



AQUINNA HOMES

GARRICK HOUSE

161 HAMPTON HIGH STREET | HAMPTON HILL | MIDDLESEX | TW12 1NG

AN EXCLUSIVE DEVELOPMENT OF 21 APARTMENTS IN A PRESTIGIOUS LANDMARK BUILDING
RIGHT IN THE HEART OF THE CONSERVATION AREA OF HAMPTON ON THE HILL...
21 HIGHLY DESIRABLE, LUXURY STUDIO, ONE AND TWO BEDROOM APARTMENTS

WWW.AQUINNAHOMES.COM



AQUINNA HOMES ARE RESTORING ‘GARRICK HOUSE’ TO CREATE 21 LUXURY APARTMENTS IN THE PRESTIGIOUS CONSERVATION AREA OF HAMPTON HILL, MOMENTS FROM ROYAL BUSHY PARK.

With typical Aquinna dedication & style, each luxury apartment has been individually designed to seamlessly blend the elegance of this beautifully restored building with a stylishly contemporary interior, incorporating all the latest technological advances for easy modern day living, with easy lift access to the upper floors, an entry phone system and secure private car parking to the rear (on selected plots).

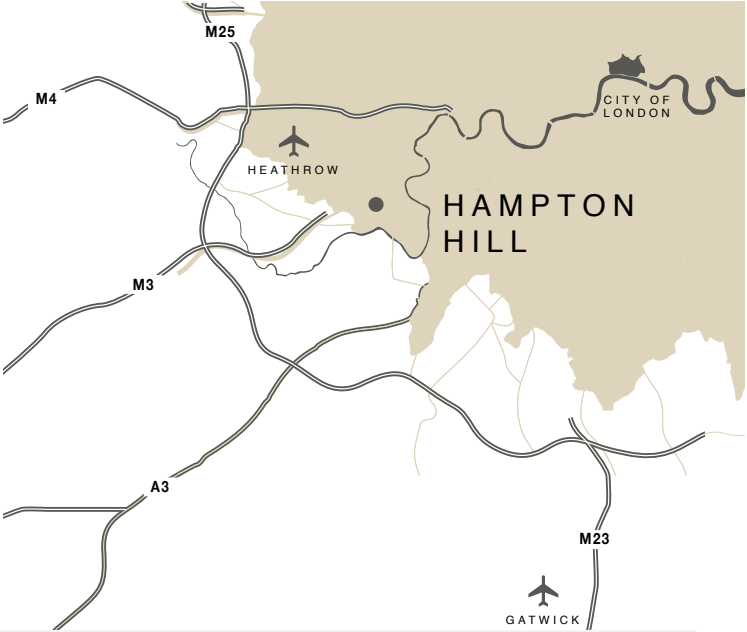
This highly sought after development is ideally located on Hampton Hill High Street with its prestigious array of highly desirable boutiques, shops, bars and restaurants, opposite the Hampton Hill Theatre, yet moments away from the peace and tranquility of Royal Bushy Park and a short walk to Fulwell Station with frequent trains to Waterloo.



HAMPTON HILL

LATEST LUXURY LIVING

Prime Location in the heart of Hampton Hill, where the Thames sweeps majestically around Bushy Park, is the prestigious ‘Garrick House’, proudly reflecting its neighbouring Hampton Hill and Teddington theatre clubs with grand arched windows and sweeping roofscapes. Commuters can revel in the fast train links into central London’s Waterloo, or escape by car to the country via the A313, A316, M3, M25 and beyond; Heathrow is only 16 minutes away... but there really is no need to jet away when there are designer boutiques, bars and restaurants on your doorstep and the tranquility of Royal Bushy Park moments away.



SHOPS

Callaghan Interiors
Robson’s Butcher & Deli
The Cavan Bakery
Noble Green Wines
Tesco’s & Sainsbury’s local
Costa Coffee

RESTAURANTS

The Mitre Hotel, Hampton Court
Zizzi, Hampton Court
La Dolce Vita
The Mute Swan
Petriti’s Restaurant
Thyme by the River
Squiffy’s at the Jolly Coopers

SCHOOLS

Lady Eleanor Holles
Jack & Jill
The Mall
Hampton High
Twickenham Prep
St Michael Steiner
St Catherine’s
Radnor House
Hampton Court House
Tiffin Girls Grammar

OPEN SPACES

Bushy Park
Richmond Park
The River Thames
Hampton Court Palace
Kempton Park Racecourse
Strawberry Hill Nature reserve
West Kempton Nature reserve
Garrick’s Ait - Temple to Shakespeare
Strawberry Hill House
Hampton’s Open Air heated Pool
Fulwell Golf Course
Hampton Court Palace Golf Club



Fulwell
11 mins walk (0.6 miles)
4 mins by car
Hampton
25 mins walk (1.3 miles)
6 mins by car
Strawberry Hill
26 mins walk (1.3 miles)
7 mins by car
Waterloo Station
52 mins (from Fulwell)
Shepperton to Waterloo line

HEATHROW / 16 MINS BY CAR (4.4 MILES)

HAMPTON COURT PALACE / 16 MINS BY CAR (4.4 MILES)

HAMPTON HILL / 1 MIN WALK



TRADITION MEETS
CONTEMPORARY
ELEGANCE
AND STYLE

GARRICK HOUSE

LUXURY LIVING



Second largest of 8 Royal Parks:
BUSHY PARK

*47 acres Green Park
180 acres Greenwich
270 Acres Kensington Gardens
300 acres Kew Gardens
350 acres Hyde Park
410 acres Regents Park
1100 acres Bushy Park
2500 acres Richmond Park*

BY DAY...



...& BY NIGHT



FROM ANOTHER AQUINNA DEVELOPMENT



GARRICK HOUSE SOUTH-EAST ELEVATION FACING THE HAMPTON HILL THEATRE ONTO HAMPTON HILL HIGH STREET

A dramatic facade with grand portico, large sash windows, balconies, hedges & arched windows on the upper floors.

LIVE LIFE...



TO THE FULL!



GROUND FLOOR

Apartment 1

	m	ft
Living/Kitchen	3.33 x 4.01	10'9" x 13'2"
Bed Area	3.90 x 3.98	12'8" x 13'1"
Shower Room	1.75 x 2.65	5'7" x 8'7"

Apartment/Duplex 4 (ground floor)

	m	ft
Living/Kitchen	6.59 x 3.57	21'6" x 11'7"
WC	1.65 x 1.19	5'4" x 3'9"

Apartment 7

	m	ft
Living/Kitchen	7.20 x 3.33	23'6" x 11'0"
Bedroom 1	4.19 x 3.39	13'7" x 11'1"
En-Suite	1.54 x 2.56	5'1" x 8'4"
Bedroom 2	4.89 x 2.61	16'1" x 8'6"
Shower Room	1.49 x 1.80	4'9" x 5'9"
WC	0.99 x 2.05	3'3" x 6'7"

Apartment 2

	m	ft
Living/Kitchen	3.46 x 4.03	11'4" x 13'2"
Bed Area	2.35 x 4.16	7'7" x 13'7"
Shower Room	1.75 x 2.41	5'7" x 7'9"

Apartment 5

	m	ft
Living/Kitchen	6.40 x 6.05	21'0" x 19'8"
Bedroom 1	3.67 x 2.91	10'7" x 11'7"
En-Suite	2.05 x 1.75	6'7" x 5'7"
Bedroom 2	3.27 x 3.57	12'1" x 9'6"
Shower Room	1.67 x 2.43	5'5" x 8'0"

Apartment/Duplex 11 (ground floor)

	m	ft
Living/Kitchen	6.72 x 4.83	22'1" x 15'8"
WC	1.65 x 1.19	5'4" x 3'9"

Apartment 3

	m	ft
Living	3.08 x 3.94	10'1" x 13'0"
Kitchen	3.10 x 6.13	10'2" x 20'1"
Bedroom	2.98 x 3.97	9'8" x 13'0"
Shower Room	1.43 x 2.43	4'7" x 8'0"

Apartment 6

	m	ft
Living	2.39 x 2.95	7'9" x 9'7"
Kitchen	3.75 x 4.20	12'3" x 13'8"
Bedroom 1	4.13 x 3.68	13'5" x 12'1"
En-Suite	2.40 x 1.47	7'9" x 4'8"
Bedroom 2	3.80 x 3.19	12'5" x 10'5"
Shower Room	1.82 x 2.52	6'0" x 8'3"

APT 1

APT 2

APT 3

DUPLEX 4
LOWER

DUPLEX 11
LOWER

APT 7

APT 6

APT 5

FIRST FLOOR

Apartment 8

	m	ft
Living/Kitchen	3.33 x 4.01	10'9" x 13'2"
Bed Area	3.90 x 4.06	12'8" x 13'3"
Shower Room	1.75 x 2.75	5'7" x 9'0"

Apartment 12

	m	ft
Living/Kitchen	6.40 x 6.05	21'0" x 19'8"
Bedroom 1	3.67 x 2.91	10'7" x 11'7"
En-Suite	2.05 x 1.75	6'7" x 5'7"
Bedroom 2	3.27 x 3.57	12'1" x 9'6"
Shower Room	1.67 x 2.43	5'5" x 8'0"

Apartment/Duplex 4 (first floor)

	m	ft
Bedroom	3.89 x 3.56	12'7" x 11'7"
Shower Room	1.43 x 2.43	8'8" x 4'1"

Apartment 9

	m	ft
Living/Kitchen	5.81 x 3.98	19'1" x 13'1"
Bedroom	4.05 x 3.44	13'3" x 11'3"
Shower Room	1.75 x 2.45	5'7" x 8'1"

Apartment 13

	m	ft
Living	3.75 x 4.20	12'3" x 13'8"
Kitchen	2.39 x 2.95	7'9" x 9'7"
Bedroom 1	4.14 x 3.68	13'6" x 12'1"
En-Suite	2.40 x 1.47	7'9" x 4'8"
Bedroom 2	3.80 x 3.19	12'5" x 10'5"
Shower Room	1.82 x 2.53	6'0" x 8'3"

Apartment/Duplex 11 (first floor)

	m	ft
Bedroom 1	4.09 x 2.76	13'4" x 9'1"
Bedroom 2	4.37 x 2.22	14'4" x 7'3"
Shower Room	1.54 x 2.79	5'1" x 9'2"

Apartment 10

	m	ft
Living	3.16 x 3.85	10'4" x 12'7"
Kitchen	3.02 x 6.09	9'9" x 20'0"
Bedroom	3.08 x 3.52	10'1" x 11'5"
Shower Room	1.34 x 2.43	4'4" x 8'0"

Apartment 14

	m	ft
Living/Kitchen	7.42 x 4.80	24'4" x 15'7"
Bedroom 1	4.19 x 3.39	13'7" x 11'1"
En-Suite	1.54 x 2.56	5'1" x 8'4"
Bedroom 2	4.89 x 2.61	16'1" x 8'6"
Shower Room	1.49 x 1.80	4'9" x 5'9"

APT 8

APT 9

APT 10

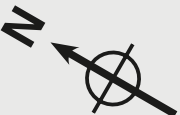
DUPLEX 4
UPPER

DUPLEX 11
UPPER

APT 14

APT 13

APT 12



SECOND FLOOR

Apartment 15

	m	ft
Living/Kitchen	4.84 x 4.33	15'8" x 14'2"
Bedroom 1	3.37 x 4.62	9'1" x 15'2"
Bedroom 2	3.31 x 2.20	10'8" x 7'2"
Shower Room	2.47 x 1.80	8'1" x 5'9"

Apartment 18

	m	ft
Living/Kitchen	5.58 x 4.01	18'3" x 13'1"
Bedroom 1	3.50 x 3.20	11'5" x 10'5"
En-Suite	1.82 x 2.03	6'0" x 6'7"
Bedroom 2	4.04 x 3.78	13'3" x 12'4"
Shower Room	2.80 x 1.99	9'2" x 6'5"

Apartment 21

	m	ft
Living/Kitchen	5.57 x 4.94	18'3" x 16'2"
Bed Area	3.43 x 4.17	11'3" x 13'7"
Shower Room	3.52 x 1.50	11'6" x 5'0"

Apartment 16

	m	ft
Living/Kitchen	4.10 x 4.43	13'5" x 14'6"
Bedroom	3.37 x 3.33	11'1" x 10'9"
Shower Room	1.96 x 2.53	6'5" x 8'3"

Apartment 19

	m	ft
Studio	6.95 x 4.51	22'8" x 14'8"
Shower Room	1.75 x 2.12	5'8" x 7'0"

Apartment 17

	m	ft
Living/Kitchen	5.25 x 4.27	17'2" x 14'0"
Bedroom	3.15 x 2.70	10'4" x 8'9"
Shower Room	2.65 x 1.83	8'7" x 6'0"

Apartment 20

	m	ft
Studio	9.32 x 4.77	30'6" x 15'7"
Shower Room	2.06 x 1.78	6'8" x 5'8"

APT 15

APT 16

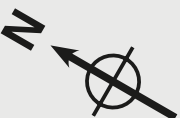
APT 17

APT 18

APT 21

APT 20

APT 19



THE FINER DETAILS

Each apartment has been designed to delight the eye with a stunning blend of classic and modern elegance seamlessly merging traditional features and contemporary fittings.

GENERAL



Underfloor heating via high efficiency electric boiler throughout flats and duplexes

Built in wardrobes to all bedrooms (except plots 2 & 15)

Energy efficient downlighters to all rooms

Brushed stainless steel effect socket and switch plates to all rooms with USB charger point in kitchen, living area and main bedroom

Dimmer switches to living area

Laminate floor to all living areas, carpet to bedrooms (except studios)

Carpet to communal areas

Contemporary architraves and skirtings

New white timber high performance sliding sash windows with double glazing

Residents lift to all floors (excluding duplexes 4 & 11)

SECURITY AND HOME ENTERTAINMENT

Video door entry system linked to each apartment (excluding duplexes 4 & 11)

Pre-wiring for the fitting of an alarm

Mains operated smoke and heat detectors for safety (CO2)

High level TV points and Sky Q wiring to living room and master bedroom (where relevant)

TV wiring to other bedrooms (where applicable)

Hard wired CAT 6 connectivity to ethernet socket in living room, kitchen and bedroom (as relevant) to enable faster data transfer to Smart TV, Sky Box, PC etc. (Smart TV, Sky Box, PC and router not included)

High security apartment entrance door with multi-point locking

BT points to living room



BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted handleless contemporary Rotpunkt kitchen cabinets to include pelmet lighting

Co-ordinated silestone work surfaces and splashbacks with matching upstands

Under-slung stainless steel sink with fluted drainer in silestone work surface

Wiring for food waste disposal unit (for fitting by customer)

Electric induction hob and extractor hood by Siemens

Multi-function electric oven and microwave by Siemens

Integrated slimline dishwasher by Siemens

Integrated washer dryer by Siemens. (Plot 21 freestanding).

Integrated 70:30 upright fridge/freezer. (All plots except 1, 2, 4, 8, 19, 20 and 21)

Integrated fridge with ice box by Siemens (Plots 1, 2, 4, 8, 19, 20 and 21)

Quooker steaming hot 3-in-1 water tap.

EXTERNAL SPACE

Engineered timber main block entrance doors to front and rear

Enclosed refuse storage

Secure electric vehicular gate to rear car park

Allocated parking available (refer to Sales Advisor for relevant plots)

Infrastructure for dedicated electric vehicle charging points to all allocated parking spaces (charging point not included)



LUXURY BATHROOMS & EN-SUITES



Contemporary style white Villeroy & Boch sanitary ware

Shower enclosure with Hansgrohe thermostatic shower and chrome shower door or panel

Wall mounted Villeroy & Boch WC with concealed cistern

Tiled walls by Porcelanosa with large integrated mirrors to suit

Chrome Hansgrohe basin mixer tap

Heated ladder style chrome towel rail

Co-ordinated Porcelanosa ceramic floor

Villeroy & Boch vanity units under basins

Shaver socket to shower room & en-suite (where applicable)

premier
guarantee

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HOME BUILDERS
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AQUINNA HOMES
aspire...

01494 739 400

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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.

SELLING AGENTS



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