



Fast or slow, surge or still, ripple or swell: a home beside water provides a unique perspective on the twenty-first century lifestyle. At Riverside Gardens, Weybridge, you can enjoy the best of all worlds, balancing work and play, a social life and seclusion, excitement and unwinding in equal measure.

ounded by the Engine River, with the Thames not far beyond, these fifty-one exceptional new homes offer a waterside oasis of calm and tranquillity within easy reach of the hustle and bustle of modern life. Hidden away yet well connected, they demonstrate the ultimate in attainable luxury, with all the intelligent design and attention to detail expected from award-winning developer Consero.

Offering space to reflect and relax within a vibrant Surrey community, Riverside Gardens is the ideal place to experience true harmony.

A place where life flows at your pace.

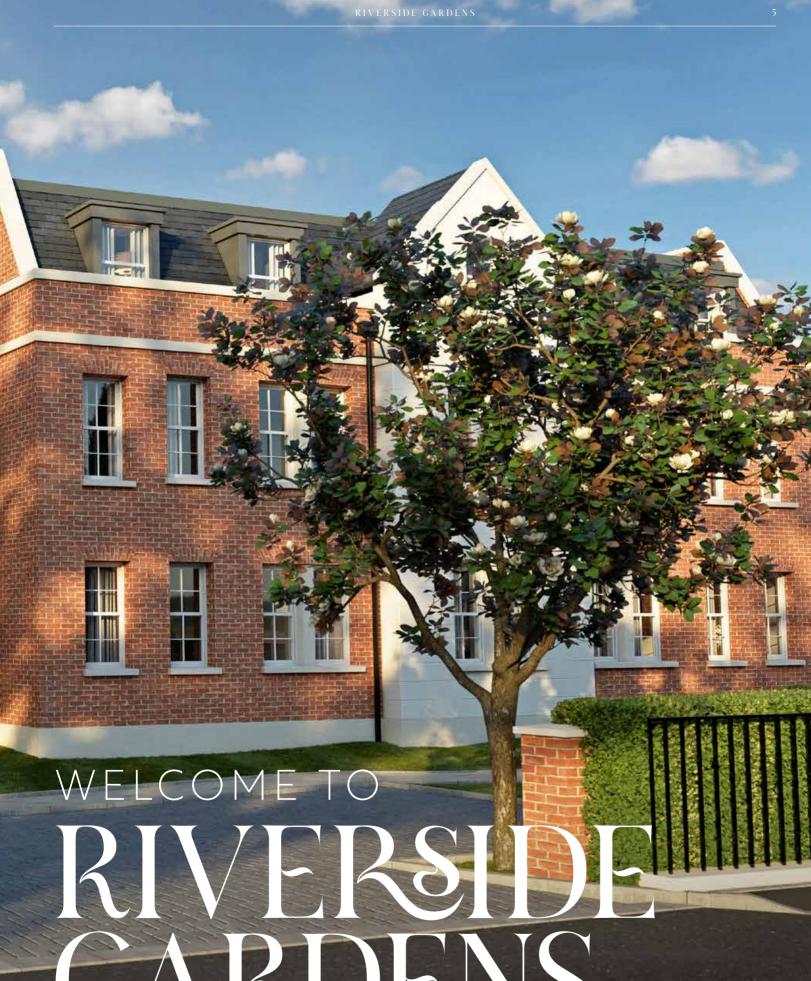


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GARDENS.

6 INTRODUCTION

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RIVERSIDE GARDENS

Riverside Gardens is an exclusive collection of one, two and three-bedroom apartments and penthouses set in beautifully landscaped gardens. Each apartment comes with dedicated parking and an exceptional specification; some have Juliet balconies and others boast generous terraces, while a few offer spectacular views over shimmering water to the rear.



8 INTRODUCTION

Set behind thick hedges, within beautifully landscaped grounds, Riverside Gardens provides the perfect setting to engage with neighbours or escape the madding crowd. The gardens are an ideal backdrop to forge friendships with other residents, of all ages and situations in life, while the scale of the development also ensures seclusion, if and when preferred.

ust a few minutes' walk from your front door, the marina and coffee shops beckon, while the buzz of downtown Weybridge or Walton are both within easy reach and the bright lights of central London are just thirty-five minutes away. Whether you want to party with friends or nest with a good book, Riverside Gardens provides the friendly, welcoming environment that will make you feel perfectly at home.

66

Weybridge is an exciting mix of river life, cosmopolitan living and hidden heritage. It's a lovely place to live."

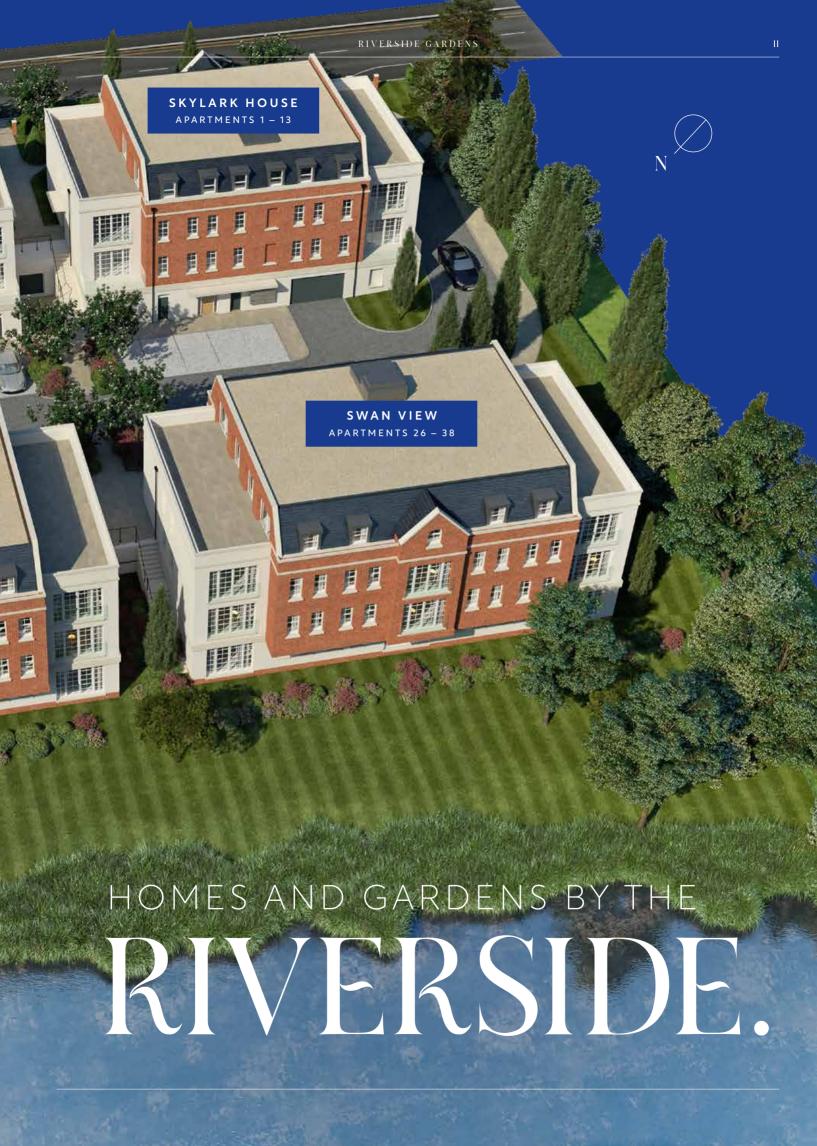
LOCAL RESIDENT

RIVERSIDE GARDENS

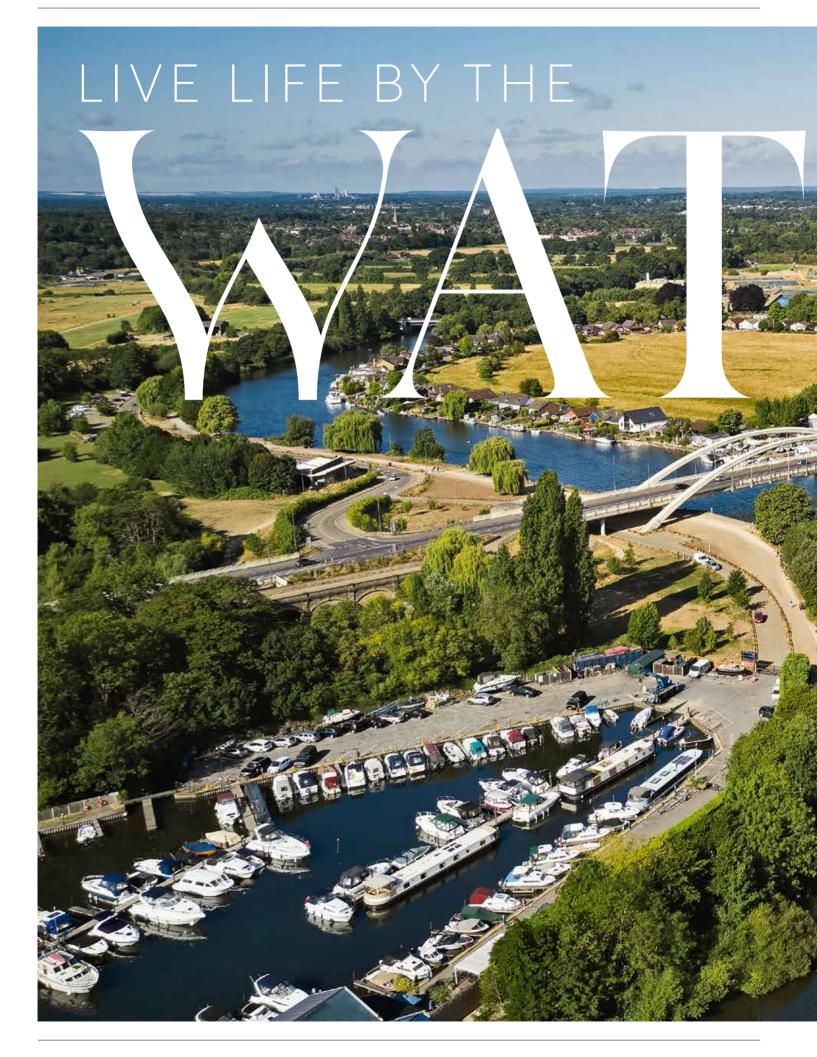


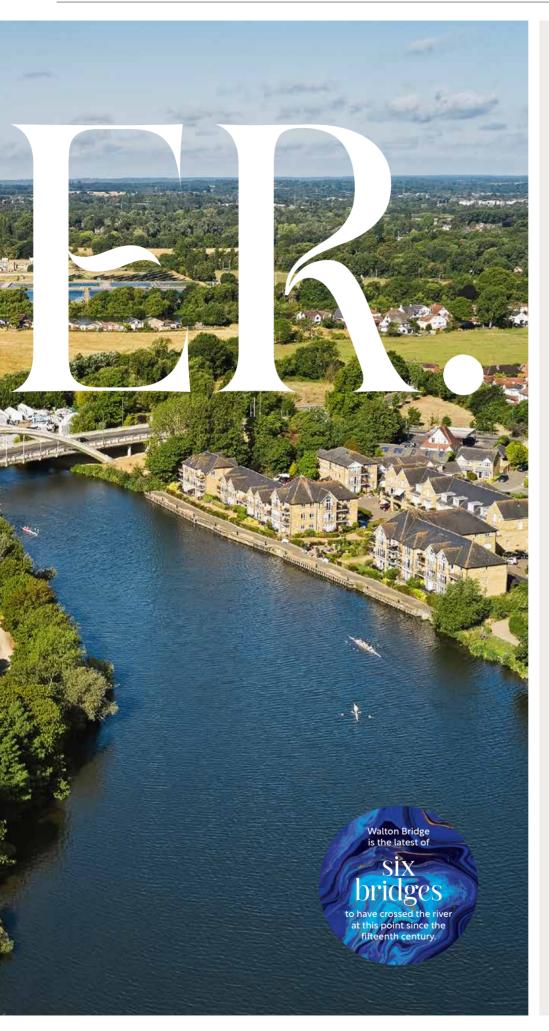
0 SITE PLAN





12 RIVERSIDE LIVING





OUR TOP RIVERSIDE PICKS:



13

Boat hire

★ 7 minutes

JGF Passenger Boats provide group river cruises, day boat trips, private events and dinner cruises along the upper River Thames. Enjoy historical landmarks, the lush riverbank and abundant wildlife floating past while you relax with a drink above the rippling waters. *jgfboats.com*



Riverside walks

★ 6 minutes

Take the scenic route, and walk along the Thames path, starting on Walton Lane. Admire the river's natural beauty as you pass Hampton Court towards Kingston Bridge. Alternatively, there are shorter circular walks along the River Wey, and short strolls around Desborough Island. ramblers.org.uk



Stand-up paddleboarding

↑ 11 minutes

Learn a new water sport that's enjoyable for all ages: stand-up paddleboarding is effortless, with a choice of clubs and instructors nearby. Take a course at the Blue Chip SUP School, around eleven minutes away, or rent equipment from Surrey SUP Hire, just around the corner. surreysuphire.com

14 RIVERSIDE LIVING

MILL ER SIDER



Located on the banks of the River Engine, with the Wey and the Thames nearby, fishing, sailing, rowing and watersports are all easily accessible.

he area around Riverside Gardens is awash with sailing and rowing clubs, and there are even annual regattas where members compete against each other. Weybridge and Desborough sailing clubs both cater to sailors of all abilities, while both Weybridge and Walton have prestigious rowing clubs that regularly compete at national level. Alternatively, why not join the Weyfarers Club, which focuses on recreational rowing for fun, or try skiff rowing or even punting available slightly further along the river. Nearby Shepperton Marina hosts the Whitewater Canoe Centre and open water swimming, while paddle boarding lessons can be taken at the Blue Chip SUP School, adjacent to the Wilde Brunch Café.

A lazy afternoon cruise promises picturesque views of boathouses and bridges, with boats available for hire at nearby Walton Marina. Or if you would prefer to leave navigating to the professionals, catch the forty-five minute Shepperton river cruise from Cowey Sale up to D'Oyly Carte Island and back for the princely sum of £10. There are a number of idyllic riverside walks, exploring historic bridges and locks, with a choice of delightful riverside pubs along the way. For the ultimate in relaxation, carp, pike, tench, trout and catfish can be caught in various stretches along the Thames and Wey, with season tickets available from local tackle shops.



1. Rowing Club

🕺 20 minutes

Whether you have your eye on Olympic qualification or a gentle paddle on the Thames, Walton Rowing Club offers a warm welcome – along with a great boathouse, a large fleet of racing and training boats, a gym and a huge clubroom with a fantastic view over the river. waltonrowingclub.co.uk

2. Call of nature

↑ 0 minutes

With lush woodland and open fields on the doorstep, the area around Weybridge is teeming with life. Watch out for kingfisher, herons, ducks and geese along the river, rare butterflies and moths, or perhaps pay a visit to the Swan Sanctuary in Shepperton (by prior arrangement).

3. Wilde Brunch Café

★ 6 minutes

Serving British seasonal food, fresh smoothies and juices and Italian roasted coffee, Wilde Brunch is the perfect café in which to indulge after a walk along the Thames. Renowned for its excellent breakfast baps, its proximity to home makes it ideal for an easy Sunday morning treat. wildebrunch.com



Running

🕏 6 minutes

Riverside Rebels is a fun and friendly running group created specifically for recreational runners. Starting from Cowey Sale car park in Walton, they offer a choice of different sessions throughout the week, catering to everyone from absolute beginners right up to 10K veterans. riverside-rebels.com

66

The Thames Path is on my doorstep, along with leafy lanes and beautiful woodlands. There is a wonderful, circular route along the Wey Navigational Canal which boasts birds and wildlife galore."

miles long, stretching

LOCAL RESIDENT

OUR TOP SHOPPING PICKS:



Sweaty Betty

★ 35 minutes

Whether you're inspiring envy at the gym or working up a sweat on your Peloton, Sweaty Betty's range of gorgeous women's activewear and equipment is designed with your goals in mind. Even browsing the store will leave you breathless. sweatybetty.com



Space NK

★ 37 minutes

With best-selling brands including Charlotte Tilbury's magical makeup, Drunk Elephant cult skincare, Hourglass cruelty-free cosmetics and Diptyche iconic room fragrance, every trip into this up-market beauty store is a pampering experience. spacenk.com

1. The Home Library: Lighting and Interiors

★ 37 minutes

Inspired by decades of working within the luxury interiors industry; designers at this Weybridge institution showcase a curated collection of European homeware brands. Expert advice is on hand for all aspects of your home design, including lighting, furniture.giftware, fragrance, wall coverings, textiles and upholstery. thehomelibrary.com



A VERY DESIRABLE AREA AREA AREA

Whether for day-to-day essentials or something extra special, shopping in and around Weybridge has something for everyone.

trung along the town's bustling High Street, Baker Street and Queen's Road, popular chains stand side by side with specialist shops and well-established family businesses. From desirable designer dressing at Piajeh or Jacu to luxury cosmetics at Space NK, from aspirational lifestyle shopping at Neptune and Mandarin Stone to quirky art at Wyecliffe Galleries, the great and the good of Weybridge take their retail therapy very seriously. There's a Waitrose for fresh produce and Cook! for luxury freezer meals, with a master butcher, delicatessen and a specialist patisserie for more indulgent temptations.

Nearby Walton-on-Thames offers more high street stores and food outlets, Brooklands hosts a large Marks & Spencer and Tesco Extra superstore, while across the river, Shepperton has a traditional high street. But for an unparalleled retail experience, look no further than Kingston-upon-Thames: almost every conceivable luxury high street name has a presence here, whether in the Bentall Centre or around the Market Square, while quaint cobbled side streets spill over with bijou boutiques, café seating and overflowing flower stalls. Alternatively, explore the antique stores and eclectic eateries along Hampton Court's fashionable Bridge Road.



Phase Eight

★ 35 minutes

From work to weekend, RSVP to everyday, with styles transcending settings and seasons, Phase Eight's versatile, contemporary clothing is feminine and chic. A high street hero for over forty years, this is a go-to destination for pieces that make you feel fabulous. phase-eight.com

M&S Foodhall

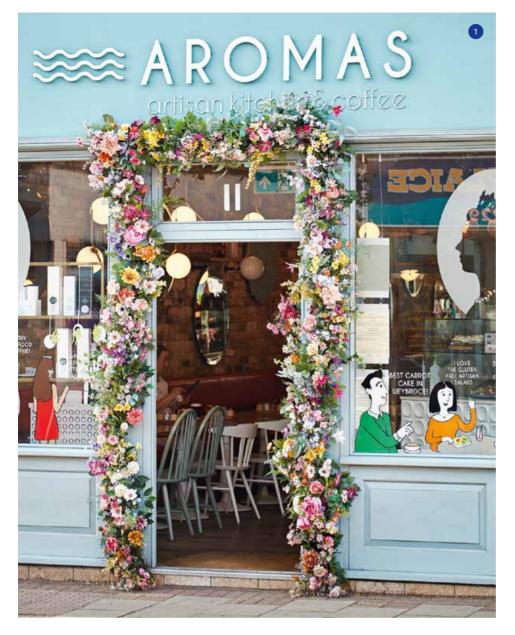
🕏 10 minutes

From old favourites to new trends in food and drink, the M&S Foodhall in Walton-on-Thames has a wide range of famously fresh produce for you to choose from, along with quality wines from around the world. The larger store at Brooklands offers clothing and homeware too, along with a cosy café and flower stall as part of the wider M&S experience. marksandspencer.com

17



18 DINING





Aromas has a lovely vibe with friendly staff and a great post workout start to the day: avo and egg, washed down with a punchy flat white."

LOCAL RESIDENT

1. Aromas, Weybridge

🖨 6 minutes

This artisan café serves a variety of breakfasts, from English to Spanish to Turkish. Enjoy their platters of colourful salads and sandwiches, exotic cakes, classic pastries and excellent coffee. aromascafe.co.uk

2. The Anglers, Walton-on-Thames

🖨 11 minutes

Try a brilliant mix of delicious food and drink at this friendly, local pub. Families and dogs are welcome as you enjoy the view of the Thames from the front terrace and upstairs dining area. bestcitypubs.co.uk/anglers-waltononthames

3. Valentina, Weybridge

🖨 5 minutes

A Weybridge institution, this family-run Italian deli, bar and kitchen offers intimate all-day dining with seasonal ingredients, coffees, wines and classic cocktails. Renowned as the place "where Italians eat and shop". valentinadeli.co.uk

With a list of cafés and restaurants as long as your arm, when deciding where to eat out in Weybridge, you'll never be short of options.

MOUTH-WATERING.





hether you favour small-scale family eateries or sophisticated dining à deux, you'll be spoilt for choice. Try a taste of traditional Italian at Osso Buco or Valentina, fragrant Nepalese at The Great Gurkha's, rustic Spanish at El Meson De Los Hermanos: Weybridge's diverse range of bars and restaurants offer an eclectic menu of tastes and experiences from all corners of the globe. Café culture reigns supreme here, with a choice of venues in town, at the nearby marina and even on the doorstep (the Wilde Brunch Café at Walton Bridge is just a few minutes' walk away from Riverside Gardens).

With Weybridge being a quintessentially English town, gastropubs are unsurprisingly popular, with The Minnow and The Queen's Head receiving rave reviews. The Oatlands Chaser is another favourite, while the award-winning 1907 Restaurant offers fresh seasonal produce combined with 1930s style decor, exceptional service and a touch of glamour. And for exquisite food with views overlooking glorious parkland, The Mulberry Restaurant at Oatlands Park Hotel is ideal for lunch, afternoon tea and dinner.

OUR RESTAURANT PICKS:

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Osso Buco

₱ 6 minutes

Offering authentic Italian cuisine – sometimes with a twist – Osso Buco is a friendly familyrun business, famed for its exquisite flavours, generous servings and carefully curated wine selection. ossobuco.co.uk



The Queen's Head

🛱 7 minutes

Right in the heart of Weybridge, The Queen's Head is a lovely spot to while away a few hours over a pint or enjoy a leisurely lunch. With an extensive wine list and craft ales and beers, their seasonal menu is full of favourites with a French twist.

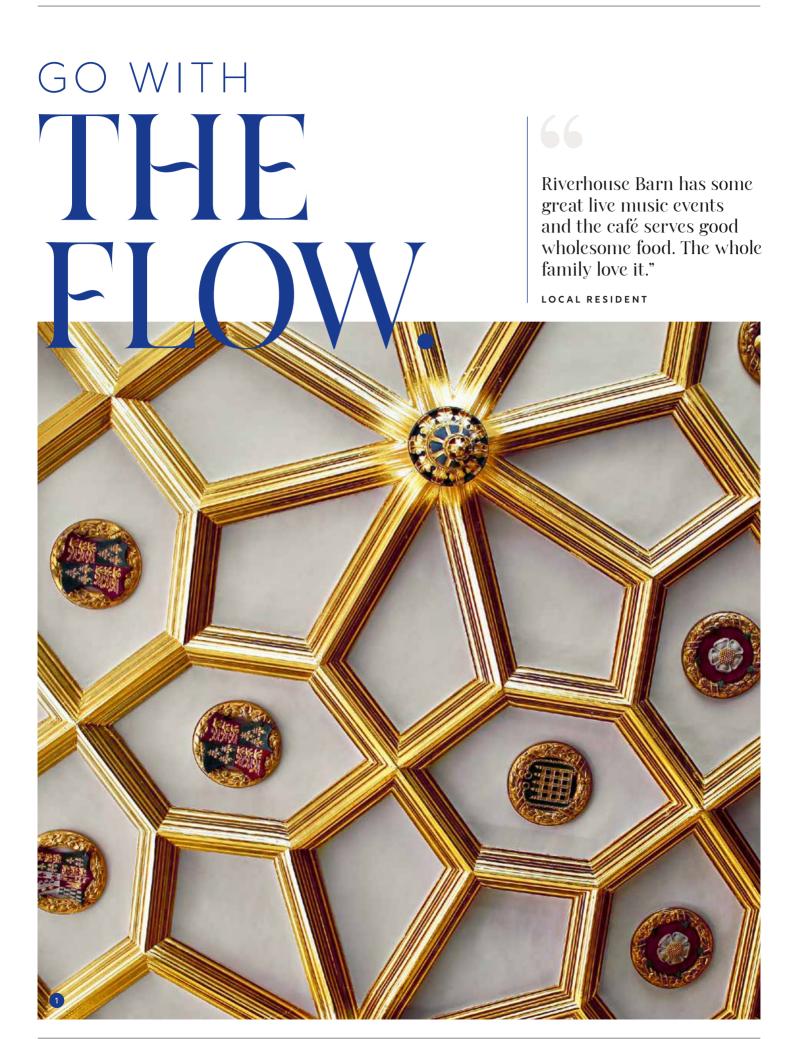


The Boathouse

★ 4 minutes

A delightful, modern coffee shop with lovely views of the River Thames, serving speciality coffee, hot and cold food, home-baked cakes and more. You can also hire a six-seater motor boat or rowing boat from April to October! coffeeattheboathouse.com

20 CULTURE



OUR CULTURAL PICKS:

1. Hampton Court Palace

☎ 15 minutes

Step back into Tudor times at Hampton Court Palace, Henry VIII's majestic former home. Wander through the lavish state rooms and apartments, the Haunted Gallery and Tudor kitchens or relax amidst the sixty acres of magnificent formal gardens. There are plenty of exhibitions and events throughout the year to enjoy. hrp.org.uk

2. Cecil Hepworth Playhouse

♠ 5 minutes

Watch comedic and fun musicals at Cecil Hepworth Playhouse. From Jersey Boys to The Addams Family, there's a great selection to choose from.

placesleisure.org/centres/walton-playhouse

3. Riverhouse Barn

★ 10 minutes

Provides a year-round programme of events, which includes drama, chamber music, traditional and modern jazz, children's shows, cabaret and art exhibitions. Kate Winslet, Nicola Benedetti and Josh Widdicombe are just some of this community arts venue's fans. riverhousebarn.co.uk

4. Everyman Cinema, Walton-on-Thames

★ 12 minutes

With a wide array of mainstream, independent and classic films, Everyman offers an innovative approach to watching movies. Relax in their trademark seating, swap your soft drink for some red wine and have freshly made pizza served to your seat. everymancinema.com





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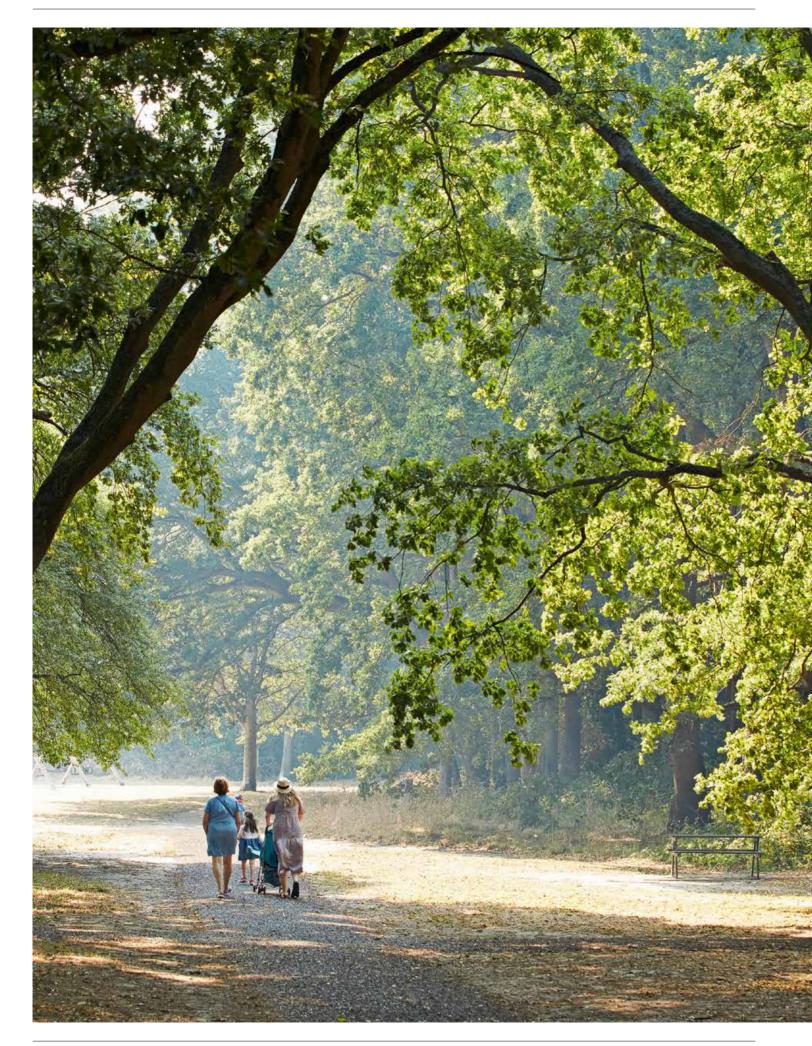
Living at Riverside Gardens offers plenty of diversions, with things to do and places to see that will appeal to all ages.

ome to the iconic Brooklands
Motor Museum – which hosts an
exhilarating Festival of Motorsport
every year – along with Mercedes-Benz
World, Weybridge and neighbouring
Walton-on-Thames offer a broad range of
entertainment. Walton's Everyman cinema is
just a few minutes' walk away, while Pinewood
Cinema's weekend screenings at the Korda
Theatre are an experience in themselves.
For live entertainment, the Riverhouse Barn
Arts Centre has a varied programme, while

nearby Apps Court is the venue for a number of music festivals and celebrations. And of course, thrill seekers can enjoy an actionpacked day out at Thorpe Park.

For more tranquil distractions, the spectacular Hampton Court Palace is just a fifteen minute drive, where you can enjoy the history, the architecture, the beautiful grounds, the annual RHS Flower Show, Summer Festival and Christmas Fayre.

22 LEISURE





THE NATURAL SIDE

Whether on water or on land, spectating or taking part, Weybridge offers a wealth of sporting activities to challenge and enjoy.

ust a few minutes from Riverside
Gardens, open countryside beckons,
with the magnificent scenery of
the Surrey Hills offering ample opportunities
for walking, running and horse riding, while
keen cyclists might want to tackle the famous
Box Hill, which was part of the London 2012
Olympics cycling route.

The town's wide range of sports and leisure facilities include David Lloyd Leisure in Brooklands and Bannatyne Health Club and Spa, as well as two lawn tennis clubs, two historic cricket clubs, a rugby club and a 100-yard outdoor shooting range. Apart from the prestigious St George's Hill Golf Club, golfers can choose from a selection of challenging courses in the area including Burhill, Wisley, Woking, Foxhills, Queenwood, Worplesdon and West Hill. Meanwhile, racing enthusiasts can visit Esher's Sandown Park, one of horse racings' most loved and revered venues.



Bannatyne Health Club & Spa

☎ 5 minutes

Try out one of Bannatyne's extensive selection of exercise classes, then relax and unwind with their luxurious spa facilities and swimming pools. bannatyne.co.uk



Walton-on-Thames Cricket Club

🖨 3 minutes

Based at one of Surrey's most attractive grounds, Ashley Park, Walton CC fields four senior XIs in Saturday league cricket, has over 200 juniors aged from 5–15 and runs one of the biggest women's sections in the area. Walton Wolves, their over-40s team, are always looking for new players.

CLEAR BENEFIS.

Nestling within the picturesque Elmbridge district of Surrey, the affluent town of Weybridge has long been one of the southern counties' most desirable locations.



eybridge also offers excellent schools, thriving churches and local amenities that are second to none.

There is a choice of medical practices and dental clinics, and a hospital within five miles. Childcare is widely available, with a number of nurseries and infant schools within a five minute drive.

Further education at either Brooklands College or Esher Adult Learning Centre is also within easy reach.

By virtue of its location, Riverside Gardens is actually closer to Waltonon-Thames train station (just 1.6 miles away) while Weybridge train station is just 2.2 miles, both with regular, direct trains to London Waterloo. The development is also just a few minutes' drive from both the M3 and the M25, ensuring all parts of the south-east are easily accessible to drivers, and Heathrow is just seven miles away.





1.6

to Walton-on-Thames station



to London Waterloo by train from Walton-on-Thames



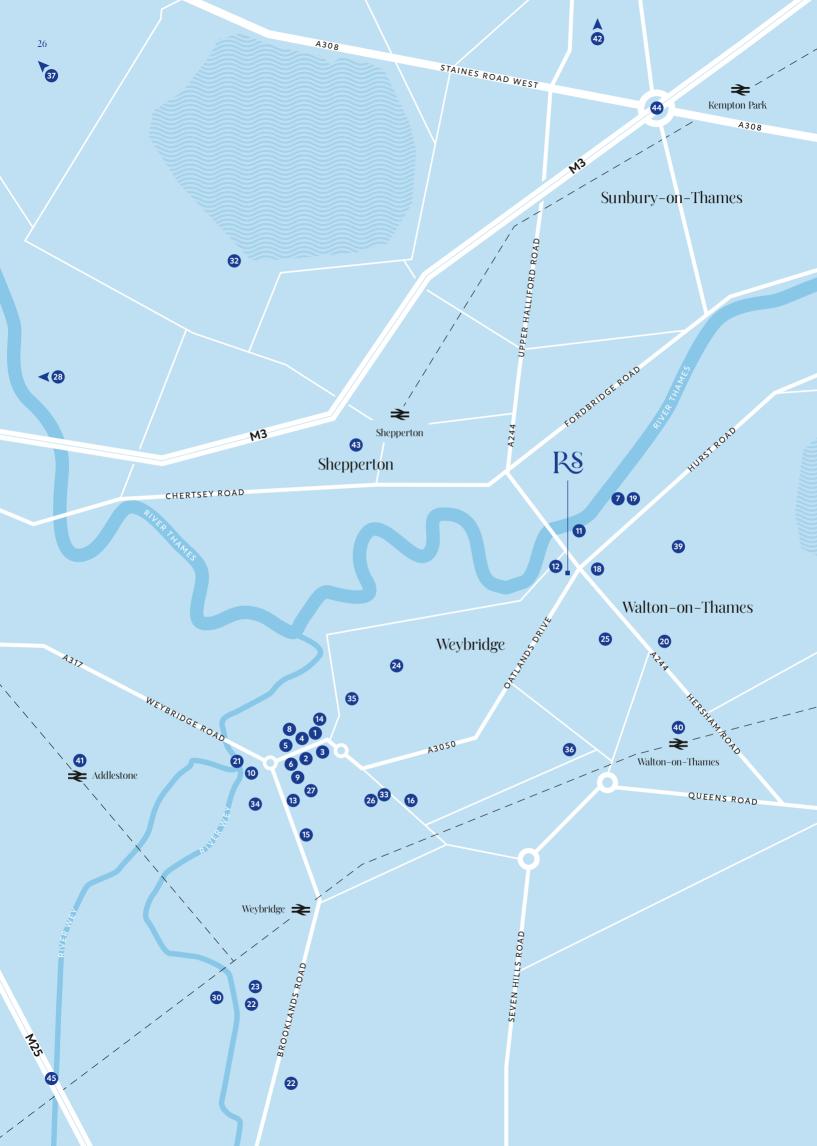


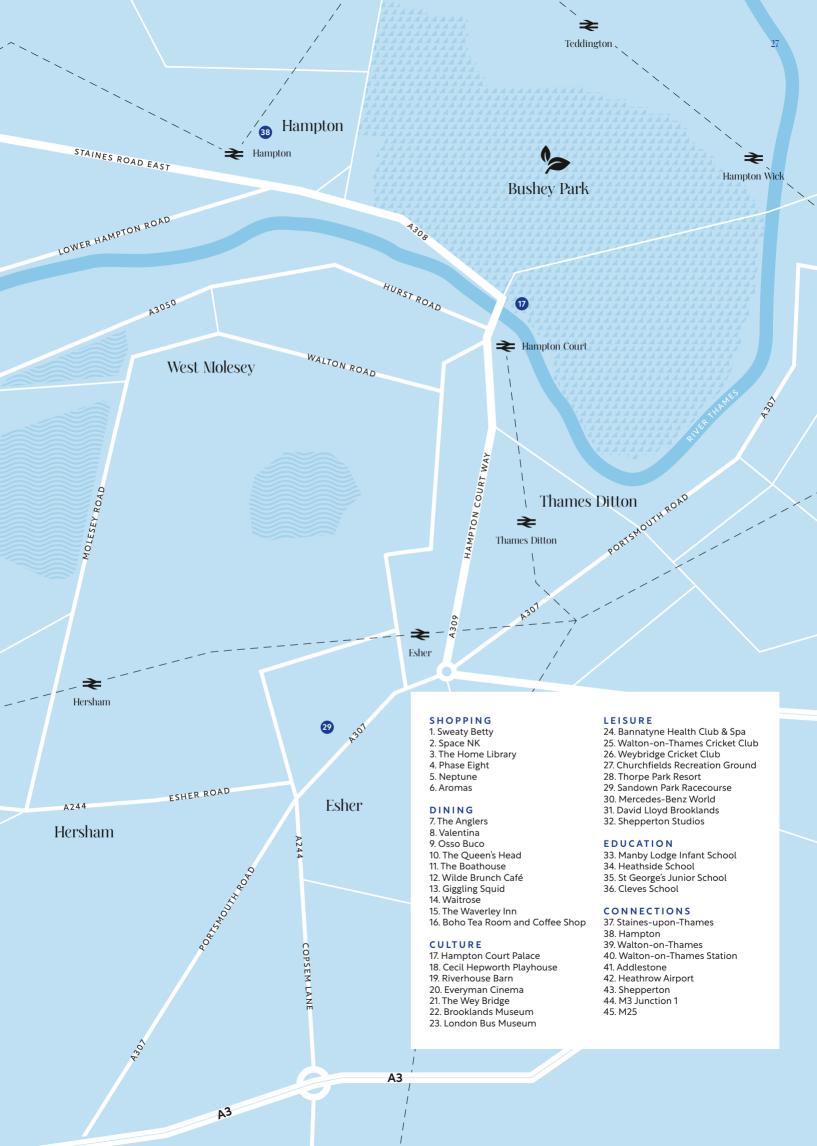
4.6
MILES

to Kingston-upon-Thames

7.1
MILES

to Heathrow Airport





28 ARCHITECTURE

Combining classical design with modern materials, Riverside Gardens blends harmoniously with its surrounding neighbours. ituated off a popular residential road on the edge of Weybridge, where Grade II listed villas stand side by side with modern apartment buildings, Riverside Gardens looks perfectly at home. Designed to reflect the rhythm and symmetry of some of the area's finest architecture, the development comprises four distinct pavilions, with views between them from the street to the green space and water beyond.

The combination of prominent brick gables and mansard roofs with dormers create an elegant impression, with ashlar render and stone detailing and banks of traditional sash windows. Modern glazed balconies and minimal entrance porches add to the sophistication of this pared back aesthetic, while interiors have been carefully considered to maximise space and light.

Harnessing the natural slope of the site, fifty-one generous apartments have been arranged over three floors in the front two buildings and four floors in the rear buildings. Dedicated secure parking is provided for each apartment, underground for some residents and in the courtyard for others, with electric vehicle charging points available for all as a buyers' extra. In addition, cycle racks are provided for every resident.



RIVERSIDE GARDENS









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30 ABOUT CONSERO

A NEW DEPTH OF EXPERIENCE.

With a legacy of building some of the most individual and exquisite super-prime properties in the UK – Consero has recently refocused its attention on creating homes for as wide a range of buyers as possible, offering purchasers at Riverside Gardens an unprecedented opportunity to enjoy a lavish lifestyle and the renowned quality only Consero can provide.









ulti award-winning developer
Consero, renowned for its
magnificent properties since
2004, has recently turned its attention to
creating smaller properties in larger scale
developments, to appeal to a more diverse
audience. Consero's aim is to "immortalise
the past and elevate the future", ensuring
the same dedication to quality and
attention to detail is being lavished
on every home.

At Riverside Gardens, the third in a series of highly successful developments, all the hallmarks of a Consero home are clearly on display: intelligent design, an unparalleled passion for quality and an innate understanding of how discerning customers want to live today. Whether in apartments created for first-time buyers or downsizers, or in larger houses for growing families, the same team that delivered bespoke multi-million pound mansions for the affluent few continue to establish experiences that instinctively connect with their audience.

RIVERSIDE GARDENS

1 & 3. Britannia Wharf, Woking

A stunning collection of canal-side apartments surrounded by natural beauty. Britannia Wharf offers a choice of over fifty apartments within a single elegant building.

2. Hurstbourne, Surrey

An elegant, stately residence in Wentworth Estate inspired by the grand tradition of classical English neo-Palladian architecture boasting six bedrooms, six bathrooms and six reception rooms.

4 & 5. Heathbourne Village, Bushey Heath

A private gated environment where everyone can flourish, Heathbourne Village offers timeless living in beautifully crafted homes.





WHAT OUR RESIDENTS SAY



THE CONSERO OFFER IS IN AN ENTIRELY DIFFERENT LEAGUE"

"I could tell Consero quality falls into an entirely different league from their competitors. They come across as a developer of real integrity with an exceptional eye for detail and a firm commitment to delivering high quality product. My experience has been further enhanced by the exemplary customer service I've received; they always go the extra mile to ensure that as a customer, I end up with 100% satisfaction. I am super proud to be a blissfully happy homeowner here at Britannia Wharf and cannot recommend Consero highly enough as a developer of distinction, offering outstanding customer service and a new build product, which I feel is truly in a class of its own".

JUDE HITT, RESIDENT AT BRITANNIA WHARF, WOKING



THE HIGHLIGHT IS THE COMMUNITY FEEL AND HOW QUICKLY WE'VE MADE FRIENDS"

"Having moved in to Consero's new premier development Heathbourne Village, I have been welcomed in to a new community created by the brilliantly talented developers, Consero. They have considered the needs of the home buyers and the local community to produce a village within Bushey Heath that will be revered by home buyers such as myself as well as neighbours in the surrounding community. The house construction and landscaping are exemplary as well as the after sales services which have been excellent throughout. Consero have created a village that is beautiful, peaceful and harmonious and one in which I look forward to spending many happy years in."

SAMANTHA NAGAHAWATTE, RESIDENT AT HEATHBOURNE VILLAGE, BUSHEY HEATH



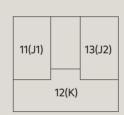


APARTMENT LOCATOR.

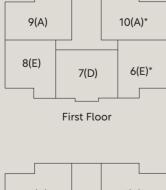
BEDROOMS	TOTAL GIA [†]		TYPE	APARTMENT	PAGE
	SQ M	SQ M SQ FT			
1	44.1	475	С	1	40
1	49.6	534	J1	11	41
1	51.2 – 51.6	551 – 555	В	15, 20, 28, 32, 44* & 49*	42
1	50.3	541	J2	13	43
1	56.6	609	F	16 & 21	44
1	56.6	609	Р	29, 33, 43* & 48*	45
1	57.6	620	E	3, 6* & 8	48
2	63.3	681	А	4, 5*, 9, 10*, 14, 19, 36 & 45*	49
2	67.1	722	D	2 & 7	50
2	68.7	739	Н	18	51
2	78.2	842	G	30, 34, 42* & 47*	52
2	78.2	842	R	17 & 22	53
2	78.8	848	K	12	56

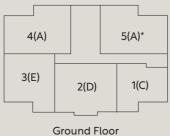
^{*}Apartments are handed () Shows apartment type †Gross Internal Area (GIA) is the area of the property

SKYLARK HOUSE APARTMENTS 1 – 13

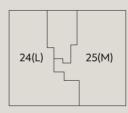


Second Floor

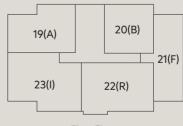




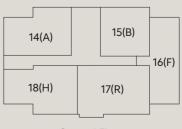
GOLDFINCH HOUSE APARTMENTS 14 - 25



Second Floor

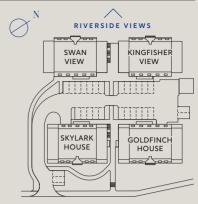


First Floor



Ground Floor

[†]Gross Internal Area (GIA) is the area of the property measured to the internal face of the perimeter walls.

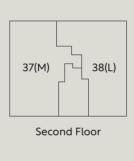


BEDROOMS	TOTAL GIA†		TYPE	APARTMENT	PAGE
	SQ M	SQ FT			
2	82.9	892	I	23, 31, 35, 41* & 46*	57
2	92.3	994	0	27 & 39*	58
3	102.1 – 102.7	1,099 – 1,105	L	24, 38 & 50*	59
3	107.5	1,157	М	25, 37 & 51*	60
3	124.4	1,339	N	26 & 40*	61

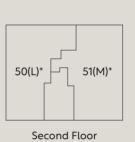
RIVERSIDE

VIEWS

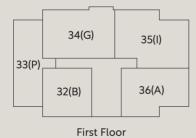


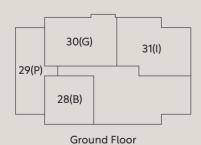


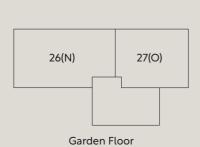


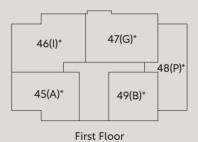


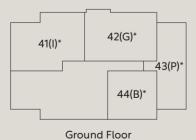


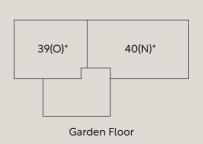




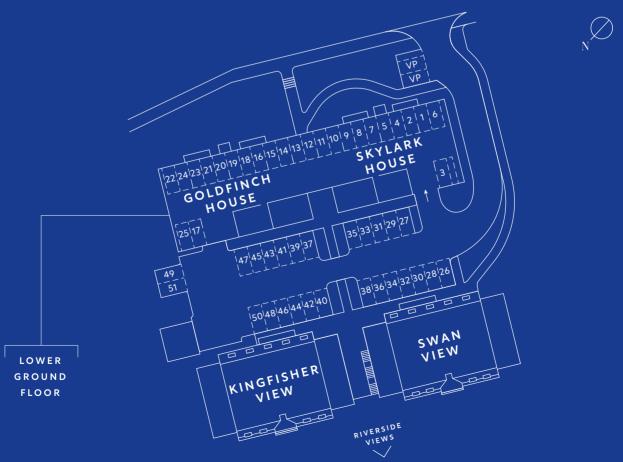












Computer generated image is for illustrative purposes only.



ADVANTAGE.

Carved into the gentle slope of the site, the design of Riverside Gardens ensures that the impact of car parking can be minimised. Dedicated parking is provided in the lower ground floor of both Goldfinch House and Skylark House, with only secure parking for Kingfisher View and Swan View located in the courtyard. As expected in a premier development, electric vehicle charging points are available for all, with lifts inside each building to assist residents to their apartments.



1 BEDROM.

TYPE C TOTAL GIA+ 44.1 SQ M / 475 SQ FT

SKYLARK HOUSE NO. 1

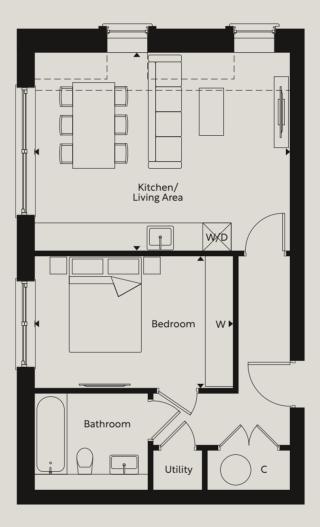


41

1 BEDROM.

TYPE J1 TOTAL GIA+ 49.6 SQ M / 534 SQ FT

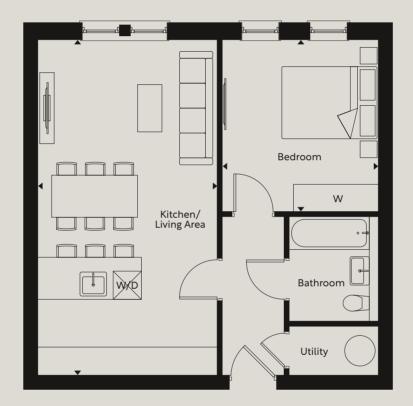
SKYLARK HOUSE NO. 11



1 BEDROM.

TYPE B TOTAL GIA+ 51.2 SQ M / 551 SQ FT

GOLDFINCH HOUSE NOS. 15 & 20 SWAN VIEW NOS. 28 & 32 KINGFISHER VIEW NOS. 44* & 49*

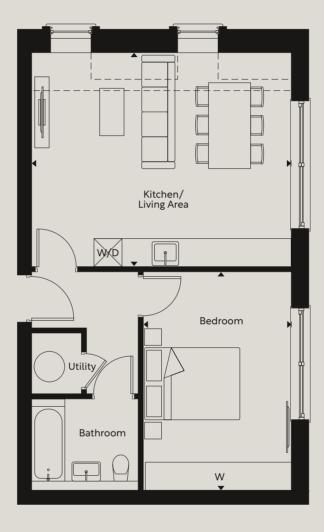


43

1 BEDROM.

TYPE J2 TOTAL GIA+ 50.3 SQ M / 541 SQ FT

SKYLARK HOUSE NO. 13



1 BEDROM.

TYPE F TOTAL GIA+ 56.6 SQ / 609 SQ FT

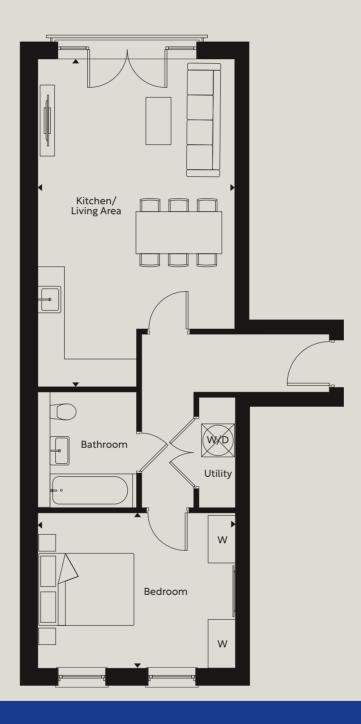


45

1 BEDROM.

TYPE P TOTAL GIA+ 56.6 SQ M / 609 SQ FT

SWAN VIEW NOS. 29 & 33 **KINGFISHER VIEW** NOS. 43* & 48*



Subtle colours, elegant handles and luxurious work surfaces raise the bar in each kitchen, ensuring the hub of the home is the epitome of good taste: similarly, bathrooms demonstrate a grasp of interior décor that exudes a certain je ne sais quoi.

1 BEDROM.

TYPE E TOTAL GIA+ 57.6 SQ M / 620 SQ FT

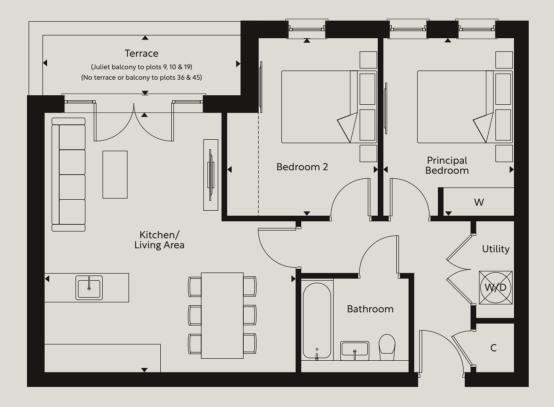
SKYLARK HOUSE NOS. 3, 6* & 8



2 BEDROM.

TYPE A TOTAL GIA+ 63.3 SQ M / 681 SQ FT

SKYLARK HOUSE NOS. 4, 5*, 9 & 10*
GOLDFINCH HOUSE NOS. 14 & 19
SWAN VIEW NO. 36
KINGFISHER VIEW NO. 45*



Kitchen/Living Area 5.5r Principal Bedroom 3.8r Bedroom 2 3.8r Terrace 4.2r

5.5m x 5.3m 18' 0" x 17' 4" 3.8m x 2.8m 12' 5" x 9' 2" 3.8m x 3.2m 12' 5" x 10' 6" 4.2m x 1.2m 13' 9" x 4' 1"

KEY

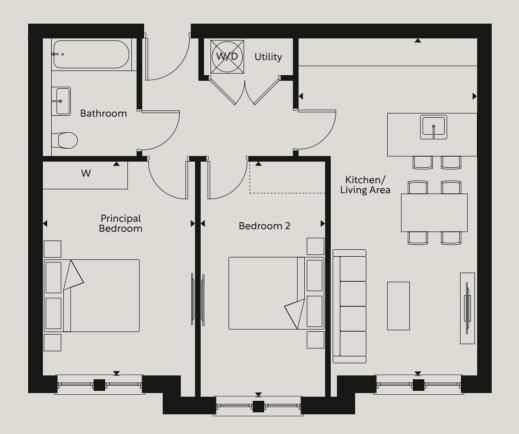
▶ Dimension arrow W Wardrobe W/D Washer Dryer C Cupboard

†Gross Internal Area (GIA) is the area of the property measured to the internal face of the perimeter walls. Floor plans are indicative and are subject to change. Floor plans are for approximate measurements and may not be proportionally scaled. *Denotes handed plots.

2 BEDROM.

TYPE D TOTAL GIA+ 67.1 SQ M / 722 SQ FT

SKYLARK HOUSE NOS. 2 & 7

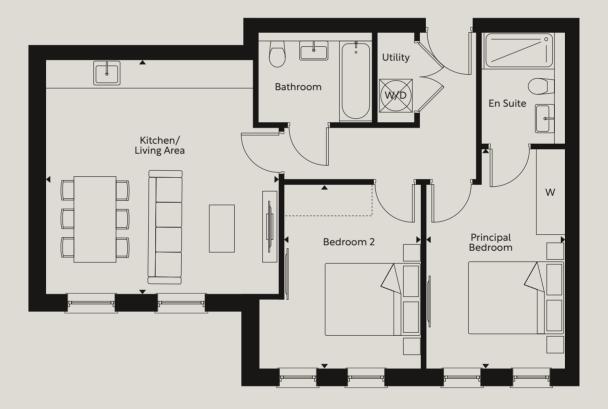


51

2 BEDROM.

TYPE H TOTAL GIA+ 68.7 SQ M / 739 SQ FT

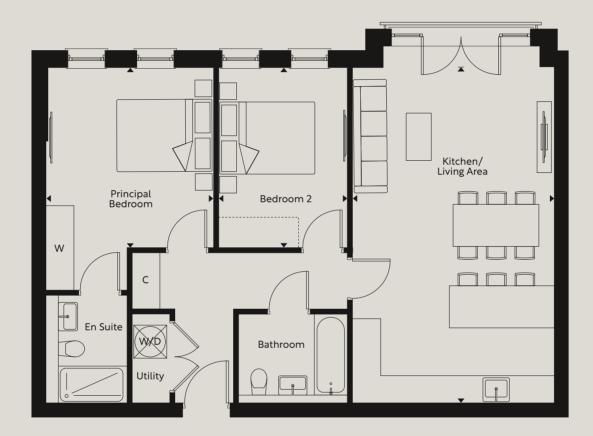
GOLDFINCH HOUSE NO. 18



2 BEDROM.

TYPE G TOTAL GIA+ 78.2 SQ M / 842 SQ FT

SWAN VIEW NOS. 30 & 34 **KINGFISHER VIEW** NOS. 42* & 47*

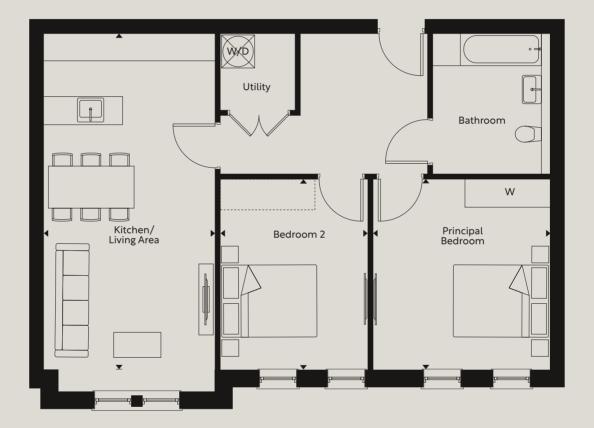


53

2 BEDROM.

TYPE R TOTAL GIA+ 78.2 SQ M / 842 SQ FT

GOLDFINCH HOUSE NOS. 17 & 22



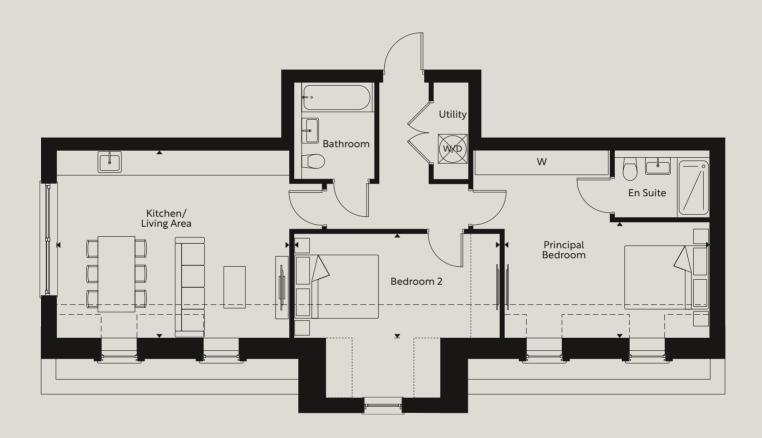




2 BEDROM.

TYPE K TOTAL GIAT 78.8 SQ M / 848 SQ FT

SKYLARK HOUSE NO. 12



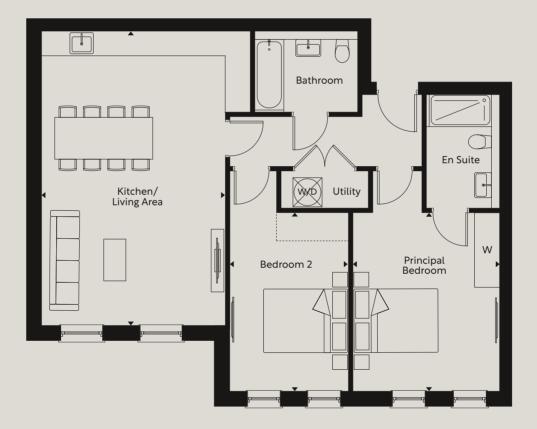
16' 5" x 8' 3"

57

2 BEDROM.

TYPE I TOTAL GIA+ 82.9 SQ M / 892 SQ FT

GOLDFINCH HOUSE NO. 23 SWAN VIEW NOS. 31 & 35 KINGFISHER VIEW NOS. 41* & 46*

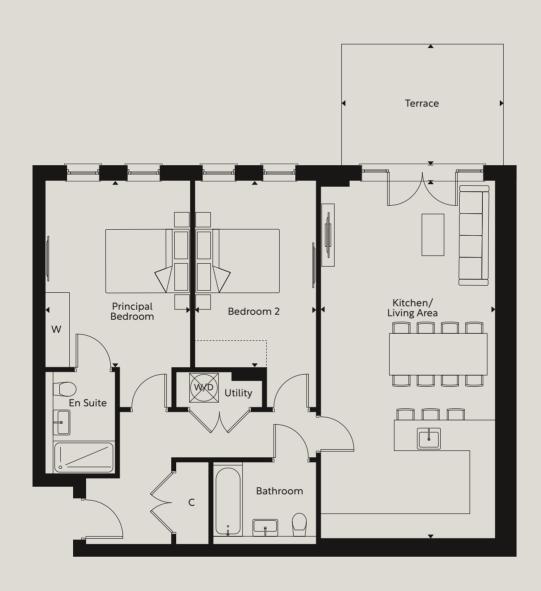


2 BEDROM.

TYPE O TOTAL GIA† 92.3 SQ M / 993 SQ FT

SWAN VIEW NO. 27 KINGFISHER VIEW NO. 39*





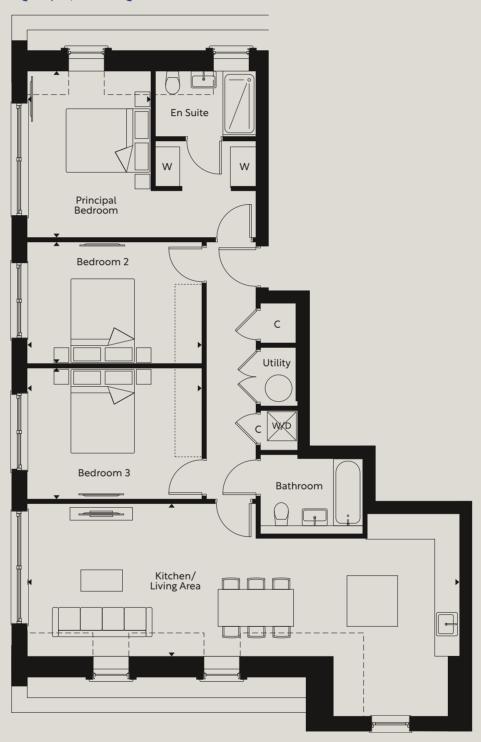
Kitchen/Living Area
Principal Bedroom
Bedroom 2
_

8.6m x 4.2m

3 BEDROM.

TYPE L TOTAL GIA[†] 102.1 SQ M / 1,099 SQ FT

GOLDFINCH HOUSE NO. 24 SWAN VIEW NO. 38 KINGFISHER VIEW NO. 50*



 Kitchen/Living Area
 10.4m x 3.7m
 34' 1" x 12' 2"

 Principal Bedroom
 4.0m x 3.0m
 13' 1" x 9' 10"

 Bedroom 2
 4.2m x 2.9m
 13' 9" x 9' 6"

 Bedroom 3
 4.2m x 3.0m
 13' 9" x 9' 10"

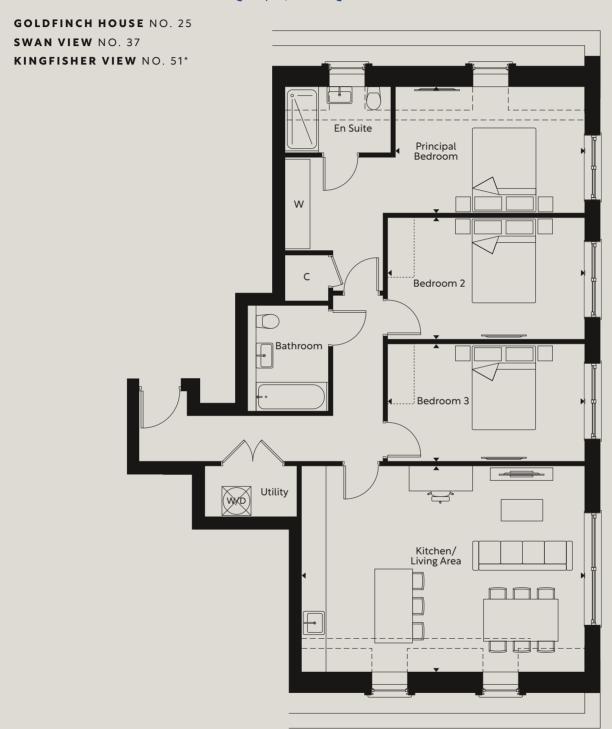
KEY

▶ Dimension arrow W Wardrobe W/D Washer Dryer C Cupboard

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3 BEDROM.

TYPE M TOTAL GIA[†] 107.5 SQ M / 1,157 SQ FT



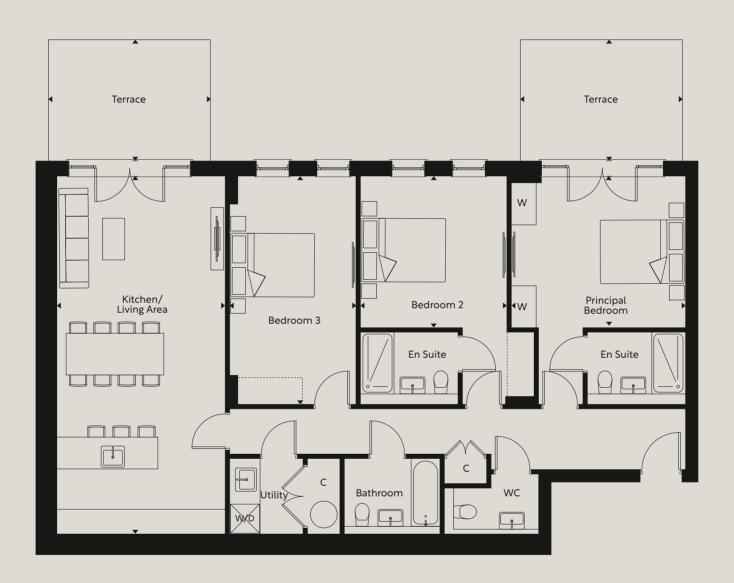
Kitchen/Living Area	6.8m x 5.0m	22' 4" x 16' 5"
Principal Bedroom	4.6m x 3.0m	15' 1" x 9' 10"
Bedroom 2	4.8m x 2.9m	15' 9" x 9' 6"
Bedroom 3	4.8m x 2.8m	15' 9" x 9' 2"

3 BEDROM.

TYPE N TOTAL GIA+ 124.4 SQ M / 1,339 SQ FT

SWAN VIEW NO. 26 KINGFISHER VIEW NO. 40*



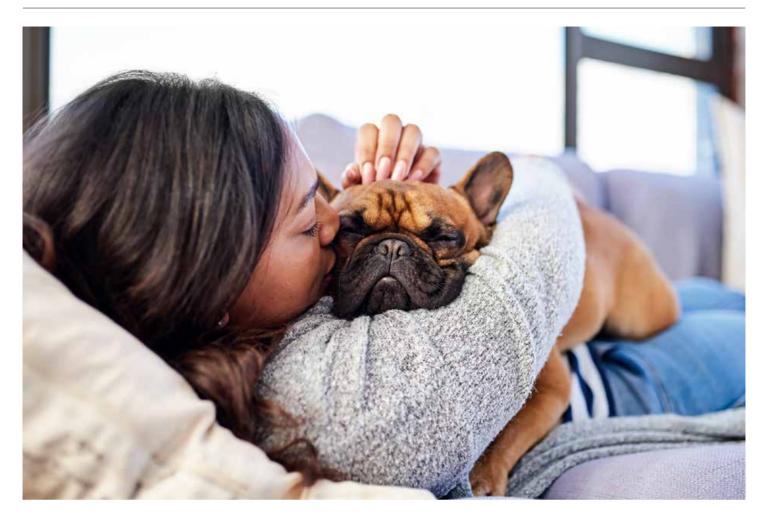


Kitchen / Living Area	8.6m x 4.1m	28' 2" x 13' 5"
Principal Bedroom	4.2m x 3.6m	13' 9" x 11' 9"
Bedroom 2	3.6m x 3.5m	11' 9" x 11' 6"
Bedroom 3	5.5m x 3.0m	18' 0" x 9' 10"
Terraces	4.0m x 3.0m	13' 1" x 9' 10"

KEY

► Dimension arrow W Wardrobe W/D Washer Dryer C Cupboard

†Gross Internal Area (GIA) is the area of the property measured to the internal face of the perimeter walls. Floor plans are indicative and are subject to change. Floor plans are for approximate measurements and may not be proportionally scaled. *Denotes handed plots.



IN OUR CUSTOMERS' IN STANKE STANKERS' IN STANKERS'

There are many advantages to buying from Consero, and these three points prove once more that we put customer satisfaction at the heart of all we do.

NO GROUND RENT TO PAY

Recent legislation aims to accelerate the phasing-out of ground rent in England on leasehold properties. As a forward-thinking and proactive property developer, at Consero we are already ahead of the new legislation, and we will not be charging on any of our Riverside Gardens properties.

SHARE OF THE FREEHOLD

Buyers of the apartments will be given a 999-year lease with a share of the freehold, allowing more control over the cost of repairs and maintenance to communal areas and the building fabric.

PETS ALLOWED

We understand what an important role pets play in the lives of many of us, so a written licence to keep pets within apartments can be obtained through the management company.

JOURNER CARE JOURNAL JOURNAL

From reservation to moving day and beyond, delivering excellence in customer care is our priority. Buying, moving into and living in a Consero home should be a pleasurable experience. So, providing outstanding customer care every step of the way is important to us.







Our ongoing relationship with these two customer-facing portals represents part of our commitment to customer care. It's a lasting care and one which we hope enhances your experience of living in a Consero home."

CONSERO

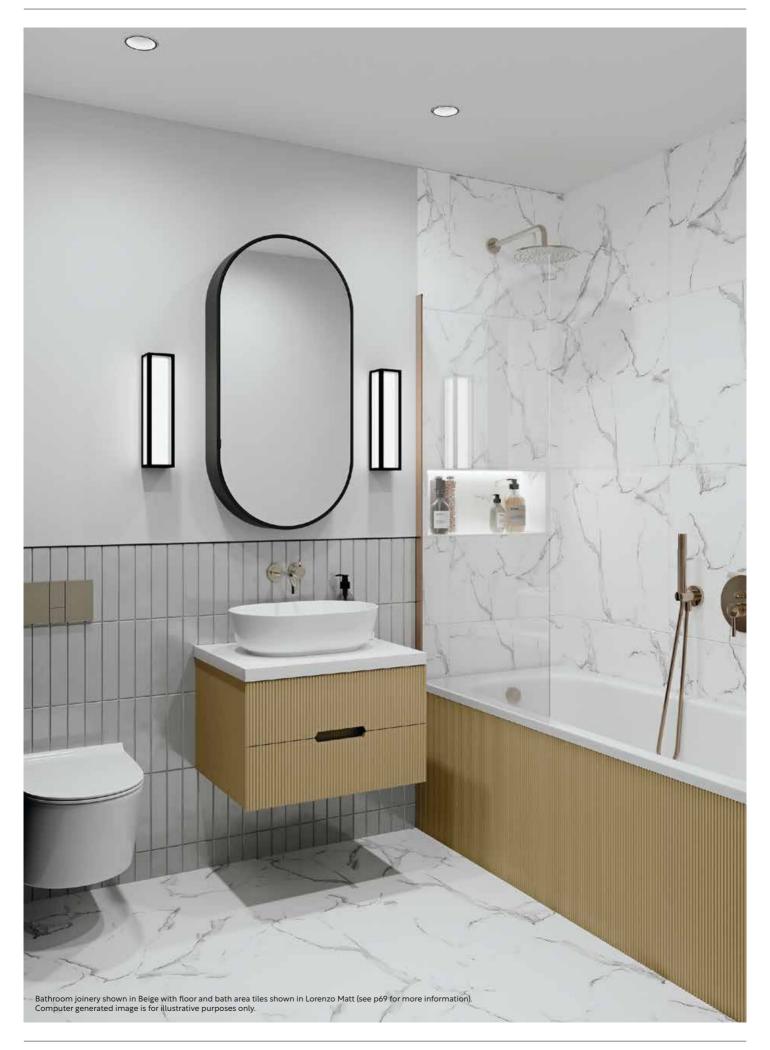
CONSERO RESERVATION PROCESS

When you buy a home from Consero, you will have automatic access to the YourKeys portal, which covers your journey from reservation to exchange and completion. It streamlines the conveyancing process to ease the stresses of a move. All of your documentation is stored in YourKeys – you won't ever risk losing an email or important attachment – as it covers such items as your reservation agreement, proof of funds, proof of identity, and local authority search results. It goes without saying that this is a trusted, highly-regarded service, and your personal details are password protected and accessible only by your solicitor and broker.

CONSERO CUSTOMER CARE

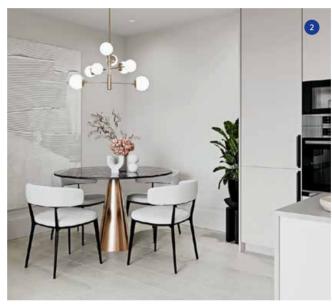
Once you've moved in to your Consero home, we hope that you find it 100% perfect. Our focus on quality means that it will be very unlikely that something goes wrong. However, should there be issues, it is important to us to respond quickly and effectively. Clixifix is a portal which makes reporting matters easier. Again, using a secure login, you'll be able to log any defects, details of which will then be passed on to us so that we can put them right. Clixifix enables you to follow the progress of any repairs needed, communicating directly with us and confirming appointments with tradespeople visiting your property.

64 SPECIFICATION



AWASH WITH ELEGANCE.





- 1. Shaker-style kitchen cabinets, available as a buyers' extra, shown in Copse Green (see p70 for more information) 2. Kitchen cabinets shown in Cashmere and floor in Oak Loft Pure (see p68 for more information).
- 2. Kitchen capinets shown in Cashmere and floor in Oak Loft Pure (see pos for more information Computer generated images are for illustrative purposes only.

The specification at Riverside Gardens far exceeds expectations, with careful consideration clearly evident in the choice of every individual element. Yet what sets these homes apart is so much more than the selection of superb fixtures and fittings. It is Consero's attention to detail, their inherent ability to marry traditional and modern, elegant and edgy, understated and unexpected, that ensures each home is a unique expression of modern luxury, designed for the most discerning customers.

66 SPECIFICATION

KITCHEN AREA

- Contemporary fitted kitchen with soft-close doors, in a choice of colours (Shaker-style available as a buyers' extra)
- · NEFF induction 4-ring hob
- NEFF integrated oven with hide-and-slide door
- NEFF integrated tall fridge / freezer
- · NEFF integrated dishwasher
- · NEFF washer / dryer (to utility / cupboard)
- 20mm quartz worktop with 100mm upstand and backsplash to hob
- · LED under counter lighting
- · Ceramic sink with contemporary mixer tap
- · Integrated waste bin

BEDROOMS

- · Carpeted floor
- Built-in wardrobe with black 'T' handles to principal bedroom
- Built-in wardrobe to bedroom 2 and bedroom 3 / study available as a buyers' extra

BATHROOM AND EN SUITES

- · Tiles to floors and walls with feature area
- · Fully tiled around bath and shower walls
- Wall-mounted dual flush WC
- C.P. Hart two-drawer fluted vanity unit, in choice of colours
- Contemporary surface mounted ceramic basin with brass wall mounted tap
- Bath with fluted panel in a choice of colours with shower over, separate hand shower and contemporary brass trim glass shower screen
- Wall mounted shower head, separate hand shower and contemporary brass trim sliding glass screen to shower area
- · Electric heated towel rail
- Wired for decorative wall lights (fittings available as a buyers' extra)
- Mirror to main bathroom, available as a buyers' extra to en suites
- Mirrored cabinet with inset toothbrush charger and shaver socket to main bathroom

HEATING, LIGHTING, ELECTRICAL AND CONNECTIVITY

- Electrical boiler for wet system underfloor heating throughout
- · Electric immersion heater
- · Downlights throughout
- Wired for two pendant points over kitchen island (fittings available as a buyers' extra)
- Matt black switches / sockets in kitchen area: white elsewhere
- Power points with USBs in kitchen, living area and all bedrooms
- TV point to living area and principal bedroom
- BT hyper-optic broadband service (customer responsible for subscription)
- Communal DAB / FM aerial and Sky satellite dish (customer responsible for subscription)

FLOORING

- Wood effect flooring to entrance hall, kitchen/living area, utility/cupboard
- · Carpet to bedrooms
- Ceramic tiles to kitchen area, bathroom and en suite(s)

GENERAL FINISHES

- Skirting, architrave and woodwork painted in satin white
- · Single panel doors painted in satin white
- Satin brass ironmongery with 'knurled' detail to handles

SECURITY AND PEACE OF MIND

- Videophone entry system with smart control
- Wiring for alarm system (see buyers' extras)
- Mains powered smoke / heat detectors with battery back up
- Oak apartment entrance door to Secure by Design standards
- Ten-year Build-Zone Warranty

INTERNAL COMMUNAL AREAS

- Marble effect tiles to entrance lobbies and ground floor hallway
- Carpeted flooring to upper corridors and stairs
- · Downlights throughout
- Skirting, architrave and woodwork painted in satin white
- · Fire-rated lobby doors
- · Passenger lift serving all floors
- · Allocated post boxes
- Fire alarm

EXTERNAL COMMUNAL AREAS

- Bollard lighting
- Allocated parking in secure basement car park with automated entry (apartments 1-25)
- Allocated external parking (apartments 26 - 51)
- Roller shutter to underground car park
- · Secure bike store
- · Secure bin store
- Infrastructure for vehicle charging points (charging points can be installed as a buyers' extra)
- Soft landscaped areas
- Screen wall/railing to front boundary with pedestrian gate

BUYERS' CHOICES AND BUYERS' EXTRAS

Buyers' choices and extras are available within the specification when made at reservation. These choices and extras are on pages 67 – 71.

Please note: default specification choices have been made and will be frozen at a pre-determined date based on the build completion date. Please speak to the sales department for clarification on specification change cut-off dates.





YOU LIKE IT.

Your new home at Riverside Gardens has to be perfect – so we offer you a range of buyers' choices and buyers' extras to customise the specification to your individual requirements. Buyers' choices are available at no extra cost, and provide a range of pleasing colours and styles to achieve your desired look. Buyers' extras, available at an additional charge, allow further personalisation with extra conveniences and alternative styles, including a Shaker-style kitchen.

68 SPECIFICATION

BUYERS' CHOICES



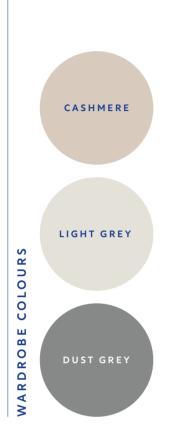








RIVERSIDE GARDENS









70 SPECIFICATION





WARDROBE EXTRAS

WARDROBE WITH DESK









RIVERSIDE GARDENS

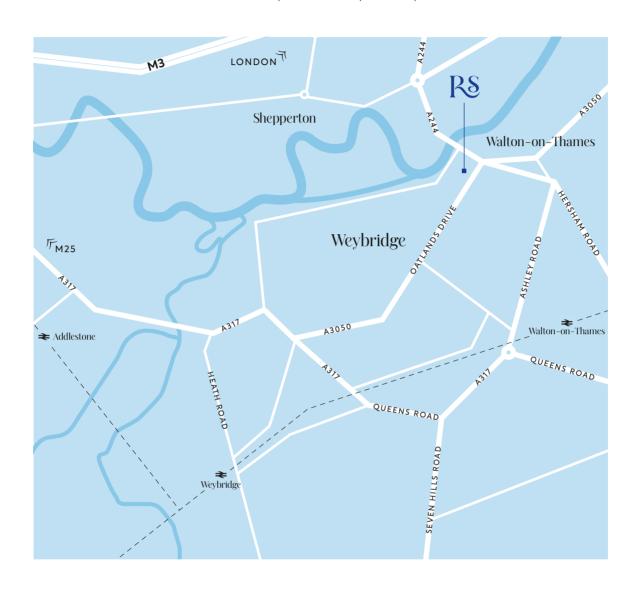
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RIVERSIDE GARDENS

OATLANDS DRIVE, WEYBRIDGE, SURREY, KT13 9JL





For further information please visit consero.uk

INDUSTRY LEADERS AND PROGRESSIVE THINKERS

Land is key to our ongoing success, we welcome overtures from landowners with sites that could be suitable for development, either for outright sale or as a joint venture with funding.

If you have land which you feel may be of interest or if you'd like to find out more about working with Consero, please scan the QR code or visit **consero.uk/land**

SCAN TO FIND OUT MORE



Travel times and distances are approximate, sources: google.com/maps and nationalrail.co.uk. Please note, statements contained within this brochure are believed to be correct at time of print. They are not to be regarded as statements or representations of fact; neither the selling agents nor Consero Developments guarantee their accuracy. This brochure does not form part of any contract. The computer generated images are for illustrative purposes only, and are intended to serve as a general guide to the appearance of the properties. It may be necessary, and rights are reserved, for Consero to make alterations to the specification, layout and appearance of the development at any time without formal notice. Riverside Gardens, Skylark House, Goldfinch House, Swan View and Kingfisher View are marketing names; the postal address will be known as "Jubilee Gardens." Each property has a 999-year lease, with no Ground Rent charged and comes with a "Share of the Freehold". Annual Service Charge for a 1 bedroom property is £2,412.55 and for a 3 bedroom property is £3,618.88. Annual Service Charge prices were correct at time of print, Winter 2022. In order to keep any animal at the property, a written licence must be obtained from the Management Company.

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