

hanburymews

# WELCOME TO HANBURY MEWS

Hanbury Mews is an exclusive collection of luxury family homes in the popular Croydon neighbourhood of Shirley.

Built by award-winning housebuilder Mantle Developments, Hanbury Mews offers the highest contemporary specifications for the whole family, within this desirable suburb.

# MAKE YOUR HOME AT HANBURY MEWS

Mantle Developments is proud to announce the rare opportunity to own a luxury new-build home in the established and sought-after community of Shirley.

Hanbury Mews is a collection of nine beautifully appointed properties, comprising four bedroom semi-detached houses, and four and five bedroom detached houses on Orchard Avenue.

Every home has a fully-fitted, German-built kitchen complete with all the fitted appliances your family needs, including an oven, hob, dishwasher, washer-dryer and integrated microwave.

As you would expect with a home from Mantle Developments, each property has been designed to meet the needs of the modern family, with the finest contemporary fixtures and fittings.



*Homes of quality and distinction built in a traditional style with contemporary materials*



*Established neighbourhood with good local amenities on your doorstep*



## THE LOCATION YOU'VE BEEN SEARCHING FOR

Shirley offers everything you could possibly need, for every member of the family. You'll find a range of good local schools, lots of open green space and leisure facilities, and plenty of amenities on your doorstep. From Hanbury Mews, you're perfectly positioned to make the most of it all.

Your nearest local stores are a few minutes walk along Wickham Way, which is also home to the nearest Doctor and Dentist surgeries. You'll find a wider abundance of shopping options just a few miles away in Beckenham, Bromley and Croydon, with plenty of high street favourites and larger retail parks.

If the family like staying active, there's plenty to keep you busy within a mile or two of home. There's a David Lloyd gym, Langley Park Sports and Social Club, Beckenham Rugby Club and a number of beautiful golf courses and parks.

For an evening out, you have a wide choice of cinemas and renowned theatres a short drive away. These include Bromley's Churchill, the Broadway Theatre in Catford and Fairfield Halls in Croydon. Fairfield Halls is due to reopen in 2018 as part of a £5.25 billion regeneration project. It will form the heart of a vibrant new cultural quarter, and a landmark destination for the arts in South London.

# YOU'LL BE WELL CONNECTED IN SHIRLEY

From Shirley, there are a host of transport options to take you out and about in London and beyond.

Hanbury Mews is conveniently placed for major roads such as the A23 and the A232, running into and across London and out to the M25, Gatwick Airport and the South Coast.

Eden Park train station is a good local option for commuter rail services, offering direct routes to Lewisham and Central London, while nearby East Croydon station serves Gatwick Airport and towns throughout Sussex.

Local bus services run along Wickham Road, putting nearby destinations such as Bromley, Beckenham and Croydon within easy reach. Other locations across South London are accessible via Tramlink from Elmers End.

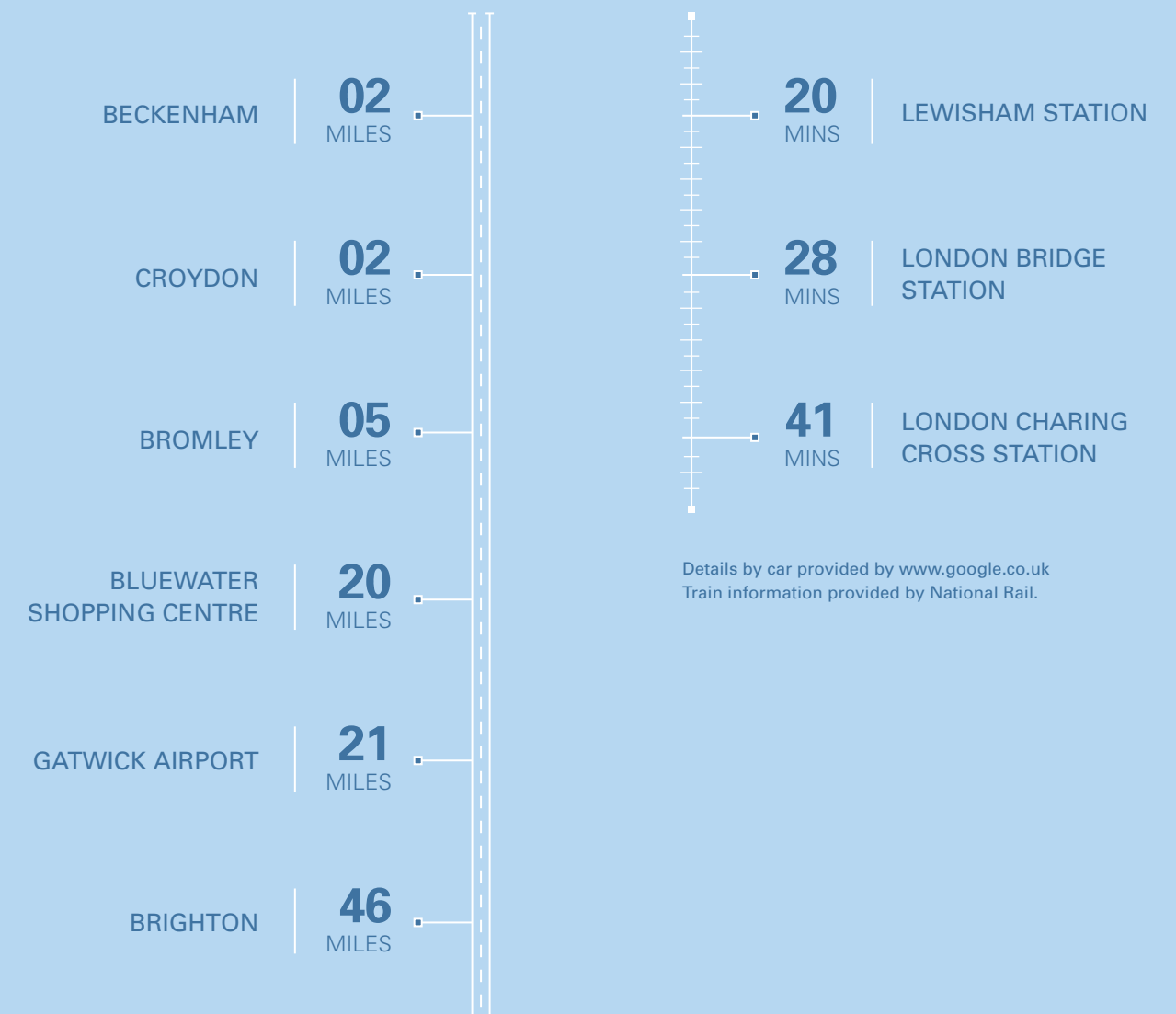


## GETTING ABOUT

### DISTANCES BY CAR



### JOURNEY TIME BY TRAIN



Details by car provided by [www.google.co.uk](http://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

## Cloakroom

- Duravit ME by Starck basin
- Hansgrohe basin mixer
- Geberit concealed push button cistern

- Duravit wall mounted WC and soft close seat
- Porcelanosa tiles

## 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
- Duravit vanity unit
- 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 boiler with mains fed storage cylinder
- Under floor heating to ground floor and thermostatically controlled radiators to upper floors
- Double glazed patio doors
- Wet plastered walls and ceilings
- Crown emulsion to walls and ceilings (colour choices available depending on stage of reservation)
- Crown white egg shell to all doors skirting's and architraves
- Dedicated TV, Sky and BT points in living room and master bedroom
- 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

## En suite (1 or 2 per property)

- 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



### 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

### Security & Peace of Mind

- Building Life Plans structural defect insurance (10 years) [www.bipinurance.com](http://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
- Security alarm

### External Features

- Marshalls paving slabs to pathways and patios
- Outside tap
- Recycling facilities
- Turfed Garden
- Designated parking
- Native ecological planting scheme
- Porch light

- Rear garden light
- External power socket
- Attached garages to selected units

### 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



Your typical Mantle Development house

# SITE PLAN



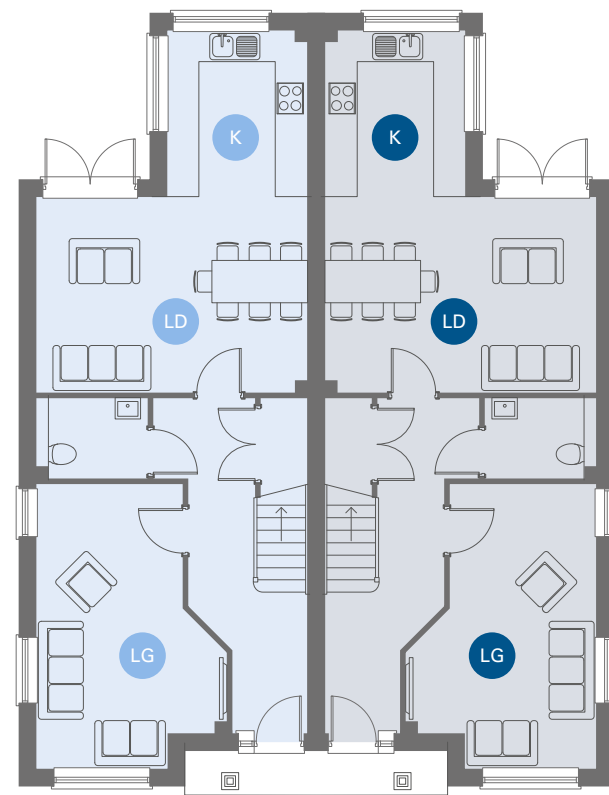




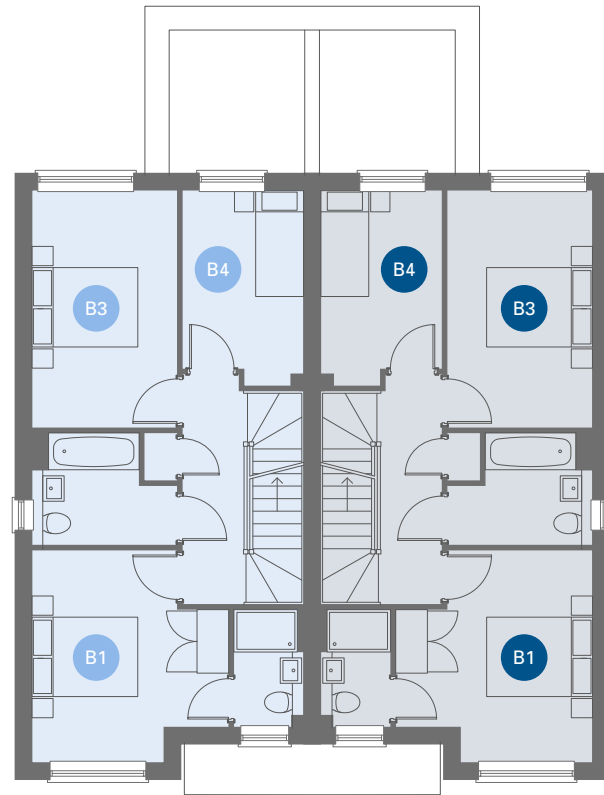
# PLOTS 1 TO 4

# PLOTS 1 & 2

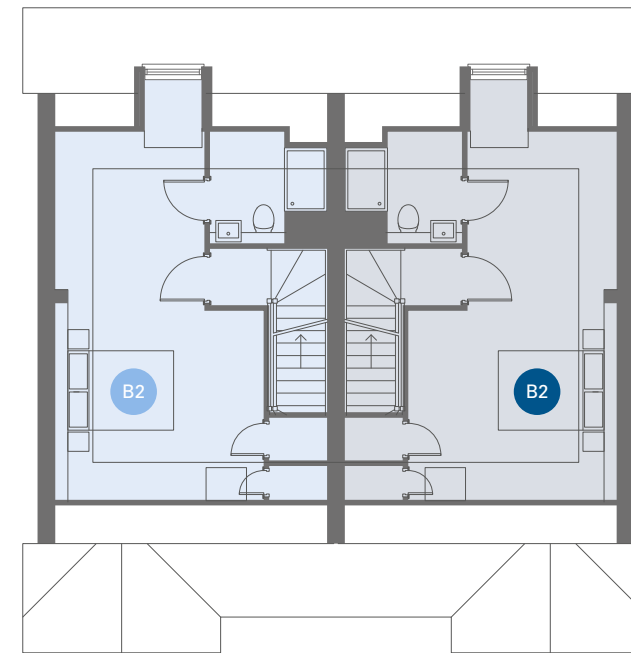
Four-bedroom three-storey semi detached homes.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### Ground Floor

Living / Dining	5120mm x 3700mm
Kitchen	3150mm x 2650mm
Lounge	5400mm x 3600mm

### First Floor

Bedroom 1	4000mm x 3700mm
Bedroom 3	4500mm x 2750mm
Bedroom 4	3700mm x 2250mm

### Second Floor

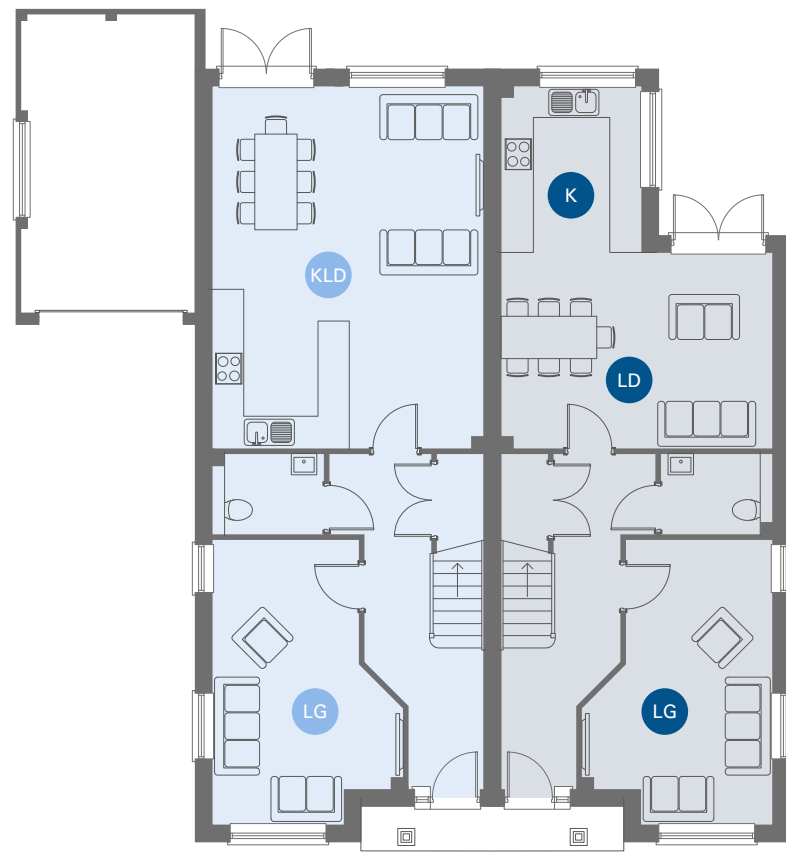
Bedroom 2	7000mm x 3900mm
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<b>Gross Internal Area</b>	<b>149.3 sq m / 1607 sq ft</b>
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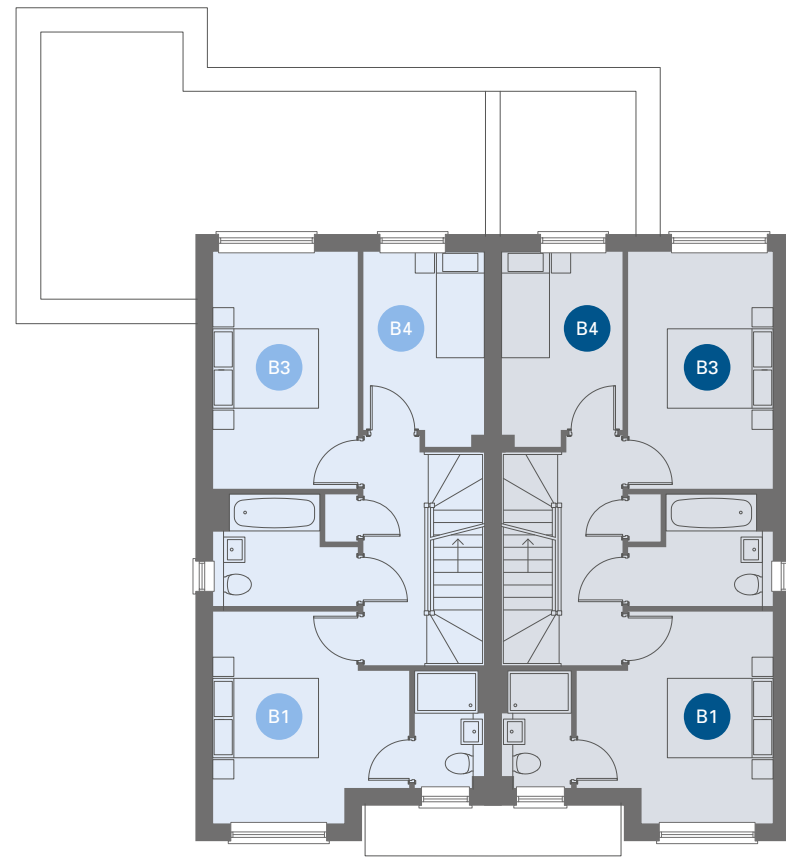
Kitchen layouts are indicative only, please request full design information on selected unit

# PLOTS 3 & 4

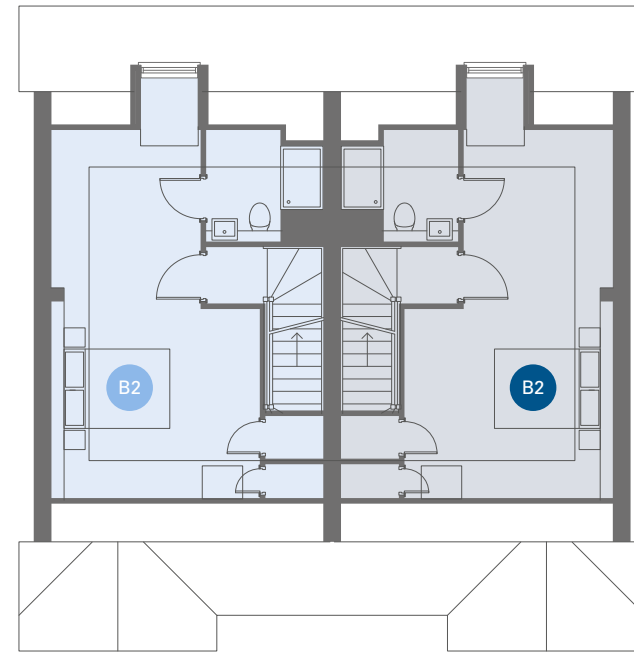
Four-bedroom three-storey semi detached homes.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Ground Floor

### Plot 3

Living / Dining	5120mm x 3700mm
Kitchen	3150mm x 2650mm
Lounge	5400mm x 3600mm

### Plot 4

Kitchen / Living / Dining	6900mm x 5120mm
Lounge	5400mm x 3600mm

## First Floor

Bedroom 1	4000mm x 3700mm
Bedroom 3	4500mm x 2750mm
Bedroom 4	3700mm x 2250mm

## Second Floor

Bedroom 2	7000mm x 3900mm
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<b>Gross Internal Area Plot 3</b>	<b>149.3 sq m / 1607 sq ft</b>
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<b>Gross Internal Area Plot 4</b>	<b>157.1 sq m / 1691 sq ft</b>
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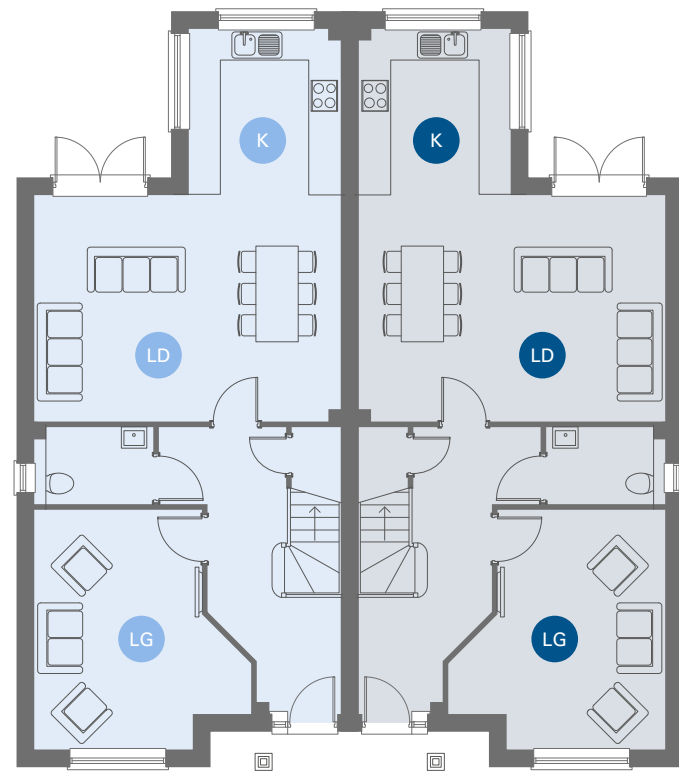
Kitchen layouts are indicative only, please request full design information on selected unit

# PLOTS 5 & 6

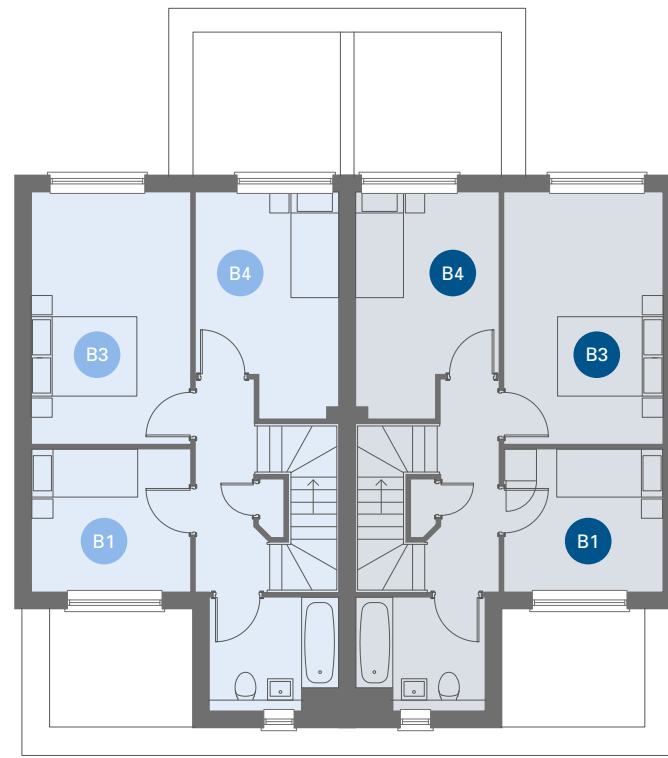


# PLOTS 5 & 6

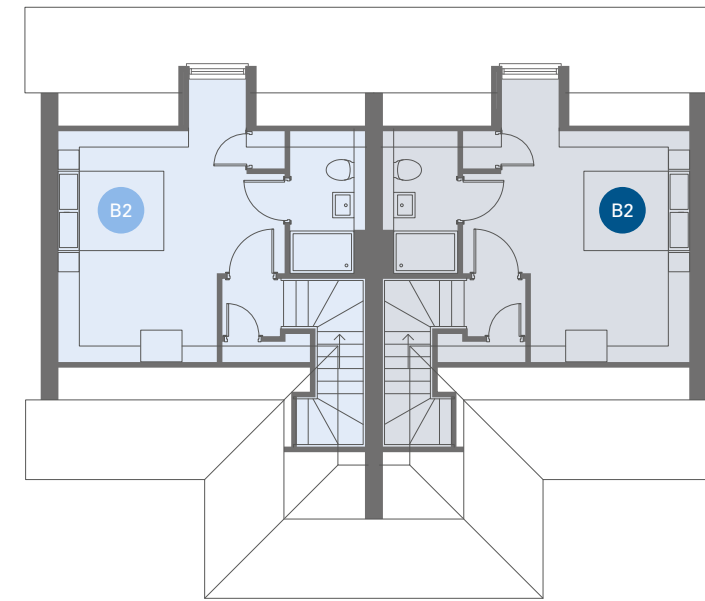
Four-bedroom three-storey semi detached homes.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### Ground Floor

Living / Dining	5800mm x 4300mm
Kitchen	3200mm x 2900mm
Lounge	4500mm x 4100mm

### First Floor

Bedroom 1	4800mm x 3000mm
Bedroom 3	4300mm x 2700mm
Bedroom 4	3000mm x 2700mm

### Second Floor

Bedroom 2	4400mm x 3550mm
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<b>Gross Internal Area</b>	<b>149.3 sq m / 1549 sq ft</b>
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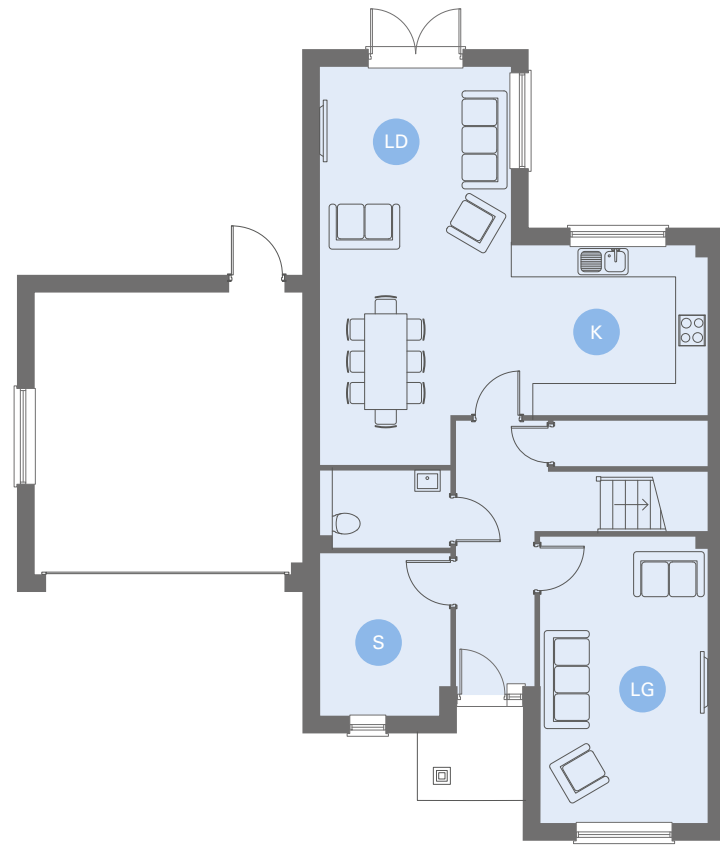
Kitchen layouts are indicative only, please request full design information on selected unit



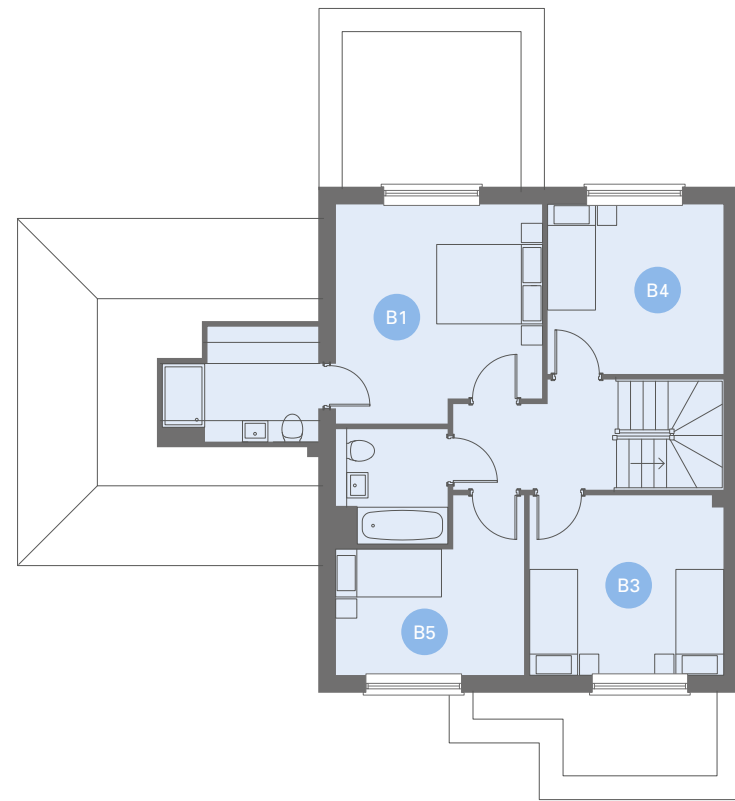
## PLOTS 7 TO 9

# PLOT 7

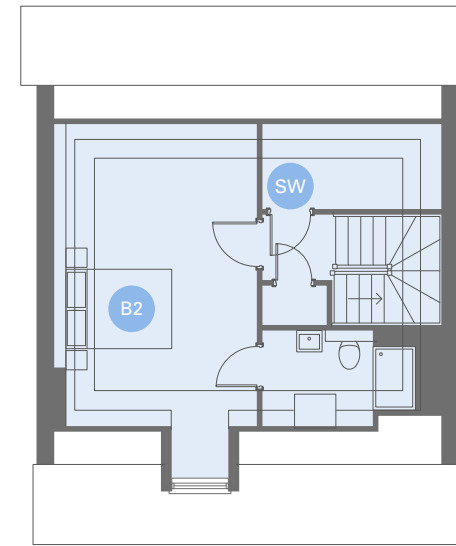
Five-bedroom three-storey detached home.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### Ground Floor

Living / Dining	3600mm x 7400mm
Kitchen	3700mm x 3100mm
Lounge	5400mm x 3160mm
Study	3100mm x 2450mm

### First Floor

Bedroom 1	4150mm x 3900mm
Bedroom 3	3650mm x 3400mm
Bedroom 4	3300mm x 3200mm
Bedroom 5	3550mm x 3400mm

### Second Floor

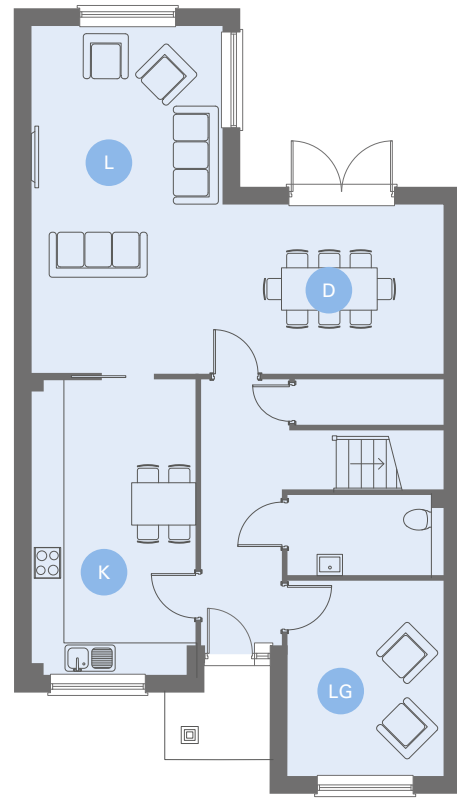
Bedroom 2	5700mm x 3600mm
Store / Wardrobe	3400mm x 1600mm

<b>Gross Internal Area</b>	<b>191.2 sq m / 2058 sq ft</b>
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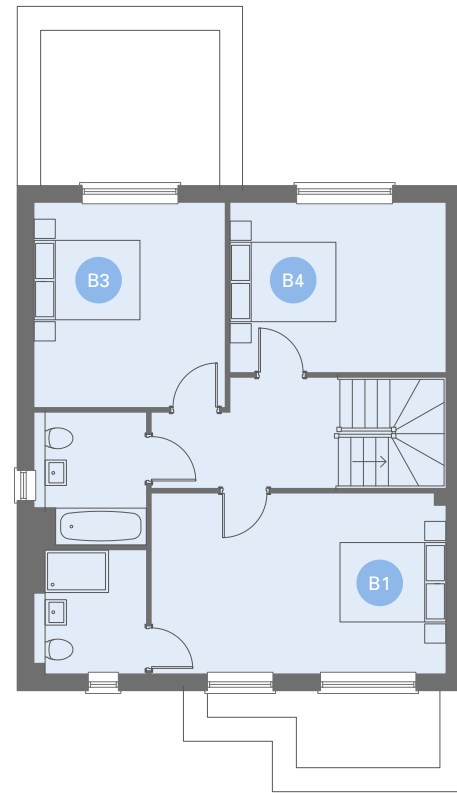
Kitchen layouts are indicative only, please request full design information on selected unit

# PLOT 8

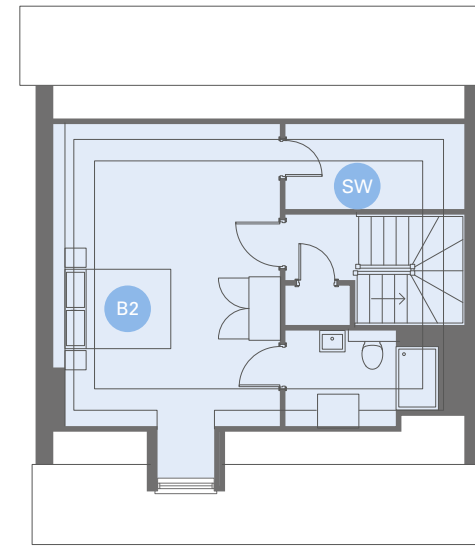
Four-bedroom three-storey detached home.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### Ground Floor

Living	7100mm x 3600mm
Dining	4100mm x 3100mm
Kitchen	4800mm x 3100mm
Lounge	3700mm x 2950mm

### First Floor

Bedroom 1	5550mm x 3400mm
Bedroom 3	3900mm x 3600mm
Bedroom 4	4100mm x 3200mm

### Second Floor

Bedroom 2	5700mm x 4050mm
Store / Wardrobe	3400mm x 1600mm

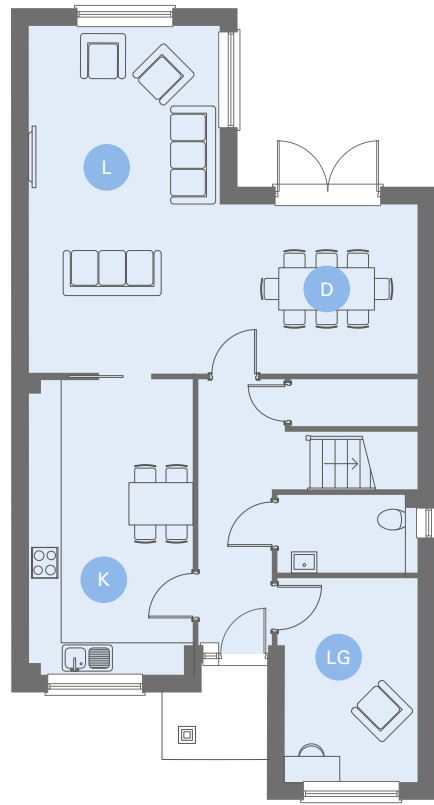
<b>Gross Internal Area</b>	<b>194.9 sq m / 2098 sq ft</b>
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Kitchen layouts are indicative only, please request full design information on selected unit

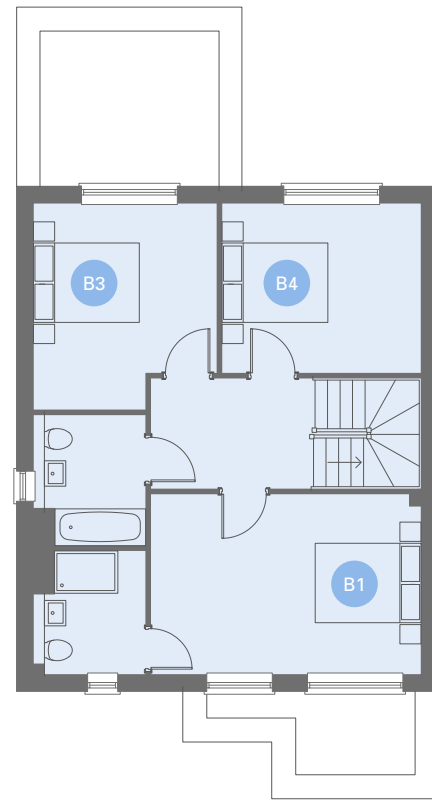


# PLOT 9

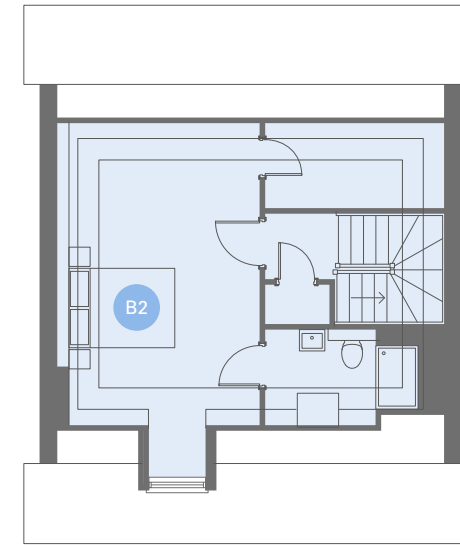
Four-bedroom three-storey detached home.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Ground Floor	
Living	7350mm x 3600mm
Dining	3600mm x 3100mm
Kitchen	4800mm x 3100mm
Lounge	3820mm x 2500mm

First Floor	
Bedroom 1	5100mm x 3400mm
Bedroom 3	3900mm x 3420mm
Bedroom 4	3800mm x 3200mm

Second Floor	
Bedroom 2	5700mm x 3600mm
Store / Wardrobe	3400mm x 1600mm
<b>Gross Internal Area</b>	<b>183.3 sq m / 1973 sq ft</b>

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

# MANTLE DEVELOPMENTS

An excellent reputation for quality, craftsmanship and homeowner care.



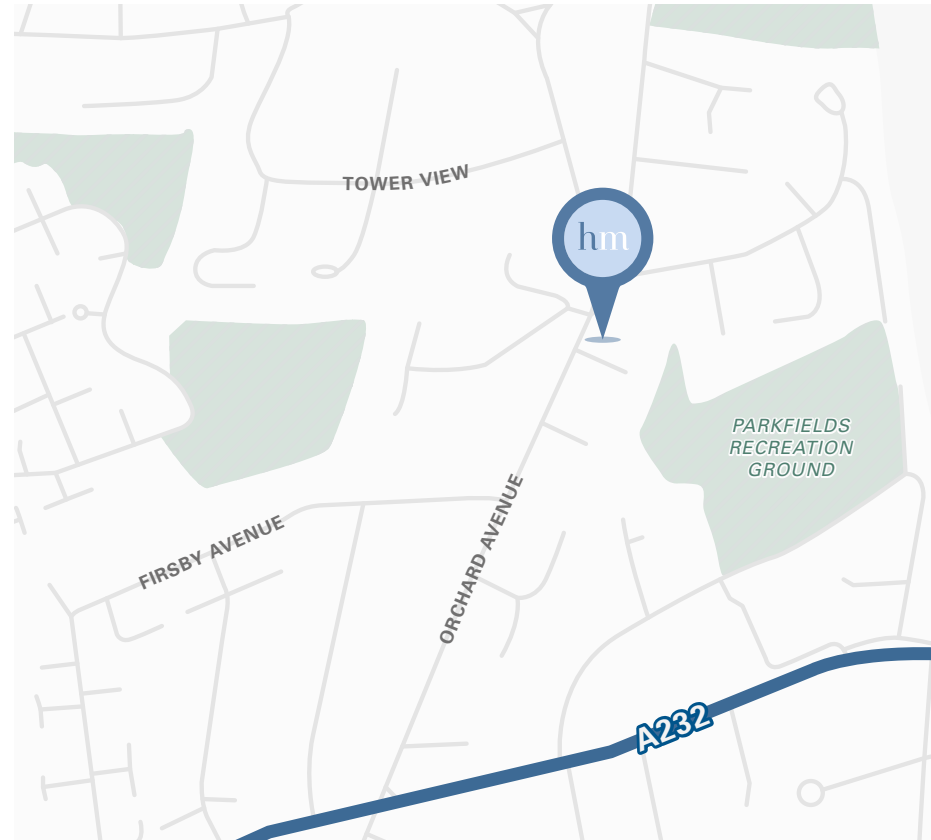
Mantle Developments was formed in 1994 by a group of partners who wanted to combine their experience of working with time-honoured craftsmen with a thorough understanding of excellence in design, construction, internal specification and detail. From day one, our aim has been to provide "more than expected" 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

Hanbury Mews is located at:  
68 & 70 Orchard Avenue, Croydon, CR0 7NA



Presented by

Mantle Developments

**mantle**  
Developments UK Ltd

[www.mantledevelopments.co.uk](http://www.mantledevelopments.co.uk)



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