

# COUNTY HALL KINGSTON

*A Living Legacy*

HARRIS COURT



LONDON  
SQUARE

# Life Among History

Explore a stunning array of refined apartments and duplexes, housed within the elegant heritage building.



Computer Generated Image



# Harris Court

Named after the architect Vincent Harris, who oversaw the 1938 extension of this corner of the building, this section reflects his ability to blend architectural grandeur with the evolving needs of the time.



Style and  
Comfort



Where  
Light Lingers

# The Finer Details

## General Specifications

- Contemporary ironmongery in a matt bronze finish
- Bespoke wardrobes to principal bedroom with LED strip lighting – dark and light colour palette available
- Wardrobes are available to all other bedrooms as an optional upgrade
- Siemens freestanding washer-dryer provided in utility cupboards where applicable. Some utility rooms feature stackable washing machine and tumble dryer, subject to apartment layout

## Security and Peace of Mind

- Hardwired smoke alarms
- Heat detection to the kitchen
- Sprinkler system installed to each apartment
- Video Entry System
- 999-year lease
- 10-year Build Warranty issued on building completion
- 2-year London Square Customer Care Warranty

## Heating and Cooling

- Steel column radiators in polished matt lacquered white in living area, kitchen dining and bedrooms.
- Electric underfloor heating to bathrooms and en-suites.
- Mechanical extract ventilation throughout

## Lighting and Electrics

- Downlights applied throughout apartment
- Linear LED Strip lighting to living areas where applicable
- Pendant lighting above kitchen - to select apartments only
- LED lighting to underside of wall-mounted kitchen cabinets
- LED lighting to bathroom/ensuite niche storage and illuminated mirror
- Mid-height TV point to living room and principal bedroom
- Provision for high speed fibre broadband
- USB and USB-C socket provision to kitchen, living area and principal bedroom
- Shaver socket to principal en-suite and bathroom

## Wall and Floor Finishes

- Engineered Wood Flooring to internal rooms – dark and light colour palette available
- Porcelain tiles to bathrooms and en-suites
- Painted internal walls and woodwork in soft neutral colour
- Ceilings and bathrooms painted in a white finish

## The 1893 Club

### ACCESS VIA WHITTLING BUILDING

- 24-hour concierge
- The Balance Studio
- The Sanctum
- The Tasting Room
- The Games Parlour
- The Picture House
- The Study
- Private Courtyards

The detailed design of some amenity spaces within the 1893 Club may be subject to change





## Kitchen

- Matt laminate kitchen units
- Composite stone worktop and full height splashback to underside of wall units and behind hob
- Undermounted sink with 4-in-1 boiling water tap in bronze finish
- Dark and light colour palette available to kitchens\*

### SIEMENS APPLIANCES (OR SIMILAR)

- Induction hob
- Siemens Integrated single oven
- Siemens Integrated microwave
- Siemens Integrated fridge/freezer
- Siemens Integrated dishwasher
- Siemens concealed extractor hood
- Siemens undercounter wine cabinet

## Bathrooms

- Half height feature tiling to bathroom around bath, flooring, WC and basin with full height tiling to shower enclosure
- Storage cabinetry above WC
- Backlit illuminated brushed bronze framed mirror above basin
- WC with soft close lid
- Shower over bath benefits from handheld shower head, a high level mounted fixed shower head and glass bath screen in bronze frame
- White acrylic bath with tiled bath panel
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Towel rails in bronze finish
- Dark and light colour palette available to bathrooms\*

## WC

- Feature wall tile behind WC with matching behind basin
- Wall mounted basin with bronze finish basin mixer and bottle trap
- Backlit illuminated brushed bronze framed mirror above basin
- Feature lighting
- WC available in select apartments only

## En-Suites

- Half height feature tiling to en-suite around bath, flooring, WC and basin with full height tiling to shower enclosure
- Storage cabinetry above WC
- Backlit illuminated brushed bronze framed mirror above basin
- WC with soft close lid
- Shower benefits from handheld shower head, a high level mounted fixed shower head and glass shower screen in bronze
- Feature Niche with shelving and LED lighting
- Towel rails in bronze finish
- Dark and light colour palette available to bathrooms\*

\*Where applicable, please refer to floorplans or speak to our Sales team



Perfectly  
Refined



Simple



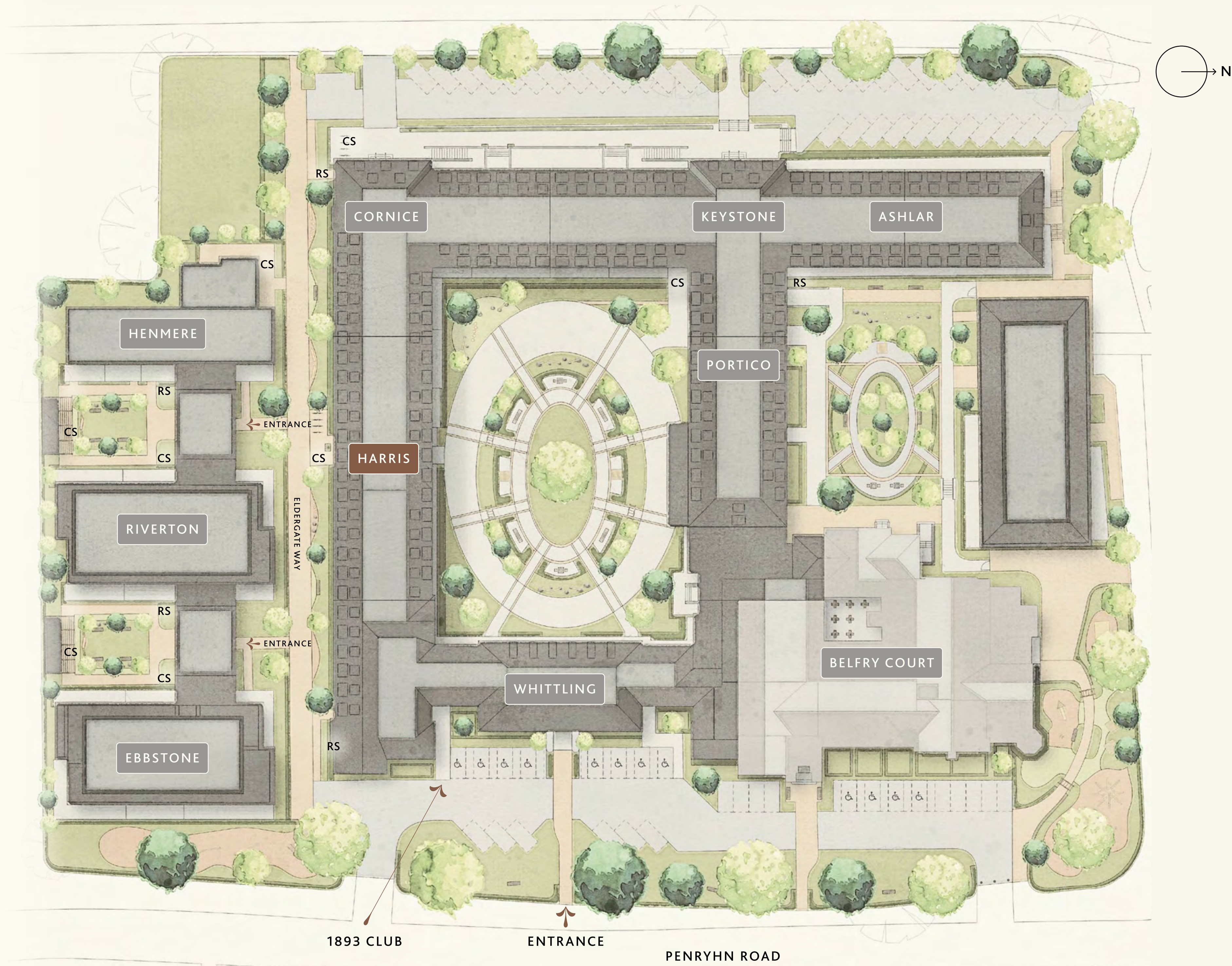


A Renewing  
Escape



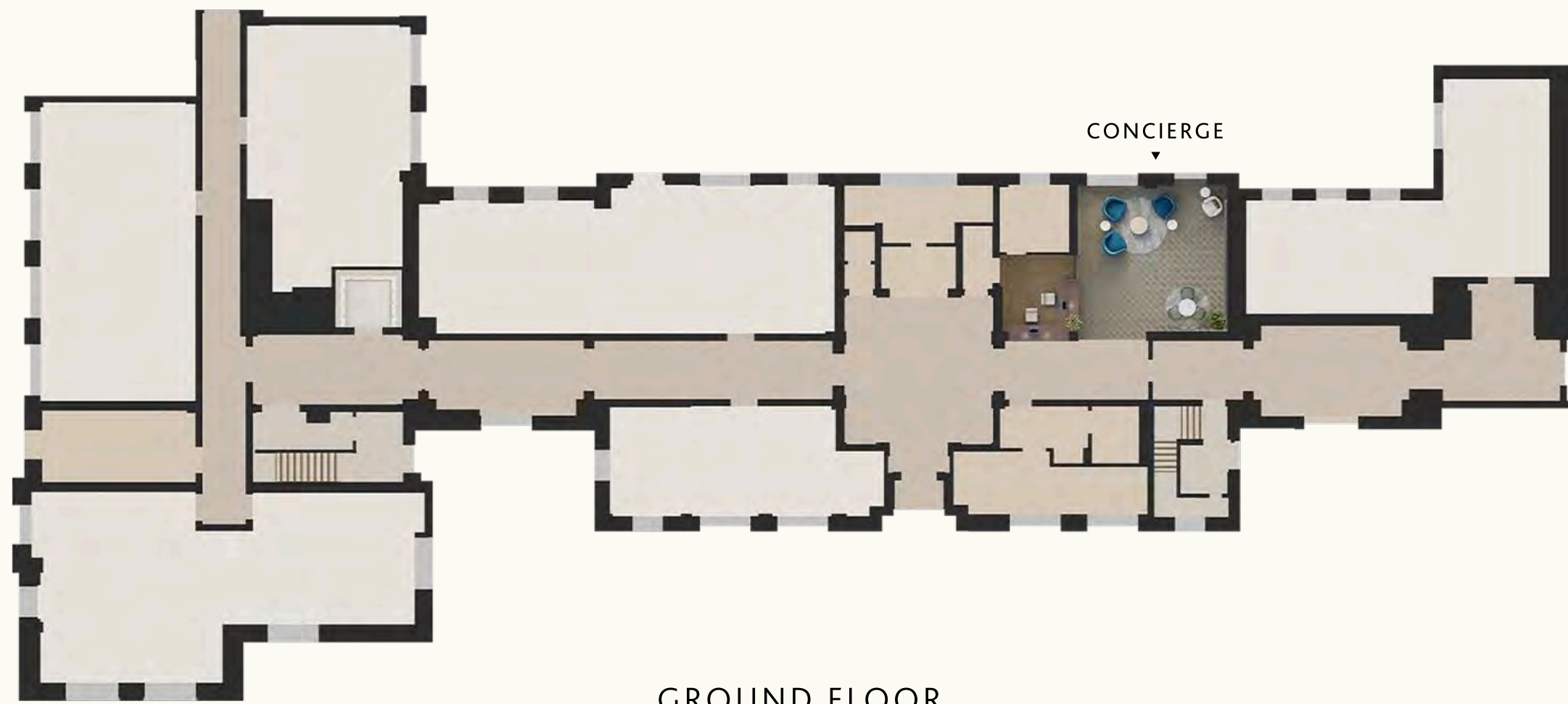
Computer Generated Images

# A View From Above



CS - CYCLE STORE  
RS - REFUSE STORE

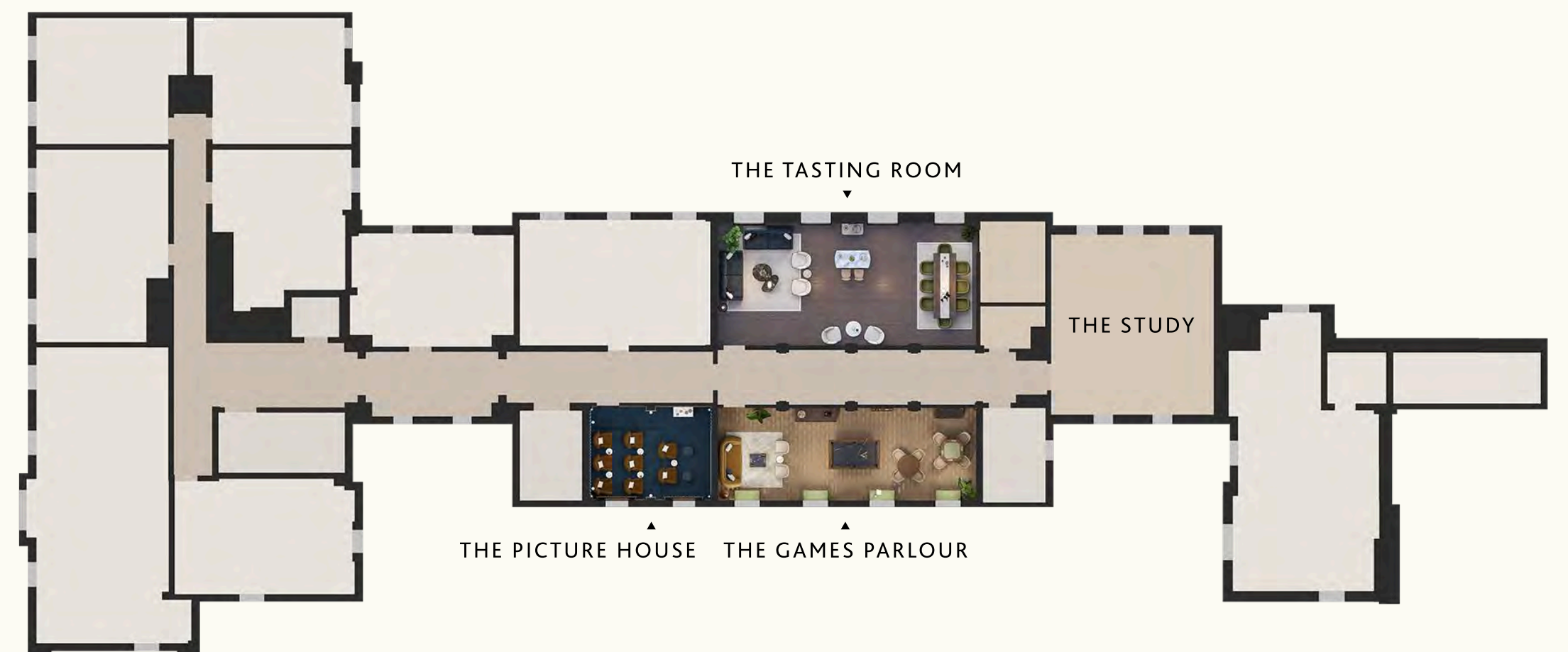
# The 1893 Club



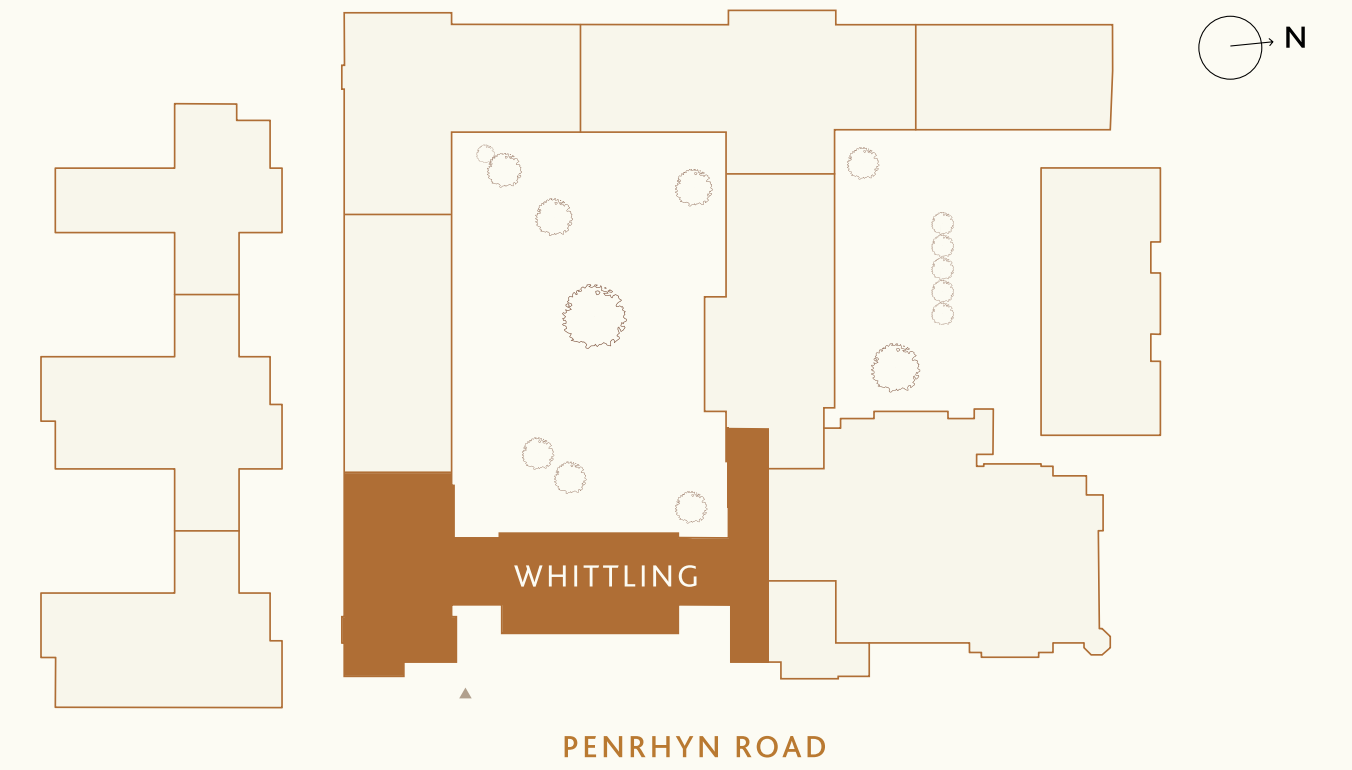
GROUND FLOOR



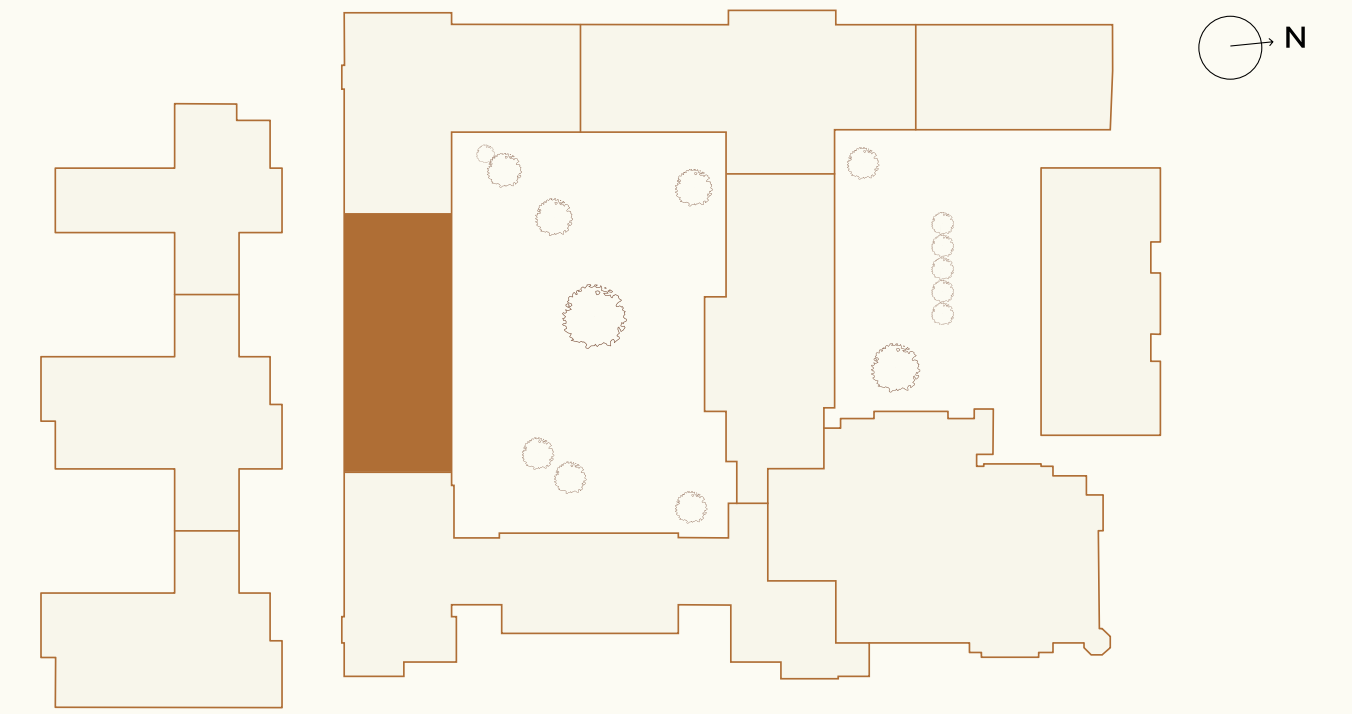
FIRST FLOOR



SECOND FLOOR

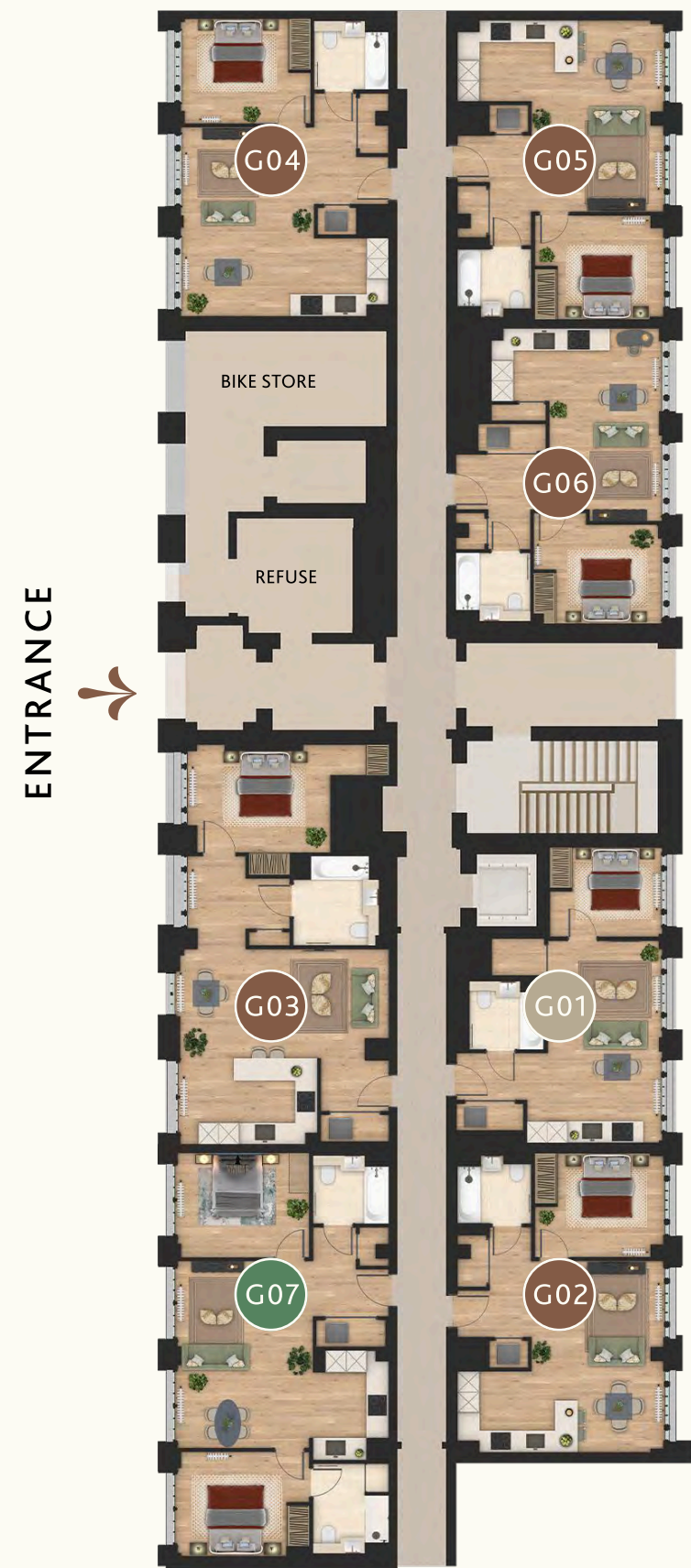


# The Choice is Yours



PENRHYN ROAD

- KEY**
- 1 BEDROOM SUITE
  - 1 BEDROOM
  - 2 BEDROOM
  - DUPLEXES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



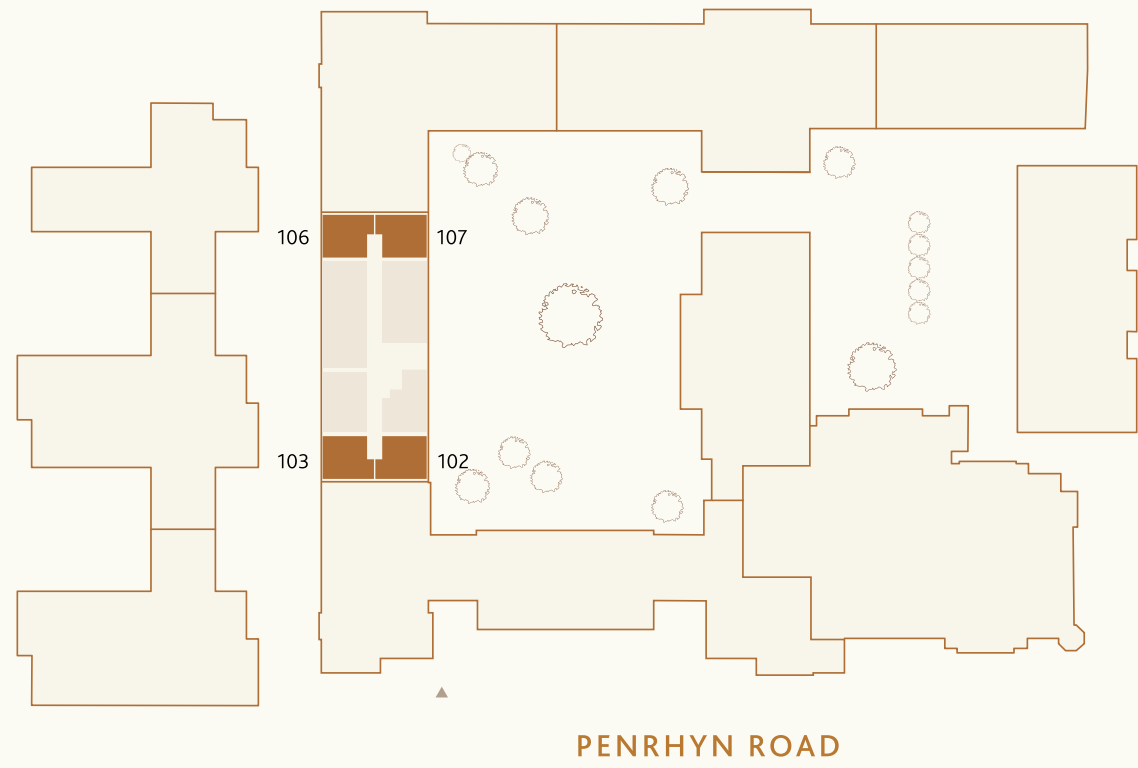
FOURTH FLOOR

# Apartments 102, 103, 106, 107, 202, 203, 206 & 207

1 BEDROOM SUITE | BUILDING HARRIS COURT

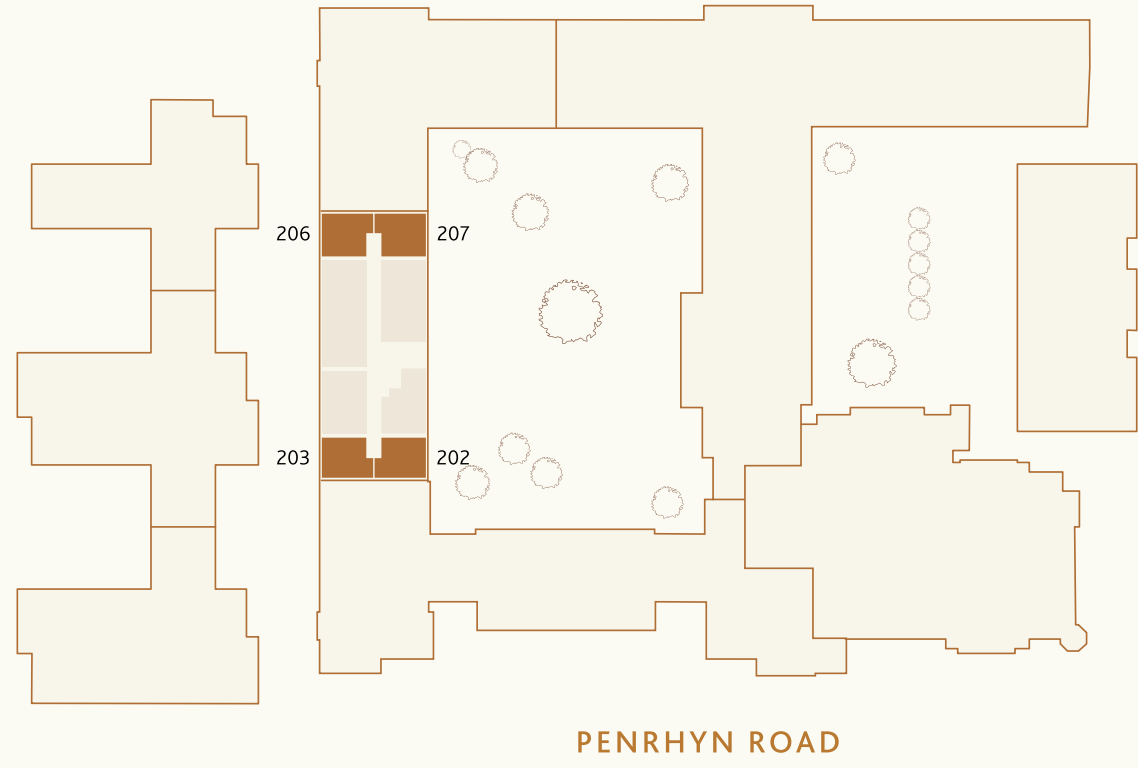
## FIRST FLOOR

- APARTMENT
- 102
- 103
- 106
- 107



## SECOND FLOOR

- APARTMENT
- 202
- 203
- 206
- 207



## ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
6.13M X 3.50M | 20'1" X 11'6"

TOTAL INTERNAL AREA  
37 M<sup>2</sup> | 408 FT<sup>2</sup>

PRINCIPAL BEDROOM  
2.80M X 2.98M | 9'2" X 9'9"

**KEY**  
W - OPTIONAL WARDROBE    **2M** - - - - -  
**W/D** - WASHER DRYER        **1.5M** ······



\*APARTMENT 103, 107, 203 & 207 MIRRORED, 102 AND 202 ROTATED



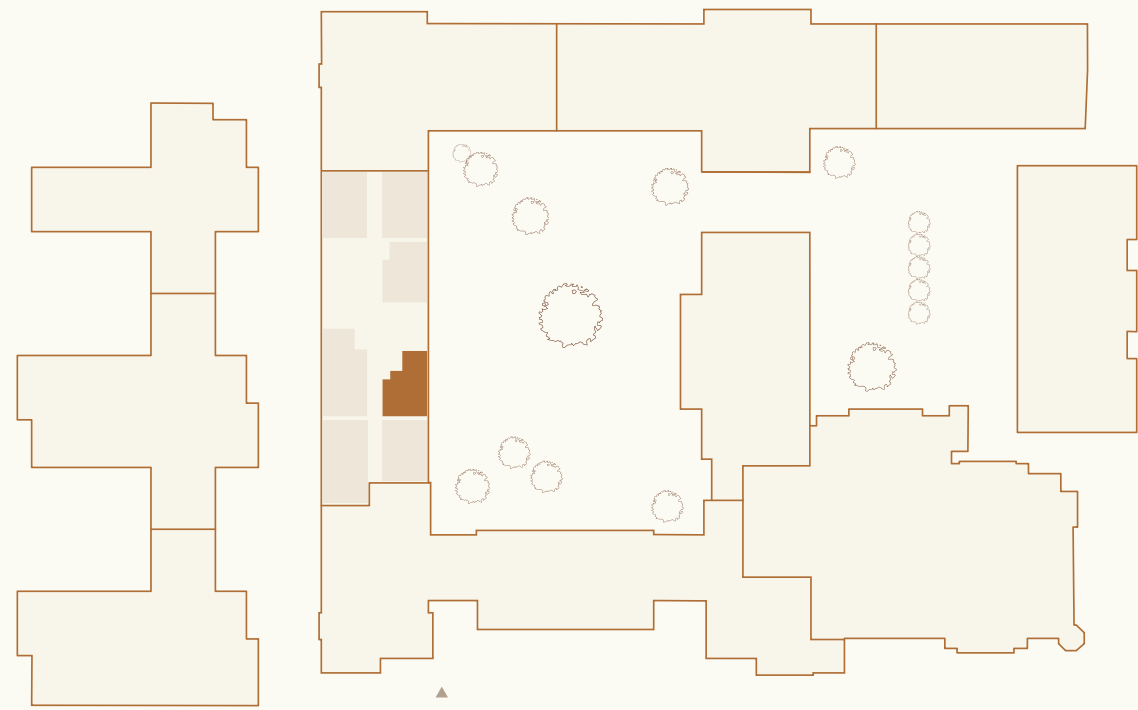
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartments G01, 101 & 201

1 BEDROOM SUITE | BUILDING HARRIS COURT

## GROUND FLOOR

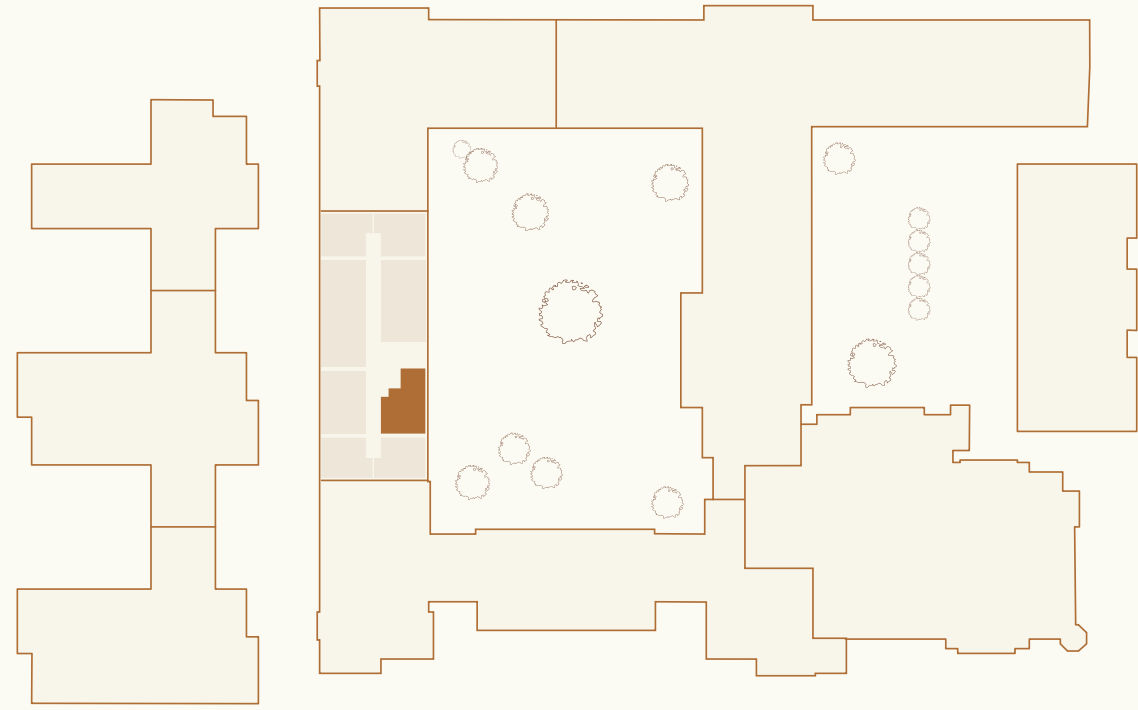
APARTMENT G01



PENRHYN ROAD

## FIRST FLOOR

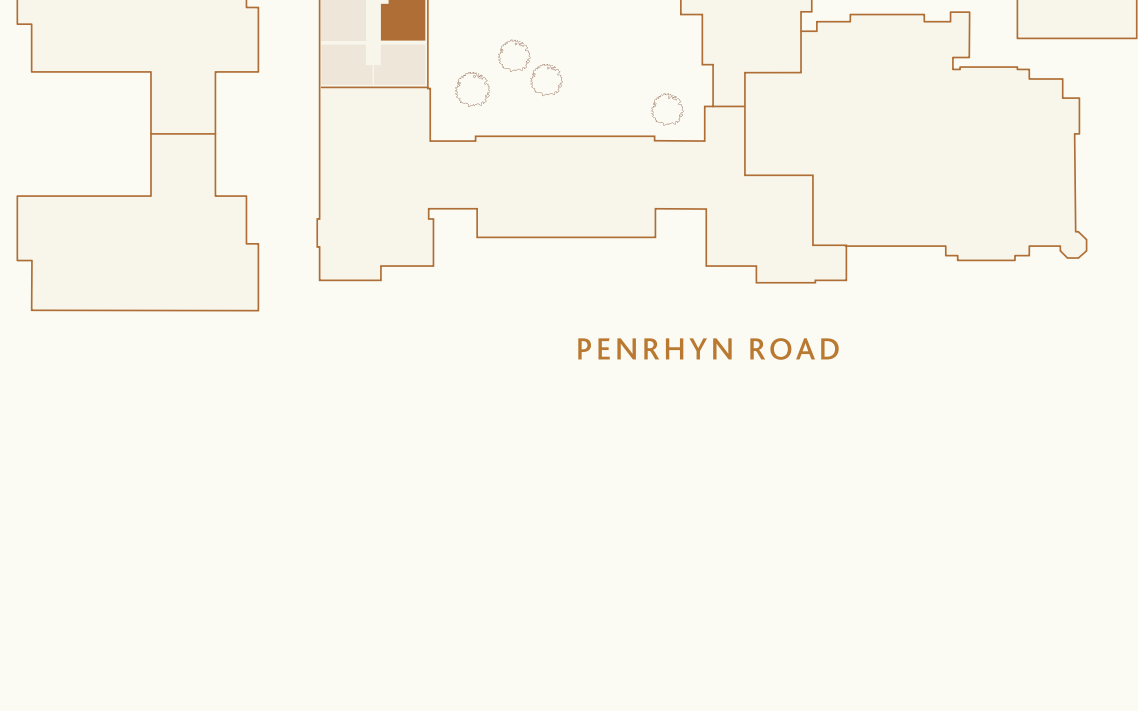
APARTMENT 101



PENRHYN ROAD

## SECOND FLOOR

APARTMENT 201

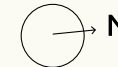


## ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
4.03M X 6.00M | 13'3" X 19'8"

TOTAL INTERNAL AREA  
44 M<sup>2</sup> | 476 FT<sup>2</sup>

PRINCIPAL BEDROOM  
3.35M X 2.65M | 11'0" X 8'8"



- KEY**
- OPTIONAL WARDROBE 2M -----
  - WASHER DRYER 1.5M .....

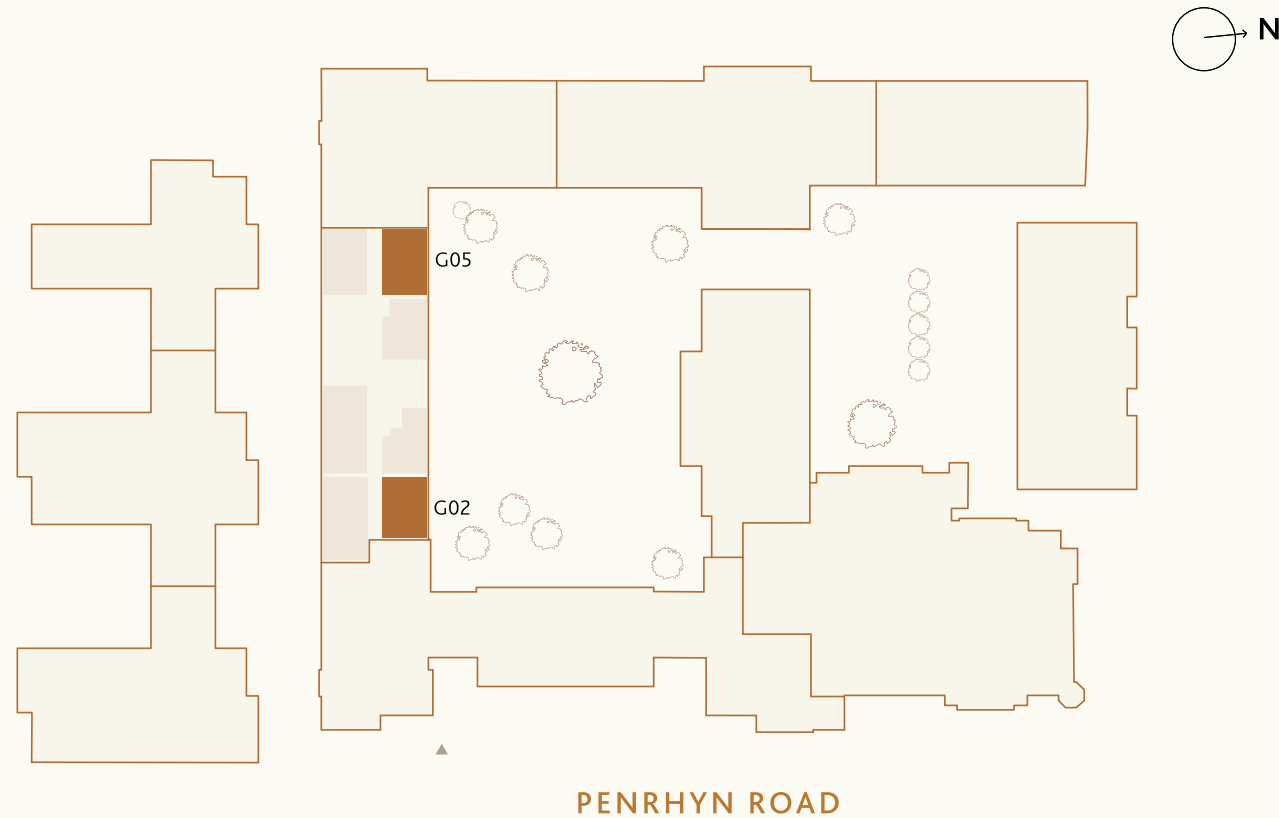
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartments G02 & G05

1 BEDROOM | BUILDING HARRIS COURT

GROUND FLOOR

APARTMENT  
G02  
G05



ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
5.70M X 6.13M | 18'8" X 20'1"

PRINCIPAL BEDROOM  
3.10M X 3.82M | 10'2" X 12'7"

TOTAL INTERNAL AREA  
G02 - 54 M<sup>2</sup> | 583 FT<sup>2</sup>  
G05 - 54 M<sup>2</sup> | 581 FT<sup>2</sup>

KEY  
 [W] - OPTIONAL WARDROBE 2M -----  
 W/D - WASHER DRYER 1.5M .....



\*APARTMENT G05 IS MIRRORED

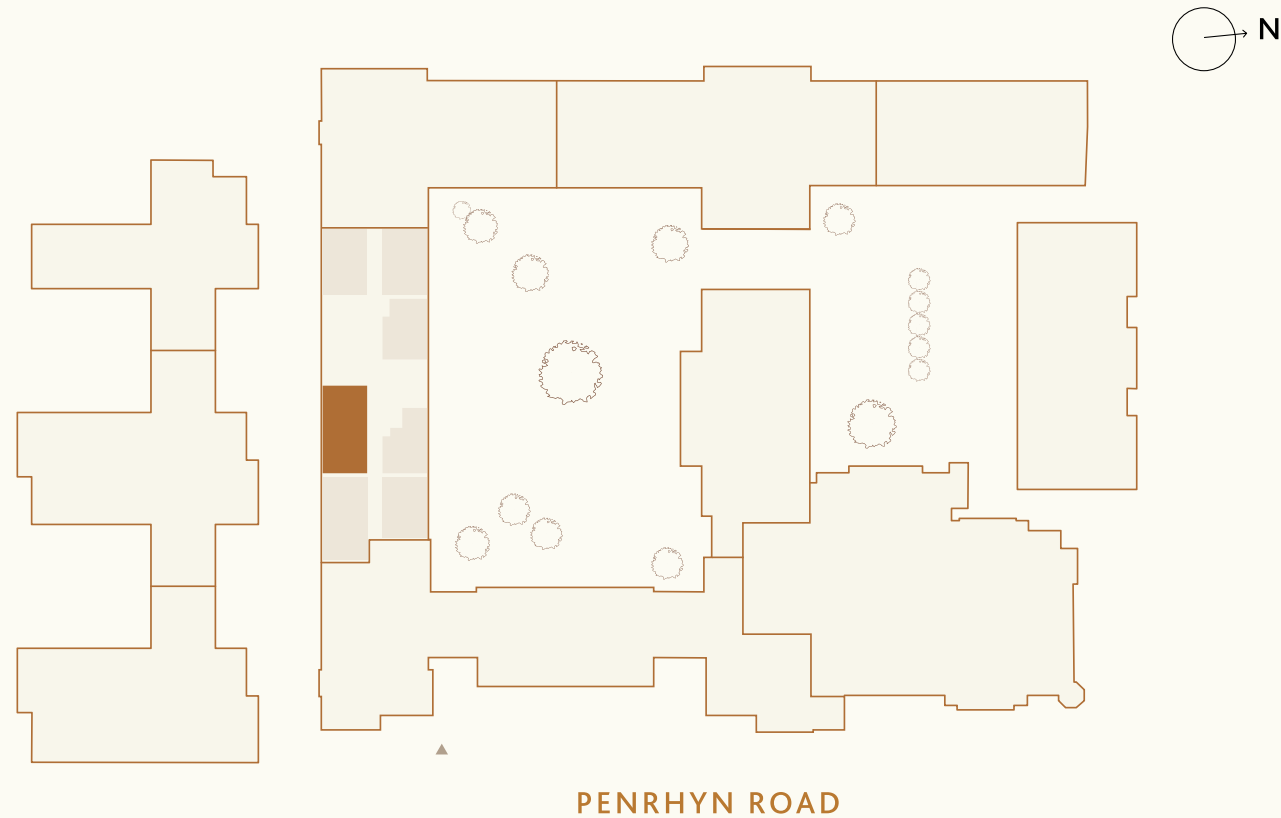
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartment G03

1 BEDROOM | BUILDING HARRIS COURT

GROUND FLOOR

APARTMENT G03



ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
6.14M X 8.53M | 20'2" X 28'0"

PRINCIPAL BEDROOM  
4.21M X 3.19M | 13'10" X 10'5"

TOTAL INTERNAL AREA  
67 M<sup>2</sup> | 718 FT<sup>2</sup>



- KEY
- OPTIONAL WARDROBE 2M -----
- W/D - WASHER DRYER 1.5M .....

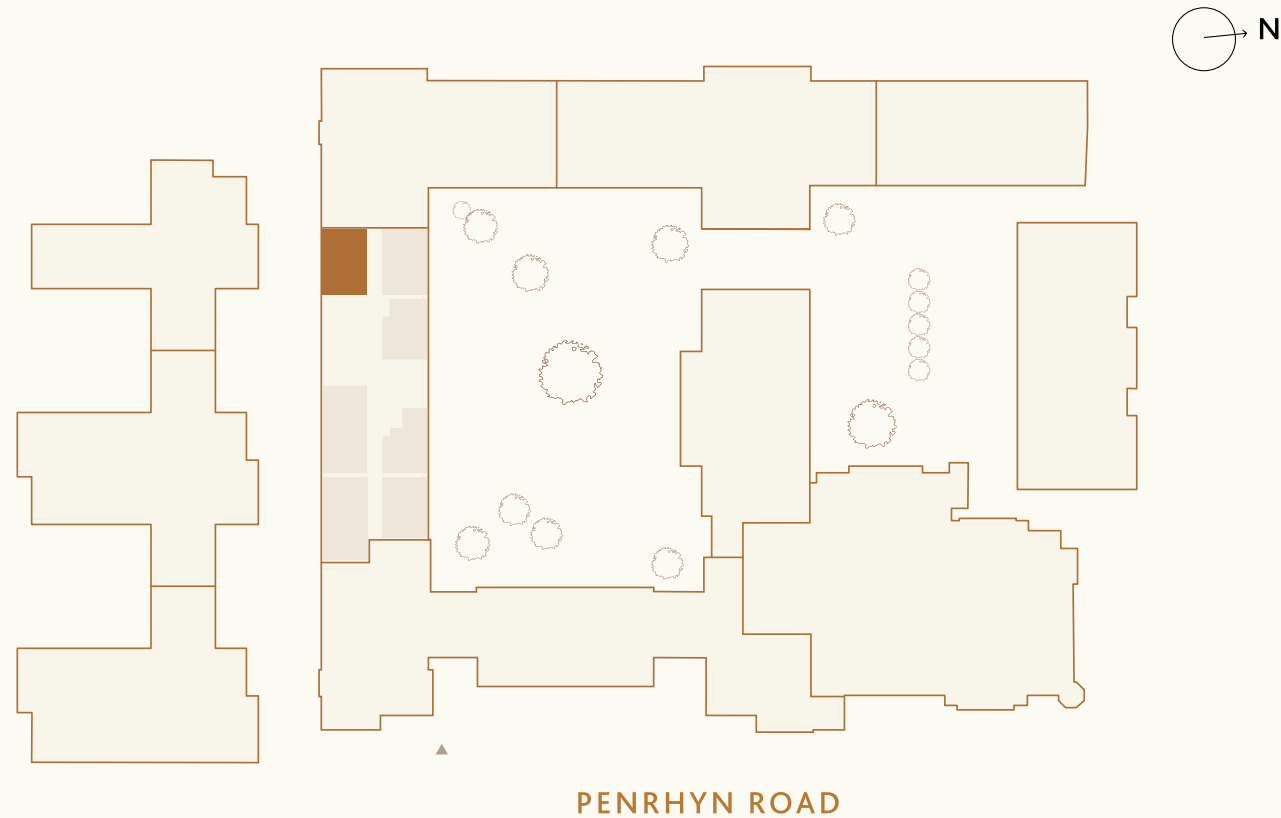
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartment G04

1 BEDROOM | BUILDING HARRIS COURT

GROUND FLOOR

APARTMENT G04



ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
6.15M X 5.58M | 20'2" X 18'4"

PRINCIPAL BEDROOM  
3.85M X 3.10M | 12'7" X 10'2"

TOTAL INTERNAL AREA  
54 M<sup>2</sup> | 576 FT<sup>2</sup>

- KEY**
- OPTIONAL WARDROBE 2M -----
  - WASHER DRYER 1.5M .....



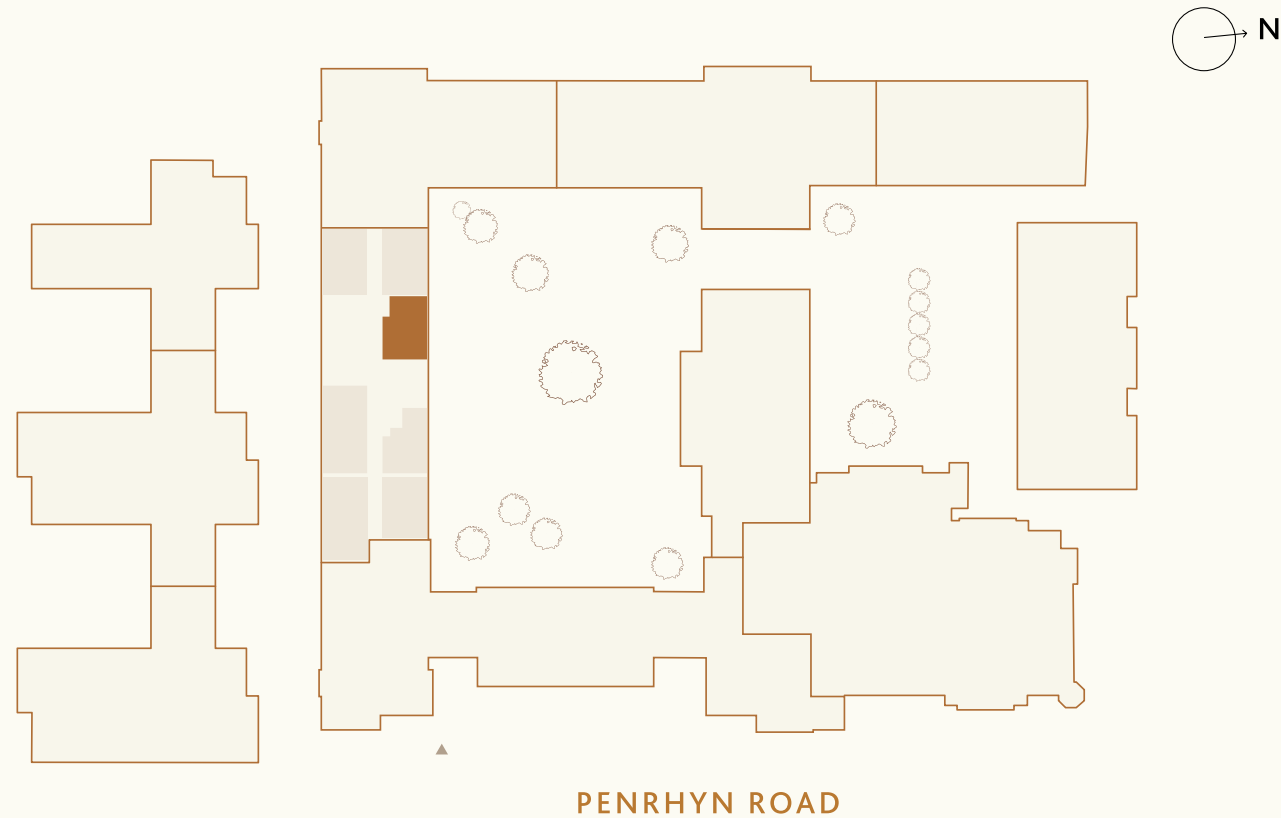
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartment G06

1 BEDROOM | BUILDING HARRIS COURT

GROUND FLOOR

APARTMENT G06



ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
5.09M X 5.71M | 16'8" X 18'9"

PRINCIPAL BEDROOM  
3.83M X 3.28M | 12'7" X 10'9"

TOTAL INTERNAL AREA  
50 M<sup>2</sup> | 538 FT<sup>2</sup>

- KEY**
- OPTIONAL WARDROBE 2M -----
  - WASHER DRYER 1.5M .....



Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartments 104 & 204

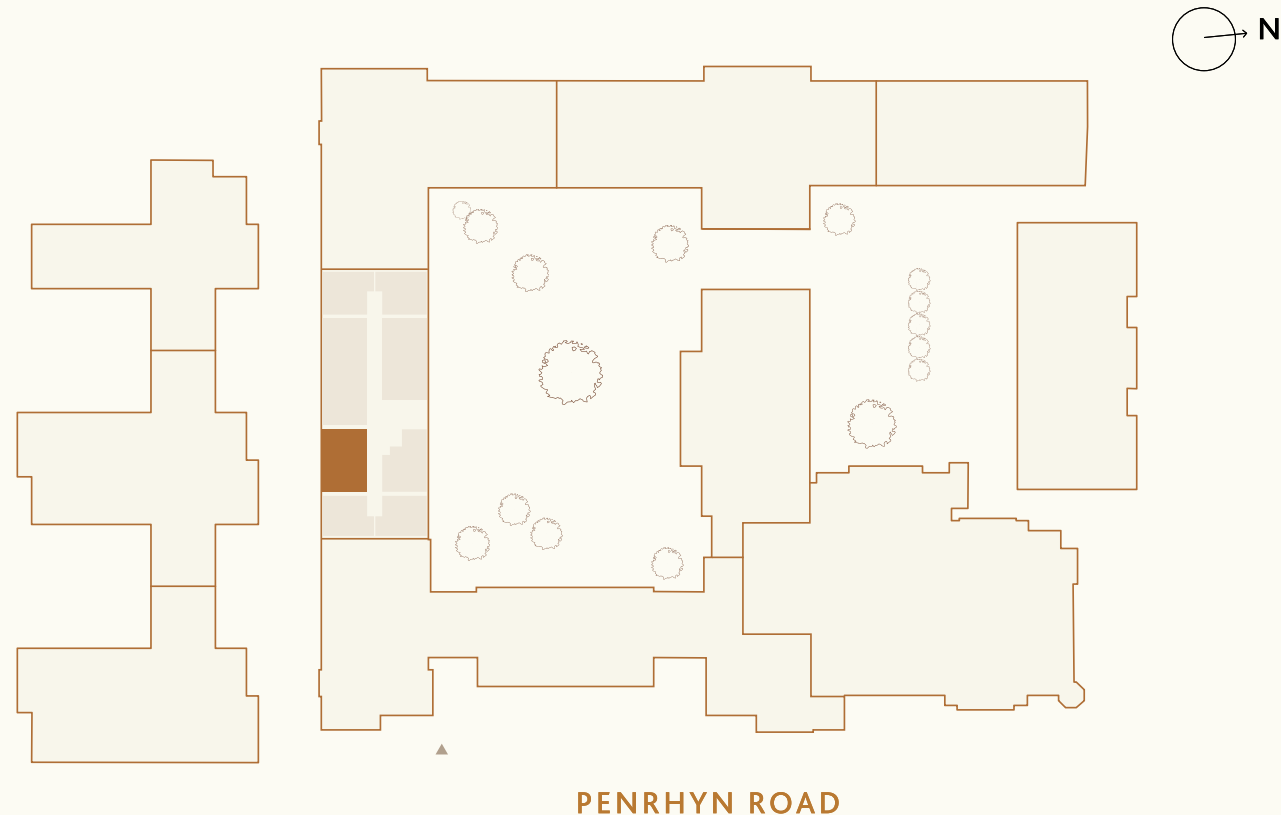
1 BEDROOM | BUILDING HARRIS COURT

FIRST FLOOR

APARTMENT 104

SECOND FLOOR

APARTMENT 204



ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
6.15M X 5.70M | 20'2" X 18'8"

PRINCIPAL BEDROOM  
3.85M X 3.10M | 12' 8" X 10' 2"

TOTAL INTERNAL AREA  
54 M<sup>2</sup> | 585 FT<sup>2</sup>

- KEY**
- OPTIONAL WARDROBE 2M -----
  - WASHER DRYER 1.5M .....



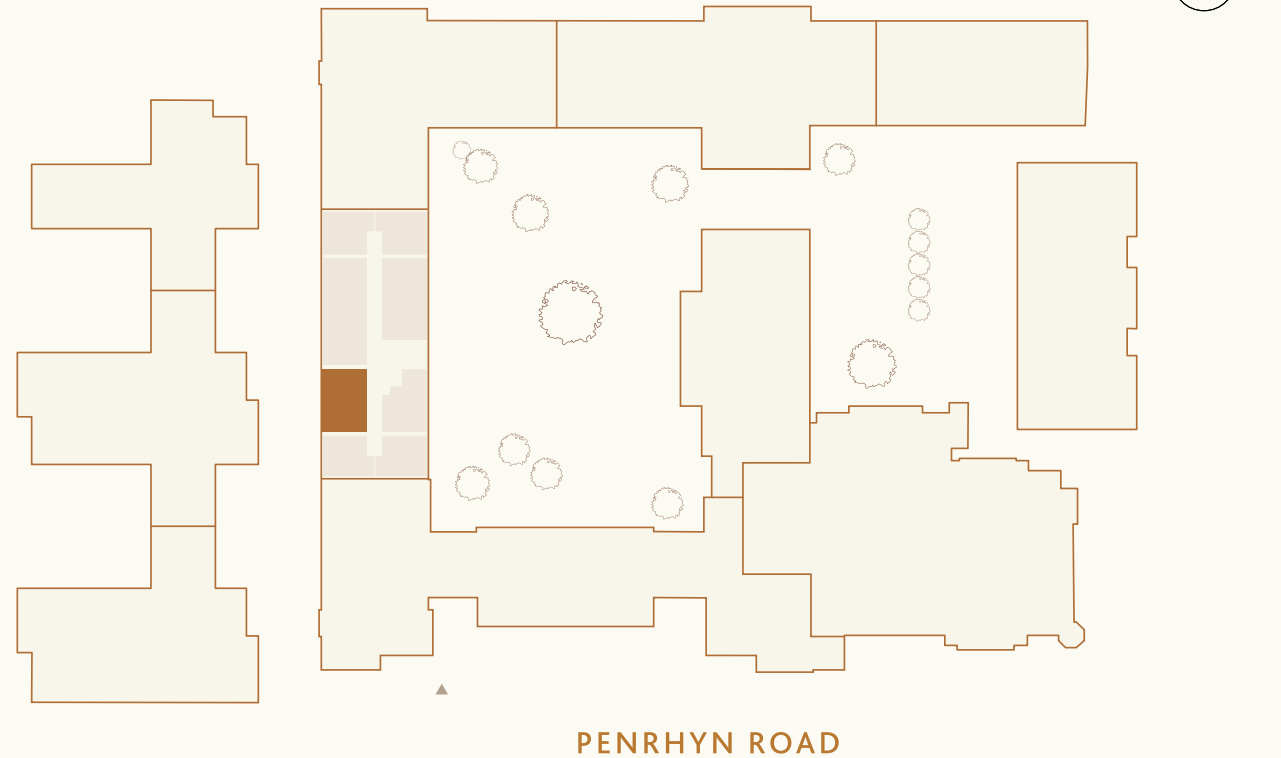
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartment 304

1 BEDROOM | BUILDING HARRIS COURT

THIRD FLOOR

APARTMENT 304



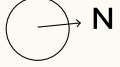
ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
5.81M X 5.39M | 19'1" X 17'8"

PRINCIPAL BEDROOM  
3.51M X 3.41M | 11'6" X 11'2"

TOTAL INTERNAL AREA  
52 M<sup>2</sup> | 562 FT<sup>2</sup>

- KEY**
- OPTIONAL WARDROBE 2M -----
  - WASHER DRYER 1.5M .....



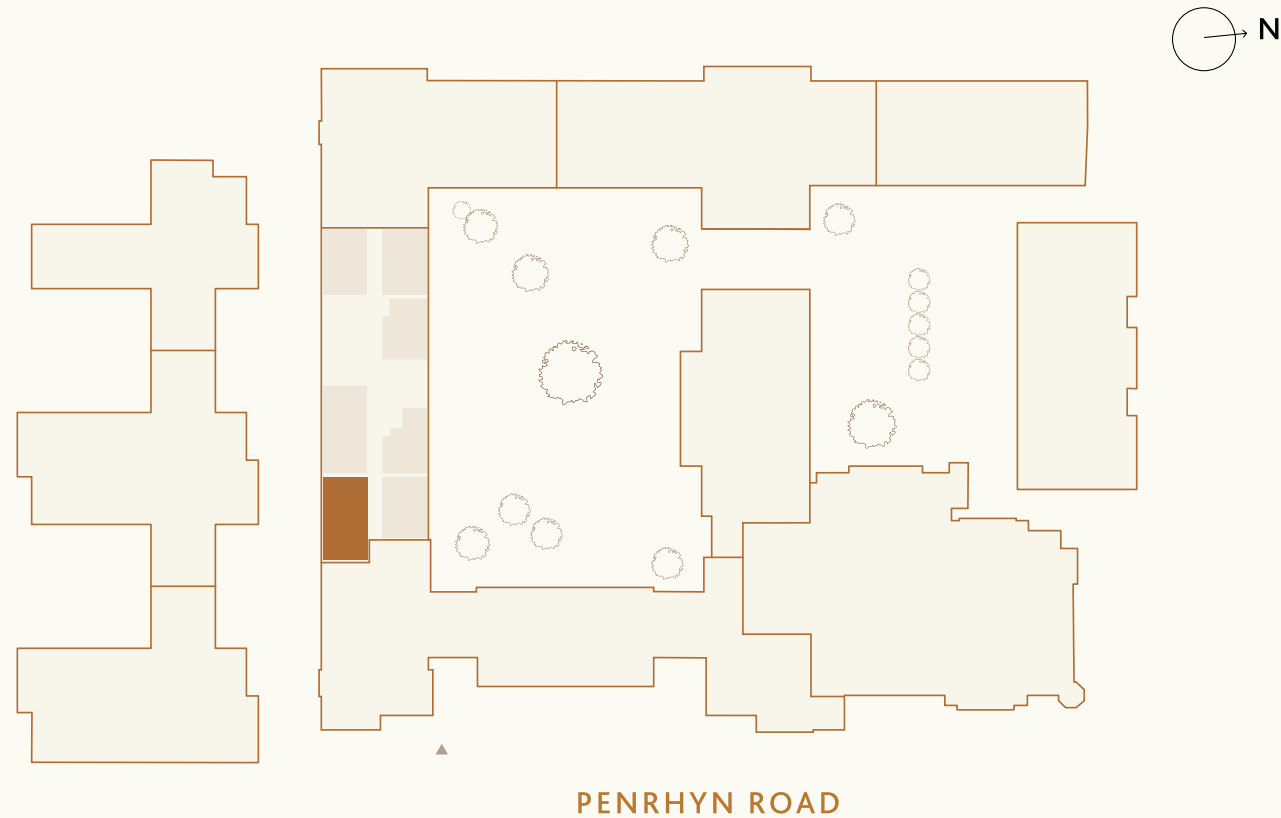
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartment G07

2 BEDROOM | BUILDING HARRIS COURT

GROUND FLOOR

APARTMENT G07



ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
6.13M X 5.55M | 20'1" X 18'3"

PRINCIPAL BEDROOM  
3.83M X 3.10M | 12'7" X 10'2"

BEDROOM  
3.83M X 3.10M | 12'7" X 10'2"

TOTAL INTERNAL AREA  
73 M<sup>2</sup> | 780 FT<sup>2</sup>

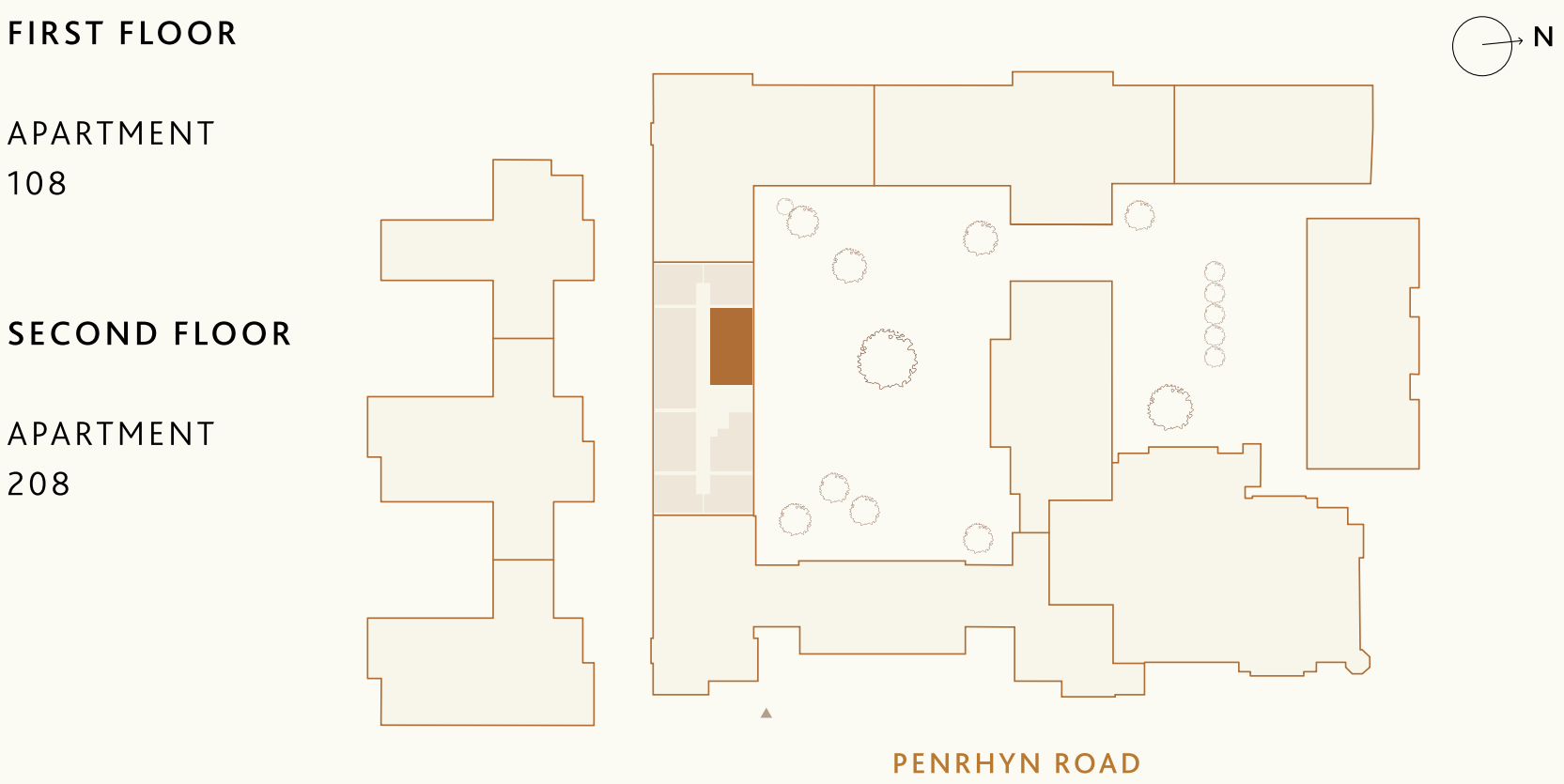
- KEY**
- OPTIONAL WARDROBE 2M -----
  - WASHER DRYER 1.5M .....



Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartments 108 & 208

2 BEDROOM | BUILDING HARRIS COURT



## ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
3.85M X 5.29M | 12'7" X 17'4"

PRINCIPAL BEDROOM  
5.76M X 2.80M | 18'11" X 9'2"

BEDROOM  
2.80M X 3.41M | 9'2" X 11'2"

TOTAL INTERNAL AREA  
108 - 68 M<sup>2</sup> | 734 FT<sup>2</sup>  
208 - 68 M<sup>2</sup> | 732 FT<sup>2</sup>

KEY

OPTIONAL WARDROBE 2M -----

W/D - WASHER DRYER 1.5M .....



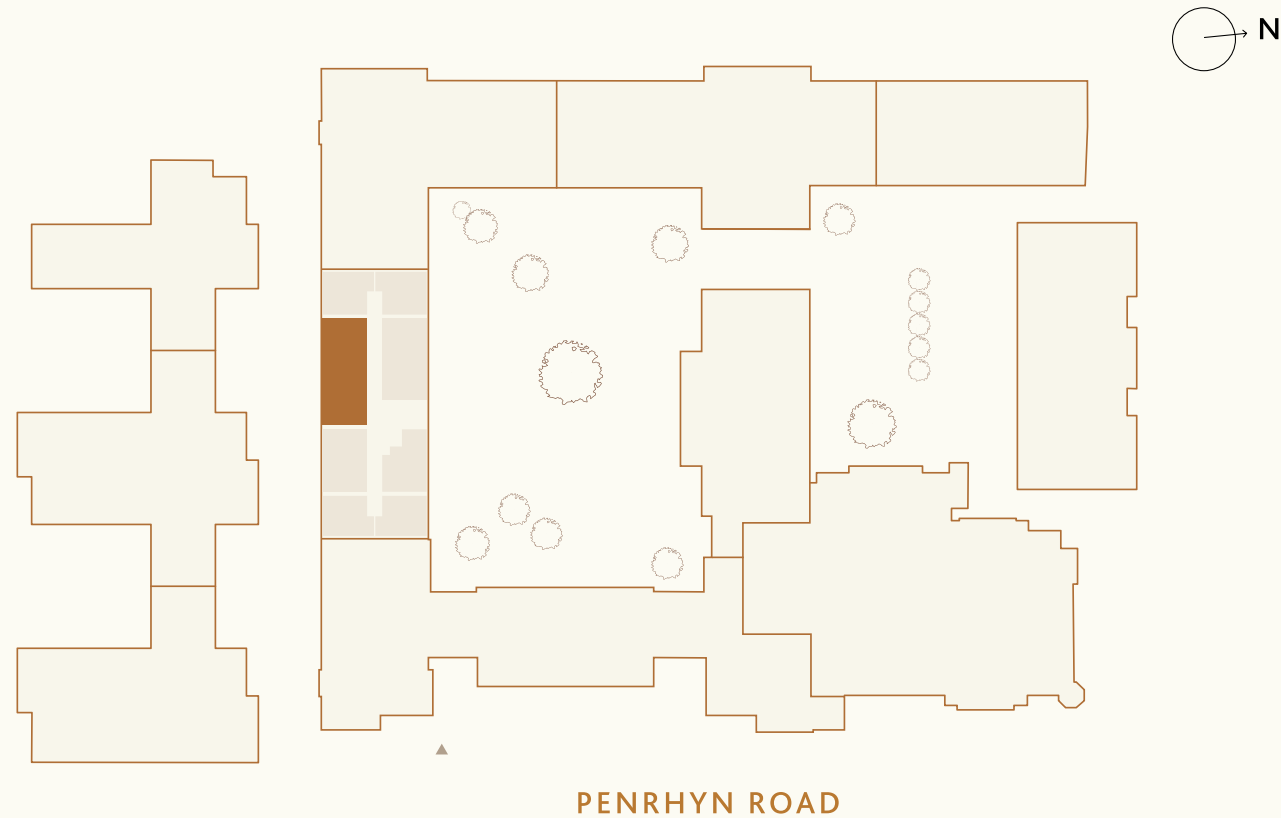
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartment 305

2 BEDROOM | BUILDING HARRIS COURT

THIRD FLOOR

APARTMENT 305



**ROOM DIMENSIONS**

LIVING/ KITCHEN/ DINING ROOM  
4.05M X 8.50M | 13'3" X 27'11"

PRINCIPAL BEDROOM  
5.43M X 3.00M | 17'10" X 9'10"

BEDROOM  
2.75M X 3.30M | 9'0" X 10'10"

**TOTAL INTERNAL AREA**  
82 M<sup>2</sup> | 878 FT<sup>2</sup>

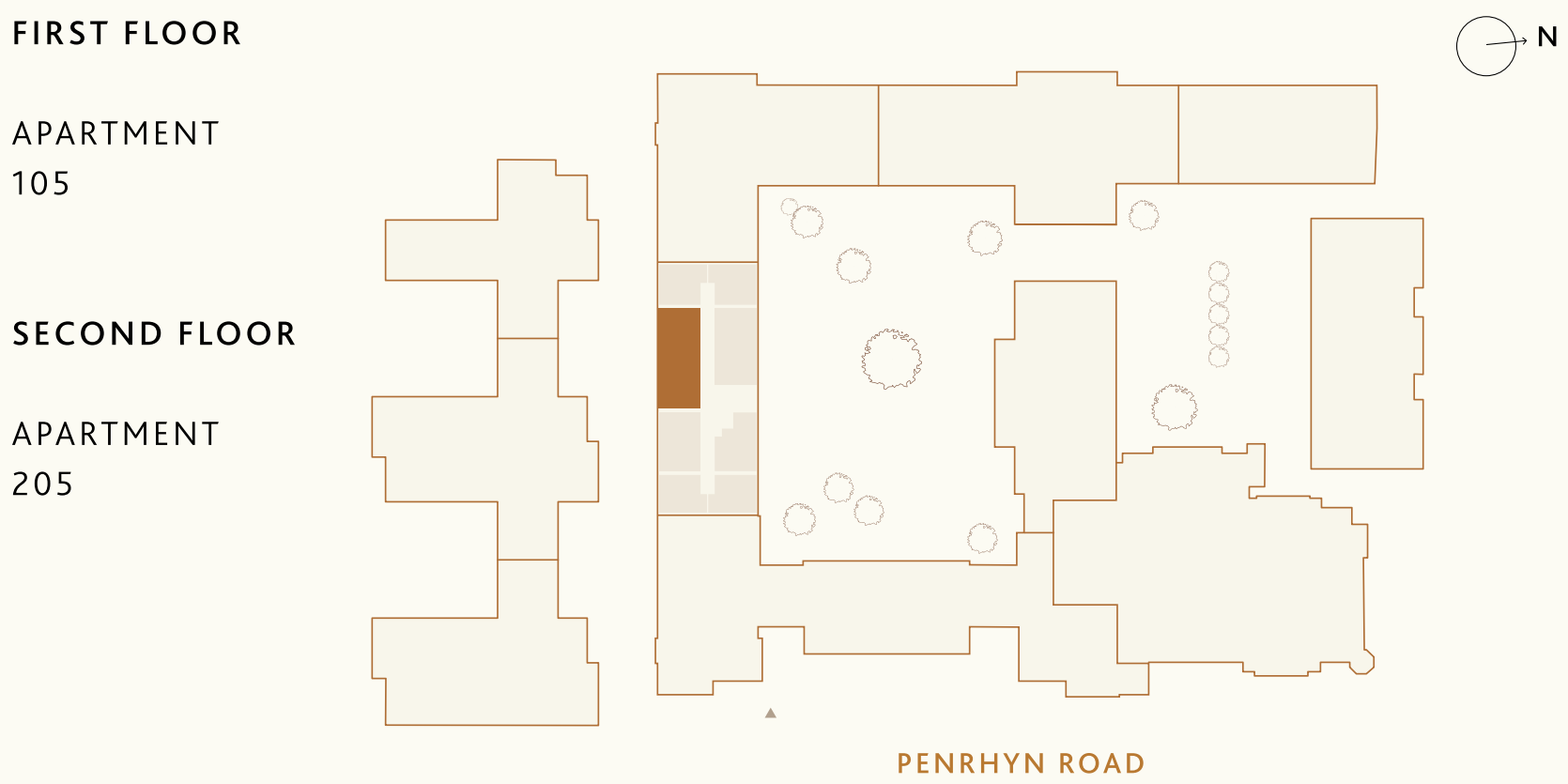
- KEY**
- OPTIONAL WARDROBE 2M -----
  - WASHER DRYER 1.5M .....



Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartments 105 & 205

2 BEDROOM | BUILDING HARRIS COURT



### ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
4.40M X 8.50M | 14'5" X 27'11"

PRINCIPAL BEDROOM  
5.78M X 3.00M | 18'11" X 9'10"

BEDROOM  
3.10M X 3.30M | 10'2" X 10'10"

TOTAL INTERNAL AREA  
86 M<sup>2</sup> | 925 FT<sup>2</sup>

**KEY**  
 [W] - OPTIONAL WARDROBE 2M -----  
 W/D - WASHER DRYER 1.5M .....



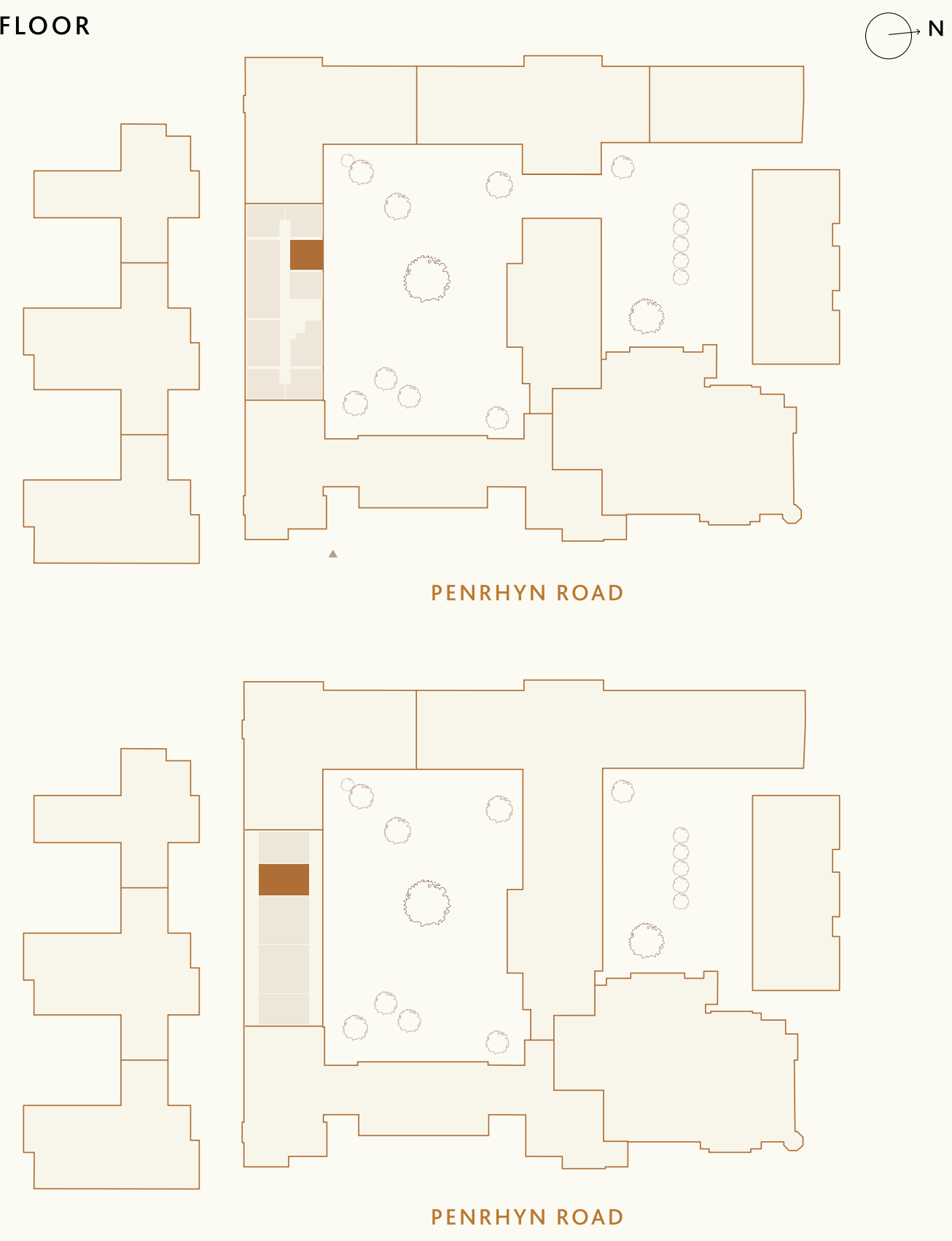
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartment 308

2 BEDROOM DUPLEX | BUILDING HARRIS COURT

## THIRD & FOURTH FLOOR

APARTMENT 308



### ROOM DIMENSIONS

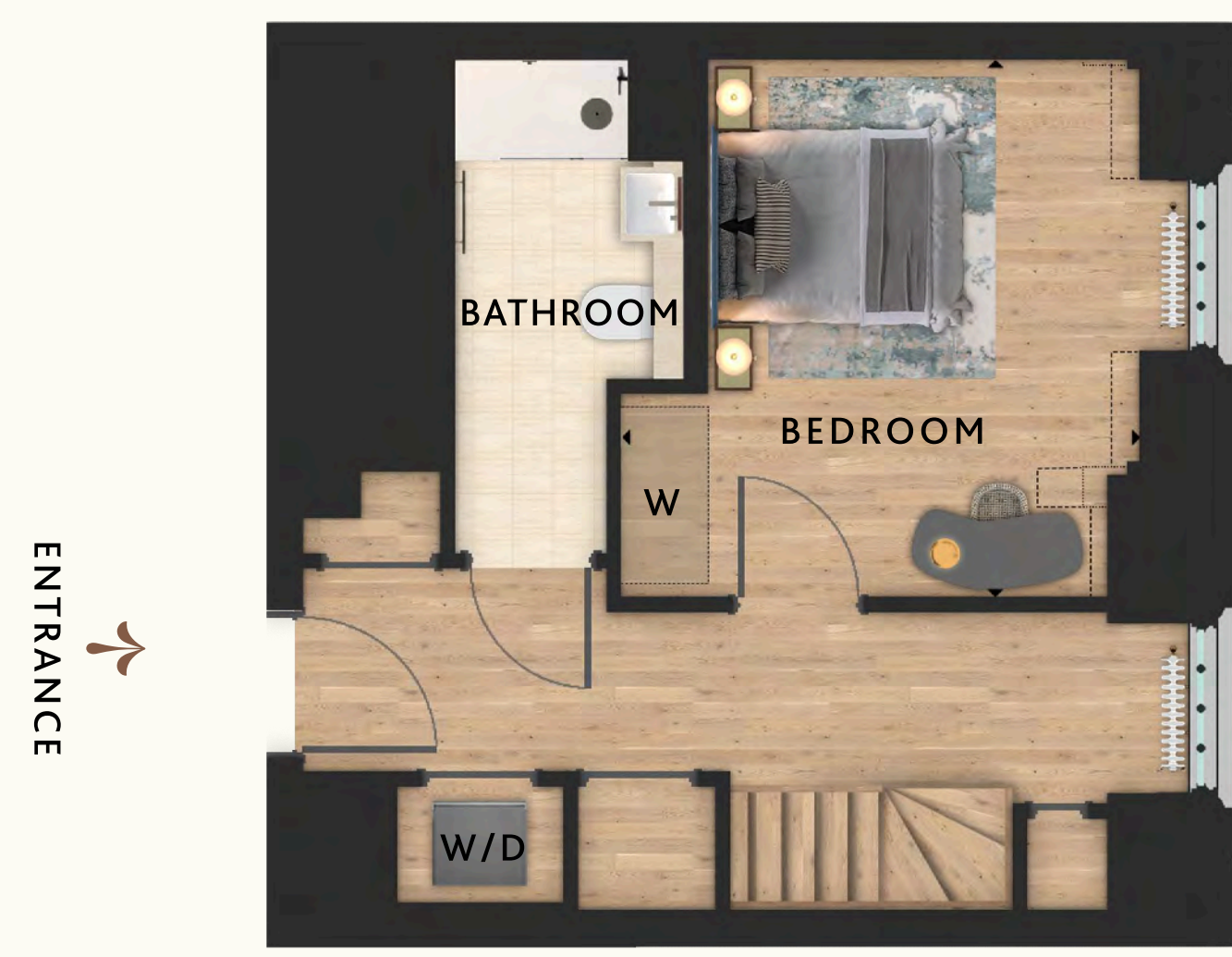
LIVING/ KITCHEN/ DINING ROOM  
5.76M X 5.85M | 18'11" X 19'2"

TOTAL INTERNAL AREA  
84 M<sup>2</sup> | 904 FT<sup>2</sup>

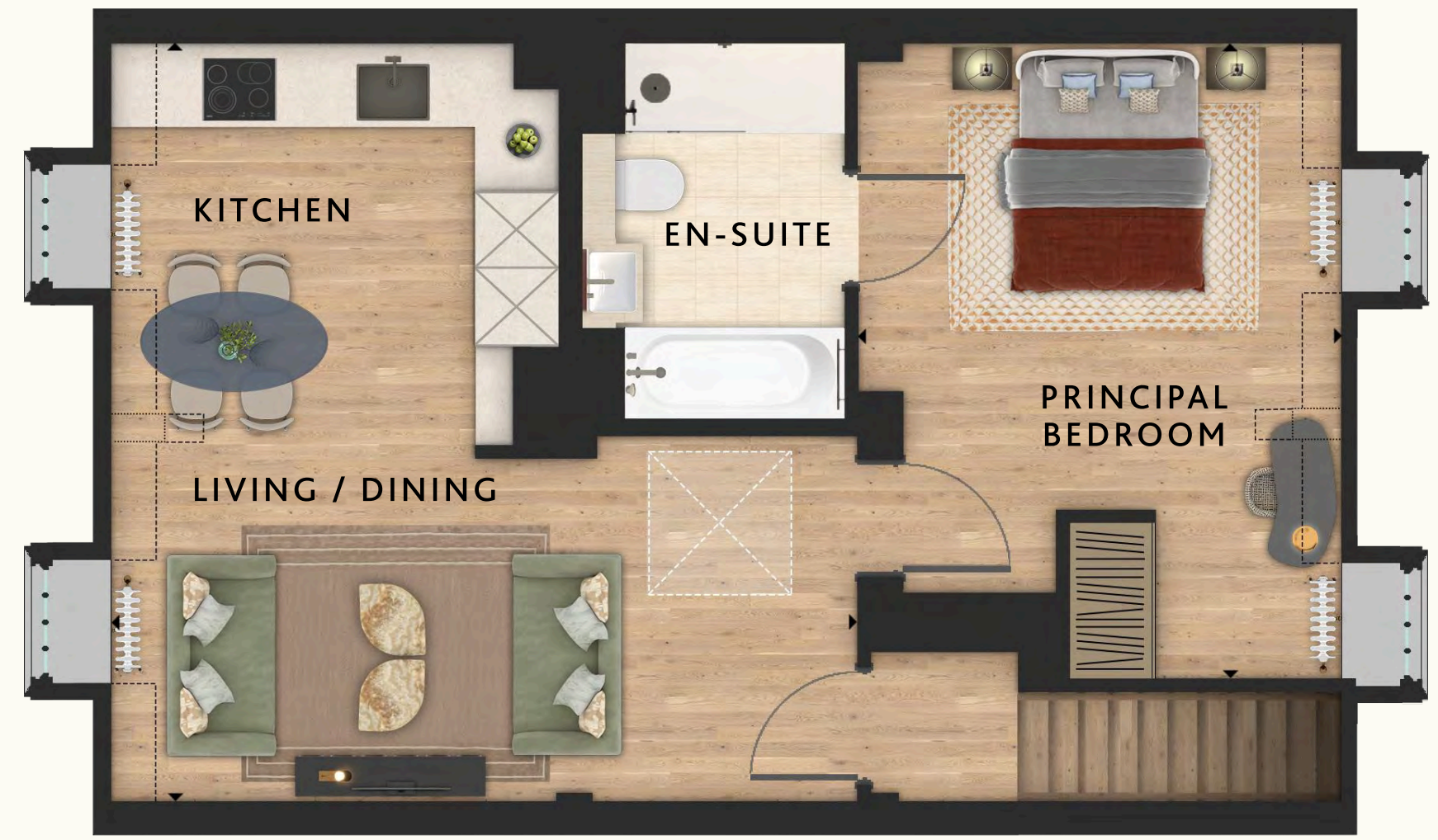
PRINCIPAL BEDROOM  
3.73M X 4.90M | 12'3" X 16'1"

BEDROOM 2  
3.58M X 3.70M | 11'9" X 12'2"

## THIRD FLOOR



## FOURTH FLOOR



- KEY**
- OPTIONAL WARDROBE 2M -----
  - WASHER DRYER 1.5M .....

Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

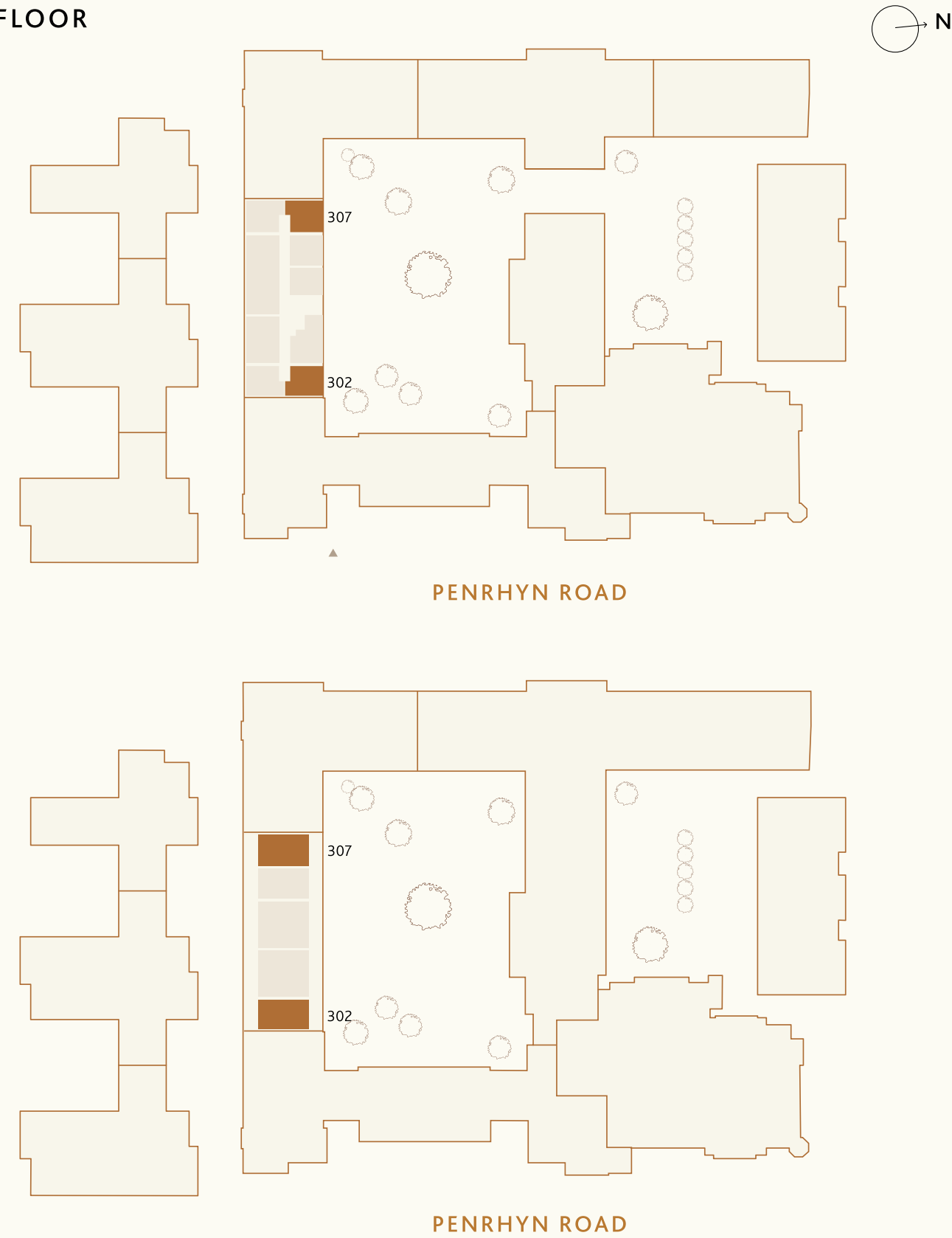
# Apartments 302 & 307

3 BEDROOM DUPLEX |

BUILDING HARRIS COURT

## THIRD & FOURTH FLOOR

APARTMENT  
302  
307



### ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
7.14M X 4.90M | 23'5" X 16'1"

PRINCIPAL BEDROOM  
4.45M X 3.70M | 14'7" X 12'2"

BEDROOM 2  
3.40M X 2.65M | 11'2" X 8'8"

BEDROOM 3  
3.75M X 3.10M | 12'4" X 10'2"

**TOTAL INTERNAL AREA**  
302 - 85 M<sup>2</sup> | 912 FT<sup>2</sup>  
307 - 85 M<sup>2</sup> | 918 FT<sup>2</sup>

## THIRD FLOOR



## FOURTH FLOOR



\*APARTMENT 307 IS MIRRORED

### KEY

OPTIONAL WARDROBE 2M -----  
W/D - WASHER DRYER 1.5M .....

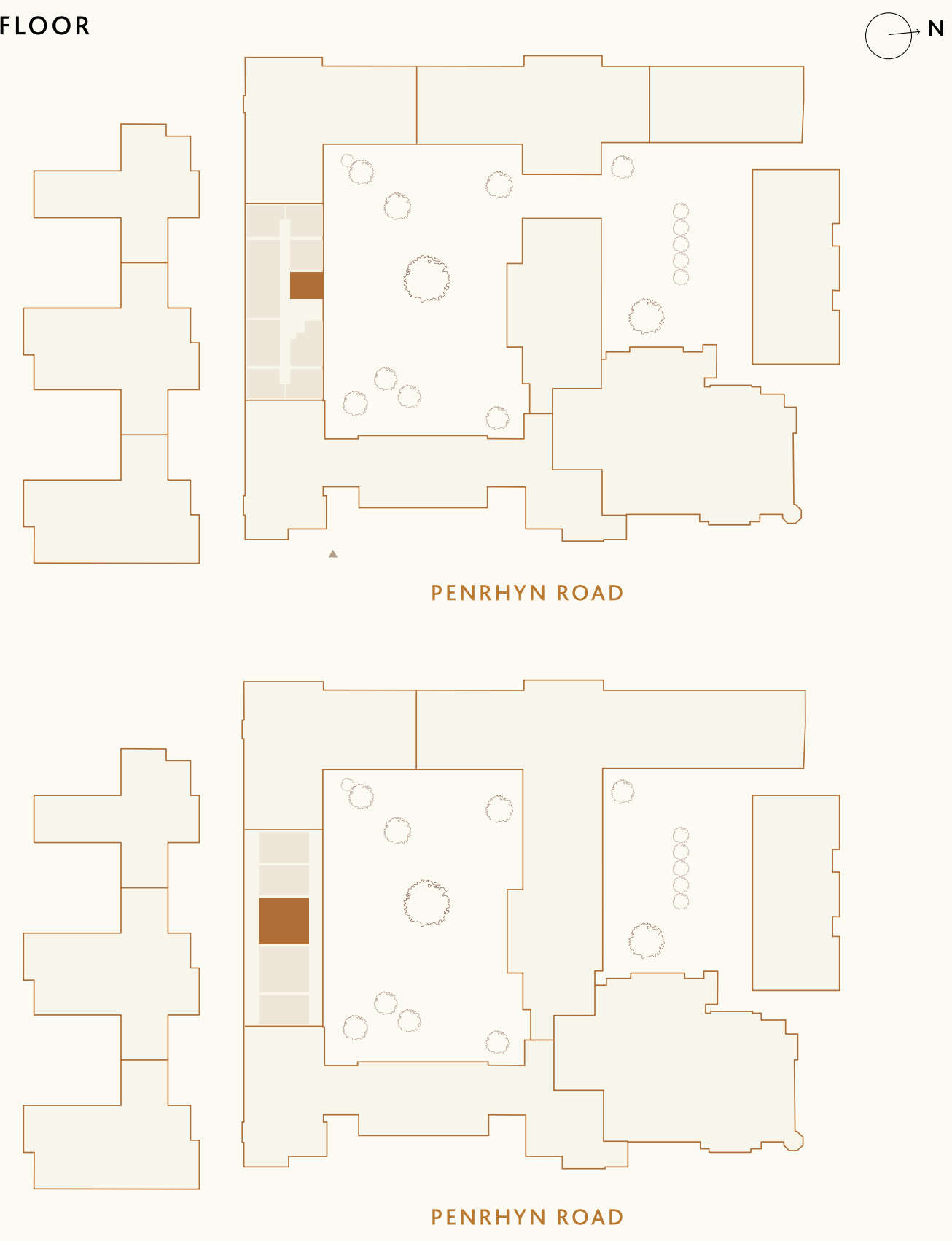
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartment 309

3 BEDROOM DUPLEX | BUILDING HARRIS COURT

## THIRD & FOURTH FLOOR

APARTMENT 309



### ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
5.77M X 6.69M | 18'11" X 21'11"

PRINCIPAL BEDROOM  
3.26M X 3.56M | 10'8" X 11'8"

BEDROOM 2  
3.39M X 4.92M | 11'2" X 16'2"

BEDROOM 3  
2.27M X 3.88M | 7'5" X 12'9"

**TOTAL INTERNAL AREA**  
105 M<sup>2</sup> | 1,134 FT<sup>2</sup>

## THIRD FLOOR



## FOURTH FLOOR



### KEY

- OPTIONAL WARDROBE 2M -----
- WASHER DRYER 1.5M .....

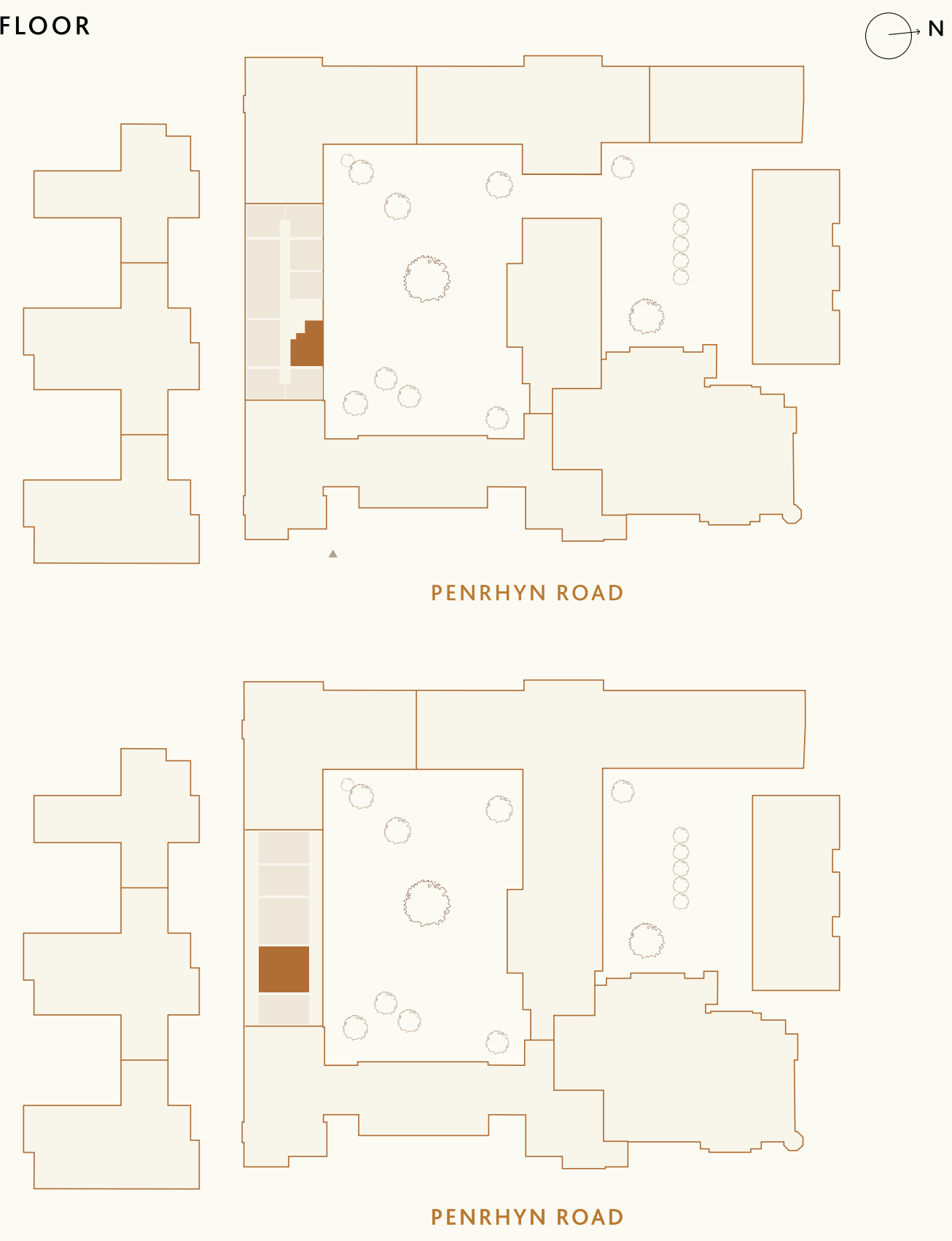
Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.

# Apartment 301

3 BEDROOM DUPLEX | BUILDING HARRIS COURT

## THIRD & FOURTH FLOOR

APARTMENT 301



### ROOM DIMENSIONS

LIVING/ KITCHEN/ DINING ROOM  
5.87M X 5.78M | 19'3" X 19'0"

PRINCIPAL BEDROOM  
3.36M X 6.60M | 11'0" X 21'8"

BEDROOM 2  
3.34M X 3.83M | 11'0" X 12'7"

BEDROOM 3  
4.47M X 3.02M | 14'8" X 9'11"

**TOTAL INTERNAL AREA**  
115 M<sup>2</sup> | 1,242 FT<sup>2</sup>

## THIRD FLOOR



## FOURTH FLOOR



### KEY

- W - OPTIONAL WARDROBE 2M -----
- W/D - WASHER DRYER 1.5M .....

Total floor area may vary slightly to the figure that is listed. Wardrobes are included in the principal bedroom only, all other furniture is indicative and not supplied. Dotted lines indicate areas where ceiling heights may vary.



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