

A large, leafy tree is centered on a light green background. The tree has a thick trunk and a wide, spreading canopy of small leaves. The overall image has a soft, ethereal quality.

HILLVIEW PLACE

PURLEY



Welcome to Hillview Place

No ordinary apartments, no ordinary location. Mantle Developments has created a select development of 8 luxury apartments and 1 truly outstanding Penthouse ranging from 925 to 2,152 square feet in one of Purley's finest locations.

Luxury living, timeless architecture

Hillview Place has been created to offer discerning buyers something truly different, a select development of apartments and one penthouse all with South-facing terraces/balconies all with stunning views.

The spacious lift-serviced apartments provide accommodation of the very highest standard with light-filled rooms and the latest in luxury specification.



Computer generated image



Close to the heart of popular Purley

Hillview Place is ideally situated to benefit from Purley's fantastic amenities. There is a great selection of restaurants, coffee shops and supermarkets providing for your everyday needs and the transport links ensure getting around is quick and easy.

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 Higher Drive in a quiet residential neighbourhood just a short walk from Purley's bustling town centre

At **Hillview Place** you will never
be far from 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
- 6 Las Fuentes
- 7 Pizza Express

PUBS

- 8 Jolly Farmers
- 9 The Pear Tree
- 10 Foxley Hatch

GOLF COURSES

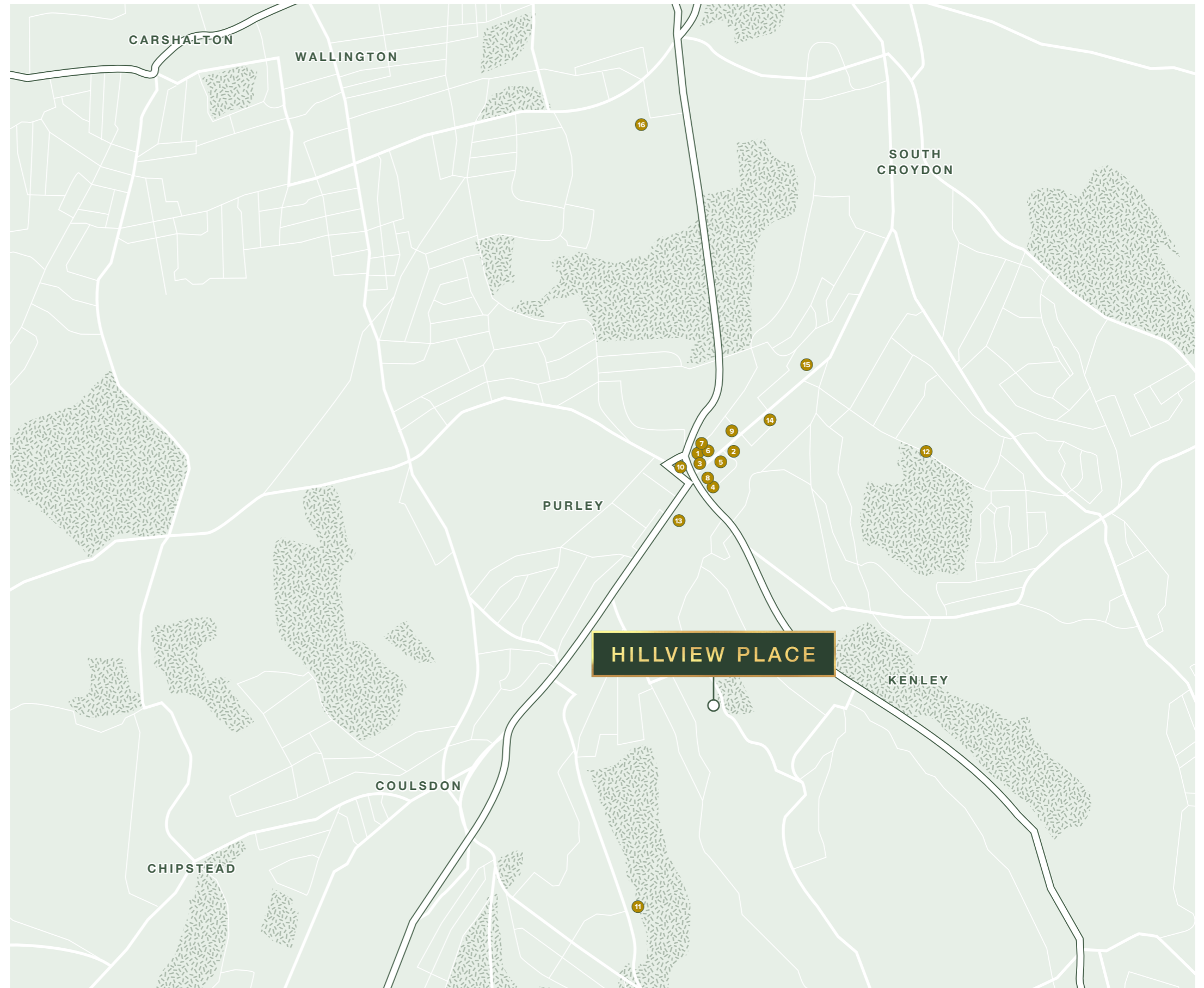
- 11 Coulsdon Manor
- 12 Purley Downs

SUPERSTORES

- 13 Tesco Superstore
- 14 Sainsbury's local

HEALTH CLUBS

- 15 Pure Gym
- 16 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



CAR

- Central Croydon
3.3 miles
- Sutton High Street
5.3 miles
- M23 Junction
6 miles
- Gatwick Airport
16 miles
- Brighton
42 miles



TRAIN

- Coulsdon South
4 minutes
- East Croydon
7 minutes
- London Bridge
22 minutes
- London Victoria
23 minutes
- Gatwick Airport
24 minutes



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 Combi oven and microwave
- + Siemens IQ induction hob
- + Siemens integrated fridge freezer
- + Siemens integrated dishwasher
- + Siemens integrated washer-dryer
- + Elica Concealed extractor
- + Integrated waste and recycling bins
- + Integrated 600mm wine fridge
- + Stainless steel Inset Sink
- + Quooker Fusion boiling and filter water tap
- + Ceramic Tiles to floor

BATHROOM

- + Saneux Stetson 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 (WHERE APPLICABLE)

- + 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 bedrooms
- + Heatmiser Neokit smart heating control

SECURITY & PEACE OF MIND

- + Structural defect insurance (10 years) 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



A superior specification comes as standard at Hillview Place



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

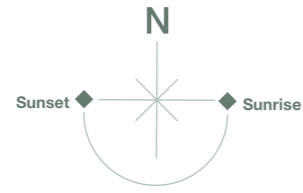
- + Recycling facilities
- + Cycle storage

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



Mantle Developments stock photographs for illustration purposes only



Siteplan

Nine Apartments



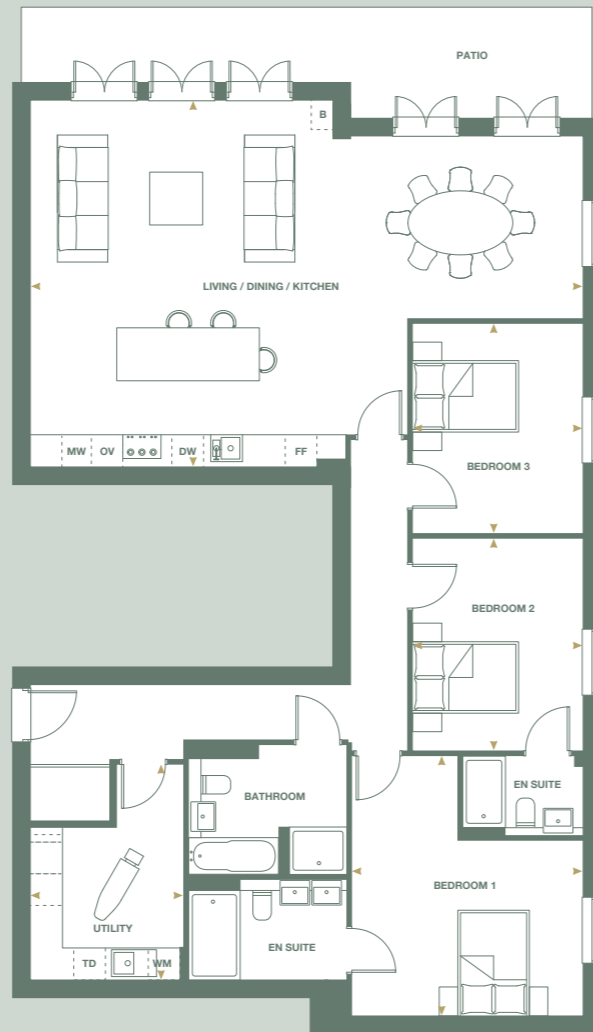
The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.





Plot 1

Three bedroom Apartment



GROUND FLOOR	
Living / Dining / Kitchen	34'0" x 22'8"
Utility	9'6" x 9'2"
Bedroom 1	15'8" x 14'2"
Bedroom 2	12'9" x 10'6"
Bedroom 3	12'9" x 10'6"
Gross Internal Area	148 sq m / 1,592 sq ft



Floorplans shown for Hillview Place 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.



Plot 2

Three bedroom Apartment



GROUND FLOOR	
Living / Dining / Kitchen	29'4" x 20'5"
Utility	7'3" x 3'3"
Bedroom 1	16'5" x 14'2"
Bedroom 2	14'5" x 12'5"
Bedroom 3	12'5" x 10'2"
Gross Internal Area	127 sq m / 1,366 sq ft

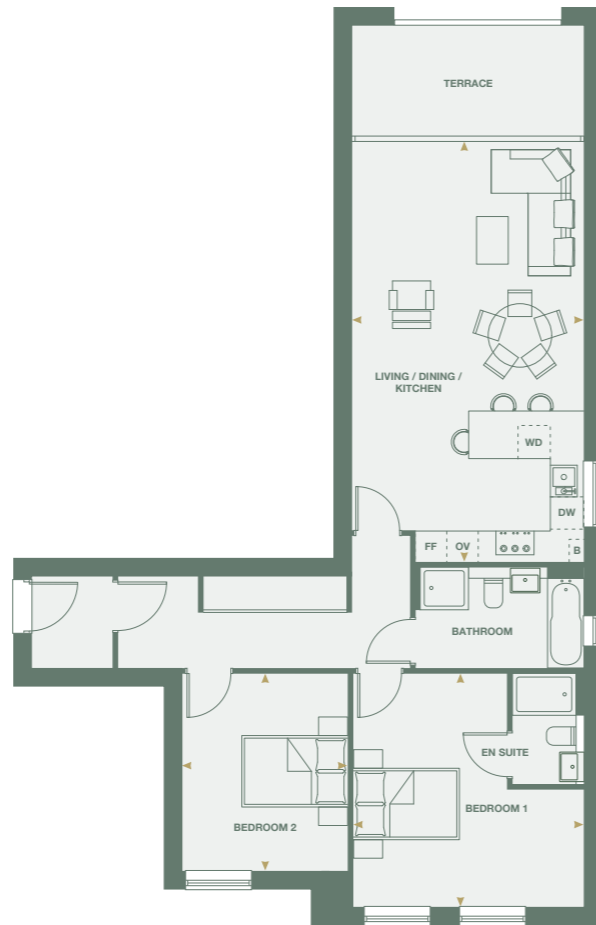
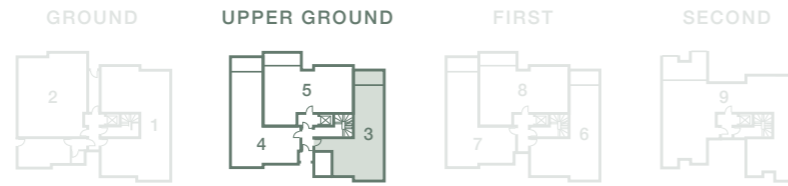


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Plot 3

Two bedroom Apartment



UPPER GROUND FLOOR

Living / Dining / Kitchen	25'7" x 14'2"
Bedroom 1	14'2" x 14'2"
Bedroom 2	12'2" x 10'2"

Gross Internal Area 86 sq m / 925 sq ft

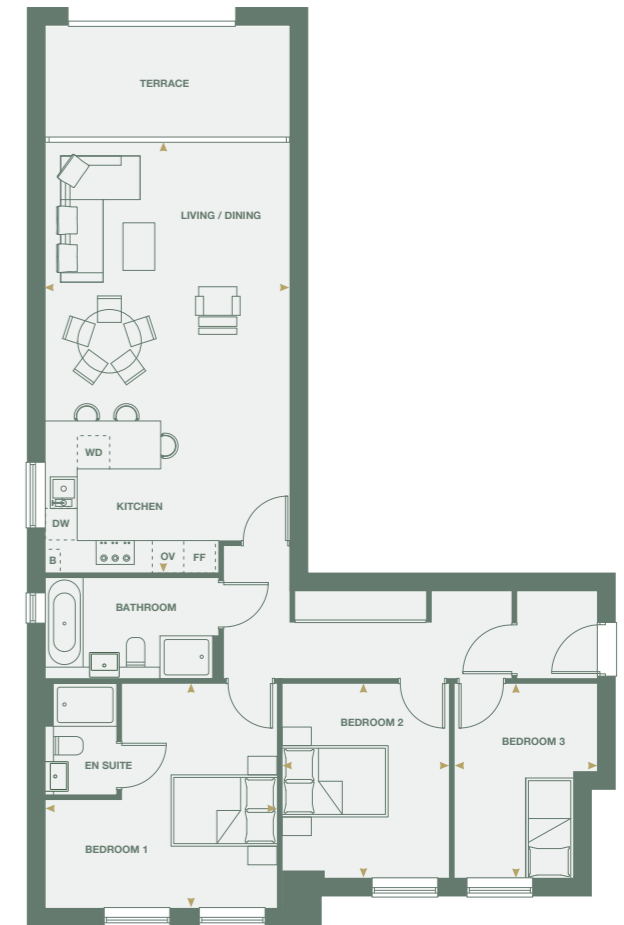
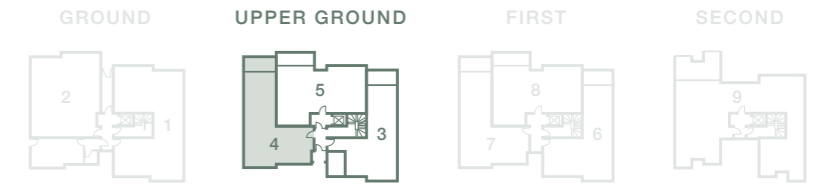
◀▶ Measurement Points C Cupboard B Boiler MO Microwave / Oven OV Oven FF Fridge Freezer TD Tumble Dryer DW Dishwasher

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Plot 4

Three bedroom Apartment



UPPER GROUND FLOOR

Living / Dining / Kitchen	26'4" x 14'9"
Bedroom 1	14'2" x 13'9"
Bedroom 2	11'9" x 10'2"
Bedroom 3	11'9" x 8'9"

Gross Internal Area 97 sq m / 1,043 sq ft

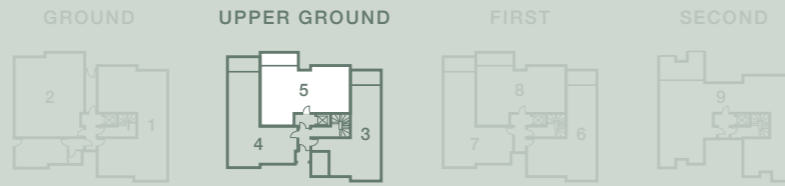
▶▶ Measurement Points C Cupboard B Boiler MO Microwave / Oven OV Oven FF Fridge Freezer TD Tumble Dryer DW Dishwasher

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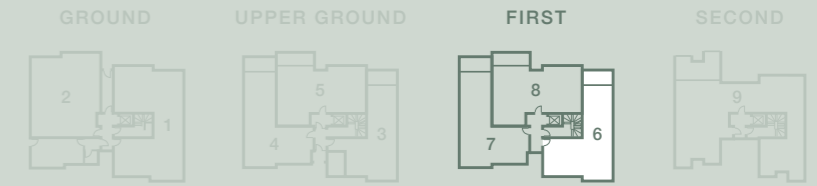
Plot 5

Three bedroom Apartment



Plot 6

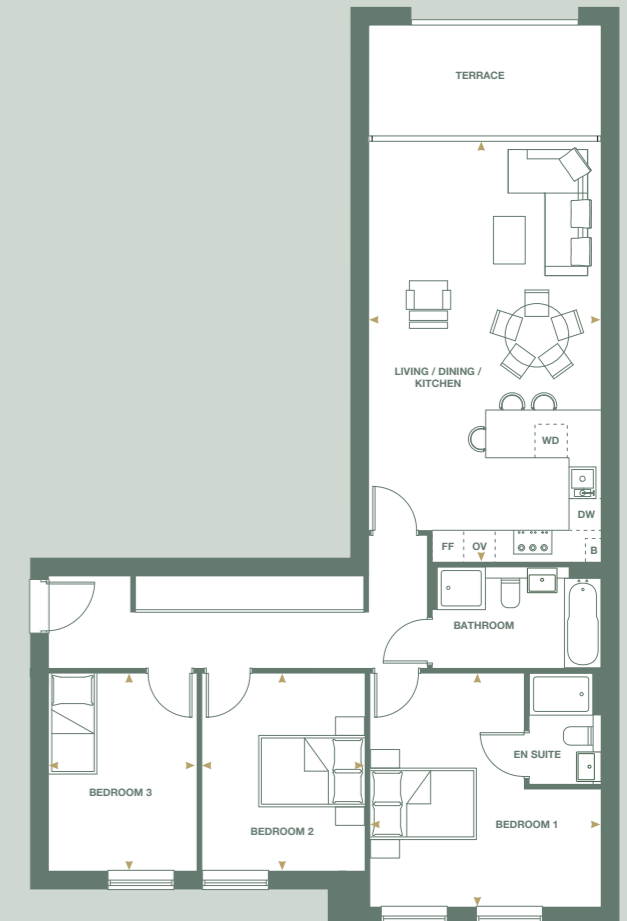
Three bedroom Apartment



UPPER GROUND FLOOR

Living / Dining / Kitchen	29'4" x 13'9"
Bedroom 1	18'5" x 11'2"
Bedroom 2	15'2" x 10'6"
Bedroom 3	18'2" x 7'6"

Gross Internal Area 102 sq m / 1,097 sq ft



FIRST FLOOR

Living / Dining / Kitchen	25'7" x 14'2"
Bedroom 1	14'2" x 14'2"
Bedroom 2	12'2" x 10'2"
Bedroom 3	12'2" x 9'2"

Gross Internal Area 97 sq m / 1,043 sq ft

◀▶ Measurement Points C Cupboard B Boiler MO Microwave / Oven OV Oven FF Fridge Freezer TD Tumble Dryer DW Dishwasher

▶▶ Measurement Points C Cupboard B Boiler MO Microwave / Oven OV Oven FF Fridge Freezer TD Tumble Dryer DW Dishwasher

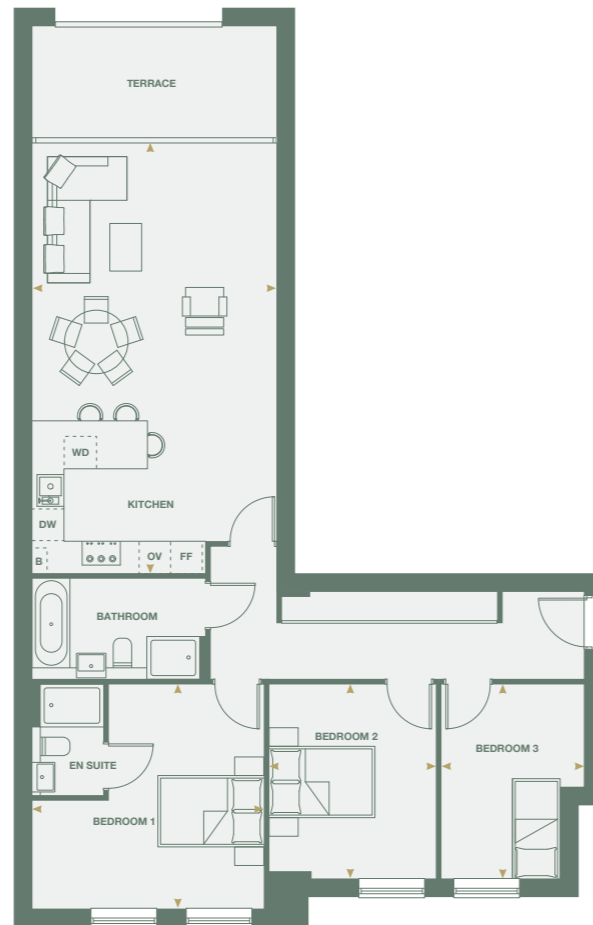
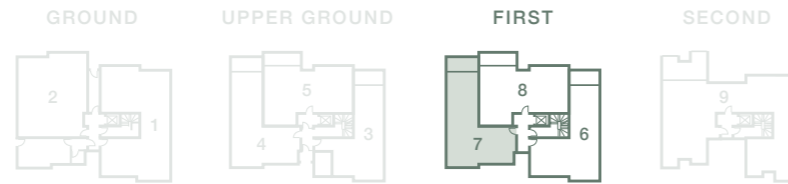
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Plot 7

Three bedroom Apartment



FIRST FLOOR	
Living / Dining / Kitchen	26'4" x 14'9"
Bedroom 1	14'2" x 13'9"
Bedroom 2	11'9" x 10'2"
Bedroom 3	11'9" x 8'9"
Gross Internal Area	97 sq m / 1,043 sq ft

◀▶ Measurement Points
 C Cupboard
 B Boiler
 MO Microwave / Oven
 OV Oven
 FF Fridge Freezer
 TD Tumble Dryer
 DW Dishwasher

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Plot 8

Three bedroom Apartment



FIRST FLOOR	
Living / Dining / Kitchen	29'4" x 13'9"
Bedroom 1	18'5" x 11'2"
Bedroom 2	15'2" x 10'6"
Bedroom 3	18'2" x 7'6"
Gross Internal Area	102 sq m / 1,097 sq ft

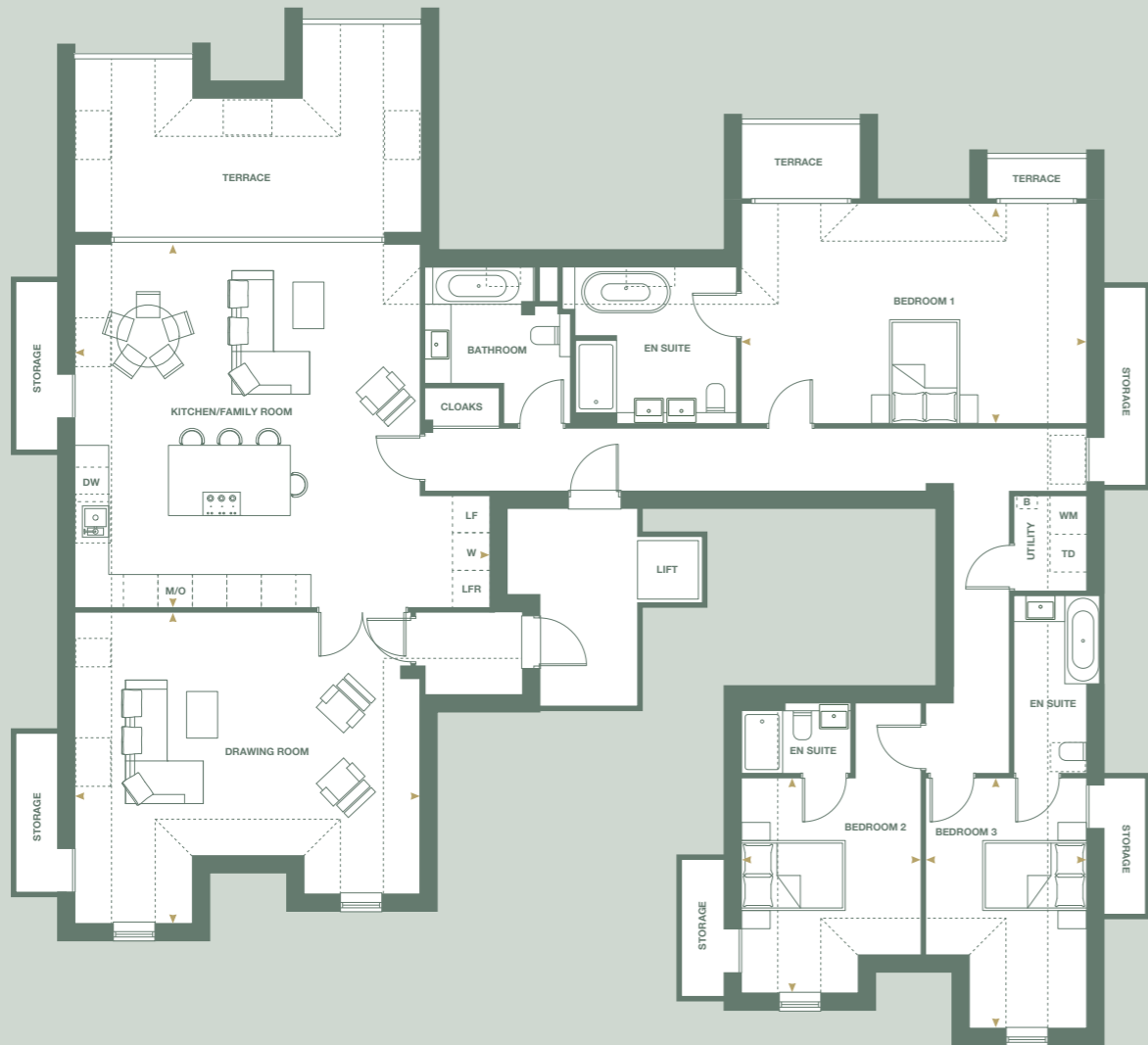
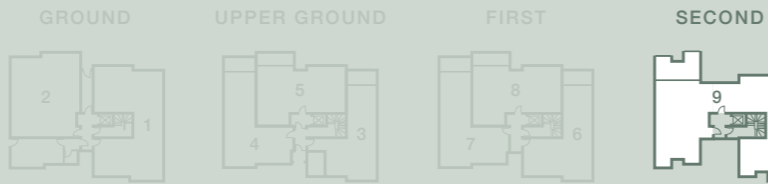
▶▶ Measurement Points
 C Cupboard
 B Boiler
 MO Microwave / Oven
 OV Oven
 FF Fridge Freezer
 TD Tumble Dryer
 DW Dishwasher

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Plot 9

Three bedroom Apartment



SECOND FLOOR

Kitchen / Family Room	22'8" x 21'5"
Drawing Room	21'5" x 19'5"
Bedroom 1	21'5" x 13'5"
Bedroom 2	13'2" x 11'6"
Bedroom 3	15'5" x 9'9"

Gross Internal Area 200 sq m / 2,152 sq ft

W Wine Cooler	B Boiler	LF Larder Fridge	LFR Larder Freezer	TD Tumble Dryer
◀▶ Measurement Points	C Cupboard	M/O Microwave / Oven	FF Fridge Freezer	DW Dishwasher

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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.



Where we're located

98 Higher Drive, Purley CR8 2HL



Please contact:

T: 020 8681 7335

E: sales@mantledevelopments.co.uk

mantle
Developments UK Ltd

www.mantledevelopments.co.uk



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