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LONDON | SE25 4JG

# ELDON COURT

# **ELDON** COURT

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**A chic and contemporary new development, comprising of 15 individually designed 1 & 2 bedroom luxury apartments. Located in Zone 4 and just 13 minutes from London Bridge.**

You'll find Eldon Court in Eldon Park, an established neighbourhood that includes a number of period properties.

Just a flat 6-minute walk away you'll find Norwood Junction Station which provides a direct Overground service into London Bridge.

The contemporary exterior, complete with landscaped communal garden, is beautifully complemented by the stylish interiors, many of which include balconies and outside space providing fantastic views across London and the neighbouring parks.

# A GREAT PLACE TO CALL HOME



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# WELCOME TO SOUTH NORWOOD





## PARKS, LAKES & LONDON LIVING

**This popular and thriving corner of South London is located between Croydon and Crystal Palace. The area has excellent amenities and is within easy reach of central London yet is surrounded by parks and open spaces.**

South Norwood Country Park, Norwood Lakes and Crystal Palace are on the doorstep all offering great opportunities to get some fresh air, exercise or just chill.

South Norwood High Street includes some of the regular high street favourites including Aldi and Costa but also hosts a wide choice of independent shops, cafés and bars.





# A WEALTH OF EDUCATION



South Norwood offers residents a wide choice of schools and provides a great base from which to access some of the capitals world-renowned universities.

## PRIMARY SCHOOLS

### Saint Mark's Church of England Primary Academy

Co-educational school for 4-11 year olds  
Ofsted rating: Good  
Distance: 0.4 miles

### South Norwood Primary School

Co-educational school for 4-11 year olds  
Ofsted rating: Good  
Distance: 0.5 miles

### St Thomas Beckett Catholic Primary School

Co-educational school for 4-11 year olds  
Ofsted rating: Good  
Distance: 0.9 miles

### Oasis Academy Ryelands

Co-educational school for 3-11 year olds  
Ofsted rating: Good  
Distance: 1 mile

### Heavers Farm Primary School

Co-educational school for 3-11 year olds  
Ofsted rating: Good  
Distance: 1.1 miles

### St Chad's Catholic Primary School

Co-educational school for 3-11 year olds  
Ofsted rating: Good  
Distance: 1.4 miles

## SECONDARY SCHOOLS

### Harris Academy

Co-educational school for 11-19 Year Olds  
Ofsted rating: Good  
Distance: 0.5 miles

### Harris Aspire Academy

Co-educational school for 11-18 Year Olds  
Ofsted rating: Yet to be inspected  
Distance: 0.6 miles

### Harris Professional Skills Sixth Form

Co-educational school for 16-19 Year Olds  
Ofsted rating: Good  
Distance: 0.6 miles

## ALL THROUGH SCHOOLS

### Dulwich College

Dulwich College is a school for 2-18 year olds, its private and provides day and boarding school for boys in leavy Dulwich some 3 miles from Norwood. Internationally renowned as one of the best male colleges in the UK, an elite and prestigious educational institution whose history has more than 380 years of successful work. The institution has an excellent reputation, respect among colleagues and students from all over the world.  
Distance: 3.5 miles



## UNIVERSITIES

### Central Saint Martins

With courses spanning art, design and performance, Central Saint Martins is a world leader in creative arts.  
Kings Cross St Pancras: 50 minutes  
Distance: 11 miles

### University College London

Ranked 8th in the 2022 QS World University Rankings, UCL is a multidisciplinary university and the UK's top university for research.  
Gower street London WC1: 53 minutes  
Distance: 10 miles

### Kings College London

King's College London is one of the top 25 universities in the world (2016/17 QS World University Rankings) and among the oldest in England. King's has more than 27,600 students (of whom nearly 10,500 are graduate students) from some 150 countries worldwide.  
Denmark Hill WC1: 40 minutes  
Distance: 6 miles



# OUT AND ABOUT

South Norwood has everything you need for daily life, from pubs to parks, right on your doorstep.

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### PUBS / DINING

- 1 Box Park Croydon
- 2 The Portland Arms
- 3 Shelverdine Goathouse
- 4 No. 241
- 5 The Gold Coast
- 6 The Craft Beer Cabin

### CAFÉ'S

- 7 Coffee Craft
- 8 Yeha Noha
- 9 Blue Jay
- 10 Walnuts & Honey
- 11 Trude Artisan Café

### SUPERSTORES

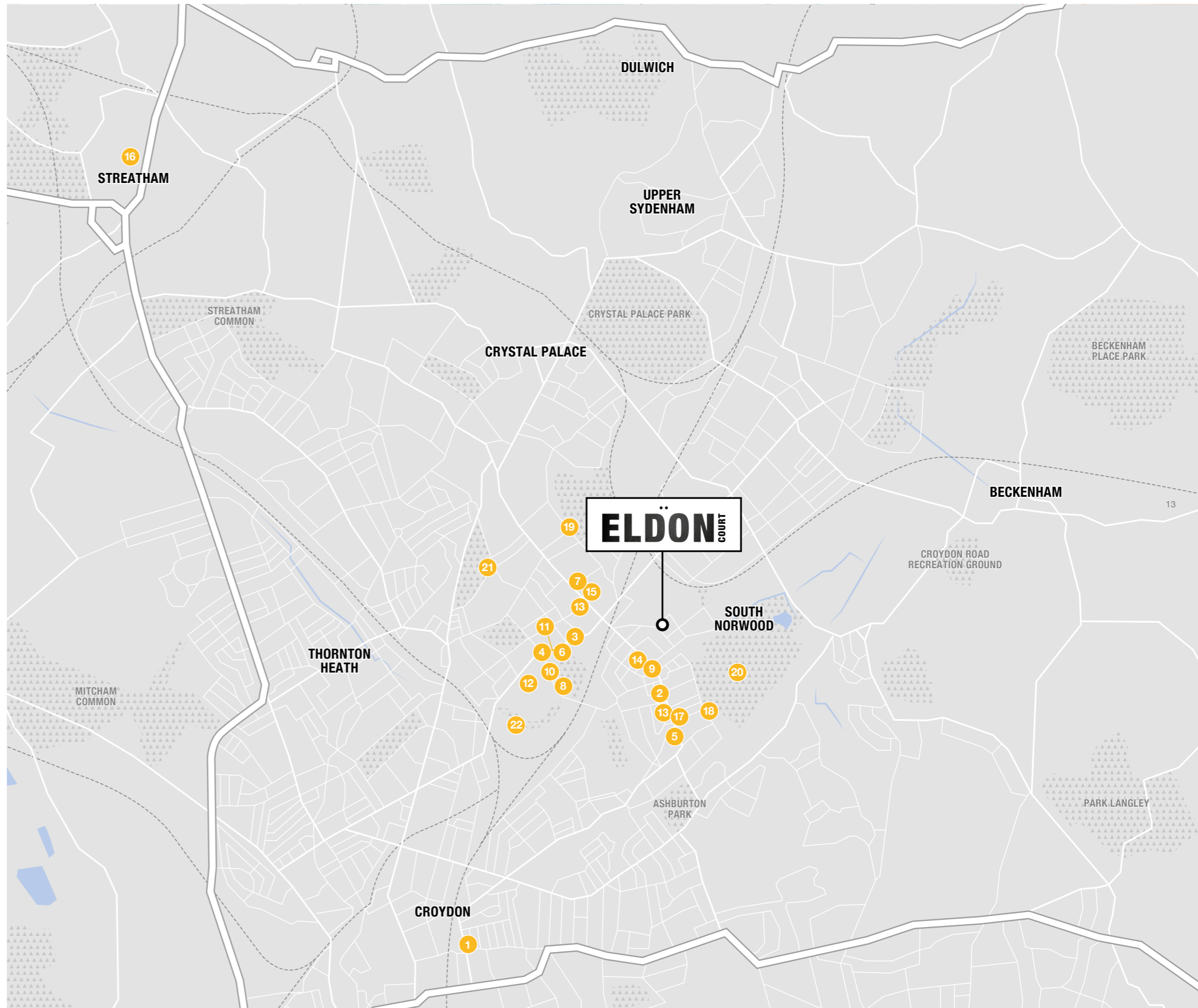
- 12 Aldi
- 13 Tesco Express
- 14 Sainsbury's Local

### FITNESS & WELLBEING

- 15 Stanley Halls
- 16 Virgin Active Streatham
- 17 South Norwood Leisure Centre
- 18 3D Health & Fitness Gym

### PARKS

- 19 South Norwood Lakes
- 20 South Norwood Country Park
- 21 Crystal Palace Grangewood Park
- 22 Heavers Meadow



# LONDON

## A GLOBAL DESTINATION

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London is a bustling metropolis that is at the heart of the UK's cultural, commercial and financial activity.

This world-renowned city plays host to Michelin-starred restaurants, the finest entertainment and a first-class retail and fashion scene.

Everything the city has to offer is with easy reach of Eldon Court.





ELDON COURT

ELDON COURT

**BRIXTON**

**RIVER THAMES**

**WESTMINSTER**

**CITY OF LONDON**

**LONDON BRIDGE STATION**

**HEATHROW**

**59 MINUTE DRIVE VIA M25**

**LONDON EYE**

**THE SHARD**

**ELDON COURT**

**NORWOOD JUNCTION**

**5 MINUTE WALK**

**NORWOOD**

**CROYDON SPORTS ARENA**

**GATWICK**

**26 MINUTE VIA TRAIN**

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# ENJOY THE CITY VIBE

# JUST MINUTES FROM THE CAPITAL

If you need to be central London for work or you want to spend your evenings and weekends in the capital's social hotspots, South Norwood provides the perfect base.

You can reach London Bridge in just 13 minutes. From there you are moments away from the bars, restaurants, pubs and stalls of Borough Market and the Southbank.

If you want to head further east, then you can travel direct to Shoreditch on the London Overground in just 35 minutes. There you will find an even bigger choice of venues to meet for drinks, grab a bite to eat and much more.



## TRAIN

From Norwood Jct.

East Croydon	4 minutes
London Bridge	13 minutes
Gatwick Airport	26 minutes
Victoria	28 minutes
Canary Wharf & Shoreditch	35 minutes
Brighton	64 minutes



## CAR

Croydon	9 minutes
M25	35 minutes
Gatwick Airport	42 minutes
London City Airport	56 minutes
Heathrow Airport	59 minutes
Brighton	75 minutes



# SPECIFICATION

## 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
- Ceramic Tiles to floor

## BATHROOM

- Saneux Stetson bath
- Merlyn glass shower screen over bath
- Hansgrohe Ecostat thermostatic mixer valve and diverter
- Hansgrohe shower head and handset
- Vado exo bath waste overflow and filler
- Duravit D-Neo vanity unit washbasin
- Duravit Me by starck basin
- Hansgrohe 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
- Ceramic tiles to floor and walls
- Under floor heating

## EN SUITE

- Contemporary white stone resin shower tray
- Merlyn shower enclosure
- Hansgrohe Vernis shower pipe
- Duravit D-Neo vanity unit washbasin
- Duravit Me by starck basin
- Hansgrohe 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
- Ceramic 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
- 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 bedsides
- Heatmiser Neokit smart heating control

**SECURITY & PEACE OF MIND**

- Structural defect insurance (10 years) [www.i-c-w.co.uk](http://www.i-c-w.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

**ENERGY SAVING FEATURES**

- High efficiency condensing boiler
- 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

**PROTECT THE ENVIRONMENT**

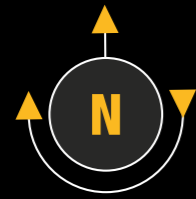
- We aim to go that little bit further in helping to protect the environment. Our sites are always selected in areas with good access to amenities and public transport to hopefully reduce reliability on travel by car
- For avoidance of contamination during construction we always operate air and ground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



ELDON PARK

ALBERT ROAD

BIKE STORE



# SITEPLAN

15 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

Two Bedroom Apartment



### Ground Floor

Living Room	15.2 ft x 10.6 ft
Kitchen & Dining Room	12.5 ft x 11.9 ft
Bedroom 1	14.9 ft x 10.2 ft
Bedroom 2	13.2 ft x 8.6 ft

**Gross Internal Area 758.42 sq ft**

# PLOT 2

Two Bedroom Apartment



### Ground Floor

Living Room	16.5 ft x 11.6 ft
Kitchen & Dining Room	14.9 ft x 13.2 ft
Bedroom 1	12.2 ft x 9.9 ft
Bedroom 2	13.9 ft x 11.6 ft

**Gross Internal Area 834.09 sq ft**

◀▶ Measurement Points   
 **C** Cupboard   
 **B** Boiler   
 **M** Microwave   
 **FF** Fridge Freezer   
 **DW** Dishwasher   
 **WD** Washer Dryer

Floorplans shown for Eldon Court 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

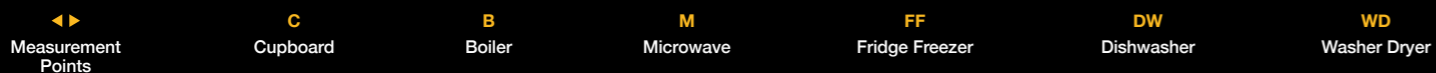
Two Bedroom Apartment



## Ground Floor

Living Room	18.2 ft x 14.9 ft
Kitchen & Dining Room	12.9 ft x 8.6 ft
Bedroom 1	13.2 ft x 10.9 ft
Bedroom 2	12.5 ft x 11.6 ft

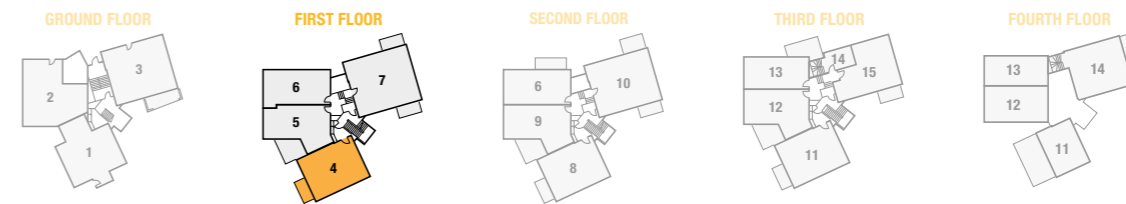
**Gross Internal Area 864.77 sq ft**



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# PLOT 4

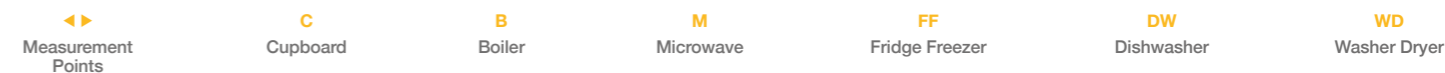
One Bedroom Apartment



## First Floor

Living Room	17.5 ft x 10.9 ft
Kitchen & Dining Room	10.6 ft x 10.2 ft
Bedroom 1	14.2 ft x 10.2 ft

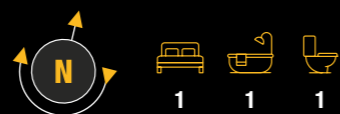
**Gross Internal Area 610.09 sq ft**



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# PLOT 5

One Bedroom Apartment



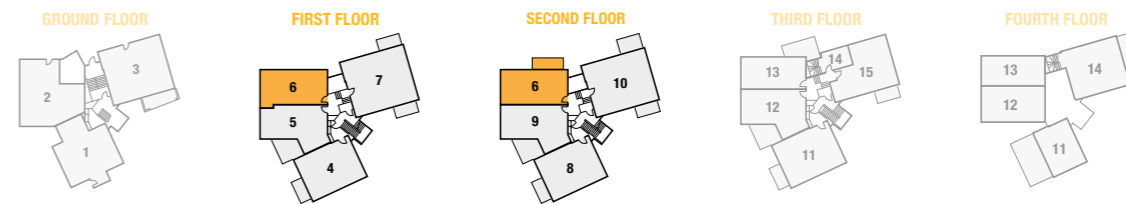
## First Floor

Living / Dining / Kitchen	17.8 ft x 15.5 ft
Bedroom	14.2 ft x 12.5 ft

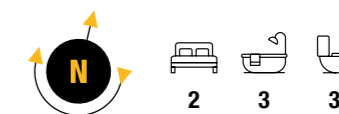
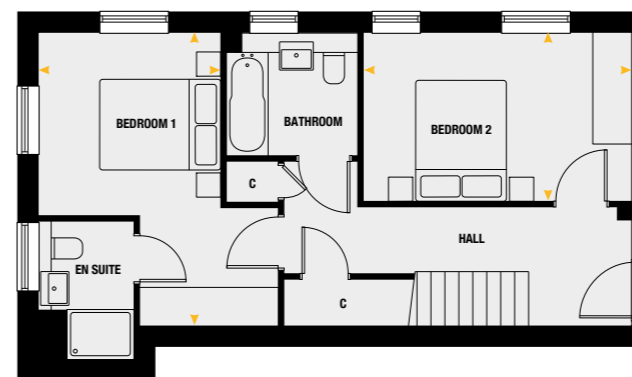
**Gross Internal Area 565.53 sq ft**

# PLOT 6

Two Bedroom Apartment



## FIRST FLOOR



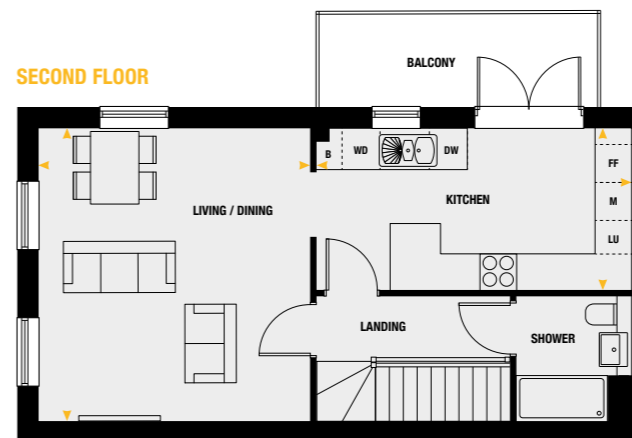
## First Floor

Bedroom 1	15.8 ft x 9.9 ft
Bedroom 2	14.5 ft x 9.2 ft

## Second Floor

Living Room	16.2 ft x 14.9 ft
Kitchen & Dining Room	17.2 ft x 8.6 ft
<b>Gross Internal Area</b>	<b>1,032.58 sq ft</b>

## SECOND FLOOR



◀▶ Measurement Points   
 **C** Cupboard   
 **B** Boiler   
 **M** Microwave   
 **FF** Fridge Freezer   
 **DW** Dishwasher   
 **WD** Washer Dryer

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◀▶ Measurement Points   
 **C** Cupboard   
 **B** Boiler   
 **M** Microwave   
 **FF** Fridge Freezer   
 **DW** Dishwasher   
 **WD** Washer Dryer

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# PLOT 7

Two Bedroom Apartment



### First Floor

Living Room	16.2 ft x 13.2 ft
Kitchen & Dining Room	11.6 ft x 10.9 ft
Bedroom 1	12.5 ft x 11.6 ft
Bedroom 2	12.2 ft x 10.9 ft

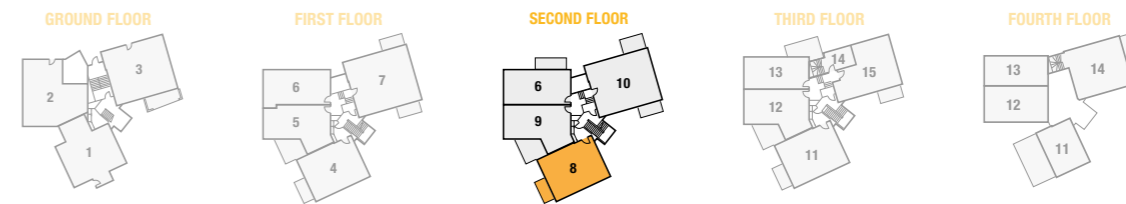
**Gross Internal Area 854.86 sq ft**

◀▶ Measurement Points   
 **C** Cupboard   
 **B** Boiler   
 **M** Microwave   
 **FF** Fridge Freezer   
 **DW** Dishwasher   
 **WD** Washer Dryer

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# PLOT 8

One Bedroom Apartment



### Second Floor

Living Room	17.8 ft x 10.9 ft
Kitchen & Dining Room	10.6 ft x 10.2 ft
Bedroom	13.9 ft x 10.6 ft

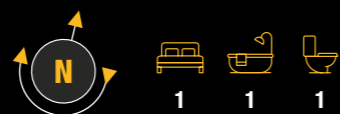
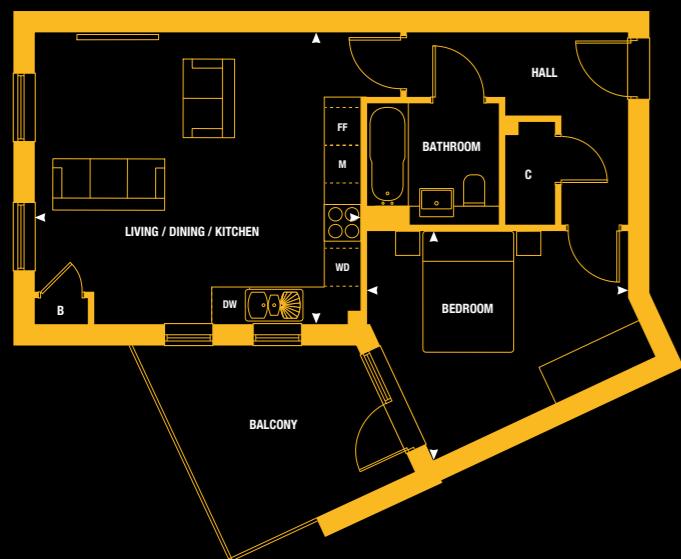
**Gross Internal Area 610.20 sq ft**

◀▶ Measurement Points   
 **C** Cupboard   
 **B** Boiler   
 **M** Microwave   
 **FF** Fridge Freezer   
 **DW** Dishwasher   
 **WD** Washer Dryer

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# PLOT 9

One Bedroom Apartment



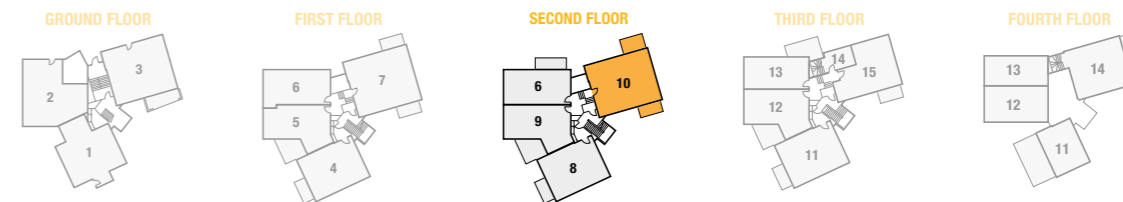
### Second Floor

Living / Dining / Kitchen	17.8 ft x 16.2 ft
Bedroom	14.2 ft x 12.5 ft

**Gross Internal Area 581.57 sq ft**

# PLOT 10

Two Bedroom Apartment



### Second Floor

Living Room	14.5 ft x 12.5 ft
Kitchen & Dining Room	11.6 ft x 10.9 ft
Bedroom 1	11.9 ft x 10.9 ft
Bedroom 2	12.2 ft x 10.9 ft

**Gross Internal Area 805.03 sq ft**

◀▶ Measurement Points    
 **C** Cupboard    
 **B** Boiler    
 **M** Microwave    
 **FF** Fridge Freezer    
 **DW** Dishwasher    
 **WD** Washer Dryer

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◀▶ Measurement Points    
 **C** Cupboard    
 **B** Boiler    
 **M** Microwave    
 **FF** Fridge Freezer    
 **DW** Dishwasher    
 **WD** Washer Dryer

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# PLOT 11

Two Bedroom Apartment



## THIRD FLOOR



### Third Floor

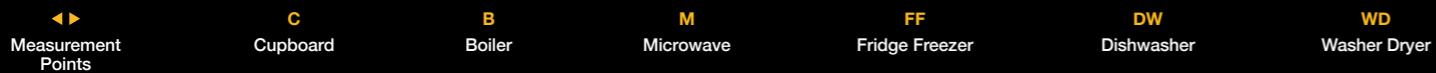
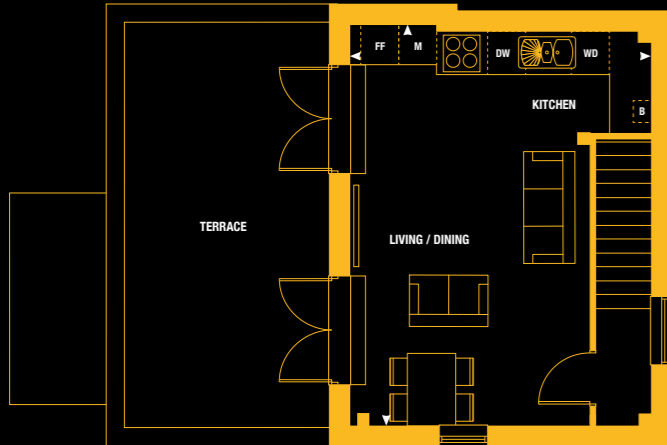
Bedroom 1	17.2 ft x 10.2 ft
Bedroom 2	12.2 ft x 11.6 ft

### Fourth Floor

Living Room	15.8 ft x 13.2 ft
Kitchen & Dining Room	5.6 ft x 16.2 ft

<b>Gross Internal Area</b>	<b>969.39 sq ft</b>
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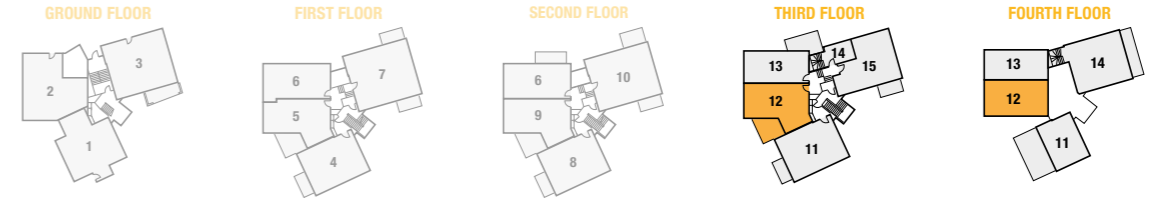
## FOURTH FLOOR



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# PLOT 12

Two Bedroom Apartment



## THIRD FLOOR



### Third Floor

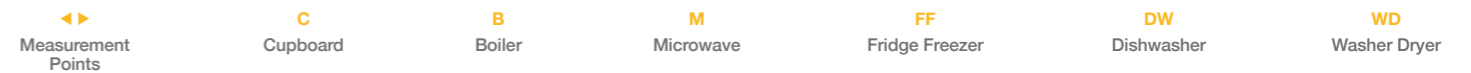
Bedroom 1	16.5 ft x 13.5 ft
Bedroom 2	16.2 ft x 9.2 ft

### Fourth Floor

Living Room	16.8 ft x 16.2 ft
Kitchen & Dining Room	11.6 ft x 8.9 ft

<b>Gross Internal Area</b>	<b>1015.35 sq ft</b>
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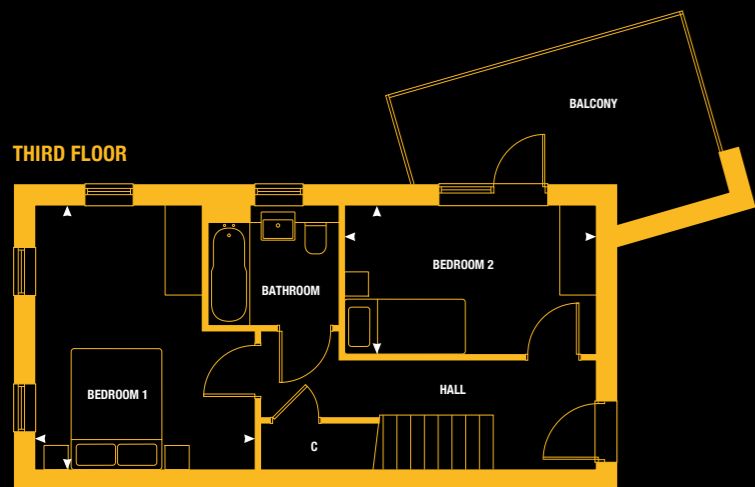
## FOURTH FLOOR



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# PLOT 13

Two Bedroom Apartment



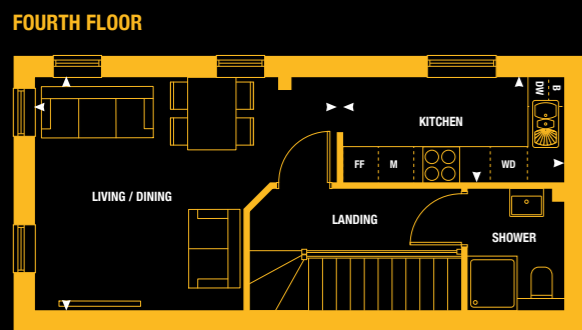
### Third Floor

Bedroom 1	14.2 ft x 11.9 ft
Bedroom 2	13.9 ft x 8.3 ft

### Fourth Floor

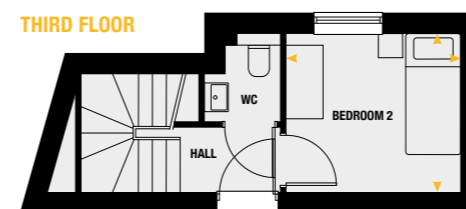
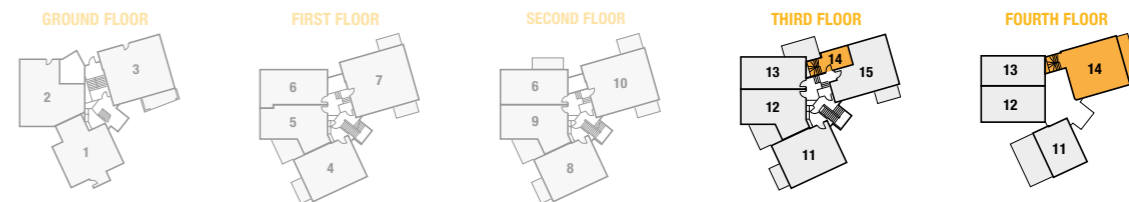
Living Room	12.9 ft x 11.6 ft
Kitchen & Dining Room	15.8 ft x 5.9 ft

<b>Gross Internal Area</b>	<b>801.48 sq ft</b>
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# PLOT 14

Two Bedroom Apartment



### Third Floor

Bedroom 2	9.6 ft x 8.9 ft
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### Fourth Floor

Living Room	16.5 ft x 10.6 ft
Kitchen & Dining Room	11.9 ft x 7.3 ft
Bedroom 1	11.6 ft x 9.9 ft

<b>Gross Internal Area</b>	<b>788.56 sq ft</b>
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Measurement Points    
 Cupboard    
 Boiler    
 Microwave    
 Fridge Freezer    
 Dishwasher    
 Washer Dryer

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Measurement Points    
 Cupboard    
 Boiler    
 Microwave    
 Fridge Freezer    
 Dishwasher    
 Washer Dryer

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# PLOT 15

## One Bedroom Apartment

GROUND FLOOR



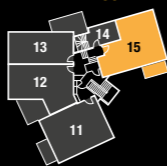
FIRST FLOOR



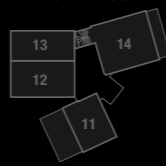
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



### Third Floor

Living Room	17.8 ft x 13.9 ft
Kitchen & Dining Room	10.2 ft x 10.2 ft
Bedroom	13.2 ft x 9.6 ft
<b>Gross Internal Area</b>	<b>612.89 sq ft</b>

- ◀▶  
Measurement Points
- C  
Cupboard
- B  
Boiler
- M  
Microwave
- FF  
Fridge Freezer
- DW  
Dishwasher
- WD  
Washer Dryer

Floorplans shown for Eldon Court 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.





# 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

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# DEVELOPMENT OVERVIEW

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**LOCATION (ADDRESS):**

Eldon Court, Eldon Park Road, Croydon, SE25 4JG

**ARCHITECTS:**

Howard Fairbairn MHK

**LOCAL AUTHORITY:**

Croydon Council

**VENDORS SOLICITOR:**

Ashworths LLP, 12 Compton Rd, London SW19 7QD  
Tel 0208 417 8000  
Brendan Dean - Bdean@ashworths.co.uk

**TENURE:**

999 years

**RECOMMENDED SOLICITOR:**

Curwens LLP Solicitors, Crossfield House, Gladbeck Way, Enfield, Middlesex, EN2 7HT  
Bradley Bernett - bradley.bernett@curwens.co.uk

**WARRANTY:**

10 year new build warranty (ICW)

**DEVELOPER:**

Mantle Developments

**SERVICE CHARGE:**

1,066.16 per unit

**TERMS OF PAYMENT:**

A reservation fee of £2,000 is payable on reservation. Exchange of contracts is expected 28 days later where 10% of the purchase price (less reservation fee) is required. The balance (90% of the purchase price) is due on legal completion.

**ANTICIPATED COMPLETION DATE:**

Q4 2023

**TOTAL UNITS:**

15 all private

**COUNCIL TAX BANDS:**

To follow



# HOW TO FIND US

Eldon Court, Eldon Park Road, Croydon, SE25 4JG



For further information:

**M:** 020 8681 7335

**E:** sales@mantledevelopments.co.uk

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Designed by tell 2023



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