



VERDUN
HEIGHTS



INTRODUCTION



*Verdun Heights is a stylish development of modern apartments
and luxurious penthouses perfectly placed for Purley town centre,
commuting and the surrounding areas.*

WELCOME TO VERDUN HEIGHTS

An exclusive collection of 24 apartments and 4 luxurious penthouses built to the highest specifications and complete with high-quality finish, only a short walk from Purley town centre.

With a selection of one, two, and three beds, all of the residences feature a fully equipped kitchen, en-suite bathroom, and a private patio or balcony; all set in an elegantly designed and stylish building.

Verdun Heights is perfectly situated on a leafy suburb avenue, and provides excellent links to both Central London and the Surrey countryside.

All apartments benefit from the superb craftsmanship and high specification finish that you would expect from the award-winning Mantle Developments.





‘EVERYTHING YOU NEED IS ON YOUR DOORSTEP’



Verdun Heights exemplifies all the delights of the suburbs, with Central London less than half-an-hour away by train and the beautiful Surrey countryside within a short drive or train journey.

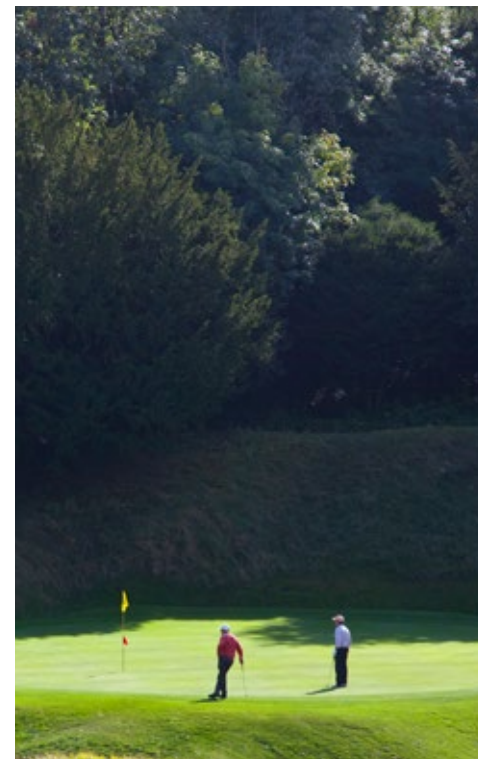
Combining the best of city living with the stunning greenery and quality of life that Purley has to offer, it is no surprise that the Webb Estate, known as London’s best kept secret, is located just over the road from Verdun Heights.

The area is popular with cyclists and walkers, who value the close proximity to the Surrey Hills – Area of Outstanding Natural Beauty. Even closer is the scenic Purley Downs Golf Course, and the Mayfield Lavender

fields, famous for their striking colour in the summer months.

Purley Way is well known for its retail centres, and features a large John Lewis and IKEA. It is also home to a Vue Cinema and Tenpin Bowling at the Valley Park Leisure Complex.

For those seeking something more, Purley and its surrounding towns are rich in culture and provide near endless means of leisure. Nearby Croydon is a hub of culture, with music venues, theatres, restaurants, bars, a variety of independent shops in the new Boxpark, and a Westfield Shopping Centre planned for the near future.



OUT AND ABOUT, THE PERFECT LOCATION FOR GOING PLACES



Purley is served by excellent public transport links. Purley Railway Station has services to London Bridge (24 minutes), London Victoria (25 minutes) and East Croydon (7 minutes). Purley is also well connected by bus, with regular services towards Sutton, Wallington, Croydon, and Caterham-on-the-Hill.

Purley Cross gyratory connects routes leading south-east to East Grinstead and Eastbourne (A22), west to Epsom and Kingston (A2022), south to Redhill and Brighton (A23), and north to Croydon and Central London (A23 & A235).

Gatwick airport is under half an hour away by car, while Heathrow Airport can be reached in 45 minutes via the M25.

Travel times taken from tfl.gov.uk and googlemaps.co.uk





INTERNAL SPECIFICATION



The finest fixtures and fittings have been specified to ensure that everything in your home is not only a joy to use, but looks great as well.

KITCHEN

Bespoke German designer kitchens and Quartz stone worktops

With built-in:

- Siemens active-clean multi-function oven
- Siemens IQ microwave
- Siemens induction hob
- Siemens extractor
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Siemens integrated washer-dryer
- Stainless steel under-mounted sink with Quartz stone drainer
- Porcelanosa tiles to floor

BATHROOM

- Renaissance cultura double ended bath
- Hansgrohe concealed thermostatic mixer valve and diverter
- Vado clicker bath waste overflow and filler
- Bath shower handset and wall mount
- Duravit Stark Basin
- Hansgrohe basin mixer
- Geberit concealed push button cistern
- Duravit wall mounted WC and soft close seat
- Stainless steel electric towel rail
- Shaver socket
- Porcelanosa tiles to floor and walls

EN SUITE

- Contemporary white MX stone resin shower tray
- Merlyn Shower enclosure
- Hansgrohe Ecosmart showerpipe
- Duravit Stark Basin
- Hansgrohe basin mixer
- Geberit concealed push button cistern
- Duravit wall mounted WC and soft close seat
- Stainless steel electric towel rail
- Shaver socket
- Porcelanosa tiles to floor and walls

COMFORT & WELLBEING

- Gas fired condensing boiler
- Under-floor heating with individual room thermostats
- Dedicated TV, Sky and BT points in living room and master bedroom
- 4 Panel painted timber doors
- Chrome ironmongery to all doors and windows
- High specification wool carpet
- Double glazed window system
- Ducted ventilation system to kitchen and bathrooms
- Plastered walls and ceiling
- Colour choice to walls (depending on stage of build)
- Lift to all floors
- Pre wired for Virgin Media fibre broadband
- Pre wired for Sky plus or Sky Q
- USB charger sockets to living room, kitchen and bedside's

ENERGY SECURITY ENVIRONMENT



ENERGY SAVING FEATURES

- Sedbuk A rated condensing boilers
- Internal low energy LED light fittings
- External low energy LED light fittings
- Double glazed window system is A rated in terms of energy saving performance
- Use of increased insulation to floor, walls and roof
- All kitchen appliances have excellent eco ratings for energy and water usage
- Low flush toilets and aerated taps provided to reduce water consumption
- Building constructed and tested to meet strict airtightness criteria to reduce leakage of warm air and conserve valuable energy

SECURITY & PEACE OF MIND

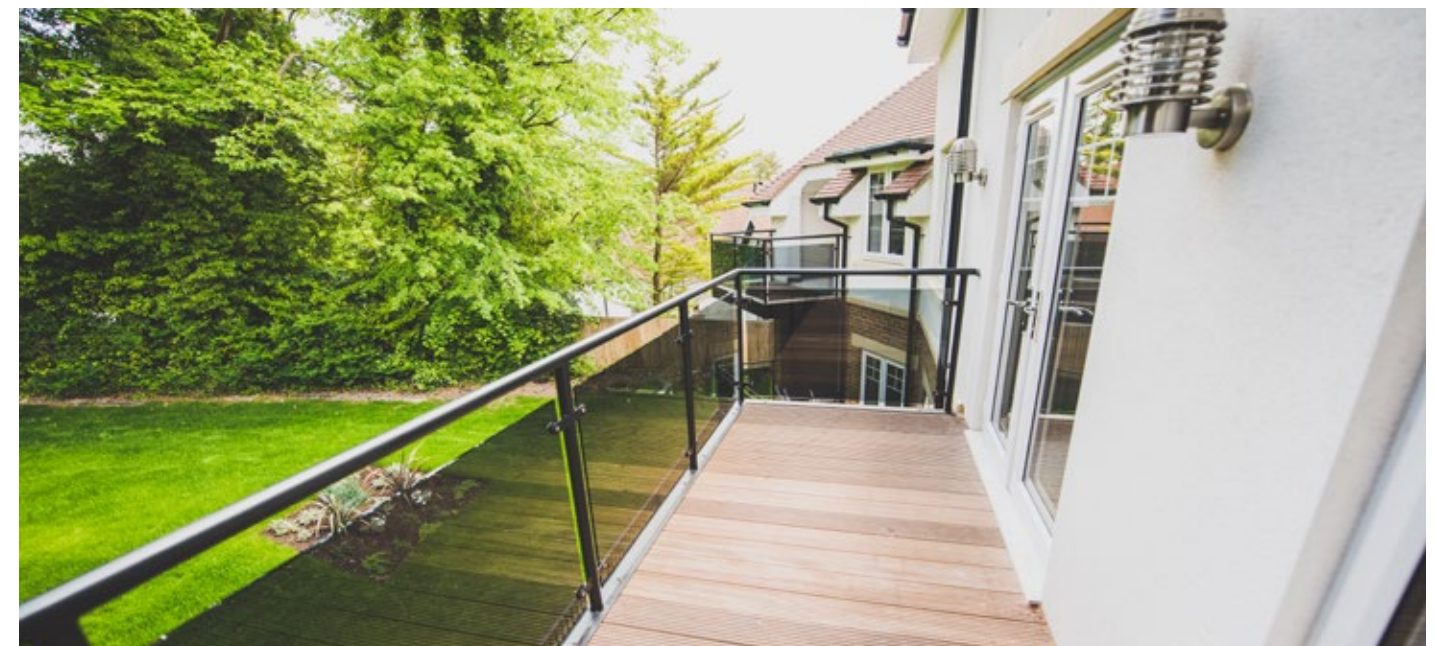
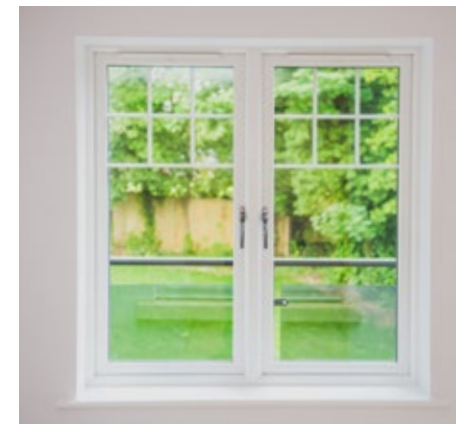
- Building Life Plans structural defect insurance (10 years)
www.blpinsurance.com
- Double glazed window system incorporating multi-point locking system for added security
- Security Alarm
- Mains wired smoke alarms and heat detectors
- Secure by design front doors

PROTECT THE ENVIRONMENT

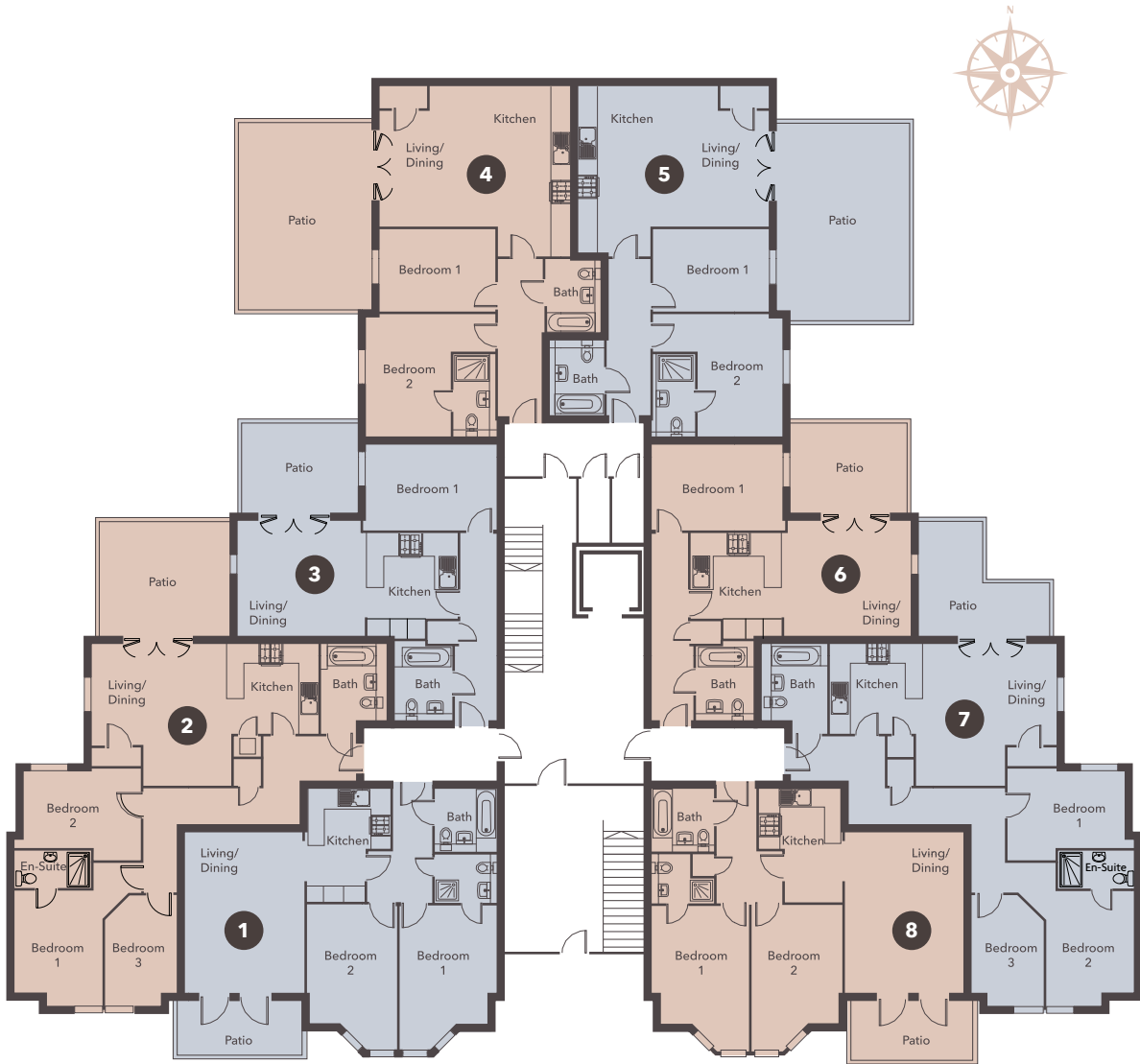
- We aim to go that little bit further in helping to protect the environment. Our sites are always selected in areas with good access to amenities and public transport to hopefully reduce reliability on travel by car
- For avoidance of contamination during construction we always operate air and ground water pollution policies
- All materials are sourced only from suppliers that can provide confirmation that they are approved and certified by appropriate environmental management systems and forestry certification schemes. A site waste management and recycling scheme is always operated during construction

EXTERNAL FEATURES

- Marshalls paving slabs to pathways and private patios
- Landscaped communal garden
- Outside tap
- Recycling facilities
- Secure underground parking available on request
- Secure cycle storage



GROUND FLOOR



FLAT 1		FLAT 5	
Living / Dining	5450mm x 4000mm	Kitchen / Living / Dining	5600mm x 6500mm
Bedroom 1	3300mm x 4000mm	Bedroom 1	4000mm x 2900mm
Bedroom 2	3000mm x 4000mm	Bedroom 2	3900mm x 3000mm
Kitchen	2700mm x 3750mm	Total Area	78 sq m / 839.6 sq ft
Total Area	77 sq m / 828.7 sq ft		
FLAT 2		FLAT 6	
Kitchen / Living / Dining	4750mm x 7700mm	Kitchen / Living / Dining	7500mm x 3950mm
Bedroom 1	3900mm x 3000mm	Bedroom 1	4450mm x 2950mm
Bedroom 2	4000mm x 3000mm	Total Area	56.5 sq m / 608.2 sq ft
Bedroom 3	3750mm x 2400mm		
Total Area	92.5 sq m / 995.7 sq ft		
FLAT 3		FLAT 7	
Kitchen / Living / Dining	7500mm x 3950mm	Kitchen / Living / Dining	4750mm x 7700mm
Bedroom 1	4450mm x 2950mm	Bedroom 1	3900mm x 3000mm
Total Area	56.5 sq m / 608.2 sq ft	Bedroom 2	4000mm x 3000mm
		Bedroom 3	3750mm x 2400mm
		Total Area	92.5 sq m / 995.7 sq ft
FLAT 4		FLAT 8	
Kitchen / Living / Dining	5800mm x 6500mm	Living / Dining	5450mm x 4000mm
Bedroom 1	4000mm x 2900mm	Bedroom 1	3300mm x 4000mm
Bedroom 2	3900mm x 3000mm	Bedroom 2	3000mm x 4000mm
Total Area	78 sq m / 839.6 sq ft	Kitchen	2700mm x 3750mm
		Gross Internal Area	77 sq m / 828.7 sq ft

Kitchen layouts are indicative only, please request the full design information on selected unit.

FIRST FLOOR



FLAT 9		FLAT 13	
Living / Dining	5450mm x 4000mm	Kitchen / Living / Dining	5600mm x 6500mm
Bedroom 1	3300mm x 4000mm	Bedroom 1	4000mm x 2900mm
Bedroom 2	3000mm x 4000mm	Bedroom 2	3900mm x 3000mm
Kitchen	2700mm x 3750mm	Total Area	78 sq m / 839.6 sq ft
Total Area	77 sq m / 828.7 sq ft		
FLAT 10		FLAT 14	
Kitchen / Living / Dining	4750mm x 7700mm	Kitchen / Living / Dining	7500mm x 3950mm
Bedroom 1	3900mm x 3000mm	Bedroom 1	4450mm x 2950mm
Bedroom 2	4000mm x 3000mm	Total Area	56.5 sq m / 608.2 sq ft
Bedroom 3	3750mm x 2400mm		
Total Area	92.5 sq m / 995.7 sq ft		
FLAT 11		FLAT 15	
Kitchen / Living / Dining	7500mm x 3950mm	Kitchen / Living / Dining	4750mm x 7700mm
Bedroom 1	4450mm x 2950mm	Bedroom 1	3900mm x 3000mm
Total Area	56.5 sq m / 608.2 sq ft	Bedroom 2	4000mm x 3000mm
		Bedroom 3	3750mm x 2400mm
		Total Area	92.5 sq m / 995.7 sq ft
FLAT 12		FLAT 16	
Kitchen / Living / Dining	5800mm x 6500mm	Living / Dining	5450mm x 4000mm
Bedroom 1	4000mm x 2900mm	Bedroom 1	3300mm x 4000mm
Bedroom 2	3900mm x 3000mm	Bedroom 2	3000mm x 4000mm
Total Area	78 sq m / 839.6 sq ft	Kitchen	2700mm x 3750mm
		Total Area	77 sq m / 828.7 sq ft

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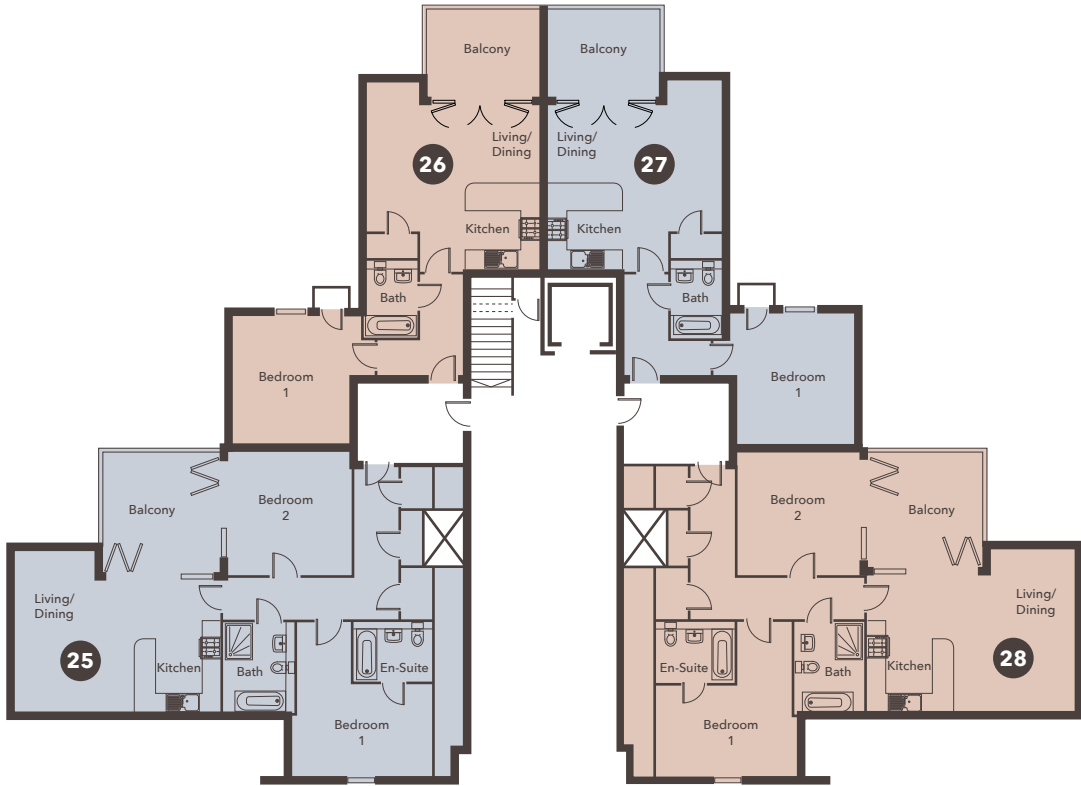
SECOND FLOOR



FLAT 17		FLAT 21	
Living / Dining	5450mm x 4000mm	Kitchen / Living / Dining	5600mm x 6500mm
Bedroom 1	3300mm x 4000mm	Bedroom 1	4000mm x 2900mm
Bedroom 2	3000mm x 4000mm	Bedroom 2	3900mm x 3000mm
Kitchen	2700mm x 3750mm	Total Area	78 sq m / 839.6 sq ft
Total Area	77 sq m / 828.8 sq ft		
FLAT 18		FLAT 22	
Kitchen / Living / Dining	4700mm x 7700mm	Kitchen / Living / Dining	7500mm x 3950mm
Bedroom 1	5500mm x 4800mm	Bedroom 1	4450mm x 2950mm
Bedroom 2	4000mm x 3000mm	Total Area	56.5 sq m / 608.2 sq ft
Total Area	92.5 sq m / 995.7 sq ft		
FLAT 19		FLAT 23	
Kitchen / Living / Dining	7500mm x 3950mm	Kitchen / Living / Dining	4750mm x 7700mm
Bedroom 1	4450mm x 2950mm	Bedroom 1	5500mm x 4800mm
Total Area	56.5 sq m / 608.2 sq ft	Bedroom 2	4000mm x 3000mm
		Total Area	92.5 sq m / 995.7 sq ft
FLAT 20		FLAT 24	
Kitchen / Living / Dining	5800mm x 6500mm	Living / Dining	5450mm x 4000mm
Bedroom 1	4000mm x 2900mm	Bedroom 1	3300mm x 4000mm
Bedroom 2	3900mm x 3000mm	Bedroom 2	3000mm x 4000mm
Total Area	78 sq m / 839.6 sq ft	Kitchen	2700mm x 3750mm
		Total Area	77 sq m / 828.8 sq ft

Kitchen layouts are indicative only, please request the full design information on selected unit.

THIRD FLOOR



PENTHOUSE FLAT 25	
Kitchen / Living / Dining	5400mm x 7150mm
Bedroom 1	4650mm x 5000mm
Bedroom 2	3900mm x 4000mm
Total Area	100 sq m / 1076.4 sq ft

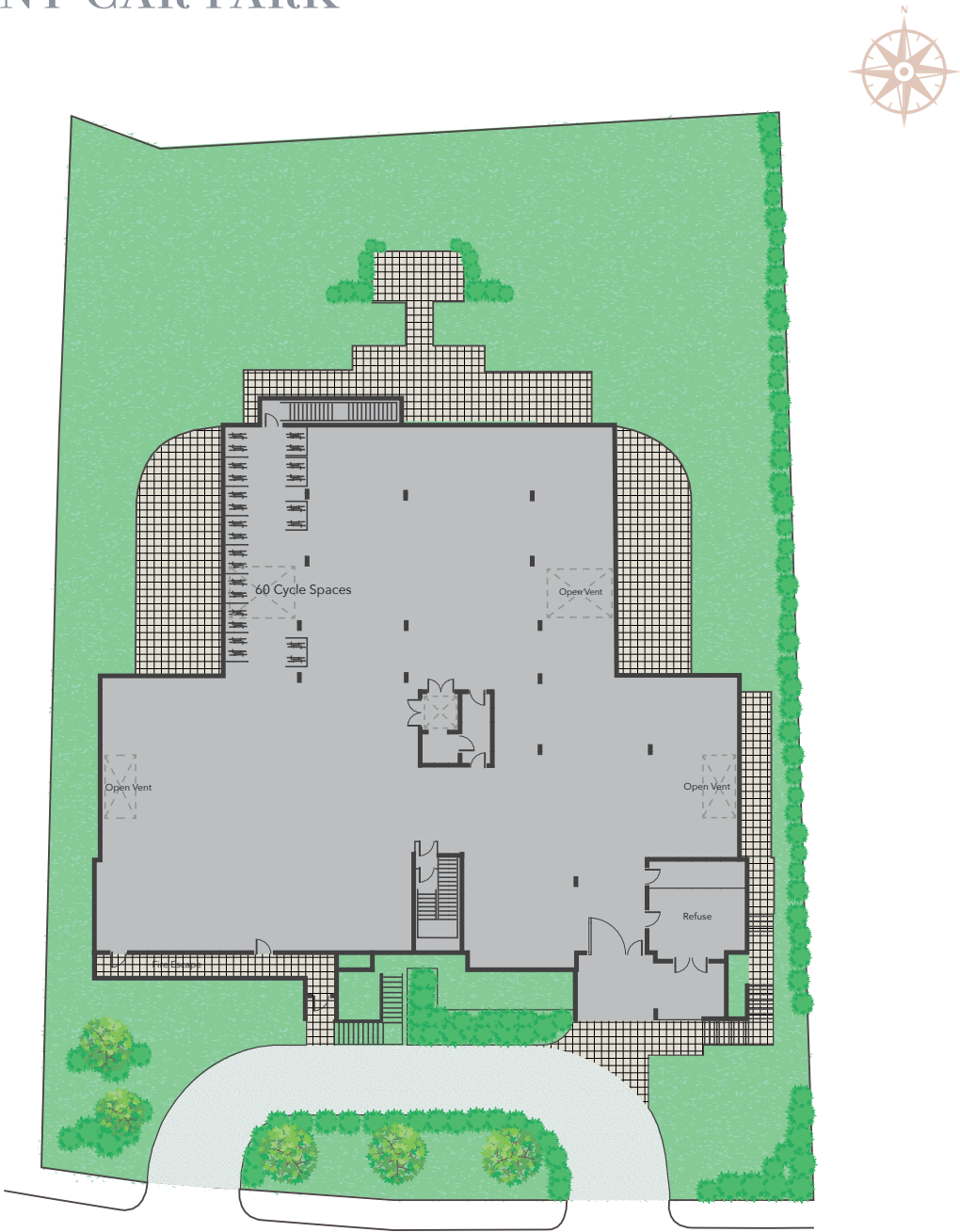
PENTHOUSE FLAT 26	
Kitchen / Living / Dining	5750mm x 5400mm
Bedroom 1	4350mm x 4200mm
Total Area	65 sq m / 699.6 sq ft

PENTHOUSE FLAT 27	
Kitchen / Living / Dining	5750mm x 5400mm
Bedroom 1	4350mm x 4200mm
Total Area	65 sq m / 699.6 sq ft

PENTHOUSE FLAT 28	
Kitchen / Living / Dining	5400mm x 7150mm
Bedroom 1	4650mm x 5000mm
Bedroom 2	3900mm x 4000mm
Total Area	100 sq m / 1076.4 sq ft

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SITEPLAN FEATURING
BASEMENT CAR PARK



HOW TO FIND US



Verdun Heights is located at:
14-16 Foxley Lane,
Purley
CR8 3ED



ABOUT MANTLE

*An excellent reputation for quality, craftsmanship
and homeowner care.*

Mantle Developments was formed in 1994 by a group of partners who wanted to combine their experience of working with time-honoured craftsmen with a thorough understanding of excellence in design, construction, internal specification and detail. From day one, our aim has been to provide "more than expected," and to ensure that everyone who buys a Mantle home benefits from superior specifications and the best finishes.

Mantle Developments has achieved an excellent reputation for quality, craftsmanship and homeowner care. We keep close links with our customers, and offer personalisation options, like specification upgrades and alterations during early stages of a build.

Please feel free to discuss any details of your new home that you would like to personalise, prior to completion.



Mantle Development

mantle
Developments UK Ltd

www.mantledevelopment.co.uk



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