



WELCOME TO KINGSTON- UPON-THAMES

WELCOME TO

FLAT 1 BARING HOUSE
1A MANORGATE ROAD
KINGSTON UPON THAMES
KT2 7AW

Useful information to help you settle in, along with a few local recommendations to make your stay more enjoyable.

We've kept everything clear and easy to follow and shared a few of our own favourite spots nearby so you can experience the area like a local.

GUEST BOOK



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Andwell & Co

This home is proudly managed by Andwell & Co, a hospitality-led short-stay company run by Shaun and Toby.

○ MEET THE TEAM



Between us, we've spent years on the ground running homes like this. It's hands-on work, and we take real pride in doing it properly.

This isn't just another listing to us. We look after the space, and we care about the people staying in it. Every home we manage means something, and this one is no different.

We've set it up to feel comfortable and easy from the moment you walk in. Comfy bedding, thoughtful touches, free WiFi and clear communication. The kind of details that actually matter when you're staying somewhere.

We love hosting, and we hope you feel at home here.



*From Shaun Toby & the
Andwell & Co team*

QUICK ESSENTIALS

○ REFERENCES

Property Address

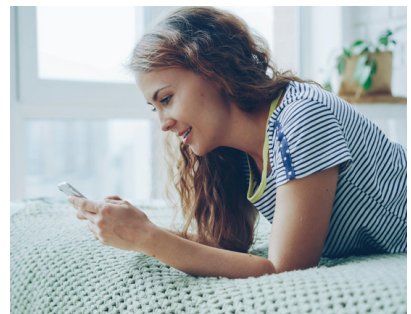
Flat 1 Baring House,
1A Manorgate Road
Kingston Upon Thames
KT2 7AW



WiFi, Scan to connect



Network: ADUK
Password: AdamBaring1



Emergency Contact

+44 (0)7843956725



HOUSE RULES

ENJOY YOUR STAY AND TREAT THE
SPACE WITH THE SAME CARE AND
RESPECT AS YOUR FAMILY HOME.



- **No parties or gatherings**

This is a residential building, so gatherings, parties, or events are not permitted.

- **No smoking or vaping**

Smoking or vaping is not allowed anywhere inside the property or building to keep the space fresh for all guests.

- **No visitors without permission**

Only registered guests are allowed in the property.
Visitors must be agreed in advance.

- **Shoes off indoors**

Please remove shoes at the door to help keep the property clean and hygienic.

- **Pets**

Pets are only allowed if pre-authorized in advance. A pet cleaning fee must be paid to protect future guests, especially those with allergies.

- **Noise**

Please keep noise to a minimum, particularly in the evenings after 7pm to respect neighbours. We want to maintain a calm and comfortable environment for everyone.

- **Noise monitoring**

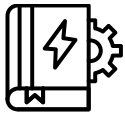
A noise monitor is in place inside the property. It does not record conversations, only sound levels.

- **CCTV**

CCTV operates in communal areas outside the building for security. This may be used as evidence if required.

Failure to follow house rules may result in additional charges or early termination of your stay.

HOW EVERYTHING WORKS



Heating & Hot Water

- The thermostat is set to 21 °C in winter during the day and 18 °C at night to remain comfortable.
- Adjust temperature using the thermostat using the arrow keys / rotating the dial. Please do not exceed 25 °C as this will cause the heaters to overheat and turn off.
- Hot water is 24 Hours and enough water for the home's guest capacity. If the water is cold, we ask you to wait for it to reheat



Parking

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



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
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Restrictions

Maximum Stay	4 Hours
Extendable	Up to Maximum stay

Fees

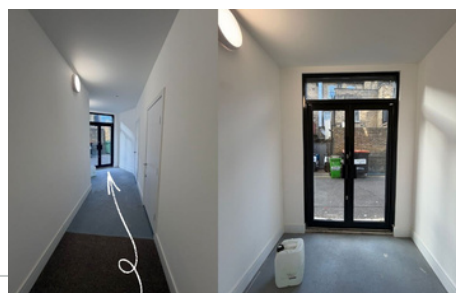
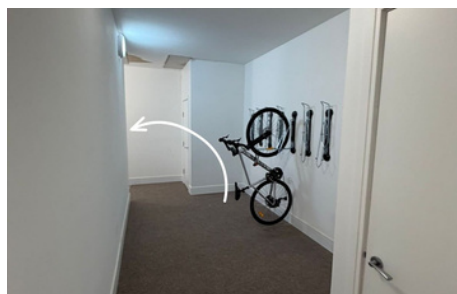
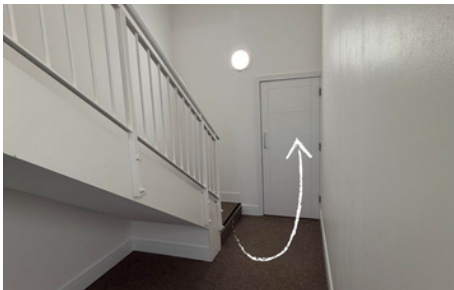
Convenience fee	10p
Expiry reminder	20p
Booking confirmation SMS	20p

HOW EVERYTHING WORKS



Please help us recycle.

- Bins are communal.
- Use the designated bins for recycling and general waste
- Separate items where possible (paper, plastic, glass)
- Rinse containers before recycling
- Do not place food waste in recycling 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 rack
-  Walk past it
-  Exit the doors
-  Communal bins are just outside



HOW EVERYTHING WORKS



TV & Entertainment

- Turn on using the remote
- Smart TV apps available (Netflix, etc.)
- Log into your own accounts if needed and remember to log out before leaving

Bathroom

- Please avoid blocking drains and dispose of items in the bin provided
- Ventilation: Open window or use fan after showering

Washing Machine

- We recommend a short cycle at 30°C for most clothes
- Turn the dial to select the programme, choose your settings, then press start
- Please do not dry clothes on electric heaters

Other

If you need help using anything in the home, send us a photo and our team will guide you through it.

LOCAL ESSENTIALS

○ IF YOU NEED DIRECTIONS OR ANYTHING MORE SPECIFIC, JUST MESSAGE US.



**Local
Supermarket
Sainsbury's,
Kingston town
centre**

A good option for a proper food shop, especially if you are staying for a few nights. It has everything you need for groceries, snacks and easy meals at the flat.



**Local Pharmacy
Kingston
Pharmacy**

A useful local pharmacy for everyday medicine, toiletries and health advice. It is handy to know about if you need something quickly during your stay.



**Local Station
Norbiton Station**

This is the closest station to the flat and makes getting around very easy. Trains run towards London Waterloo, so it is a useful base for London trips



PLACES TO EAT

○ OUR FAVOURITE PLACES NEARBY



Favourite Café To Kefi

Our favourite nearby Greek café for good coffee, homemade cakes and a relaxed brunch. It feels fresh and friendly, with a lovely local atmosphere.



Favourite Bar The Boaters Inn

A relaxed riverside pub beside the Thames in Canbury Gardens. It is a lovely choice for a drink, especially on a sunny day.



Favourite Restaurant Kazmicks Restaurant

A welcoming independent restaurant known for home cooked food and friendly service. It's a great choice for a relaxed meal close to the property.



LOCAL PLACES

○ IF YOU NEED DIRECTIONS OR ANYTHING MORE SPECIFIC, JUST MESSAGE US.

↗ **Local Highlight** **Kingston Ancient** **Market**

A lively historic market in the centre of Kingston with food stalls, flowers and local traders. It is great for lunch, coffee or a casual wander around town.



↗ **Green Space** **Richmond Park**

Expansive walled park, originally a 17th-century hunting ground and still home to hundreds of deer.



↗ **Access to London** **Norbiton Station** **to London** **Waterloo**

Norbiton Station gives you easy train access into London Waterloo. From there, you can reach the South Bank, Westminster, Covent Garden and the West End.



EXTEND YOUR STAY OR LATE CHECK-OUT

○ EXTEND YOUR STAY



If you need to extend your stay or need a later check-out to catch a night flight, just message us a week before and we'll see what's possible.



We'll always try to help, but it depends on the next booking and our cleaning schedule.

If a late check-out is available, there will be a small fee. This helps cover the extra time and staff needed to get the property ready for the next guest without rushing the clean.

Let us know as early as you can and we'll do our best to make it work.

CHECKOUT INSTRUCTIONS



Check-out is **by or before 10am** unless agreed otherwise.

- ✓ Leave beds unmade and place **towels in the bath** or shower
- ✓ **Wash dishes**, load and start the dishwasher
- ✓ **Empty fridge**, cupboards, and bins
- ✓ Place **bins outside**, see instructions provided
- ✓ **Turn off lights**
- ✓ Close and **lock all windows and doors**
- ✓ **Return keys** to the lockbox

Send me a message to say you have checked out

WE APPRECIATE GUESTS WHO
TREAT THE SPACE WITH CARE
AND LEAVE IT CLEAN AND TIDY,
JUST AS THEY FOUND IT.

Andwell & Co



Book Your Next Stay

If you've enjoyed your stay, you can book your next stay by scanning the QR code.

It's the quickest way to check availability across our properties and access our best available rates.

andwell.bookeddirectly.com

andwell.co.uk

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