

Andwell & Co



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Welcome to Flat 1, Baring House



Check-In Guide

Flat 1 Baring House
1A Manorgate Road
KT2 7AW, Kingston

Where to Park



- ⊘ The building is car-free (no permits available)
- P Paid parking is available nearby
- ➦ Download RingGo for best rates
- 📍 Follow instructions on the parking signs

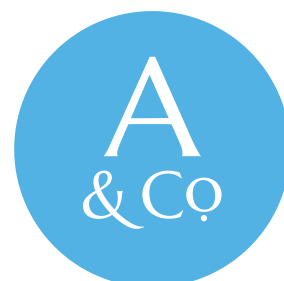


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26560 - CPZ H, 4 Hour Stay, 230p, Kingston On-Street	
Operator: Royal Borough of Kingston upon Thames	
Monday to Saturday	
8:30am - 6:30pm	
For every 30 Minutes	£1.15
1 Hour	£2.30
Bank Holiday	
24 Hours	Free
Restrictions	
Maximum Stay	4 Hours
Extendable	Up to Maximum stay
Fees	
Convenience fee	10p
Expiry reminder	20p
Booking confirmation SMS	20p

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How to access



📍 Arrival – Building Entrance

➡ Follow the path shown in the photo

● The white circle marks the communal entrance door



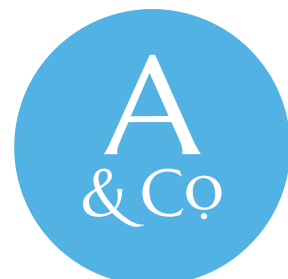
1 2
3 4 Entering the Building

👉 To the right of the door, you'll see the keypad

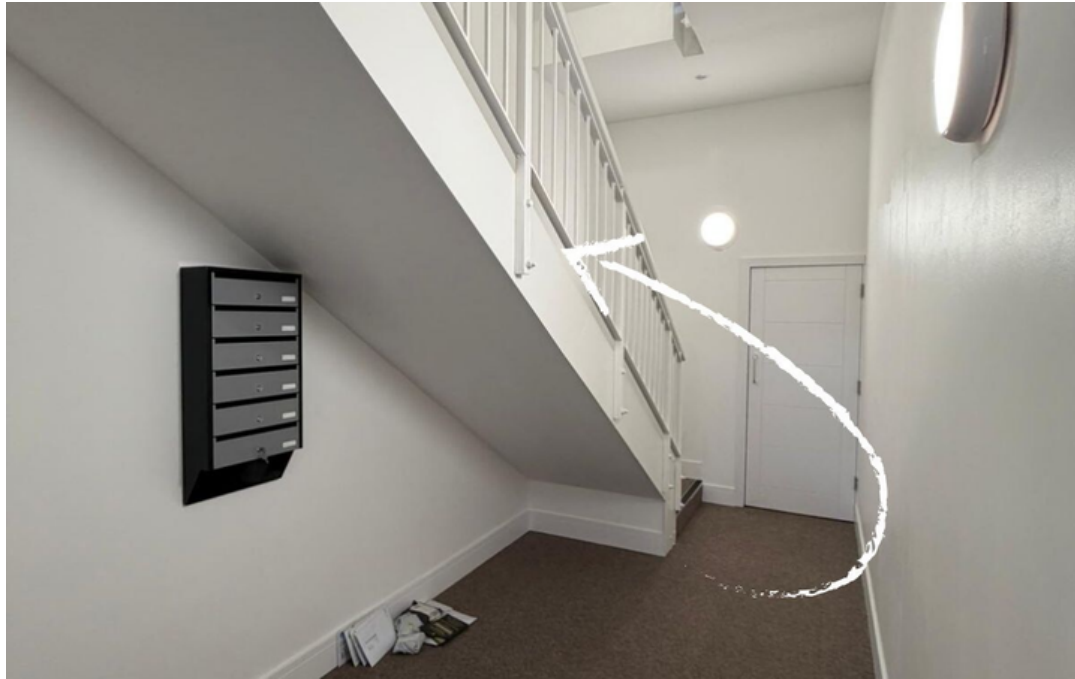
🔑 Enter: #134567#

🔊 The system will say "door is open"

🚪 Push the door and head inside



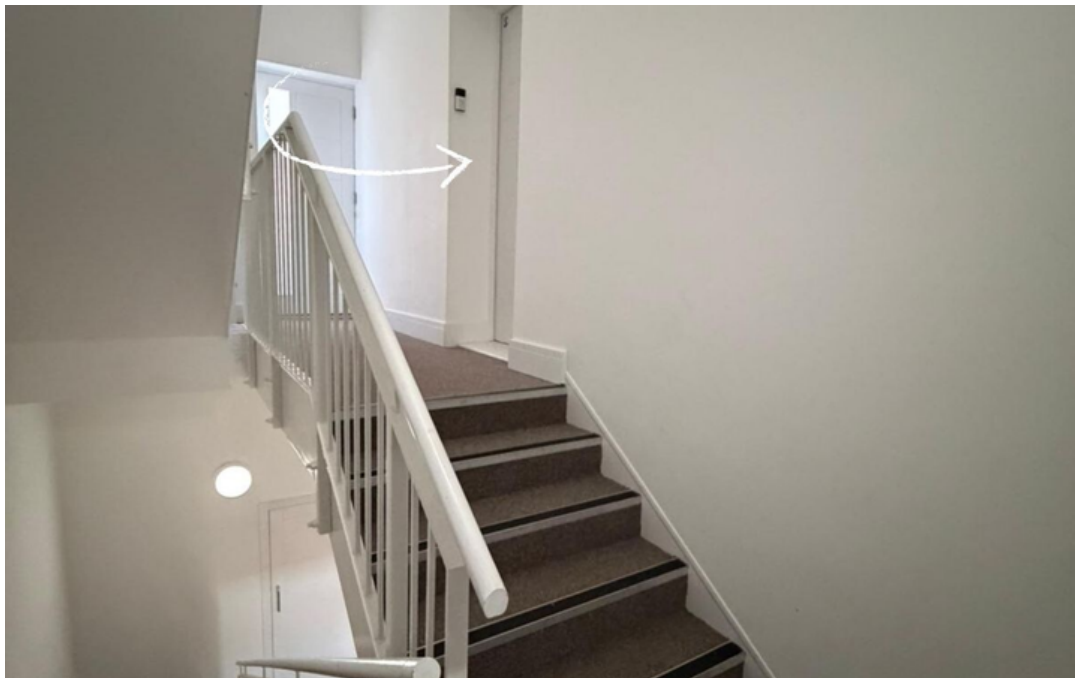
How to access



🏠 Inside the Building

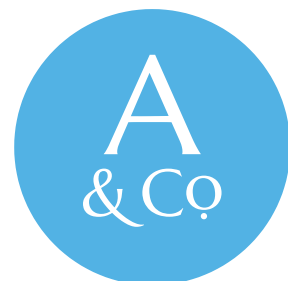
↑ Follow the stairs up (as shown by the arrow in the photo)

🏢 Go up to the first floor

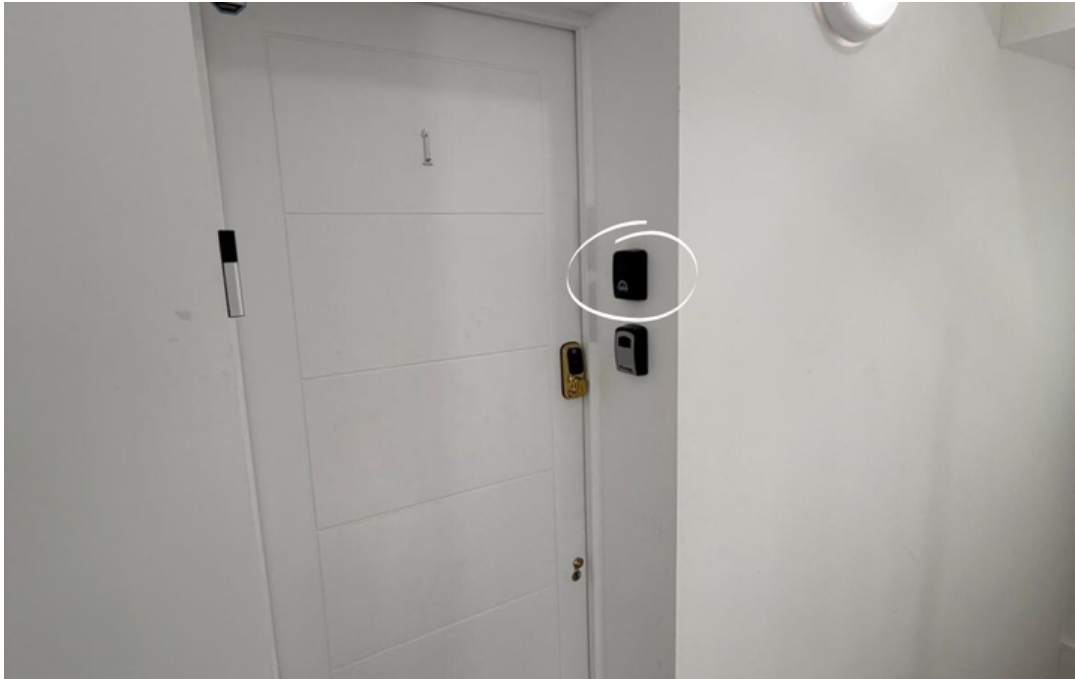


🚪 Apartment Door

👉 First door on the right



How to access



📦 You'll see a black lockbox
🔑 Enter code: 2710

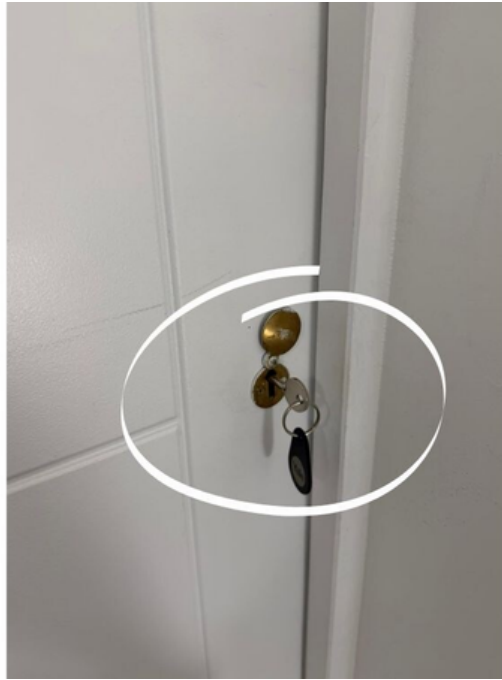


➡ Inside you'll find:

- 1 key
- 1 fob

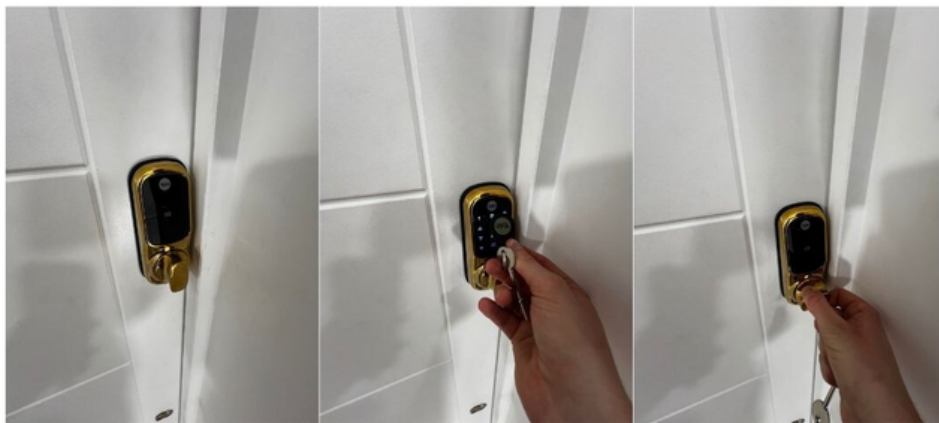


How to access



🔓 Entering the Apartment

🔑 Use the key to unlock the bottom lock



📶 Tap the fob on the Yale icon (gold lock)

↶ Turn the thumb knob to the left

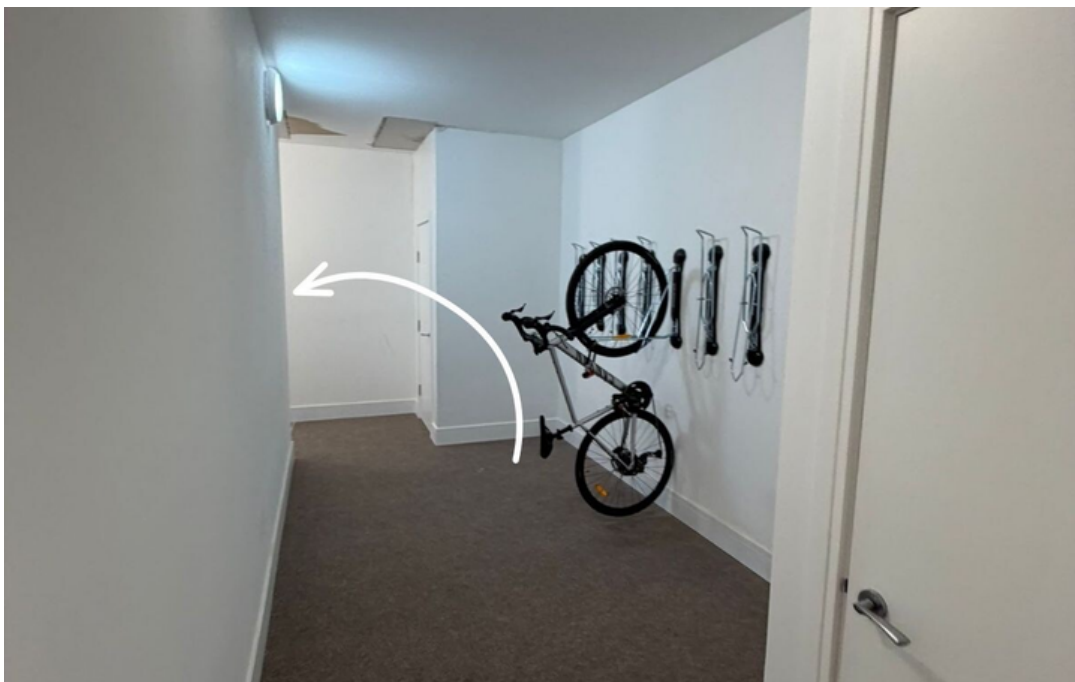
🚪 Push the door to enter



Bins



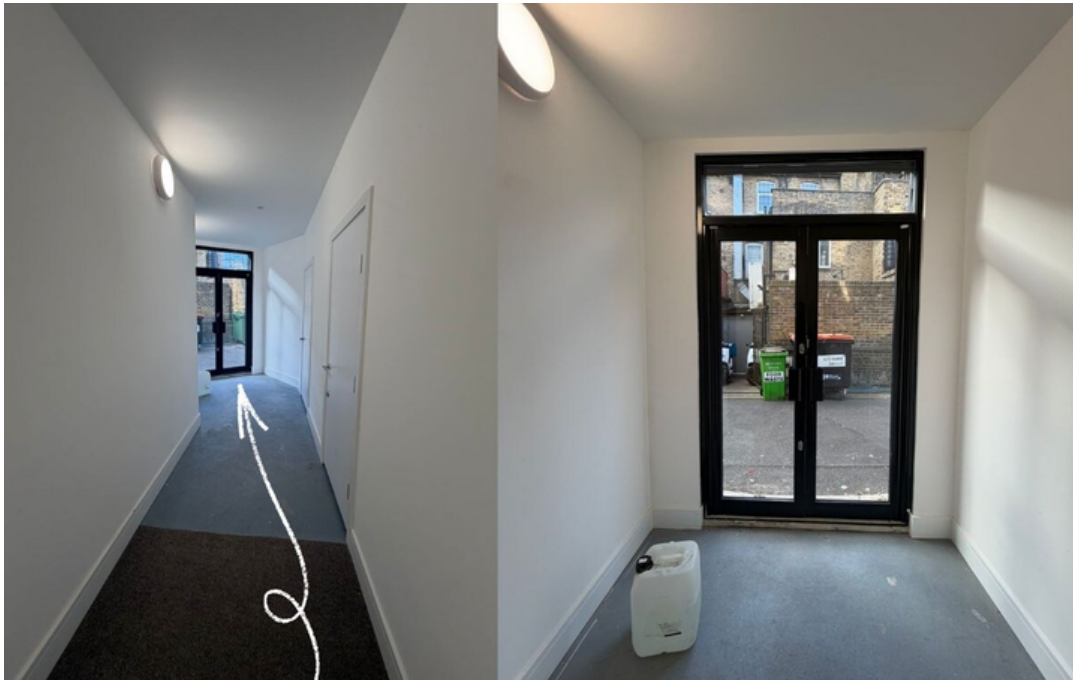
- ↓ Go back to the ground floor
- Walk straight through the doors (as shown in photo)



- ↪ Follow the hallway around
- 🚲 You'll see a bike shed
- Walk past it



Bins



Exit the doors

Communal bins are just outside



Bins