



RIDDLESDOWN ROAD

◆ PURLEY ◆

Welcome to

88 Riddlesdown Road

This exceptional development, in a popular Purley residential road, comprises just 21 beautifully-laid-out 1, 2 & 3 apartments, and includes 2 penthouses. Each home in this exclusive collection comes complete with a terrace or balcony and benefits from a lift, servicing all floors.



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The best of town and country living

The superior new apartments here have been designed to offer discerning buyers accommodation of the very highest standard, with light-filled rooms and the latest luxury specification.

Set in its own beautifully landscape gardens, 88 Riddlesdown Road's location will mean homeowners could enjoy far reaching views across the valley and beyond.

Step outside your door and Riddlesdown Road offers both connected convenience and rural splendour. One end of the road leads to Purley's shops, bars and restaurants, the other into the vast green open spaces of Riddlesdown Common, valley vistas and paths off into the surrounding countryside.



Perfectly Purley

Whether you are looking to do the weekly shop or head out for dinner and drinks you will find what you need in Purley. The town's impressive transport links also ensure that getting around via road and rail is well catered for.

Nearby Purley Way, is a shopper's paradise, hosting all the retail favourites, from Costco to IKEA. For even more choice, Croydon's popular Boxpark offers a huge range of places to eat and drink, or you can catch the latest box office releases at the Vue multi-screen cinema.

If you prefer being active outdoors, lace up your walking shoes or grab your bike from the development's cycle store and head up to Riddlesdown Common.

There are also a number of excellent local golf clubs within easy reach and a good selection of gyms that prefer to do their exercise indoors.

FOR SHOPPING, EATING OUT, WORKING OUT OR SPENDING TIME IN THE GREAT OUTDOORS PURLEY HAS GOT IT COVERED

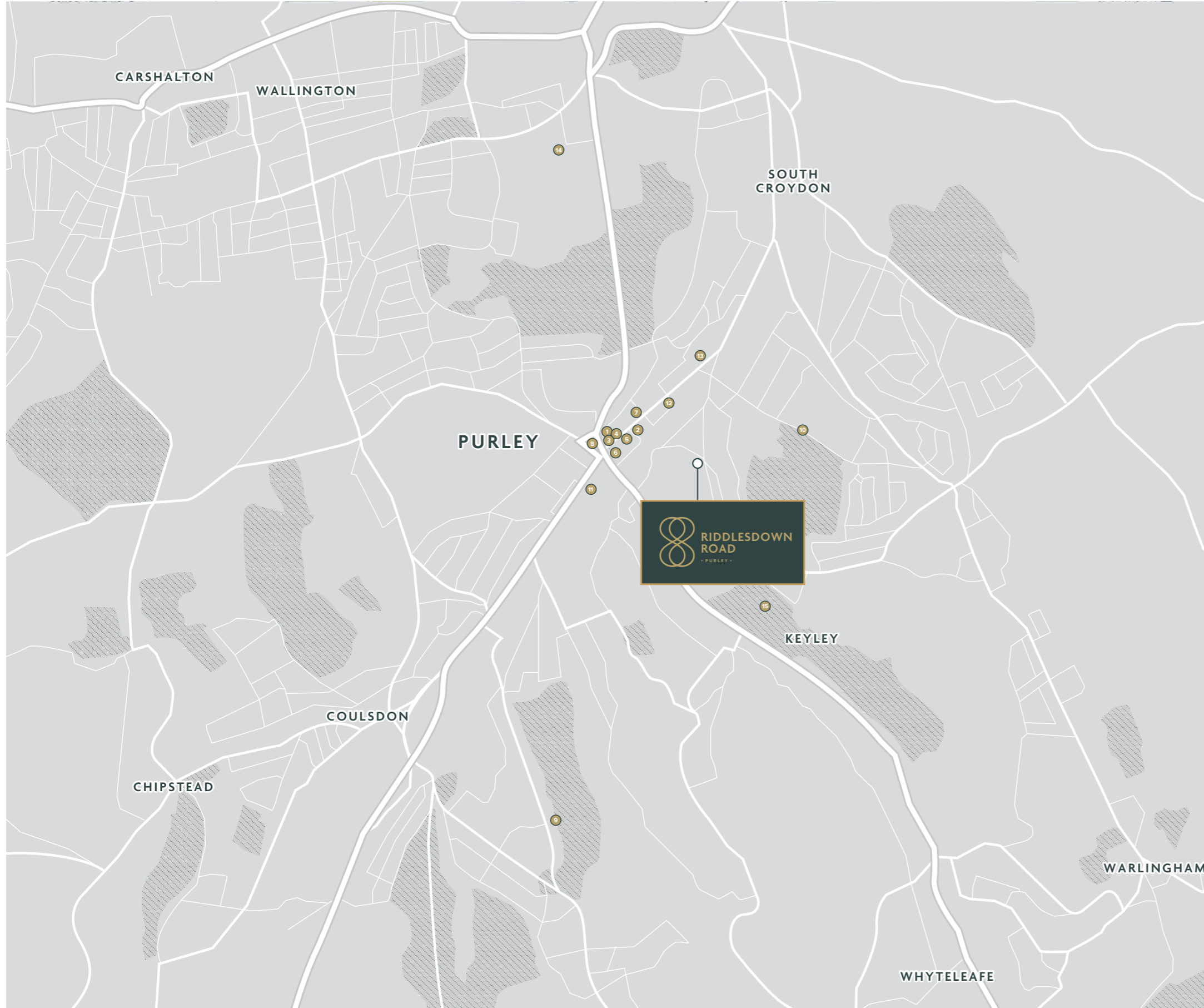


Explore the great outdoors
at Riddlesdown Common





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On your doorstep

RESTAURANTS

- 1 4 Locos Argentine Steakhouse
- 2 Ege Restaurant
- 3 Zero Quattro
- 4 Pizza Express
- 5 O Farol

SUPERSTORES

- 11 Tesco Superstore
- 12 Sainsbury's local

HEALTH CLUBS

- 13 Pure Gym
- 14 David Lloyd

PUBS

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

GREEN OPEN SPACE

- 15 Riddlesdown Common

GOLF COURSES

- 9 Coulsdon Manor
- 10 Purley Downs

Getting around

Purley boasts excellent transport connections; quick and easy road and rail links ensure getting around is easy. If you want to go further afield, Purley's proximity and easy access to London Gatwick Airport, make it a great base for international travellers. Riddlesdown station in in London Travelcard Zone 6. At peak times trains run direct to London Bridge and take around 29 minutes.

CAR

Central Croydon
4.3 miles

M25 Junction
6 miles

Sutton High Street
6.5 miles

Gatwick Airport
16 miles

Brighton
41 miles

TRAIN

Sanderstead
3 minutes

East Croydon
9 minutes

Clapham Junction
20 minutes

London Victoria
26 minutes

London Bridge
29 minutes





Specification

Each new apartment at 88 Riddlesdown Road is built to the highest specification and comes with the latest features, fixtures and fittings.

KITCHEN

- › Bespoke German designer kitchen
- › Artemis Solid Surface Worktop
- › Artemis splash back

BUILT IN APPLIANCES:

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

BATHROOM

- › Contemporary Stretson bath
- › Glass bath Shower screen
- › Crosswater concealed thermostatic mixer valve and diverter
- › Crosswater round shower head and handset
- › Chrome bath waste overflow and filler
- › Crosswater inset washbasin
- › Crosswater vanity unit
- › Crosswater basin mixer

- › Geberit concealed push button cistern & WC Frame
- › Crosswater 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
- › Chrome and glass shower enclosure
- › Crosswater concealed thermostatic mixer valve and diverter
- › Washbasin with exposed chrome trap (Vanity unit to selected units)
- › Crosswater basin mixer
- › Geberit concealed push button cistern & WC Frame
- › Crosswater 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 to bedrooms
- › 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
- › USB charger sockets to living room, kitchen and bedsides
- › Heatmiser Neokit smart heating control

SECURITY & PEACE OF MIND

- › Structural defect insurance (10 years) 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**

- › 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

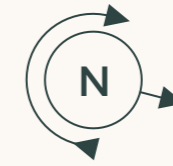
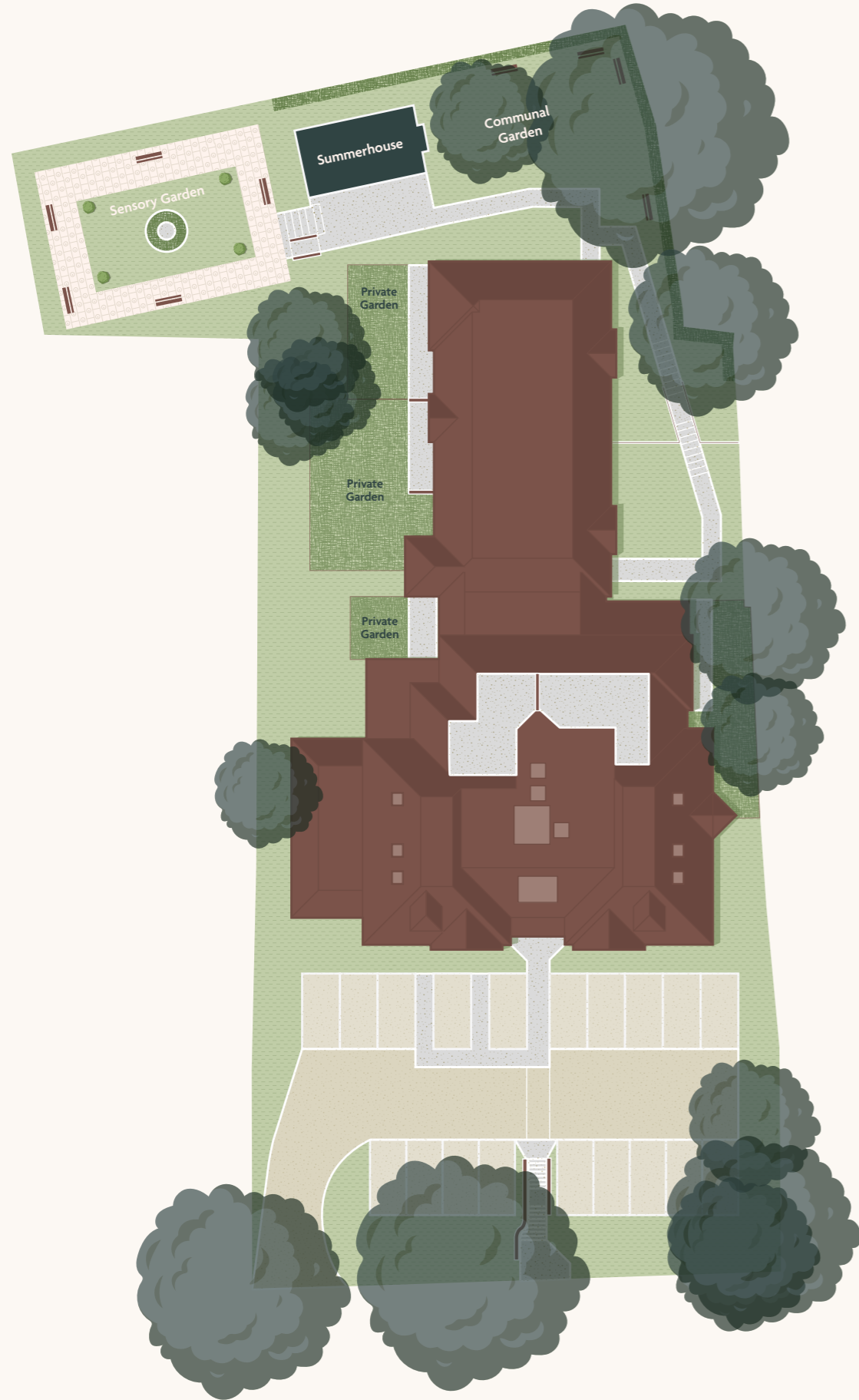
- › Cycle storage
- › Off street parking for selected units
- › Electric car charging point

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



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Siteplan

Twenty One Luxury 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.



PLOTS 1, 7 & 16

Two Bedroom Apartments



GROUND, FIRST & SECOND FLOOR

Living / Dining / Kitchen	6,500mm x 4,400mm
Bedroom 1	4,000mm x 3,600mm
Bedroom 2	4,000mm x 3,400mm
Gross Internal Area	78 sq m / 840 sq ft

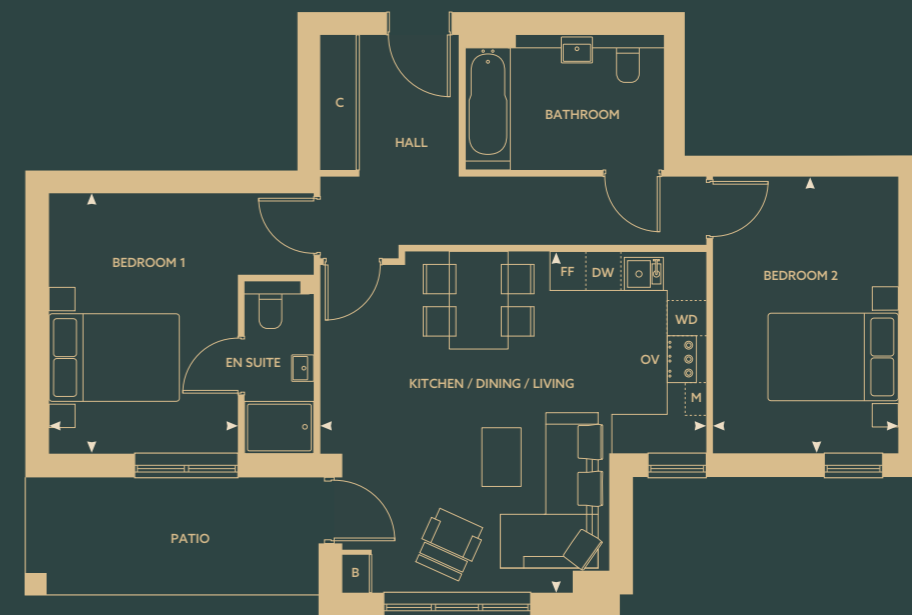
Measurement Points
 Cupboard
 Boiler
 Oven
 Microwave
 Fridge Freezer
 Washer Dryer
 Dishwasher

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PLOTS 2, 8 & 17

Two Bedroom Apartments

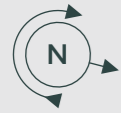


GROUND, FIRST & SECOND FLOOR

Living / Dining / Kitchen	5,800mm x 5,100mm
Bedroom 1	3,900mm x 2,900mm
Bedroom 2	4,200mm x 2,800mm
Gross Internal Area	77 sq m / 829 sq ft

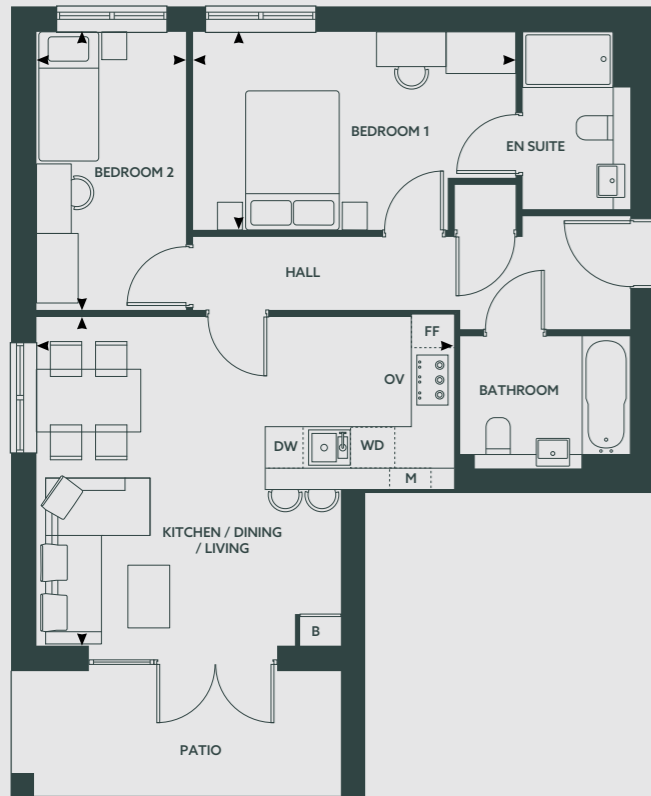
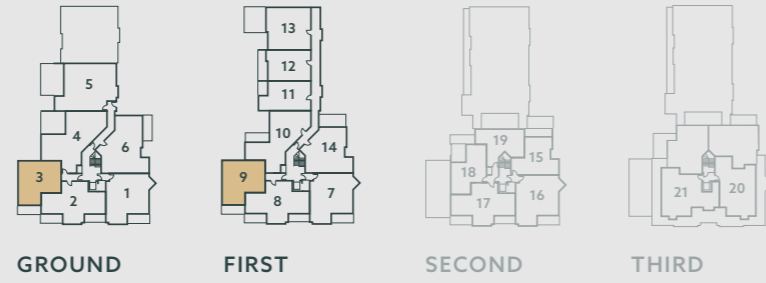
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PLOTS 3 & 9

Two Bedroom Apartments



GROUND & FIRST FLOOR	
Kitchen, Living & Dining	5,900mm x 4,700mm
Bedroom 1	4,100mm x 2,800mm
Bedroom 2	3,900mm x 2,100mm
Gross Internal Area	64 sq m / 689 sq ft

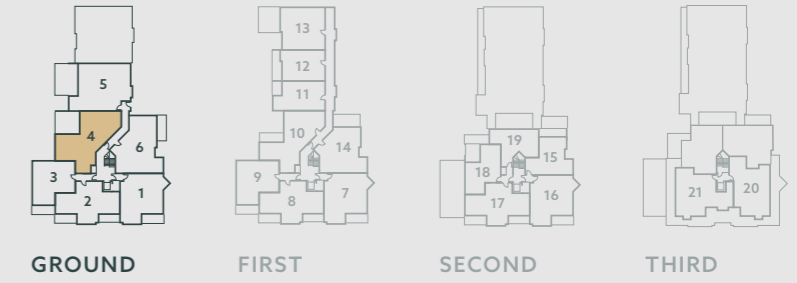
◀▶ Measurement Points C Cupboard B Boiler OV Oven M Microwave FF Fridge Freezer WD Washer Dryer DW Dishwasher

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PLOT 4

Three Bedroom Apartment



GROUND FLOOR	
Kitchen, Living & Dining	8,100mm x 6,100mm
Bedroom 1	3,700mm x 2,900mm
Bedroom 2	4,500mm x 3,600mm
Bedroom 3	4,300mm x 2,100mm
Gross Internal Area	93 sq m / 1000 sq ft

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

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PLOT 5

Three Bedroom Apartment



GROUND FLOOR

Living / Dining / Kitchen	6,300mm x 5,000mm
Bedroom 1	4,700mm x 3,000mm
Bedroom 2	4,400mm x 4,100mm
Bedroom 3	5,300mm x 2,900mm

Gross Internal Area 102 sq m / 1098 sq ft



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PLOT 6

Two Bedroom Apartment



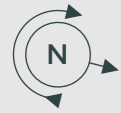
GROUND FLOOR

Living / Dining / Kitchen	7,300mm x 5,200mm
Bedroom 1	5,300mm x 3,300mm
Bedroom 2	4,500mm x 2,900mm

Gross Internal Area 87 sq m / 936 sq ft

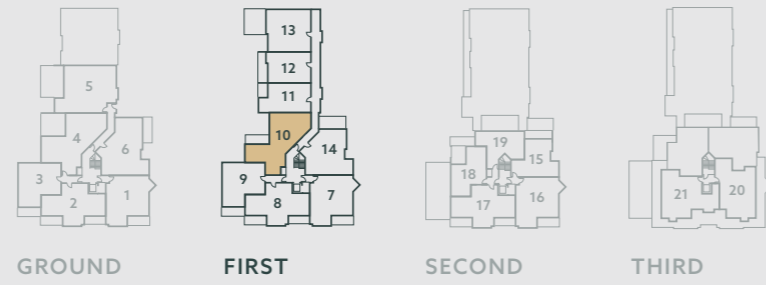


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PLOT 10

Two Bedroom Apartment



FIRST FLOOR

Kitchen, Living & Dining	8,000mm x 5,900mm
Bedroom 1	6,100mm x 2,900mm
Bedroom 2	4,200mm x 3,500mm
Gross Internal Area	84 sq m / 904 sq ft

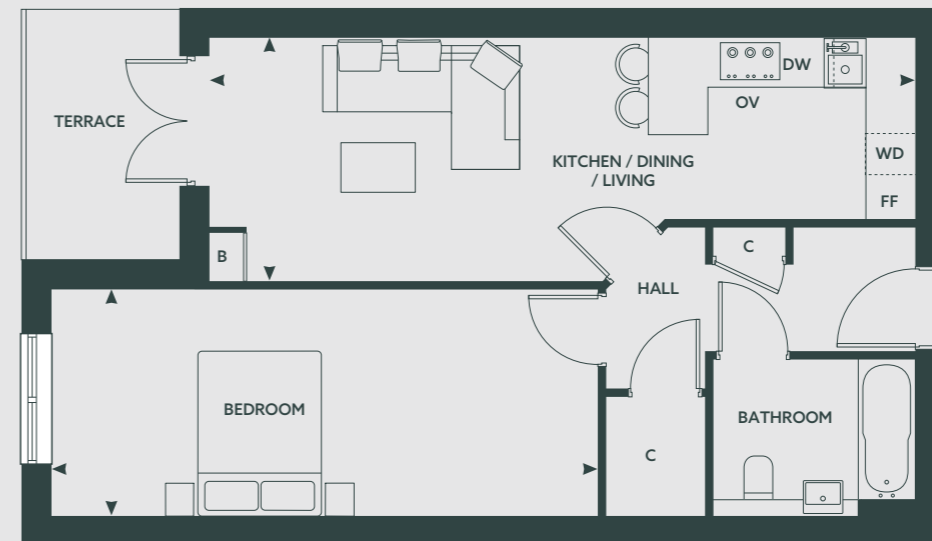
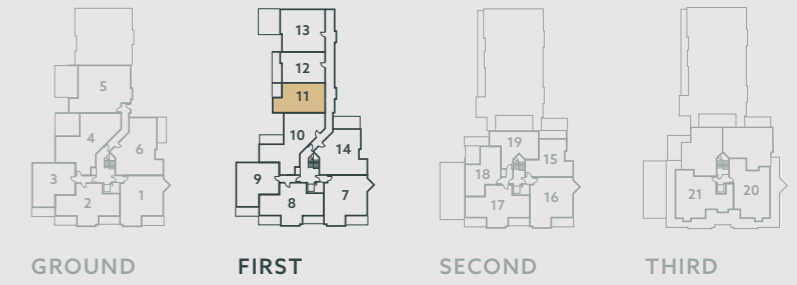
◀▶ Measurement Points C Cupboard B Boiler OV Oven M Microwave FF Fridge Freezer WD Washer Dryer DW Dishwasher

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PLOT 11

One Bedroom Apartment



FIRST FLOOR

Kitchen, Living & Dining	8,400mm x 2,900mm
Bedroom	6,900mm x 2,700mm
Gross Internal Area	54 sq m / 581 sq ft

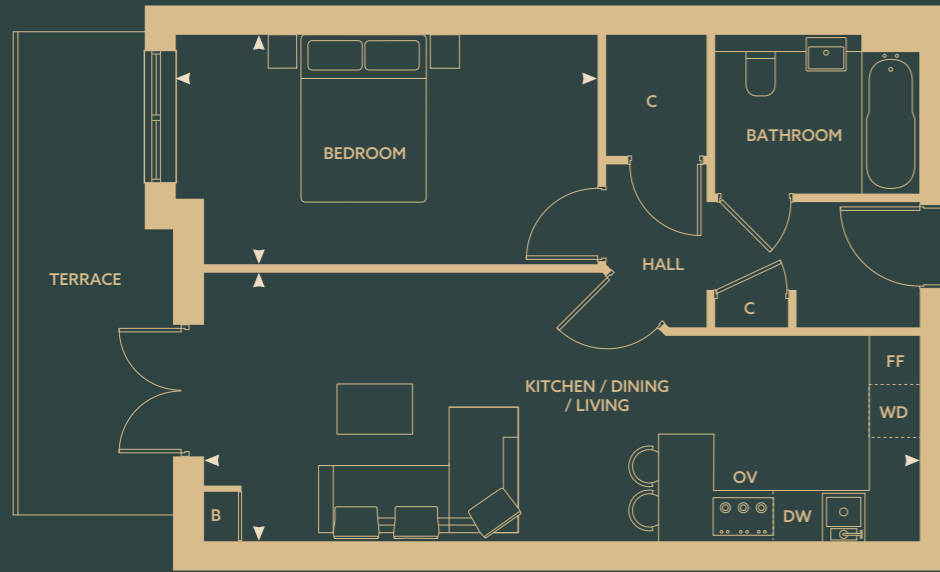
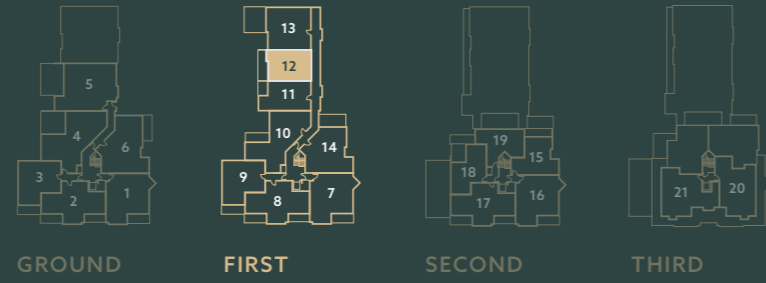
▶▶ Measurement Points C Cupboard B Boiler OV Oven M Microwave FF Fridge Freezer WD Washer Dryer DW Dishwasher

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PLOT 12

One Bedroom Apartment



FIRST FLOOR	
Living / Dining / Kitchen	8,400mm x 3,100mm
Bedroom	5,000mm x 2,700mm
Gross Internal Area	52 sq m / 560 sq ft

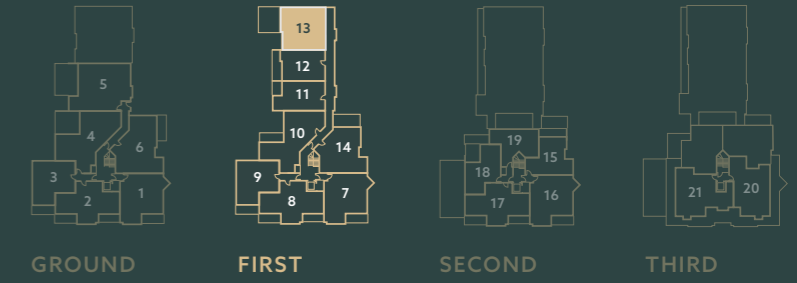
<> Measurement Points
 C Cupboard
 B Boiler
 OV Oven
 M Microwave
 FF Fridge Freezer
 WD Washer Dryer
 DW Dishwasher

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PLOT 13

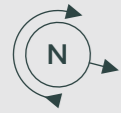
Two Bedroom Apartment



FIRST FLOOR	
Living / Dining / Kitchen	5,400mm x 5,400mm
Bedroom 1	4,300mm x 2,800mm
Bedroom 2	4,000mm x 3,300mm
Gross Internal Area	74 sq m / 797 sq ft

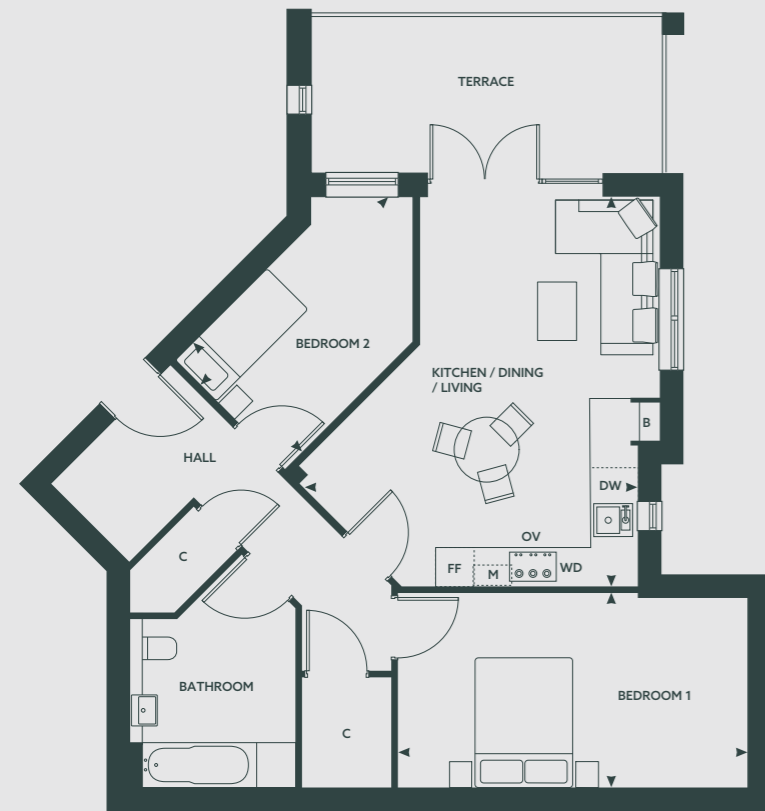
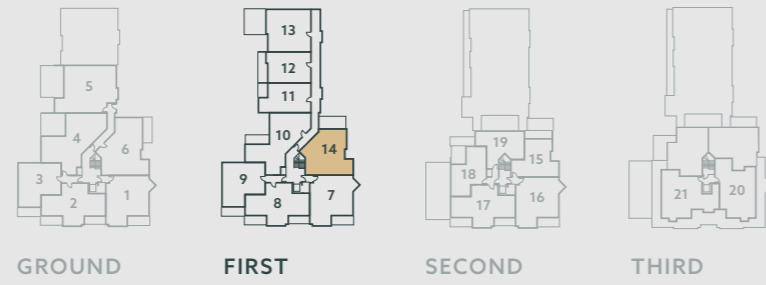
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PLOT 14

Two Bedroom Apartment



FIRST FLOOR

Kitchen, Living & Dining	5,900mm x 5,000mm
Bedroom 1	5,300mm x 2,900mm
Bedroom 2	4,300mm x 2,400mm

Gross Internal Area 74 sq m / 797 sq ft

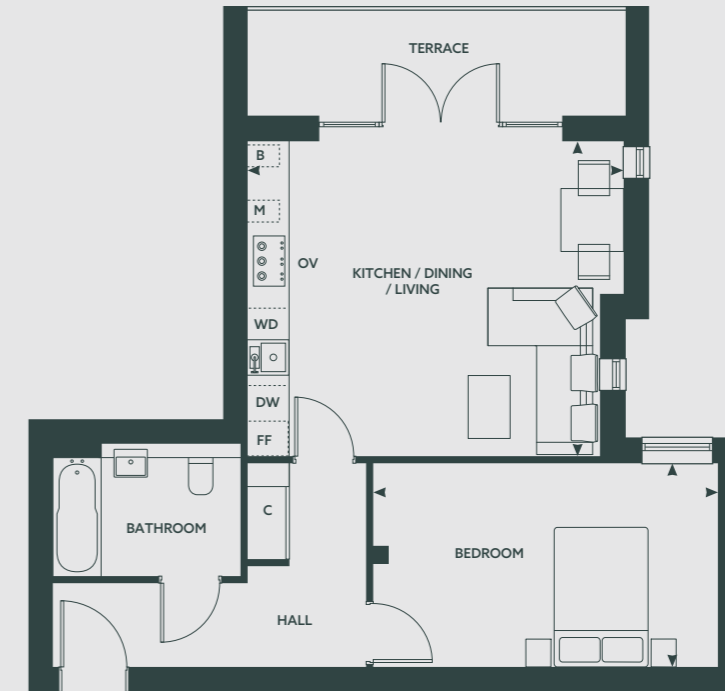
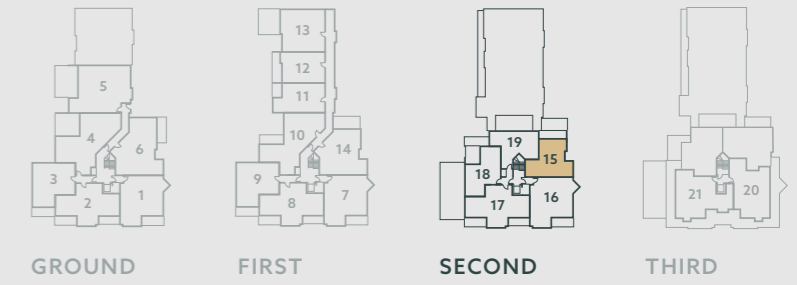
◀▶ Measurement Points C Cupboard B Boiler OV Oven M Microwave FF Fridge Freezer WD Washer Dryer DW Dishwasher

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PLOT 15

One Bedroom Apartment



SECOND FLOOR

Kitchen, Living & Dining	5,400mm x 4,500mm
Bedroom	4,900mm x 2,900mm

Gross Internal Area 50.5 sq m / 544 sq ft

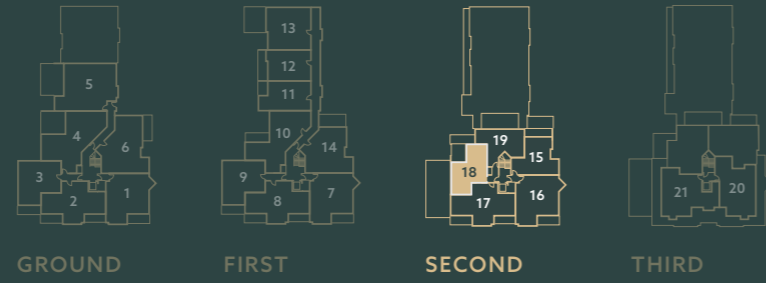
▶▶ Measurement Points C Cupboard B Boiler OV Oven M Microwave FF Fridge Freezer WD Washer Dryer DW Dishwasher

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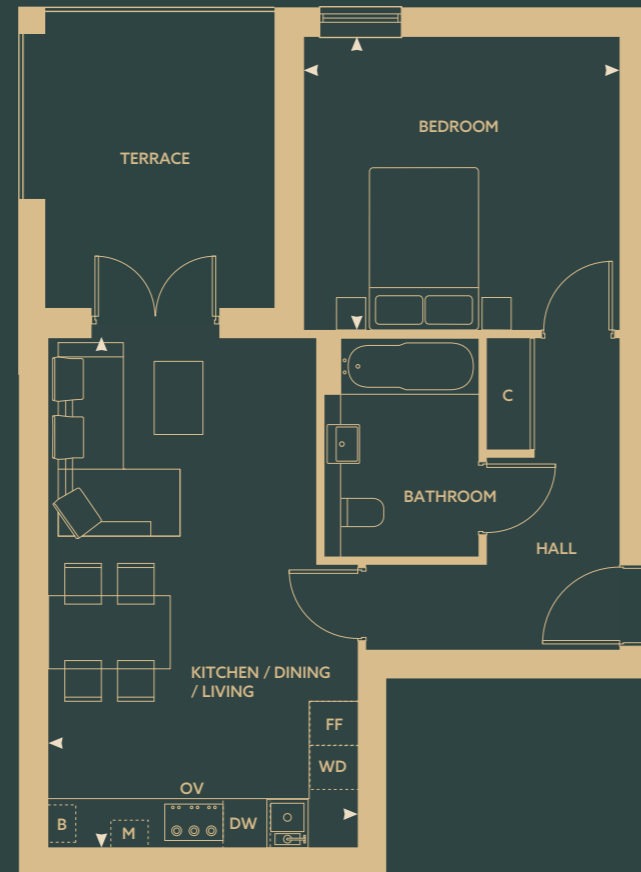


PLOT 18

One Bedroom Apartment



GROUND FIRST SECOND THIRD



SECOND FLOOR

Living / Dining / Kitchen	6,200mm x 3,800mm
Bedroom	3,900mm x 3,600mm
Gross Internal Area	50.5 sq m / 544 sq ft

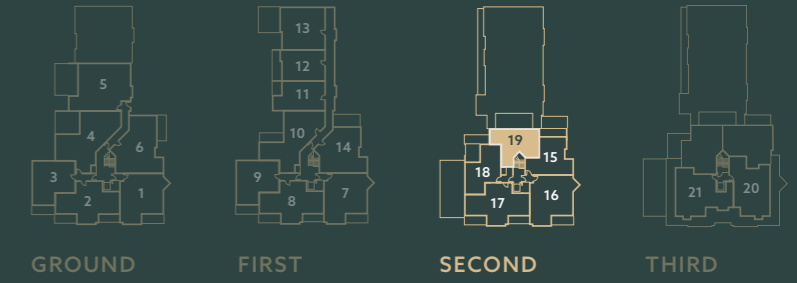


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PLOT 19

One Bedroom Apartment



GROUND FIRST SECOND THIRD

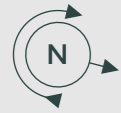


SECOND FLOOR

Living / Dining / Kitchen	5,500mm x 4,700mm
Bedroom	5,000mm x 2,800mm
Gross Internal Area	50.5 sq m / 544 sq ft



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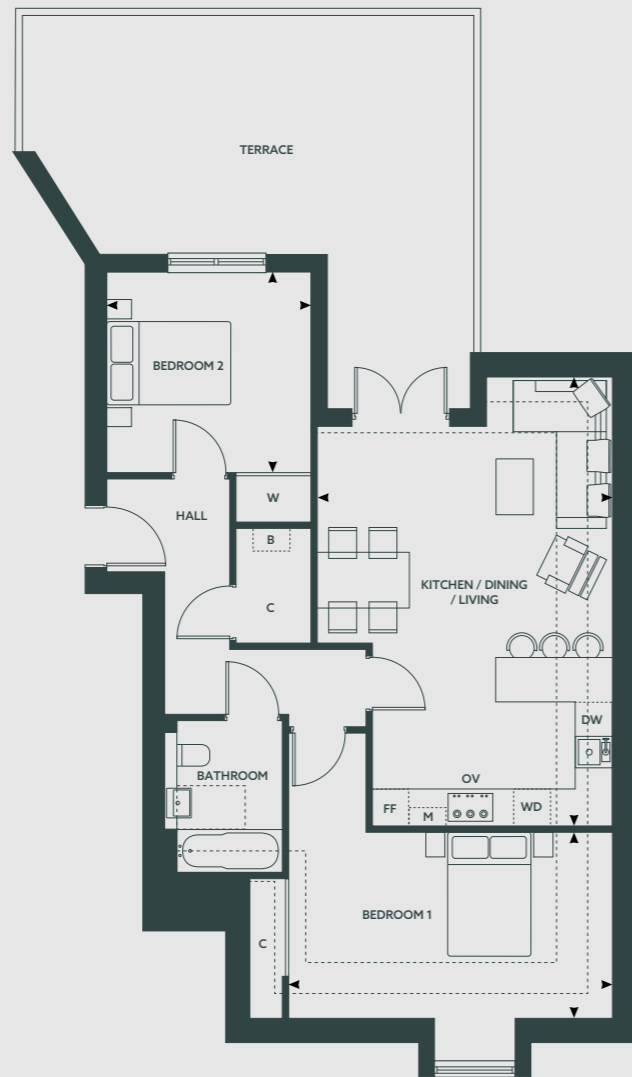
PLOT 20

Two Bedroom Apartment

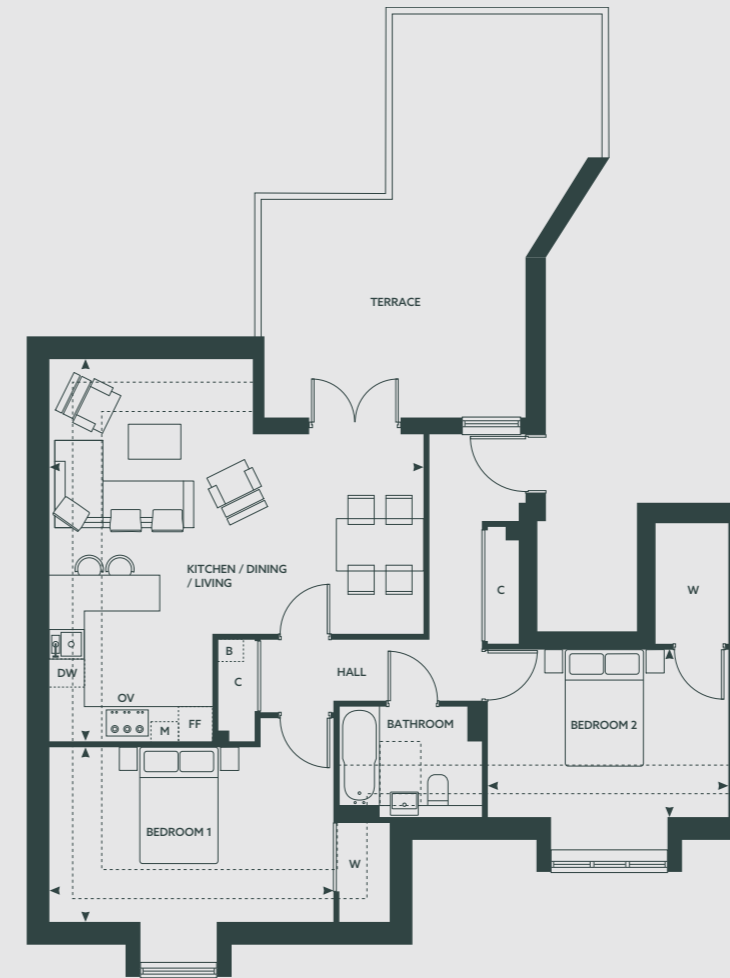


PLOT 21

Two Bedroom Apartment



THIRD FLOOR	
Kitchen, Living & Dining	7,100mm x 4,700mm
Bedroom 1	5,200mm x 3,000mm
Bedroom 2	3,300mm x 3,200mm
Gross Internal Area	78 sq m / 840 sq ft



THIRD FLOOR	
Kitchen, Living & Dining	6,500mm x 6,300mm
Bedroom 1	4,100mm x 2,800mm
Bedroom 2	4,800mm x 2,900mm
Gross Internal Area	73 sq m / 786 sq ft

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

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Mantle Developments

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

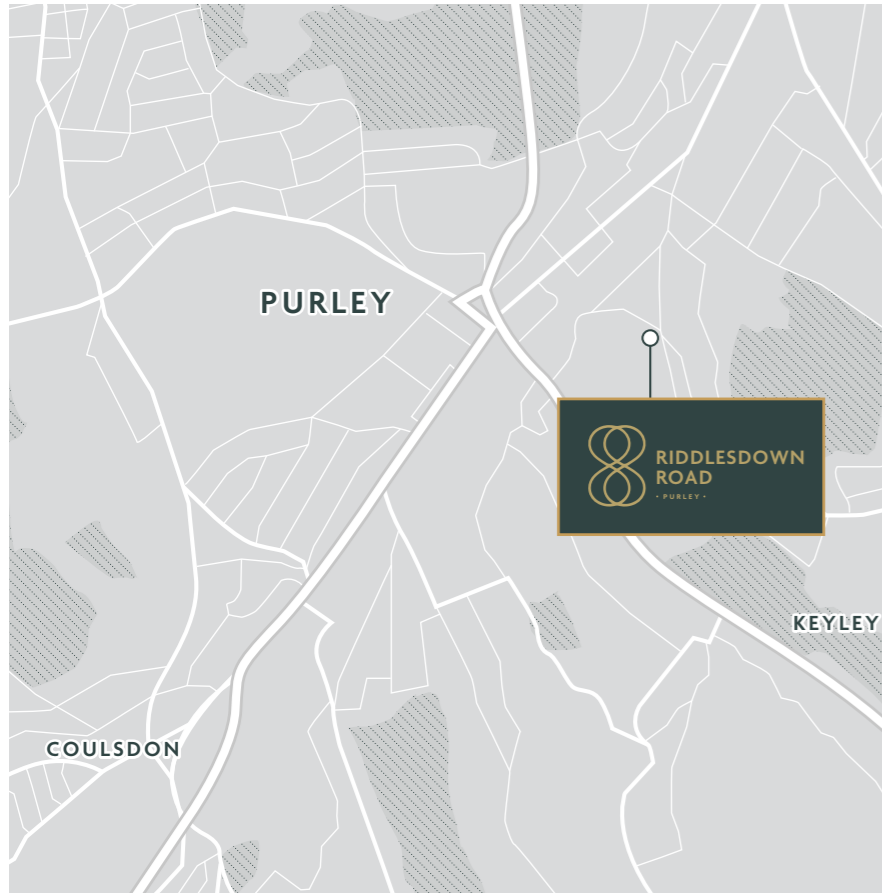
Mantle Developments was formed in 1994 by a group of partners who wanted to combine their experience of working with time-honoured craftsmen with a thorough understanding of excellence in design, construction, internal specification and detail.

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.



Where we're located

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www.mantledevelopments.co.uk



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