

# SEVENTEEN SUTTON, SM1

A collection of 28 modern  
1 & 2 bedroom apartments  
available through L&Q's  
Shared Ownership scheme.



INTRODUCING SEVENTEEN



Computer Generated Image of Seventeen is indicative only

### SEVENTEEN VITAL STATISTICS

London Borough of Sutton

**28**  
NEW HOMES

available for shared ownership

**16** 1 bed apartments

**12** 2 bed apartments

### CENTRAL LOCATION

Located just around the corner from Sutton High Street and Sutton Rail Station

### LOCAL PARKS

Just a short walk from Sutton's popular Manor Park

**27**   
MINUTES

From Sutton Station to London Victoria\*

**5**

Minutes walk from High Street restaurants, bars and coffee shops

WELCOME TO SEVENTEEN

*L&Q are proud to be a part of transforming the landscape of the London Borough of Sutton with an exciting choice of 1 & 2 bedroom homes at Seventeen, a stylish new development available through L&Q's Shared Ownership scheme.*

Combined with Sutton's blend of local historic charm and a prime town centre location, Seventeen benefits from the best of both worlds with high specification homes in the heart of the community.

Sutton's picturesque suburban setting feels a world apart from London's busy lifestyle and premium prices, though in reality it boasts excellent rail connections from Sutton rail station - just a few minutes walk from Seventeen - with a Zone 5 location and as little as a 28 minute\* commute to London Victoria by rail.



\* Travel times from www.tfl.com

Local area photography \*times taken from tfl.com

# NEW HOMES IN THE HEART OF SUTTON



**Seventeen offers an unmissable opportunity to purchase a brand new, centrally located property in Sutton town centre, part of the wider leafy London Borough of Sutton, South West London.**

L&Q's range of quality modern apartments are built to a high-specification, ensconced within a striking blue and yellow facade set to make a modern splash on the traditional market town landscape of Sutton.

With an enviable range of shopping and leisure facilities and a wide selection of pubs, bars and restaurants at your disposal, Seventeen is a must for young professionals, families and those who like to be close to the centre of the community.

Coffee shop's, bars and café's line the pedestrianised high street alongside high street brands, banks and local businesses - perfect for a welcome rest between shops or a quick catch

up with friends. Manor Park also within the town centre also offers a welcome rest, with green spaces and a children's play park.

Slightly further afield are large open parklands within this green and open borough, including the picturesque gardens of Nonsuch mansions, long lazy walks along the River Wandle and even Chessington World of Adventures to the West, conveniently located for family days out.

All of these facilities and many more are well within the M25 and are extremely well placed for City commuters, with quick and convenient transport links straight in to the centre of London.

## SHOPPING

### CHOICE AND CONVENIENCE

Seventeen boasts unparalleled convenience, with Sutton High Street just moments from your front door for all your high street shopping needs. The high street includes two shopping centres including Debenhams department store, and a range of supermarkets including Morrisons, Asda and M&S Simply Food.

## COMMUNITY

### SCHOOLS AND SERVICES

The Borough of Sutton has some of the best rated schools in the UK, and is a short walk from both primary and secondary schools including the prestigious Sutton Grammar School. The town also boasts the Sutton Life Centre which incorporates an educational experience with a library, climbing wall, eco garden, sports pitch, and youth club.

## OUTDOORS

### PARKS AND WOODLANDS

Sutton boasts some 1500 acres of parkland, making it one of the greenest boroughs in London. Seventeen itself lies parallel to Manor Park which includes a café and childrens playground. Nonsuch Mansion Park in nearby Cheam hosts majestic woodlands, whilst a range of golf courses and outdoor pursuits are scattered across the borough's south areas.

## LEISURE

### LEISURE AND ENTERTAINMENT

Central London offers world class entertainment in theatre, music and experiences but for something closer to home, Sutton town centre has plenty to offer with pubs, nightclubs and an Empire Cinema close to the high street. For something a little different, the Secombe Theatre regularly plays host to big names in the comedy circuit, and Chessington World of Adventures is less than half an hours drive away.



Local area photography



**SEVENTEEN IS  
LOCATED IN THE LONDON  
BOROUGH OF SUTTON**

Seventeen's town centre location makes it perfectly placed for easily accessible transport links as well as a host of convenient local facilities just moments away.

A wide selection of regular bus routes run through Sutton Court Road and nearby Brighton Road, easily connecting Sutton to the nearby towns of Carshalton, Croydon and Epsom as well as to Colliers Wood Underground station to the North. Sutton also has regular airport transfers to Gatwick and Heathrow airports via a National Express service.

Sutton train station runs mainline Southern and Thameslink services to London and Southern England, with a journey as short as 28 minutes to London Victoria station, ideal for city workers or a flying visits for world class shopping, bar hopping and entertainment.



**Travelling by train from Sutton Station**  
(Station 3 mins walk from Seventeen)

West Sutton - Wimbledon  
14 min ●●

Sutton - Clapham Junction  
18 min ●

Sutton - London Victoria  
28 min ●●●



**Travelling by bus**  
(Bus stop one min walk from Seventeen)

**470**  
Colliers Wood (Zone 3)  
36 min

**S3**  
Sutton Hospital  
13 min

**National Express**  
Gatwick Airport  
33 min



**Travelling by road from Seventeen**

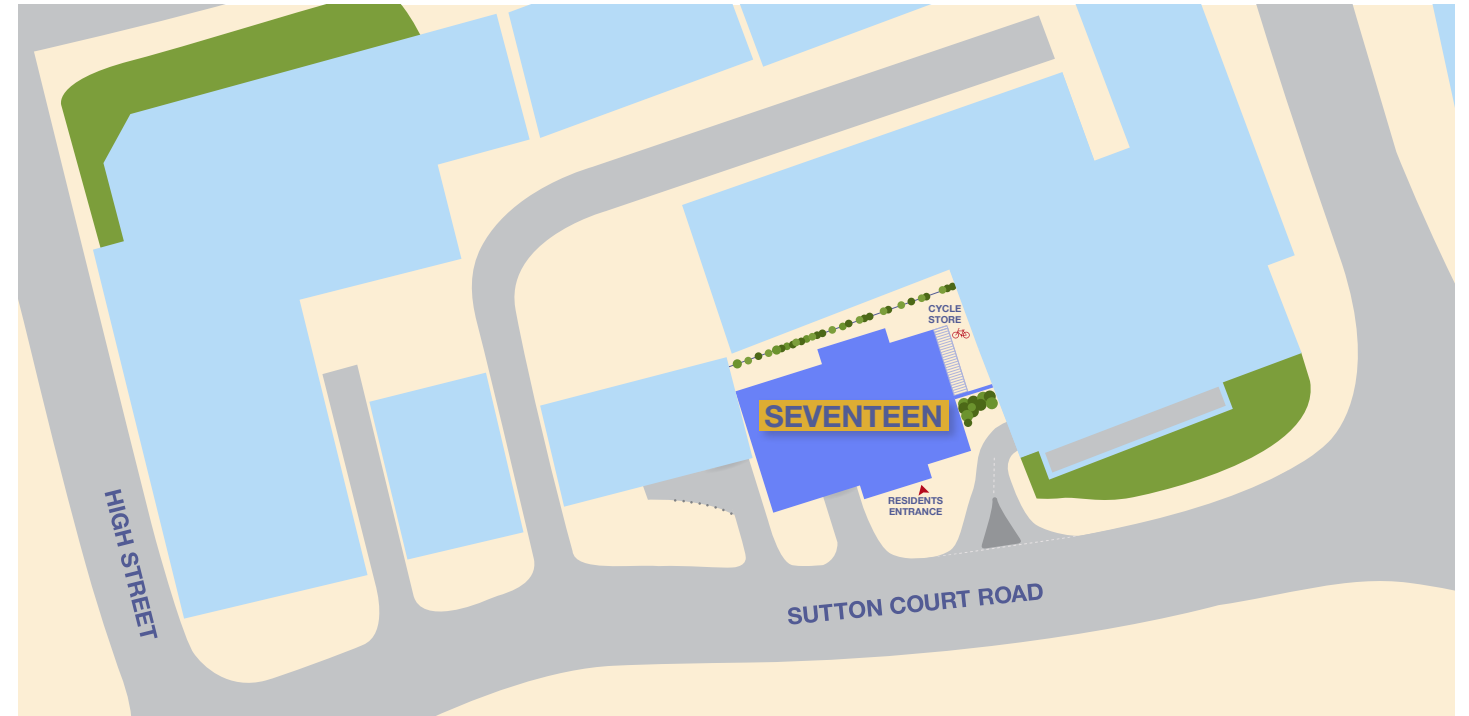
Sutton Court Road - Gatwick Airport  
27 min

Sutton Court Road - M25 (exit 8)  
42 min

Sutton Court Road - Streatham Hill (South Circular)  
13 min

⌚ Travel times are taken from tfl.gov.uk  
● Victoria ● District ● Circle  
● Overground ● Tram

# SEVENTEEN LOCATION



MODERN STYLISH INTERIORS



**SEVENTEEN SPECIFICATION**

**Kitchen and Living Area**

Our kitchens come with Symphony range fittings in an Ivory and Anthracite gloss with polished chrome handles, feature lights to wall units, cinnamon laminate worktops and a stainless steel sink. The kitchen also comes equipped with fully integrated dishwasher, fridge freezer and oven, hob and hood. Karndean flooring in oak features throughout the lounge, kitchen and hall.

**Bathrooms**

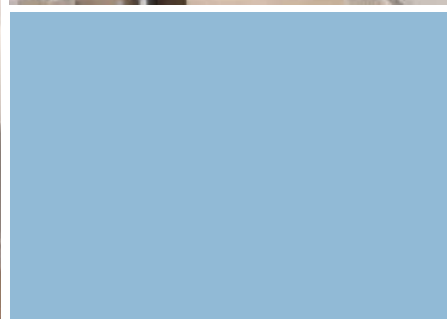
All of our bathrooms are fitted with British Ceramics wall tiles in white and floor tiles in grey. Each bathroom features Roca Gap bathroom appliances in white along with Methven shower system. Each bathroom also comes with a feature mirror and chrome heated towel rail.

**Bedrooms**

Our master bedrooms will have fitted wardrobes by Portico complimented by Cormar carpets in Soapstone They also feature walls finished in Brilliant white emulsion and white satin wood skirting finish.

**General**

Some apartments are provided with outside space in the form of a balcony, terrace or patio area, and a 10 year NHBC warranty. Washing machine is provided in the utility cupboard, and chrome switches and sockets provided throughout. Recessed down lighters to the kitchens and bathrooms features, along with pendant lights provided in all other rooms.



The specifications of the properties are correct at the date of print but may change as necessary as building work progresses. The images are indicative of the quality and style of the specification and may not necessarily represent in entirety the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

Images depict the Seventeen show apartment

# THE L&Q NEW HOMES WARRANTY

***When you're ready to move in, our Quality Team will give you a personal introduction to your new L&Q home.***

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your personal Homeowners Manual.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all our homes come with an L&Q Guarantee. This lasts for 2 years from the date of legal completion and covers items not included in the NHBC Buildmark cover. For the 2 year period, we guarantee items supplied as part of your new home, covering defects caused by faulty workmanship or materials.

The NHBC Buildmark cover is valid for 10 years from the date the building was finished. Your Sales Negotiator can provide you with more details on the L&Q Guarantee and the NHBC Buildmark cover. You can also access the full terms and conditions on our website: [www.lqgroup.org.uk](http://www.lqgroup.org.uk).



# CREATING PLACES WHERE PEOPLE WANT TO LIVE

*Since its beginnings in 1963, L&Q has established an enviable track record for creating high quality homes in London and the South East. We are one of the largest property developers in the capital, with a reputation for excellence and a growing portfolio of homes.*

## OTHER DEVELOPMENTS INCLUDE:

### L&Q @ Acton Gardens (phase 3)

Ealing

1, 2 & 3 bedroom  
Shared Ownership  
apartments

[lqpricedin.co.uk/actongardens](http://lqpricedin.co.uk/actongardens)



### L&Q @ Elephant Park

Southwark

1 and 2 bedroom  
Shared Ownership apartments

[lqpricedin.co.uk/elephantpark](http://lqpricedin.co.uk/elephantpark)



### Stadium Place

Walthamstow

1 and 2 bedroom Shared  
Ownership apartments  
and 3 and 4 bedroom houses

[lqpricedin.co.uk/stadium-place](http://lqpricedin.co.uk/stadium-place)



### Bolingbroke Park

Enfield

1, 2 and 3 bedroom  
Shared Ownership  
apartments

[lqpricedin.co.uk/bolingbrokepark](http://lqpricedin.co.uk/bolingbrokepark)



## SEVENTEEN FLOOR PLANS





**Seventeen**

17 Sutton Court Road  
Sutton  
Surrey  
SM1 4SZ

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