



LONDON
SQUARE

An Aldar Company

TWICKENHAM SQUARE

TW2

FACTSHEET

WHERE LIFE NATURALLY RECONNECTS



9 min walk to
Twickenham station



Private outdoor
space to all homes



Communal
landscaped gardens

LONDON SQUARE

A collection of 1, 2 and 3 bedroom apartments and 3 and 4 bedroom townhouses designed around a landscaped square in the idyllic location of Twickenham.



Overview

74 Private apartments
30 Townhouses (3 and 4 bedrooms)
with south-facing gardens

Sales suite

Egerton Road, Twickenham
TW2 7SL

Est. completion

Move in from 2026

Local authority

London Borough of Richmond

Insurance

10-year NHBC warranty and
2-year London Square Customer
Care warranty

Est. charges per annum

Estate charge: £675
Car parking space: £28.50*

Est. service charge

Riviera House: £3.80 psf
Craneford House: £3.80 psf
Ash House: £3.68 psf
Mill House: £3.65 psf

Lease

Houses are freehold
Apartments leasehold of 999 years

Recommended solicitors

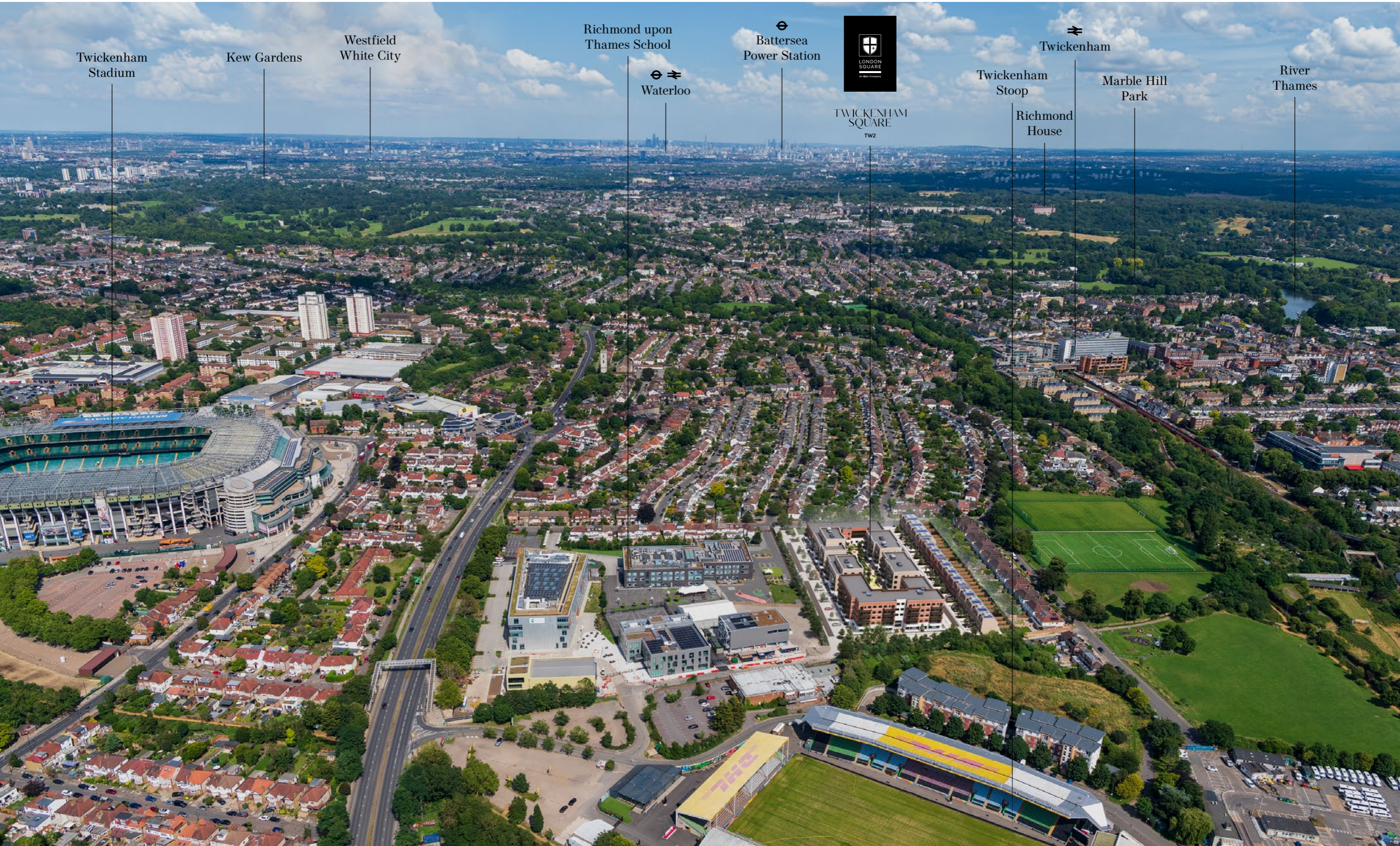
Jonathan Neilan – Quastels LLP
Watson House, 54 Baker Street
London W1U 7BU
M: +44 (0)7931 360727
E: jneilan@quastels.com

Jay Wong – Ackroyd Legal
16 Prescott Street, London E1 8AZ
M: +44 (0)20 3058 3365
E: jay.wong@ackroydlegal.com

Hayley Marler – Riseam Sharples
2 Tower Street, London WC2H 9NP
M: +44 (0)20 7632 8902
E: hayley@rs-law.co.uk

*Applies to non-driveaway parking only.

TWICKENHAM SQUARE



Twickenham Stadium

Kew Gardens

Westfield White City

Richmond upon Thames School

Waterloo

Battersea Power Station



TWICKENHAM SQUARE TW2

Twickenham Stoop

Richmond House

Twickenham

Marble Hill Park

River Thames

COMMUNITY CORNERSTONES

Seek out a harmonious balance and aspire for more. Then blend in with peaceful surroundings and experience the joy of London's leafier side. Designed with purity of vision for generations to come, we've created a place where futures can grow. So breathe it all in at Twickenham Square, where life naturally reconnects.



Twickenham Square apartments

Endless horizons

Twickenham's pulse of community and rich culture creates a seamless symphony, all at one with London's green embrace.

Green spaces

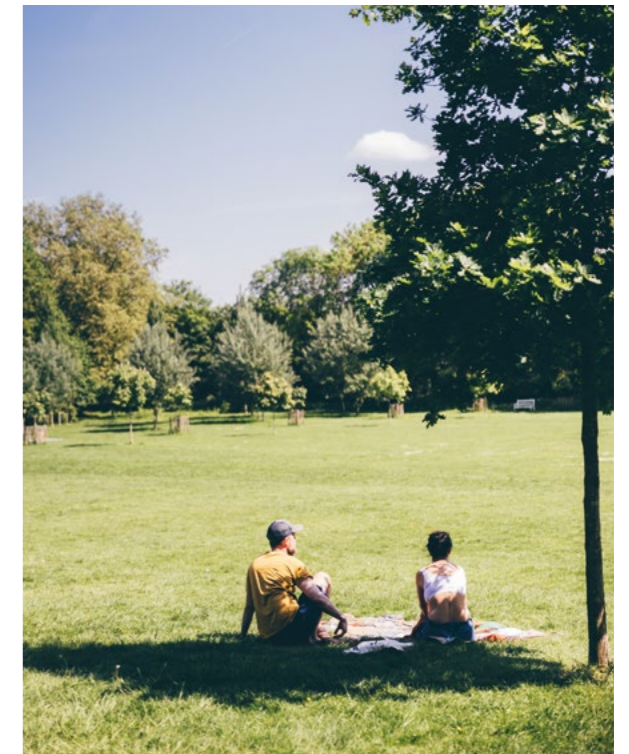
Twickenham Green
7.2 acres | 1.4 miles

Strawberry Hill House & Garden
5 acres | 1.4 miles

Marble Hill Park
64.3 acres | 1.5 miles

Richmond Park
2,500 acres | 3.3 miles

Kew Gardens
300 acres | 4.1 miles



Health and wellbeing

Nuffield Health and Fitness Wellbeing Centre
8 min walk

Virgin Active
8 min walk

Train stations

Twickenham station
9 min walk

Strawberry Hill station
26 min walk

St Margarets station
24 min walk

Entertainment

Orleans House Gallery
28 min walk

World Rugby Museum
6 min walk

Twickenham Stadium
6 min walk

Twickenham Stoop
7 min walk

Shopping

Waitrose
13 min walk

Marks & Spencer
12 min cycle

Sainsbury's Local
17 min walk

Tesco Extra
18 min walk

Food and drink

The Press Room
15 min walk

The Cabbage Patch
13 min walk

Avocado & Lemon
16 min walk

Roxie
16 min walk

GAIL's Bakery
18 min walk

Ricardo's Cellar
18 min walk

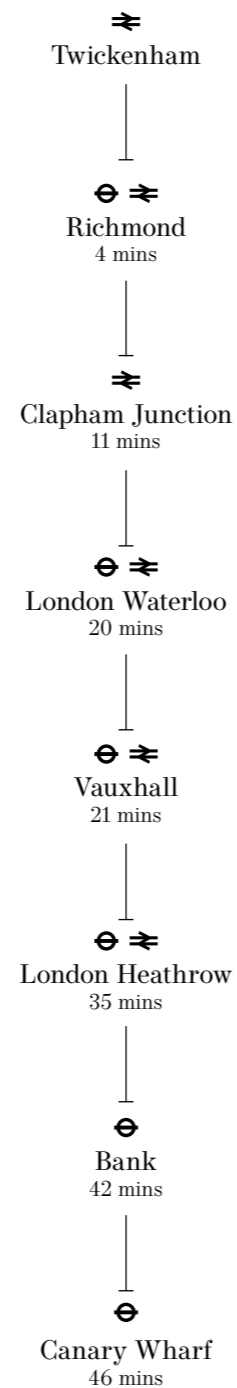
Megan's Deli
12 min cycle

YOUR JOURNEY BEGINS HERE

— It's just 9 minutes on foot to Twickenham station, or be whisked away on bus routes, to all points from Waterloo to Windsor and beyond. Or hit the road straight down into town or down the M3 to the south coast. It's your choice.



All travel times are approximate only. Source: Google Maps.



BUILDING TOMORROW'S SUCCESS

— London Square Twickenham Square offers you access to 'Outstanding' Ofsted-rated schools for all ages, as well as a fantastic selection of independent schools. There are also plenty of excellent options for nurseries and preschools as well as some of London's top universities, all accessible by foot, train, car or bike.



Early years

Little Wrens Nursery School
9 min walk

Primary

Twickenham Primary Academy
15 min walk

Ivybridge Primary School
21 min walk

St Mary's and St Peter's Church of England Primary School
9 min drive

Orleans Primary School
22 min walk

Secondary

Waldegrave Secondary School
29 min walk

The Richmond Upon Thames School
2 min walk

Orleans Park School
22 min walk

Independent

Radnor House Independent School
24 min walk

Ashton House School
12 min drive

Broomfield House School
10 min drive

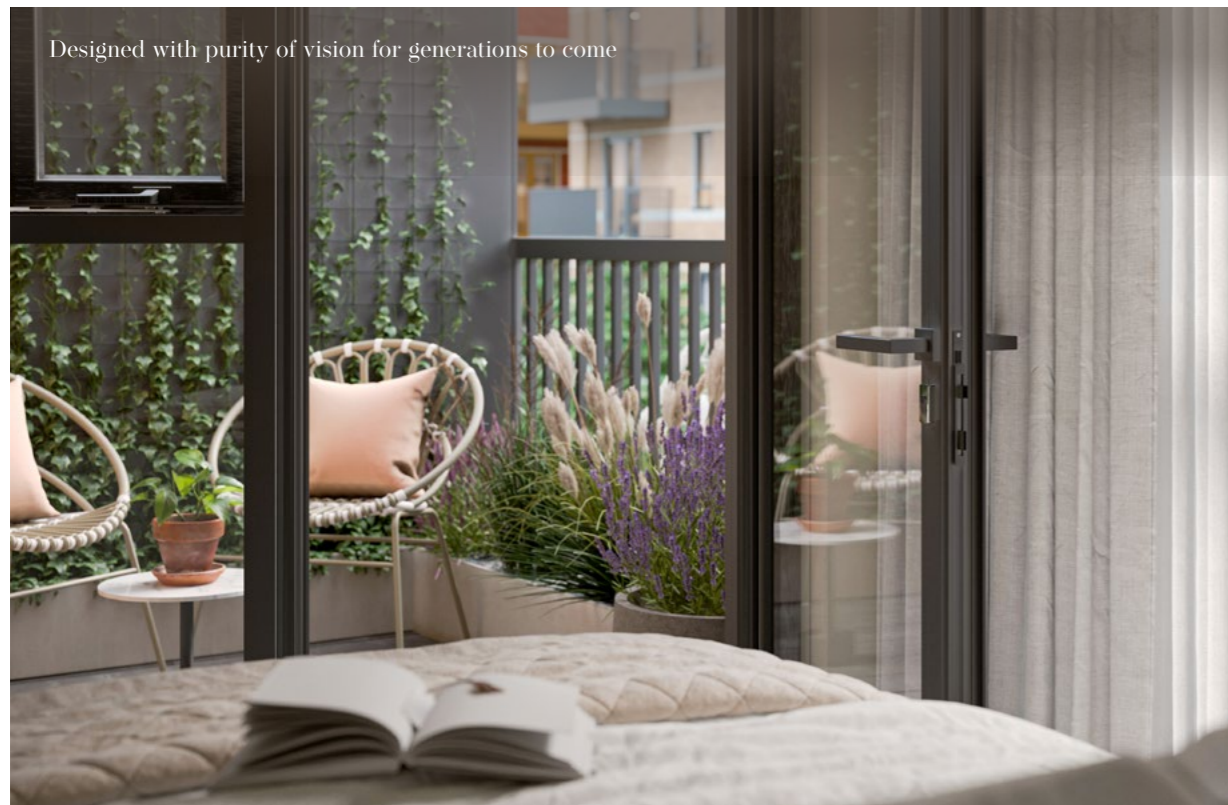
Hampton Court House
18 min drive

University

 St Mary's University Twickenham London

30 mins walk

EXCEPTIONAL NEW HOMES



Specification

— We've created a place where futures can grow. Live your next steps in homes crafted for urban sophistication.

- Luxury wood effect flooring to hallways, kitchen, living and cloakroom
- Porcelain tiles to bathrooms and ensuites
- Fitted wardrobe to principal bedroom
- DuPont Montelli surface and splashback to kitchen
- Island unit with storage and integrated hob to kitchen in houses
- Integrated Siemens appliances to the kitchen
- USB A and C sockets in all rooms, with one on both sides of the bed in principal bedroom
- Underfloor heating throughout
- 10-year NHBC warranty
- 2-year London Square Customer Care warranty



Transport links

It's just a 9 min walk to Twickenham station to begin your journey afield. With Heathrow less than an hour's train ride away, you can expand your experiences and embrace the wider gateway at your fingertips.



Outstanding schools

There's excellent education offerings, with a new secondary school and a redeveloped college at your doorstep, and some of London's most famous seats of learning within easy reach.



Parks and green spaces

Unlock the joy of adventure in green spaces like Richmond Park, one of London's eight Royal Parks, Crane Park and more.



Riverside walk

Located near the River Crane, you can enjoy a calming riverside walk and fresh air whenever you choose, right on your doorstep.



Sports and recreation

Step into a hub of craft, nature and excitement. 60 acres of nearby Marble Hill Park offer restored gardens, family trails and green escapes. You can even book a pitch for all things sports.



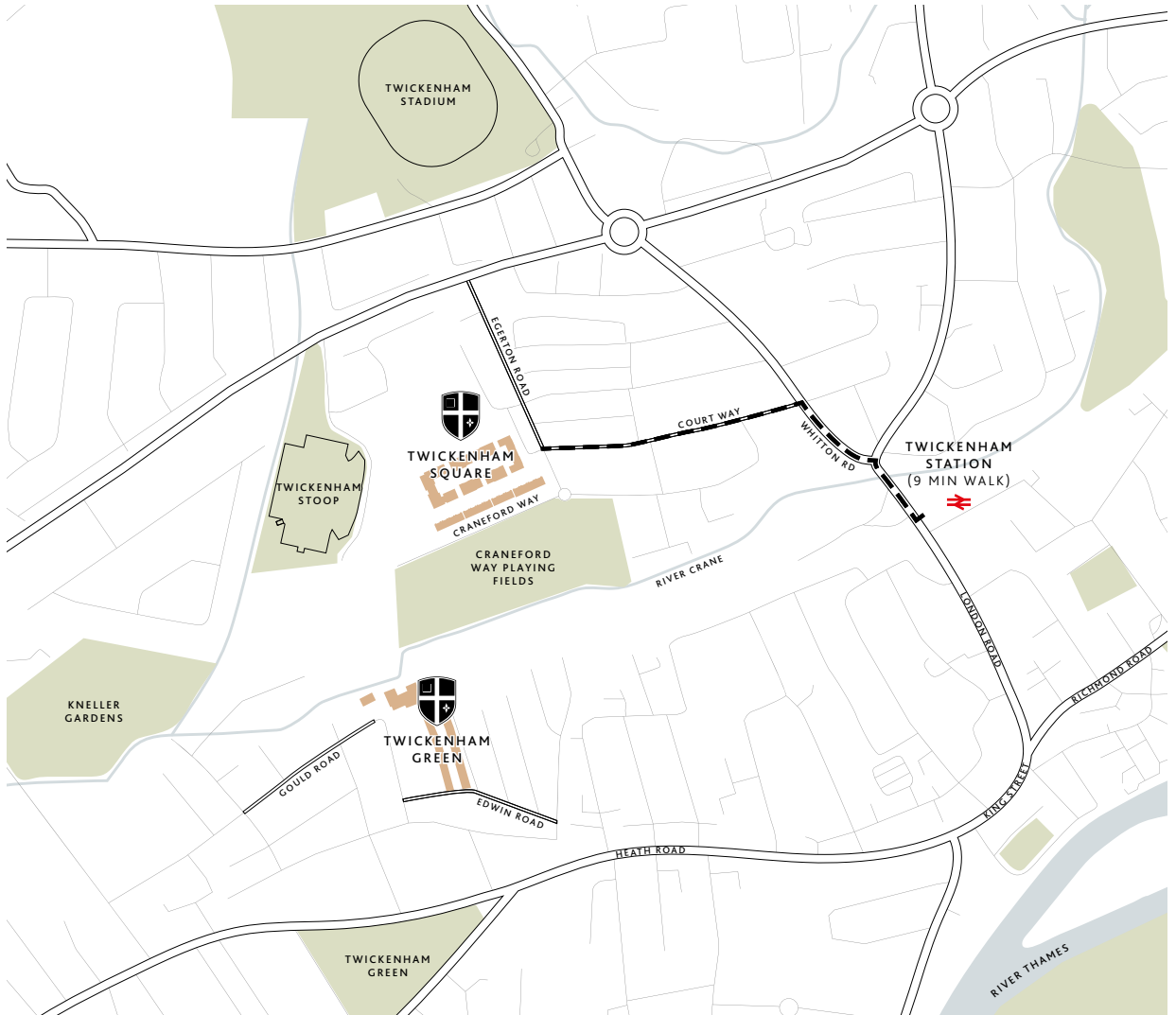
Cafe and dining

There is no shortage of small businesses and local amenities for your shopping, café-hopping and daily needs, including the nearby high street and all its familiar brands.

WE ARE LONDON SQUARE

MAKING LONDON GREATER

— At London Square, we plan right down to the finest detail to ensure that you find the home of your dreams. 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.



Reservation terms

- £2,500 reservation fee on Apartments and £5,000 reservation fee on Townhouses
- 10% of the purchase price (less the reservation fee) paid upon exchange of contracts (or 21 days later)
- 90% balance paid upon legal completion



Scan the QR code for the brochure
twickenhamsquare@londonsquare.co.uk
Sales Suite, Egerton Road, Twickenham TW2
LONDONSQUARE.CO.UK



This document is intended to provide an indication of the general style of our development and apartment types. London Square operates a policy of continuous development, the finished product may vary from the information provided. This information should be treated as general guidance only. It does not constitute a contract, part of a contract or a warranty. All travel times are approximate only and are taken from Google Maps and Citymapper. Computer Generated Images and photography are indicative only. All details are correct at the time of going to press, September 2024.