



# RIVERSIDE WALK

KINGSTON





# The vision





A new dining  
experience overlooking  
Kingston's waterfront



# The perfect combination of bustling London life and riverside tranquillity

Canadian and Riverside Estates Ltd acquired the property at Riverside Walk/Bishops Palace House in 2006. At that time the property was very much as originally built in the late 1970s with its back turned away from the riverside.

The site housed a tannery for most of the 20<sup>th</sup> century but a fire in the 1960s rendered the site unusable and thus became ripe for redevelopment. The property, then named Bishops Palace House was built to accommodate a large supermarket, with an accompanying car park below at riverside level, with offices and a nightclub above.



The fact that the river at this location runs north to south is pretty unique along the urban stretch of the Thames, as it allows sun to shine over the site for a large part of the day and creates dramatic sunsets above the opposite bank.

Taking all this into account it was determined that the car park at riverside level should be transformed into restaurants with generous external terraces and beautiful riverside views.



# A unique and unrivalled destination across South West London

The site abuts directly against Kingston Bridge, and is adjacent to John Lewis on Clarence Street. Thames Street sits to the east of the site, which leads straight onto the popular and attractive ancient marketplace.

The station is a 10 minute walk away with regular rail connections to London Waterloo. Canbury Gardens, a little known and beautiful Victorian park along the riverside is a 5 minute walk north. Canbury Gardens is home to the prestigious Kingston Rowing Club, while Hampton Court Park is home to both Home and Bushy Royal Parks.

## Dining & Drinks

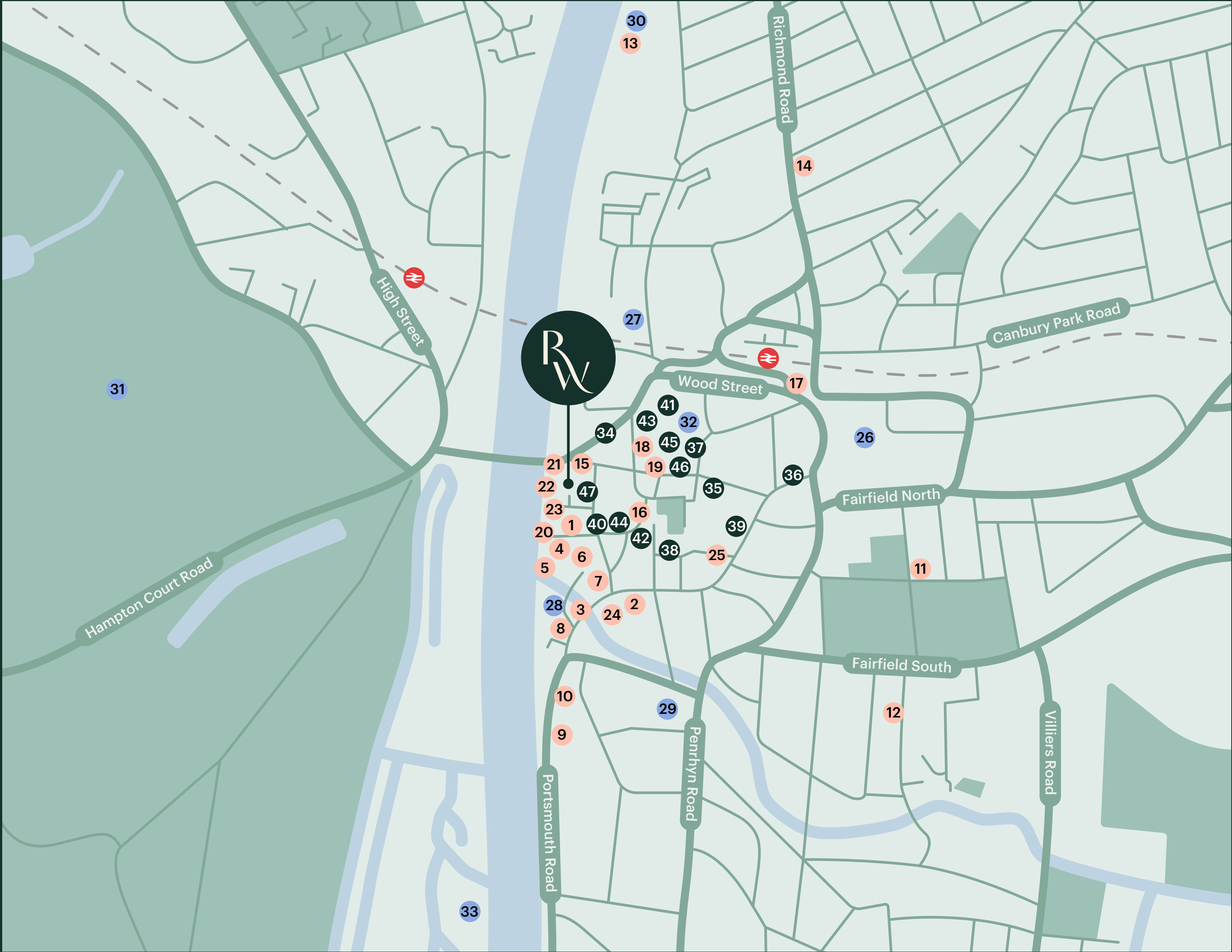
- 1. The Bishop
- 2. Pho
- 3. Wagamama
- 4. The Gazebo Pub
- 5. Browns Kingston
- 6. MOJEN
- 7. Poor Boys
- 8. The Ram
- 9. Al Forno
- 10. Las Iguanas
- 11. The Albion
- 12. The Cocanut
- 13. The Boater's Inn
- 14. The Oak
- 15. Chakra
- 16. Gail's Bakery
- 17. Pret A Manger
- 18. Sticks'n'Sushi
- 19. Joe & The Juice
- 20. Côte
- 21. Bill's
- 22. Busaba
- 23. Haché
- 24. Wildwood
- 25. PAUL

## Lifestyle

- 26. ODEON Kingston
- 27. DoubleTree by Hilton
- 28. Rose Theatre
- 29. Kingston College
- 30. Kingston Rowing Club
- 31. Hampton Court Park
- 32. Curzon Cinema
- 33. Barge Walk

## Retail

- 34. John Lewis & Partners
- 35. Marks & Spencer
- 36. UNIQLO
- 37. Zara
- 38. Boots
- 39. Sainsbury's
- 40. The White Company
- 41. Fenwick Kingston
- 42. Whistles
- 43. Apple Store
- 44. Anthropologie
- 45. Flannels
- 46. Bentall Shopping Centre
- 47. TK Maxx





# Award-winning architects

Phase 1 of the project was designed by Stirling award-winning architects Haworth Tompkins, the design was headed up by Jim Reed, who subsequently left to start his own practice, Reed Watts Architects.

The team at Canadian and Riverside Estates fostered a great working relationship with Jim and very much admired his eye for design, his collaborative and community-minded approach and his skill at re-purposing existing buildings. It was natural then that Reed Watts were commissioned to deliver phase 2 of the project at Riverside Walk. Jim lectures architecture part-time at Kingston University so knows the town intimately and is a highly respected figure in the community.

Canadian and Riverside Estates delivers a line-up of highly successful restaurants including Côte, Busaba, Bill's, Comptoir Libanais and Haché.



Phase two will complete the project as it will transform the upper parts of the property and office space into one or two large rooftop restaurant units, Cat A office space and a further restaurant unit at street level below the office unit. All of these spaces have extensive external terraces with magnificent views over the river and Kingston Bridge with Home and Bushy Parks directly behind.







CGI imagery of Unit 7/8 Terrace

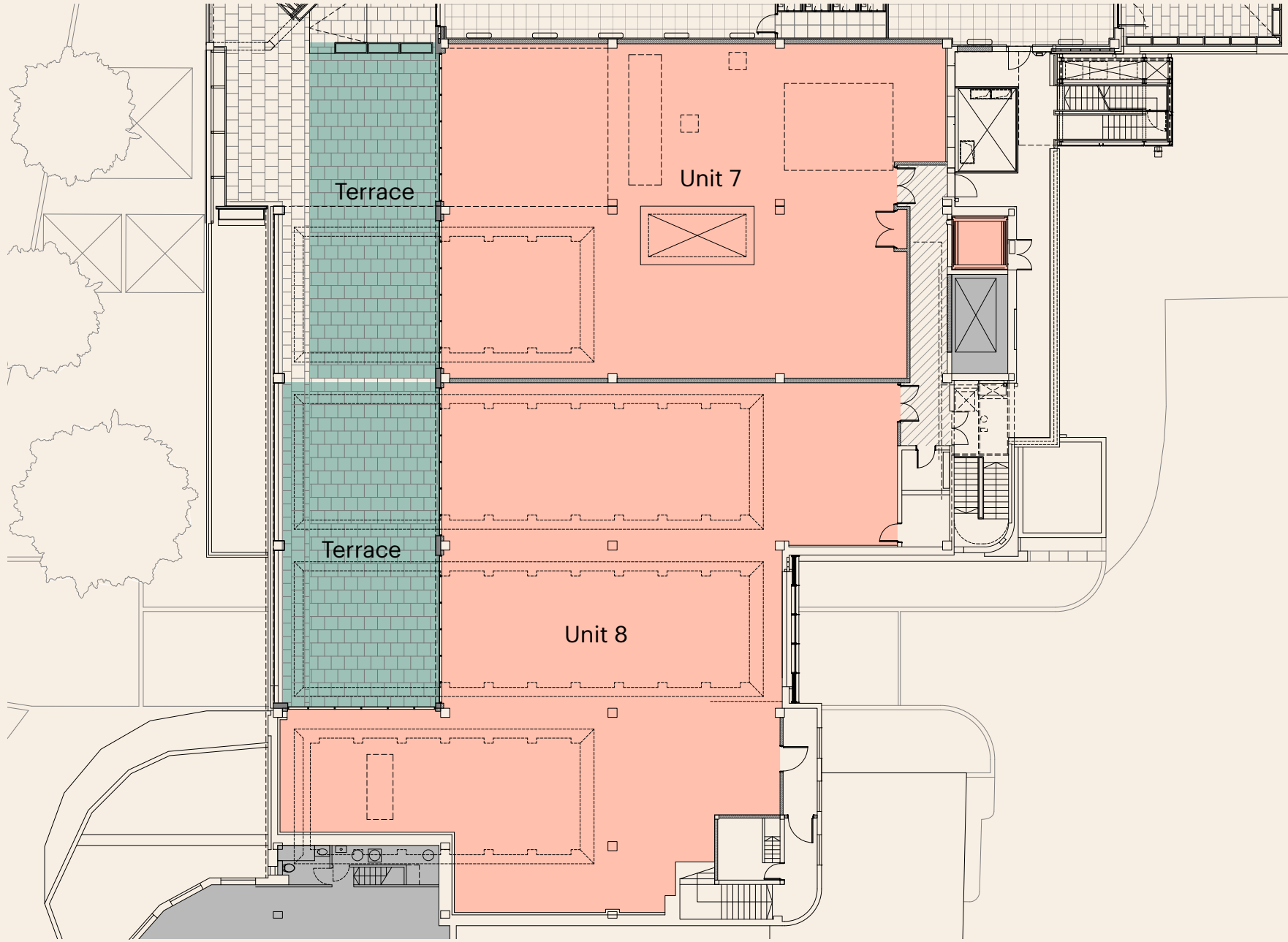
# Unit 7/8

10,269 sq ft | 129 sq m

Not to scale. Indicative only.

Unit Space

Terrace



Schedule of areas

	Level	Sq ft	Sq m
Unit 7	First Floor	3,423	312
Terrace	First Floor	958	89
Unit 8	First Floor	4,725	439
Terrace	First Floor	1,163	108
Total		10,269	948



# CGI imagery of Unit 7/8 - Internal



Indulge in  
luxurious dining  
amidst nature's  
elegance



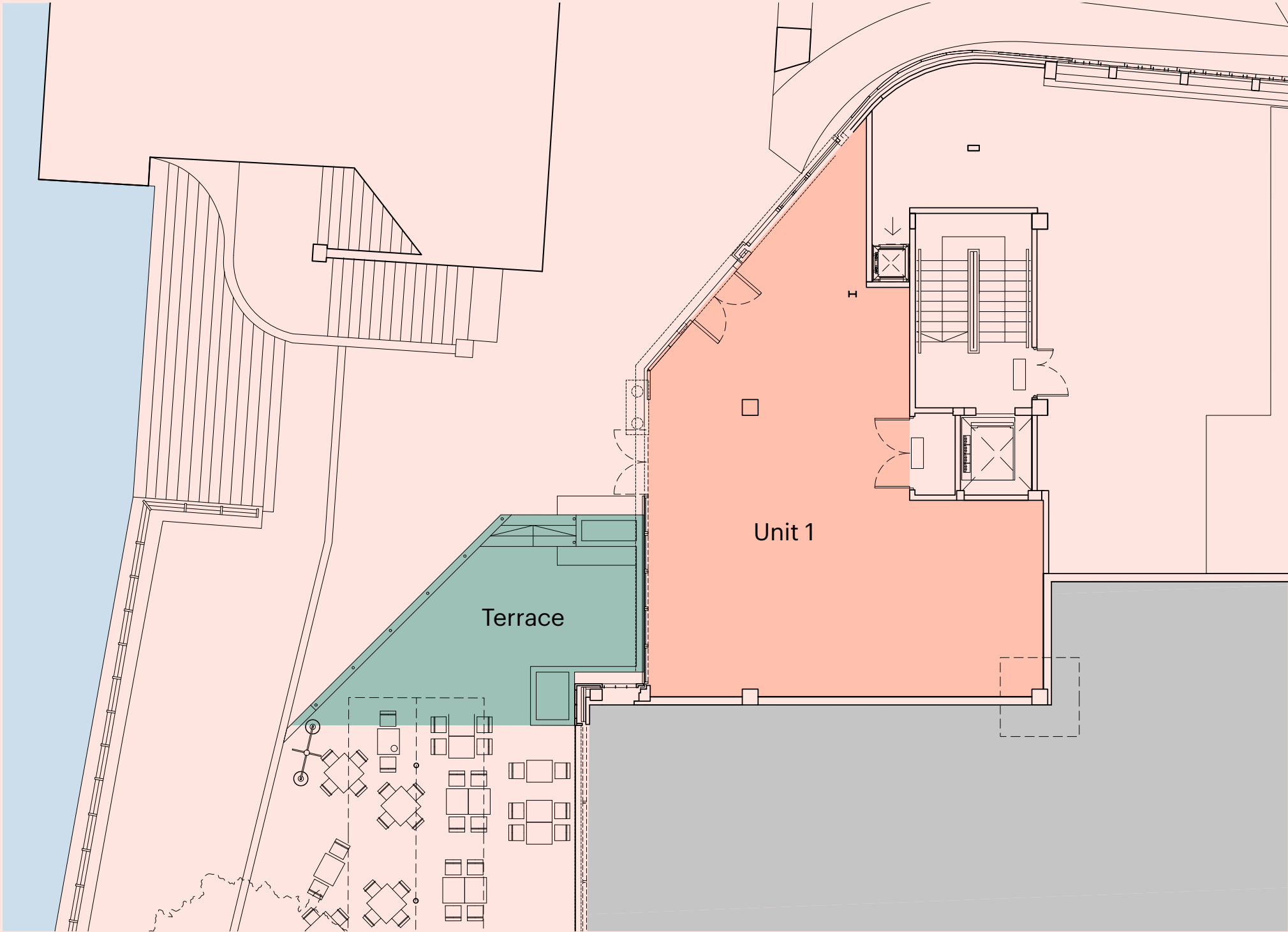
# Unit 1

1,388 sq ft | 129 sq m



Not to scale. Indicative only.

● Unit Space ● Terrace



Schedule of areas

	Level	Sq ft	Sq m
Unit 1	Riverside	1,076	100
Terrace	Riverside	312	29
Total		1,388	129







CGI imagery indicative only

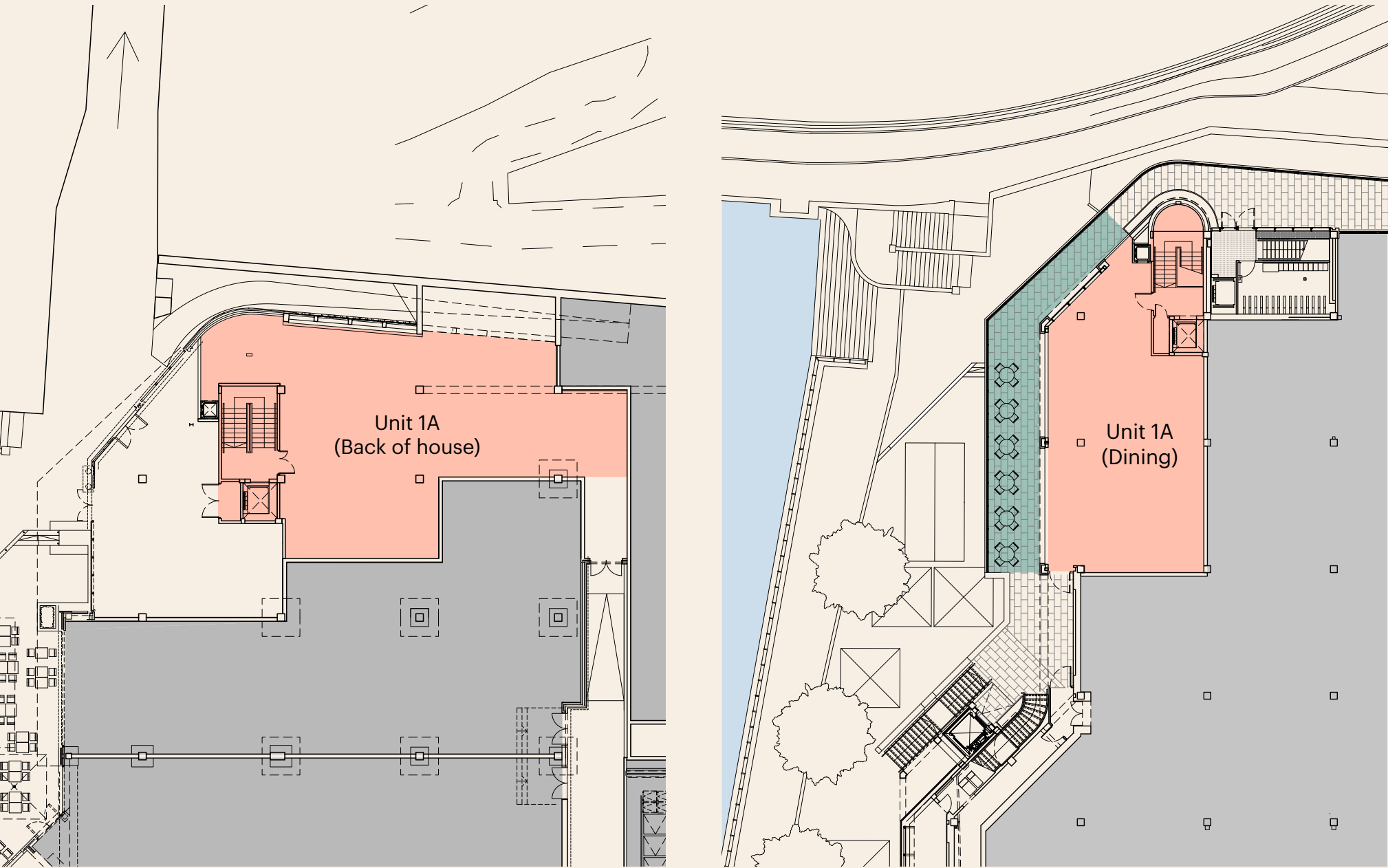
# Unit 1A

4,591 sq ft | 460 sq m

Not to scale. Indicative only.

Unit Space

Terrace



## Schedule of areas

	Level	Sq ft	Sq m
Unit 1A (Back of house)	Riverside	2,379	221
Unit 1A (Dining)	Street (Ground)	1,711	159
Terrace	Street (Ground)	861	80
Total		4,951	460



# Contact

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