



AQUINNA HOMES

# CAVENDISH PLACE

CLEVELAND ROAD | NEW MALDEN | KT3 3QQ

AN EXCLUSIVE DEVELOPMENT OF JUST THREE EXCEPTIONAL THREE-STOREY, FOUR-BEDROOM FAMILY HOMES AND ONE TWO-BEDROOM CHALET BUNGALOW, ALL WITH PRIVATE GARDENS AND OFF-STREET PARKING, SITUATED IN DESIRABLE NEW MALDEN.

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AQUINNA HOMES ARE PROUD TO PRESENT ANOTHER EXCEPTIONAL DEVELOPMENT OF JUST THREE, THREE-STOREY, FOUR-BEDROOM HOMES AND ONE, TWO-BEDROOM CHALET BUNGALOW IN THE ROYAL BOROUGH OF KINGSTON UPON THAMES.

The design of this exclusive development combines both Georgian and Palladian architectural styles – “Georgian Palladianism”.

In keeping with this movement, the three-storey homes have been built using red bricks with stone accents and large sash windows symmetrical in style. The chalet bungalow is a red bricked building with stone accents and sash windows complementing the three terraced homes.

The combination of open plan living, high ceilings, and traditional sash windows showcases a blend of modern living comforts with a historic architectural feel.

This fusion of elegance and classical grandeur of Palladian design blends seamlessly with the more practical and locally influenced aspects of Georgian styling, creating a unique architectural character for this new collection of family homes.



# NEW MALDEN A VIBRANT MODERN SUBURB

New Malden is a suburban town located in the Royal Borough of Kingston upon Thames in southwest London.

Its history dates to ancient times and has evolved from a small rural settlement into a thriving modern community. The growth of New Malden as a village began in the 19th century with the arrival of the railway. Today, New Malden is a vibrant and diverse community with a rich history and a strong sense of local identity.

It combines historical roots with modern development, making for an attractive place to live within proximity to central London.

## SCHOOLS

Burlington Infant and Nursery School  
Burlington Junior School  
Corpus Christi Catholic Primary School  
Malden Parochial C of E Primary School  
St. James C of E Primary School  
Coombe Boys' School  
Coombe Girls' School  
Tiffin Girls' School  
Marymount International School London

## PUBS AND RESTAURANTS

Jin Go Gae  
The Glasshouse  
Nandos  
The Royal Oak  
Sofreh Restaurant  
Trestone BBQ Restaurant  
Sorabol Restaurant  
Pizza Express

## SPORTS AND RECREATION

The Malden Centre  
Malden Golf Club  
Motspur Park Community Football Club  
New Malden Sports Club  
Kingston Rugby Football Club  
Fitness4Less  
Mini Athletics  
Malden Wanderers Cricket & Lawn Tennis Club  
Beverley Park, Richmond Park & Wimbledon Common

## SHOPPING

The Bentall Centre  
Tesco  
Sainbury's  
Lidl  
Clothing Boutiques & Gift Shops  
Waitrose  
Marks & Spencer  
Aldi  
B&Q  
Boots  
Various independent and speciality stores



KINGSTON UPON THAMES - 2.5 MILES

WIMBLEDON - 3 MILES

SURBITON - 3 MILES

RICHMOND - 6 MILES

Disclaimer: Distance and time figures taken from the trainline.com and google maps



*Richmond Park*

# A RICH HISTORY



WIMBLEDON VILLAGE HIGH STREET



KINGSTON UPON THAMES



RICHMOND PARK



CANNIZARO PARK, WIMBLEDON

The area now known as New Malden was initially settled by the Celts, who left behind artefacts and burial mounds. Roman remains have also been found in the vicinity, indicating Roman occupation. In the Domesday Book of 1086, the area was recorded as "Meldone," with a population of around 100 people.

It was primarily an agricultural community during this period, with scattered farms and fields.

The opening of the Kingston Loop Line railway in 1869 brought significant changes to New Malden. The railway connection spurred the growth of the town, attracting commuters and facilitating the development of new housing estates. During the late 19th and early 20th centuries, New Malden transformed into a desirable suburb of London.

Large houses were constructed, and the population steadily increased. Many of these properties still exist today, especially in the Coombe Hill area.

After World War II, New Malden experienced significant development as new housing estates were constructed to accommodate the growing population. This trend continued into the 1950s and 1960s, with the construction of various residential properties.

Today, New Malden remains a thriving suburban town with a diverse population and a mix of residential, commercial, and retail areas. It benefits from its proximity to central London, excellent transport links, a range of amenities for its residents including parks and green spaces such as Richmond Park and Wimbledon Common.



# PERFECTLY PLACED



New Malden is a thriving suburban town, within easy reach of Kingston upon Thames, Surbiton, Wimbledon, and Richmond. Cavendish Place's location - just a 7-minute walk to New Malden Station and a 5-minute drive from the A3 - is a significant advantage for commuters working in the city and for individuals who desire a slightly quieter lifestyle, while still having access to a broad range of local amenities yet still being close to London for work or leisure purposes.

The town offers a variety of bars and restaurants catering to different tastes and cuisines, so whether you are looking to meet up with friends for drinks, a Sunday lunch in a local pub with family or a romantic meal for two – you can be sure to find the perfect meeting spot in New Malden with the High Street just a 2-minute walk from Cavendish Place.

For those wishing to travel further afield, either for business or pleasure, central London is just a 24-minute train ride away, where you can catch dinner and a show, enjoy some retail therapy on Oxford Street, or visit popular tourist attractions such as Buckingham Palace, The Tower of London, The London Eye, or the Royal Parks.



HEATHROW AIRPORT – 30-40 MINS BY CAR

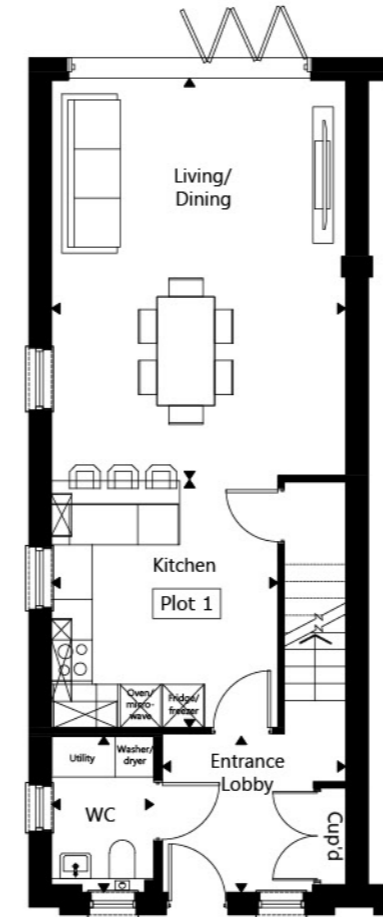
LONDON WATERLOO FROM NEW MALDEN – 24 MINS

GATWICK AIRPORT – 45 MINS BY CAR

Disclaimer: Distance and time figures taken from the trainline.com and google maps

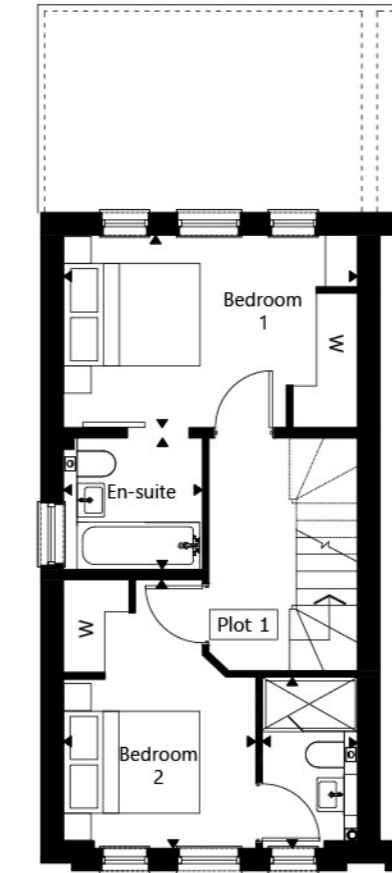


## PLOT 1 - ROOM LAYOUTS



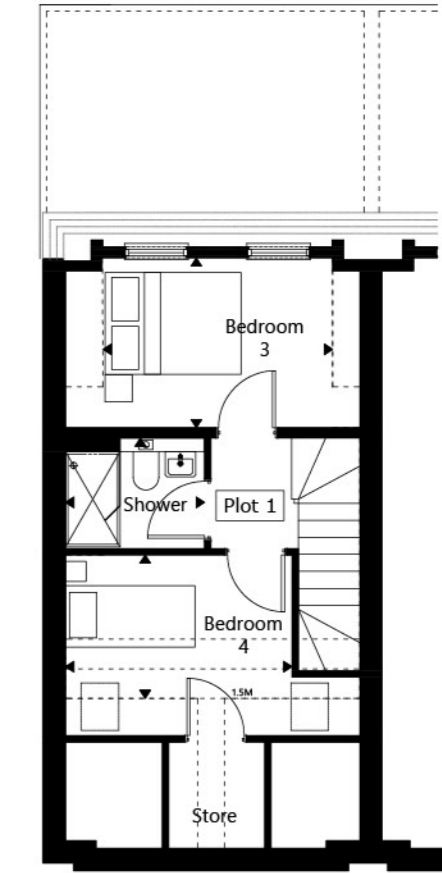
Ground Floor Plan

	m	ft
Living/Dining	5.89 x 4.32	19'4" x 14'2"
W/C	2.29 x 1.50	7'6" x 4'11"
Kitchen	3.64 x 3.32	12'0" x 10'11"
Entrance Lobby	2.69 x 2.29	8'10" x 7'6"



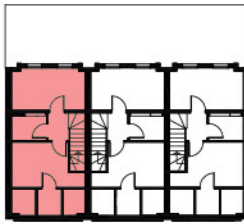
First Floor Plan

	m	ft
Bedroom 1	4.31 x 2.82	14'2" x 9'3"
Bed 1 en-suite	2.04 x 1.95	6'8" x 6'5"
Bedroom 2	3.95 x 2.80	13'0" x 9'3"
Bed 2 en-suite	2.51 x 1.40	8'3" x 4'7"

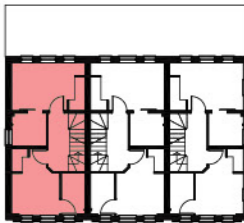


Second Floor Plan

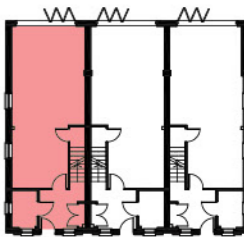
	m	ft
Bedroom 3	3.37 x 2.49	11'1" x 8'2"
W/C	2.04 x 1.62	6'8" x 5'4"
Bedroom 4	3.32 x 2.10	10'11" x 6'9"



Second Floor Plan

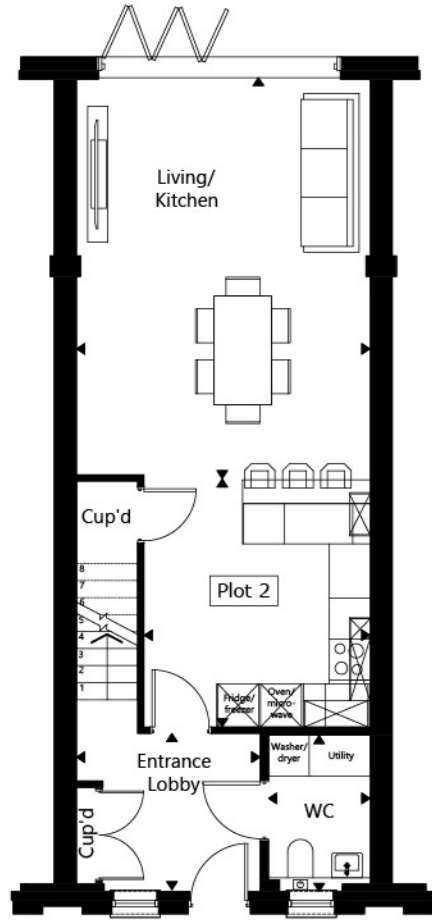


First Floor Plan



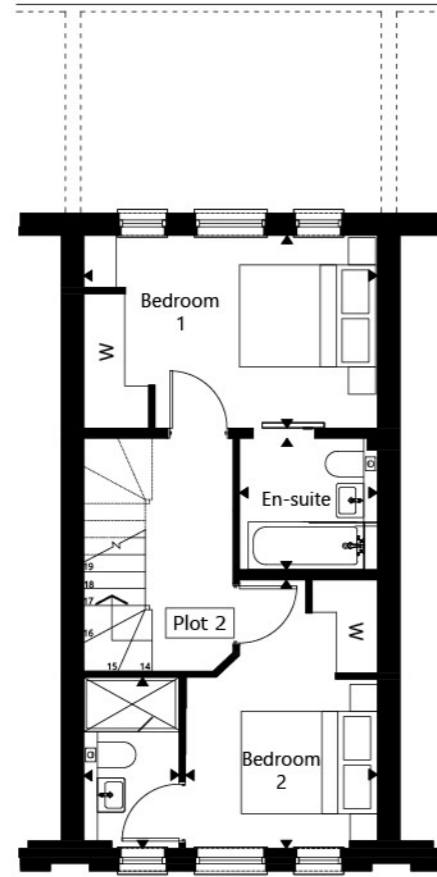
Ground Floor Plan

## PLOT 2 - ROOM LAYOUTS



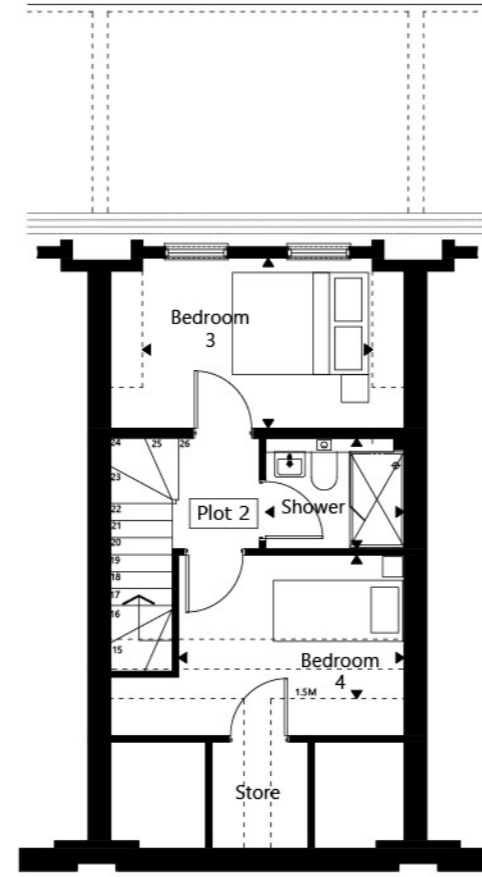
Ground Floor Plan

	m	ft
Living/Dining	5.89 x 4.31	19'4" x 14'2"
W/C	2.29 x 1.49	7'6" x 4'11"
Kitchen	3.64 x 3.31	12'0" x 10'11"
Entrance Lobby	2.69 x 2.32	8'10" x 7'7"



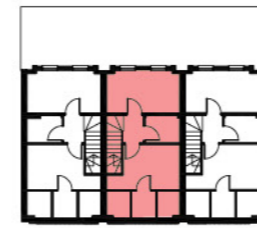
First Floor Plan

	m	ft
Bedroom 1	4.31 x 2.82	14'2" x 9'3"
Bed 1 en-suite	2.04 x 1.95	6'8" x 6'5"
Bedroom 2	3.95 x 2.80	12'11" x 9'3"
Bed 2 en-suite	2.51 x 1.40	8'3" x 4'7"

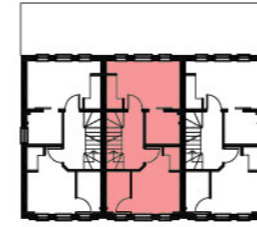


Second Floor Plan

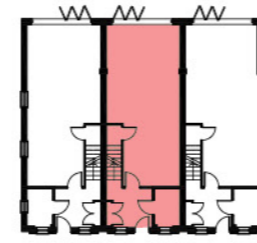
	m	ft
Bedroom 3	3.38 x 2.49	11'10" x 8'2"
W/C	2.03 x 1.62	6'8" x 5'4"
Bedroom 4	3.31 x 2.10	10'11" x 6'9"



Second Floor Plan

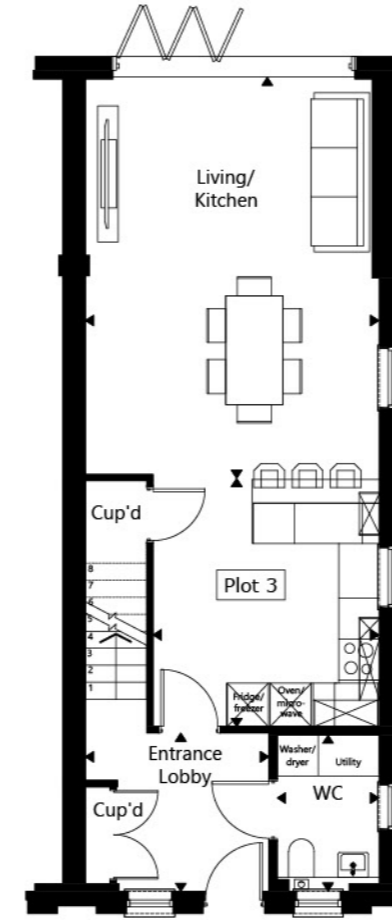


First Floor Plan



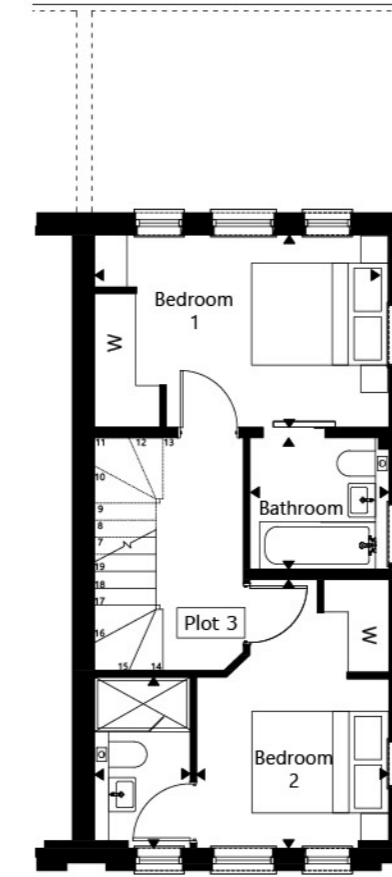
Ground Floor Plan

## PLOT 3 - ROOM LAYOUTS



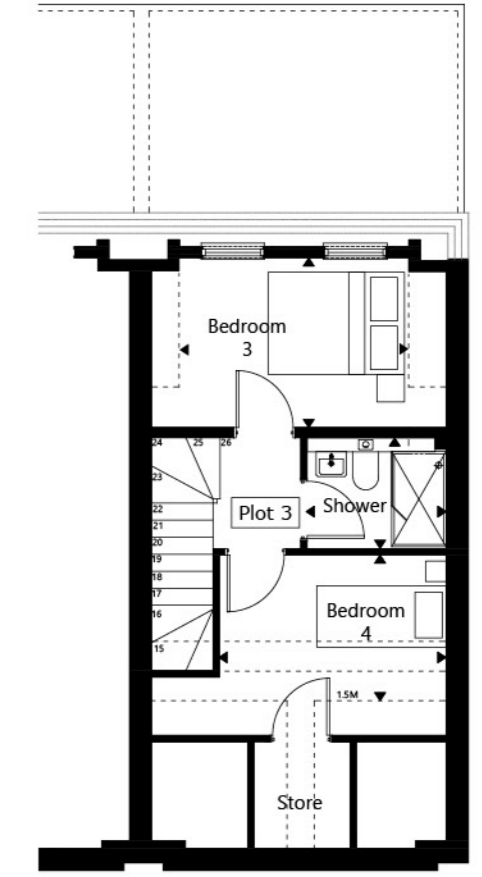
Ground Floor Plan

	m	ft
Living/Dining	5.89 x 4.32	19'4" x 14'2"
W/C	2.29 x 1.50	7'6" x 4'11"
Kitchen	3.64 x 3.32	12'0" x 10'11"
Entrance Lobby	2.69 x 2.32	8'10" x 7'7"



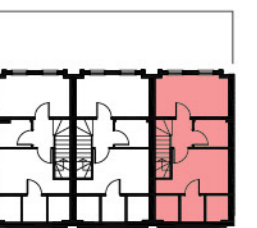
First Floor Plan

	m	ft
Bedroom 1	4.32 x 2.82	14'2" x 9'3"
Bed 1 en-suite	2.04 x 1.95	6'8" x 6'5"
Bedroom 2	3.94 x 2.80	12'11" x 9'3"
Bed 2 en-suite	2.51 x 1.40	8'3" x 4'7"

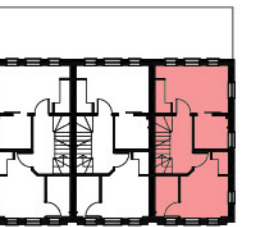


Second Floor Plan

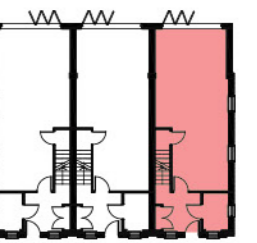
	m	ft
Bedroom 3	4.32 x 2.49	14'2" x 8'2"
W/C	2.04 x 1.62	6'8" x 5'4"
Bedroom 4	3.32 x 2.14	10'11" x 7'0"



Second Floor Plan

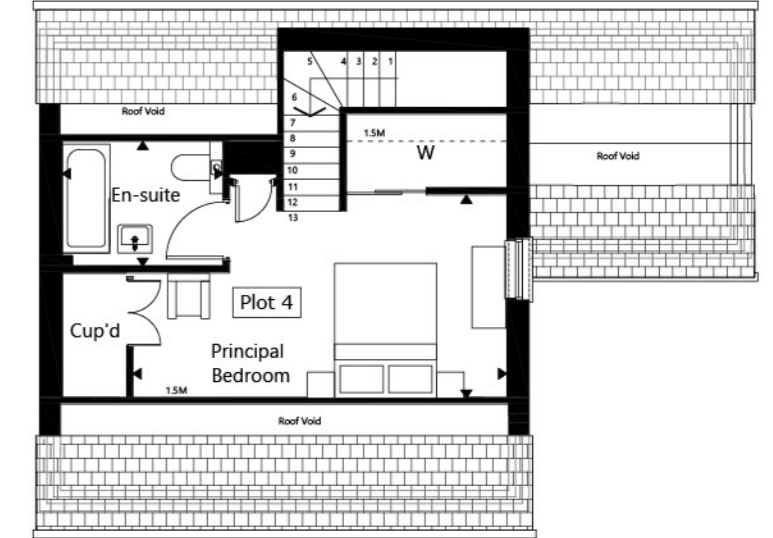
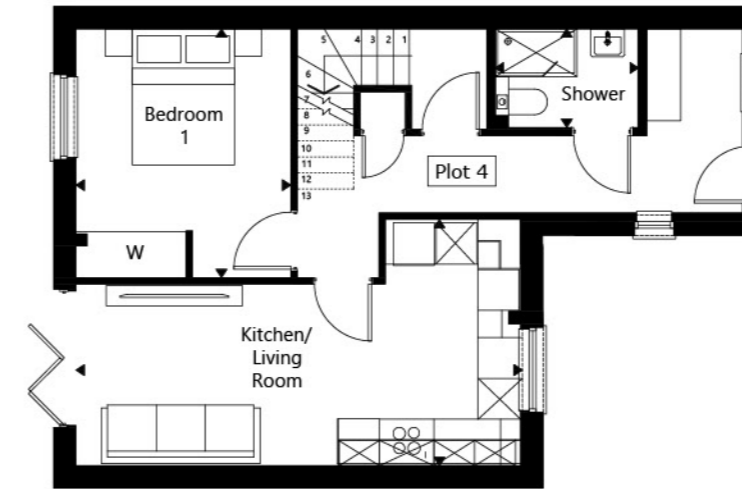


First Floor Plan



Ground Floor Plan

# PLOT 4 - ROOM LAYOUTS



## Ground Floor Plan

	m	ft
Kitchen/Living	6.53 x 3.61	21'5" x 11'10"
W/C	2.10 x 1.44	6'11" x 4'9"
Bedroom 1	3.70 x 3.15	12'2" x 10'4"

## First Floor Plan

	m	ft
Principal Bedroom	5.49 x 2.98	18'0" x 9'10"
En-suite	2.36 x 1.84	7'9" x 6'0"

Home interior images in this brochure are of previous developments by Aquinna Homes plc and are not necessarily representative of this development. Aquinna Homes reserves the right to change interior specification with a similar alternative.

# THE FINER DETAILS

Each house has been carefully designed to incorporate a stunning blend of classic and modern elegance combining traditional features and contemporary fittings.

## GENERAL



Traditionally built brick & block homes.

Gas-fired underfloor heating to ground floor and radiators to upper floors via high efficiency condensing boiler.

Hot water is stored in an indirect mains pressure un-vented cylinder for later use in plots 1-3.

The chalet bungalow is fitted with a high efficiency condensing combi-boiler.

Energy efficient down-lighters to all rooms.

Dimmer switches to living room and principal bedroom.

Built in wardrobes to all bedrooms. Cashmere glass with mirror panels to bedrooms 1 & 2.

Timber effect ceramic flooring to hall, kitchen and living areas.

Bi-fold rear patio doors to garden with multi-point locking.

Contemporary glass balustrade and oak handrail to staircase (Plots 1-3).

Composite engineered front door with multi-point locking.

Contemporary architraves & skirtings.

Brushed chrome effect socket & light switches.

USB enabled sockets to living room/kitchen and bedrooms.

Energy efficient PV panels.

Double-glazed traditional UPVC sash windows white finish.



## BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted Leicht Ceres handleless furniture to include pelmet lighting.

Co-ordinated 20mm thick Silestone quartz work surfaces and splash-backs to kitchen.

Blanco under slung ceramic sink with fluted drainer in Silestone work surface.

Induction hob by Siemens.

Extractor hood by Siemens.

Single Multifunction A+ rated electric oven & microwave by Siemens.

Integrated fridge/freezer A+ rated, by Siemens to all plots.

InSinkErator tap with three water functions, including steaming hot water up to 98° C.

Provision for InSinkErator food waste disposal unit by the purchaser.

Washer/dryer / utility area in cloakroom (Plots 1-3).

## SECURITY & HOME ENTERTAINMENT

Pre-wiring for the fitting of an alarm by the purchaser.

Multi-point locking to external doors.

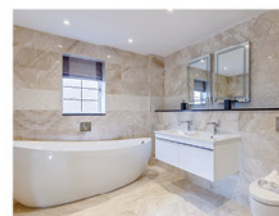
BT points to living room and principal bedroom.

High level TV point with Sky Q wiring to kitchen/living room and bedrooms.

Hard-wired CAT 6 connectivity to ethernet socket in living/dining & all bedrooms, to enable faster data transfer to Smart TV, Sky Box, PC etc. (Smart TV, Sky Box, PC, router and switch not included).

External lighting to front & rear.

## LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch.

Fully tiled walls bathrooms/en-suites & half height tiles to WC by Porcelanosa with integral mirrors to suit.

Chrome Hansgrohe mixer tap.

Co-ordinated Porcelanosa ceramic floor.

Villeroy & Boch vanity units under basins (en-suite & bathroom).

Electric underfloor heating to principal en-suite.

Bath with Hansgrohe thermostatic shower and screen. (Plots 1-3 en-suite, plot 4 principal en-suite).

Wall mounted WC with concealed cistern.

Heated ladder style chrome towel rail.

Fully fitted shower enclosure with chrome shower door and Hansgrohe thermostatic shower (en-suite 2 and second floor bathroom in plots 1-3, bathroom in plot 4).

LED illuminated mirror with de-misting pad and shaver socket (bedroom 2 en-suites and second floor bathrooms, plots 1-3 only).

## EXTERNAL SPACE

Access to private garden via bi-folding doors.

External tap to rear.

External power socket to rear.

Paved patio area to rear.

Infrastructure for Electric Vehicle Charging points for all plots.

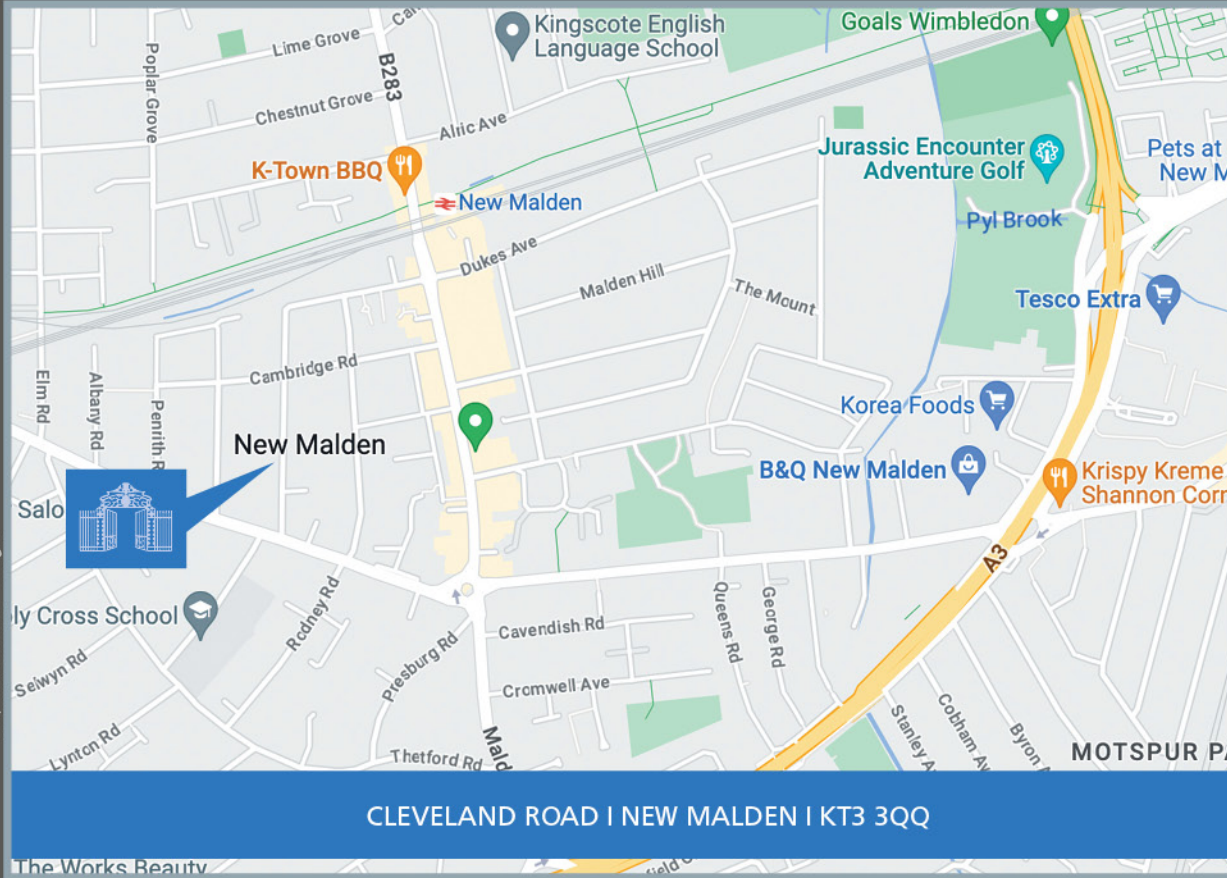


10-Year NHBC Buildmark Warranty.

We operate under the Consumer Code for Home Builders.







Map data © 2023 Google



**AQUINNA HOMES**  
*aspire...*

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Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South-East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

Aquinna Homes plc, Award Winning Developers

SELLING AGENT



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**Aquinna Homes plc**  
Best House Building Company  
South East England

**BUILD**

winner   
2022 Home Builder  
Awards

UNITED KINGDOM  
**PROPERTY AWARDS**  
WINNER 2020-2021



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