



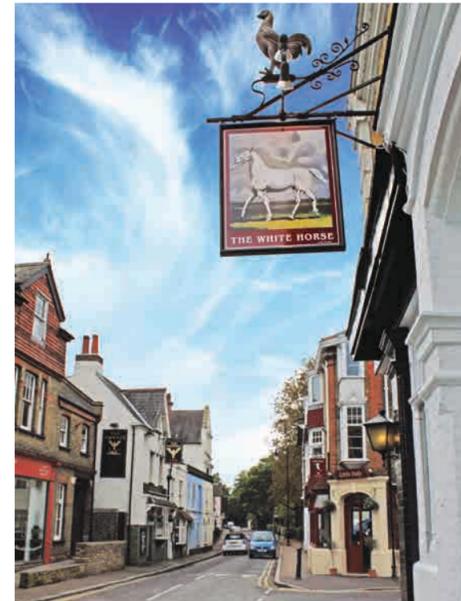
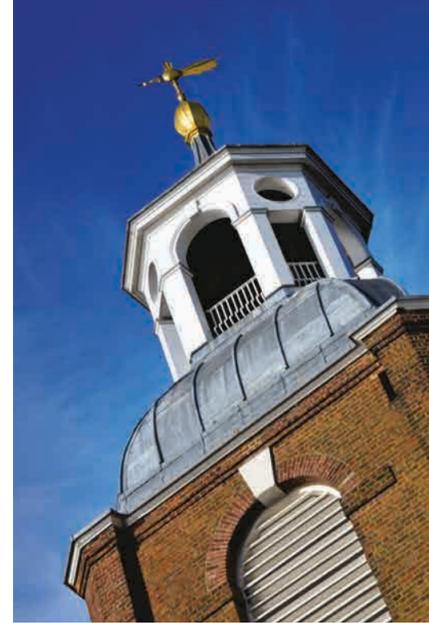
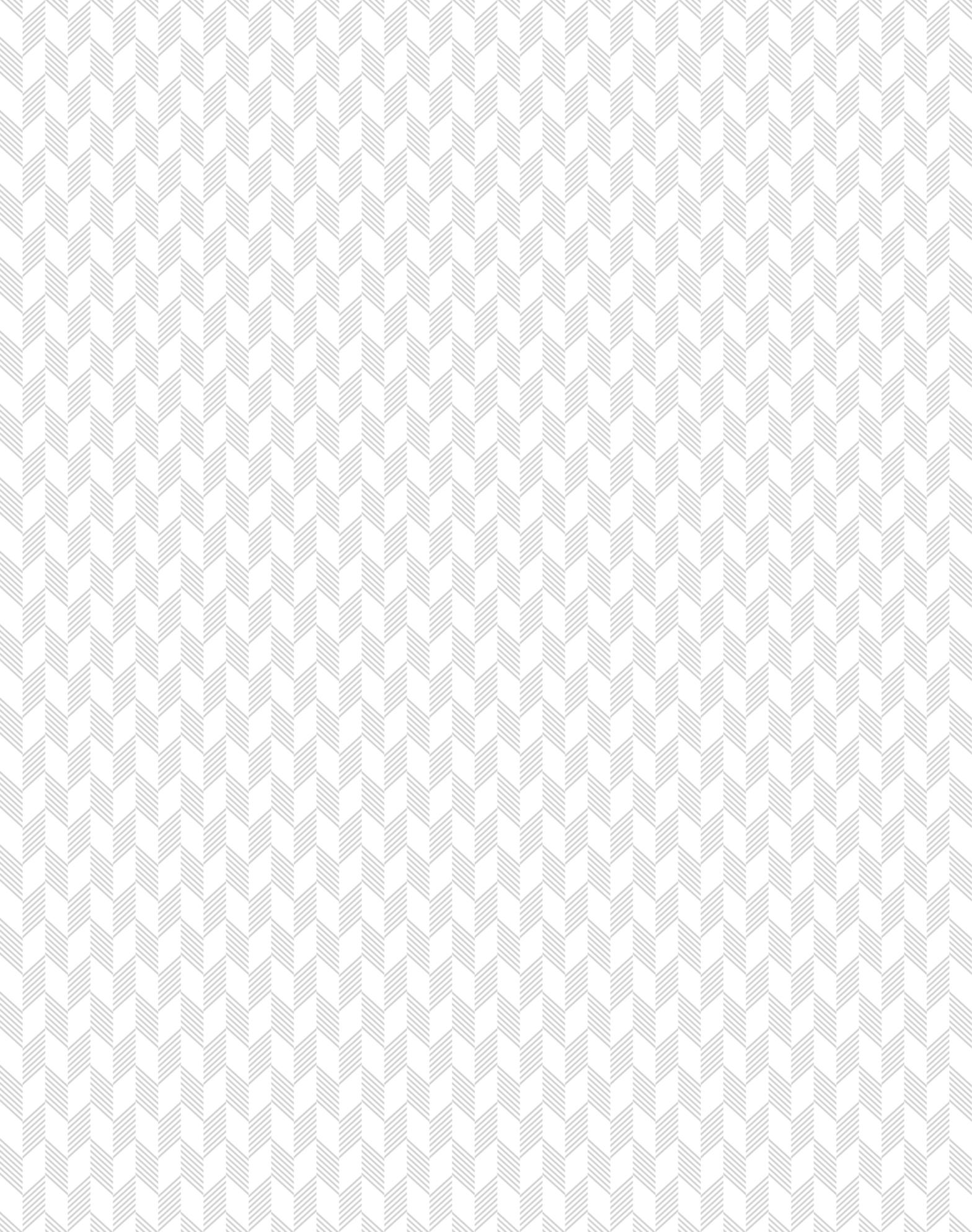
Crest
NICHOLSON



PARK AVENUE

SUNBURY-ON-THAMES

A collection of distinguished homes set
in impressive landscaped grounds



Historic, leafy village living in this most sought after location

Welcome to Park Avenue. This stunning development of three, four and five-bedroom executive homes, and one and two-bedroom apartments, offers an exclusive village lifestyle set amongst landscaped open spaces and moments from the majestic River Thames.

Ideal for families and first-time buyers, Park Avenue is that rare opportunity to enjoy outstanding contemporary living in a truly enviable location.

St Mary's Church
Tree lined avenues
River Thames
Thames Street

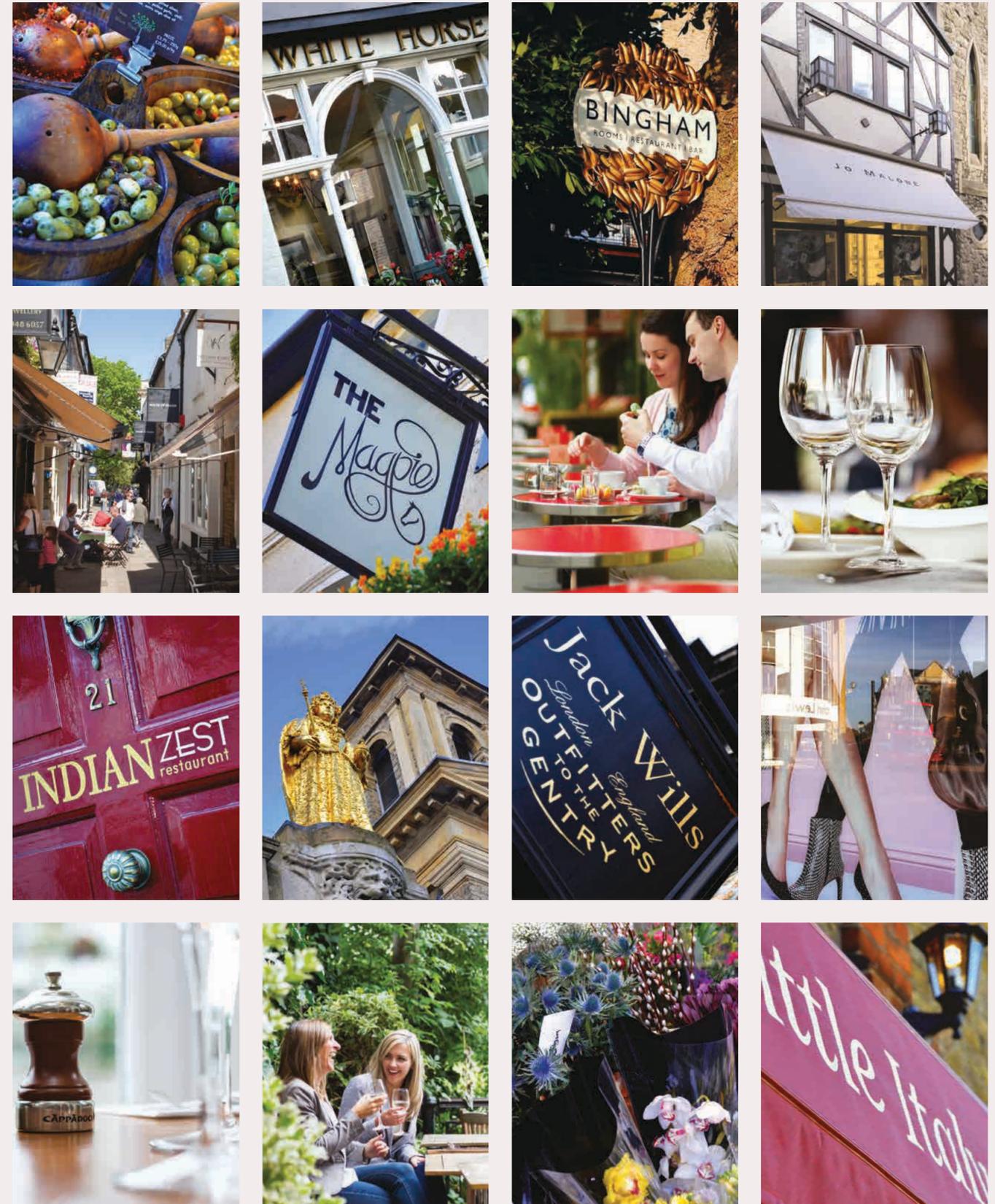
A grand new residence
immersed in a true
community atmosphere





With Park Avenue
as your base, there's
always so much more
to discover and enjoy

AN INSPIRING
LOCATION IN
WHICH TO RELAX
AND INDULGE



A wealth of chic boutiques and fine eateries to delight all tastes

A fabulous array of dining and shopping destinations are waiting to be explored a few minutes from Park Avenue.

With its handsome period architecture and peaceful riverside setting, Sunbury is a great place to discover boutique stores, friendly pubs and a choice of fine restaurants.

A short journey from Sunbury lies the elegant town of Richmond which provides a fantastic choice of designer and high street

stores, as well as plentiful dining options including, amongst others, the Michelin-starred Bingham Hotel and fashionable Argentinian restaurant Gaucho.

Those seeking a more vibrant offer will enjoy nearby Kingston. With its eclectic salons on Old London Road, the ever popular Bentalls Shopping Centre and Kingston Ancient Market. Add to this the vast array of eateries and there is truly something for everyone.

Shopping and dining,
Sunbury, Kingston
and Richmond



An abundance of sporting pastimes

Located on the site of the old London Irish rugby ground, Park Avenue has sporting excellence at its foundation and is located in an area which prides itself on its sporting history.

Sunbury is home to premier league Sunbury Cricket Club and also Kempton Park Racecourse, which holds numerous events, perfect for residents wanting to enjoy a stylish day at the races. Golfers are also spoilt for choice with local Sunbury Golf Course and clubs at Coombe Hill, Burhill, Thames Ditton and Esher. Providing possibly the most convenient sporting opportunity of all is the Virgin Active situated literally beside Park Avenue.

A little further afield, the internationally renowned venues of Twickenham Rugby Stadium and The All England Lawn Tennis and Croquet Club, Wimbledon are also close to hand.

Sunbury Cricket Club
London Irish rugby players
Virgin Active
The All England Lawn Tennis and Croquet Club
Kempton Park Racecourse



THE CHARM OF A
QUINTESSENTIAL ENGLISH
VILLAGE STEEPED IN
SPORTING EXCELLENCE



LIMITLESS OPPORTUNITIES FOR LEARNING



Exemplary schooling and captivating cultural entertainment

There is an excellent choice of state and private schools in the local area, a number of which are within walking distance of Park Avenue, including Hawkedale Infants, Sunbury Manor and St Paul's College.

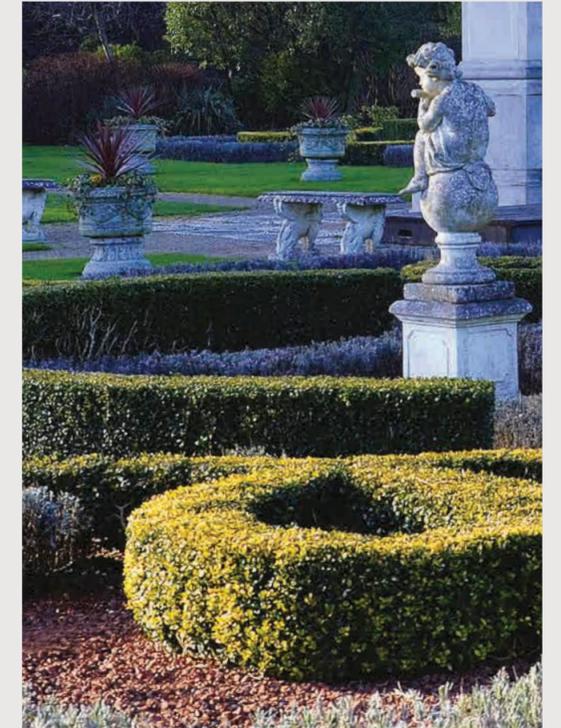
Nearby Hampton boasts several of the best independent schools in the country including Hampton School and The Lady Eleanor Holles School. Ashley Primary in Walton and Manor Mead primary school in Shepperton are also highly regarded.

These are complemented by quality higher education opportunities including Kingston University locally or the array of world class universities easily reached in London.

Education isn't the only way to stimulate the mind near Park Avenue. The area provides for a variety of cultural experiences. From Sunbury's own Riverside Arts Centre, Walled Garden and Millennium Embroidery Gallery to a performance at the renowned Rose Theatre in Kingston. Or if you just fancy dinner and a film, your local Everyman Cinema is only a few minutes away in Walton.



Riverside Arts Centre
Rose Theatre
Sunbury Park Walled Garden
Everyman Cinema



VIBRANT PERFORMANCES AND CULTURAL DELIGHTS

A picturesque village
nestled on the banks
of the River Thames





AN ENVIABLE POSITION
CLOSE TO THE THAMES;
COUPLING NATURAL
BEAUTY WITH A
RICH HERITAGE

The allure of majestic and sophisticated surroundings

Sunbury's stretch of the Thames is renowned for its beautiful scenery and royal landmarks. As a Park Avenue resident they'll be part of your neighbourhood.

It's a great place to enjoy rowing, with several competitive and leisure clubs to join, as well as boating, relaxing riverside walks and of course annual river based events. Sunbury Regatta is a local institution, taking place every summer since 1877, offering

a lively family atmosphere with local stalls and culminating in a fireworks finale.

Enjoy visiting the area's many heritage sites including Hampton Court Palace, admire the free roaming deer in both Bushy Park and the famously scenic Royal Park of Richmond or, a little further along the Thames, visit the oldest and largest occupied castle in the world, Windsor.

Rowing, River Thames
Swans, Windsor
Richmond Hill, Richmond
Hampton Court Palace



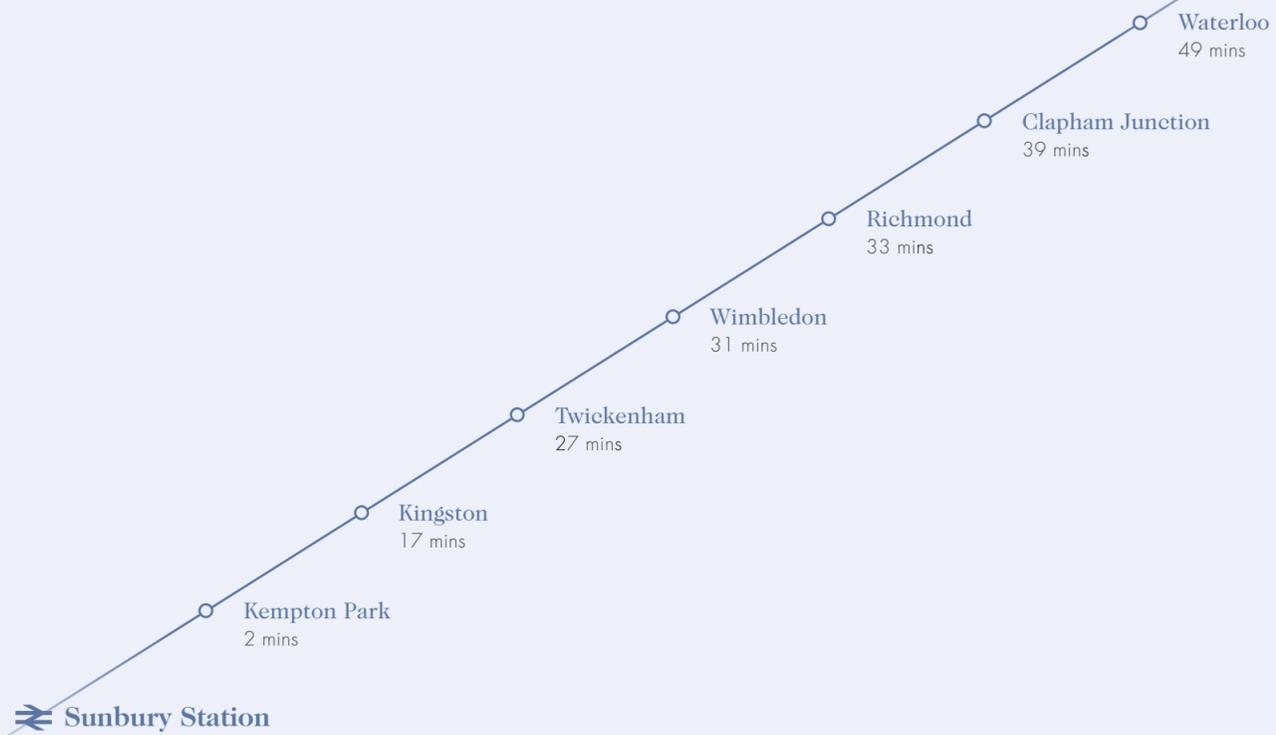
At the heart of it all

Park Avenue is ideally located to keep you connected to the area's key destinations.

Popular attractions like Hampton Court, Twickenham Stadium and the All England Tennis and Croquet Club can be reached in no time from Sunbury Station. London is within easy reach with a frequent service to Waterloo which takes under an hour.

The M3 and M25 motorways are close by and quickly accessible, so journeys to Greater London, the South West and beyond are a breeze. Heathrow Airport, with limitless international travel possibilities, is less than half an hour by car.

With Park Avenue as your base, travel options are abundant.



A UNIQUE LOCATION,
IDEALLY POSITIONED TO
ENJOY THE BEST OF RETAIL,
BUSINESS AND LEISURE



Kempton Park



Kingston



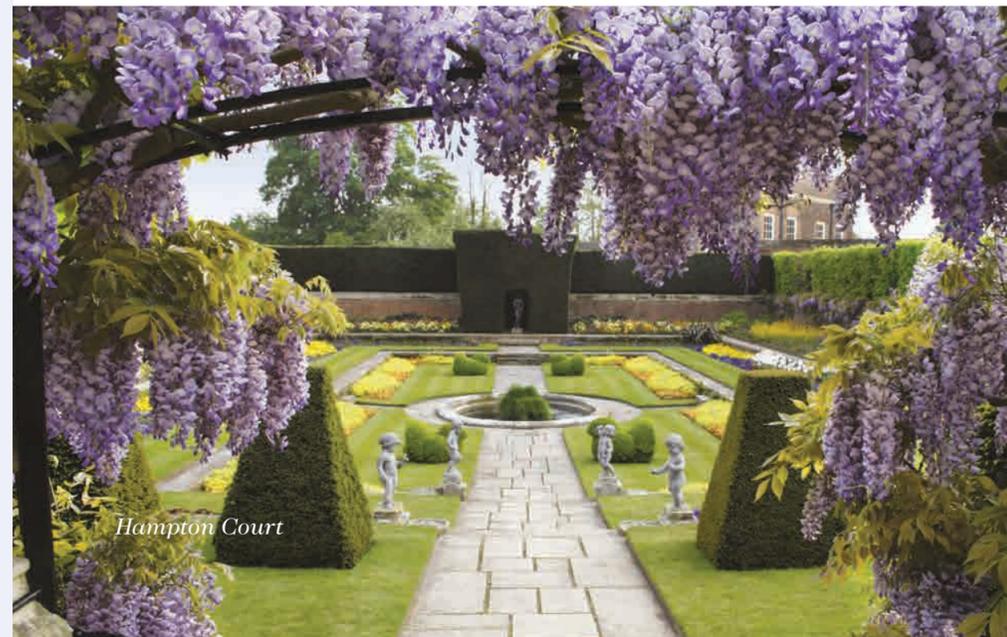
Richmond



Wimbledon Championships



Waterloo Station



Hampton Court



Twickenham Stadium



The development: a community in harmony

Park Avenue has been designed to create a perfect balance between nature and the home. Landscaped community spaces, including a pretty village green and central parkland, provide recreation and tranquil views from the development's superb array of family houses and apartments.

FORMAL SPACES AND
PARKLAND AT THE HEART OF
THE DEVELOPMENT INVITE
RESIDENTS TO RELAX AND PLAY
IN STUNNING SURROUNDINGS

Elegant design, exceptional quality

Prepare to experience true contentment in Park Avenue's beautiful interiors. Rooms offer generous space and light and are finished to a high standard. Timeless interior design, in classic shades, provides the ideal backdrop for your own furnishings and style.





Designed with nature in mind

The sustainable design philosophy at Park Avenue is focused on the latest efficiencies and a well cared for environment.

Homes are built from modern and ethical materials, saving residents money in every room and reducing CO₂ emissions by more than 60% compared to older homes. The development's extensive parkland preserves established habitats, with a layout that maximises enjoyment of the outdoors.



Seal of excellence

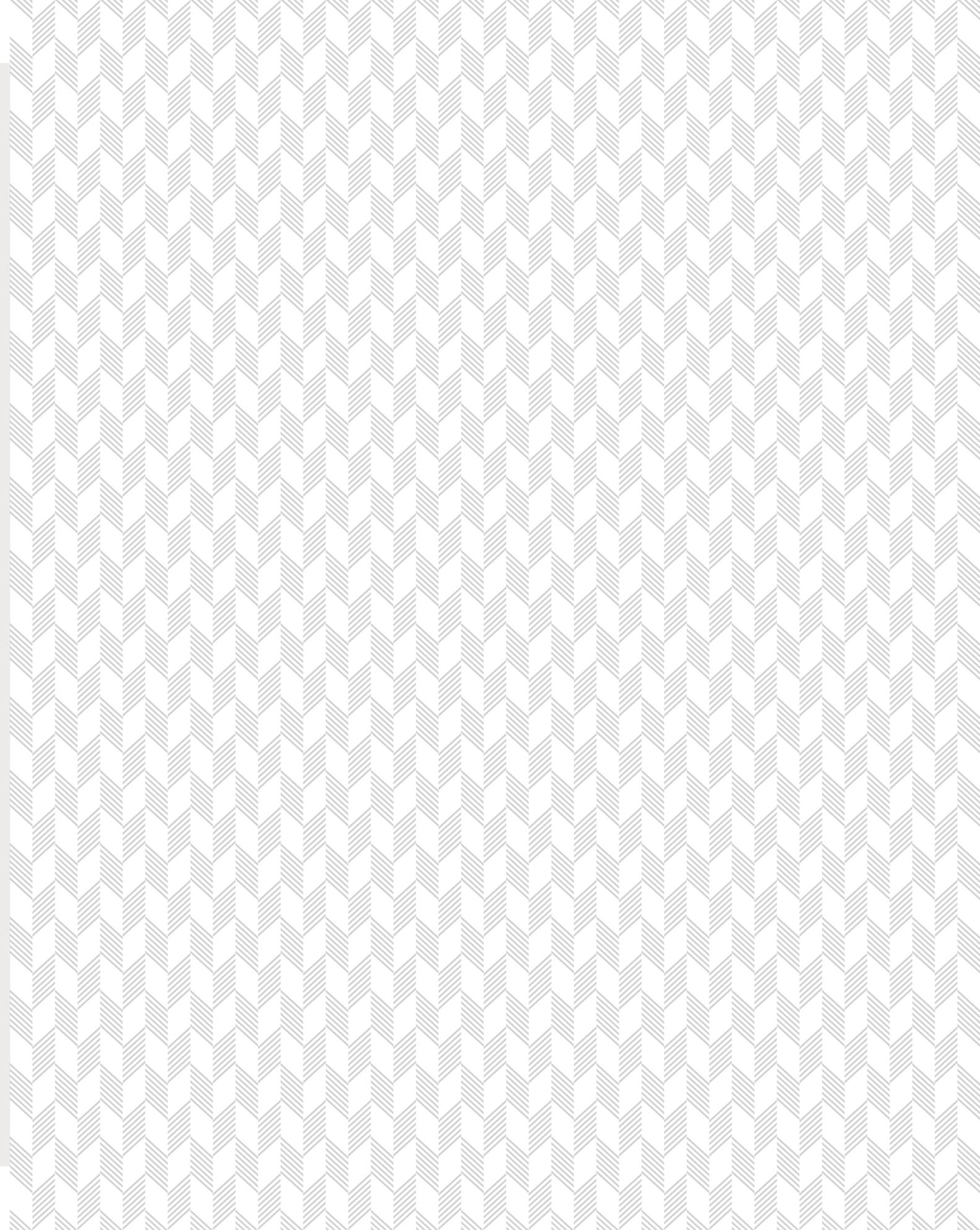
Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 of Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CIBE Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.



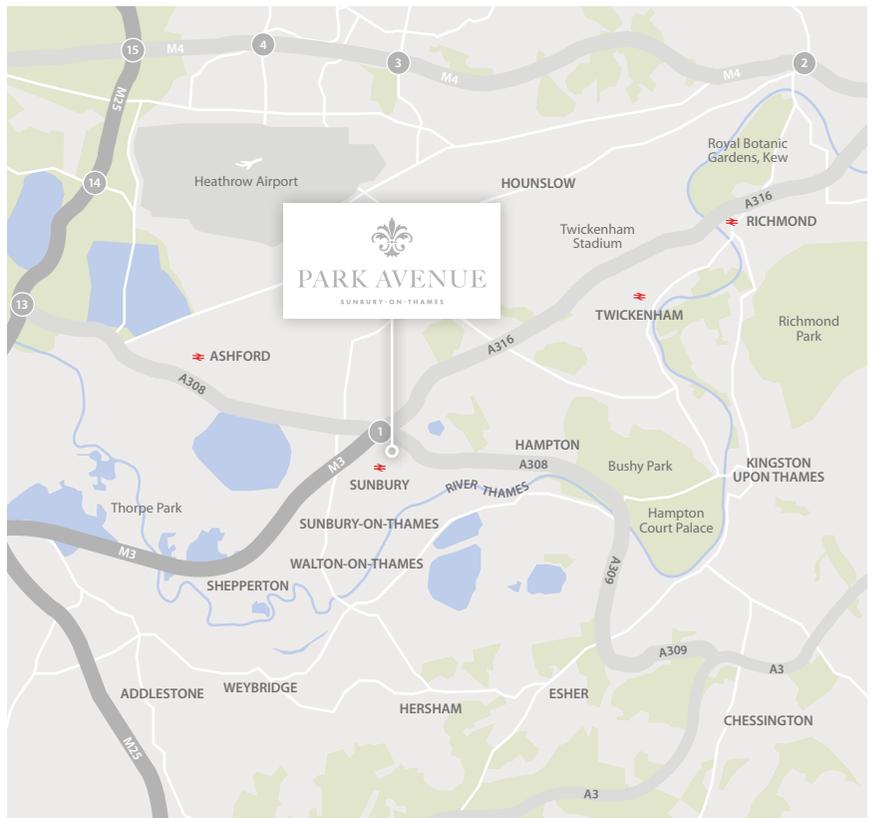


PARK AVENUE

SUNBURY-ON-THAMES



Crest
NICHOLSON



Maps are not to scale.

PARK AVENUE, THE AVENUE, SUNBURY-ON-THAMES
MIDDLESEX TW16 5EQ

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Bentall Centre image on page 8 courtesy of Claire Harrison. Design and production: S1 design, advertising, marketing. www.gotoS1.com