



Hawthorn
Place



Welcome to Hawthorn Place

An exclusive collection of just five two-bedroom, contemporary apartments, conveniently located in Purley, and within easy access of central London.

You will find Hawthorn Place on one of Purley's most popular streets, in a quiet, leafy neighbourhood, just a short walk from the bustling town centre.



Computer generated image



Traditional Style Contemporary Homes

At Mantle our ethos is to design and build quality homes in superb locations, offering space, style, practicality and superior features.

Nowhere is this truer than at Hawthorn Place, a superb collection of apartments in Purley's desirable, tree-lined Woodcote Valley Road and a stone's throw from the town centre.

Whether you're starting out or moving up or down in size, you'll appreciate the imaginative layouts which give

you room to enjoy your lifestyle. You'll also love the high quality finishes and neat, built-in conveniences and safety features which you would expect to find in any Mantle-built home.



A Location That Has It All

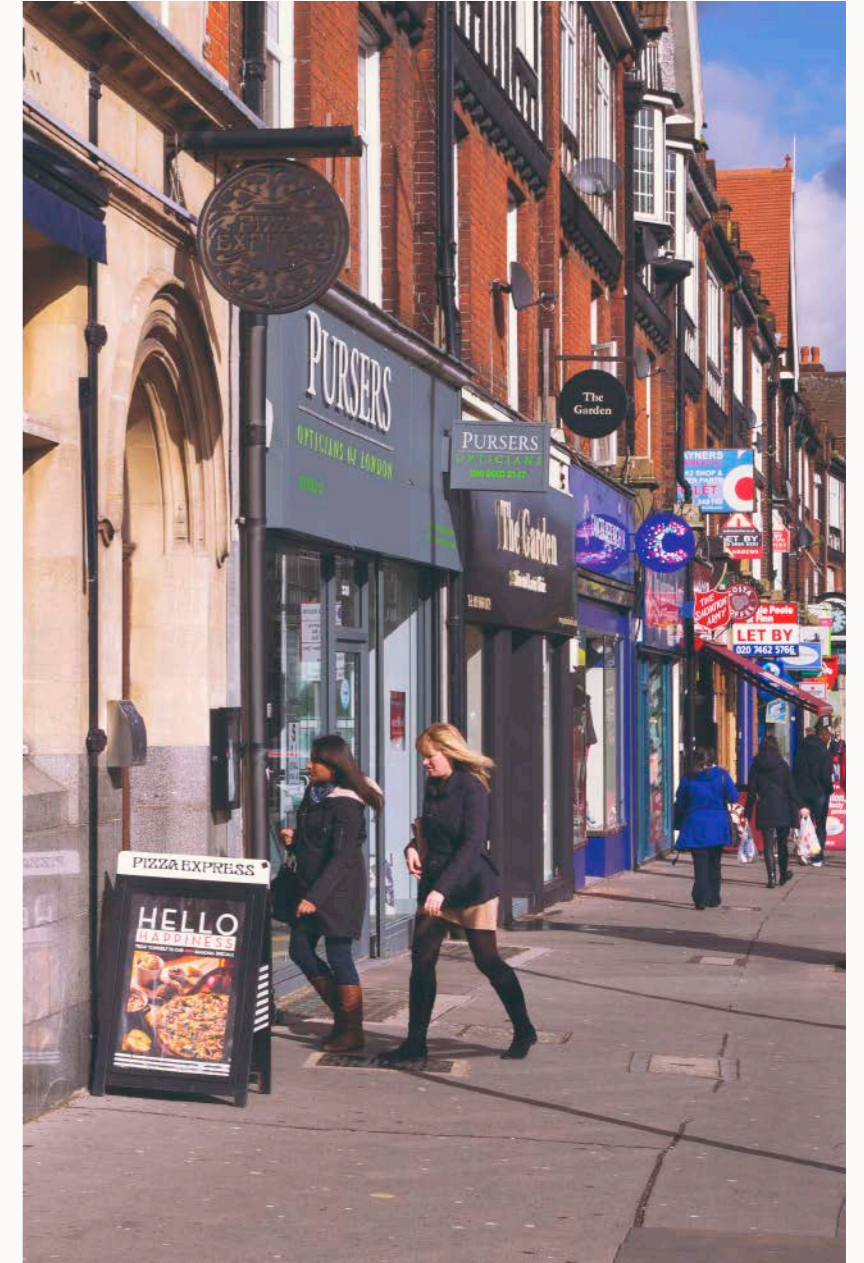
Purley has long been appreciated for its excellent location. It offers close proximity to the Capital, with all the charm of being a leafy Surrey suburb.

The attractive and bustling town centre offers an excellent choice of shops, bars, cafes, restaurants and its own supermarket, all a short walk or drive from Hawthorn Place.

A short drive away you'll find Purley Way, with its vast array of retail giants. Just over ten minutes away in Croydon, you'll find all the facilities you'd expect from a larger town,

including major shopping and recreation centres, and a multiscreen Vue cinema.

If you're feeling a little more active there are a number of local health and leisure clubs to choose from, whilst excellent golf courses, recreation grounds and the beautiful North Downs are all within easy reach.





Make The Right Connections

If getting into London for work, shopping or if relaxation is your thing, you'll be spoilt for choice.

From Purley Station you can travel directly into London Victoria or London Bridge – both around 25 minutes' travel time. Alternatively, Gatwick Airport is just 26 minutes in the opposite direction.

Road links are excellent too, with the A23 a matter of minutes away, providing fast, easy access to London, the M25 and the South Coast.

Distances by car



M23 Junction
6 miles

Gatwick Airport
16 miles

Brighton
44 miles

Journey Time by train



London Bridge
23 minutes

London Victoria
24 minutes

Gatwick Airport
26 minutes

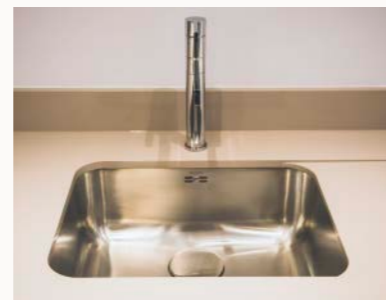
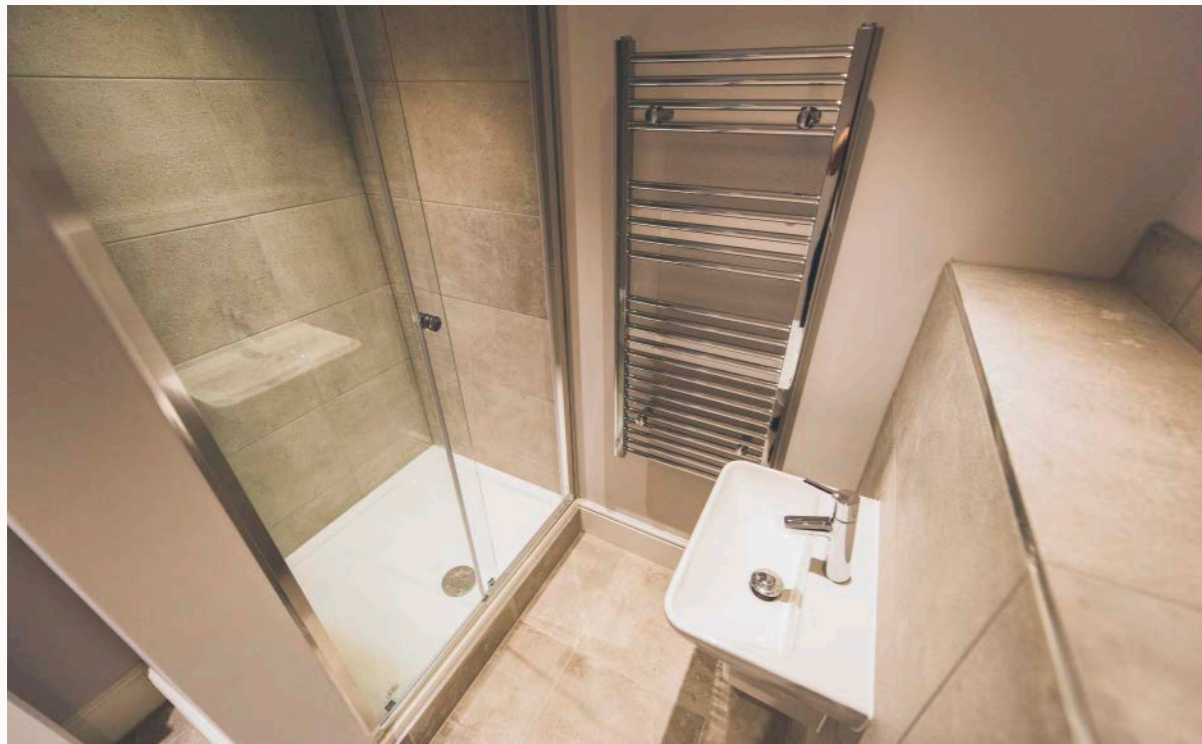
Details by car provided by www.google.co.uk
Train information provided by National Rail





Specification

We have selected the finest fixtures and fittings to ensure that everything in your home is not only a pleasure to use, but it 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

- Artesan Canaletto double ended bath
- Hansgrohe concealed thermostatic mixer valve and diverter
- Vado clicker bath waste overflow and filler
- Hansgrohe bath tub handset
- Duravit ME by Starck 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 Simpsons stone resin shower tray
- Simpsons shower enclosure
- Hansgrohe Ecosmart showerpipe
- Duravit ME by Starck 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 combination boiler
- Under floor heating with individual room thermostats
- Double glazed patio doors to selected units
- Dedicated TV, Sky and BT points in living room and master bedroom
- Pre-wired for Virgin Media fibre broadband
- USB charger socket
- Heavy 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)

Energy Saving Features

- Sedbuk A rated condensing boilers
- Internal low energy light fittings
- External low energy 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

Protect the Environment

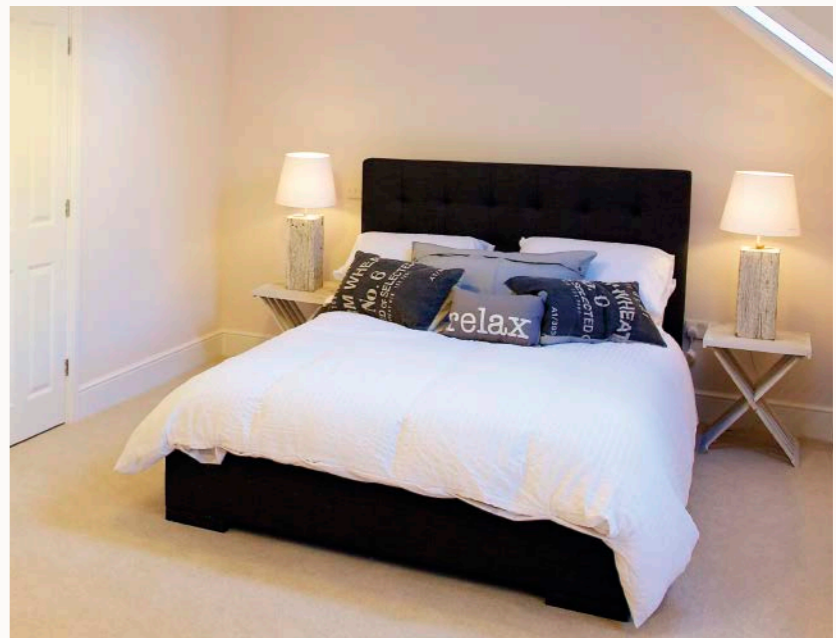
- We aim to go that little bit further in helping to protect the environment. Our sites are always selected in areas with good access to amenities and public transport to hopefully reduce reliability on travel by car
- For avoidance of contamination during construction we always operate air and ground 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

Security & Peace of Mind

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

External Features

- Marshals paving slabs to pathways and patios
- Outside tap
- Recycling facilities
- Turfed garden
- Designated parking
- Native ecological planting scheme
- Porch light
- Cycle storage





CS – Cycle Store
BS – Bin Store



Ground Floor

2 Bed Apartments



Plot 1	
Living / Dining / Kitchen	5800mm x 5050mm
Bedroom 1	3000mm x 3700mm
Bedroom 2	3700mm x 3350mm
Gross Internal Area	76 sq m / 818 sq ft

Plot 2	
Living / Dining / Kitchen	7400mm x 3700mm
Bedroom 1	4500mm x 4200mm
Bedroom 2	4050mm x 3800mm
Gross Internal Area	73 sq m / 785 sq ft

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



First Floor

2 Bed Apartments



Plot 3	
Living / Dining / Kitchen	5800mm x 5050mm
Bedroom 1	3000mm x 3700mm
Bedroom 2	3700mm x 3350mm
Gross Internal Area	79 sq m / 850 sq ft

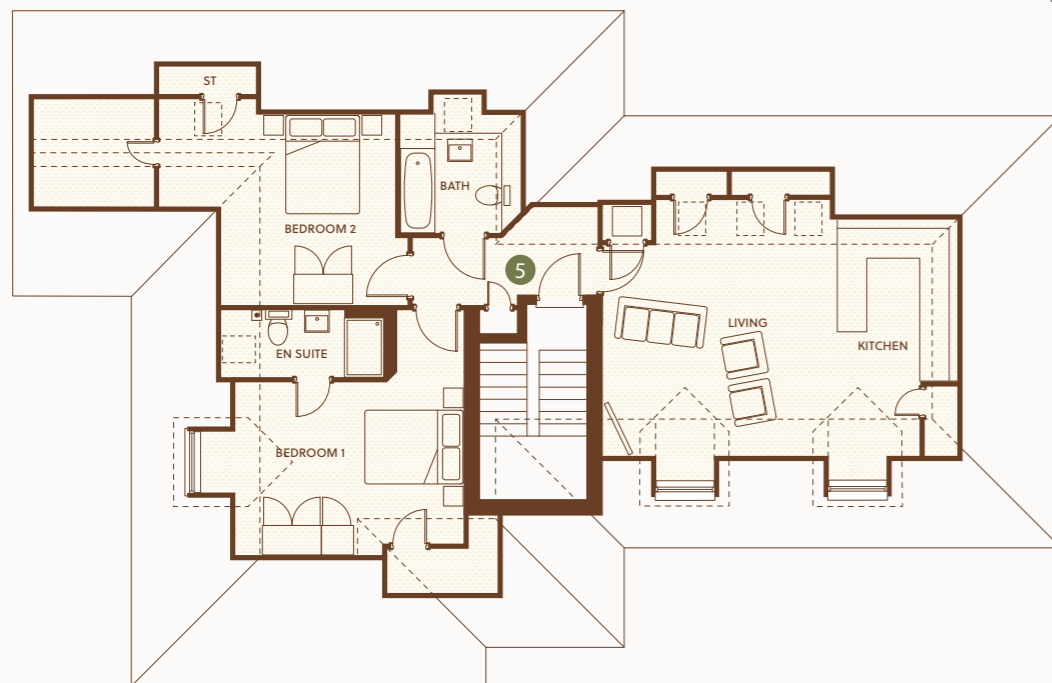
Plot 4	
Living / Dining / Kitchen	7400mm x 3700mm
Bedroom 1	4500mm x 4200mm
Bedroom 2	4050mm x 3800mm
Gross Internal Area	73 sq m / 785 sq ft

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



Second Floor

2 Bed Apartment



Plot 5	
Living / Dining / Kitchen	6600mm x 4500mm
Bedroom 1	4700mm x 3000mm
Bedroom 2	3900mm x 3200mm
Gross Internal Area	91 sq m / 979 sq ft

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





Mantle Developments

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.

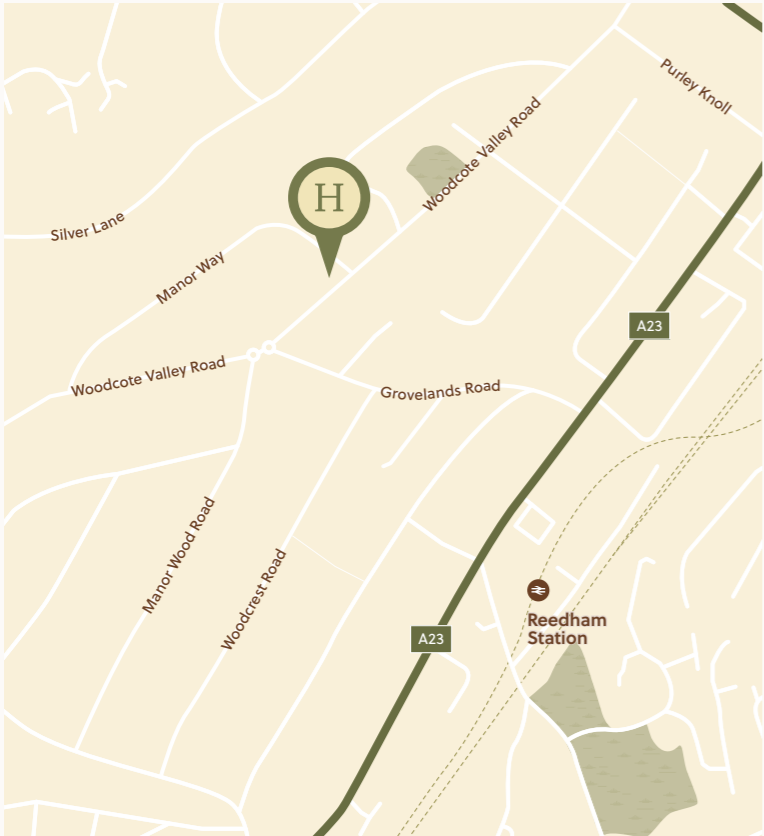
Mantle Developments has achieved an excellent reputation for quality, craftsmanship and homeowner care. We keep close links with our customers, and offer personalisation options, like specification upgrades and alterations during early stages of a build.

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



How to find us

Hawthorn Place is located at
62 Woodcote Valley Road, Purley, CR8 3BD.



Disclaimer
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