



167-171 BURLINGTON ROAD, NEW MALDEN, KT3 4ND

A new development of 52 homes including 31 stunning modern one and two bedroom shared-ownership apartments and some duplex apartments. New Malden offers easy and convenient access to the city, the country, the coast and further afield.

Choose a home at Radius and you won't need to compromise on your wish list. Whatever your priority, we've got your dream home covered.



OUTSTANDING LOCATION

You'll discover Radius just a few minutes' walk from New Malden High Street, in a primarily metropolitan area.

New Malden itself is a hidden treasure. A London suburb with a population of 28,500, it has a vibrant community and offers a safe area for families to flourish. The town affords a range of excellent local shops and a choice of supermarkets including Waitrose, Lidl and Tesco Extra.



COMMUNITY & SCHOOLS

The area has excellent schools for children of all ages in both the state and private sectors, many with 'good' or 'outstanding' Ofsted reports. And, as with all good communities, there are excellent park facilities and a leisure centre in the town. The Malden Centre includes a swimming pool, gym and community facilities, while Beverley Park provides a football pitch, tennis courts, children's playground, allotments and open space.

While New Malden offers everything you need, the beauty of living here is that you don't need to go far afield for a richer variety of cultural, retail and gastronomic experiences.

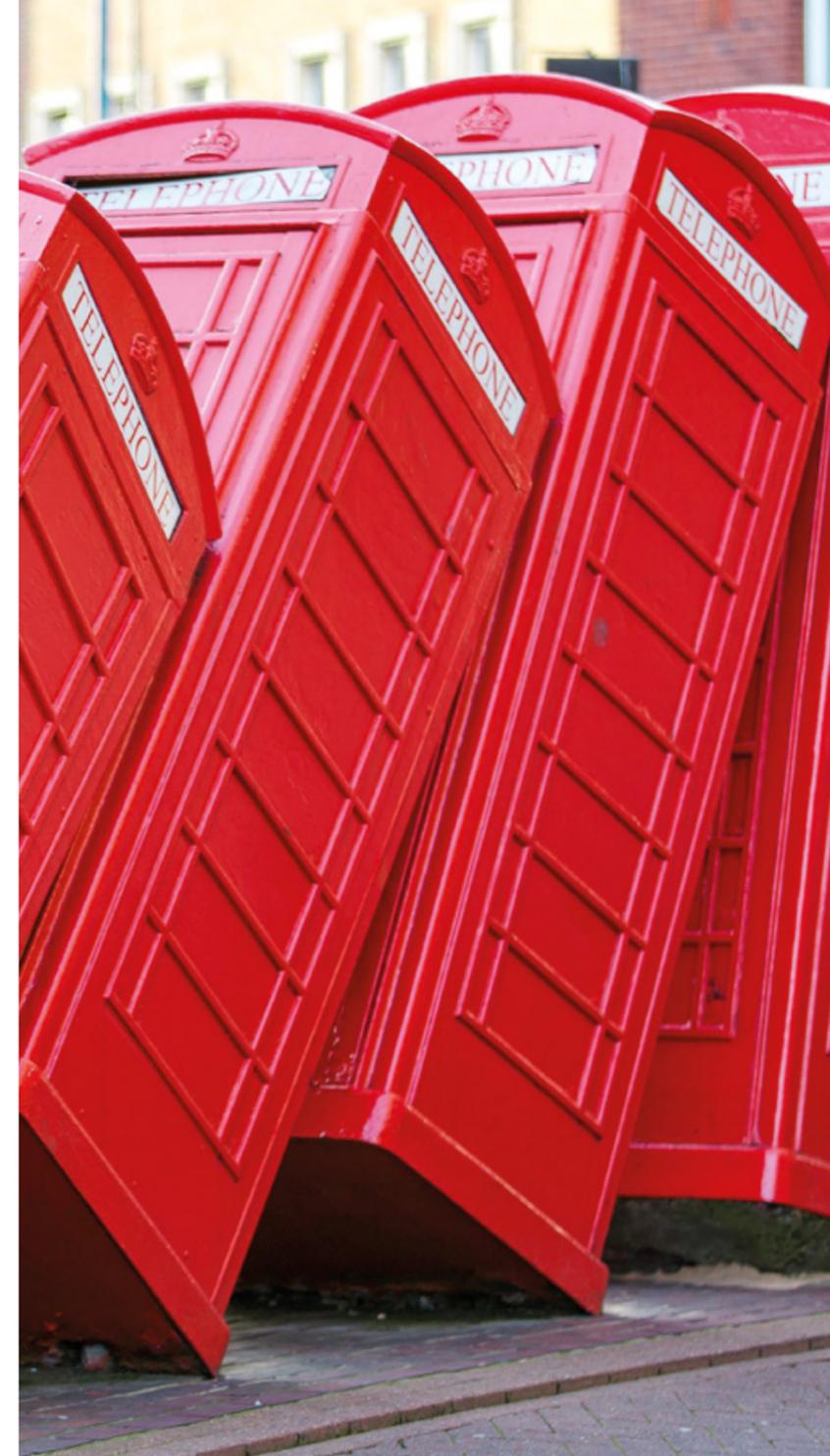


SHOPPING, CULTURE & NIGHTLIFE

Only three miles away is the lively market town of Kingston, which offers you a fantastic shopping experience – with a choice of over 500 shops and department stores, food outlets and a traditional market. And look no further for a great night out, as Kingston is brimming with restaurants, bars, nightclubs and cultural venues. Situated on the banks of the beautiful River Thames, it's also a great place to while away some lazy summer afternoons.

Head north from New Malden and you'll soon be in Wimbledon. At the bottom of the hill, you'll find a bustling town with a shopping centre, popular chain restaurants, clubs and bars. While, if you're more attuned to a slower-paced vibe or café culture, you'll soon find your favourite spot up the hill in Wimbledon Village, where independent shops, bars and cafés line the pretty streets.

Other nearby attractions include Chessington World of Adventures, Hampton Court, Richmond Park and Kew Gardens.



GEOGRAPHIC AREAS

Road

Radius is located just off the A3 Kingston Bypass at Shannons Corner, providing an accessible route into Central London or out of town to the M25, the south coast and beyond.

Rail

New Malden train station is less than a mile away and offers regular direct connections to nearby Kingston and Wimbledon, and to London Waterloo in only 25 minutes. From Clapham Junction, trains run frequently to Gatwick Airport in 30 minutes.

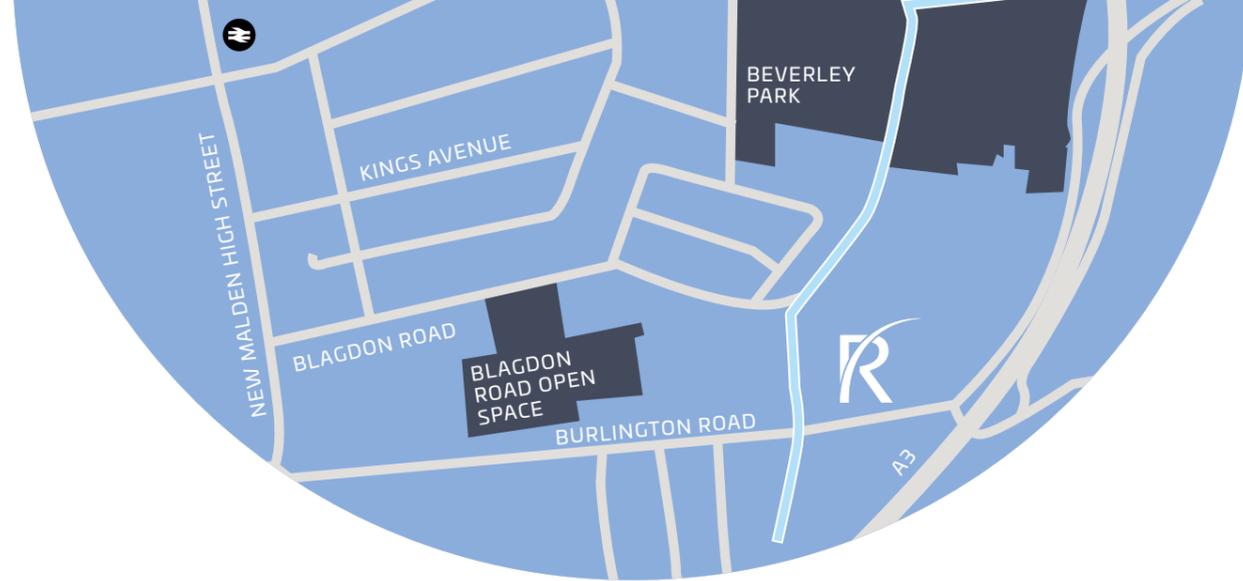
Tube

The nearest tube station is Wimbledon, which is in Zone 3 and on the District Line.

Bus

You can get around within the local area with ease on one of the many frequent bus routes that stop in New Malden. There are also regular buses into central London, including a night bus service.

 New Malden St	 KT3 4ND	 Burlington Road
 Raynes Park St. 2 mins	 The Malden Centre 2 mins	 New Malden St. 9 mins
 Wimbledon St. 6 mins	 The Holy Cross School 4 mins	 Adventure Golf 9 mins
 Earlsfield St. 10 mins	 Kingston 12 mins	 Richmond Park 24 mins
 Clapham Junction St. 14 mins	 Hampton Court 16 mins	 Wimbledon High Street 26 mins
 Waterloo St. 24 mins	 Heathrow Airport 40 mins	 Morden 30 mins



YOUR HOME



Shared ownership and affordable rented units



Underground parking spaces



DIY superstore



Private areas



DEFINITIVE DESIGN

Radius is an ambitious, creative and considerate development of newly-built contemporary homes, with a mix of homes for sale and for rent.

Creative architecture

A single-aspect mews building of 52 apartments over five storeys, the striking development blends well with its surroundings. The exterior appearance presents a coloured smooth-rendered finish to the elevations with brickwork to the ground floor. The curved barrel vaulted zinc metal roof is a stand-out feature and gives rise to its name, Radius.

The stunning duplex apartments occupy the upper floors within the roof space with mechanically-operated roof windows which bathe rooms with plenty of natural light. Each benefits from a paved terrace area boasting panoramic views.

The 31 shared-ownership opportunities include 24 modern one and two bedroom apartments and 7 fantastic one and two bedroom duplex apartments over two floors – perfectly designed with families, couples and singles in mind.

Practical features

Providing practical solutions for everyday life, the development has lifts serving all floors, allocated parking and bicycle storage.

A-rated for environment

Radius is a new kind of building. Innovative technology, including lightweight structural steel framing, provides a good sustainable building with 'A' rating green credentials – reducing its environmental impact. The building also achieves Code Level 3 of the Code for Sustainable Homes Assessment.



APARTMENT 1

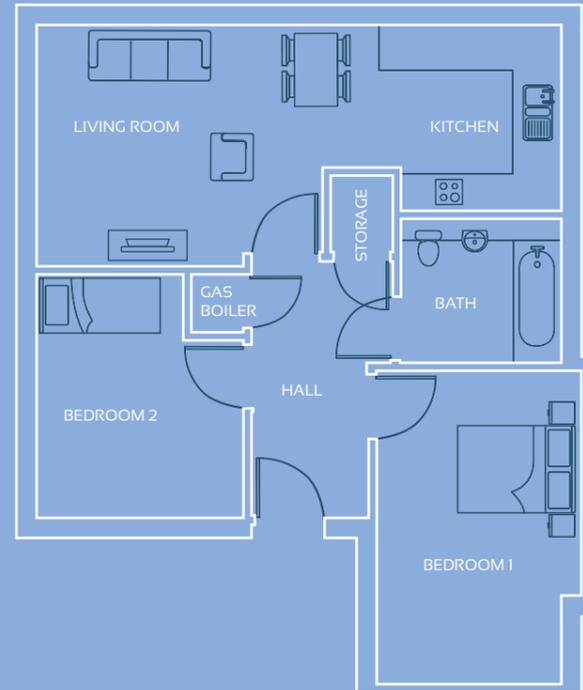
Total floor area:
54.3m²

Kitchen & living room:
3.2 x 6.8m

Bedroom 1:
4.0 x 2.4m

Bedroom 2:
3.2 x 2.6m

Bathroom:
1.8 x 2.0m



Please note that all dimensions shown are for guidance only and maximum measurements are shown where necessary. Plans should not be used for furniture or other fittings. Individual units may vary according to location – please consult your sales advisor for more details.

APARTMENTS 3 & 5

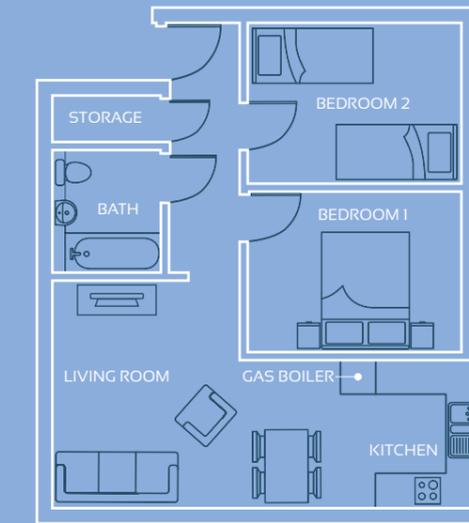
Total floor area:
58.3m²

Kitchen & living room:
3.8 x 7.2m

Bedroom 1:
2.8 x 3.4m

Bedroom 2:
2.6 x 2.4m

Bathroom:
2.0 x 1.8m



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APARTMENTS 4, 6, 9, 11, 13, 19, 21, 45, 47 & 49

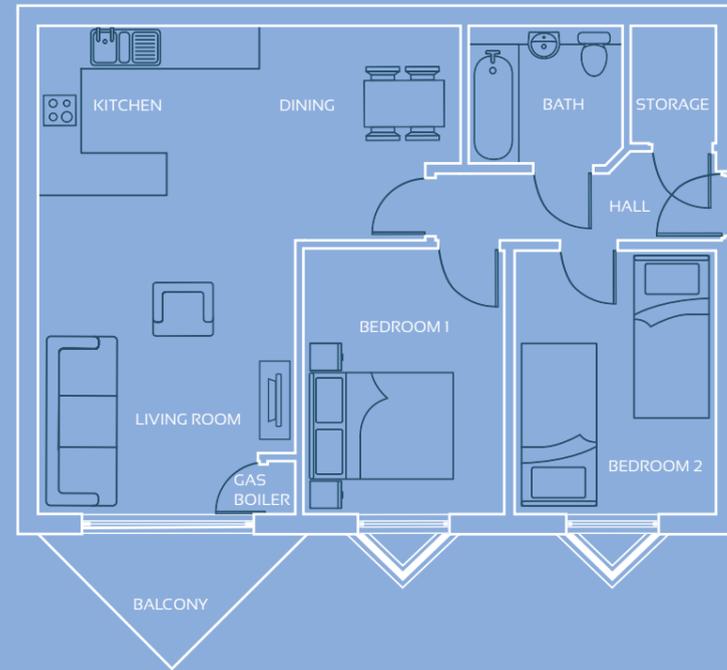
Total floor area:
65.5m²

Kitchen & living room:
6.8 x 5.6m

Bedroom 1:
3.6 x 2.6m

Bedroom 2:
3.6 x 2.6m

Bathroom:
1.8 x 2.0m



APARTMENTS 8, 15, 23 & 51

Total floor area:
82.6m²

Kitchen & living room:
5.6 x 3.8m

Bedroom 1:
3.4 x 3.0m

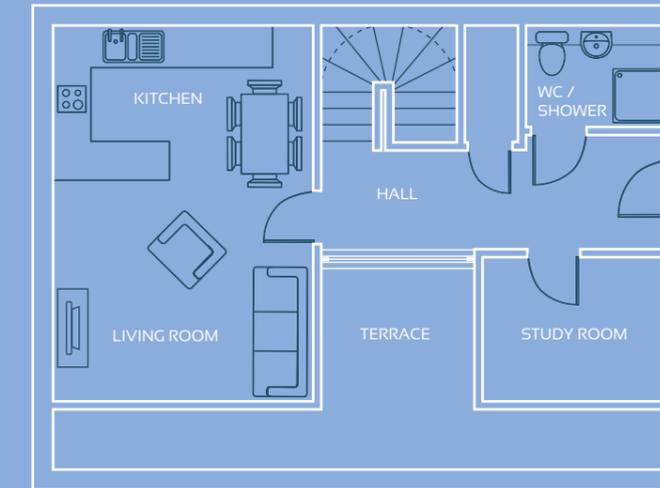
Bedroom 2:
3.4 x 2.8m

Study room:
2.2 x 2.8m

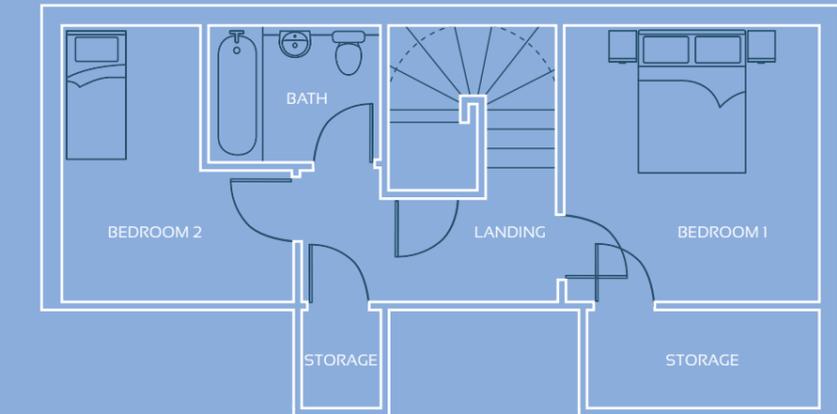
WC / shower:
1.6 x 2.2m

Bathroom:
1.6 x 2.0m

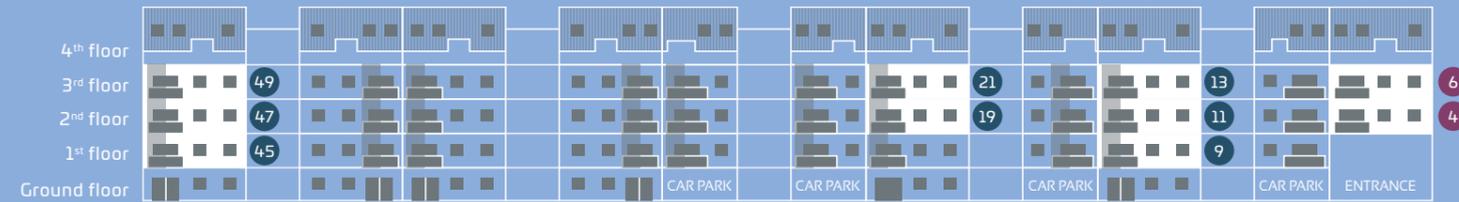
LOWER LEVEL



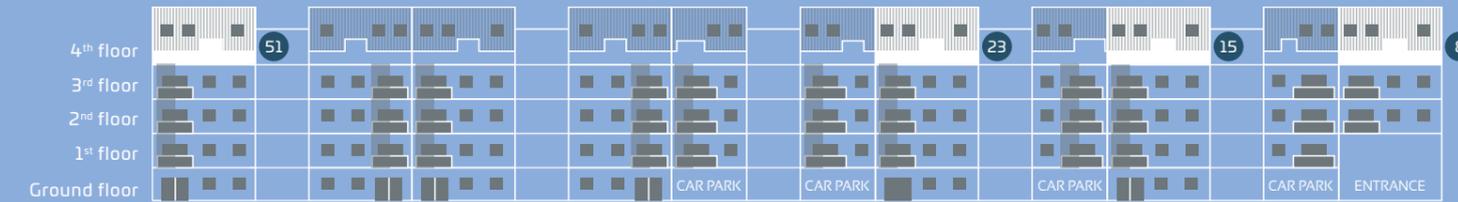
UPPER LEVEL



Juliette windows



No lift for these units. Please note that all dimensions shown are for guidance only and maximum measurements are shown where necessary. Plans should not be used for furniture or other fittings. Individual units may vary according to location – please consult your sales advisor for more details.



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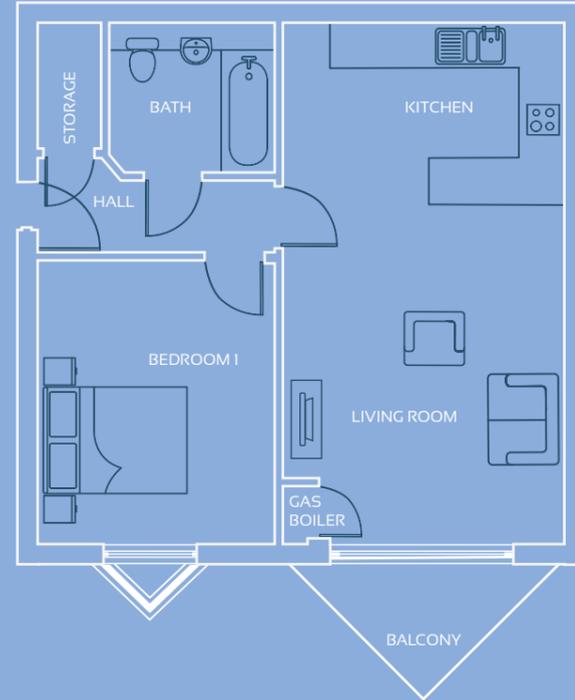
APARTMENTS 10, 12, 14, 18, 20 & 22

Total floor area:
47.6m²

Kitchen & living room:
6.8 x 3.6m

Bedroom 1:
3.6 x 3.0m

Bathroom:
1.8 x 2.0m



APARTMENTS 16 & 24

Total floor area:
58.4m²

Kitchen & dining
2.6 x 3.4m

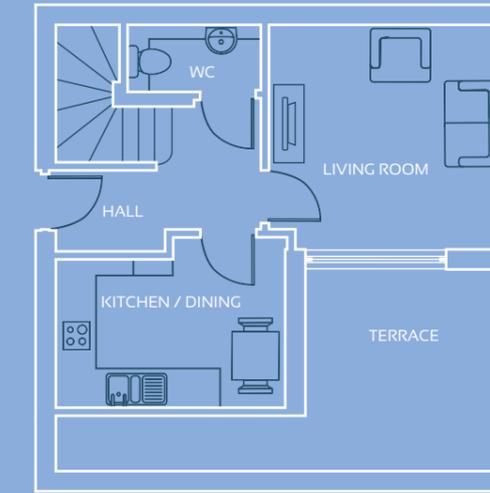
Living room
3.2 x 3.4m

Bedroom 1:
3.4 x 3.2m

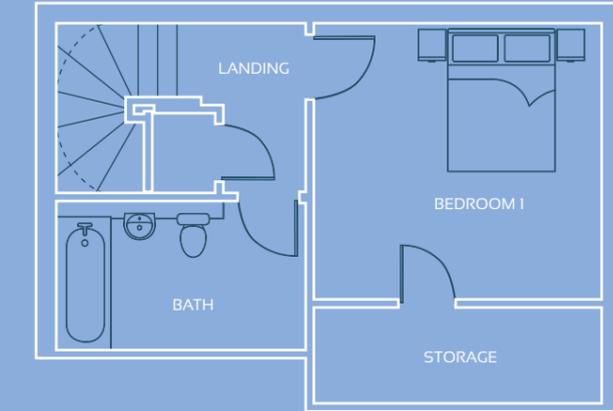
Bathroom:
1.8 x 3.0m

WC:
0.8 x 2.0m

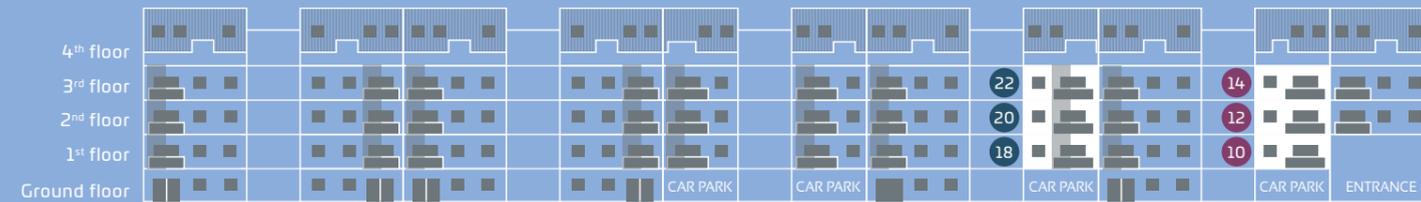
LOWER LEVEL



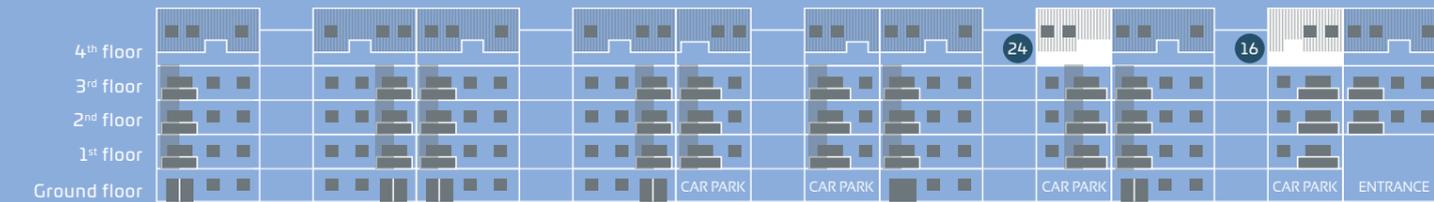
UPPER LEVEL



Juliette windows



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APARTMENT 43

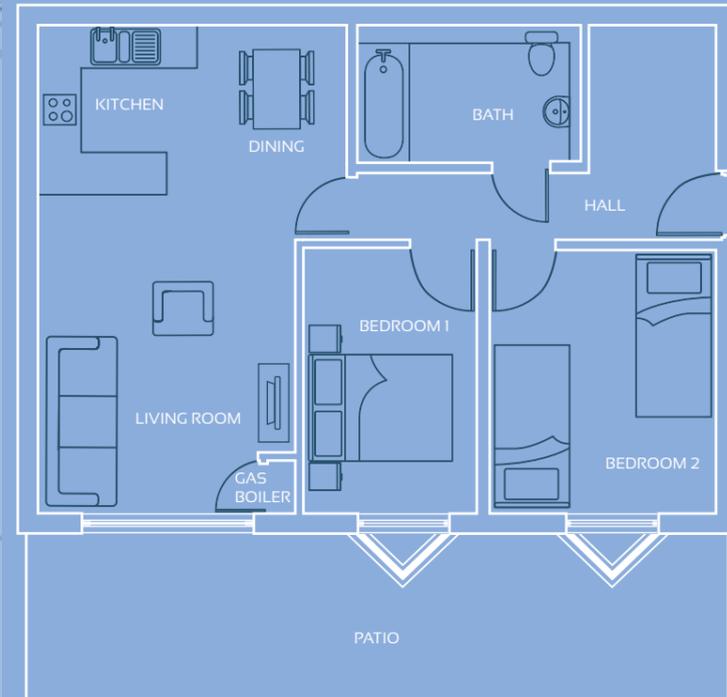
Total floor area:
65.5m²

Kitchen & living room:
6.6 x 4.4m

Bedroom 1:
3.6 x 2.4m

Bedroom 2:
3.6 x 3.2m

Bathroom:
1.6 x 2.8m



*Wheelchair accessible unit

APARTMENT 44

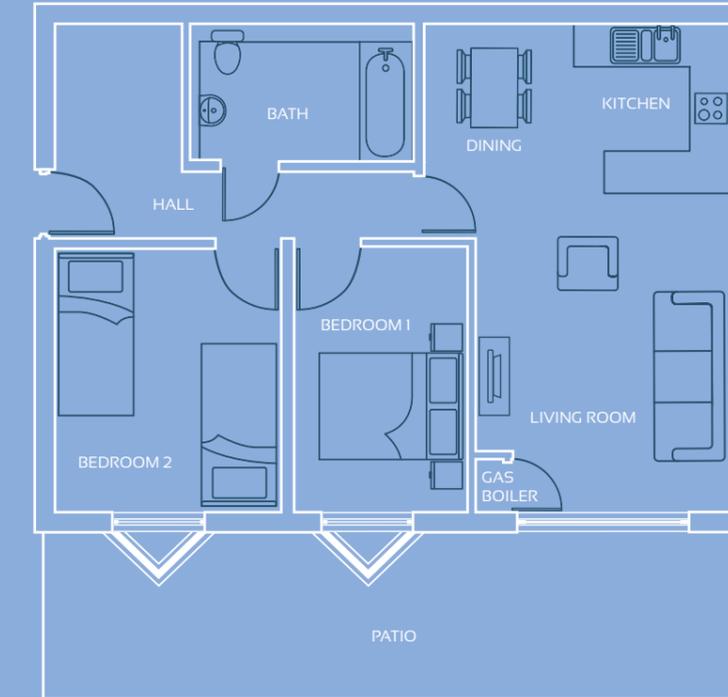
Total floor area:
65.5m²

Kitchen & living room:
6.6 x 4.4m

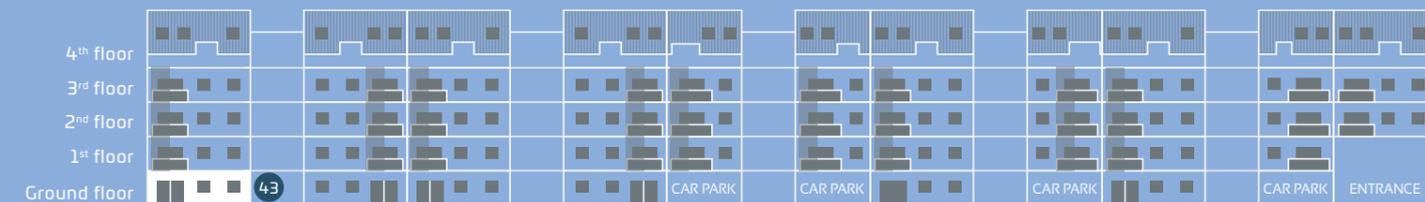
Bedroom 1:
3.6 x 3.2m

Bedroom 2:
3.6 x 2.4m

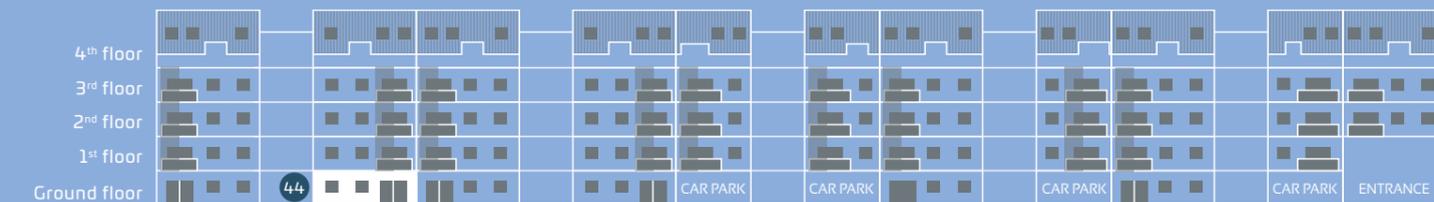
Bathroom:
1.6 x 2.8m



*Wheelchair accessible unit



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APARTMENTS 46, 48 & 50

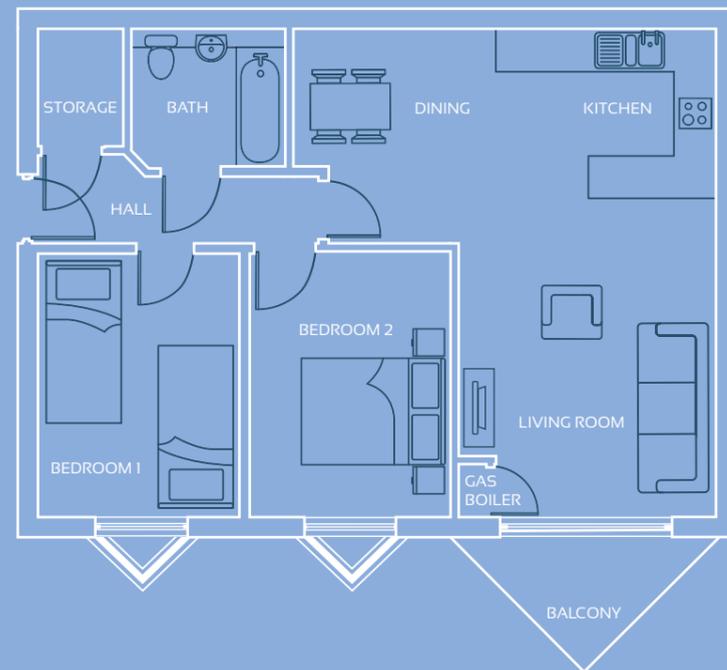
Total floor area:
65.5m²

Kitchen & living room:
6.8 x 5.6m

Bedroom 1:
3.6 x 2.6m

Bedroom 2:
3.6 x 2.6m

Bathroom:
1.8 x 2.0m



APARTMENT 52

Total floor area:
82.4m²

Kitchen & living
5.6 x 3.8m

Bedroom 1
3.4 x 3.0m

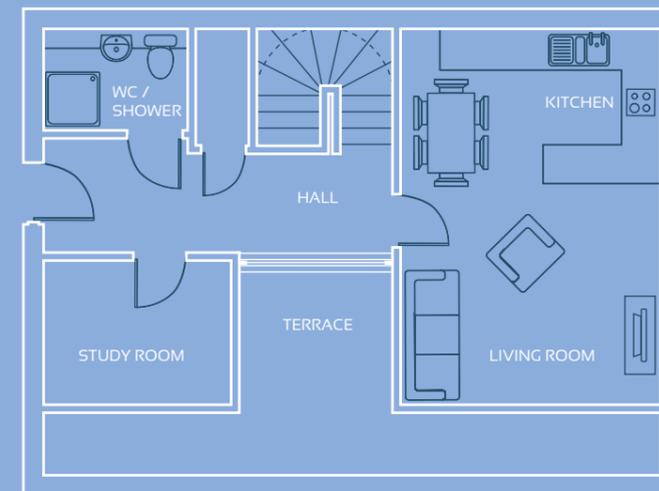
Bedroom 2:
3.4 x 2.8m

Bathroom:
1.8 x 2.0m

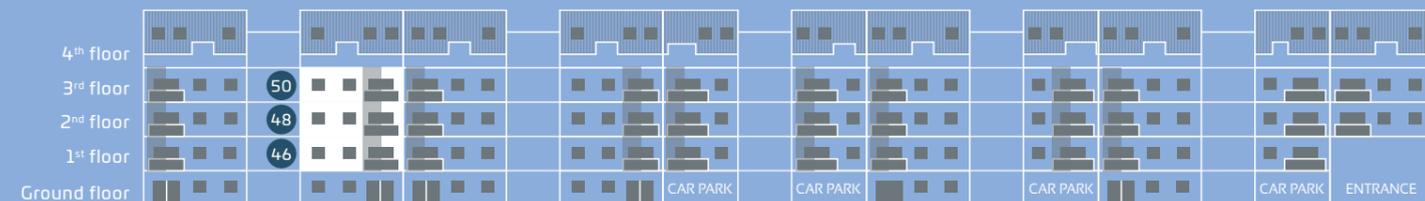
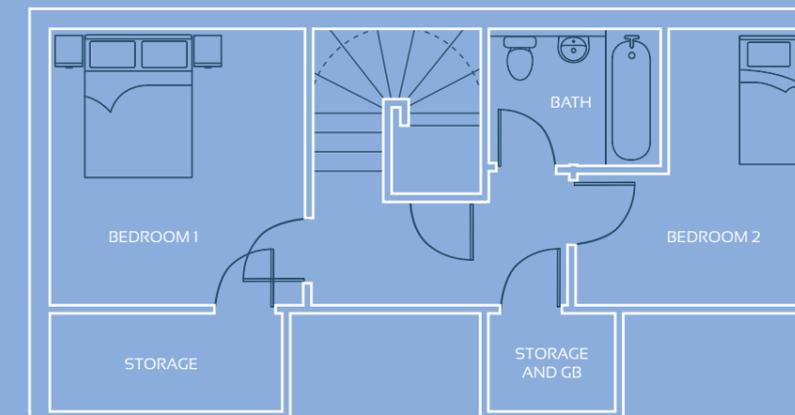
Study room:
2.2 x 2.8m

WC / shower:
1.4 x 2.0m

LOWER LEVEL



UPPER LEVEL



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FLAWLESS INTERIORS

You'll love these apartments from the moment you walk in. All are finished to a high specification, offering neutral décor, clean lines, light and space. And with contemporary and luxury features, you'll be surrounded by cutting-edge interior style.

Safe and secure

There is no compromise on safety. The apartments benefit from an audio-visual door-entry system and are fully fitted with smoke and heat detectors for added peace of mind. The double-glazed windows and patio doors offer high performance, security and energy-saving, while entrance doors meet Secure by Design standards.

Quality and style

Every apartment has a fresh modern feel, echoing the sleek exterior architecture. Light and airy living rooms extend into the kitchen areas. These offer ample space for cooking and eating and are completed by A-rated fixtures and fittings, which marry well with the green credentials of the building.

The chic vibe and cool décor flows into the bedrooms: a relaxing space where you can kick your shoes off and totally unwind. And the bathroom features a contemporary white suite, part-tiled surround and modern chrome fittings.

Each apartment has Oriol bay windows to the bedroom and various units have an angled balcony from the lounge with slotted privacy panels on one side or Juliette style full height windows. Each duplex apartment has Velux windows to the bedrooms.

Plush carpets and cushioned vinyl flooring underfoot complete the feeling of complete comfort.

Excellent finish

All fittings, fixtures and décor have been carefully chosen to complement the building and reflect modern lifestyle aspirations.



Specifications

Kitchen

- Fully fitted kitchens with co-ordinating worktop and up stand
- One-and-a-half bowl stainless steel sink with drainer and mixer tap
- Stainless steel integrated A-rated single electric oven, hob and cooker hood
- Stainless steel splashback to hob
- Brushed chrome down lighters
- A-rated integrated fridge freezer
- A-rated washer dryer
- Plumbing for future dishwasher installation

Bathroom

- White Roca bath and Ideal Sandringham plus white fitted sanitary ware
- Thermostatically-controlled shower mixer to bath
- Glass shower screen over bath
- Brushed chrome down lighters
- Elegant white wall tiles

Internal

- Vinyl flooring to kitchen and bathroom
- Carpets in neutral colour to living areas and bedrooms
- PVCu double-glazed windows throughout
- White painted flush doors
- Walls painted white throughout
- Chrome electrical fittings

- Smoke and CO detectors
- Worcester gas-fired combination boiler
- Radiators with thermostatic controls
- TV aerial point in living area and main bedroom
- Wiring for Sky+, independent satellite contract required per unit, a communal satellite dish will be provided
- BT points to the living area and main bedroom, independent contract required per unit

External

- Video door entry phone system
- Allocated car parking space to specific plots
- Secure bicycle store
- NHBC Warranty
- Patio/balcony/terrace Juliet windows to specific plots

Duplex apartments

- WC/shower room to 2 bedroom apartments
- Velux windows with mechanical opening

CONTACT DETAILS



PA Housing is an award winning provider of affordable, quality homes, but our business is about more than property – it’s about people. We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 24,000 homes and employ 600 plus staff to provide best service to our customers.

Superior sales and support

We are proud of the affordable housing we provide and are passionate about offering homes that people really want.

We recognise that buying a home is a big decision. So, we make every effort to make sure that our shared-ownership properties provide desirable, quality, secure and comfortable homes where you can kick back, relax and enjoy life.

Our friendly sales and support team are highly-experienced professionals. They will guide you through the process of buying your own home through shared ownership and offer you expert advice and support every step of the way.

Disclaimer

All photography is indicative of typical home styles only. Internal finishes at Radius may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed.

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Working in partnership with



