

one and two bedrooms



twothreesix  
SELSDON ROAD

exclusive development of private apartments



236

twothreeSIX  
SELDON ROAD

luxury apartments



236  
Seldon Road

is a selection of  
luxury and unique  
one & two bedroom  
apartments within a  
commutable location

This is a computer generated image of an artist's impression.



# getting around

236 Selsdon Road is just 0.6 miles from South Croydon station with links into central London, Gatwick Airport and Brighton. The local bus routes that stop outside the development are the 403 and 412, these routes can go to East & West Croydon including the Whitgift Shopping Centre and the Fairfield Halls.

236 Selsdon Road is 1.0 miles to Purley Oaks train station which takes 22 mins to London Bridge and 29 mins to London Victoria where the underground links can be reached, also London Blackfriars is 35 mins travelling time.



# out and about

236 Selsdon Road is set within a leafy area on the edge of Southern London where the city meets the Surrey location.

Smartly designed and unique in design the Selsdon road apartments is set within an affluent area which is surrounded with open parkland, shops and restaurants.

Selsdon road is ideal for downsizers and also young professionals wanting to be on the outskirts of the town however with the convenience of getting into town easily.

M25 and M23 are within a short drive (junction 6) giving access to Gatwick airport.

South Croydon boasts a fine selection of local shops, restaurants and coffee shops, for the more serious shopping spree extensive facilities can be found in Croydon where all the major High Street names can be found, shortly to be joined by the new £1.4 billion pound Westfield Centre. At the heart of Croydon's new Cultural and Educational Quarter is the famous Fairfield Halls, currently undergoing a £30m refurbishment it will provide a world-class venue for entertainment.

Educational choices are exceptional including numerous 'Outstanding' and 'Good' Ofsted rated Primary and Secondary state schools. Old Palace Nursery & Preparatory School and St Peters Primary School are both a stones throw away. Coombe Wood School Secondary School is a 3 minute car journey whilst private education includes Whitgift, Old Palace, Croydon High, Royal Russell and Trinity Schools all a short bus ride away. Greenvale primary school which holds a 'good' Ofsted and Riddlesdown High School which hold and score of excellence and rated one of the top high schools in the country.









# specification



## doors

- ▲ **SoundSecure Apartment Entrance Doors.**  
Doors feature enhanced acoustic properties and high quality, Secured by Design, police approved modern three-point espagnolette locking systems, complete with chrome lever handles. The locks are fitted internally with a fire escape (thumb turn) and with a key cylinder externally.
- ▲ **Internal Doors**  
'Horizontal 4 line' white painted solid core internal doors with polished chrome ironmongery.

## kitchen

- ▲ Professionally designed kitchens comprehensively fitted with a full range of modern handle-less cabinets, matched with High Quality Laminate worktops.
- ▲ **Appliances**  
A complete range of integrated appliances, including dishwasher, generously sized fridge/freezer, and an electric oven, gas hob and extractor hood.
- ▲ Washer/drier included (integrated in kitchen or free-standing if provided elsewhere in unit).

## flooring

- ▲ **All rooms except bedrooms**  
High quality, modern, 'LVT' Polyflor Camaro plank flooring.
- ▲ **Bedrooms**  
Premium quality carpeting to all bedrooms.

## bathroom fittings

- ▲ Premium quality Saneux sanitaryware in white with contemporary Vado chrome fittings which include hair wash shower mixer to bath with wall slide rail, chrome finish clear glass bath screen, semi-recessed basins and concealed cistern WC's to family bathroom and en-suites. Showers with high quality chrome finish cubicles to en-suites.
- ▲ Thermostatic bath and shower mixer fittings allow precise temperatures to be set whilst maintaining the flow of water. Mixers are fitted with an anti-scald device, which cuts the flow should the cold water supply fail, this ensures they are safe for use by the whole family.
- ▲ Contemporary, large format wall finishes to family bathroom, and en-suite where applicable.
- ▲ Generously sized fitted mirrors.

## electrical fittings

- ▲ Secure Door Entry System with both video and audio features linked to Main Entrance Doors.
- ▲ Polished chrome switches and sockets to kitchen.
- ▲ LED chrome finish downlights to kitchen and bathrooms with low energy feature pendant lighting to breakfast bar (where applicable) and dining areas.
- ▲ Double bedroom lighting is double switched from bedside.
- ▲ Terrestrial Digital TV sockets are provided to all bedrooms and living areas.
- ▲ Pre-wired for 'Virgin Media' (subject to contract)
- ▲ Pre-wired telephone system (subject to BT contract)
- ▲ Pre-wired High-speed electronic communications network with data points throughout apartments cabled to a central hub location.

## heating systems

- ▲ High efficiency insulation to floors, walls and roof spaces contributes to a 19% improvement on national standards which reduces both heating costs and carbon emissions.
- ▲ Class leading Worcester Bosch Gas Boilers provide both Space Heating and Domestic Hot Water.

## security & communication

- ▲ Fully installed security intruder alarm system.
- ▲ Secured by Design Apartment Entrance Doors
- ▲ Secure Door Entry System with both video and audio features
- ▲ Security locking on all doors and windows to PAS24: 2012 standards
- ▲ Broadband service available in area (Virgin & BT). Apartments are pre-wired for both Virgin and BT.
- ▲ Excellent mobile phone signal (EE, O2, Three, Vodafone).

## common areas

- ▲ Private, off-street parking to selected units.
- ▲ Secure cycle storage within the parking area
- ▲ Fully carpeted hallways, stairs, landings and lobbies.
- ▲ Photovoltaic panels discretely mounted on the roof generate 'free' electricity which is fed back into the landlord supply reducing energy costs, excess electricity generated will be exported back to the national grid'

## fire safety & health

- ▲ For complete peace of mind the apartments feature mains powered smoke/heat alarms all with re-chargeable battery back-up and Carbon Monoxide detectors
- ▲ **Apartments 1 (Wheelchair Adaptable Unit)**  
Fully 'adaptable' kitchen and bathroom. All services and controls are user friendly.

## guarantee

- ▲ Each unit includes as 10 yr Advantage New Home Warranty





# 2 ground floor



1 54.10m<sup>2</sup> | 582.3ft<sup>2</sup>

2 55.16m<sup>2</sup> | 593.7ft<sup>2</sup>

3 54.74m<sup>2</sup> | 589.2ft<sup>2</sup>

## FOR ILLUSTRATION PURPOSE ONLY

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of and sale or let.

# 2 first floor



4 54.10m<sup>2</sup> | 582.3ft<sup>2</sup>

5 67.83m<sup>2</sup> | 730.1ft<sup>2</sup>

6 50.41m<sup>2</sup> | 542.6ft<sup>2</sup>

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2  
second floor



7 50.79m<sup>2</sup> | 546.7ft<sup>2</sup>

8 66.69m<sup>2</sup> | 717.8ft<sup>2</sup>

9 50.41m<sup>2</sup> | 542.6ft<sup>2</sup>

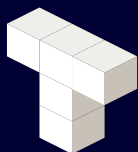
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**Turnbull**Homes



Backed by  
HM Government



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South Croydon Branch  
17 Selsdon Rd, South Croydon CR2 6PY  
[southcroydon@barnardmarcus.co.uk](mailto:southcroydon@barnardmarcus.co.uk)  
020 8681 6744