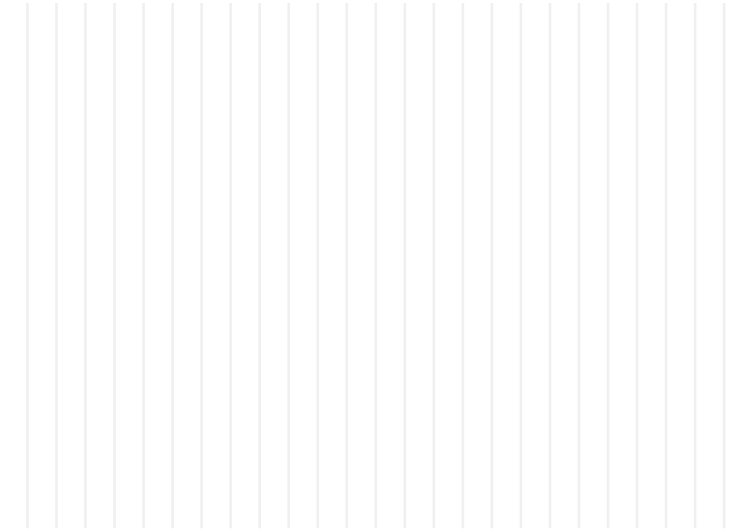
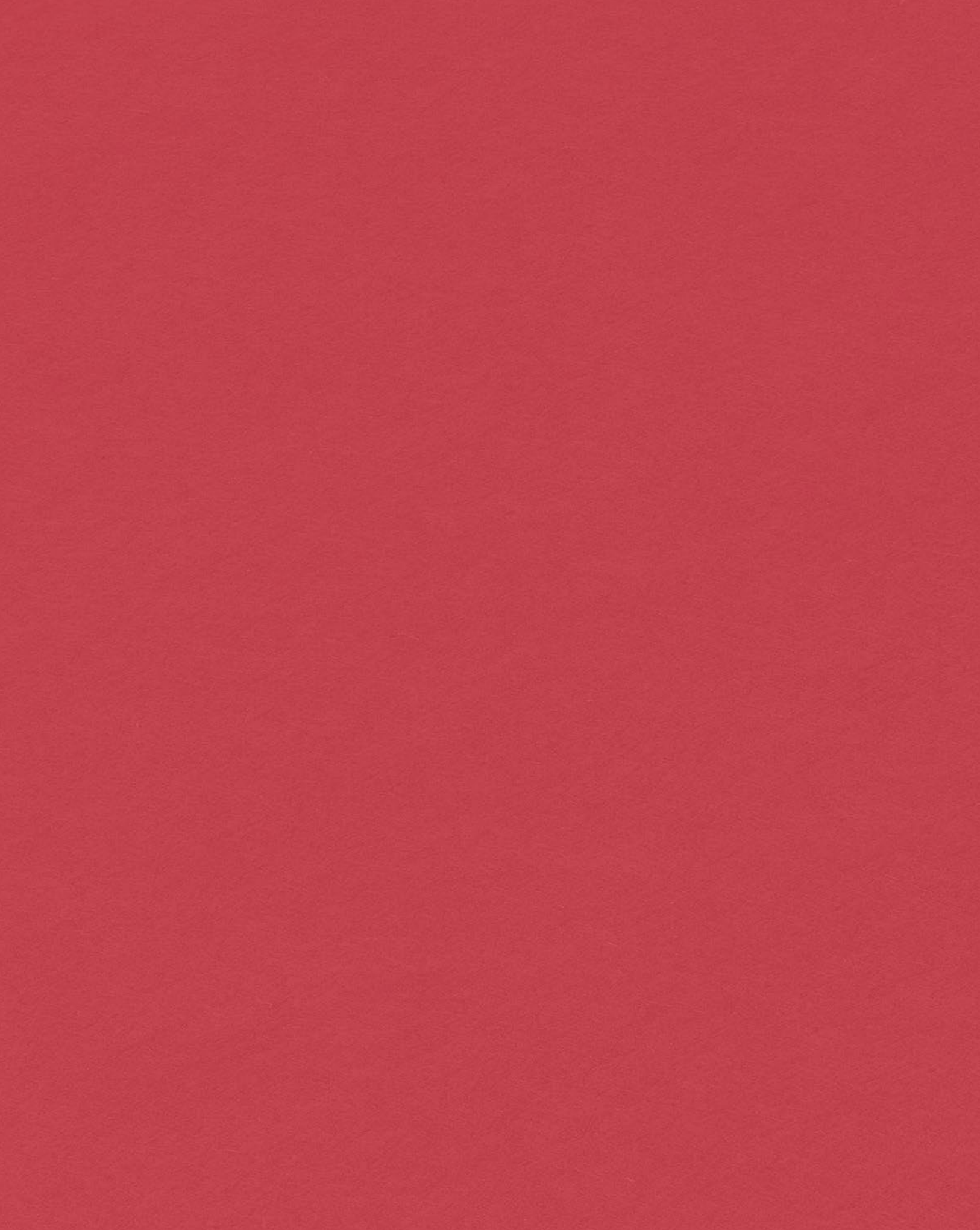




THE EDGE

PURLEY





Welcome to The Edge

You will find this exclusive collection of just nine 1, 2 & 3 bedroom luxury apartments on the corner of Old Lodge Lane and Hartley Hill, in the ever-popular town of Purley. The development is just a short distance from the town centre with its excellent amenities and convenient transport links.





Computer generated image

The traditional-style red brick exteriors are complemented beautifully by stunning contemporary interiors built to Mantle's exacting standards.

Inspired by the past, built for the future

The Edge is a contemporary reinterpretation of the traditional-style homes in this attractive neighbourhood. White bricks and red tile hanging combine with gable roof lines and large windows to create a stunning exterior. All set in a spacious corner plot with carefully selected trees and shrubs complementing the architecture.

Inside, each apartment has been created using the very latest features in new home design, all executed to the high standards you'd expect from Mantle Developments.



An ever-popular London Village

Purley's attractive tree-lined neighbourhoods, its selection of local shops, cafes restaurants and bars and its fantastic connectivity ensure that homes here are always sought after and desirable.

Just a short drive away you'll find Purley Way, home to the retail giants, with everything from IKEA to Costco. Head into Croydon and you will be spoilt for choice. Catch a movie at the multi-screen Vue cinema, sample the mouth-watering street food bars at Boxpark Croydon or catch some live music at one of the many music venues.

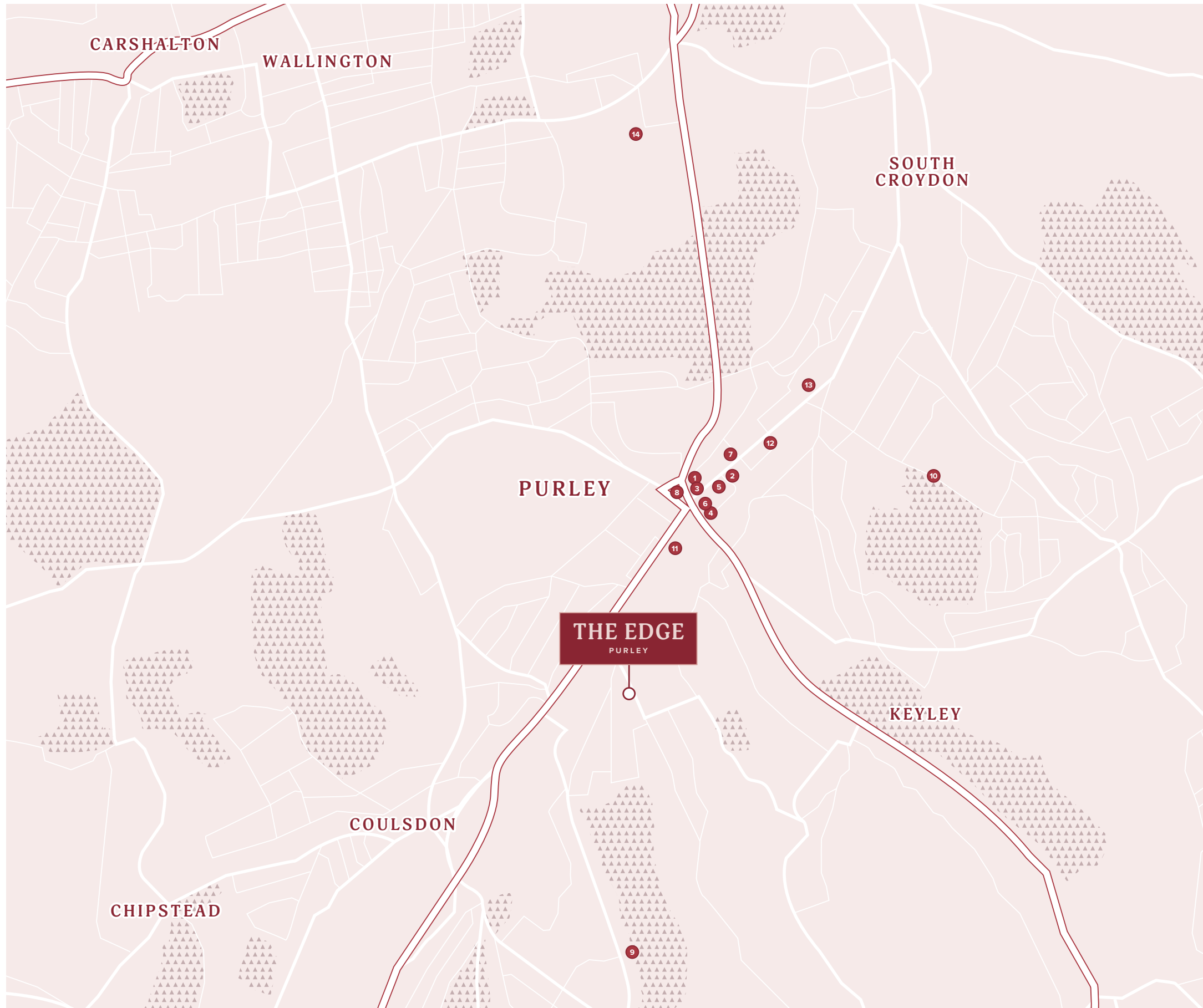
Head a little further afield and you'll discover why the area is renowned for its natural beauty. The Surrey Hills, ever popular with cyclists – is an Area of Outstanding Natural Beauty. The North Downs are also within easy reach. If you like a more active lifestyle there are a number of local golf courses to choose from including nearby Purley Downs. There is also a good choice of health and fitness clubs in the area.

Located on Old Lodge Lane in a quiet residential neighbourhood just a short walk from Purley's bustling town centre



Live at The Edge.
Explore the great outdoors.





Everything you need is on your doorstep

RESTAURANTS

- 1 4 Locos Argentine Steakhouse
- 2 Ege Restaurant
- 3 Zero Quattro
- 4 Dan Thai
- 5 O Farol

PUBS

- 6 Jolly Farmers
- 7 The Pear Tree
- 8 Foxley Hatch

GOLF COURSES

- 9 Coulsdon Manor
- 10 Purley Downs

SUPERSTORES

- 11 Tesco Superstore
- 12 Sainsbury's local

HEALTH CLUBS

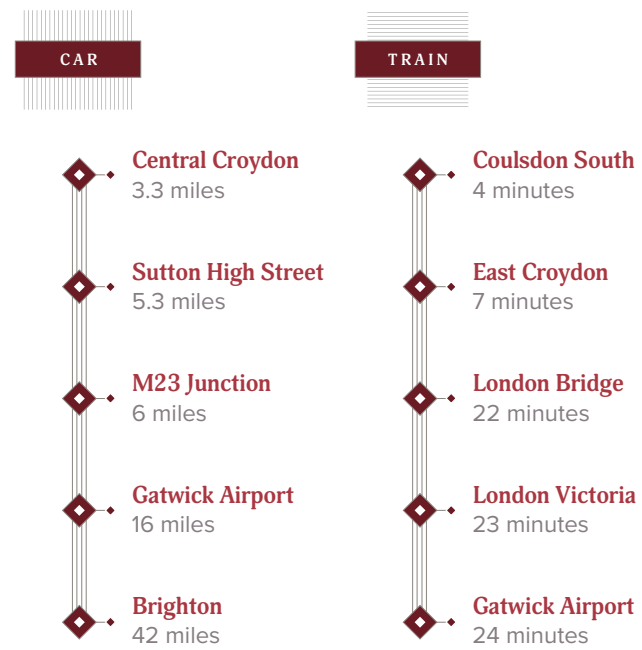
- 13 Pure Gym
- 14 David Lloyd

Time to explore

By train, there are regular services from Purley station to London Bridge (22 minutes), London Victoria (23 minutes), East Croydon (7 minutes) and Gatwick airport (24 minutes). The local bus and tram services offer good connections to Sutton and Croydon.

By road, the A23 runs through the heart of Purley, connecting you to Redhill and Brighton in the south, and Croydon and London in the north. The M25 is within quick and easy reach.

For international travel, Gatwick airport is just a 25 minute drive away, and Heathrow 45 minutes.



Whether staying close to home or travelling abroad, Purley is perfectly located for getting around





Specification

We've selected the best in features, fixtures and fittings, so your new home is well equipped for the demands of contemporary living.

KITCHEN

- ◇ Bespoke German designer kitchen
- ◇ Quartz stone worktop
- ◇ Quartz stone splash back

BUILT IN APPLIANCES:

- ◇ Siemens IQ multi-function oven
- ◇ Siemens IQ microwave
- ◇ Siemens IQ induction hob
- ◇ Siemens integrated fridge freezer
- ◇ Siemens integrated dishwasher
- ◇ Siemens integrated washer-dryer
- ◇ Elica Concealed extractor
- ◇ Stainless steel Inset Sink
- ◇ Blanco chrome monoblock mixer tap
- ◇ Impervia Luxury plank flooring

BATHROOM

- ◇ Geberit Aspect bath
- ◇ Merlyn Glass Shower screen over bath
- ◇ Vardo concealed thermostatic mixer valve and diverter
- ◇ Vardo round shower head and handset
- ◇ Vardo clicker bath waste overflow and filler
- ◇ Dansani Amber washbasin
- ◇ Dansani Mido vanity unit

- ◇ Vado basin mixer
- ◇ Geberit concealed push button cistern & WC Frame
- ◇ Duravit D-Neo wall mounted WC and soft close seat
- ◇ Stainless steel electric towel rail
- ◇ Shaver Socket
- ◇ Wall Mirror
- ◇ Porcelain tiles to floor and walls
- ◇ Under floor heating

EN SUITE (WHERE APPLICABLE)

- ◇ Contemporary white stone resin shower tray
- ◇ Merlyn shower enclosure
- ◇ Vardo concealed thermostatic mixer valve and diverter
- ◇ Washbasin with exposed chrome trap
- ◇ Vado basin mixer
- ◇ Geberit concealed push button cistern & WC Frame
- ◇ Duravit D-Neo wall mounted WC and soft close seat
- ◇ Stainless steel electric towel rail
- ◇ Wall Mirror
- ◇ Shaver socket
- ◇ Porcelain tiles to floor and wall
- ◇ Under floor heating

COMFORT & WELLBEING

- ◇ Gas fired condensing combination boiler
- ◇ Under-floor heating with individual room thermostats
- ◇ Plastered walls and ceiling
- ◇ Crown Paint colour choice to walls (depending on stage of build)
- ◇ Crown white Satinwood to skirtings and architraves
- ◇ Contemporary painted timber doors
- ◇ Chrome ironmongery to all doors and windows
- ◇ Cormar home counties 80/20 wool carpet
- ◇ Impervia Luxury plank flooring to hall and living room
- ◇ Alternative flooring options dependent of stage of build (surcharge may apply)
- ◇ Double glazed window system and patio doors
- ◇ Ducted ventilation system to kitchen and bathrooms

TECHNOLOGY & COMMUNICATION

- ◇ Video entry phone system
- ◇ Dedicated TV, Sky and BT points in living room and master bedroom
- ◇ Pre-wired for sky plus or sky Q with communal satellite dish
- ◇ Pre-wired for Virgin Media fibre broadband
- ◇ USB charger sockets to living room, kitchen and bedrooms
- ◇ Heatmiser Neokit smart heating control

SECURITY & PEACE OF MIND

- ◇ Structural defect insurance (10 years) advantage ahci.co.uk
- ◇ 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
- ◇ Robust detail sound insulation system reducing sound transference between properties



A superior specification comes as standard at The Edge



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

EXTERNAL FEATURES

- ◇ Marshalls paving slabs to pathways and private patios
- ◇ Landscaped communal garden
- ◇ Outside tap to bin store

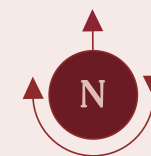
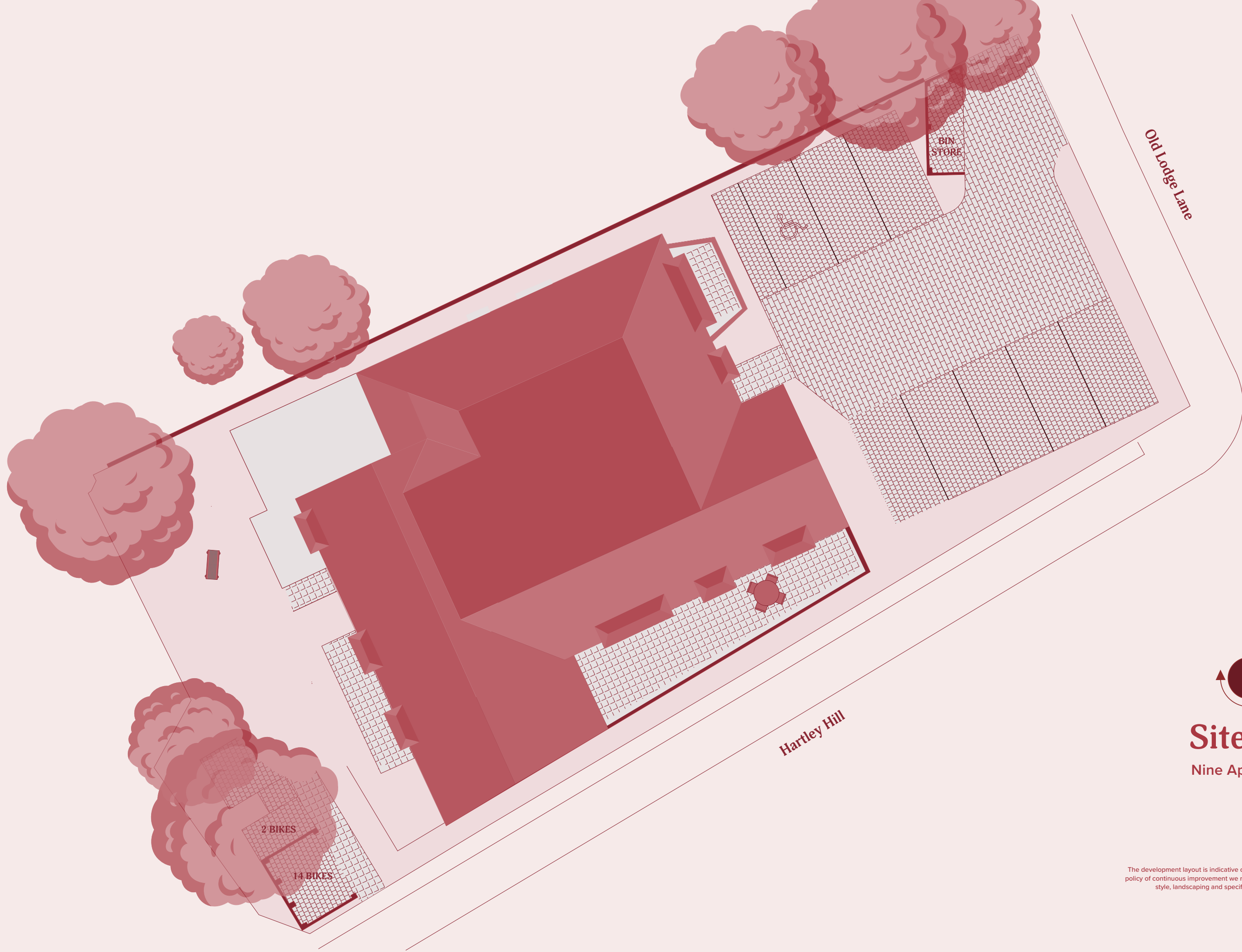
- ◇ Recycling facilities
- ◇ Cycle storage
- ◇ Off street parking for selected units
- ◇ Electric car charging point

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 & recycling scheme is always operated during construction



Mantle Developments stock photographs for illustration purposes only



Siteplan

Nine Apartments

The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



PLOT 1

Three Bedroom Apartment



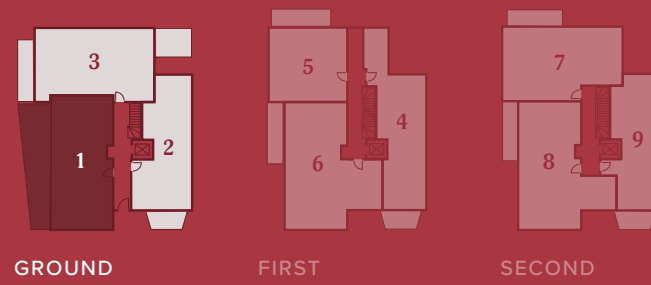
3



1



1



GROUND

FIRST

SECOND



PLOT 2

One Bedroom Apartment



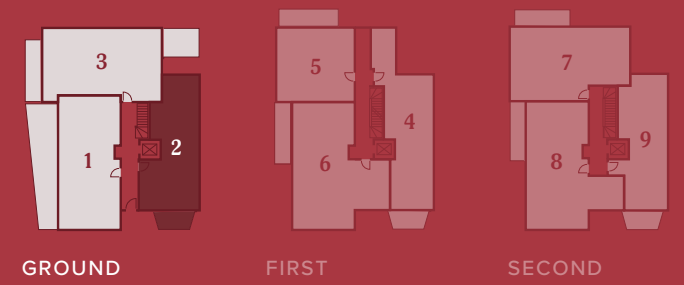
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GROUND

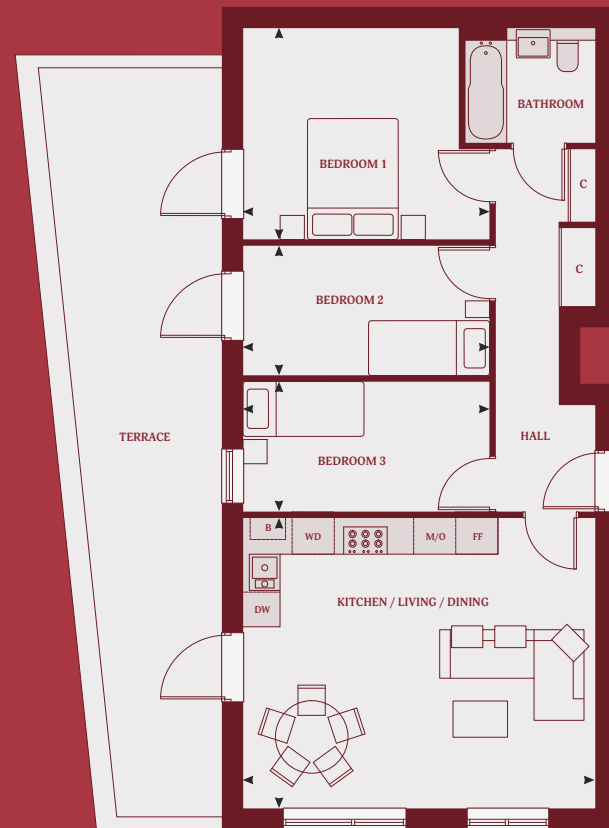
FIRST

SECOND

GROUND FLOOR

Living / Dining / Kitchen	5,800mm x 4,700mm
Bedroom 1	4,000mm x 3,500mm
Bedroom 2	4,000mm x 2,100mm
Bedroom 3	4,000mm x 2,100mm
Terrace	12,200mm x 3,000mm

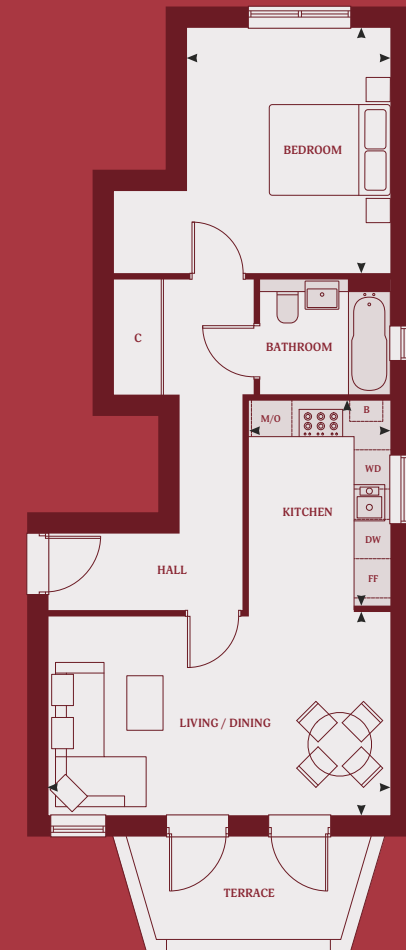
Gross Internal Area 74 sq m / 796 sq ft



GROUND FLOOR

Kitchen	3,300mm x 2,300mm
Living & Dining	5,600mm x 3,200mm
Bedroom	4,000mm x 3,400mm
Terrace	4,000mm x 1,700mm

Gross Internal Area 59 sq m / 635 sq ft



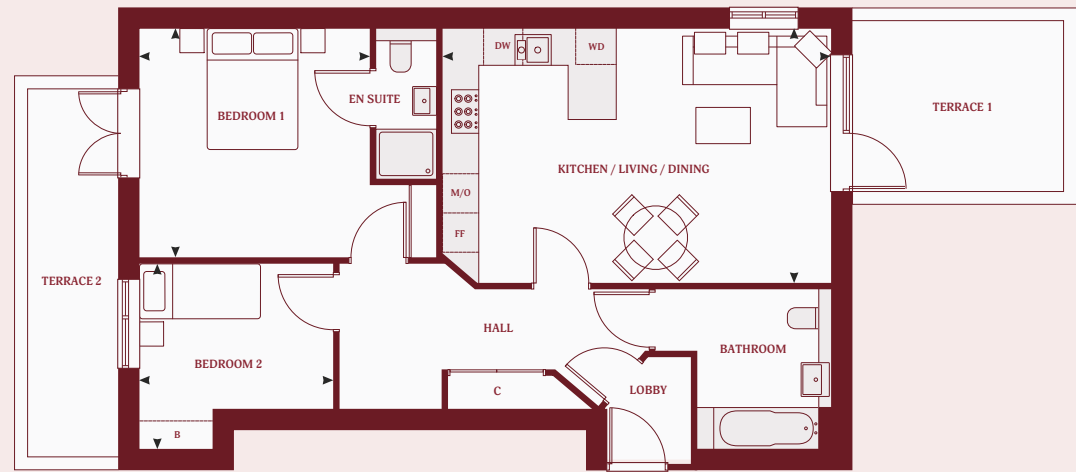
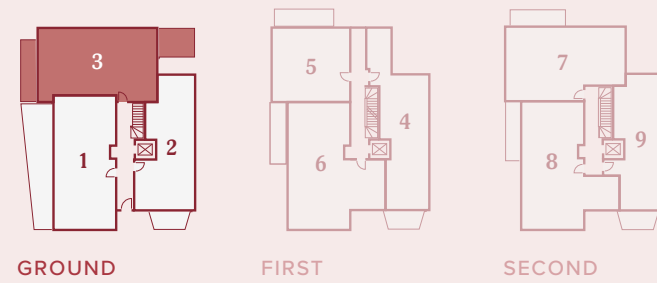
Floorplans shown for The Edge are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not to be used for carpet sizes, appliance sizes or items of furniture. Floorplans are sized to fit each page and are not to scale.

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PLOT 3

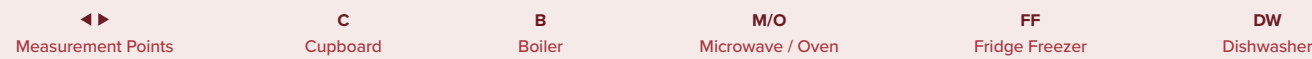
Two Bedroom Apartment



GROUND FLOOR

Living / Dining / Kitchen	6,400mm x 4,100mm
Bedroom 1	3,800mm x 3,800mm
Bedroom 2	3,200mm x 3,000mm
Terrace 1	2,000mm x 2,400mm
Terrace 2	1,500mm x 6,000mm

Gross Internal Area 75 sq m / 807 sq ft

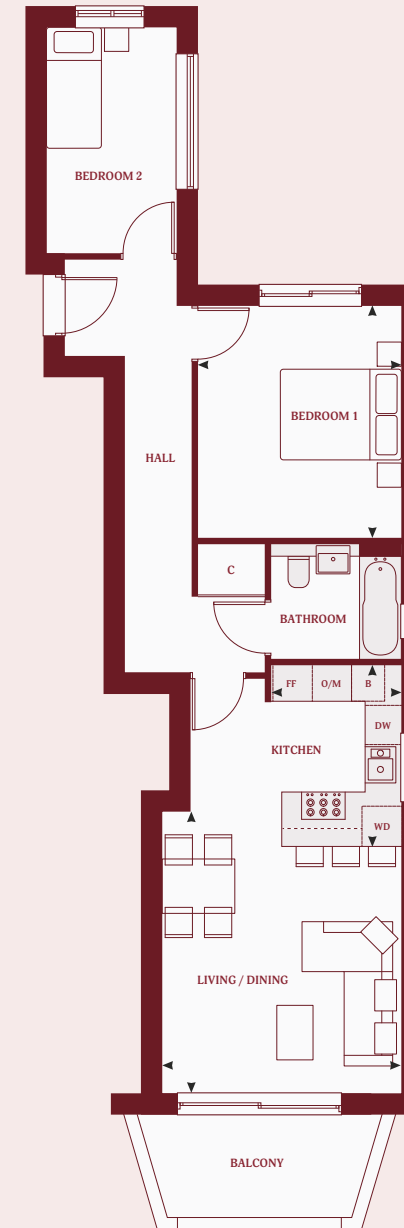
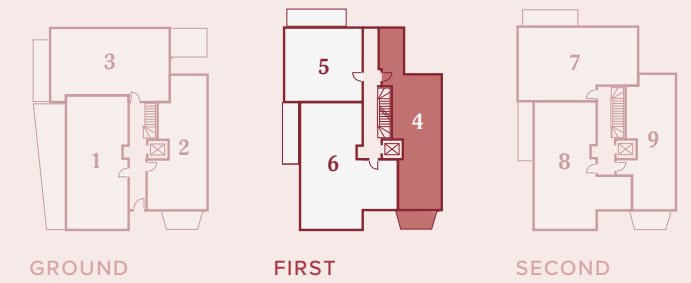


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PLOT 4

Two Bedroom Apartment



FIRST FLOOR

Living / Dining / Kitchen	7,000mm x 4,000mm
Bedroom 1	3,800mm x 3,400mm
Bedroom 2	3,700mm x 2,100mm
Terrace	1,700mm x 4,000mm

Gross Internal Area 65 sq m / 699 sq ft

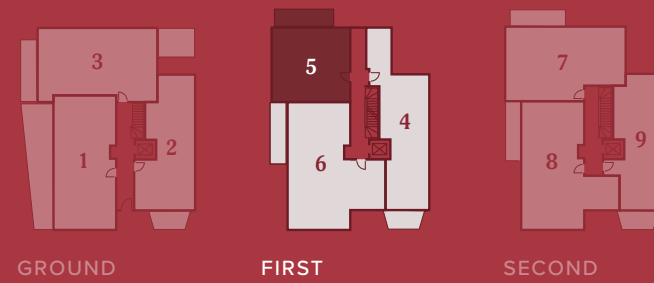


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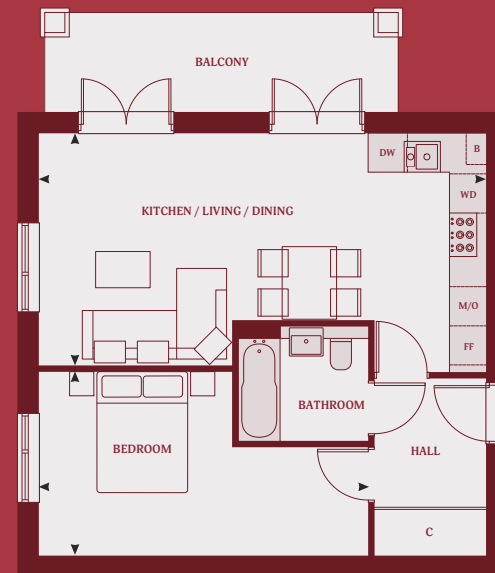
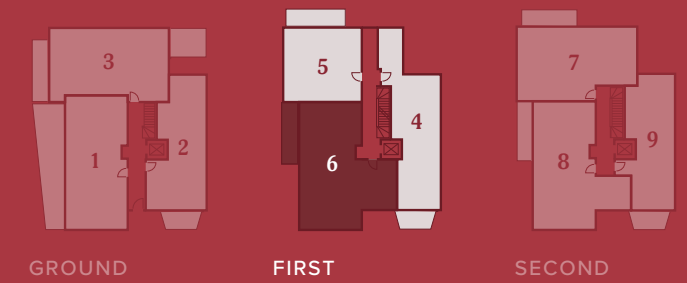
PLOT 5

One Bedroom Apartment



PLOT 6

Three Bedroom Apartment



FIRST FLOOR

Living / Dining / Kitchen	7,300mm x 3,800mm
Bedroom	3,200mm x 3,000mm
Terrace	1,600mm x 5,800mm
Gross Internal Area	50 sq m / 538 sq ft



FIRST FLOOR

Living / Dining / Kitchen	5,800mm x 5,400mm
Bedroom 1	4,400mm x 3,200mm
Bedroom 2	4,600mm x 3,300mm
Bedroom 3	3,000mm x 2,500mm
Terrace	1,300mm x 5,600mm
Gross Internal Area	86 sq m / 925 sq ft



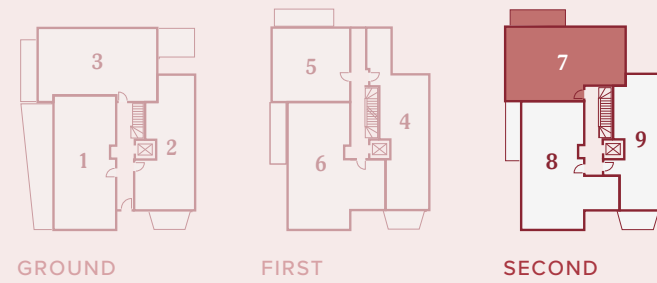
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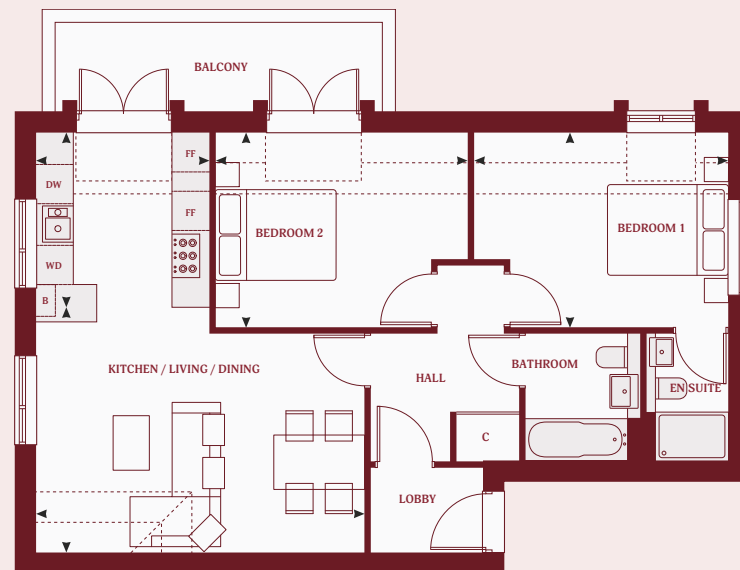
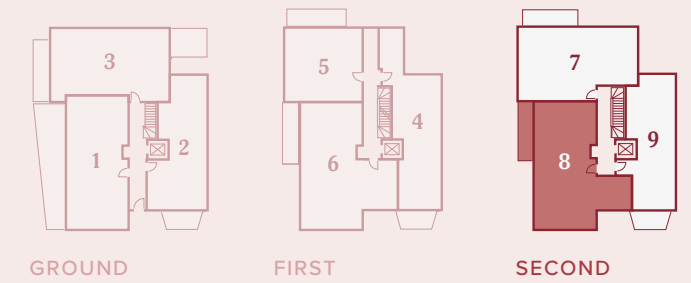
PLOT 7

Two Bedroom Apartment



PLOT 8

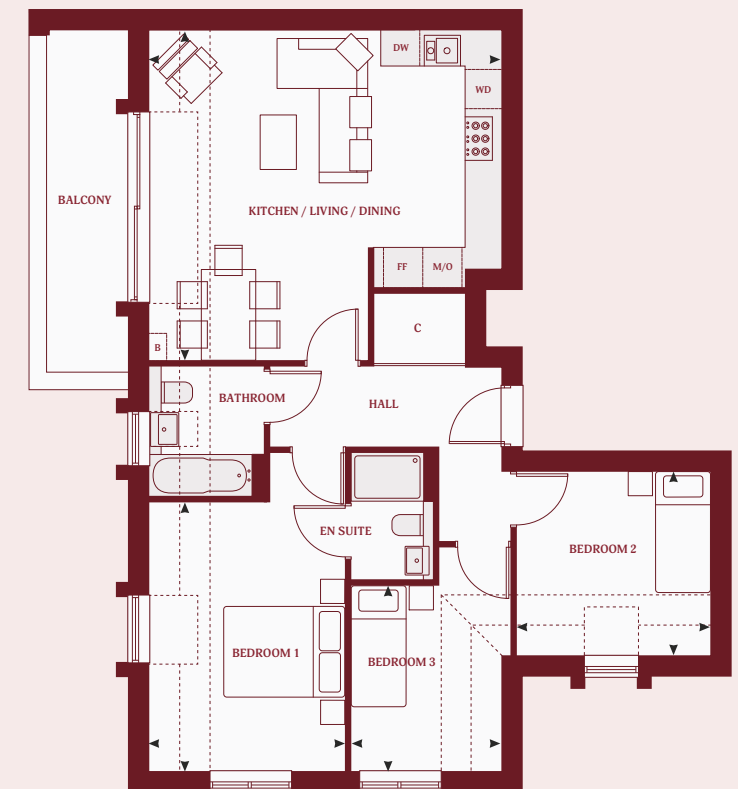
Three Bedroom Apartment



SECOND FLOOR

Kitchen	3,300mm x 2,800mm
Living & Dining	5,400mm x 3,600mm
Bedroom 1	4,200mm x 3,200mm
Bedroom 2	4,100mm x 3,200mm
Terrace	1,500mm x 5,400mm

Gross Internal Area 73 sq m / 785 sq ft



SECOND FLOOR

Living / Dining / Kitchen	5,800mm x 5,400mm
Bedroom 1	4,200mm x 3,200mm
Bedroom 2	4,100mm x 3,200mm
Bedroom 3	3,600mm x 2,700mm
Balcony	1,500mm x 5,600mm

Gross Internal Area 81 sq m / 871 sq ft

Measurement Points
 Cupboard
 Boiler
 Microwave / Oven
 Fridge Freezer
 Dishwasher

Measurement Points
 Cupboard
 Boiler
 Microwave / Oven
 Fridge Freezer
 Dishwasher

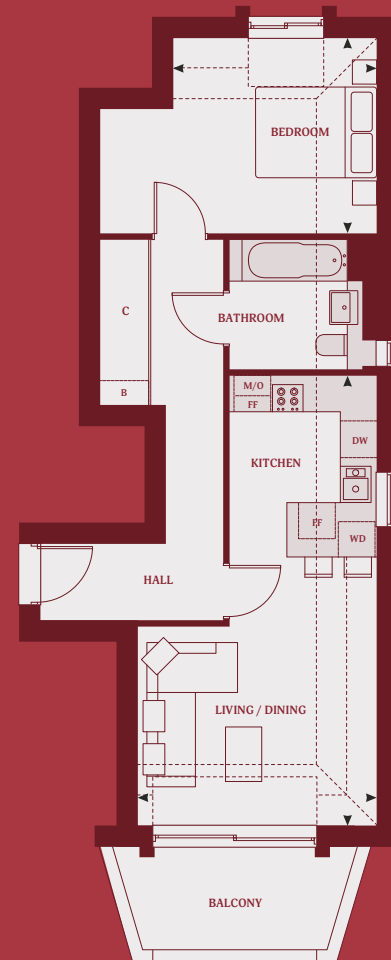
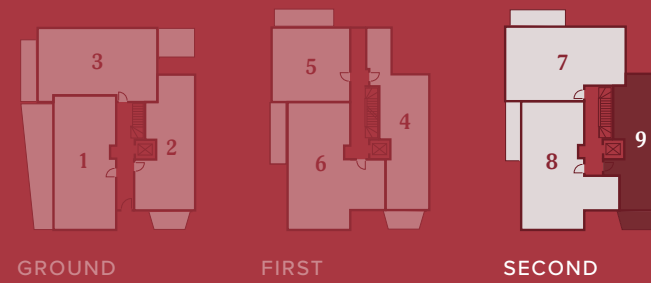
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PLOT 9

One Bedroom Apartment



SECOND FLOOR

Living / Dining / Kitchen	7,300mm x 3,900mm
Bedroom	4,500mm x 3,200mm
Terrace	1,700mm x 4,000mm
Gross Internal Area	55 sq m / 592 sq ft

Measurement Points C Cupboard B Boiler M/O Microwave / Oven FF Fridge Freezer DW Dishwasher

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Mantle Developments

From day one, our aim has been to provide more than expected

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.

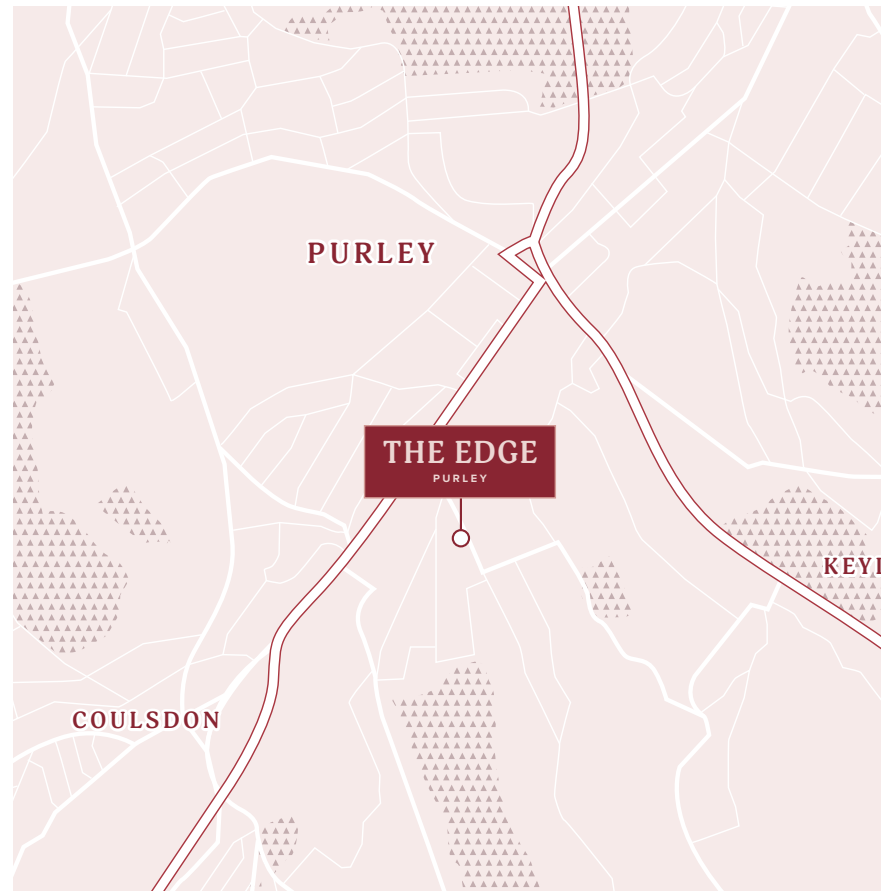
Mantle Developments has achieved an excellent reputation for quality, craftsmanship and homeowner care. We keep close links with our customers, and offer personalisation options, like specification upgrades and alterations during early stages of a build. Please feel free to discuss any details of your new home that you would like to personalise, prior to completion.

mantle
Developments UK Ltd



Where we're located

58 Old Lodge Lane, Purley, CR8 4DF



Please contact:

T: 020 8681 7335

E: sales@mantledevelopments.co.uk

mantle
Developments UK Ltd

www.mantledevelopments.co.uk



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