

nexus

1-2 bed apartments / croydon / london



nexus. your next move to a mantle apartment

Welcome to Nexus, a cutting-edge collection of 12 contemporary one and two bedroom apartments, in the heart of rapidly developing Croydon. Each property offers the superior design, luxury and modern finish you'd expect from award-winning Mantle Developments.

your next step on the ladder

There's never been a better time to buy a new home in Croydon. The borough is undergoing a multi-billion pound regeneration, and Nexus offers you the chance to be part of this exciting new chapter, while joining an established community.

Inside, you'll find everything you'd expect from a brand new, Mantle-built home – spacious, open-plan living areas, German-designed kitchens, high-specification bathrooms and en suites in some apartments, the latest in energy efficient technology, and your own balcony or terrace. Outside, this contemporary urban-style development is crafted from high quality, traditional materials. A private communal garden offers a peaceful hideaway from the city. You'll even find your very own bicycle parking.

All of this, and only 10 miles from central London.



Computer generated image

croydon is undergoing a
multi-billion pound regeneration



croydon:
the next big thing

There's a buzz of excitement in the air in Croydon. It's one of London's fastest-developing boroughs, with some of the city's best transport links and leisure facilities, and its very own Westfield shopping centre on the way.

At Nexus, you're in the perfect location to be part of it all. The shops and restaurants of central Croydon are just a 7 minute walk away, and you'll find all your high street favourites from Boots to M&S. A 10 minute drive away, you'll find the famous Purley Way and its huge choice of shops and facilities. West Croydon train station is a 5 minute walk from home, taking you straight into central London and all it has to offer, in 18 minutes.



the next stop
is croydon



Whether you’re leaving for work early or coming home late, Croydon has excellent transport links, with train, bus and tram stations all within close proximity of Nexus.

Regular direct trains run into London Bridge (18 minutes) and Epsom (22 minutes) from West Croydon station. Trains from East Croydon take just 17 minutes to reach London Victoria.

There’s also access to the London Underground network via the East London line (in Travelcard Zone 5), linking you to Stratford International and East London. West Croydon’s bus station serves 25 routes around the local area and across London, and you’re also well served by tram.

Train information provided by National Rail

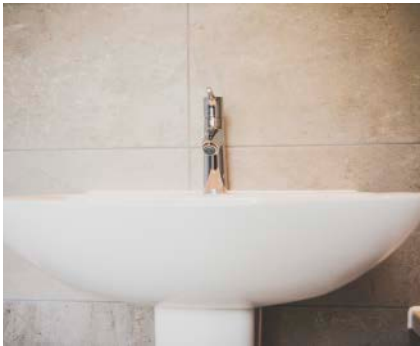
train times

tram times



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

- Renaissance Cultura double ended bath
- Hansgrohe concealed thermostatic mixer valve and diverter
- Vado clicker bath waste overflow and filler
- Hansgrohe bath tub handset and wall mount
- 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
- Wall mirror

en suite

- Contemporary white stone resin shower tray
- Merlyn 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 wall
- Wall mirror

comfort and wellbeing

- Gas fired condensing combination boiler
- Under-floor heating with individual room thermostats
- Plastered walls and ceilings
- Crown paint colour choice to walls (depending on stage of build)
- Crown egg shell point to skirtings and architraves
- 4 Panel painted timber doors
- Chrome ironmongery to all doors and windows
- Cormar Home Counties 80/20 wool carpet
- Double glazed window system
- Ducted ventilation system to kitchen and bathrooms

technology and communication

- Video entry phone system
- Dedicated TV, Sky and BT points in living room and master bedroom
- Pre-wired for Sky+ or Sky Q with communal satellite dish
- Pre-wired for Virgin Media fibre broadband
- USB charger sockets to living room kitchen and bedsides

energy saving features

- Sedbuk A rated condensing boilers
- Internal LED low energy light fittings
- External LED 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 reduced 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 and 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
- Security alarm
- Mains wired smoke alarms and heat detectors
- Secure by design front doors

external features

- Marshalls paving slabs to pathways and private patios
- Landscaped communal garden
- Outside tap
- Recycling facilities
- Cycle storage

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



taking specification
to the next level





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

ground floor
apartments

apartment number 1	
Living / Dining / Kitchen	7500mm x 3500mm
Bedroom 1	4700mm x 3000mm
Bedroom 2	4000mm x 3000mm
Gross Internal Area	71.4 sq m / 769 sq ft

apartment number 2	
Living / Dining / Kitchen	8000mm x 4560mm
Bedroom	5700mm x 2800mm
Gross Internal Area	59.1 sq m / 636 sq ft

apartment number 3	
Living / Dining / Kitchen	7750mm x 4300mm
Bedroom 1	5000mm x 2750mm
Bedroom 2	5000mm x 2400mm
Gross Internal Area	74.6 sq m / 803 sq ft



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

first floor
apartments

apartment number 4	
Living / Dining / Kitchen	7300mm x 3500mm
Bedroom 1	3800mm x 3200mm
Bedroom 2	3250mm x 2900mm
Gross Internal Area	61.6 sq m / 663 sq ft

apartment number 5	
Living / Dining / Kitchen	7700mm x 4400mm
Bedroom	5700mm x 2800mm
Gross Internal Area	53.8 sq m / 579 sq ft

apartment number 6	
Living / Dining / Kitchen	7200mm x 4300mm
Bedroom 1	4100mm x 3050mm
Bedroom 2	4100mm x 3000mm
Gross Internal Area	71.5 sq m / 770 sq ft



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

second floor
apartments

apartment number 7	
Living / Dining / Kitchen	7300mm x 3500mm
Bedroom 1	3800mm x 3200mm
Bedroom 2	3250mm x 2900mm
Gross Internal Area	61.6 sq m / 663 sq ft

apartment number 8	
Living / Dining / Kitchen	7700mm x 4400mm
Bedroom	5700mm x 2800mm
Gross Internal Area	53.8 sq m / 579 sq ft

apartment number 9	
Living / Dining / Kitchen	7200mm x 4300mm
Bedroom 1	4100mm x 3050mm
Bedroom 2	4100mm x 3000mm
Gross Internal Area	71.5 sq m / 770 sq ft



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

third floor
apartments

apartment number 10	
Living / Dining / Kitchen	6100mm x 5500mm
Bedroom	4200mm x 3500mm
Gross Internal Area	52.5 sq m / 565 sq ft

apartment number 11	
Living / Dining / Kitchen	7700mm x 4400mm
Bedroom	5700mm x 2800mm
Gross Internal Area	53.8 sq m / 579 sq ft

apartment number 12	
Living / Dining / Kitchen	7350mm x 4300mm
Bedroom 1	3900mm x 3100mm
Bedroom 2	4000mm x 3000mm
Gross Internal Area	71.5 sq m / 769 sq ft

help to buy



Buy a new Mantle home with just a 5% deposit with Help to Buy.

With a Help to Buy Equity Loan the Government lends you up to 40% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 55% mortgage to make up the rest. You won't be charged loan fees on the 40% loan for the first five years of owning your home.

Example: for a home with a £300,000 price tag.

Example house value



Buyer's 5% deposit

£15k

Government's 40% loan

£120k

55% mortgage from commercial lender

£165k



mantle

Mantle Developments was formed in 1994 by a group of partners who wanted to combine their experience of working alongside highly-skilled 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.

The apartments are located at 4-6 Montague Road, West Croydon, CR0 3SS



how to find us

Disclaimer: Mantle Developments has no authority to give any representations or warranties in relation to the property. The brochure images include local photography captured in and around the general area with all internal photography from previous Mantle Developments properties. All sizes, measurements, travel times and distances are approximate and believed to be correct at time of going to print. Whilst every effort is made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and provided by the developer who reserves the right to amend the specification as necessary and without notice. This does not form part of any contract of sale. September 2018.

Designed and produced by THE COMPLETELY GROUP // www.completelygroup.com

Mantle Developments
mantle
Developments UK Ltd

www.mantledevelopments.co.uk

Presented by



