



UNICARE
COMPLEX CARE SPECIALIST

Guildford Avenue Supported Living

Welcome to Unicare Guildford Avenue supported living home at 59 Guildford Avenue, Surbiton. This stunning 9-bedroom en-suite property has been beautifully refurbished to meet the needs of clients with autism, learning disabilities, mental health needs, and behaviours that challenge.

Set within the Royal Borough of Kingston upon Thames, this purposefully designed home represents excellence in supported living accommodation. Unicare, a CQC-registered provider rated 'Good', brings expertise and compassion to every placement.

Property Overview and Specifications

Property Type

House of Multiple Occupation (HMO) designed specifically for supported living arrangements with comprehensive accessibility features.

Accommodation

9 bedrooms, each featuring private en-suite bathrooms with modern fixtures and floor-to-ceiling tiles for comfort and privacy.

Tenure

Supported Living accommodation welcoming both adults and children requiring specialised care and support services.



Bedroom Accommodation Features

En-Suite Bedrooms

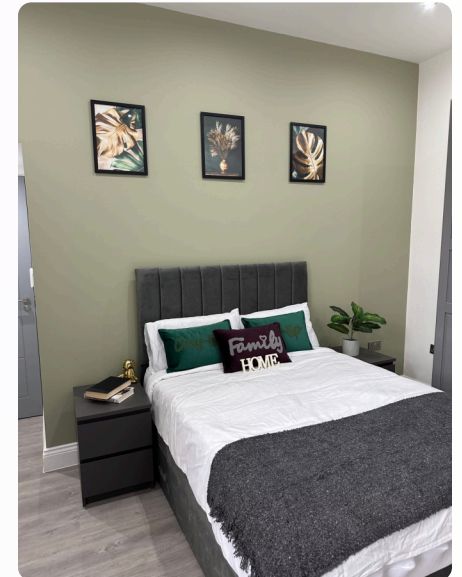
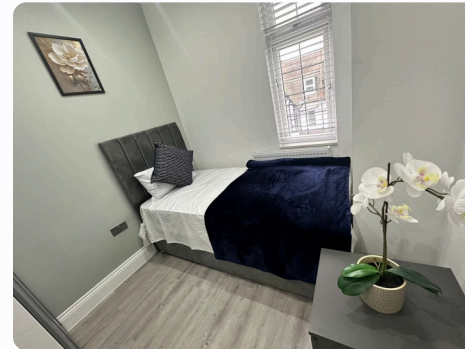
All 9 bedrooms feature private en-suite bathrooms with sleek, modern design and floor-to-ceiling tiles. Each room is thoughtfully designed to provide comfort, privacy, and independence for residents.

Large bay windows provide natural light and create a calming atmosphere, whilst built-in storage solutions maximise space efficiency.

Modern Amenities

Rooms include integrated wardrobes, workspace areas, and contemporary furnishings. High-end fixtures and fittings ensure durability and aesthetic appeal throughout the property.

Each bedroom is designed with accessibility in mind, accommodating various mobility needs and personal preferences for optimal comfort.



Bathroom and En-Suite Facilities



Walk-In Showers

Stylish en-suite bathrooms feature walk-in showers with contemporary fixtures, ensuring accessibility and safety for all residents.



Floor-to-Ceiling Tiles

Premium tiling throughout all bathrooms provides durability, easy maintenance, and a modern aesthetic that enhances the living experience.



Accessible Design

All bathroom facilities are designed with accessibility features to accommodate residents with varying mobility needs and requirements.



Kitchen Facilities and Life Skills Development



Dual High-Spec Kitchens

Two fully equipped kitchens with premium stone worktops provide excellent facilities for meal preparation and life skills development.



Independence Training

Kitchen facilities are ideal for teaching cooking skills, meal planning, and promoting independence in daily living activities.



Premium Finishes

Stone worktops and high-quality appliances ensure durability whilst creating an inspiring environment for culinary activities.





Energy Efficiency and Environmental Features

18

Solar Panels

Panel solar energy system with 10kW battery storage for sustainable, cost-efficient energy.

30kW

System Boiler

High-capacity boiler with mega flow ensuring uninterrupted central heating throughout.

B

EPC Rating

Energy Performance Certificate rating demonstrating environmental responsibility and efficiency.



Outdoor Spaces and Parking



Landscaped Garden

Beautiful rear garden with patio and lawn areas perfect for relaxation and outdoor activities.



Off-Street Parking

Dedicated parking spaces providing convenient and secure vehicle storage for residents and staff.



EV Charging Point

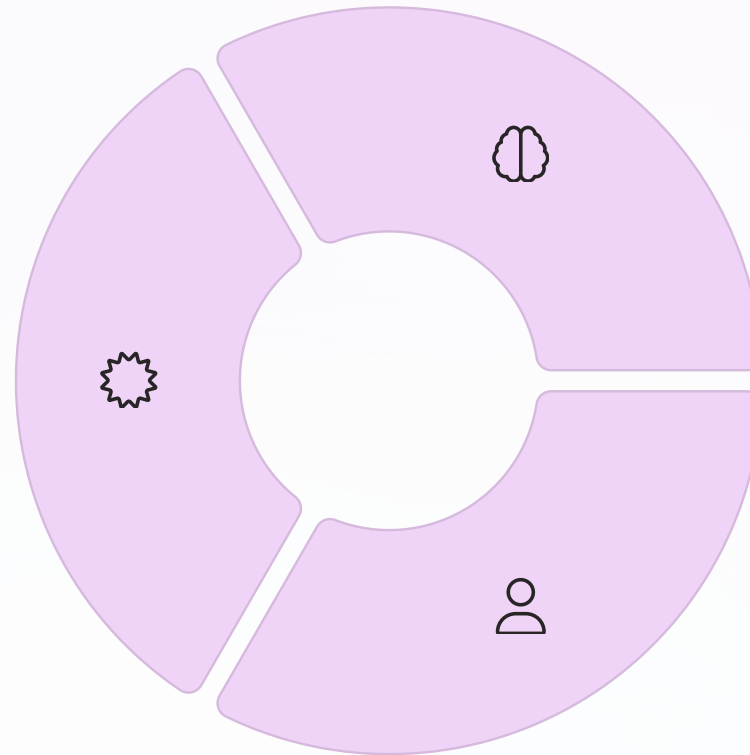
Electric vehicle charging facility supporting sustainable transport options and future mobility needs.



Unicare Complex Care Expertise

CQC Registered

Rated 'Good' by the Care Quality Commission, demonstrating our commitment to excellence in care provision.



Mental Health Specialists

Expert team including mental health specialists and trauma-informed care experts providing comprehensive support.

PBS Practitioners

Positive Behaviour Support practitioners and registered managers ensuring evidence-based care approaches.

Autism Awareness.

or pprfionmlog tn RopesioreY Ruttlies



Specialist Training and Care Approaches



Autism and Sensory Processing

Comprehensive training in autism spectrum disorders and sensory processing needs for personalised care delivery.



Complex Mental Health

Specialised expertise in managing complex mental health conditions with evidence-based therapeutic approaches.



Trauma-Informed Care

Advanced training in trauma-informed approaches and safety interventions ensuring compassionate, effective support.



Emergency Care

Epilepsy management and emergency medication administration training for comprehensive health and safety coverage.

Location and Transport Links

Prime Surbiton Location

Situated in a peaceful residential area within the Royal Borough of Kingston upon Thames, offering tranquillity whilst maintaining excellent connectivity to essential services and amenities.

Excellent Transport Links

Outstanding transport connections to Sutton, Kingston, and Central London, providing residents with access to employment, education, and recreational opportunities throughout the region.

Community Integration

Well-connected setting enables individuals to participate in community life whilst receiving the specialised care and support they require in a calm, residential environment.





Availability and Placement Information



Current Availability

We are currently welcoming referrals for placements from June 2025, providing ample time for thorough assessment and transition planning.



Suitable Residents

Ideal for clients with autism, learning disabilities, mental health needs, and behaviours that challenge requiring specialist support.



Supported Living Model

Comprehensive supported living approach promoting independence whilst providing necessary care and supervision in a homely environment.



Contact Information and Next Steps

Get in Touch

For referrals, viewing appointments, or more information about our supported living services, please contact our dedicated team.

- Email: info@unicarerecruit.co.uk
- Phone: 0208 239 6877
- Website:
www.unicarecomplex.co.uk

Next Steps

Our experienced team will guide you through the referral process, arrange property viewings, and discuss how our specialist services can meet individual care requirements.

We look forward to welcoming new residents to this exceptional supported living home in Surbiton.