COUNTY HALL KINGSTON

A Living Legacy

DISCOVER LIFE IN HISTORIC SETTINGS

LONDON SQUARE

The Next Chapter

A preservation of history. A space for modern living.

London Square presents County Hall Kingston, a rare opportunity to live within the sensitively restored former Surrey County Hall, complemented by a striking collection of contemporary new-build homes.

Offering studios, one, two and three-bedroom apartments and duplexes, County Hall Kingston (CHK) blends historic character with modern comfort.

Set in the heart of Kingston, residents enjoy a riverside town rich in culture, green spaces, shopping and dining — all with excellent connections to London and beyond.

COUNTY HALL
KINGSTON

At Home in Kingston

CHK proudly stands in Kingston upon Thames. Here, riverside walks are part of daily life, while the local historic marketplace keeps the area's heritage alive.

This vibrant South West London town blends historic landmarks with an abundance of shops, restaurants and cultural venues — offering a world of discovery just under 30 minutes from central London.


Computer Generated Image

Timeless Heritage, Striking Modernity.


Computer Generated Image

Beside a meticulously restored Grade II* listed landmark, thoughtfully designed, contemporary new-build homes offer the perfect blend of classic architecture and modern design — creating a truly distinctive place to live.

Grade II* listed status is reserved for buildings of exceptional architectural and historic interest. As of 2024, CHK is one of only around 22,000 buildings listed for their outstanding features in this way — making it among the nation's most significant heritage properties.



Computer Generated Image

The new-build apartments at CHK are defined by thoughtful layouts, high-quality finishes and a design approach that complements their historic surroundings. Many feature private balconies — some overlooking landscaped gardens, others offering views across the town — creating a connection to the setting beyond your front door.

Architects Rolfe Judd have seamlessly linked the new and heritage buildings through considered design. Subtle references to the classical architecture of the development's historic building are woven into the contemporary structures, while their clean lines and modern detailing reflect the evolving character of Kingston upon Thames.

An Iconic Building

Between 1893 and 2020, this landmark building stood as the impressive stage for important conversations and the major decisions that shaped the Surrey area. Now, it is being sensitively refurbished into a collection of sophisticated apartments with amenities to match.

Commissioned following the 1888 Local Government Act — which reshaped how communities across England were represented — the building was designed in a classical style by architect Charles Henry Howell. It was built on two acres of land facing Grove Road, later renamed Penrhyn Road in honour of the first chairman.





Echoes of the Past

In the decades after its opening, the building evolved through a series of considered extensions, including the Ashcombe Block — rebuilt in 1953 by architect Vincent Harris. Its name honours the resilience of this landmark, its enduring character shaped during a pivotal chapter in London's history.

The ongoing expansions have created a striking arrangement of two quadrangles, with architecture spanning from 1893 to 1982. Rising above the courtyards, the clocktower — complete with belfry and dome — remains one of Kingston's most recognisable landmarks.

Within these storied walls are rooms where Surrey's direction was once shaped. Faithfully preserved, they take the dialogue between past and present beyond architecture alone, providing an atmospheric backdrop for ITV and Netflix productions, including Midsomer Murders, Poirot, Call the Midwife and Downton Abbey, and more.

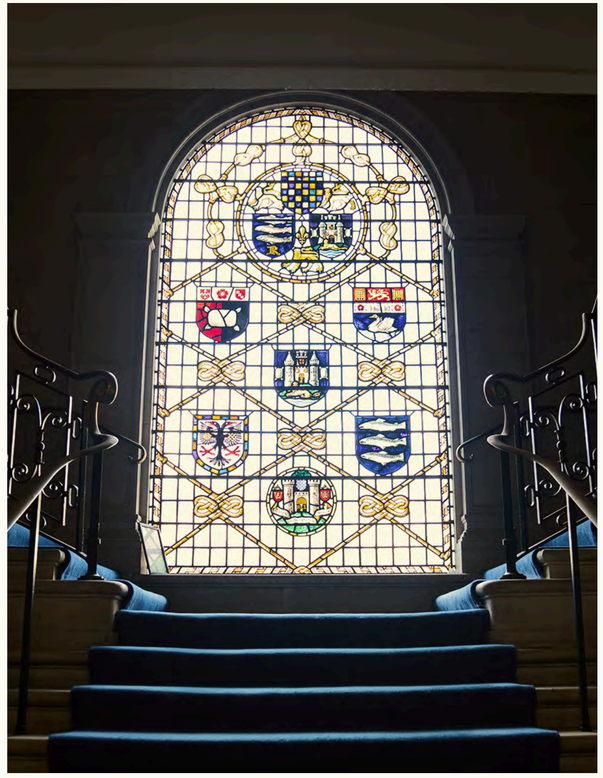
Classical Style

Within select apartments, the communal spaces, and — available for hire via external providers — the commercial rooms of the Belfry Court building, you'll discover details that speak of CHK's rich and influential past.

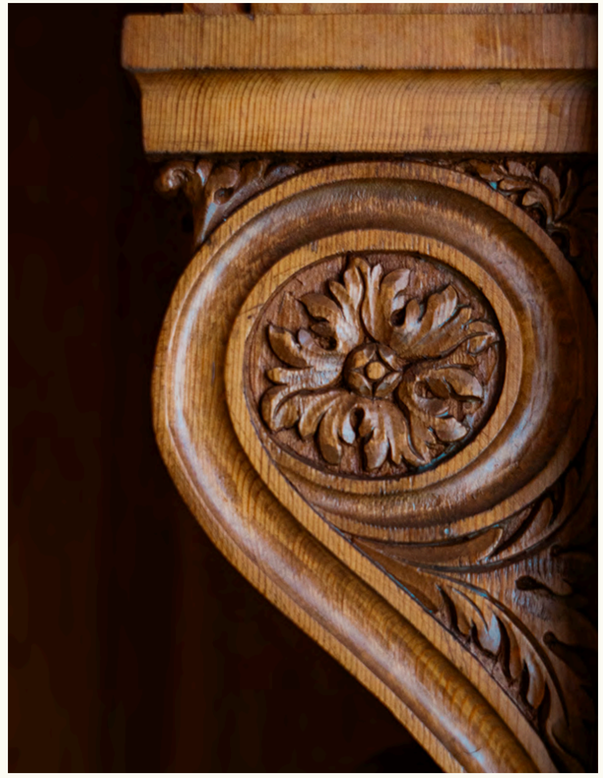
Burr walnut panelling lines the former chairman's office, with door surrounds carved in acanthus leaves and forget-me-nots. In a neighbouring chamber, a coffered timber ceiling showcases heraldic shields, each representing one of Surrey's historic districts and boroughs.

At ground level, a marble mosaic floor edged with a Greek key pattern frames an intricate monogram, while the imperial staircase rises beneath a decorative stained-glass window by The Guildford Glass Works — its panels bearing the seals and arms of Kingston upon Thames, Richmond, Guildford and more.









Through the Ages

Kingston's story, from a market town in the 1200s to joining Greater London in 1965, underscores the town's remarkable and evolving legacy.

1200s

KINGSTON IS ESTABLISHED AS A MARKET TOWN

1441

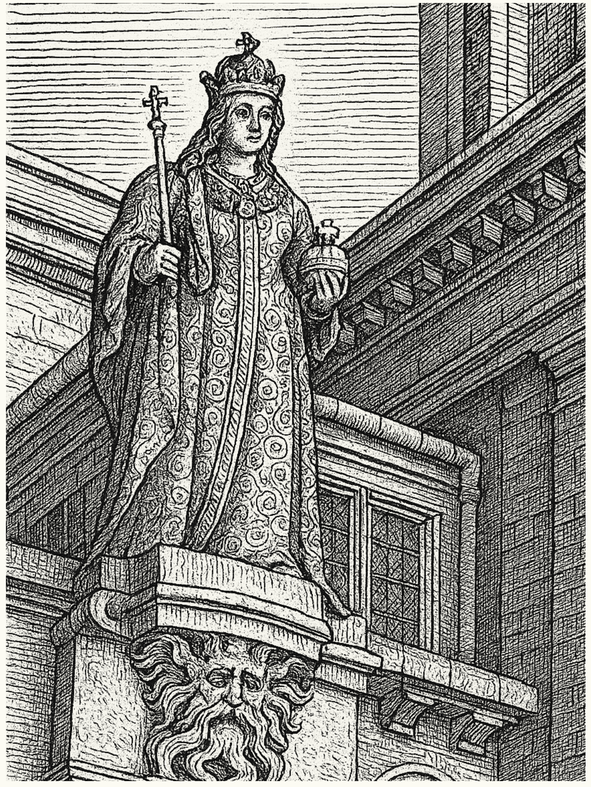
KINGSTON BECOMES AN ANCIENT BOROUGH

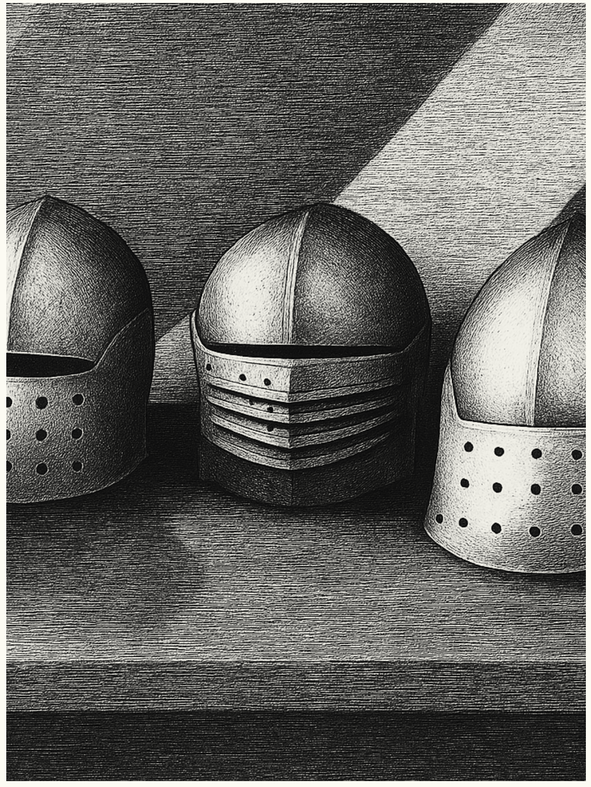
1927

KINGSTON FORMALLY BECOMES A ROYAL BOROUGH, WHEN KING GEORGE V GRANTED THE TITLE TO THE MUNICIPAL BOROUGH OF KINGSTON-UPON-THAMES

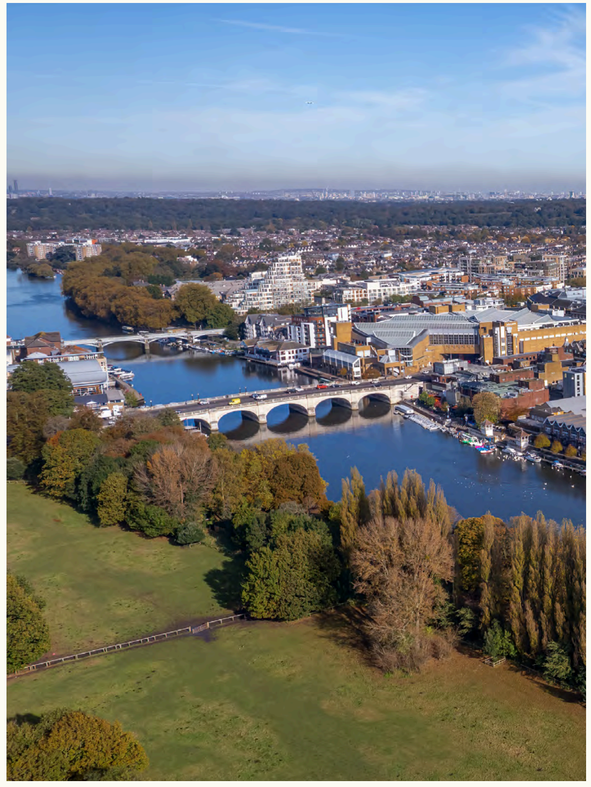
1965

KINGSTON BECOMES PART OF GREATER LONDON









History, at Every Corner

Kingston sits in the Royal Borough of Kingston upon Thames, the oldest of England's four royal boroughs. It was established as a bustling market town in the 12th Century, and subsequently became the famed coronation site for as many as seven Saxon Kings.

The coronations are immortalised by the Coronation Stone, located near the enchanting Clattern Bridge — London's oldest surviving bridge which today forms part of Kingston's dynamic high street. The name 'Kingston' is also wrapped in royal connotations, having derived from the word 'Cyningestun', meaning royal farm or estate.



Hawker Hurricane aircrafts were built in Kingston

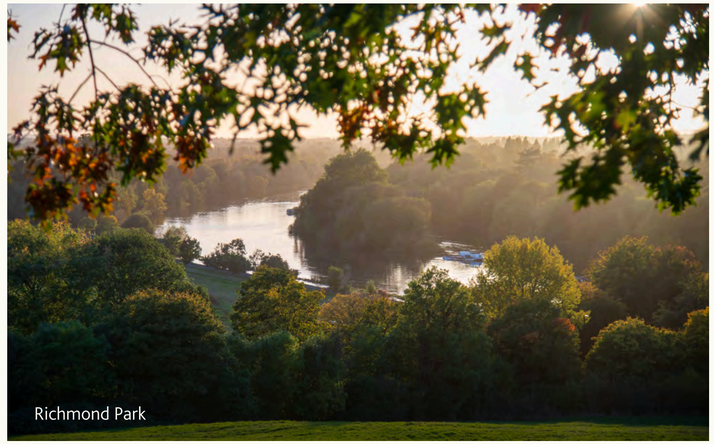
In more recent history, 2022 marked 110 years since the founding of Kingston upon Thames' first aircraft factory by aviation pioneer Tommy Sopwith. Playing a pivotal role in British aviation, no other town has contributed more to the nation's fighter aircraft legacy.


Coronation Stone, Kingston upon Thames


Clattern Bridge



Hampton Court Palace



Richmond Park

Walk Into the Past

A 12-minute drive from County Hall Kingston lies the majestic Hampton Court Palace. Originally built for Cardinal Thomas Wosley, it later became the cherished residence of King Henry VIII.

Richmond Park — London's largest Royal Park — offers a glimpse into the historic grounds once enjoyed by past monarchs. Reached within an 8-minute drive, this vast green expanse provides a tranquil escape brimming with wildlife, scenic views, and herds of deer.

Image courtesy of Kingston First

Explore and Discover

From the ancient market to the serene riverside, uncover all that Kingston and its surrounding areas have to offer. Its dynamic retail scene meets endless opportunities to experience nature, history and the arts.



Kingston
Market Place



Rose
Theatre



The
Riverside



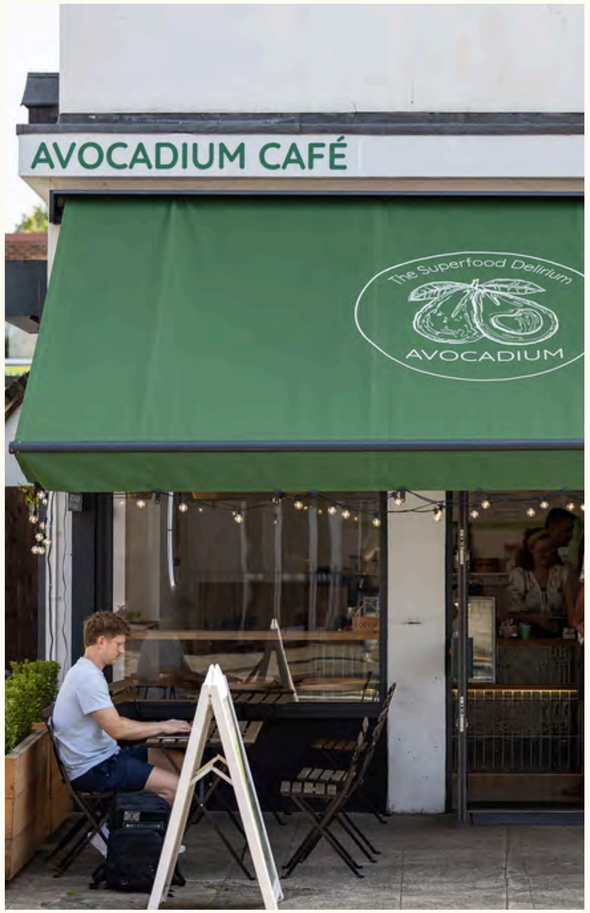
“Out of Order”
Phone box

Enticing Eateries

Whether sipping coffee in a quaint café or enjoying lunch in a riverside restaurant, Kingston presents an abundance of dining options and cuisines.



Megan's Restaurant



Avocadium Café



ICON Coffee & Brunch House



Mimosa Coffee Shop

A Dynamic Retail Scene

Kingston is one of the UK's largest retail centres, attracting 18 million visitors a year.

The historic market place brims with stalls selling jewellery, fresh flowers and global flavours — blending heritage charm with contemporary style.

And, known locally as a *mini Bond Street*, the renowned Bentall Centre sits at the heart of shopping in Kingston. One of South West London's largest shopping destinations, the department store houses over 1000 brands – from high-street to designer – in boutiques that span four floors.



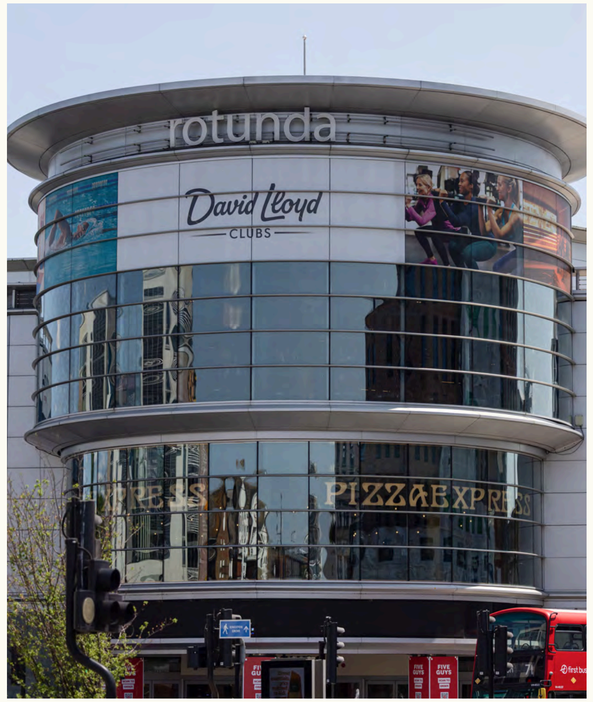
Bentall Centre

Standing at the heart of Kingston's vibrant high street, the Bentall Centre spans four floors and is home to around 55 stores. Here you'll find everything from well-known designer brands to high-street favourites, alongside the much-loved Fenwick department store, toy shops and tempting eateries.



John Lewis

The best high streets in Britain would be incomplete without a John Lewis. Originally founded in 1864, this versatile and convenient department store allows you to step between electronic, beauty, clothing and home furnishing offerings.



Rotunda

Alongside the Bentall Centre, Kingston offers a wealth of attractions to enjoy. The Rotunda entertainment complex is home to a multi-screen cinema, popular restaurants and a David Lloyd health club, while the surrounding streets are lined with cafés, bars and dining spots to suit every taste.

Perfectly Positioned

LIFESTYLE

1. THE ROSE THEATRE — 8 MIN WALK
2. OUT OF ORDER — 12 MIN WALK
3. GOBOAT KINGSTON — 12 MIN WALK
4. KINGSTON MUSEUM — 12 MIN WALK
5. ODEON CINEMA — 15 MIN WALK
6. THAMES SAILING CLUB — 14 MIN WALK
7. DAVID LLOYD CLUBS — 16 MIN WALK
8. HAMPTON COURT PARK — 16 MIN WALK

EATERIES

9. AVOCADIUM CAFÉ — 6 MIN WALK
10. OLD LONDON ROAD CAFÉ — 14 MIN WALK
11. LALLAPOLOSA BAKING COMPANY — 6 MIN WALK
12. ICON COFFEE & BRUNCH HOUSE — 22 MINS WALK
13. MIMOSA COFFEE SHOP — 9 MIN WALK
14. MEGAN'S RESTAURANT — 9 MIN WALK
15. GAIL'S BAKERY — 10 MIN WALK
16. BROWNS BRASSERIE — 11 MIN WALK
17. THE FRENCH TABLE — 21 MINS WALK

SHOPPING

18. BENTALL CENTRE — 12 MIN WALK
19. KINGSTON HISTORIC MARKET — 10 MIN WALK
20. WAITROSE — 12 MIN WALK / 3 MIN DRIVE
21. MARKS & SPENCER — 12 MIN WALK / 2 MIN DRIVE
22. JOHN LEWIS & PARTNERS — 14 MIN WALK
23. SURBITON FARMER'S MARKET — 20 MIN WALK
24. SAINSBURY'S — 21 MIN WALK / 5 MIN DRIVE

EDUCATION

25. KINGSTON UNIVERSITY — 2 MIN WALK
26. KINGSTON COLLEGE — 5 MIN WALK
27. KINGSTON SCHOOL OF ART — 9 MIN WALK

DISCLAIMER: The distance and travel time estimates listed are based on data from Google Maps and are intended for general reference only.





Exceptional Education

Exceptional education is at the heart of Kingston, enriching the town's cultural and social scene.

CHK is ideally located just a short walk from Kingston College and Kingston University, with the latter ranked among the top 50 universities in the Guardian University Guide, 2023. Renowned for its education and sports courses, St Mary's University, Twickenham, sits within 2.6 miles of the residence.

All reached within a 35 minute walk, the local secondary schools give students the opportunity to define their academic paths in a dynamic town environment.

- The Kingston Academy - Outstanding
  35 min walk
- Tiffin School - Good
  35 min walk
- Tiffin Girls' School - Outstanding
  35 min walk
- Kingston Grammar School
  35 min walk

For younger minds, a range of primary schools are within easy reach, including:

- Latchmere School - Good
  35 min walk
- Fern Hill School - Outstanding
  32 min walk
- St Luke's School - Good
  23 min walk
- King Athelstan School - Good
  16 min walk
- St Agatha's Primary School
  35 min walk

Effortless City Connections

County Hall Kingston is within walking distance of Kingston railway station and Surbiton railway station. With regular services to London Waterloo, and opportunities to connect to the London Underground, accessing the city is swift and straightforward.



Kingston Rail Station

16 MIN WALK

WIMBLEDON
12 MINS
DISTRICT LINE CONNECTIONS

CLAPHAM JUNCTION*
20 MINS

VAUXHALL
25 MINS
VICTORIA LINE CONNECTIONS

WATERLOO
30 MINS
JUBILEE, NORTHERN &
VICTORIA LINE CONNECTIONS

Surbiton Rail Station

23 MIN WALK

CLAPHAM JUNCTION*
11 MINS

WIMBLEDON
7 MINS
DISTRICT LINE CONNECTIONS

VAUXHALL
20 MINS
VICTORIA LINE CONNECTIONS

WATERLOO
15 MINS
JUBILEE, NORTHERN &
VICTORIA LINE CONNECTIONS

**The nearest Underground stations — Clapham North, Clapham Common, and Clapham South — are all on the Northern Line and are approximately a 35-minute walk away.*

Source: Google Maps



Travel Your Way

As well as trains, Kingston offers a variety of transport options to suit every journey.

Cycle along scenic routes, drive on well-connected roads, or gently cruise down the River Thames.



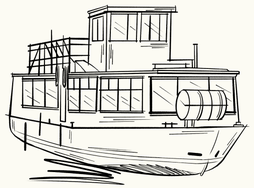
By Car

The A3 links Kingston to central London and Portsmouth, with the A309 providing fast access to the M25. Heathrow is just 10 miles away, around 35 minutes by car.



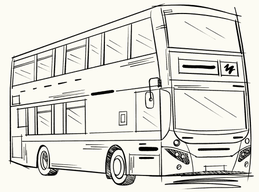
By Bike

The National Cycle Route 4 and Cycleway 28, 29 and 30 connect Kingston to South West London and beyond into England.



By Boat

Board a river boat from Kingston Town End pier and Kingston Turks pier.



By Bus

Enjoy direct routes to London’s Heathrow Airport, linking you to the rest of the world.

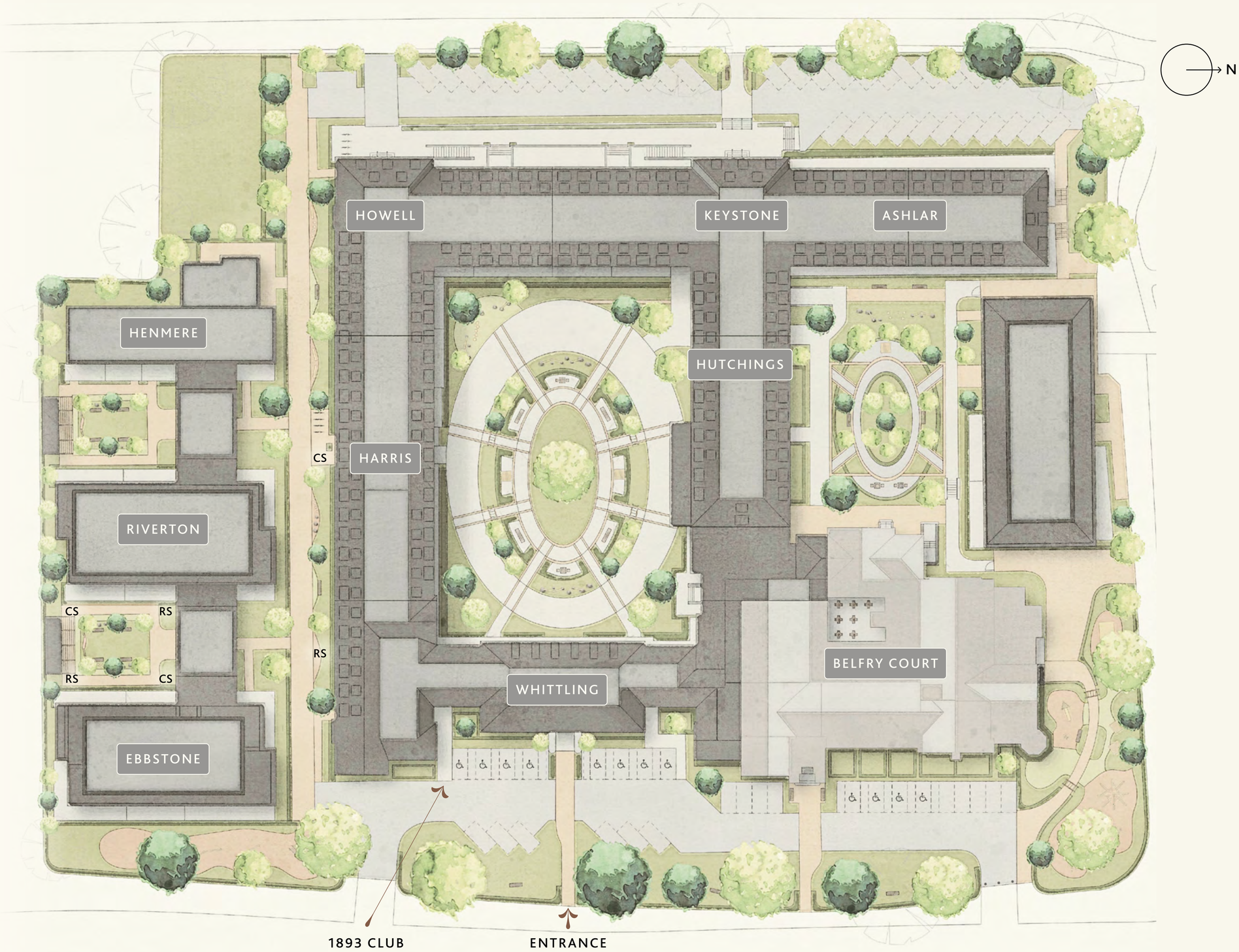
A View From Above

The contemporary new-build apartments are arranged across three striking buildings — Henmere, Riverton, and Ebbstone — their names a nod to the River Thames, whose presence has shaped Kingston for centuries.

Designed with clean, modern lines, they sit in harmony with the beautifully restored main heritage building, the distinguished period landmark.

Within this historic centrepiece, the name of each section reflects the building's own architectural character and Kingston's proud past.

The 1893 Club, home to County Hall Kingston's collection of amenities, is located within the Whittling building.



CS - CYCLE STORE

RS - REFUSE STORE

The 1893 Club

Introducing County Hall Kingston's world-class collection of amenities.

*The detailed design of some amenity spaces may be subject to change

Any Time or Day

For your ease and comfort, our concierge is at your service to manage deliveries, greet your visitors, organise transport, provide laundry services, support with bookings — and much more.

Computer Generated Image



The Games Parlour

This playful room invites you to indulge in your favourite classic and modern games. Socialise, relax, and enjoy friendly competition.



The Picture House

A relaxed, cinema-style room with plush seating and high-quality audio and video — ideal for private sport and film screenings.

*The detailed design of some amenity spaces may be subject to change

The Tasting Room

THE TASTING ROOM

An elegant space to host intimate dinners with your favourite company. Bring in a private chef, or serve your own home-cooked delicacies.

Computer Generated Image

*The detailed design of some amenity spaces may be subject to change



The Study

A sophisticated co-working environment with spacious desks, high-speed Wi-Fi, and stunning views directly into the courtyard.



The Sanctum

Find a moment's peace in this meditative and peaceful room, designed to sink you into total relaxation.

*The detailed design of some amenity spaces may be subject to change

The Balance Studio

Embrace movement in this sophisticated pilates studio equipped with reformer machines for low-impact, full-body workouts.

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*The detailed design of some amenity spaces may be subject to change

Welcome



Home

Computer Generated Image

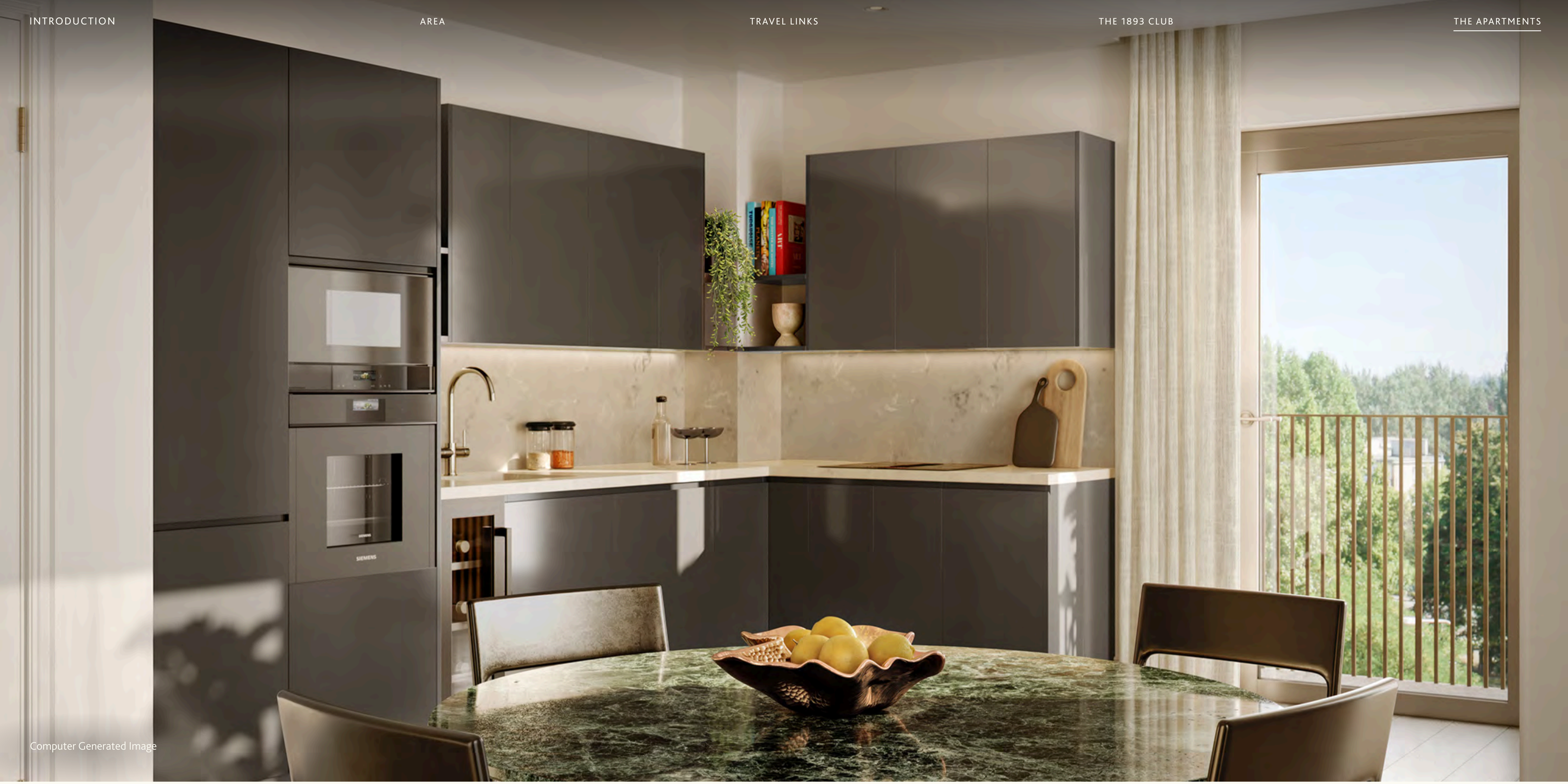


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Modern Touches

Every home at CHK is crafted to an exceptional standard. Residents can choose from two distinctive interior palettes — fresh and airy *Lumina* or the warm, deep hues of *Terra* — each tailored to complement either the contemporary new-builds or the character-rich heritage building.

Kitchens are designed with sleek, contemporary cabinetry, composite stone worktops, full-height splashbacks and Siemens appliances, complemented by a 3-in-1 boiling water tap and soft LED lighting.

Living spaces feature engineered wood flooring, calming neutral tones and bespoke wardrobes with integrated lighting, while bathrooms are finished with heated towel rails and elegant detailing.

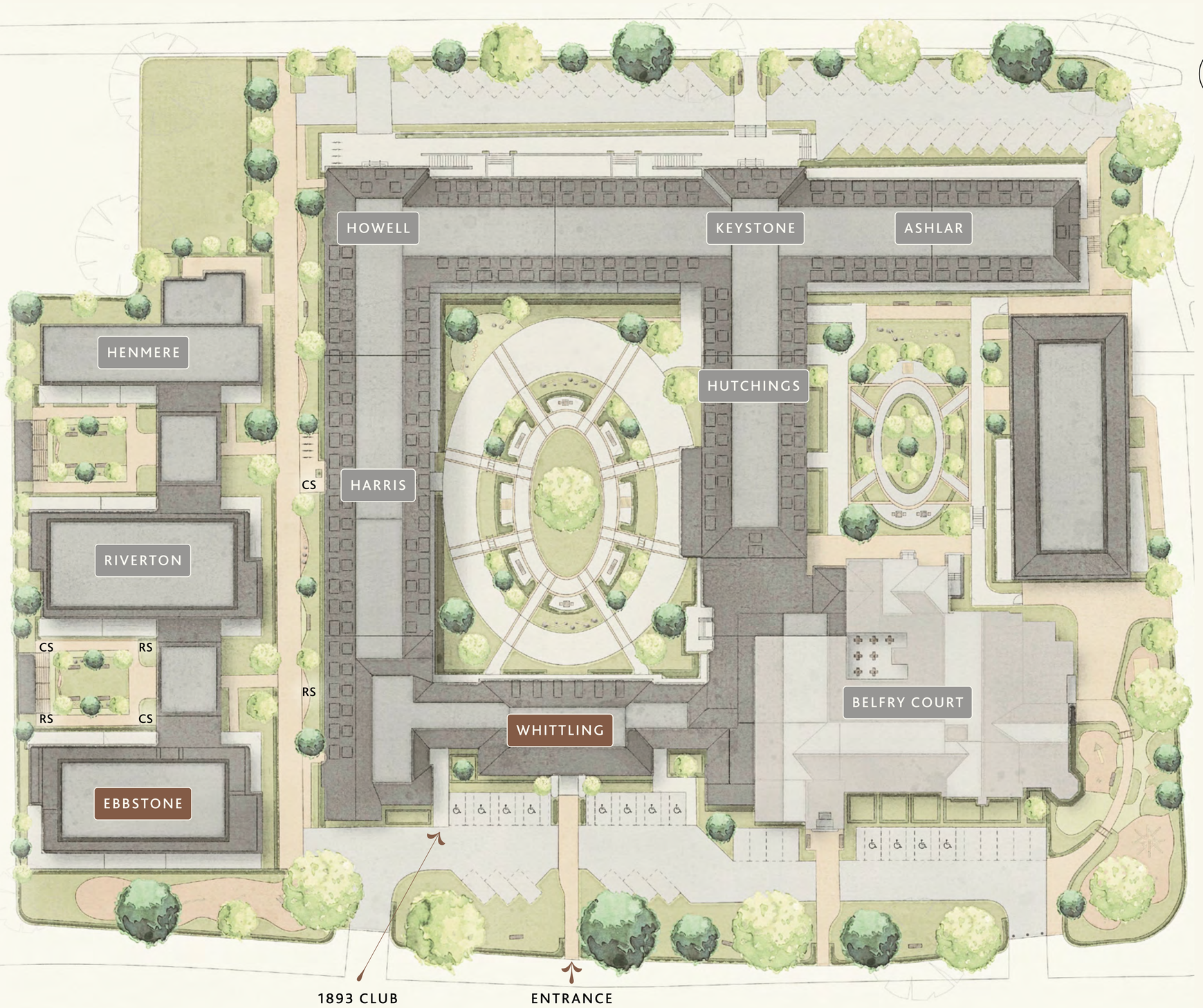
Choose Your New Home

Select any building name to explore its dedicated brochure where you'll find the apartment floorplans and specification details.

EBBSTONE

CS - CYCLE STORE

RS - REFUSE STORE





Devoted to Distinction

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares - landmarks renowned for their legacy and community.

Now part of an Aldar Company, London Square and Aldar are committed to creating world-class developments, anchored in high quality design, sustainability, and customer service excellence - building award-winning homes where people really want to live.

We are proud to be at the heart of delivering much-needed new homes and communities - revitalising forgotten, neglected corners of Greater London and beyond in key commuter locations.

We are delighted to be showcasing our outstanding expertise in the restoration and conversion of the magnificent Grade II* listed County Hall in Kingston, reviving an architectural masterpiece that will take pride of place as a coveted landmark in the Royal Borough of Kingston. Built in the classical style, its heritage is being preserved and enhanced to create a new chapter — offering a range of spectacular apartments and penthouses, alongside stylish new homes that reflect and celebrate the building's grand architectural setting.

The Royal Borough is steeped in history, close to 1,000 acres of Royal Bushy Park and Hampton Court Palace, yet Kingston continues to look forward. Over £1.5 billion has been committed to new developments in the past two years in Kingston, including a £32 million refurbishment of the area surrounding the train station, alongside one of the most successful shopping destinations in South-west London, top ranking schools at every level, including high performing grammar and independent schools, and Kingston University, a top five London institution, attracting students from all over the world.

County Hall Kingston is our third development within the Royal Borough. One of our most celebrated projects was the meticulous restoration and conversion of the Grade II listed Star and Garter on Richmond Hill — a landmark scheme that won three gold awards at the 2018 WhatHouse? Awards, including the top honours for its restoration and conversion, as well as an NHBC award for craftsmanship in recognition of the site manager's exceptional work. Building on this proven expertise, we are already working closely with existing residents, schools and businesses in Kingston, investing in the local economy and making a positive difference to people's lives — truly embodying the spirit of London Square.



ADAM LAWRENCE
CHIEF EXECUTIVE

Sustainable Living in The Capital

By embracing innovative design and prioritising sustainability, we aim to build communities where people want to live, now and in the future.

SOCIAL

We focus our efforts on building sustainable communities as they are at the heart of who we are and what we do.

We are proud to be a Living Wage Employer and accredited with the Greater London Authority's good work standard.

ENVIRONMENT

We continue to innovate in order to secure a sustainable future for all.

We focus heavily on ways we can reduce our impact on climate change and the pressures put on the earth, nature and our precious resources.

GOVERNANCE

We are committed to increasing diversity at all levels of our organisation, including our Executive Board.

However, the board is supported by a strong team, with a higher than industry average representation of female and BAME employees.

COMMUNITIES

We will keep building sustainable communities where people can live, work, learn and play.

INCLUSION

We will continue to be an inclusive employer of choice and create developments that foster inclusion in the community.

EMPLOYMENT

We will remain an outstanding employer that people want to work for.

CARBON

We will work to build net zero carbon homes by 2030, decreasing our greenhouse gas emissions year on year.

WASTE

We will continually strive to reduce, re-use and recycle, recycling a minimum of 98% of our construction waste.

NATURAL RESOURCES

We will continue to source materials with the least environmental impact, reduce water consumption and increase biodiversity.

CORPORATE GOVERNANCE

We will continue to be well governed and do business in a clear and transparent manner.

BUSINESS ETHICS

We will continue treating our suppliers and customers fairly.

REPORTING

We will continue to pay fair taxes.



Benefits of Buying With LSQ

Both our new build and refurbished properties come with a promise — you can move straight in and immediately relax in your home. No stress or costly renovation to worry about.

Computer Generated Image

10-YEAR BUILDING WARRANTY

Your home carries the reassurance of a 10-year NHBC warranty.

SUSTAINABLE COMMUNITY PRESERVING HERITAGE

We create sustainable communities where people thrive.

Consumer Code for NEW HOMES

We subscribe to and comply to the consumer code for new homes.

AWARD-WINNING CUSTOMER SERVICE

Our dedicated sales and customer care teams will guide you through every step of your purchase.

MANAGEMENT COMPANY CHARTER

Our mission is to make a difference to people's lives which continues once residents have moved in.

SECURITY AND PEACE OF MIND

You can be assured that your new home will meet our very high standards in every aspect of the build and finish.

HIGH QUALITY BUILD STANDARD

Quality is built into the very fabric of our homes, so you can buy with complete confidence.

2-YEAR CARE CUSTOMER PROMISE

Your home carries a 2-year defect period managed by the London Square Customer Care Team.

ENERGY STANDARDS COMPLIANT

Your new home complies with all the building regulations for sustainability, insulation and energy efficiency.

READ OUR MANAGEMENT COMPANY CHARTER

DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. London Square operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are non-contractual. All room dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. All furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate and are sourced from Google Maps, Citymapper, and tfl.gov.uk. Some images are courtesy of Kingston First.

CHK

PENRHYN ROAD, KINGSTON UPON THAMES, KT1 2DN

Enquire for more information:

CHK.LONDON

0333 666 0107

LONDON
SQUARE