

Hill View

PURLEY



Welcome home

HILL VIEW IS AN EXQUISITE DEVELOPMENT OF
9 LUXURIOUS APARTMENTS IN ONE OF PURLEY'S
MOST SOUGHT AFTER NEIGHBOURHOODS





Homes filled with character

Introducing Hill View, a brand new collection of luxury two and three bedroom apartments from Mantle Developments in one of Purley's most desirable locations.

Situated in an elevated position on the leafy and ever-popular Russell Hill, these traditional-style homes offer buyers an exclusive opportunity to enjoy the benefits of luxury apartment-style living in a peaceful residential neighbourhood.

At Mantle Developments we pride ourselves on the quality of the new homes we build and Hill View is no exception. In every room you'll find exquisite attention to detail and the very best in fixtures and fittings.





Living at Hill View

THE BEST OF PURLEY ON YOUR DOORSTEP

Shoppers will love the variety of outlets, from independent boutiques to the big name stores of Purley Way. From an informal drink to fine dining, Purley's selection of bars, cafés and restaurants offer something for everyone.

Whether you enjoy the buzz of sports and fitness or a more sedate evening at the cinema or theatre, you're well catered for in the Purley area and London's world-class culture is only a short journey away.

TRAVEL AND TRANSPORT

Purley's excellent transport links make getting around quick and easy. By rail, commuters have a choice of regular services into central London taking under 25 minutes and it's the same in the other direction to Gatwick airport. A comprehensive bus network brings many local destinations within easy reach and there are even more options from neighbouring Croydon.

It's only a few miles to the M23 and M25 while the A23 provides a direct route to the heart of the capital.

Information taken from maps.google.co.uk

PURLEY

Journey time by train



LONDON BRIDGE

23 minutes

LONDON VICTORIA

24 minutes

GATWICK AIRPORT

26 minutes

PURLEY

Distance by car



M25 JUNCTION

6 miles

GATWICK AIRPORT

16 miles

BRIGHTON

44 miles





Contemporary interiors

Whether you are relaxing on your own or entertaining friends, the high-quality features included in your new apartment will create a welcoming and convenient environment that you'll look forward to coming home to.

Fully-fitted designer kitchens with integrated appliances and the stylish bathrooms and en-suite shower rooms, make these new homes not only attractive but exceptionally comfortable to live in.

What's more, the contemporary techniques used to build these stylish new homes make them economical to run and energy efficient. As the homes are brand new, maintenance will be easy and worry-free.



"WE WORK WITH THE VERY BEST MATERIALS TO ENSURE THAT YOUR HOME WILL STAND THE TEST OF TIME"



Specification

KITCHEN

Bespoke German designer kitchen

✧ Quartz stone worktops

With built in:

✧ Siemens active-clean multi-function oven

✧ Siemens IQ microwave

✧ Siemens gas 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

MAIN BATHROOM

✧ White Porcelanosa bathroom suite

✧ Wall hung toilet with concealed cistern

✧ Wall mounted thermostatic mixer-tap with bath waste filler and retractable hand shower

✧ Contemporary wall-hung hand basin and chrome mono block tap

✧ Chrome heated towel rail

✧ Porcelanosa tiles to floor and walls

✧ Shaver socket

EN SUITE

✧ Contemporary white Porcelanosa shower room suite

✧ Wall-hung pan with concealed push button cistern

✧ Wall-hung basin with chrome mixer

✧ Thermostatic shower mixer

✧ Chrome heated towel rail

✧ Porcelanosa tiles to floor and fully tiled walls

✧ Shaver socket

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

✧ TV and BT points to all 2nd bedrooms

✧ 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)

✧ Dulux white egg shell finish to all doors, skirtings and architraves



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 floors, 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 incorporate multi-point locking system for added security
- ~ Security alarm
- ~ Mains wired smoke alarms and heat detectors
- ~ Insurance approved locks to front door
- ~ Electronic gates to underground parking (available on request)

EXTERNAL FEATURES

- ~ Marshals paving slabs to pathways and patios (selected units only)
- ~ Block paving to parking area
- ~ Porch light to front door
- ~ Turfed gardens
- ~ Outside tap

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





Lower ground floor

APARTMENT 1

| | |
|--------------------|-----------------|
| Kitchen | 3600mm x 2750mm |
| Living/Dining room | 5500mm x 5700mm |
| Bedroom 1 | 4100mm x 3800mm |
| Bedroom 2 | 6000mm x 2700mm |

All measurements are approximate



Floorplans shown are indicative only. All room sizes are approximate with maximum dimensions of finished measurements and are not intended for carpet sizes or items of furniture. Room layouts may be subject to minor modifications. Furniture, kitchen and bathroom layouts shown are indicative only.



Ground Floor

APARTMENT 2

| | |
|--------------------|-----------------|
| Kitchen | 3000mm x 2900mm |
| Living/Dining room | 4600mm x 5000mm |
| Bedroom 1 | 4200mm x 3100mm |
| Bedroom 2 | 4200mm x 3200mm |

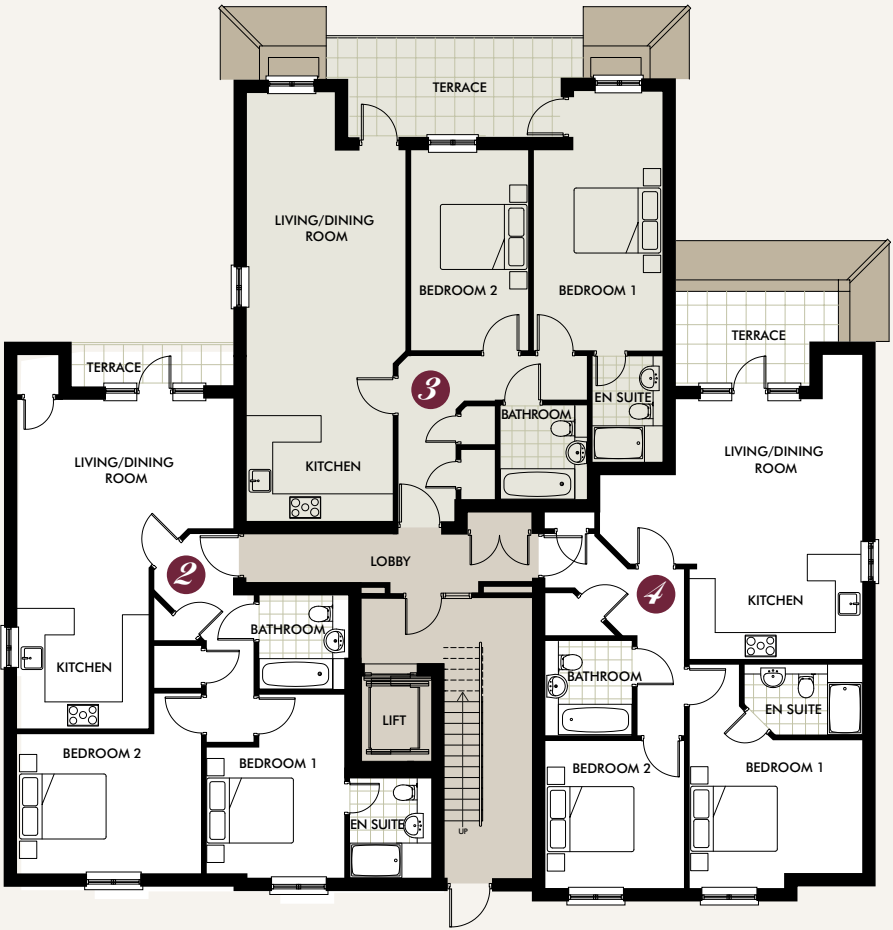
APARTMENT 3

| | |
|--------------------|-----------------|
| Kitchen | 3300mm x 2400mm |
| Living/Dining room | 7400mm x 3600mm |
| Bedroom 1 | 5900mm x 3000mm |
| Bedroom 2 | 4500mm x 2700mm |

APARTMENT 4

| | |
|--------------------|-----------------|
| Kitchen | 4000mm x 2000mm |
| Living/Dining room | 5900mm x 4100mm |
| Bedroom 1 | 4900mm x 3900mm |
| Bedroom 2 | 3300mm x 3200mm |

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First Floor

APARTMENT 5

| | |
|---------------------|-----------------|
| Kitchen | 3000mm x 2900mm |
| Living/ Dining room | 4600mm x 5000mm |
| Bedroom 1 | 4200mm x 3100mm |
| Bedroom 2 | 4200mm x 3200mm |

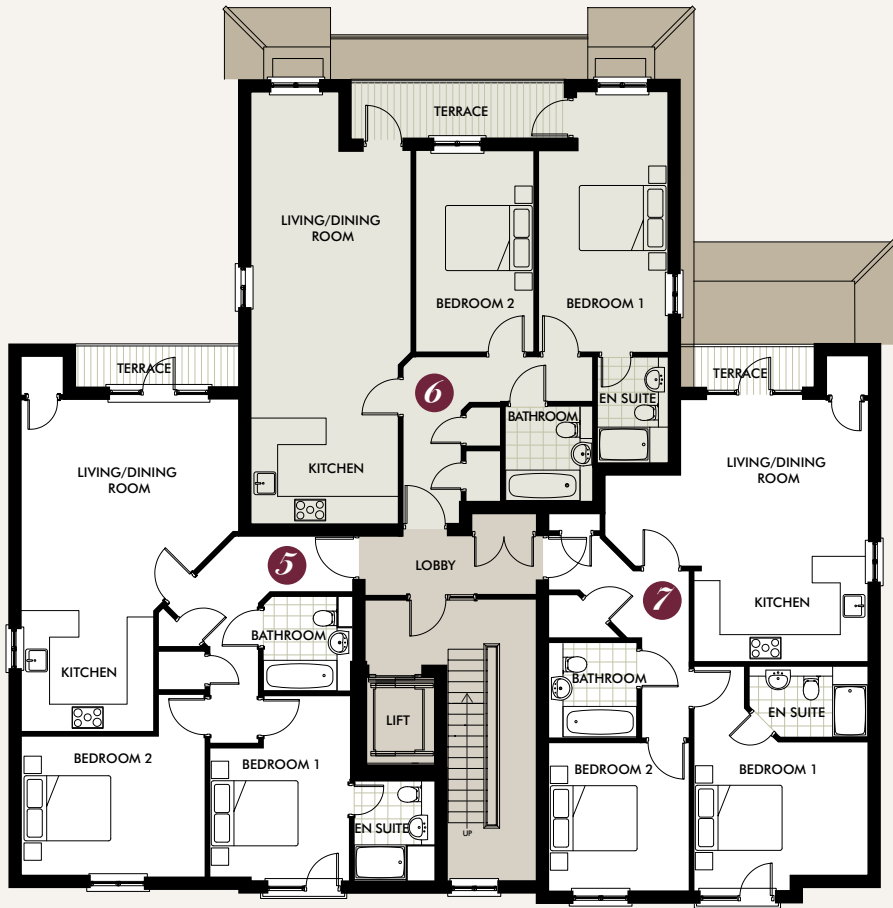
APARTMENT 6

| | |
|---------------------|-----------------|
| Kitchen | 3300mm x 2400mm |
| Living/ Dining room | 7400mm x 3600mm |
| Bedroom 1 | 5900mm x 3000mm |
| Bedroom 2 | 4500mm x 2700mm |

APARTMENT 7

| | |
|---------------------|-----------------|
| Kitchen | 4000mm x 2000mm |
| Living/ Dining room | 5900mm x 4100mm |
| Bedroom 1 | 4900mm x 3900mm |
| Bedroom 2 | 3300mm x 3200mm |

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Second Floor

APARTMENT 8

| | |
|---------------------|-----------------|
| Kitchen | 4500mm x 4000mm |
| Living/ Dining room | 8400mm x 4700mm |
| Bedroom 1 | 5400mm x 3000mm |
| Bedroom 2 | 4100mm x 4000mm |

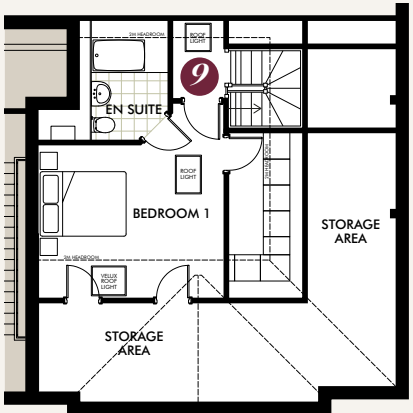
APARTMENT 9

| | |
|---------------------|-----------------|
| Kitchen | 5000mm x 2900mm |
| Living/ Dining room | 8000mm x 4400mm |
| Bedroom 1 | 4500mm x 4200mm |
| Bedroom 2 | 5200mm x 4000mm |
| Bedroom 3 | 4600mm x 4100mm |

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Upper Second Floor





Mantle Developments

**AN EXCELLENT
REPUTATION
FOR QUALITY,
CRAFTSMANSHIP &
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.

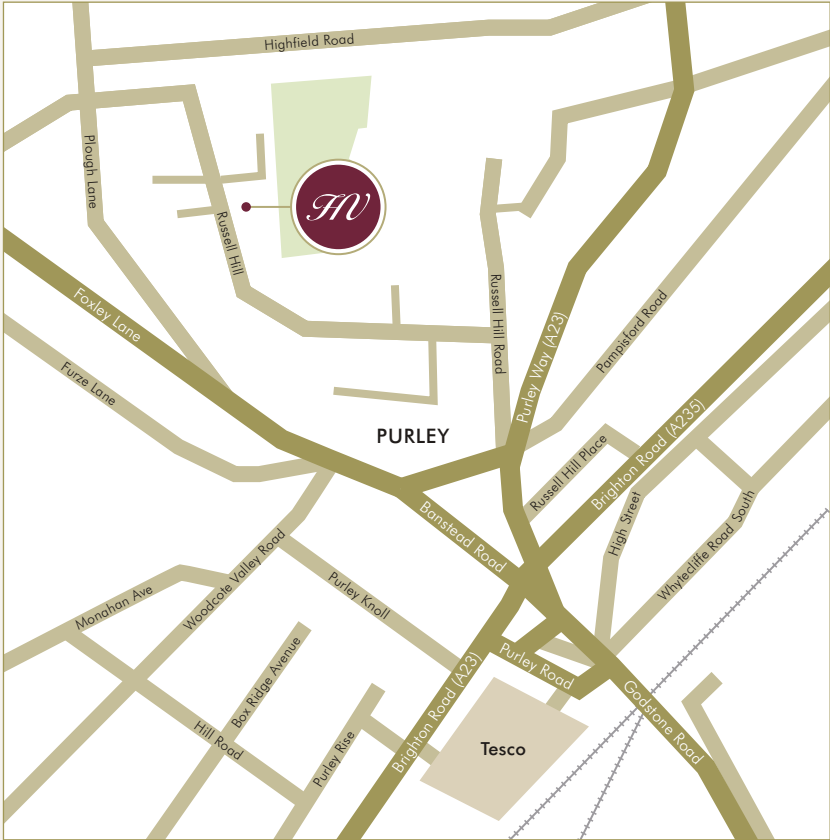
Mantle Developments has achieved an excellent reputation for quality, craftsmanship and homeowner care. We keep close links with our customers, and offer personalisation options, like specification upgrades and alterations during early stages of a build.

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





How to find us



Hill View is located at 3 Russell Hill, Purley, Surrey CR8 2JB



PRESENTED BY:

This development consists of different property styles and the photographs and floor plans shown are for general guidance only. All the floor plans and the room sizes shown have been taken from plans prior to construction and their accuracy cannot be confirmed. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. This brochure and the information contained within does not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All details correct as above at time of going to press.



