

# CENTRAL CROSS

APARTMENTS

C R O Y D O N

inspired  
homes

live brilliantly

# CENTRAL CROSS APARTMENTS

C R O Y D O N

2 South End, Croydon, CR0 1FU  
1, 2 and 3 bedroom apartments  
by Inspired Homes  
**Live Brilliantly**

These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All CGIs shown are representative and for indicative purposes solely. CGIs are artist's impressions and should be treated as such, final finishes and fixtures may be different to those seen here. Floorplans and dimensions are subject to planning and for guidance only. Layouts are indicative only and are subject to change. Floorplans are not to scale. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or his agent. These particulars are believed to be correct at the time of issue and any areas, measurements, dimensions, distances or products referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of continuing improvements policy the detailed specification and/or layout may change. Photos and names have been changed to protect the identity of individuals.





# It's time to be **inspired**

An Inspired Home is an ingenious high-spec, high-tech and ultra high quality living space. All in a vibrantly central location. Designed with first-time buyers and young professionals in mind, our innovative and lifestyle-led approach to the layout makes the most of every inch of space. The result? Some of the best-value living in town.

We are transforming this classic brick-built structure to offer a new era of urban living in the very heart of Croydon. 82 one and two bedroom apartments and 8 exclusive penthouses will be built to the highest specification allowing you to Live Brilliantly.



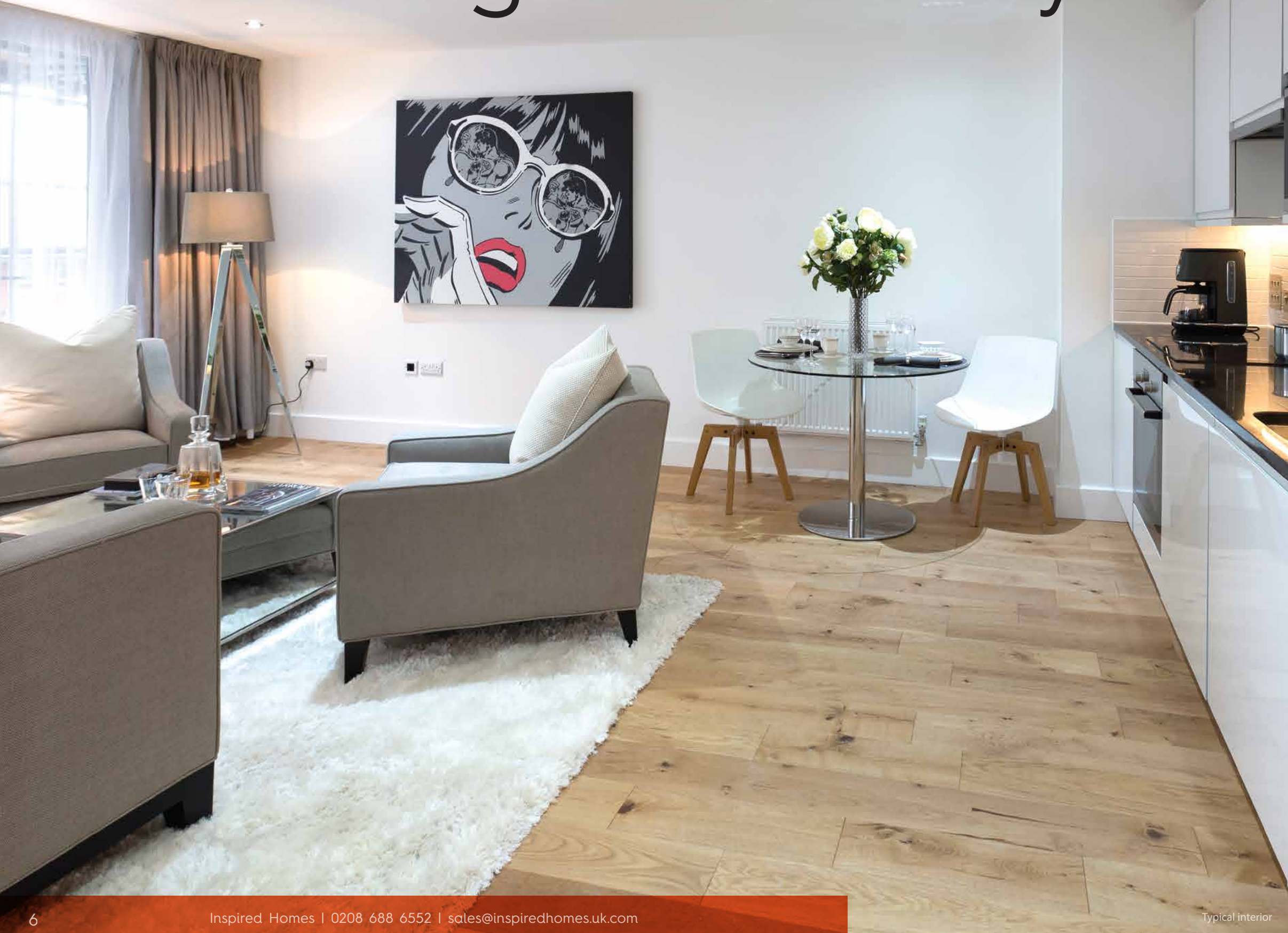
Computer Generated Image for illustrative purposes only

Inspired Homes | 0208 688 6552 | [sales@inspiredhomes.uk.com](mailto:sales@inspiredhomes.uk.com)



# Central Cross

## micro living...macro lifestyle



Lots of natural light, engineered hardwood floors, designer kitchens, beautiful bathrooms and superfast internet connectivity... all come as standard. Every single fixture, fitting and finish reflects a touch of class that you - and your guests - will notice straight away. It's an award-winning formula we call 'Brilliant Living' and it can all be yours at a price you can afford.

Residents will enjoy privileged access to a 10th floor 'sky garden' and BBQ, not to mention table tennis and even the WiFi-ready residents' lounge in our neighbouring Green Dragon House development. With completion in summer 2017, apartments are now available to purchase off-plan - and benefit from the Government's Help to Buy scheme.





# ready to take your first step?

Help to Buy puts property ownership within reach and means an end to renting for thousands of Londoners.

If you have a deposit of just 5%, the scheme offers a Government equity loan of up to 40% of the value of your home. That means you only have to secure a mortgage of up to 55% from a bank or building society.

The loan comes interest-free for the first five years and can be repaid at any time during the loan term or on the sale of your home.

So what does that mean for you? Well, with prices starting around £300,000 you could purchase an Inspired home with a salary of around £38,000 and £15,000 deposit.\* Couples can also purchase together and combine salaries.

**5%**  
Deposit

**40%**  
Government loan

## How it works...

Purchase price	£300,000
5% deposit	£15,000
40% equity loan	£120,000
55% mortgage balance	£165,000

**Approximate monthly mortgage repayments\*** £600

Breakdown indicative of typical costs for an Inspired Home – always consult a Help to Buy specialist

\*Help to Buy is available on new build homes up to £600,000 subject to the Government 'Help to Buy' terms and conditions and only available to customers where a primary mortgage is secured. Not available on second, additional homes, buy-to-let or let-to-buy properties. The equity loan is interest free for the first five years, after five years, an annual fee of 1.75% of the outstanding equity loan is charged. This is increased annually by RPI plus 1%. Subject to status, terms and conditions. \*Prices are indicative approximations of a typical Inspired Homes property – correct at time of press. Help to Buy is subject to eligibility. Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it. If you are in any doubt, seek independent financial advice. These figures are based on the respective asking prices with a mortgage term of 30 years and a typical 1.99% interest rate. Exclusive of service charge and ground rents. Always seek the advice of a mortgage specialist.

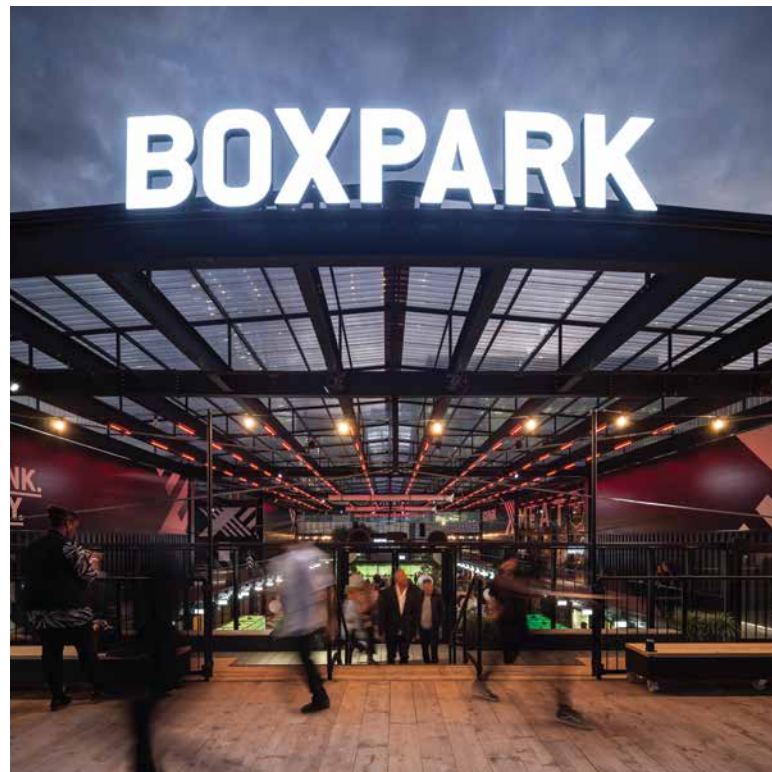


A humming centre of culture, arts, business, shopping, and entertainment, Croydon has acquired a big following among young Londoners. With widely respected street art, a new Boxpark and the fastest growing tech cluster in London, Croydon is booming.

Add in a whopping £5.25 billion in regeneration and a shiny new £1.4 billion world-class Westfield shopping centre and it's no wonder there has been so much interest from young professionals.

# Welcome to Croydon

## It's booming



Croydon has always enjoyed a vibrant music and cultural scene with a long list of famous musicians, models and producers making their name here. The local BRIT School for performing arts attracts scores of talent, including Amy Winehouse and Adele, while a wide selection of clubs, bars and small stages host live music as well as stand-up comedy and up-and-coming talent.

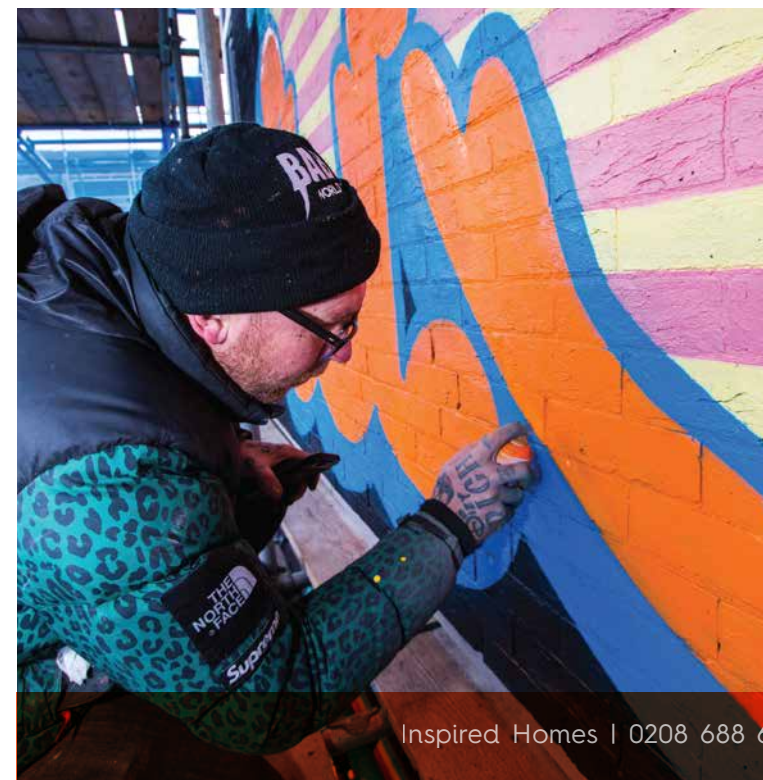


photography: Justin Owens



Fancy a spot of shopping? If you like shopping, Croydon already has a great range of outlets from high street favourites to chic one-off boutiques.

The new Westfield is set to take Croydon to a whole new level. Ever visited Stratford or White City? So you know what's in store.



There are also two cinema multiplexes to keep even the most devoted movie-goers happy, while the Lost Format Society rooftop bar and cinema provides a perfect summer's evening entertainment. The shabby-chic Matthews Yard hosts music events, life drawing, poetry readings and pop-up theatre, with the RISE gallery epitomising Croydon's flourishing pop and street art scene.

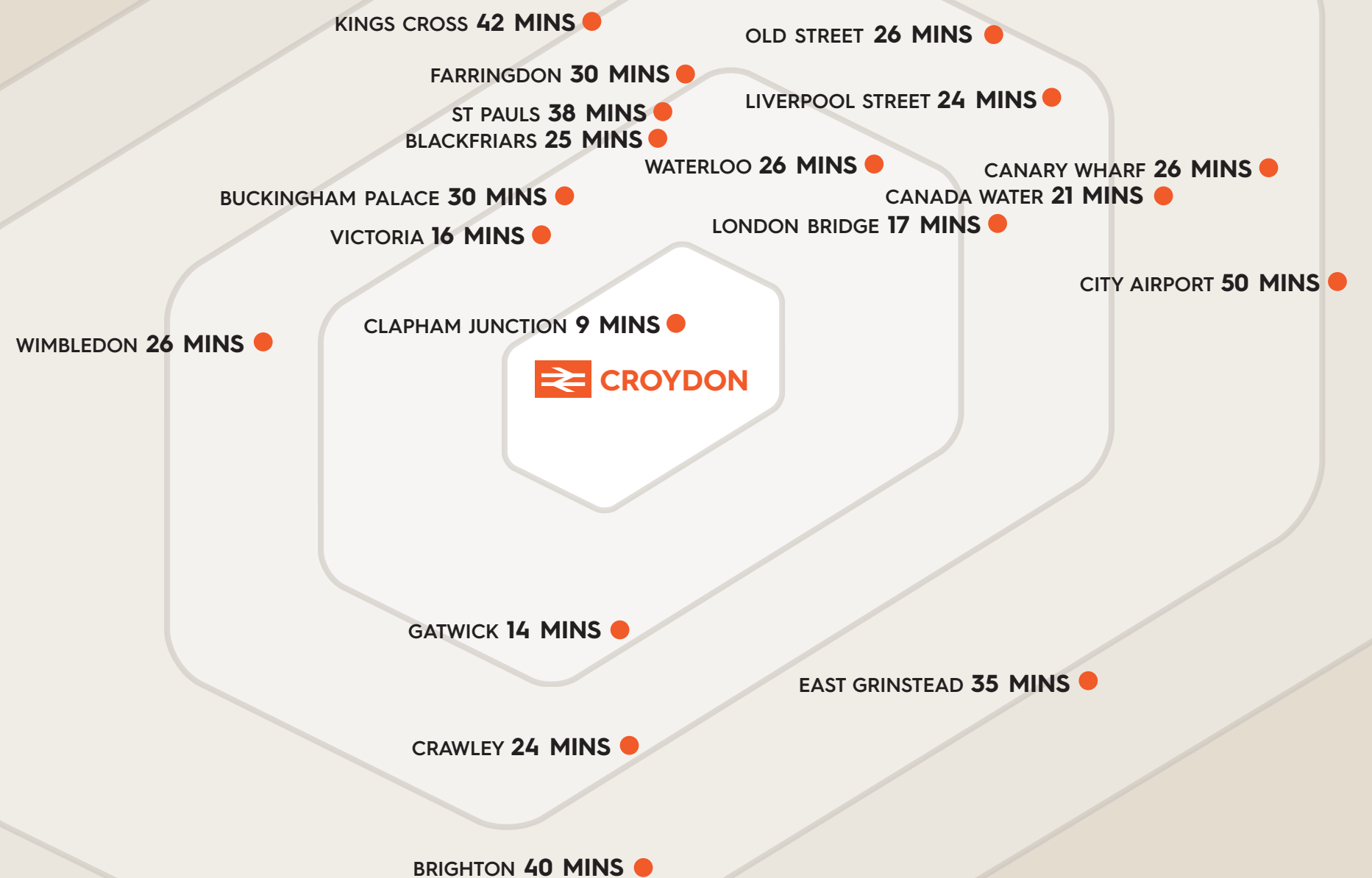




# Access All Areas

Whatever you feel like doing, wherever you feel like going, the chances are Croydon's transport links will get you there quickly and easily. With three stations – East, West and South Croydon – not to mention the bus and tram networks, Croydon effortlessly connects you to pretty much anywhere.

Work in the City? It's a fast 17 minutes to London Bridge. Fancy some sea air? Trains from East Croydon get you to the famous Brighton beach in just 40 minutes. And if you're off on holiday, Gatwick Airport is just a quarter of an hour away.





# Don't take our word for it **insider knowledge**

We went out onto the streets of Croydon to ask what the locals themselves have to say. From food and drink to music and events, see what they love most about the area.



## **Aisha Mavi – Media Buyer**

“Why Croydon? The transport into London is very convenient for work. Oh, and definitely the new Boxpark. It is always buzzing. I’m going there tonight for drinks with friends. Lunch at the Crown & Pepper down in South Croydon, it’s really nice and reasonably priced too. Surrey Street market is good too for fresh fruit and veg. Croydon has become a melting pot of different cultures and ideas bringing with it the excitement of a community that’s flourishing.”

**Tip:** Try the king prawn sizzler at the Crown & Pepper - it's amazing.



## **Jeremy Lewis – Insurance Broker**

“I’ve lived in Croydon all my life. The transport is great, there are shopping centres, cinemas and bowling too. There’s so much to do. Get a coffee just off Surrey Street at the creative hub called Matthews Yard – there is always something going on there. Also the RISE gallery are constantly bringing in great art pieces to their gallery as well as amazing street art to the brighten the streets of Croydon.”

**Tip:** Matthews Yard is located in the hub of Croydon’s Old Town and features a café, bar, arts and entertainment space and general positive vibe.



## **Pablo Otero - Graphic Designer**

“I decided to move here around six months ago, largely because of the choice of amenities - it’s just so varied. With the addition of Westfield in 2020 it’s only going to get better. There’s a great new spot for coffee at Byte Café in the co-working space TMRW. They have recently opened and have some of the best coffee around! Plus it’s a great place to work from when I need to.”

**Tip:** Discover the Croydon Tech scene at Byte Café / TMRW – on Croydon high street.



## **Sophie Davis - Trainee Lawyer**

“There’s a good sense of community in Croydon, with every kind of club you could want to join. It’s so easy to travel in and out of the city if needed – just 16 minutes to Victoria! Great spots include the Lost Format Society, Croydon’s secret rooftop garden, bar and outdoor cinema. It’s the perfect place to have a drink in the summer with the best sunset views in Croydon.”

**Tip:** Check the Lost Format Society website for their next event location. Trains to Victoria run every 5-10 minutes from East Croydon.



# Brilliant high quality specifications



## GENERAL

- Engineered hardwood flooring
- Balconies to most apartments
- Floor-to-ceiling windows, excluding ground floor
- Low energy LED lighting
- Wired for Sky + with TV points in bedrooms and living areas
- Video intercom door entry system
- CCTV to building
- Electronic fob entry to building
- Private terraces to penthouses
- Floor-to-ceiling French doors to penthouses

## TECHNOLOGY

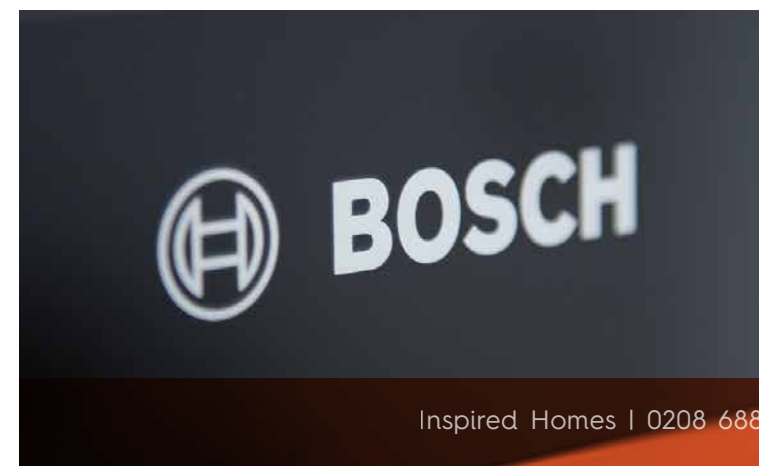
- Evinox efficient heating system
- Heat recovery ventilation
- Nest Smart thermostat
- Hyperoptic broadband - 1Gb connection - fastest in UK
- Fibaro Home Automation to penthouses

## KITCHEN

- Granite worktops
- High gloss, handle-less integrated kitchen units in white
- Contemporary wall tiling
- Hans Grohe taps
- High quality integrated appliances, including:
  - Bosch electric induction hob
  - Bosch extractor
  - Bosch oven
  - Bosch microwave oven
  - Bosch slimline dishwasher
  - Bosch washer/ dryer

## BATHROOM

- Large stone tiles
- Villeroy & Boch sanitaryware
- Hans Grohe taps

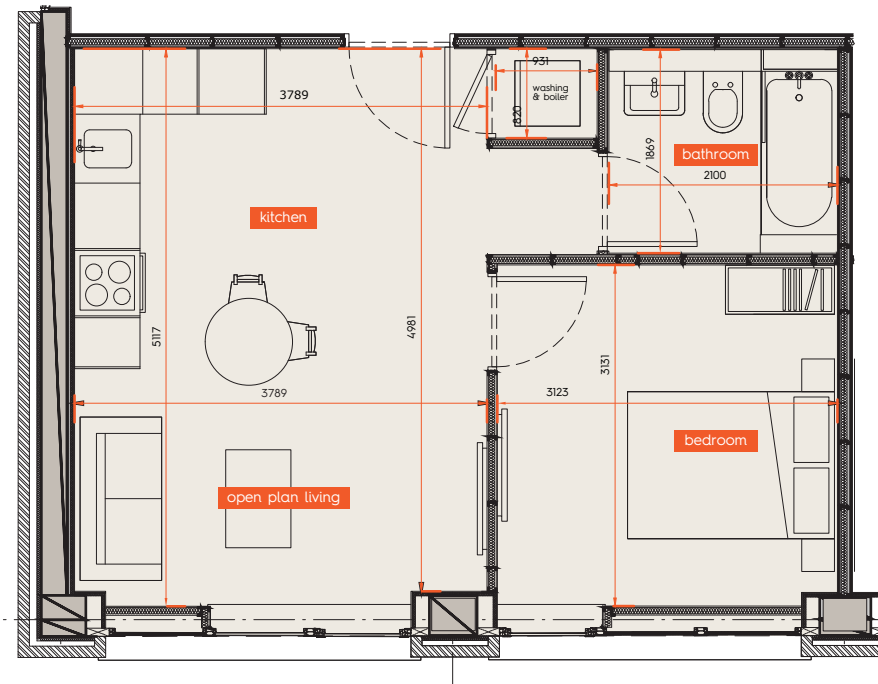


Images of a typical Inspired property. We employ a policy of continuous improvement and reserve the right to alter or amend the specification as necessary and without prior notice.

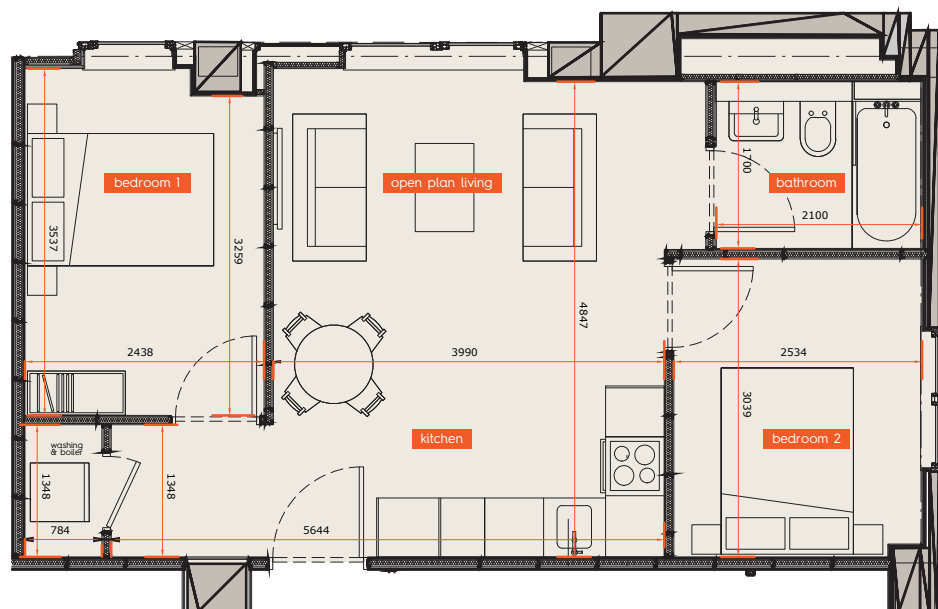


# The apartments

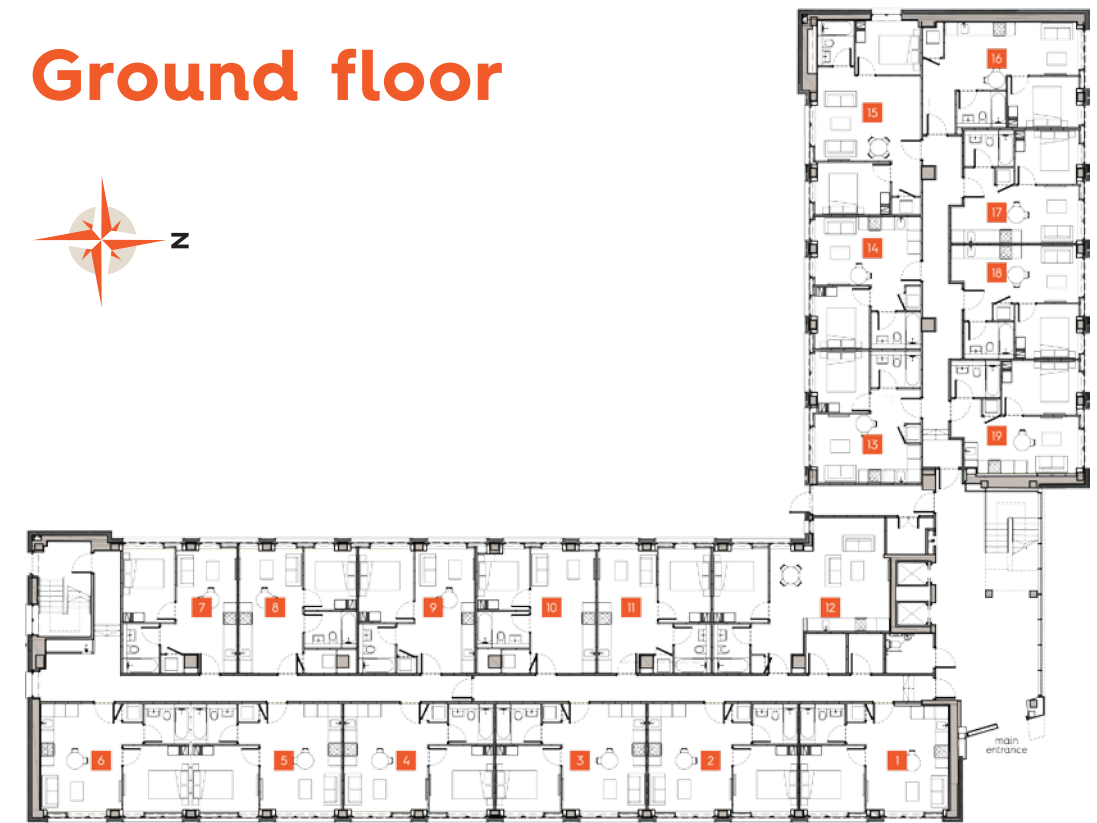
**1 bedroom** - Typical 1 bedroom floorplan - Plot 06



### 2 bedroom - Typical 2 bedroom floorplan - Plot 36



## Ground floor

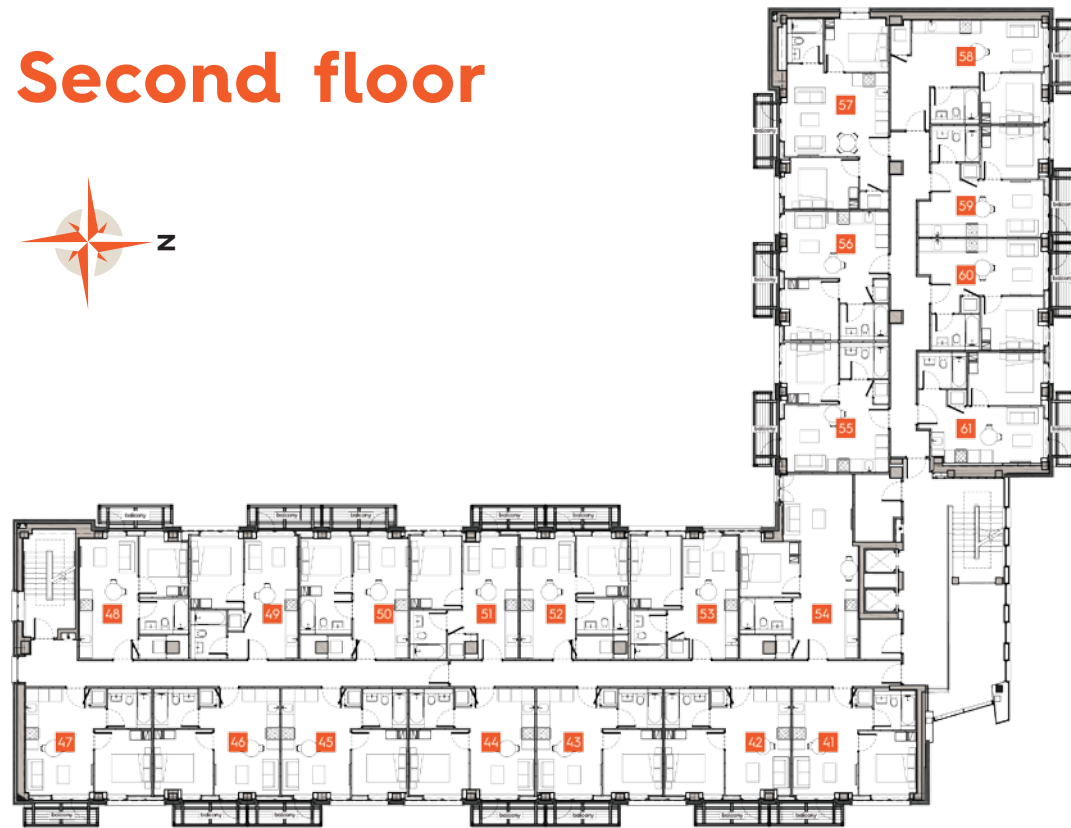


## First floor

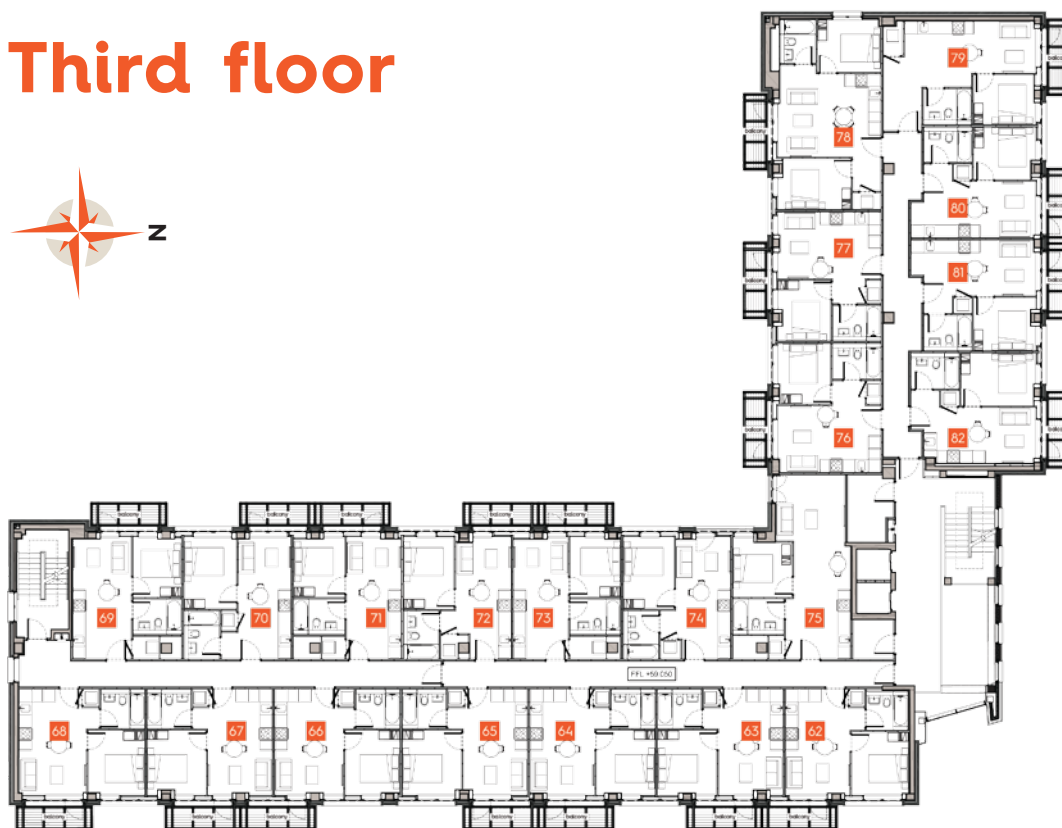




## Second floor



## Third floor



# Penthouse Collection

## Fourth floor





# Penthouse Collection

## reach for the sky

Spacious, stylish and bright, the penthouses are among the finest examples of luxury living in Croydon. Two three-bedroom penthouses and six one-beds will be built to Inspired's usual high specification, but benefit from larger spaces, Home Automation by Fibaro and private terraces accessed by floor-to-ceiling French doors.

Offering uninterrupted views of the surrounding area, Wembley Stadium can be seen on a clear day. The two south facing three-beds have been stepped up a notch with a large wrap-around terrace and enclosed balcony extending from the living space.





The logo features the words "inspired homes" in a white, lowercase, sans-serif font. The text is positioned inside a white, irregular hexagonal outline. To the right of the text, an orange hexagon is attached to the outline, containing the tagline "live brilliantly" in white, lowercase, sans-serif font.

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