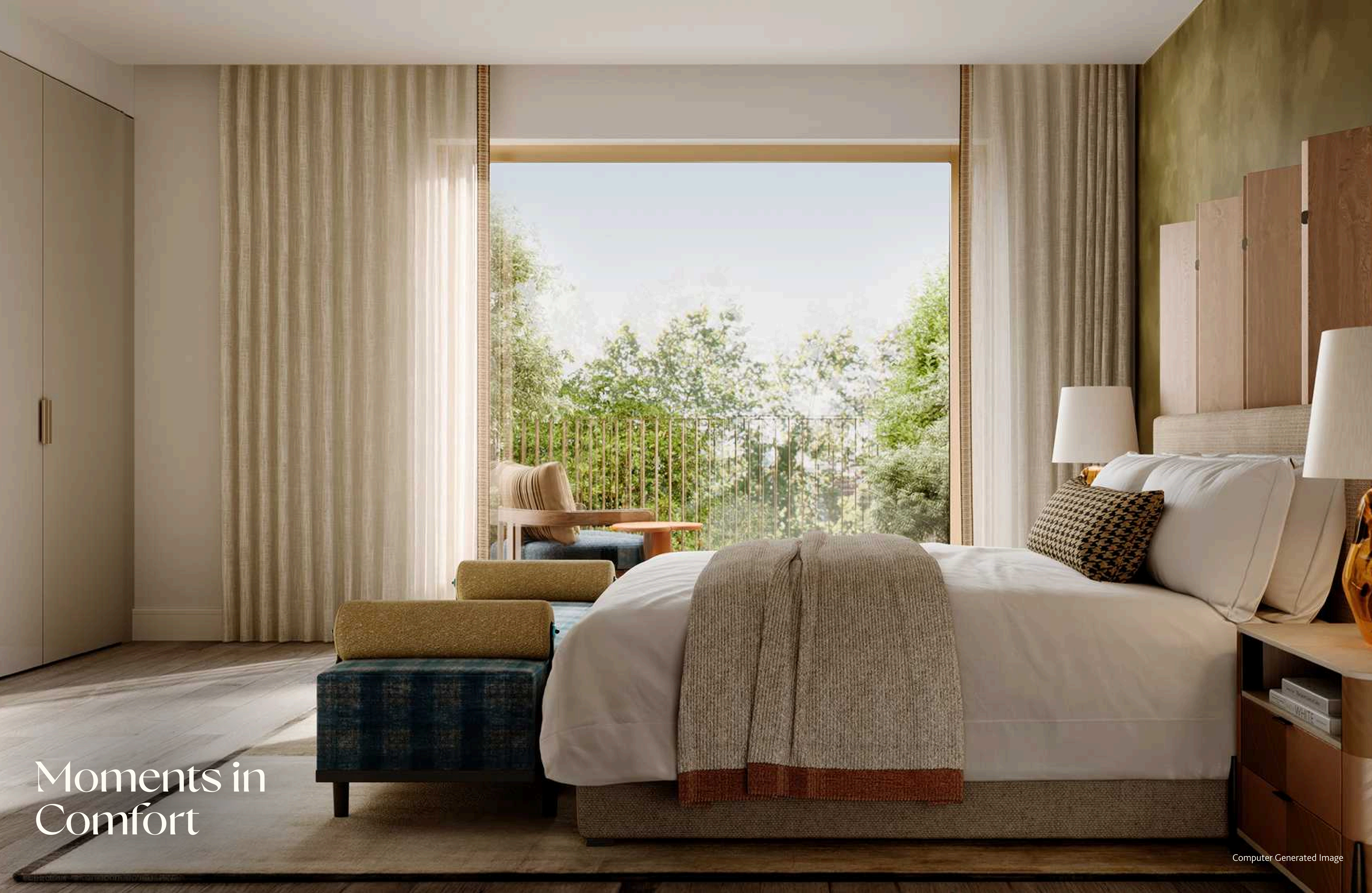


Ebbstone House

Drawing inspiration from the ebb and flow of the Thames and Kingston's limestone heritage, Ebbstone House evokes the meeting of water and stone — a timeless pairing that speaks to both progress and permanence.



Warm and
Welcoming



Moments in
Comfort

The Finer Details

General Specifications

- Contemporary ironmongery in a matt nickel finish
- Bespoke wardrobes to principal bedroom with LED strip lighting – dark and light colour palette available
- Wardrobes are available to all other bedrooms as an optional upgrade*
- Siemens freestanding washer-dryer in separate utility cupboard

Security and Peace of Mind

- Hardwired smoke alarms
- Heat detection to the kitchen
- Sprinkler system installed to each apartment
- Video Entry System
- 999-year lease
- 10-year Build Warranty issued on building completion
- 2-year London Square Customer Care Warranty

Heating and Cooling

- Underfloor heating throughout
- Mechanical extract ventilation throughout

Lighting and Electrics

- Downlights applied throughout apartment
- LED lighting to underside of wall-mounted kitchen cabinets
- LED lighting to bathroom/en-suite niche storage and illuminated mirror
- Mid-height TV point to living room and principal bedroom
- Provision for high speed fibre broadband
- USB and USB-C socket provision to kitchen, living area and principal bedroom
- Shaver socket to principal en-suite and bathroom
- External light to balconies and terraces where applicable

Wall and Floor Finishes

- Engineered Wood Flooring to internal rooms – dark and light colour palette available
- Porcelain tiles to bathrooms and en-suites
- Painted internal walls and woodwork in soft neutral colour
- Ceilings and bathrooms painted in a white finish

The 1893 Club

ACCESS VIA WHITTLING BUILDING

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

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





Kitchen

- Matt laminate kitchen units
- Composite stone worktop and full height splashback to underside of wall units and behind hob
- Undermounted sink with 3 in 1 boiling water tap in brushed nickel finish
- Dark and light colour palette available to kitchens*

SIEMENS APPLIANCES (OR SIMILAR)

- Induction hob
- Siemens Integrated single oven
- Siemens Integrated microwave
- Siemens Integrated fridge/freezer
- Siemens Integrated dishwasher
- Siemens concealed extractor hood
- Siemens undercounter wine cabinet

Bathrooms

- Half height feature tiling to bathroom around bath, flooring, WC and basin with full height tiling to shower enclosure
- Storage cabinetry above WC
- Backlit illuminated brushed nickel framed mirror above basin
- WC with soft close lid
- Shower over bath benefits from handheld shower head, a high level mounted fixed shower head and glass bath screen in brushed nickel
- White acrylic bath with tiled bath panel
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Heated wall with towel rails in brushed nickel
- Dark and light colour palette available to bathrooms*



WC

- Feature wall tile behind WC with matching behind basin
- Wall mounted basin with brushed nickel finish basin mixer and bottle trap
- Backlit illuminated brushed nickel framed mirror above basin
- Feature lighting
- WC available in select apartments only

En-Suites

- Half height feature tiling to en-suite around bath, flooring, WC and basin with full height tiling to shower enclosure
- Storage cabinetry above WC
- Backlit illuminated brushed nickel framed mirror above basin
- WC with soft close lid
- Shower benefits from handheld shower head, a high level mounted fixed shower head and glass shower screen in brushed nickel
- Feature Niche with shelving and LED lighting
- Towel rails in brushed nickel finish
- Dark and light colour palette available to en-suites*

*Where applicable, please refer to floorplans or speak to our Sales team

Crafted for
Living



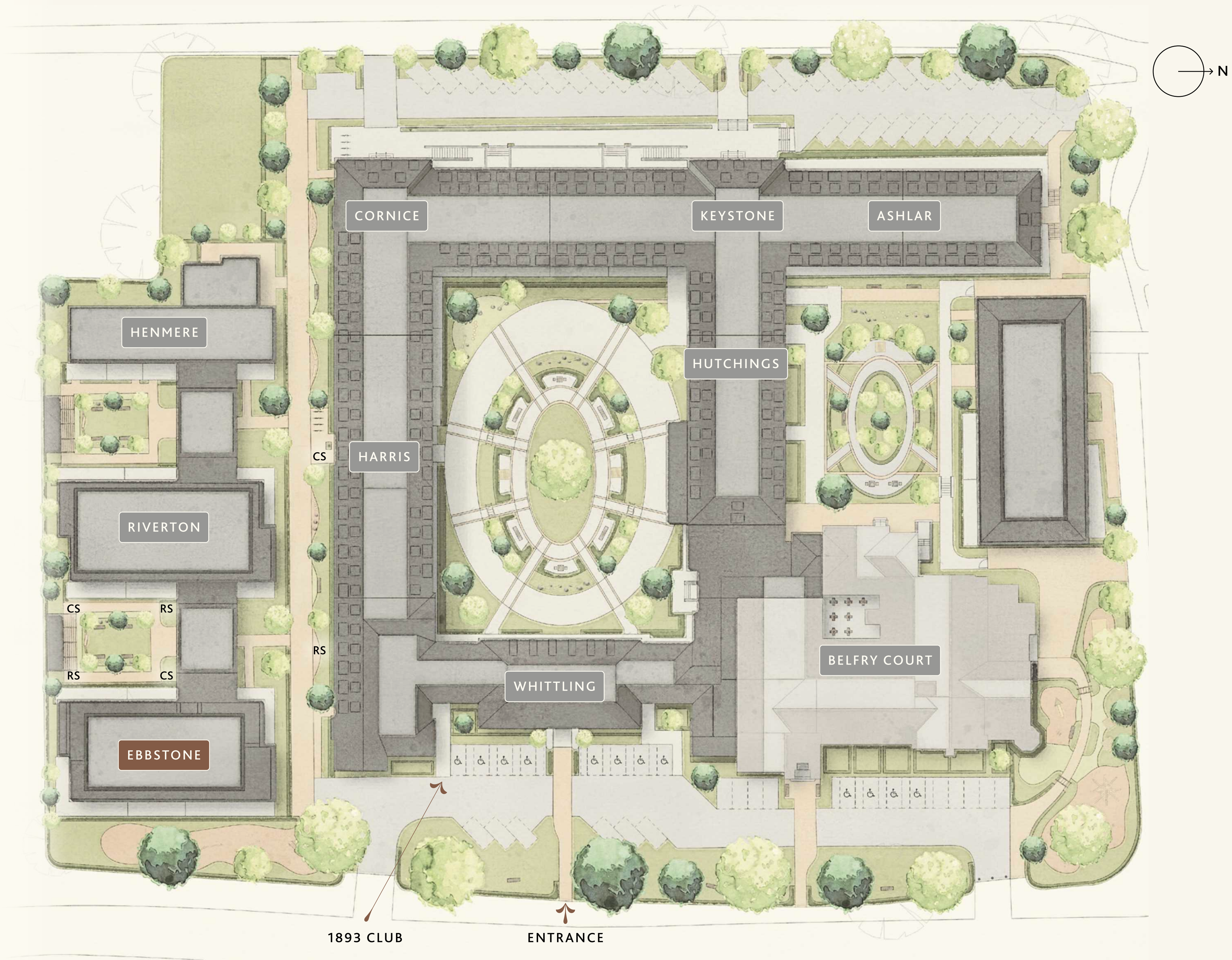


A Pure
Essence



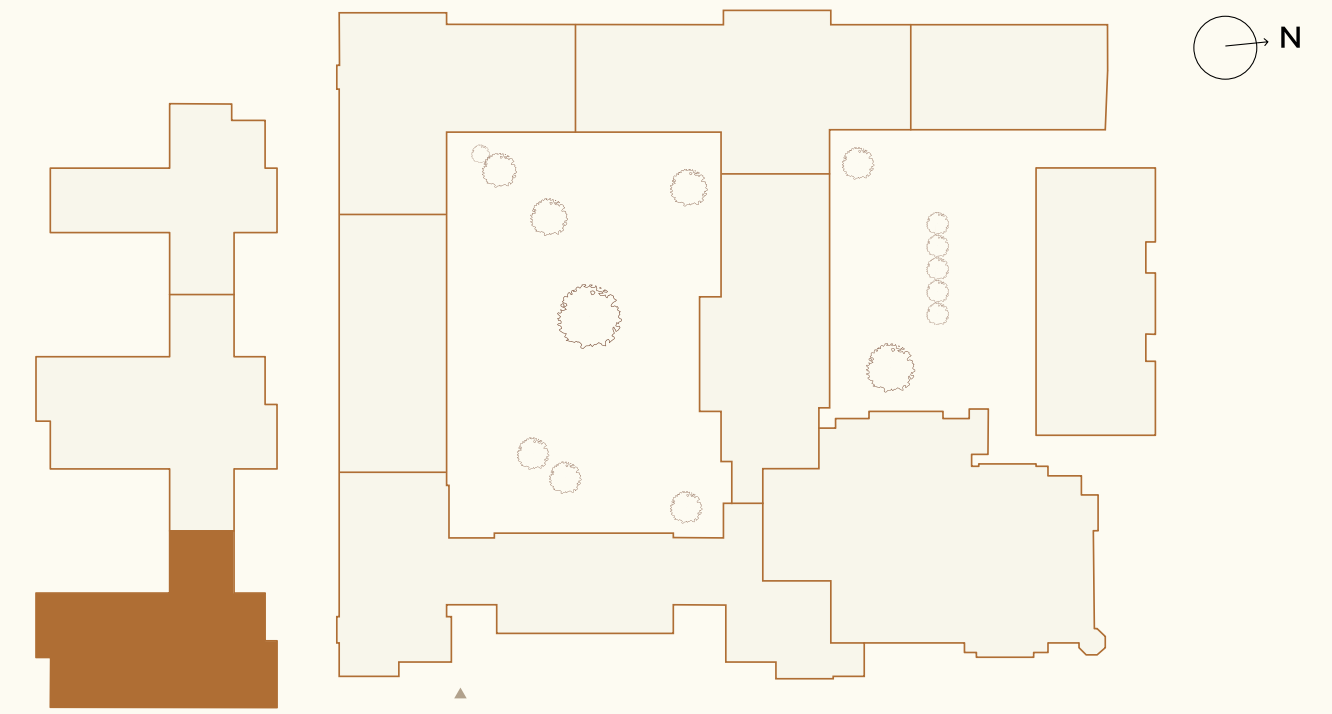
Computer Generated Images

A View From Above

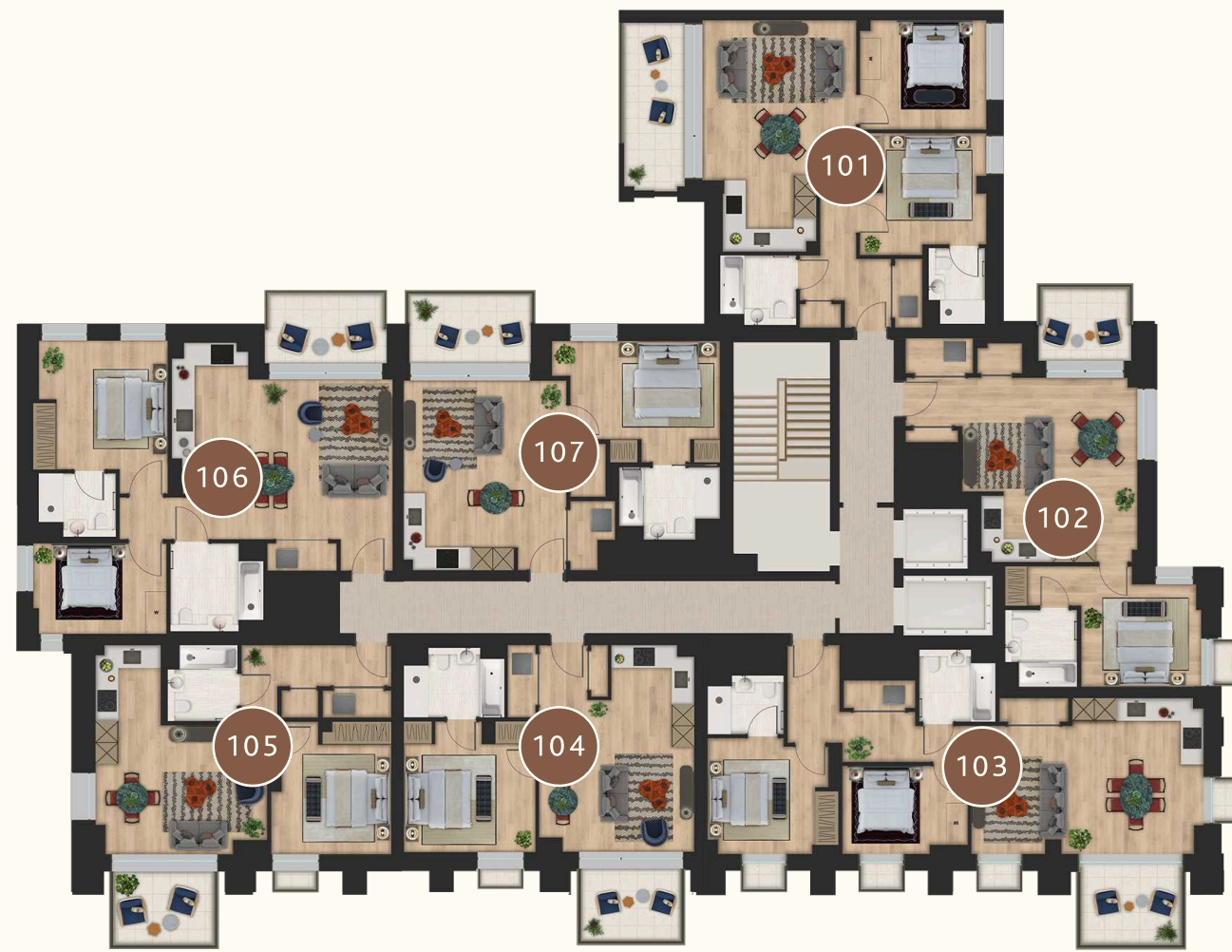


CS - CYCLE STORE
RS - REFUSE STORE

The Choice is Yours



PENRHYN ROAD



FIRST FLOOR



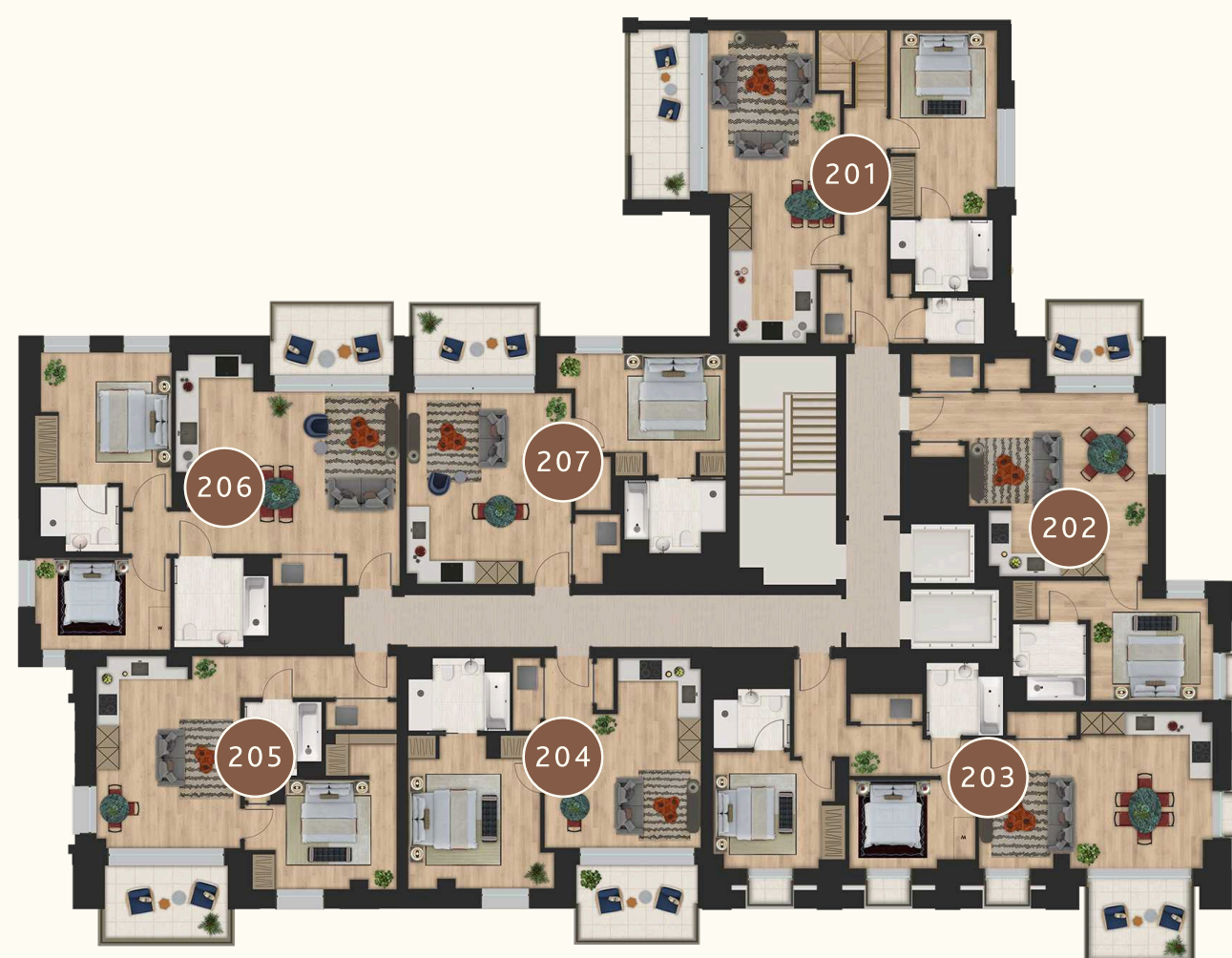
THIRD FLOOR



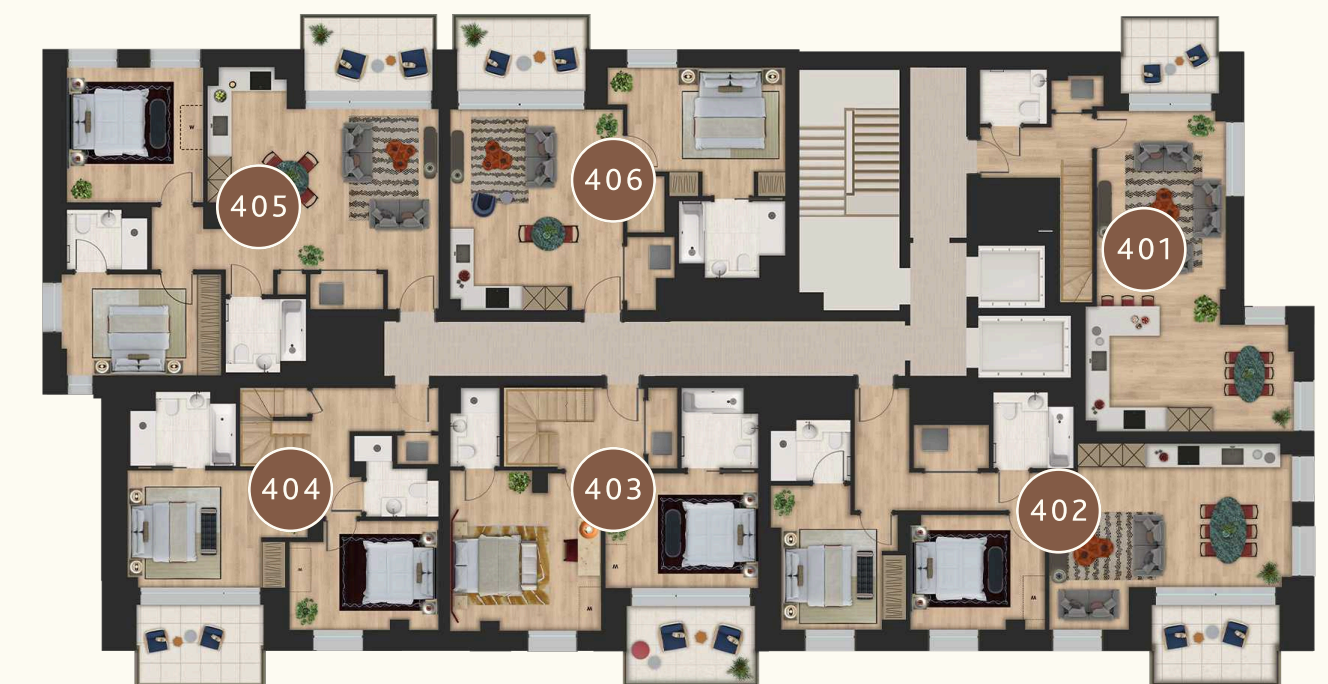
FIFTH FLOOR



GROUND FLOOR



SECOND FLOOR



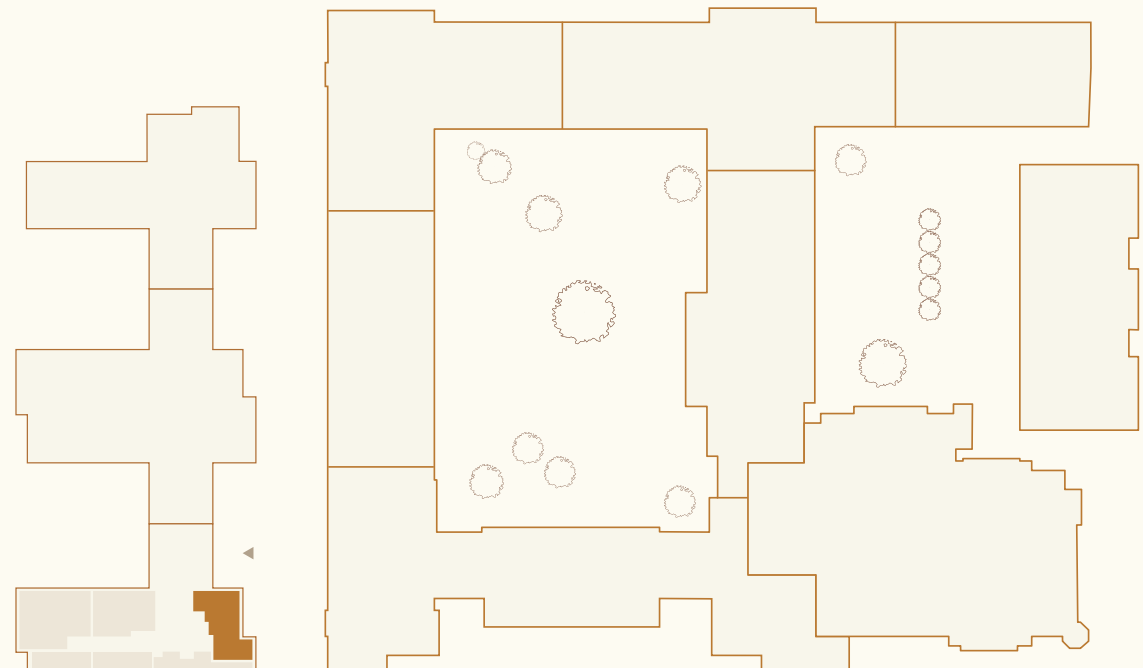
FOURTH FLOOR

Apartment G01

1 BEDROOM | BUILDING EBBSTONE HOUSE

GROUND FLOOR

APARTMENT G01



PENRHYN ROAD



ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM
6.75M X 6.38M | 22'2" X 20'11"

PRINCIPAL BEDROOM
5.56M X 3.43M | 18'3" X 11'3"

TERRACE
9.24M X 6.15M | 30'4" X 20'2"

TOTAL INTERNAL AREA
55 M² | 591 FT²

TOTAL EXTERNAL AREA
26 M² | 277 FT²



KEY

- S - STORE
- W - OPTIONAL WARDROBE

Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

Apartments G03 & 104

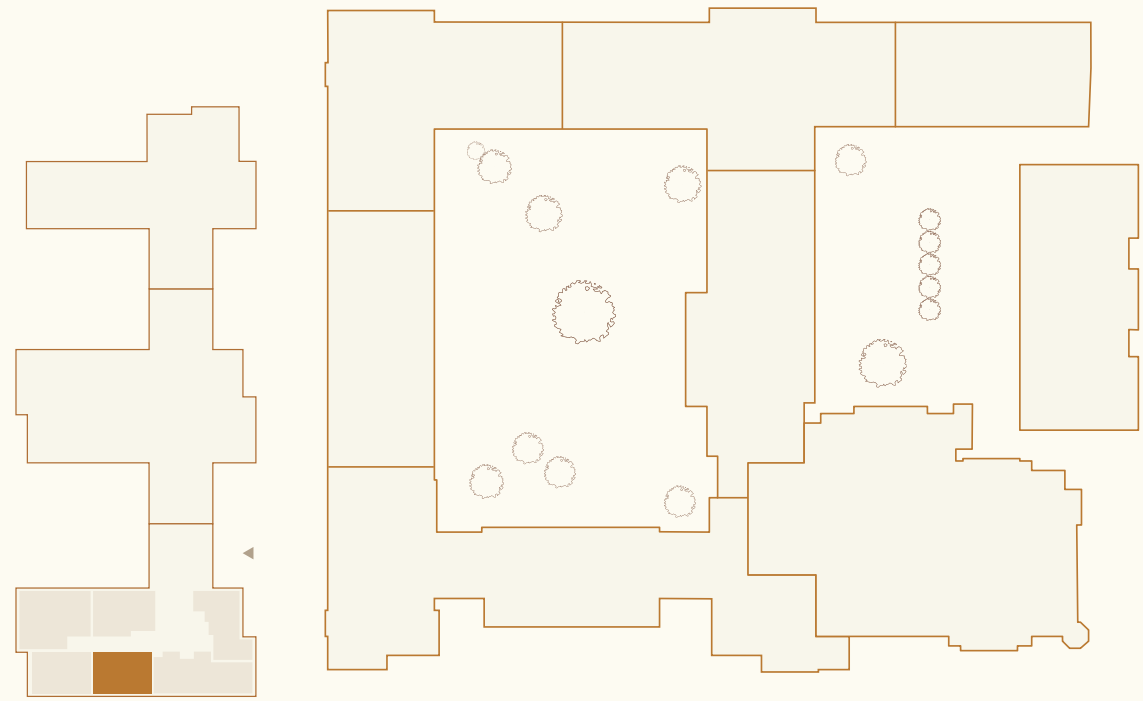
1 BEDROOM | BUILDING EBBSTONE HOUSE

GROUND FLOOR

APARTMENT G03

FIRST FLOOR

APARTMENT 104



PENRHYN ROAD

ROOM DIMENSIONS

LIVING / KITCHEN / DINING ROOM
6.03M X 4.50M | 19'9" X 14'9"

PRINCIPAL BEDROOM
3.82M X 3.80M | 12'7" X 12'5"

TERRACE - APT G03 ONLY
8.81M X 2.94M | 28'11" X 9'8"

BALCONY – APT 104 ONLY
2.84M X 2.10M | 9'4" X 6'11"

TOTAL INTERNAL AREA
50 M² | 543 FT²

TOTAL EXTERNAL AREA
G03 - 25 M² | 268 FT²
104 - 7 M² | 70 FT²

KEY

- S - STORE
- W - OPTIONAL WARDROBE



TERRACE FOR APARTMENT G03 ONLY
BALCONIES FOR APARTMENT 104 ONLY

Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

Apartments G04 & 105

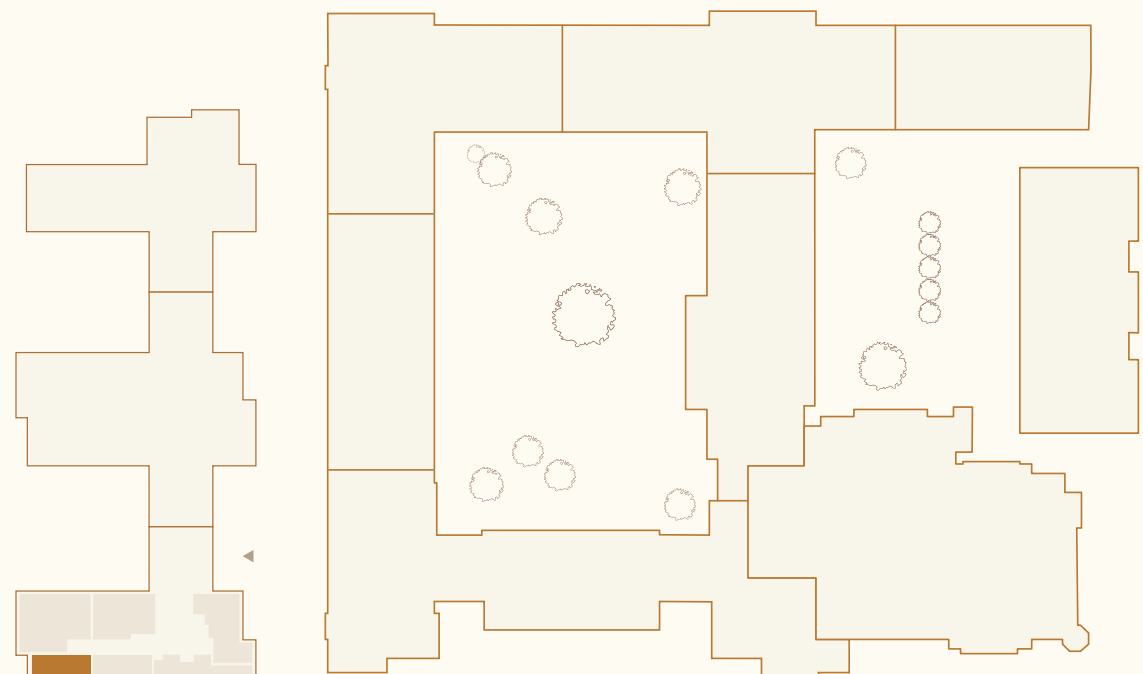
1 BEDROOM | BUILDING EBBSTONE HOUSE

GROUND FLOOR

APARTMENT G04

FIRST FLOOR

APARTMENT 105



PENRHYN ROAD

ROOM DIMENSIONS

LIVING / KITCHEN / DINING ROOM
6.03M X 4.95M | 19'9" X 16'3"

PRINCIPAL BEDROOM
3.83M X 3.48M | 12'7" X 11'5"

TERRACE - APT G04 ONLY
10.83M X 9.28M | 35'6" X 30'5"

BALCONY - APT 105 ONLY
2.86M X 2.10M | 9'5" X 6'11"

TOTAL INTERNAL AREA
51 M² | 551 FT²

TOTAL EXTERNAL AREA
G04 - 40 M² | 434 FT²
105 - 6 M² | 70 FT²



TERRACE FOR APARTMENT G04 ONLY
BALCONIES FOR APARTMENT 105 ONLY

KEY

- S - STORE
- W - OPTIONAL WARDROBE

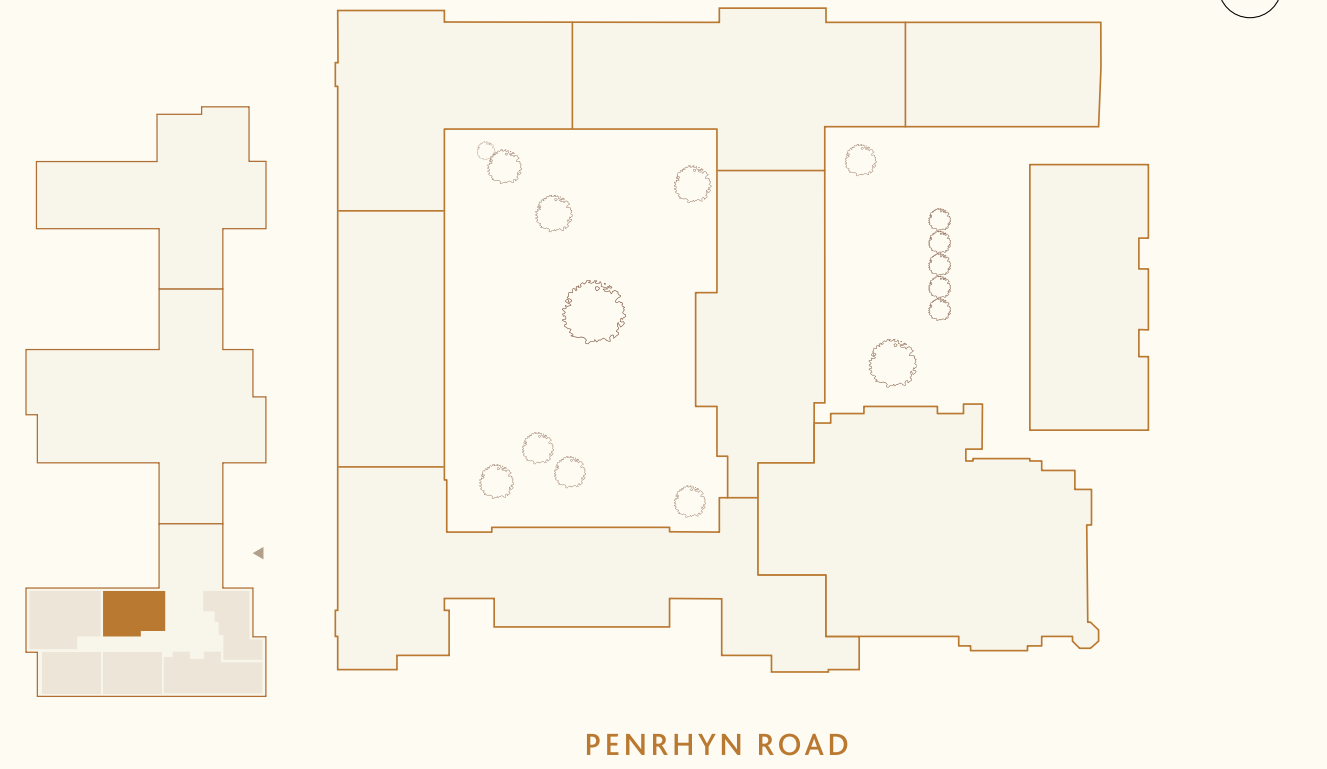
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

Apartment G06

1 BEDROOM | BUILDING EBBSTONE HOUSE

GROUND FLOOR

APARTMENT
G06



ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM
6.59M X 4.71M | 21'7" X 15'5"

PRINCIPAL BEDROOM
3.00M X 5.07M | 9'10" X 16'8"

TERRACE
2.26M X 6.87M | 7'5" X 22'6"

TOTAL INTERNAL AREA
57 M² | 610 FT²

TOTAL EXTERNAL AREA
15 M² | 167 FT²

KEY

S - STORE

W - OPTIONAL WARDROBE



Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

Apartments 102, 202 & 301

1 BEDROOM | BUILDING EBBSTONE HOUSE

FIRST FLOOR

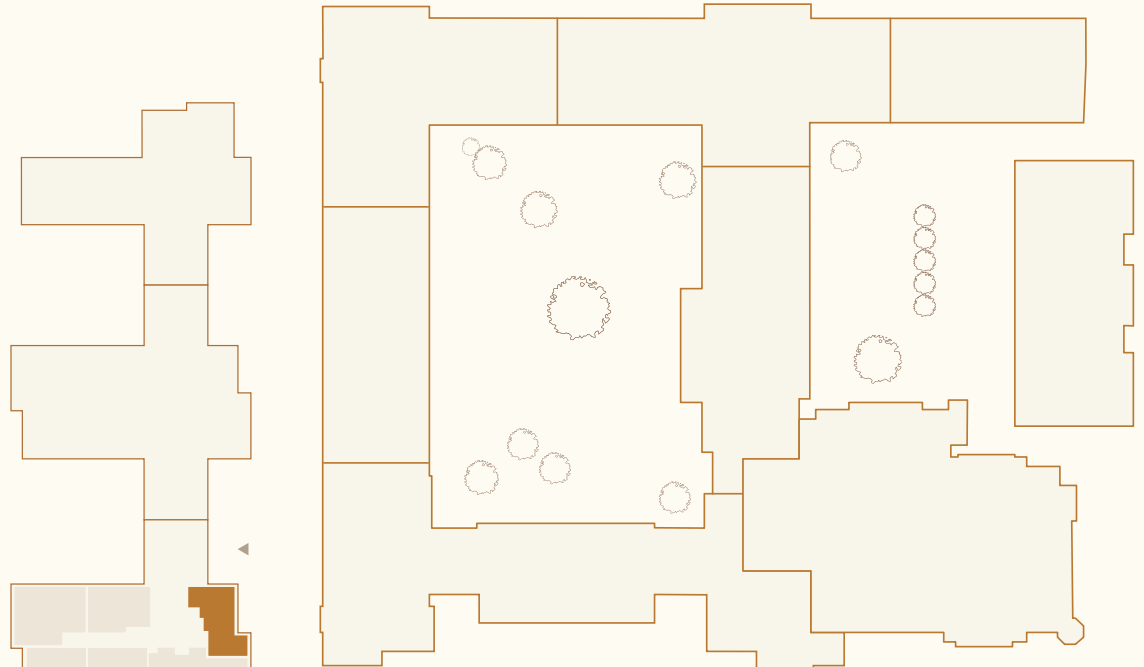
APARTMENT 102

SECOND FLOOR

APARTMENT 202

THIRD FLOOR

APARTMENT 301



PENRHYN ROAD

ROOM DIMENSIONS

LIVING / KITCHEN / DINING ROOM
5.25M X 5.11M | 17'3" X 16'9"

PRINCIPAL BEDROOM
5.56M X 3.44M | 18'3" X 11'3"

BALCONY - APT 102 ONLY
2.52M X 2.04M | 8'3" X 6'8"

TOTAL INTERNAL AREA
51 M² | 552 FT²

TOTAL EXTERNAL AREA
102 - 5.7M² | 161 FT²

KEY

- S - STORE
- W - OPTIONAL WARDROBE



BALCONY FOR APARTMENT 102 ONLY

Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

Apartments 107, 207, 306 & 406

1 BEDROOM | BUILDING EBBSTONE HOUSE

FIRST FLOOR

APARTMENT 107

SECOND FLOOR

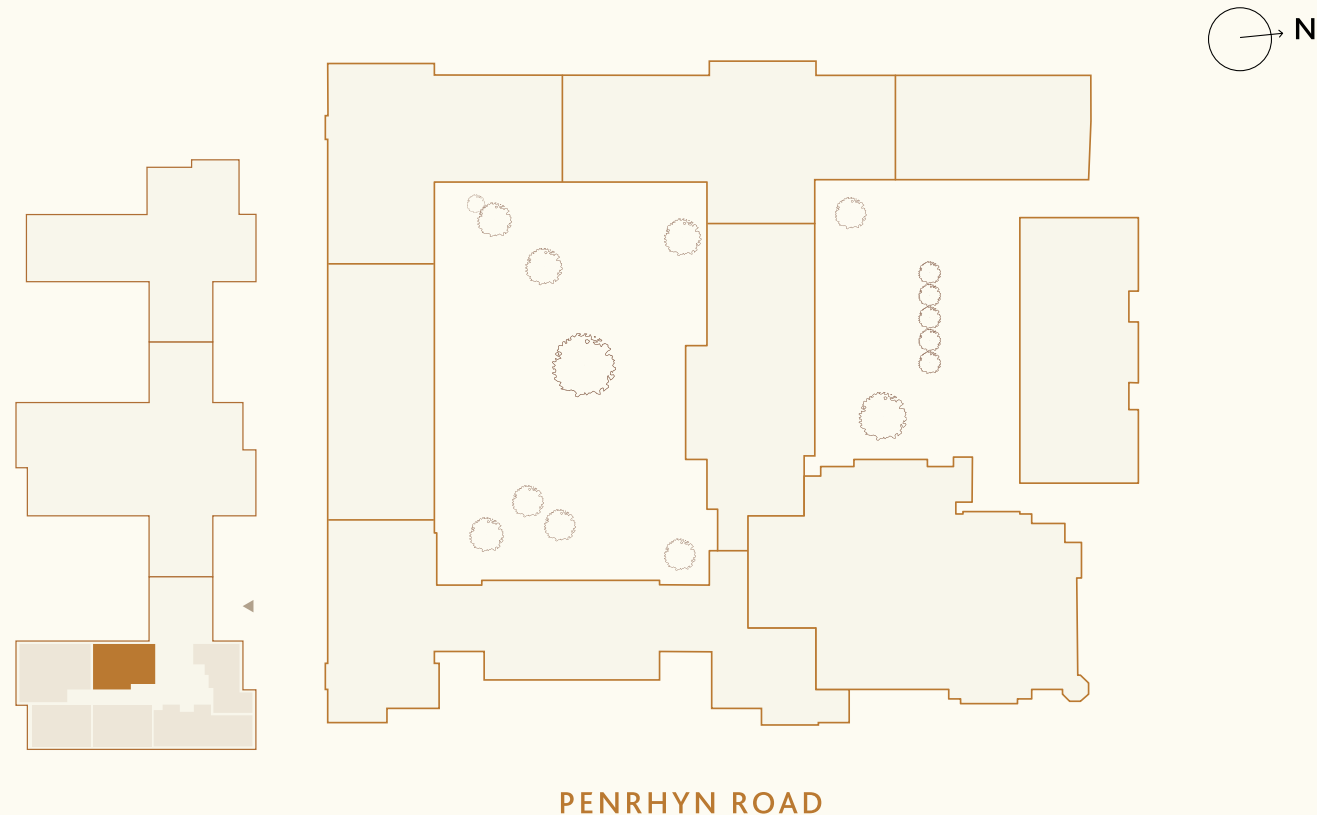
APARTMENT 207

THIRD FLOOR

APARTMENT 306

FOURTH FLOOR

APARTMENT 406



ROOM DIMENSIONS

LIVING / KITCHEN / DINING ROOM
5.46M X 4.71M | 17'11" X 15'5"

PRINCIPAL BEDROOM
4.30M X 3.50M | 14'1" X 11'6"

BALCONY
3.31M X 2.00M | 10'10" X 6'7"

TOTAL INTERNAL AREA
52 M² | 561 FT²

TOTAL EXTERNAL AREA
7 M² | 90 FT²



KEY
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W - OPTIONAL WARDROBE

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Apartments 204 & 303

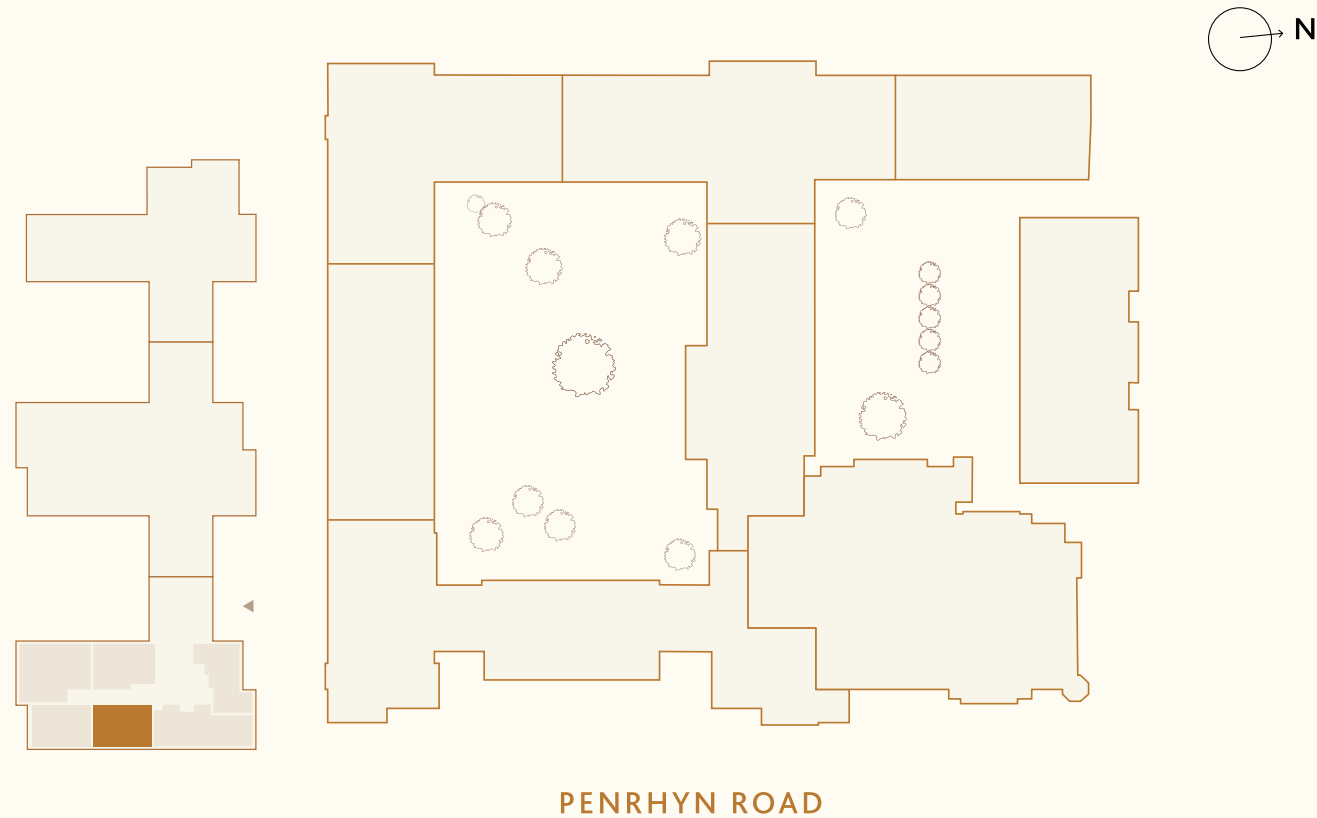
1 BEDROOM | BUILDING EBBSTONE HOUSE

SECOND FLOOR

APARTMENT 204

THIRD FLOOR

APARTMENT 303



ROOM DIMENSIONS

LIVING / KITCHEN / DINING ROOM
5.47M X 4.50M | 17'11" X 14'9"

PRINCIPAL BEDROOM
4.40M X 3.80M | 14'5" X 12'6"

BALCONY
3.31M X 2.14M | 10'10" X 7'0"

TOTAL INTERNAL AREA
50 M² | 544 FT²

TOTAL EXTERNAL AREA
8 M² | 86 FT²



KEY

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- W - OPTIONAL WARDROBE

Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

Apartments 205 & 304

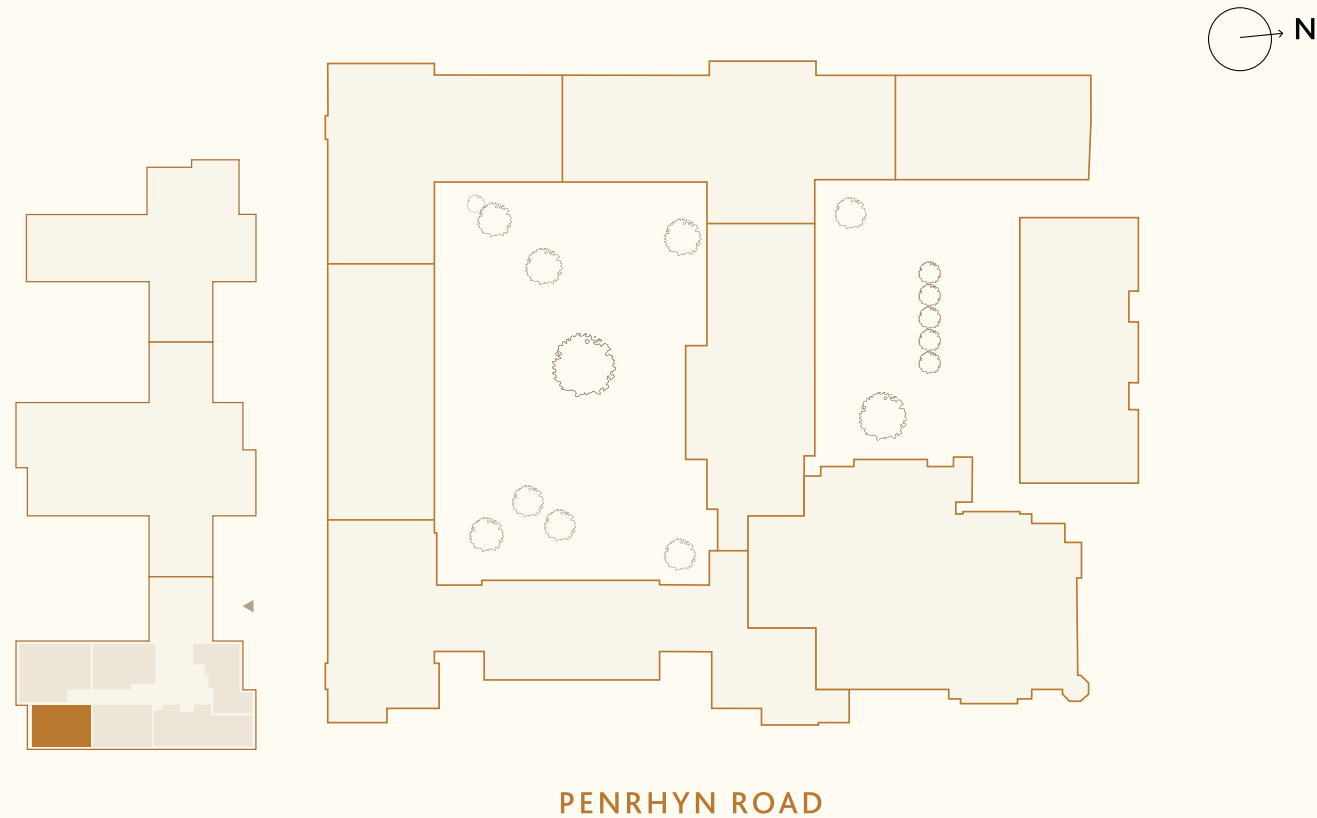
1 BEDROOM | BUILDING EBBSTONE HOUSE

SECOND FLOOR

APARTMENT 205

THIRD FLOOR

APARTMENT 304



ROOM DIMENSIONS

LIVING / KITCHEN / DINING ROOM
5.47M X 4.00M | 17'11" X 13'2"

PRINCIPAL BEDROOM
3.13M X 4.32M | 10'3" X 14'2"

BALCONY
3.31M X 2.15M | 10'10" X 7'1"

TOTAL INTERNAL AREA
51 M² | 552 FT²

TOTAL EXTERNAL AREA
8 M² | 86 FT²

KEY

- S - STORE
- W - OPTIONAL WARDROBE



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Apartments G02 & 103

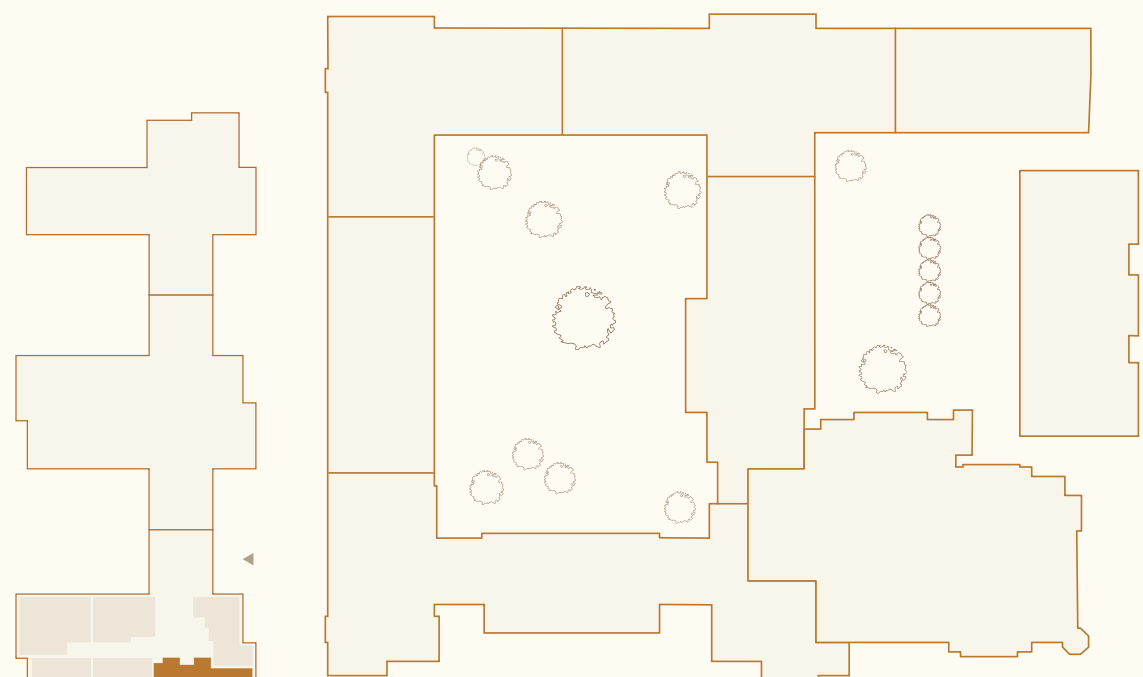
2-BEDROOM | BUILDING EBBSTONE HOUSE

GROUND FLOOR

APARTMENT G02

FIRST FLOOR

APARTMENT 103



PENRHYN ROAD



ROOM DIMENSIONS

LIVING / KITCHEN / DINING ROOM
6.69M X 4.51M | 21'11" X 14'10"

PRINCIPAL BEDROOM
3.78M X 3.36M | 12'5" X 11'0"

BEDROOM 2
3.60M X 2.56M | 11'10" X 8'5"

TERRACE - APT G02 ONLY
14.73M X 2.96M | 48'4" X 9'9"

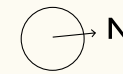
BALCONY - APT 103 ONLY
2.86M X 2.33M | 9'5" X 7'8"

TOTAL INTERNAL AREA
72 M² | 772 FT²

TOTAL EXTERNAL AREA
G02 - 42 M² | 448 FT²
103 - 6 M² | 70 FT²



TERRACE FOR APT G02 ONLY (DOORS WILL OPEN OUTWARDS)
BALCONY FOR APT 103 ONLY



KEY

S - STORE

W - OPTIONAL WARDROBE

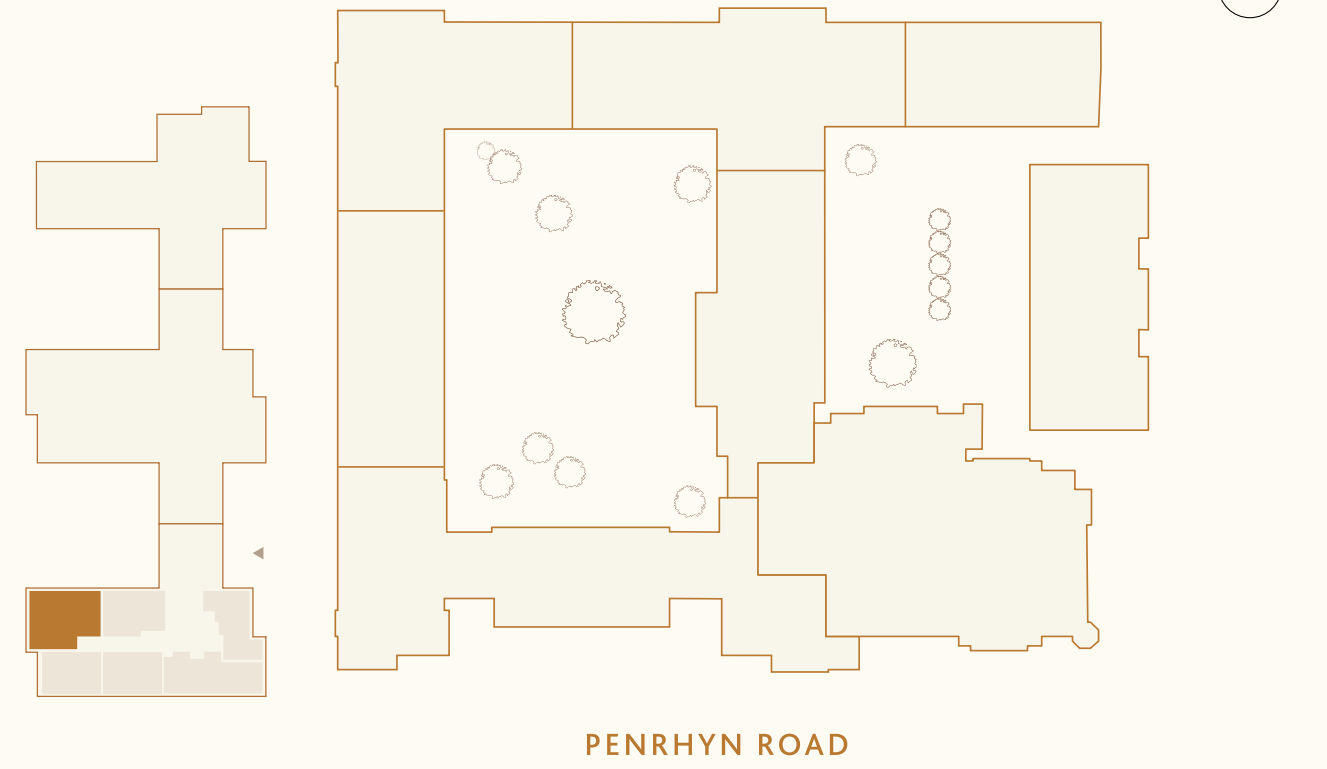
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Apartment G05

2-BEDROOM | BUILDING EBBSTONE HOUSE

GROUND FLOOR

APARTMENT
G05



ROOM DIMENSIONS

LIVING / KITCHEN / DINING ROOM
8.39M X 3.83M | 27'6" X 12'7"

PRINCIPAL BEDROOM
3.74M X 3.66M | 12'3" X 12'0"

BEDROOM 2
4.39M X 2.57M | 14'5" X 8'5"

TERRACE
2.26M X 10.83M | 7'5" X 35'6"

TOTAL INTERNAL AREA
79 M² | 853 FT²

TOTAL EXTERNAL AREA
24 M² | 263 FT²



KEY

S - STORE

W - OPTIONAL WARDROBE

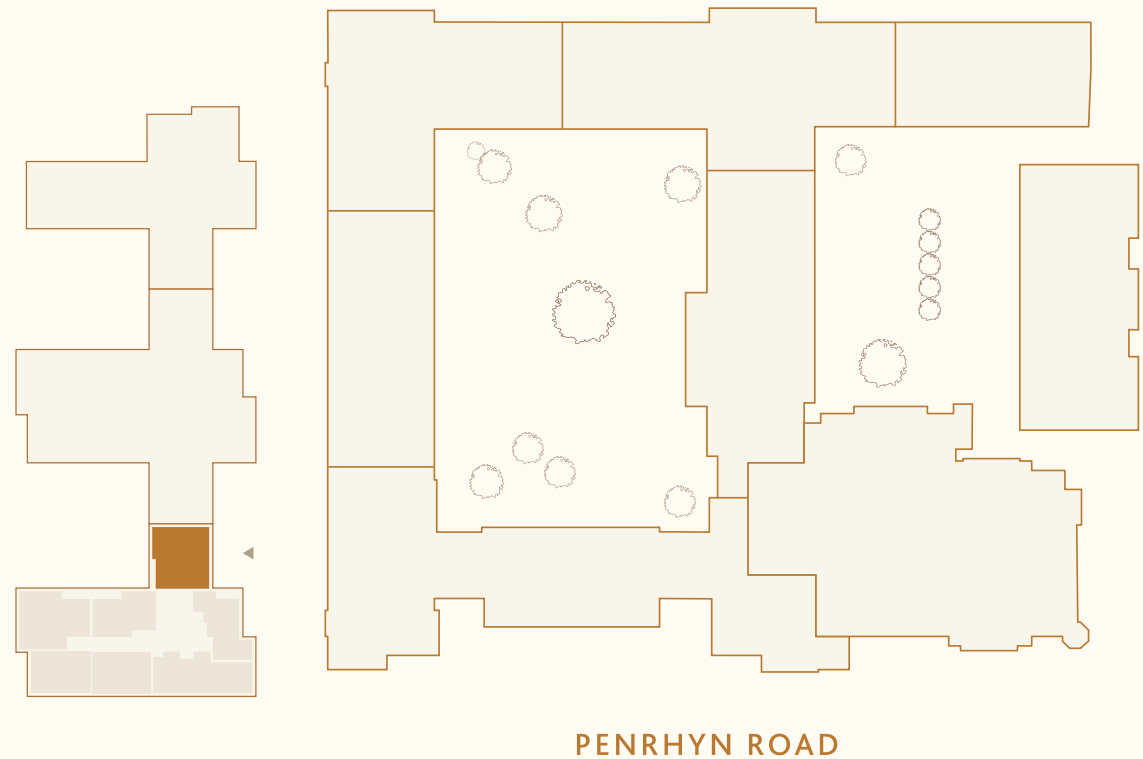
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Apartment 101

2-BEDROOM | BUILDING EBBSTONE HOUSE

FIRST FLOOR

APARTMENT 101



ROOM DIMENSIONS

LIVING / KITCHEN / DINING ROOM 6.69M X 4.46M 21'11" X 14'7"	BALCONY 4.93M X 1.69M 16'2" X 5'7"
PRINCIPAL BEDROOM 3.16M X 3.66M 10'5" X 12'0"	TOTAL INTERNAL AREA 71 M ² 760 FT ²
BEDROOM 2 3.53M X 3.66M 11'7" X 12'0"	TOTAL EXTERNAL AREA 9 M ² 99 FT ²

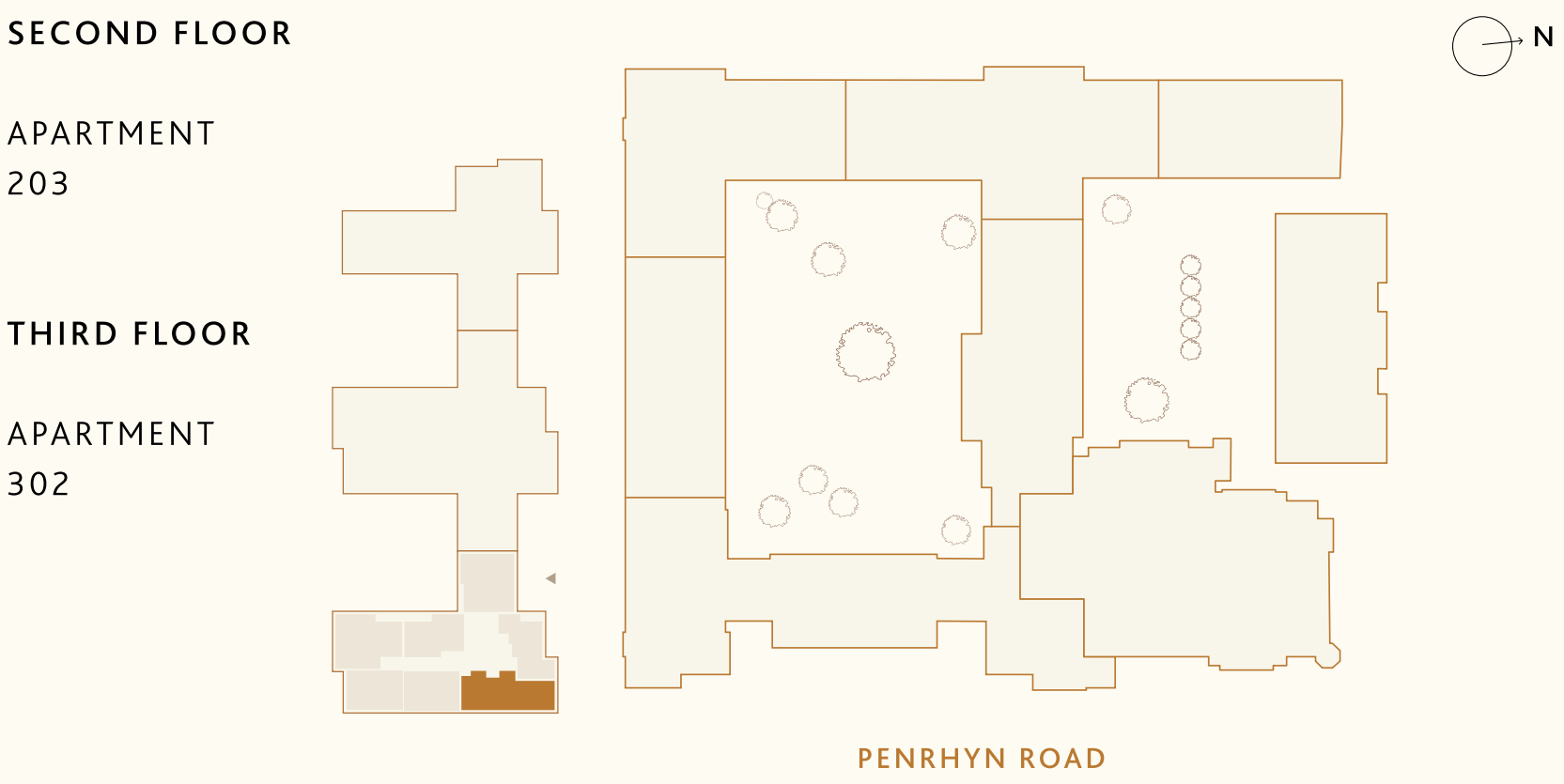


KEY
S - STORE
W - OPTIONAL WARDROBE

Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

Apartments 203 & 302

2-BEDROOM | BUILDING EBBSTONE HOUSE



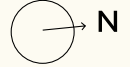
ROOM DIMENSIONS

LIVING / KITCHEN / DINING ROOM 6.66M X 4.31M 21'10" X 14'2"	BALCONY 3.29M X 2.14M 10'9" X 7'0"
PRINCIPAL BEDROOM 3.42M X 3.96M 11'2" X 13'0"	TOTAL INTERNAL AREA 76 M ² 818 FT ²
BEDROOM 2 3.69M X 3.16M 12'1" X 10'5"	TOTAL EXTERNAL AREA 8 M ² 86 FT ²

KEY

- S - STORE
- W - OPTIONAL WARDROBE

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Apartments 106, 206 & 305

2-BEDROOM | BUILDING EBBSTONE HOUSE

FIRST FLOOR

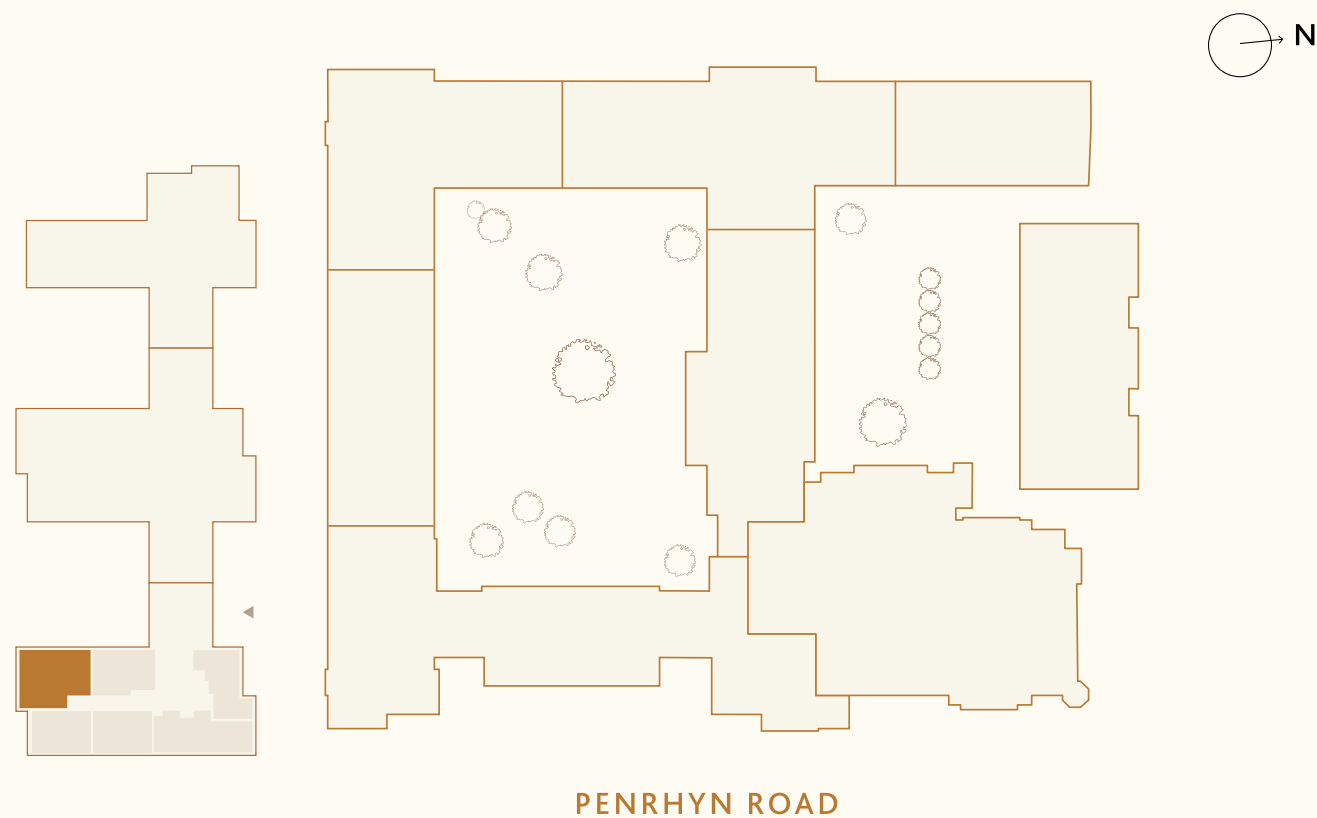
APARTMENT 106

SECOND FLOOR

APARTMENT 206

THIRD FLOOR

APARTMENT 305



ROOM DIMENSIONS

LIVING / KITCHEN / DINING ROOM
4.56M X 6.29M | 15'0" X 20'8"

PRINCIPAL BEDROOM
3.87M X 3.70M | 12'8" X 12'2"

BEDROOM 2
3.81M X 2.60M | 12'6" X 8'6"

BALCONY
3.31M X 1.99M | 10'10" X 6'6"

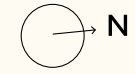
TOTAL INTERNAL AREA
75 M² | 804 FT²

TOTAL EXTERNAL AREA
7 M² | 80 FT²

KEY

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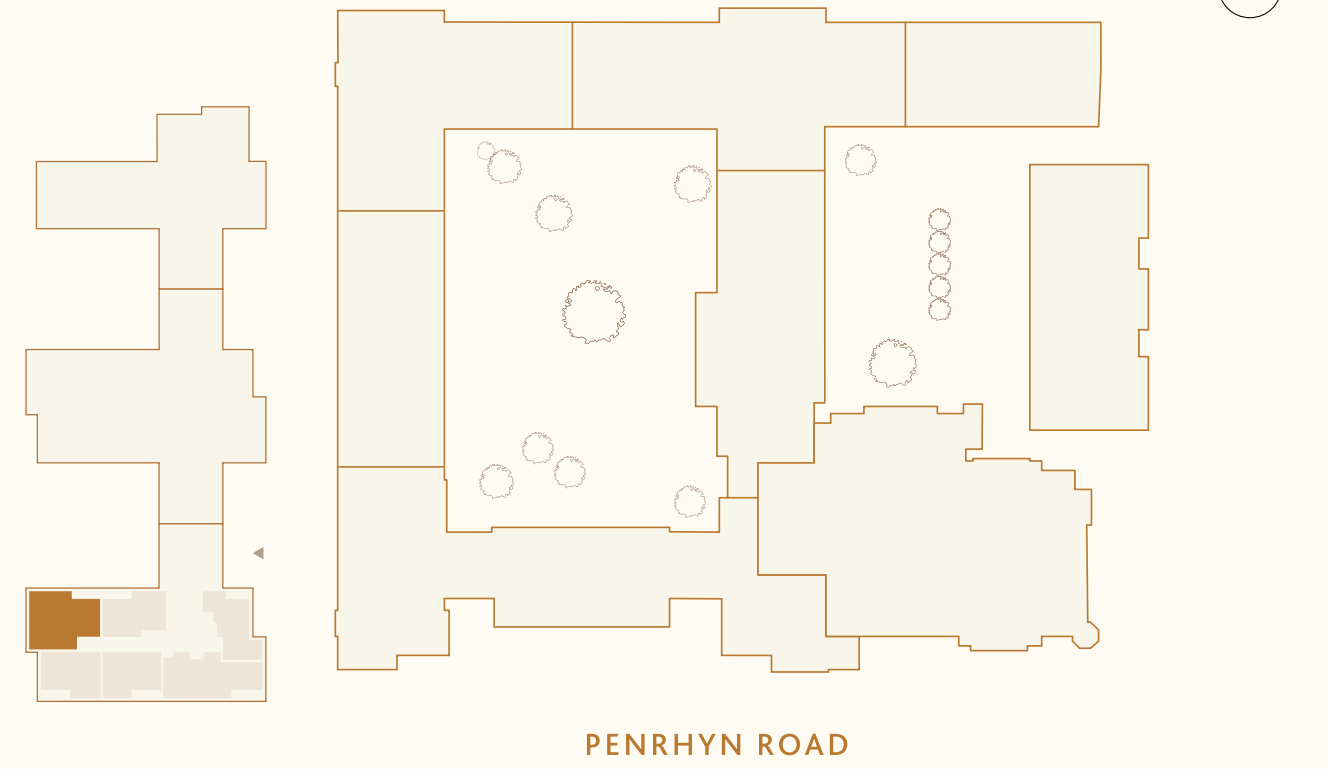


Apartment 405

2-BEDROOM | BUILDING EBBSTONE HOUSE

FOURTH FLOOR

APARTMENT
405



ROOM DIMENSIONS

LIVING/KITCHEN DINING ROOM
4.39M X 6.32M | 14'5" X 20'9"

PRINCIPAL BEDROOM
2.77M X 4.36M | 9'1" X 14'4"

BEDROOM 2
3.69M X 3.69M | 12'1" X 12'2"

BALCONY
2.00M X 3.31M | 6'7" X 10'10"

TOTAL INTERNAL AREA
75 M² | 804 FT²

TOTAL EXTERNAL AREA
7 M² | 80 FT²

KEY

S - STORE

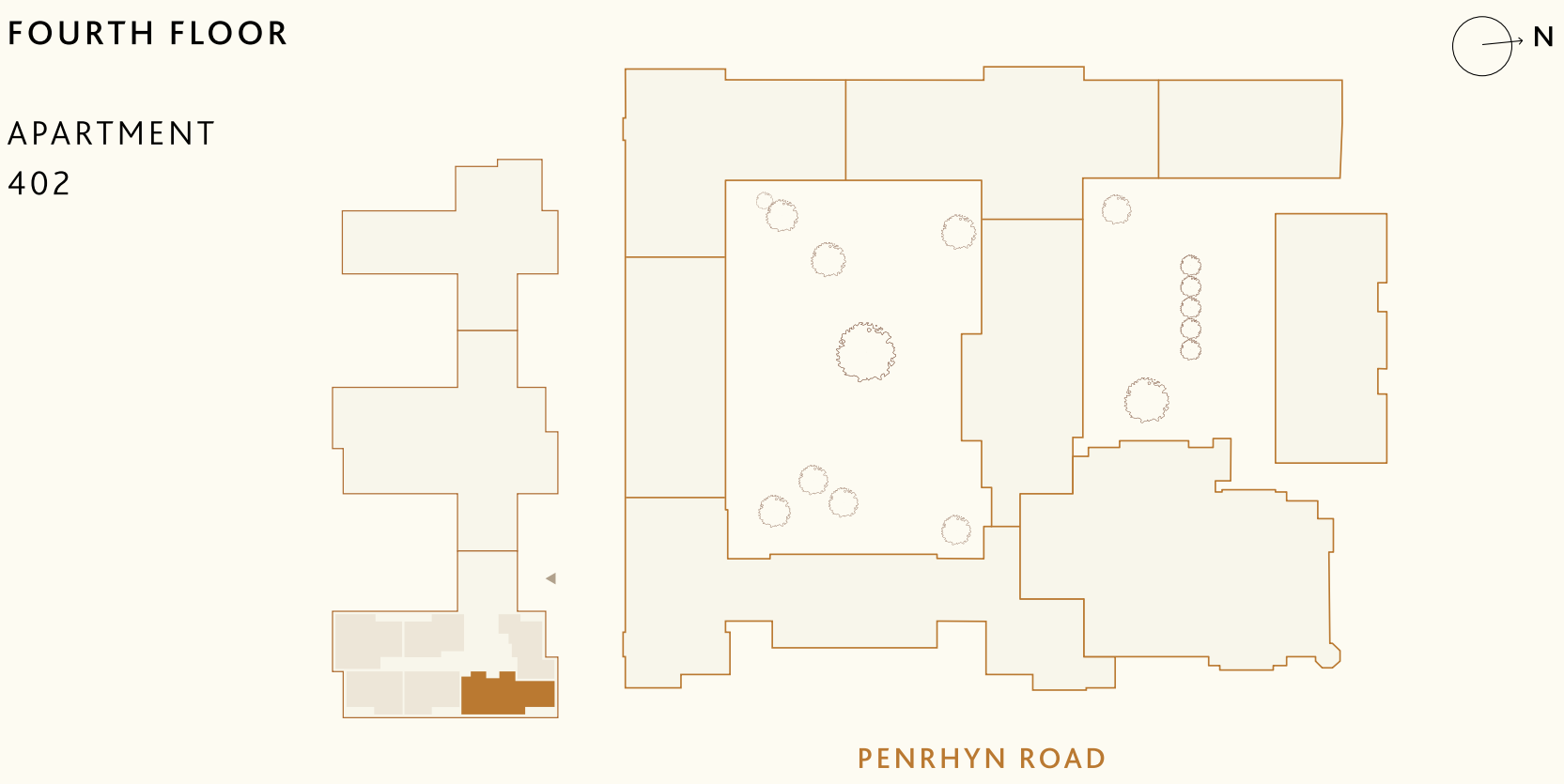
W - OPTIONAL WARDROBE



Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

Apartment 402

2-BEDROOM | BUILDING EBBSTONE HOUSE

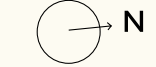


ROOM DIMENSIONS

LIVING / KITCHEN / DINING ROOM 6.66M X 5.11M 21'10" X 16'9"	BALCONY 2.15M X 3.31M 7'1" X 10'10"
PRINCIPAL BEDROOM 3.42M X 3.96M 11'2" X 13'0"	TOTAL INTERNAL AREA 76 M ² 818 FT ²
BEDROOM 2 3.69M X 3.16M 12'1" X 10'5"	TOTAL EXTERNAL AREA 8 M ² 86 FT ²

KEY
S - STORE
W - OPTIONAL WARDROBE

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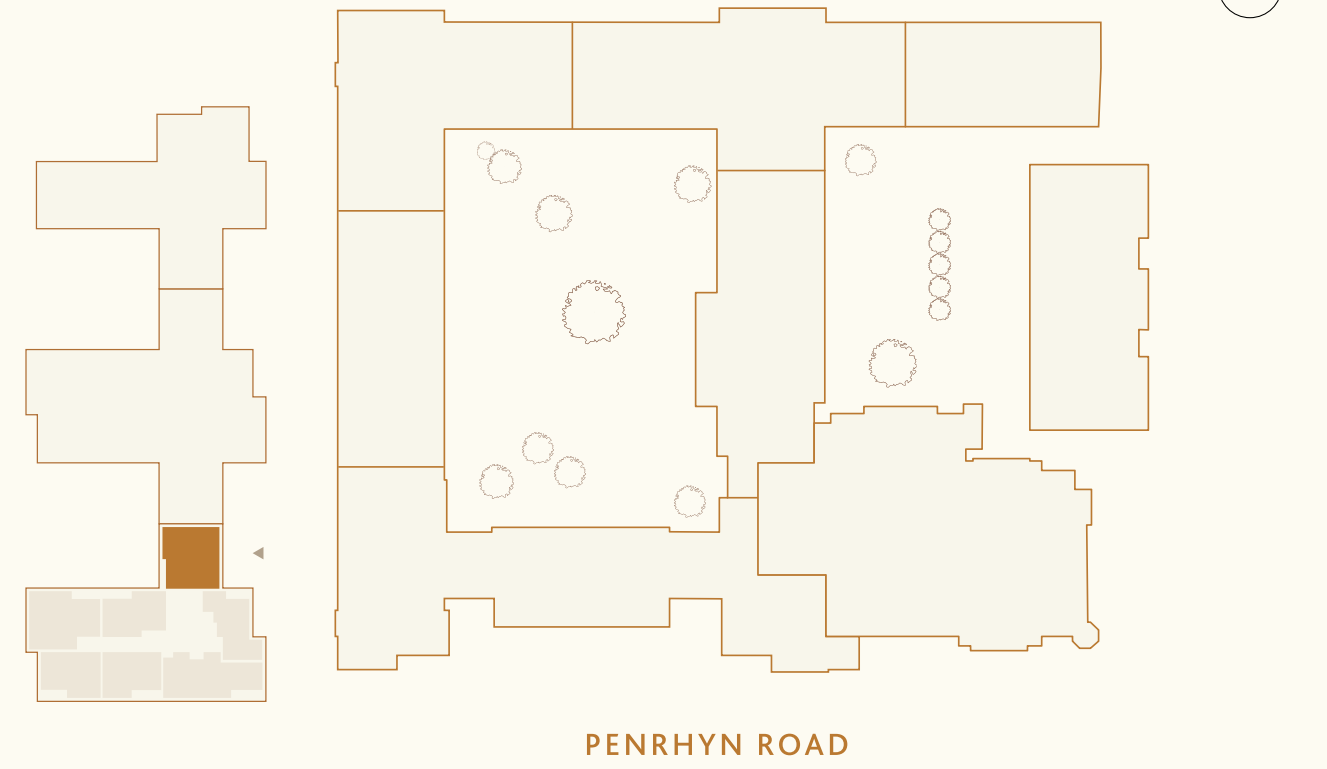
Apartment 201

3-BEDROOM DUPLEX

BUILDING EBBSTONE HOUSE

SECOND FLOOR

APARTMENT
201



ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM
8.89M X 3.76M | 29'2" X 12'4"

PRINCIPAL BEDROOM
5.29M X 3.03M | 17'4" X 9'11"

BEDROOM 2
4.79M X 3.03M | 15'9" X 9'11"

BEDROOM 3
4.79M X 3.09M | 15'9" X 10'2"

BALCONY
4.84M X 1.88M | 15'10" X 6'2"

TOTAL INTERNAL AREA
106 M² | 1145 FT²

TOTAL EXTERNAL AREA
9 M² | 99 FT²

SECOND FLOOR



THIRD FLOOR



KEY

S - STORE

W - OPTIONAL WARDROBE

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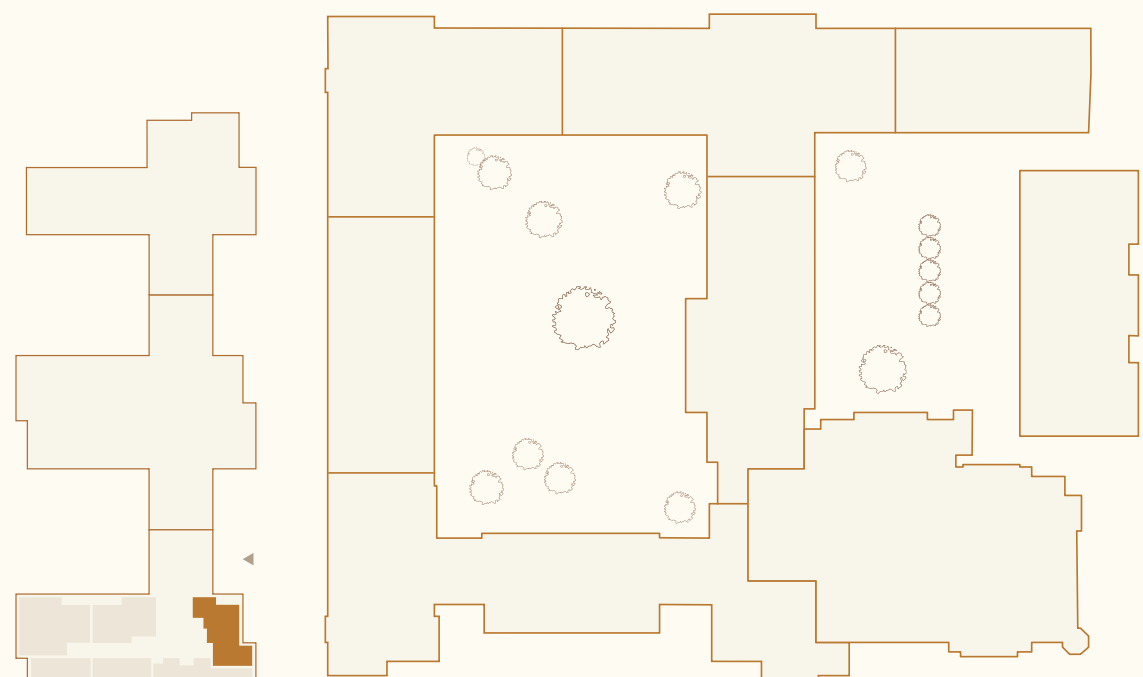
Apartment 401

3-BEDROOM DUPLEX

BUILDING EBBSTONE HOUSE

FOURTH FLOOR

APARTMENT 401



PENRHYN ROAD

ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM
8.78M X 5.56M | 28'10" X 18'3"

PRINCIPAL BEDROOM
3.10M X 5.26M | 10'2" X 17'3"

BEDROOM 2
4.82M X 2.81M | 15'10" X 9'3"

BEDROOM 3
3.77M X 3.23M | 12'4" X 10'7"

BALCONY
2.52M X 2.04M | 8'3" X 6'8"

TERRACE
14.18M X 7.92M | 46'6" X 26'0"

TERRACE
6.21M X 12.22M | 20'4" X 40'1"

TOTAL INTERNAL AREA
139 M² | 1497 FT²

TOTAL EXTERNAL AREA
71 M² | 770 FT²



FOURTH FLOOR



FIFTH FLOOR

KEY

S - STORE

W - OPTIONAL WARDROBE

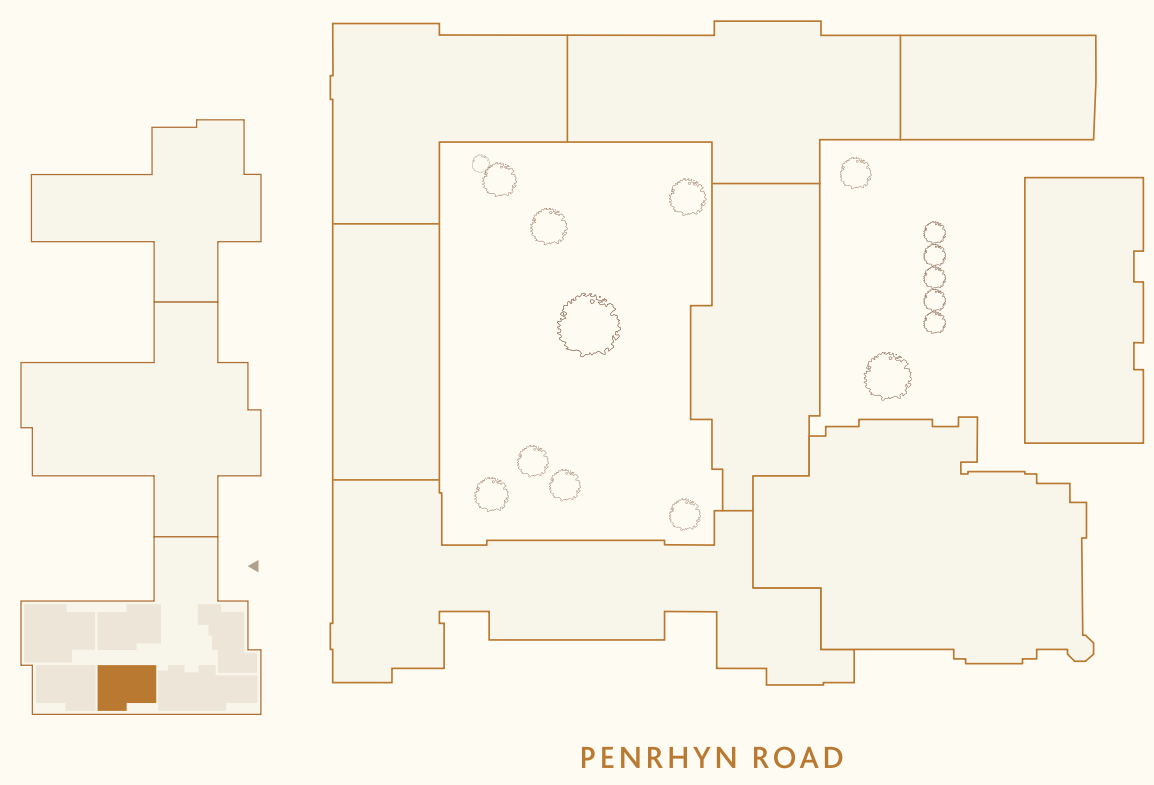
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

Apartment 403

3-BEDROOM DUPLEX | BUILDING EBBSTONE HOUSE

FOURTH AND FIFTH FLOOR

APARTMENT 403



PENRHYN ROAD

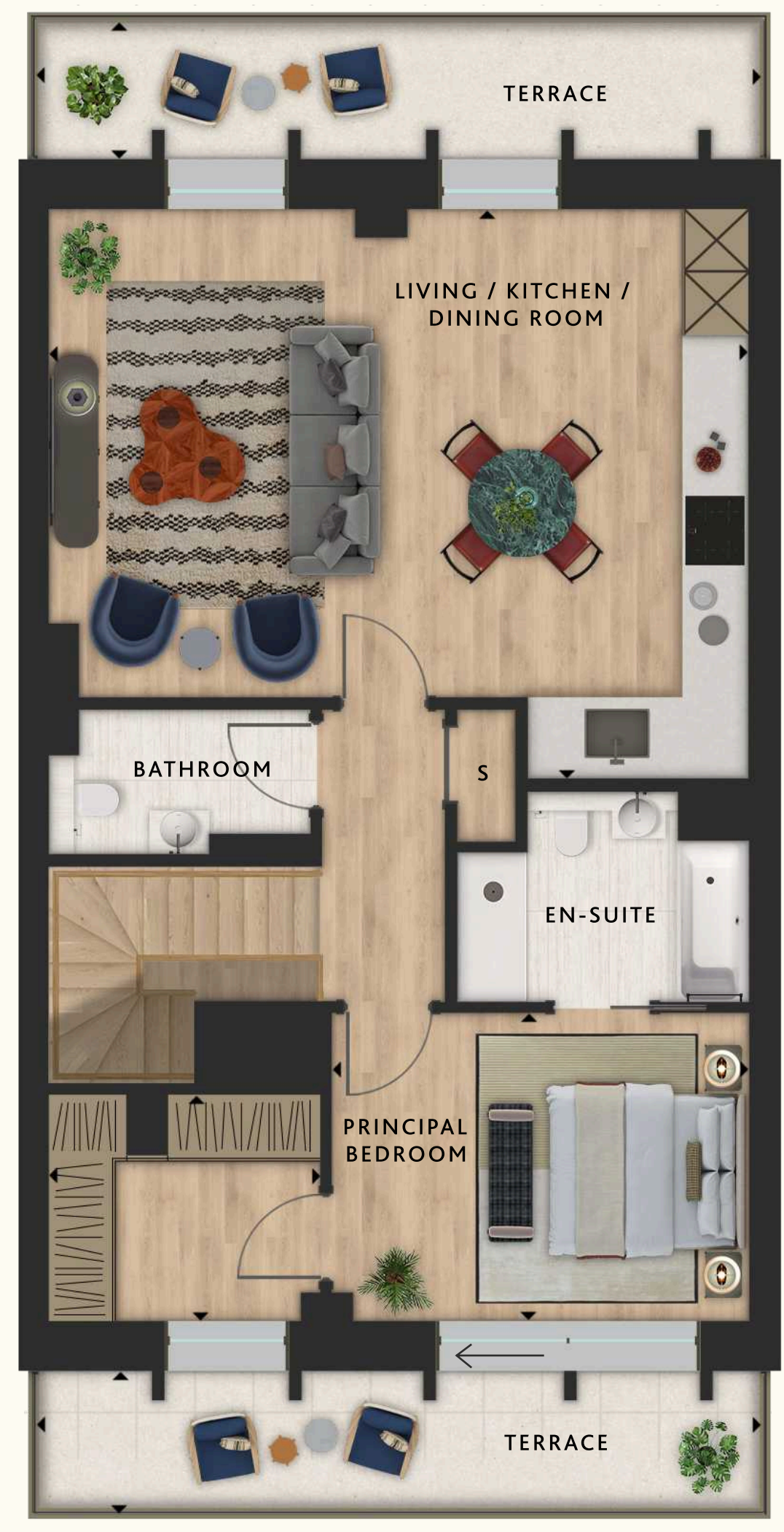
ROOM DIMENSIONS

- LIVING/ KITCHEN/ DINING ROOM
6.93M X 5.64M | 22'9" X 18'6"
- PRINCIPAL BEDROOM
3.10M X 3.05M | 13'7" X 10'0"
- BEDROOM 2
4.17M X 3.14M | 13'8" X 10'4"
- BEDROOM 3
4.32M X 4.14M | 14'2" X 13'7"
- BALCONY
3.50M X 2.11M | 11'6" X 6'11"

- TERRACE
7.16M X 1.44M | 23'6" X 4'9"
- TERRACE
7.16M X 1.44M | 23'6" X 4'9"
- TOTAL INTERNAL AREA**
120 M² | 1296 FT²
- TOTAL EXTERNAL AREA**
28 M² | 307 FT²



FOURTH FLOOR



FIFTH FLOOR

KEY
S - STORE
W - OPTIONAL WARDROBE

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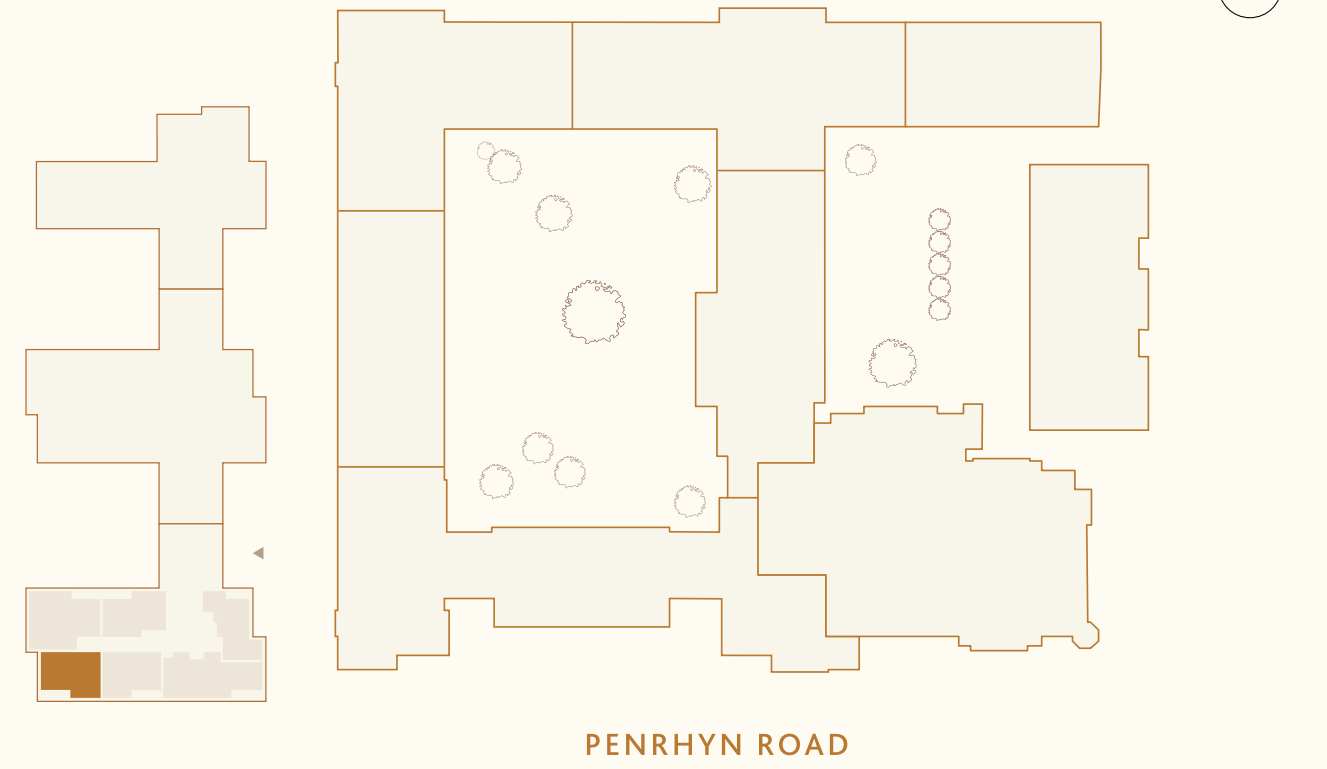
Apartment 404

3-BEDROOM DUPLEX

BUILDING EBBSTONE HOUSE

FOURTH FLOOR

APARTMENT
404



ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM
6.39M X 6.93M | 20'11" X 22'9"

PRINCIPAL BEDROOM
3.22M X 4.95M | 10'7" X 16'3"

BEDROOM 2
3.00M X 4.09M | 9'10" X 13'5"

BEDROOM 3
3.15M X 4.61M | 10'4" X 15'1"

BALCONY
3.31M X 2.15M | 10'10" X 7'1"

TERRACE
9.91M X 6.42M | 32'6" X 21'1"

TERRACE
11.54M X 7.86M | 37'10" X 25'9"

TOTAL INTERNAL AREA
118 M² | 1268 FT²

TOTAL EXTERNAL AREA
76 M² | 823 FT²



FOURTH FLOOR



FIFTH FLOOR

KEY

S - STORE

W - OPTIONAL WARDROBE

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CHK

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