

St Georges

LONDON TW8

Maida Vale

Clerkenwell

Shepherds Bush

TW8

Hyde Park

Knightsbridge

Chiswick

Earls Court

Chelsea

Kew

Fulham

Barnes

Richmond

Clapham
Common

Richmond Park

Wandsworth

Balham

Wimbledon
Common

This exquisite Church conversion moments from Kew Bridge is a unique development of 2 and 3-bedroom luxury apartments in one of London's premier locations.

A truly magnificent opportunity to live Riverside in a small community of just 21 properties and relish the incredible lifestyle these homes offer.

Few neighbourhoods can boast Michelin-starred restaurants for supper, Kew Gardens for a Sunday stroll or Chiswick High Street for that special gift, plus excellent transport links into Central London, the City and beyond.



St Georges
LONDON TW8

21 luxury two and three bedroom apartments



CGI, AERIAL VIEW



VIEW FROM THE THAMES



CGI, AERIAL VIEW

This historical former Church building has been renovated with the architectural integrity and detail it deserves. The key features of the building have been carefully preserved, whilst creating a contemporary, functional and sophisticated living space.



Each interior space has been designed to maximise all available light and space, with high-end specifications procured for the kitchens, bathrooms, fixtures and fittings.

This highly modern approach works beautifully as a direct contrast to the historical setting of the residence. Open plan living spaces and en-suite bathrooms can be enjoyed as well as a neutral palette as your canvas.





LOCATION

Take advantage of London's thriving arts and culture scene with a short commute into Central London. The endless array of shops and sights will guarantee a truly cosmopolitan lifestyle.

Local transport connections

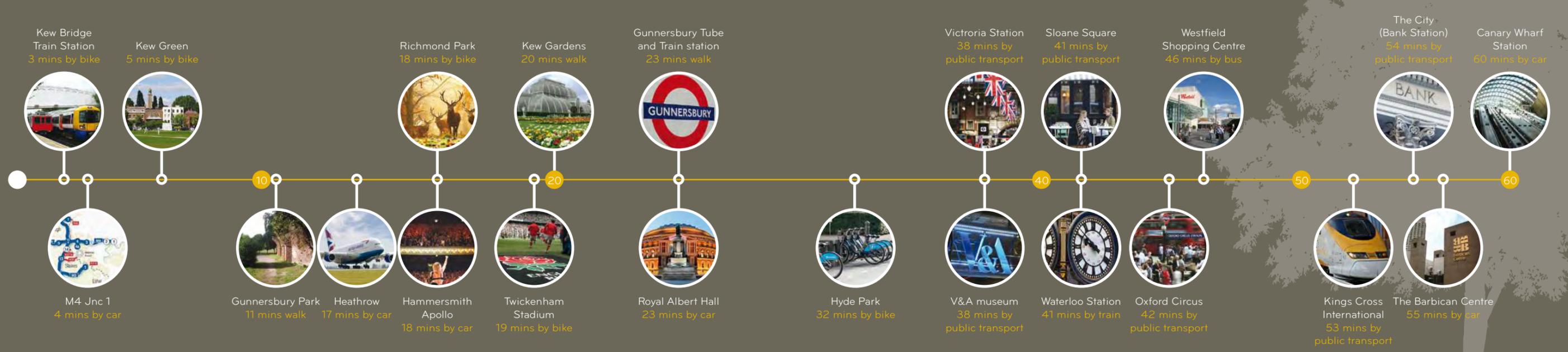
BY TUBE
Kew Gardens Station is on the District Line, which runs all the way into the City and beyond. At Earls Court use the Piccadilly Line for Central London destinations.

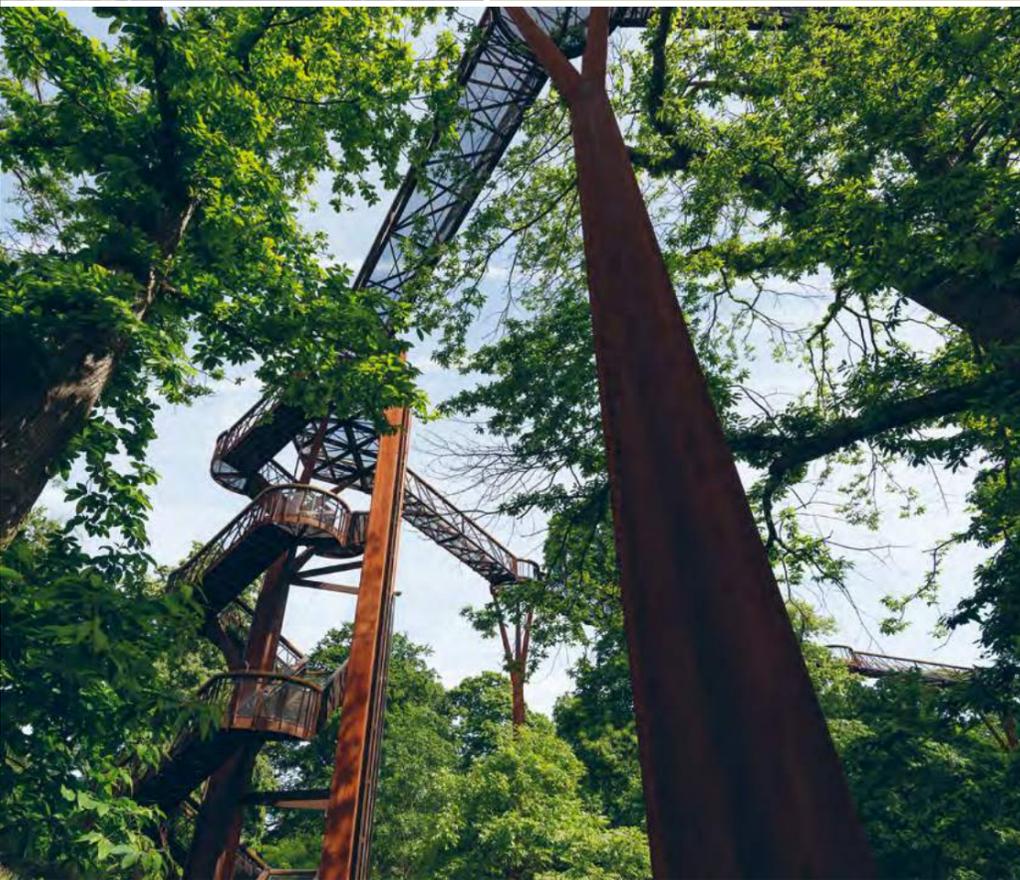
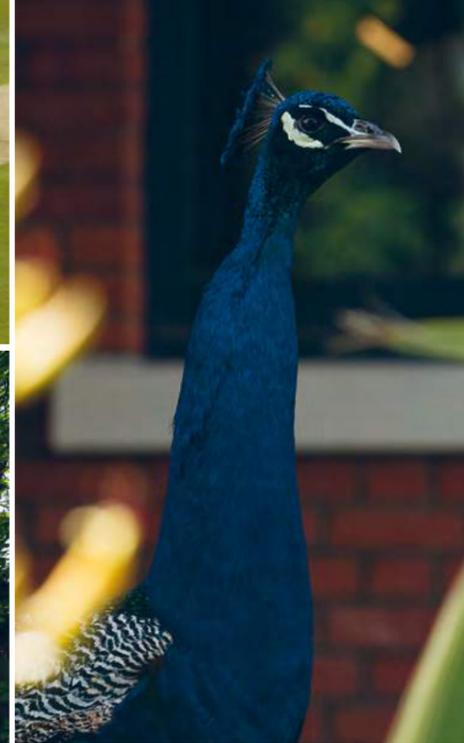
BY RAIL
Pick up the Hounslow Loop service from Kew Bridge Station (South West Trains). Destinations on this service include Waterloo, Barnes, Brentford and Hounslow.

BY ROAD
A few miles east of Kew will take you to West London's premier shopping and dining locations of Knightsbridge, whilst travelling in the opposite direction via the M4, will take you directly onto the M25. The M1 is a 20-minute journey North of Kew.

BY RIVER
River Boats leave from Kew Pier for an unlikely yet scenic route to Westminster, Richmond and Hampton Court along the River Thames.

BY AIR
The closest Airport is Heathrow and is just 17 miles away.





Set alongside the River Thames, St Georges is located in the London suburb of Kew in Richmond upon Thames.

This area is known famously for the Royal Botanic Gardens – now a World Heritage Site – and boasts 300 acres of beautifully kept land and gardens. Amongst its attractions is Queen Charlotte’s Cottage. Dating back to the 18th Century, this incredible thatched cottage is a British treasure.





Kew and neighbouring Richmond are champions of great restaurants, shops, schools, architecture and open spaces. There is an incredible community atmosphere and it is regarded as one of London's most desirable places to live.





The open plan layout makes great use of the kitchen, dining and living spaces and works perfectly as both an entertaining and family room.

A neutral palette provides a simple backdrop for your personal touches, whilst the high-end appliances, fixtures and fittings add a touch of sophistication and a premium finish.



St Georges
LONDON TW8





GENERAL

- 150-year lease to each apartment
- 10-year Building Guarantee (C-R-L)
- Built to comply with all current building regulations
- The building is highly insulated, and requires much less heating than most other similar buildings, with the benefit of lower heating bills
- Paxton Net 2 Video entry system providing secure entry to the building allowing access with keyless fobs or a personal code to communal entrance to the apartments
- CCTV covering the internal and external areas of the building
- White Oak 2 Stile veneered doors
- Walls & ceilings finished in white matt emulsion
- Square edged skirting & architraves finished in 'off white' acrylic eggshell
- Fitted frosted glass sliding wardrobes to principal bedrooms, fitted with shelf and rail
- One passenger lifts serving all above ground apartments
- Private gardens to ground floor units and roof terraces to the top floor apartments (where indicated on floorplan)
- Original Church Features retained wherever possible.

HEATING & COOLING

- Heating - will be provided throughout by underfloor heating powered via an energy efficient external heat pump. Bathrooms are complemented with electrically heated towel rails.
- Water - the property will be complete with a hot water cylinder powered via an energy efficient external heat pump and complete with immersion elements for added boost.
- Cooling - Bedrooms and living rooms will feature a background comfort cooling facility.

ELECTRICAL

- Recessed lighting to kitchen, bathroom and hallway. Wall lighting to living and bedrooms
- Brushed Stainless Steel sockets & switches (white sockets & switches used in 'out of sight' positions)
- Rako Digital Lighting system
- Low energy light fittings
- Pre-wired to accept Sky+, Virgin, Freeview TV, telephone and DAB and FM radio to living / dining and bedrooms
- Wired for 100mb Fibre Optic Broadband (Subscription required with Hyperoptic)
- Networked with CAT 5e cabling to living / dining and bedrooms back to the service cupboard
- Mains power, battery backed up smoke detectors
- NICEIC / ECA Certified.

KITCHENS

- Matt finished, handleless contemporary kitchens
- Fully fitted with Hi-Macs Natural Acrylic Stone surfaces
- Sink unit (under mounted) with boiling water tap
- Hi-Macs Natural Acrylic Stone splash backs
- Recessed LED lighting under kitchen wall cupboards
- Siemens stainless steel appliances; oven, hob, coffee machine
- Integrated Siemens dishwasher and fridge freezer appliances and extractor
- Wine fridge
- Siemens washer / dryer located in service cupboard.

BATHROOMS

- Cast iron double ended baths
- Three way shower diverter with rain shower head, hand held shower & bath spout. (for bath set up)
- Two way shower diverter with rain shower head & hand held shower (for ensuite set up)
- Glass hinged shower screens with chrome channels
- Vanity unit
- Recessed mirrored cabinet above basin
- Wall hung WC
- Ceramic 600mm x 600mm wall tiles
- Chrome heated towel rail
- Shaver socket (within mirrored cabinet).

FLOORING

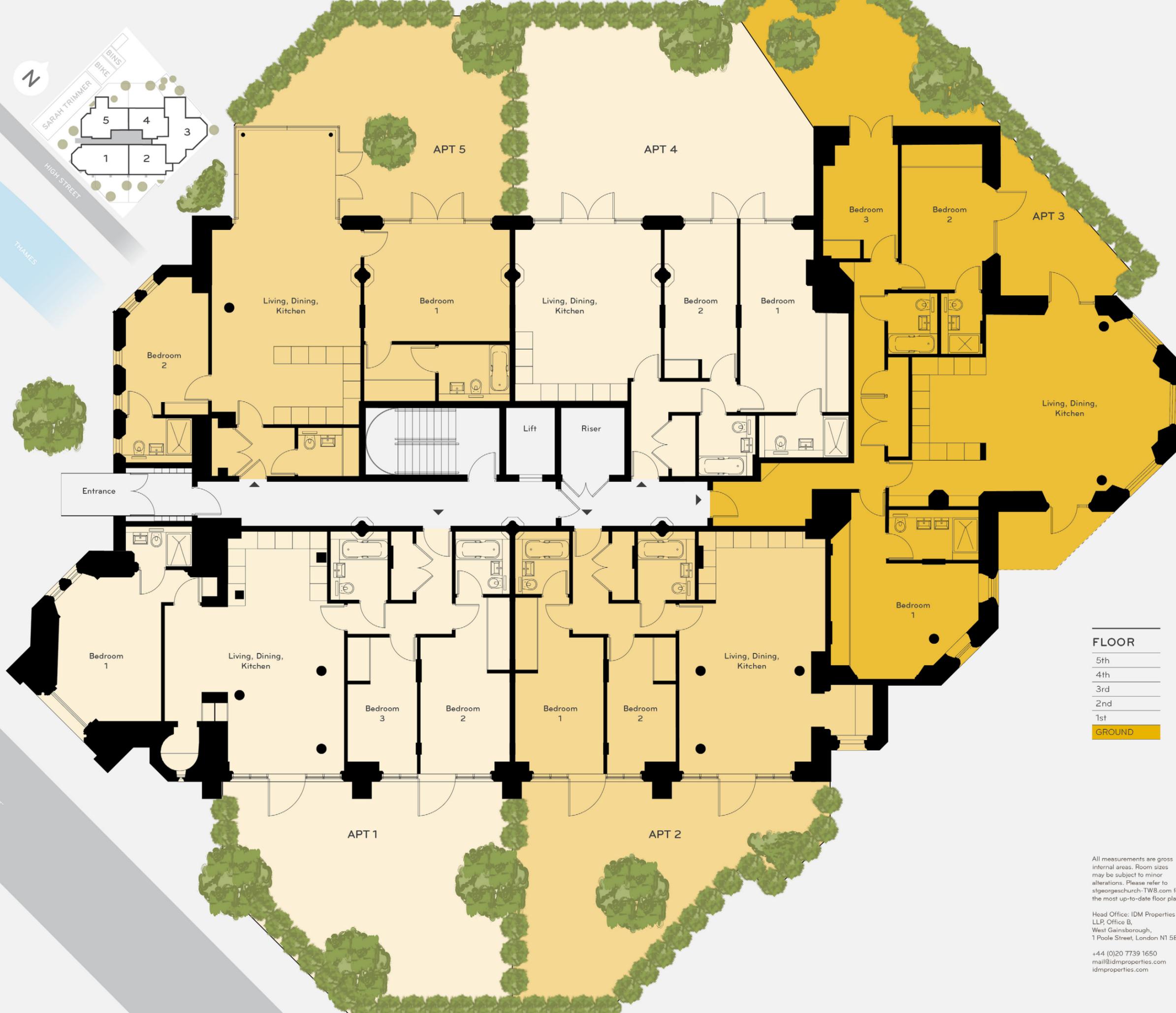
- Ceramic Tile oak effect flooring 1000mm x 200mm planks throughout main living and entrance hall and bedrooms
- Ceramic 600mm x 600mm tiled floor in bathrooms

DETAILED DESIGN

In light of our sustainability policy, the following measures have been implemented:

- Breeam Rating 'Very Good'
- Thicker walls and roofs to allow for increased u-values in excess of current regulations
- Maximised light and space to allow for more natural daylight
- High performance double glazed aluminium windows & external doors
- Bike store with CCTV monitoring and keyless fob only access
- Bin store with CCTV monitoring and keyless fob only access.





APARTMENT 1
 Total Area (112.6m², 1212.0ft²)
 Living, Dining, Kitchen
 6.2m x 8.2m (41.2m², 443.5ft²)
 Bedroom 1
 3.0m x 5.9m (16.4m², 176.5ft²)
 Bedroom 2
 2.4m x 4.5m (10.6m², 114.1ft²)
 Bedroom 3
 3.5m x 4.8m (17.8m², 191.6ft²)
 ENERGY EFFICIENCY RATING 79C
 ENVIRONMENTAL IMPACT (CO₂) 80C

APARTMENT 2
 Total Area (89.8m², 966.6ft²)
 Living, Dining, Kitchen
 5.0m x 8.2m (37.5m², 403.6ft²)
 Bedroom 1
 3.0m x 5.9m (16.3m², 175.5ft²)
 Bedroom 2
 2.4m x 4.5m (10.4m², 111.9ft²)
 ENERGY EFFICIENCY RATING 80C
 ENVIRONMENTAL IMPACT (CO₂) 82B

APARTMENT 3
 Total Area (132.4m², 1425.1ft²)
 Living, Dining, Kitchen
 8.8m x 6.0m (49.1m², 528.5ft²)
 Bedroom 1
 2.6m x 3.8m (9.6m², 103.3ft²)
 Bedroom 2
 3.2m x 4.9m (14.8m², 159.3ft²)
 Bedroom 3
 5.0m x 4.0m (19.9m², 214.2ft²)
 ENERGY EFFICIENCY RATING 74C
 ENVIRONMENTAL IMPACT (CO₂) 76C

APARTMENT 4
 Total Area (83.5m², 898.8ft²)
 Living, Dining, Kitchen
 5.0m x 5.9m (28.8m², 310.0ft²)
 Bedroom 1
 2.5m x 5.1m (12.8m², 137.8ft²)
 Bedroom 2
 3.7m x 6.3m (19.8m², 213.1ft²)
 ENERGY EFFICIENCY RATING 78C
 ENVIRONMENTAL IMPACT (CO₂) 79C

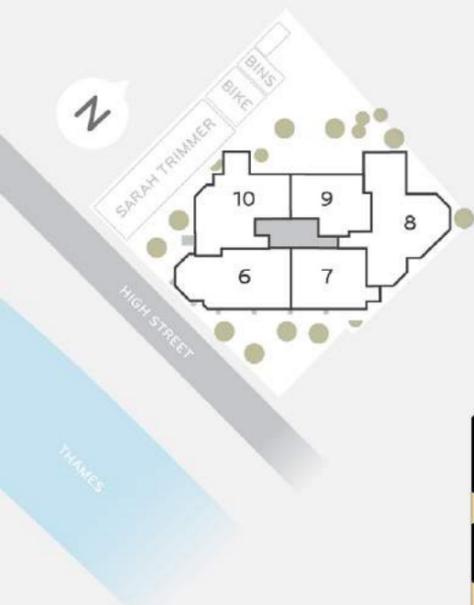
APARTMENT 5
 Total Area (103.5m², 1114.1ft²)
 Living, Dining, Kitchen
 5.1m x 10.1m (45.4m², 488.7ft²)
 Bedroom 1
 2.7m x 4.5m (11.7m², 125.9ft²)
 Bedroom 2
 5.0m x 3.9m (19.2m², 206.7ft²)
 ENERGY EFFICIENCY RATING 73C
 ENVIRONMENTAL IMPACT (CO₂) 75C

- FLOOR**
- 5th
 - 4th
 - 3rd
 - 2nd
 - 1st
 - GROUND**

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to stgeorgeschurch-TW8.com for the most up-to-date floor plans.

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FLOOR
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APARTMENT 6	
Total Area (108.5m ² , 1167.9ft ²)	
Living, Dining, Kitchen 9.1m x 8.2m (54.9m ² , 590.9ft ²)	
Bedroom 1 3.1m x 4.5m (16.4m ² , 176.5ft ²)	
Bedroom 2 3.2m x 4.2m (14.0m ² , 150.7ft ²)	
ENERGY EFFICIENCY RATING	82B
ENVIRONMENTAL IMPACT (CO ₂)	84B

APARTMENT 7	
Total Area (85.9m ² , 924.6ft ²)	
Living, Dining, Kitchen 4.2m x 8.2m (32.6m ² , 350.9ft ²)	
Bedroom 1 3.0m x 4.5m (16.2m ² , 174.4ft ²)	
Bedroom 2 3.1m x 4.2m (13.8m ² , 148.5ft ²)	
ENERGY EFFICIENCY RATING	84B
ENVIRONMENTAL IMPACT (CO ₂)	85B

APARTMENT 8	
Total Area (131.3m ² , 1413.3ft ²)	
Living, Dining, Kitchen 8.8m x 5.9m (47.9m ² , 515.6ft ²)	
Bedroom 1 2.5m x 3.8m (9.4m ² , 101.2ft ²)	
Bedroom 2 2.7m x 4.9m (13.0m ² , 139.9ft ²)	
Bedroom 3 5.1m x 4.1m (21.9m ² , 235.7ft ²)	
ENERGY EFFICIENCY RATING	77C
ENVIRONMENTAL IMPACT (CO ₂)	79B

APARTMENT 9	
Total Area (83.5m ² , 898.8ft ²)	
Living, Dining, Kitchen 5.0m x 5.9m (28.8m ² , 310.0ft ²)	
Bedroom 1 2.5m x 5.1m (12.9m ² , 138.9ft ²)	
Bedroom 2 3.7m x 6.3m (19.8m ² , 213.1ft ²)	
ENERGY EFFICIENCY RATING	81B
ENVIRONMENTAL IMPACT (CO ₂)	83B

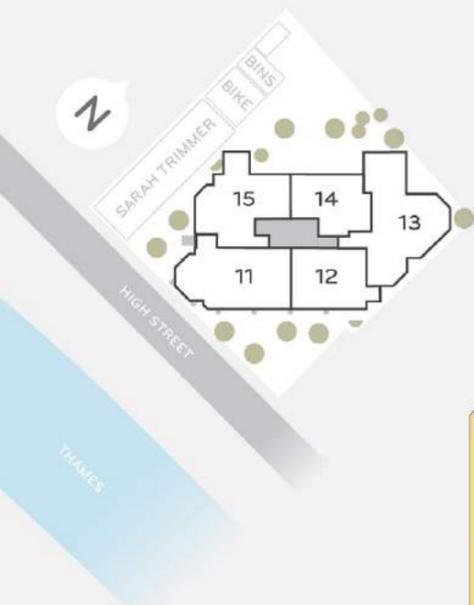
APARTMENT 10	
Total Area (113.4m ² , 1220.6ft ²)	
Living, Dining, Kitchen 8.0m x 6.2m (43.1m ² , 463.9ft ²)	
Bedroom 1 4.1m x 3.1m (18.5m ² , 199.1ft ²)	
Bedroom 2 5.0m x 3.9m (21.6m ² , 232.5ft ²)	
ENERGY EFFICIENCY RATING	78C
ENVIRONMENTAL IMPACT (CO ₂)	80C

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GROUND

APARTMENT 11	
Total Area (109.4m ² , 1177.6ft ²)	
Living, Dining, Kitchen 9.6m x 8.3m (55.2m ² , 594.2ft ²)	
Bedroom 1	3.1m x 4.3m (16.4m ² , 176.5ft ²)
Bedroom 2	3.2m x 4.2m (14.0m ² , 150.7ft ²)
ENERGY EFFICIENCY RATING	82B
ENVIRONMENTAL IMPACT (CO ₂)	83B

APARTMENT 12	
Total Area (85.5m ² , 920.3ft ²)	
Living, Dining, Kitchen 4.2m x 8.2m (32.4m ² , 348.8ft ²)	
Bedroom 1	3.1m x 4.3m (16.2m ² , 174.4ft ²)
Bedroom 2	3.1m x 3.5m (13.8m ² , 148.5ft ²)
ENERGY EFFICIENCY RATING	85B
ENVIRONMENTAL IMPACT (CO ₂)	86B

APARTMENT 13	
Total Area (129.7m ² , 1396.1ft ²)	
Living, Dining, Kitchen 8.9m x 5.9m (44.4m ² , 477.9ft ²)	
Bedroom 1	5.5m x 4.9m (24.5m ² , 263.7ft ²)
Bedroom 2	5.2m x 3.9m (21.2m ² , 228.2ft ²)
ENERGY EFFICIENCY RATING	75C
ENVIRONMENTAL IMPACT (CO ₂)	77C

APARTMENT 14	
Total Area (83.9m ² , 903.1ft ²)	
Living, Dining, Kitchen 5.0m x 5.9m (29.0m ² , 312.2ft ²)	
Bedroom 1	2.5m x 4.5m (12.8m ² , 137.8ft ²)
Bedroom 2	3.7m x 6.3m (20.0m ² , 215.3ft ²)
ENERGY EFFICIENCY RATING	80C
ENVIRONMENTAL IMPACT (CO ₂)	81B

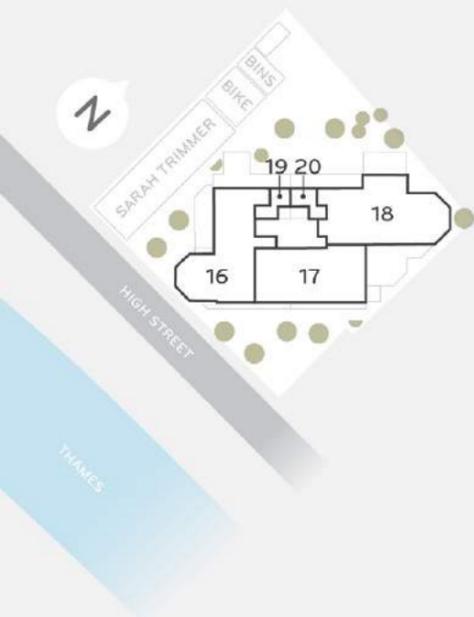
APARTMENT 15	
Total Area (89.8m ² , 966.6ft ²)	
Living, Dining, Kitchen 5.4m x 6.9m (31.5m ² , 339.1ft ²)	
Bedroom 1	4.3m x 3.0m (13.5m ² , 145.3ft ²)
Bedroom 2	5.0m x 3.7m (18.6m ² , 200.2ft ²)
ENERGY EFFICIENCY RATING	75C
ENVIRONMENTAL IMPACT (CO ₂)	77C

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FLOOR
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APARTMENT 16	
Total Area (115.5m ² , 1243.2ft ²)	
Living, Dining, Kitchen 10.4m x 6.0m (48.7m ² , 524.2ft ²)	
Bedroom 1	4.2m x 3.5m (14.7m ² , 158.2ft ²)
Bedroom 2	5.4m x 2.9m (15.8m ² , 170.1ft ²)
ENERGY EFFICIENCY RATING	79C
ENVIRONMENTAL IMPACT (CO ₂)	80C

APARTMENT 17	
Total Area (116.5m ² , 1254.0ft ²)	
Living, Dining, Kitchen 5.1m x 7.9m (40.1m ² , 431.6ft ²)	
Bedroom 1	2.2m x 4.1m (8.9m ² , 95.8ft ²)
Bedroom 2	3.5m x 4.1m (14.3m ² , 153.9ft ²)
Bedroom 3	4.3m x 5.3m (31.4m ² , 338.0ft ²)
ENERGY EFFICIENCY RATING	73C
ENVIRONMENTAL IMPACT (CO ₂)	75C

APARTMENT 18 (DUPLEX)	
Total Area (131.8m ² , 1418.7ft ²)	
Living, Dining, Kitchen 9.5m x 6.1m (54.7m ² , 588.8ft ²)	
Bedroom 1	4.2m x 3.3m (15.0m ² , 161.5ft ²)
Bedroom 2	3.6m x 3.1m (13.6m ² , 146.4ft ²)
ENERGY EFFICIENCY RATING	76C
ENVIRONMENTAL IMPACT (CO ₂)	78C

APARTMENT 19 (TRIPLEX)	
Total Area (112.7m ² , 1213.1ft ²)	
Living, Dining, Kitchen 5.0m x 6.8m (32.6m ² , 350.9ft ²)	
Bedroom 1	5.1m x 3.4m (17.5m ² , 188.4ft ²)
Bedroom 2	3.5m x 3.1m (10.8m ² , 116.3ft ²)
Bedroom 3	5.0m x 3.4m (12.3m ² , 132.4ft ²)
ENERGY EFFICIENCY RATING	78C
ENVIRONMENTAL IMPACT (CO ₂)	79C

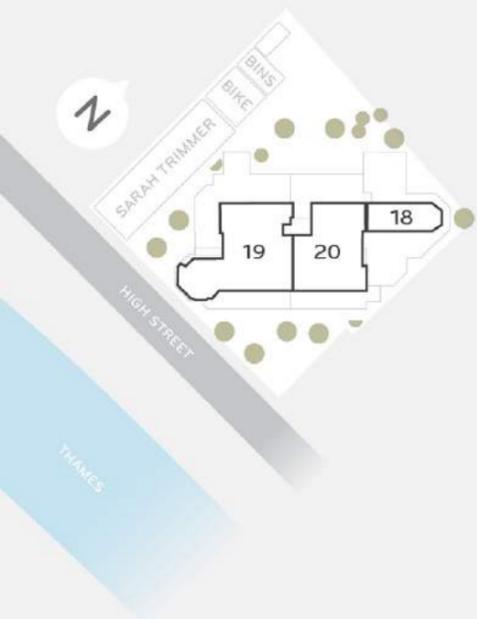
APARTMENT 20 (DUPLEX)	
Total Area (163.6m ² , 1761.0ft ²)	
Living, Dining, Kitchen 11.6m x 6.9m (58.0m ² , 624.3ft ²)	
Bedroom 1	3.3m x 4.4m (18.1m ² , 194.8ft ²)
Bedroom 2	3.0m x 2.9m (7.8m ² , 84.0ft ²)
ENERGY EFFICIENCY RATING	76C
ENVIRONMENTAL IMPACT (CO ₂)	78C

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ENVIRONMENTAL IMPACT (CO₂) 78C

APARTMENT 19 (TRIPLEX)
Total Area (112.7m², 1213.1ft²)

Living, Dining, Kitchen
5.0m x 6.8m (32.6m², 350.9ft²)

Bedroom 1
5.1m x 3.4m (17.5m², 188.4ft²)

Bedroom 2
3.5m x 3.1m (10.8m², 116.3ft²)

Bedroom 3
5.0m x 3.4m (12.3m², 132.4ft²)

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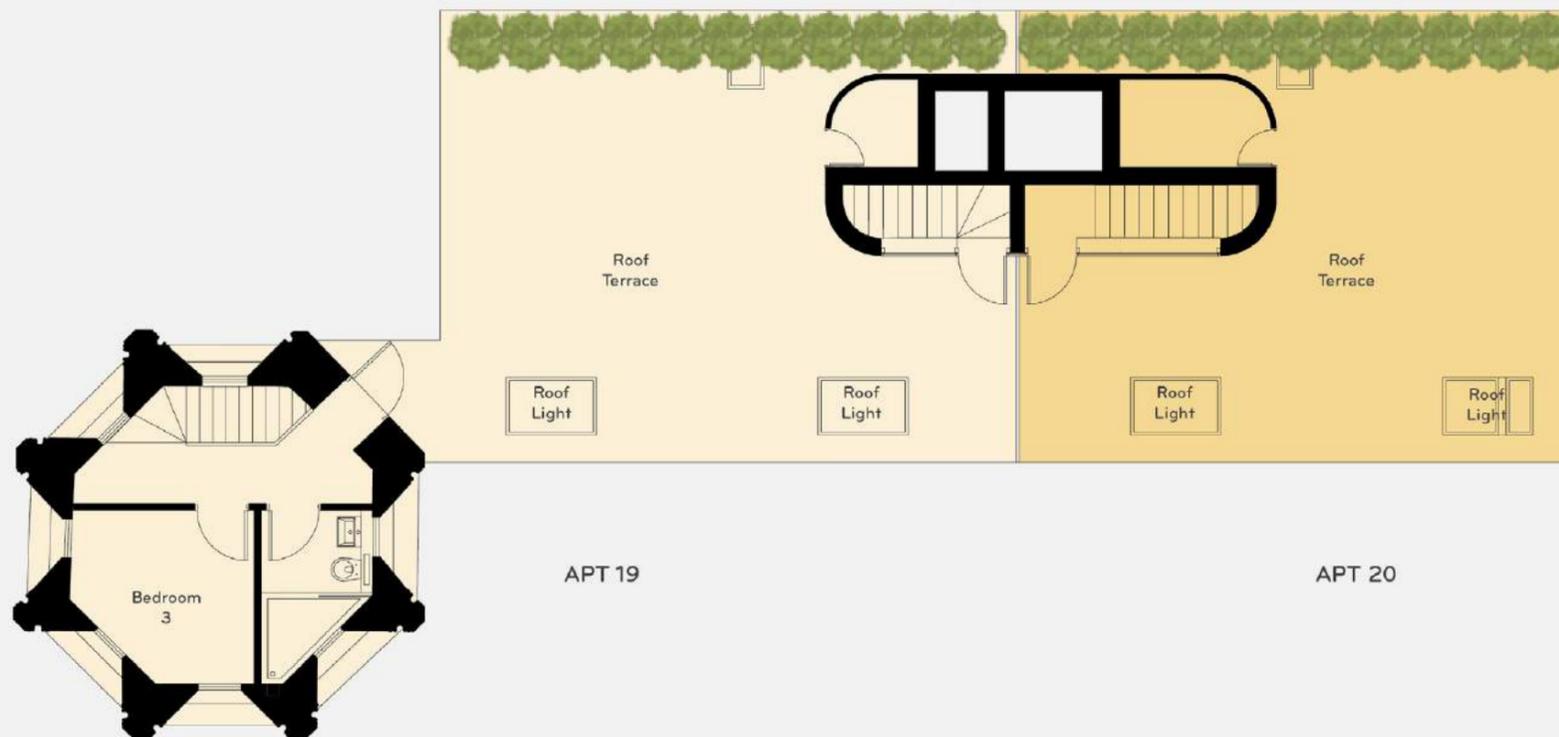
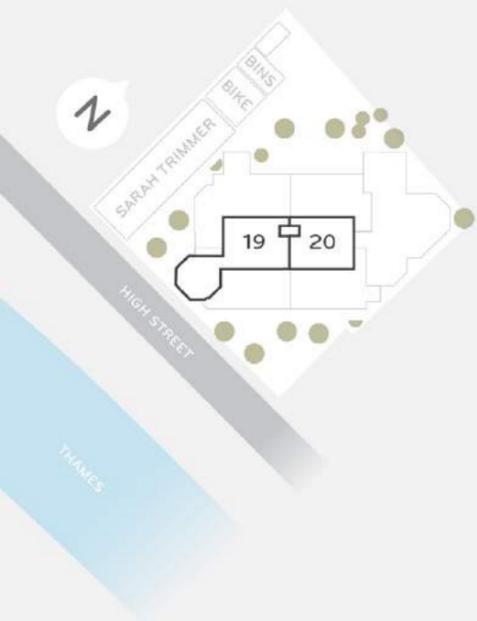
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Bedroom 1
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Bedroom 3
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IDM's design and development team



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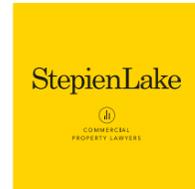
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IDM's recent developments

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London SE5 0TF



CHANNELSEA HOUSE
Canning Road, Stratford
London E15 3ND



ADA STREET
London E8 4QU



MARZELL HOUSE
North End Road,
London W14 9PP



WADDON HOUSE
Stafford Road,
Wallington CR0 4NN



DUMAYNE HOUSE
Fox Lane,
London N13 4AB



OXFORD HOUSE
Hammersmith Bridge
Road, London W6 9DB



WHITTINGTON HOUSE
Holloway Road,
London N19 3JQ

IDM group of companies



IDM is a property services operation which encompasses Property Investment & Property Development.

IDM aims to bring above average return on investments for all stakeholders. This core objective is achieved through all our divisions, each complementary to one another. By utilising our 40 years'+ experience in property development, our mission is to deliver excellent value to our customers by providing high quality developments in which people can work, live and play.

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With the volume of property that IDM develop and sell we have our own agency that deals with all our sales as well as third party instructions. If you are looking at an investment property IDM will be able to offer a full service arranging the letting of your property once you have completed the purchase.

mail@idmestates.com
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IDM's Property Management department will take on the management of any sized buildings from a single flat for a private landlord to freeholds of large mixed use buildings. We offer a complete range of property services for residential property owners, landlords and developers. IDM always retain the freeholds of our own developments and carry out the block management once the development has been completed.

If you are looking at an investment property IDM will be able to offer a full service carrying out the management of your property once you have completed the purchase.

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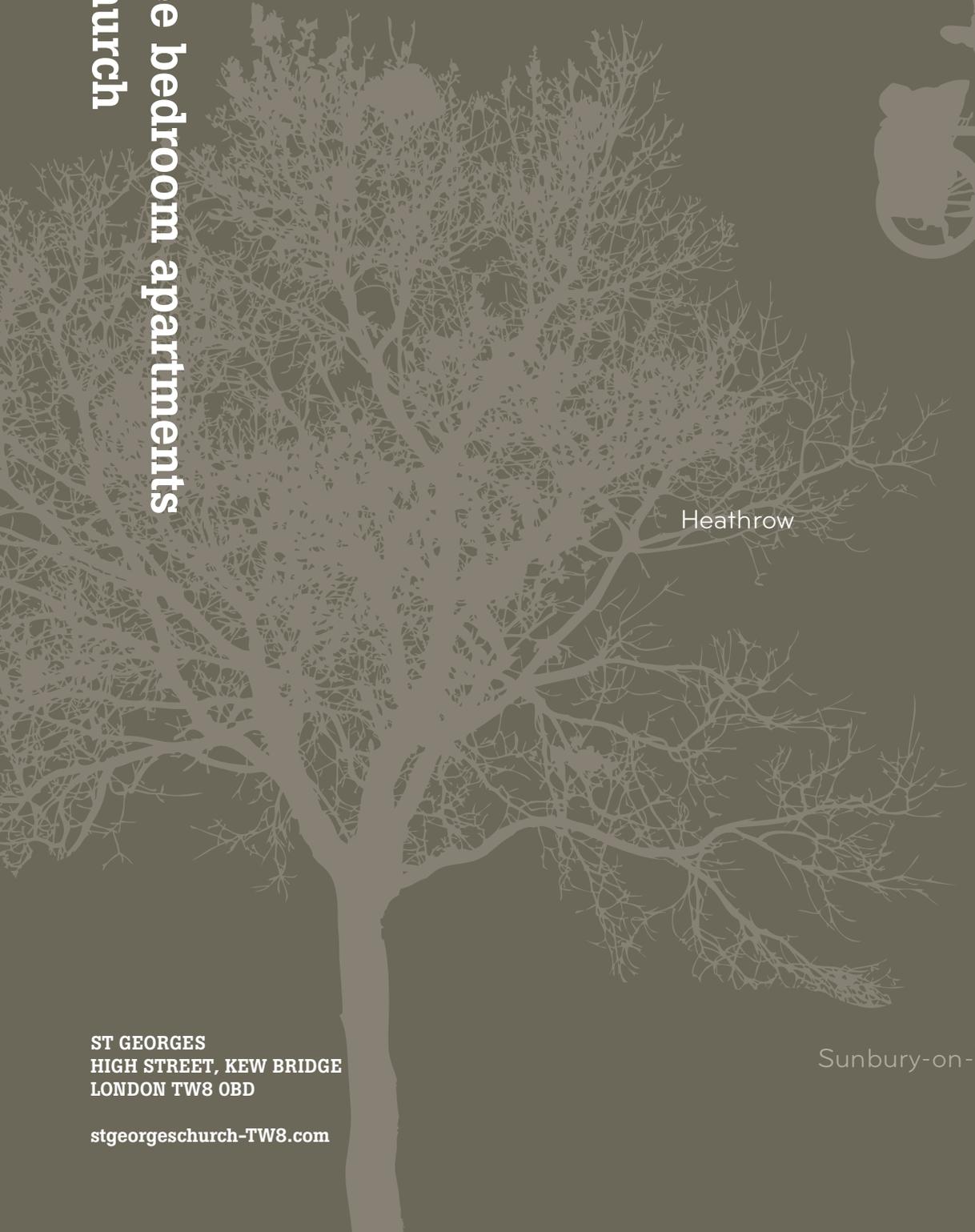
IDM Interiors offers a wide range of furniture solutions for residential properties. Whether you are investors requiring a complete package for fully furnished rental properties or you simply need a sofa for your new home, we offer a tailored service based on your individual needs.

IDM can also offer a bespoke interior design service to inspire you and help you achieve your vision for your home.

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The photographs used on the specification pages of this brochure are for illustrative purposes only and show typical interiors of IDM's Developments.

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