



CANON COURT

**A STUNNING  
DEVELOPMENT OF  
118 APARTMENTS  
AND PENTHOUSES**

MANOR ROAD, WALLINGTON,  
SURREY, SM6 8SY





CANON COURT

## CANON COURT AT MANOR ROAD, WALLINGTON

Just over 10 miles south-west of central London lies leafy Wallington, a delightful town close to the Surrey countryside. Wallington is also just a short bus ride from the bustling towns of Sutton, Croydon and Wimbledon offering more shops, restaurants, cinemas and theatres.

Living at Canon Court means you will be close to Wallington's beautiful parks. Beddington Park offers 15 acres of mature parkland, a boating lake, an 18th century dovecote and boasts historical links to Carew Manor, once a country home to Elizabeth I. The River Wandle runs through the park and the grounds come alive every June with a classical music concert and fireworks display. Mellows Park is smaller and has a children's adventure playground and café, and is home to the Wallington Outdoor Bowls Club.

The town centre has enjoyed a revival in recent years with many shops and restaurants choosing to call it home. Residents and visitors can relax on the terrace at Pizza Express or try a cosy bistro or curry house. A popular farmer's market is held on the second Saturday of each month.

There is a good selection of local schools including Wallington County Grammar School, Wallington High School for Girls and Wilson's School, all of which have excellent academic records. There are also plenty of high quality primary schools in the area and higher education needs are well served by the nearby Roehampton and Surrey universities.

**By rail** 37 mins to London Victoria  
31 mins to London Bridge

**By car** 15 mins to M23  
17 mins to M25  
30 mins to Gatwick airport  
50 mins to Heathrow airport

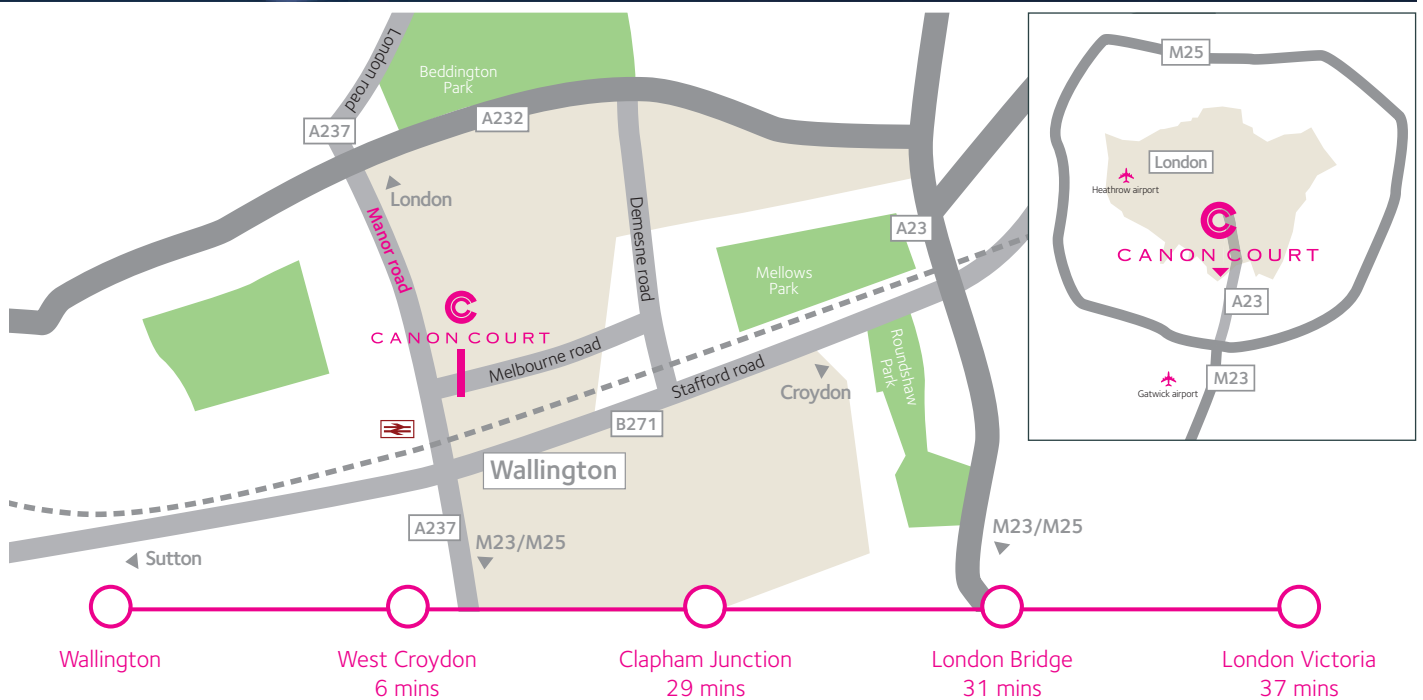


Top  
CGI Night shot of  
Canon Court

Right  
Wallington and the  
surrounding area



Computer Generated Image of Canon Court





# CANON COURT



## SPECIFICATION

### BESPOKE DESIGNER KITCHENS

- Stainless steel electric fan oven.
- Ceramic hob and chimney hood extractor fan.
- Integrated fridge/freezer and washer/dryer.
- Choice of designer units and worktops by Oakwood Kitchens.\*
- Worktop upstands and a stainless steel splashback to hob.
- Inset stainless steel bowl and drainer.
- Chrome square recessed Quad downlighting.

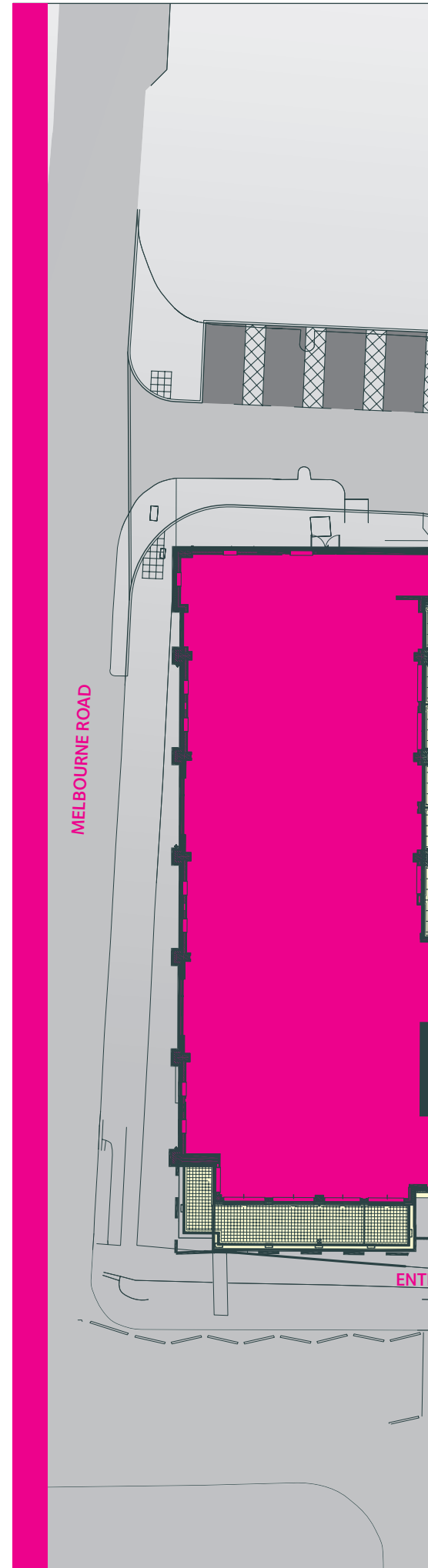
### LUXURY BATHROOMS & EN-SUITES

- 'Roca Laura' wall hung basin with contemporary chrome taps.
- Concealed dual flush 'Roca Laura' W.C.
- Fitted mirror and shaver point.
- Heated chrome towel rails.
- Choice of cushioned vinyl floor covering.\*
- Choice of wall tile colours.\*
- Chrome square recessed Quad downlighting.

### GENERAL

- Telephone entry system.
- Oak veneered doors with polished chrome ironmongery, matching door frames, architraves and skirtings.
- Oak strip wood flooring to hall, living/dining area & kitchen.
- Choice of carpets with underlay to bedrooms.
- Choice of fitted wardrobes to master bedroom.\*
- Sky+ facility and telephone points to living area and master bedroom.
- Heating provided by wet radiator system.
- Double-glazed u-PVC windows.
- Allocated parking to selected plots.
- Bin store.
- Bike store.

\* Choices are from developers range and subject to stage of construction.



EXISTING RESIDENTIAL BUILDINGS



BRITISH RAIL SERVICES TO LONDON BRIDGE AND VICTORIA STATION

BLOCK B

BLOCK A

Key

- Road access
- Parking
- Landscaping
- Train line
- Platform

RANCE

MANOR ROAD

WALLINGTON TRAIN STATION





CANON COURT

## CANON COURT

Right  
CGI Day shot of  
Canon Court



Canon Court offers you a choice of 118 stunning converted and new build one or two bed apartments and penthouses in a superb location. Designed with style and comfort in mind, each apartment comes complete with a bespoke designer kitchen, luxury bathroom, telephone entry system and allocated parking to selected plots.

Kitchens boast stainless steel ovens with ceramic hobs, your choice of designer units and worktops, integrated fridge/freezers and washer/dryers, stainless steel sinks and stylish recessed lighting. Bathrooms and en-suites feature contemporary concealed WCs, wall-hung basins with chrome taps, heated towel rails and your choice of cushioned vinyl flooring and wall tiles.

Attention to detail is second-to-none with oak veneered doors, oak strip wood flooring, your choice of carpets in the bedrooms, Sky+ and telephone points.

Canon Court offers you a choice of stunning homes in the superb location of the Surrey town of Wallington. Positioned opposite Wallington train station, the apartments are only 30 mins from Central London, while still in reach of the Surrey countryside.





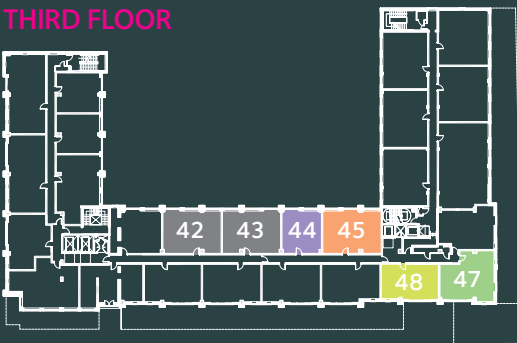
**FIFTH FLOOR**



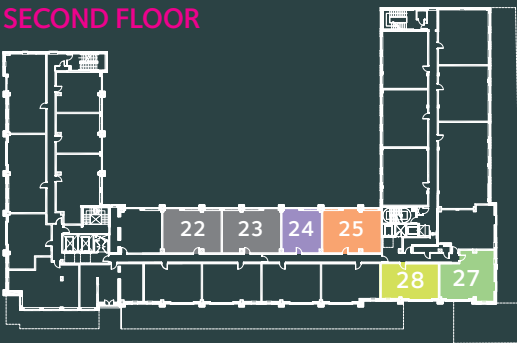
**FOURTH FLOOR**



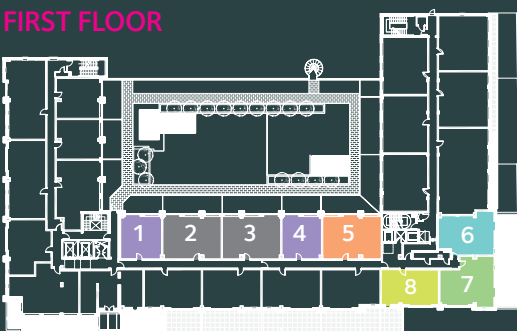
**THIRD FLOOR**



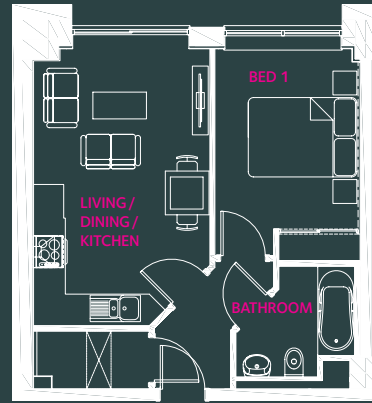
**SECOND FLOOR**



**FIRST FLOOR**



**PLOTS 1\*, 4\*, 24, 44, 64 & 83**



**Plots 1, 64 & 83**  
**Living / Dining / Kitchen**  
 5235 (max) x 3337 (max)  
 17'2" x 10'11"

**Bedroom 1**  
 3908 (max) x 2705 (max)  
 12'8" x 8'10"

\*Plots 1 & 4 have terraces

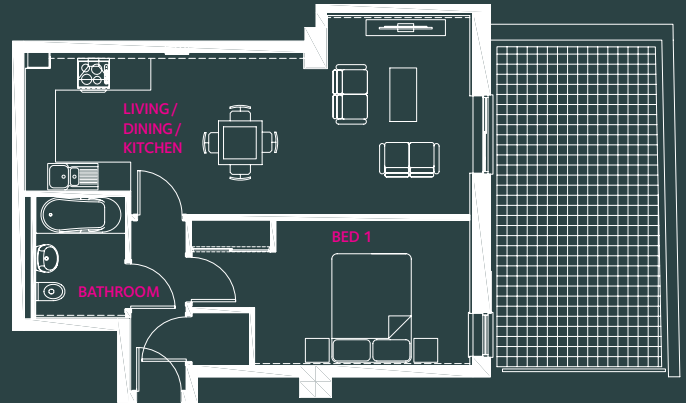
**Plots 4 and 24**  
**Living / Dining / Kitchen**  
 5236 (max) x 3074 (max)  
 17'2" x 10'1"

**Bedroom 1**  
 3752 (max) x 2705 (max)  
 12'4" x 8'10"

**Plots 44**  
**Living / Dining / Kitchen**  
 5236 (max) x 3074 (max)  
 17'2" x 10'1"

**Bedroom 1**  
 3752 (max) x 2705 (max)  
 12'4" x 8'10"

**PLOT 6**

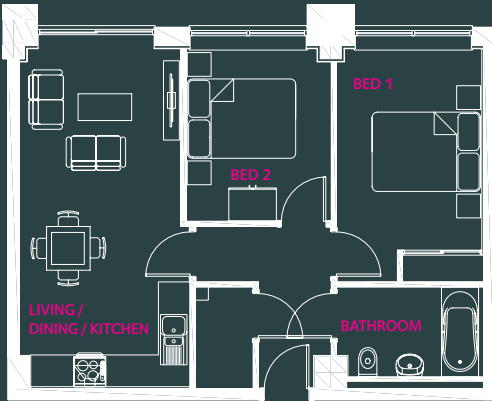


**Living / Dining / Kitchen**  
 8397 (max) x 3730 (max)  
 27'7" x 12'3"

**Bedroom 1**  
 5262 (max) x 2750 (max)  
 17'3" x 9'



**PLOTS 2\*, 3(H)\*, 22, 23(H), 42, 43(H), 62, 63(H), 81, 82(H)**



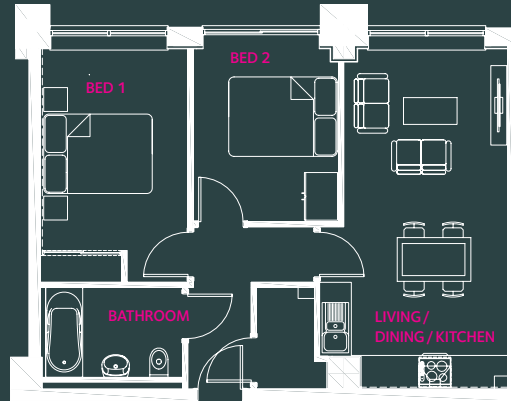
**Living / Dining / Kitchen**  
6392 (max) x 3023 (max)  
21' x 9'11"

**Bedroom 1**  
4411 (max) x 2750 (max)  
14'6" x 9'

**Bedroom 2**  
3265 (max) x 2750 (max)  
10'9" x 9'

\*Plots 2 & 3 have terraces

**PLOTS 5\*, 25, 45, 65, 84**



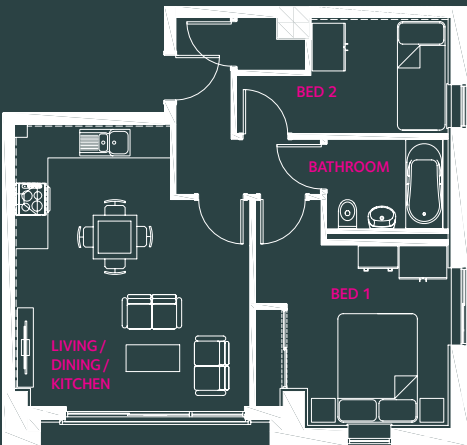
**Living / Dining / Kitchen**  
6392 (max) x 3492 (max)  
21' x 11'6"

**Bedroom 1**  
4410 (max) x 2750 (max)  
14'6" x 9'

**Bedroom 2**  
3531 (max) x 2750 (max)  
11'7" x 9'

\*Plot 5 has terrace

**PLOTS 7\*, 27, 47, 67, 86**



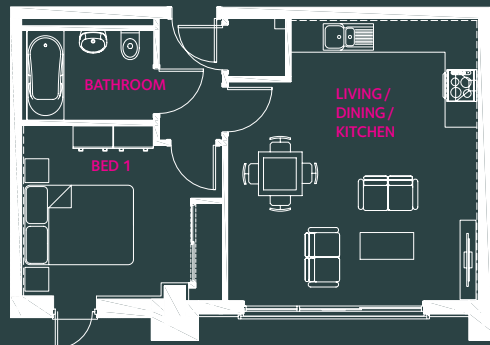
**Living / Dining / Kitchen**  
5298 (max) x 4421 (max)  
17'5" x 14'6"

**Bedroom 1**  
4268 (max) x 3645 (max)  
14' x 12'

**Bedroom 2**  
4001 (max) x 2162 (max)  
13'2" x 7'1"

\*Plot 7 has terrace

**PLOTS 8\*, 28, 48, 68, 87**

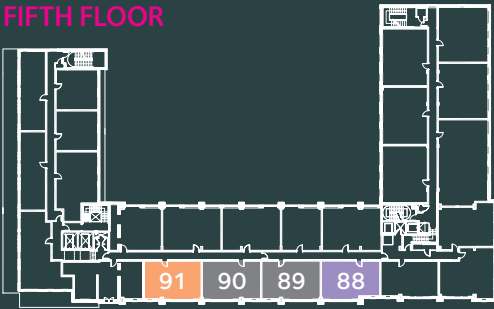


**Living / Dining / Kitchen**  
5298 (max) x 4706 (max)  
17'5" x 15'5"

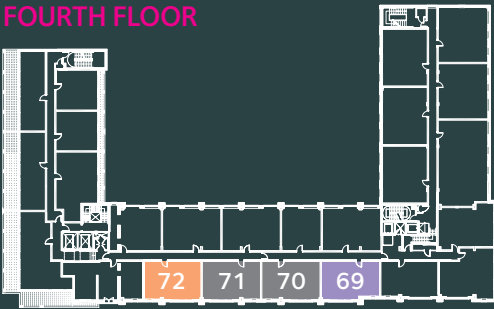
**Bedroom 1**  
3757 (max) x 3222 (max)  
12'4" x 10'7"

\*Plot 8 has terrace

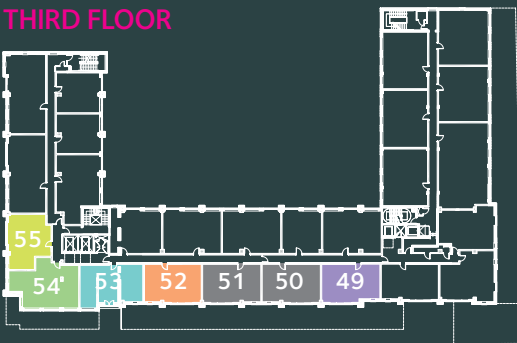
**FIFTH FLOOR**



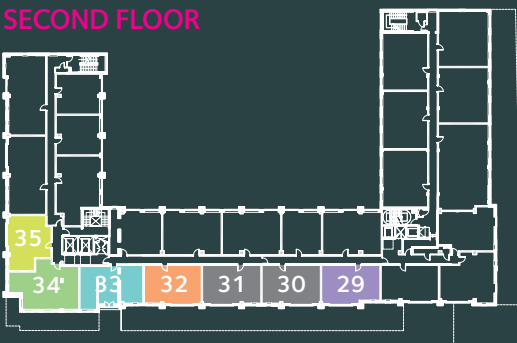
**FOURTH FLOOR**



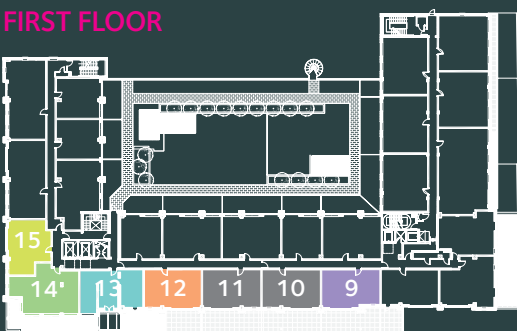
**THIRD FLOOR**



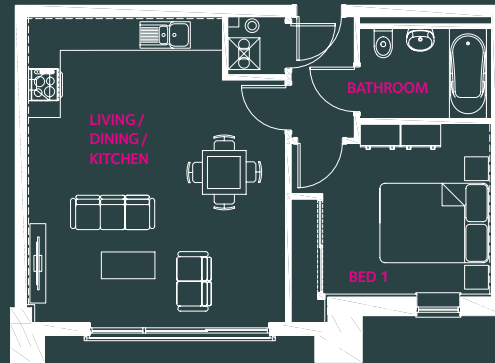
**SECOND FLOOR**



**FIRST FLOOR**



**PLOTS 9\*, 29, 49, 69, 88**

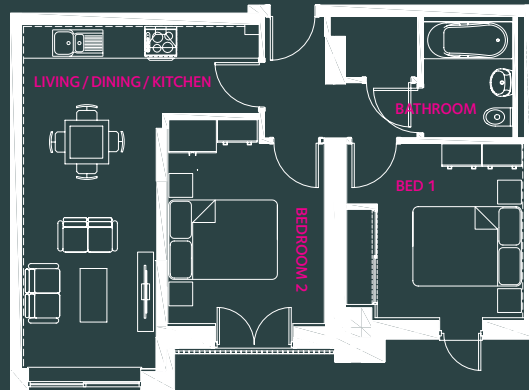


**Living / Dining / Kitchen**  
5750 (max) x 4861 (max)  
18'10" x 15'11"

**Bedroom 1**  
3757 (max) x 3222 (max)  
12'4" x 10'7"

\*Plot 9 has terrace

**PLOTS 13\*, 33, 53**



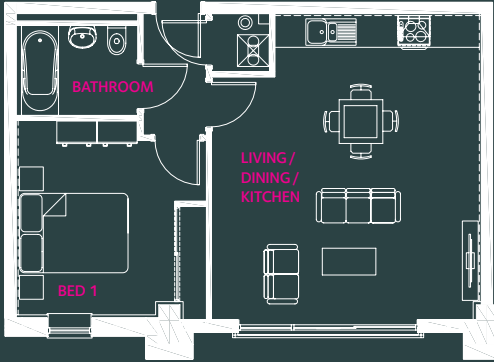
**Living / Dining / Kitchen**  
6464 (max) x 4455 (max)  
21'2" x 14'7"

**Bedroom 1**  
3337 (max) x 3297 (max)  
10'11" x 10'10"

**Bedroom 2**  
3869 (max) x 2967 (max)  
12'8" x 9'9"

\*Plot 13 has terrace

**PLOTS 10\*, 11(H)\*, 30, 31(H), 50, 51(H), 70, 71(H), 89, 90(H)**

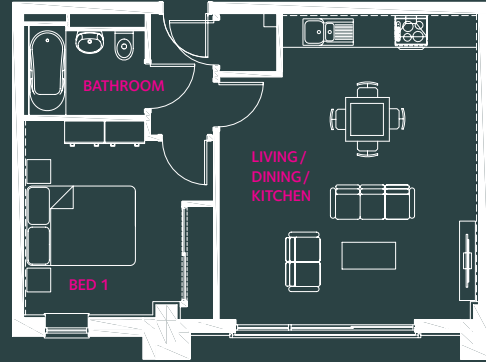


**Living / Dining / Kitchen**  
5748 (max) x 5061 (max)  
18'10" x 16'7"

**Bedroom 1**  
3672 (max) x 3557 (max)  
12'1" x 11'8"

\*Plots 10 & 11 have terraces

**PLOTS 12\*, 32, 52, 72, 91**

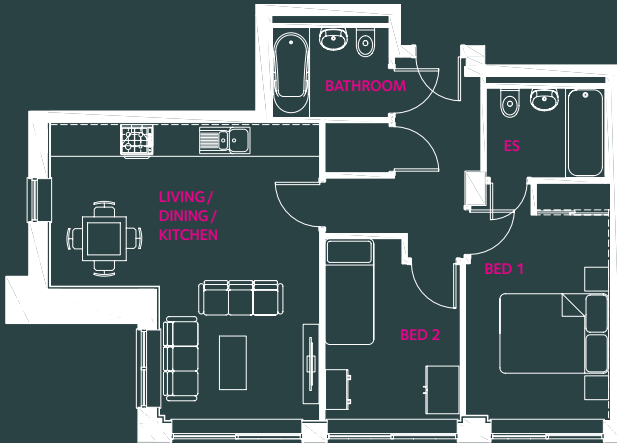


**Living / Dining / Kitchen**  
5747 (max) x 4868 (max)  
18'10" x 16"

**Bedroom 1**  
3682 (max) x 3557 (max)  
12'1" x 11'8"

\*Plot 12 has terrace

**PLOTS 14\*, 34, 54**



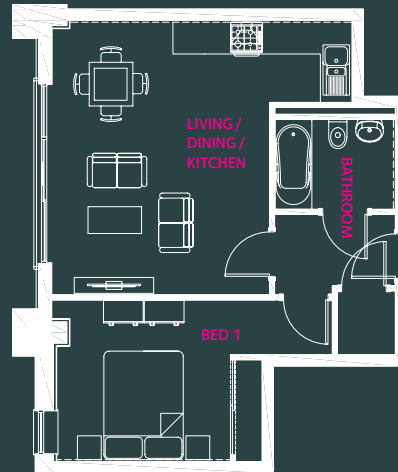
**Living / Dining / Kitchen**  
5598 (max) x 5087 (max)  
18'4" x 16'8"

**Bedroom 1**  
4482 (max) x 2740 (max)  
14'8" x 9'

**Bedroom 2**  
3435 (max) x 2560 (max)  
11'3" x 8'5"

\*Plot 14 has terrace

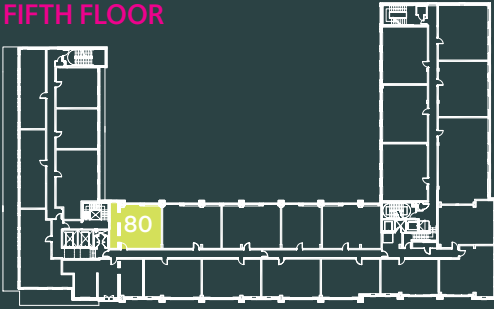
**PLOTS 15, 35, 55**



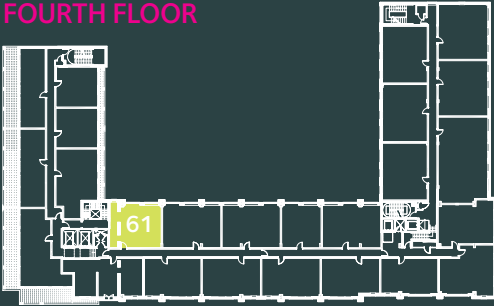
**Living / Dining / Kitchen**  
5676 (max) x 5187 (max)  
18'7" x 17'

**Bedroom 1**  
5209 (max) x 3058 (max)  
17'1" x 10'

**FIFTH FLOOR**



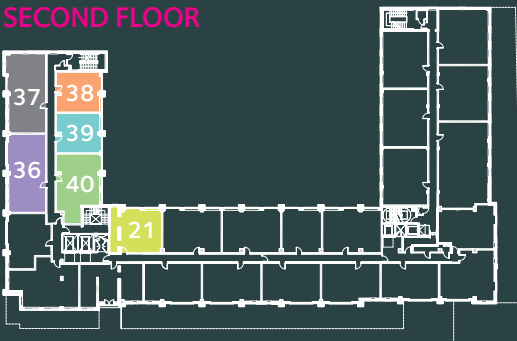
**FOURTH FLOOR**



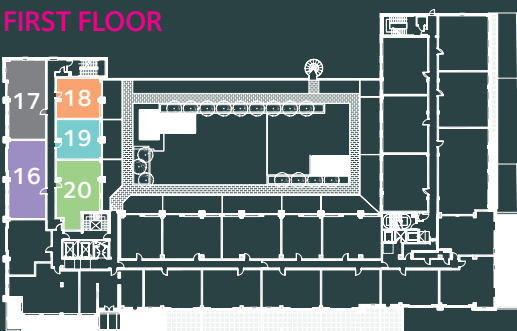
**THIRD FLOOR**



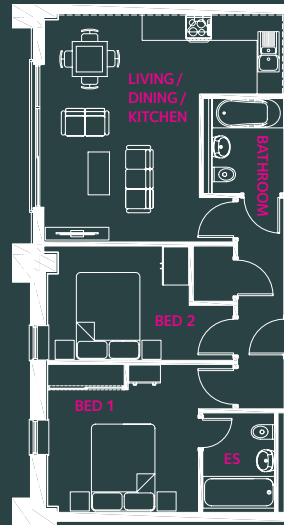
**SECOND FLOOR**



**FIRST FLOOR**



**PLOTS 16, 36, 56**

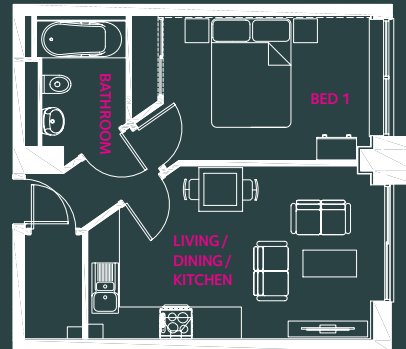


**Living / Dining / Kitchen**  
5692 (max) x 5361 (max)  
18'8" x 17'7"

**Bedroom 1**  
4397 (max) x 3457 (max)  
14'5" x 11'4"

**Bedroom 2**  
4388(max) x 2700 (max)  
14'5" x 8'10"

**PLOTS 19\*, 39, 59**

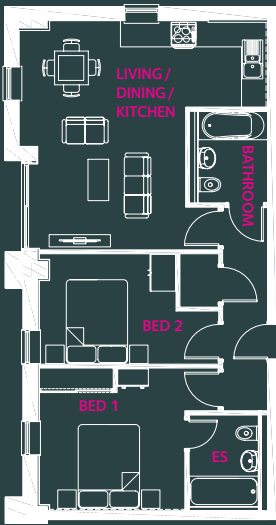


**Living / Dining / Kitchen**  
5611 (max) x 3073 (max)  
18'5" x 10'1"

**Bedroom 1**  
4521 (max) x 2705 (max)  
14'10" x 8'10"

\*Plot 19 has terrace

**PLOTS 17, 37, 57**

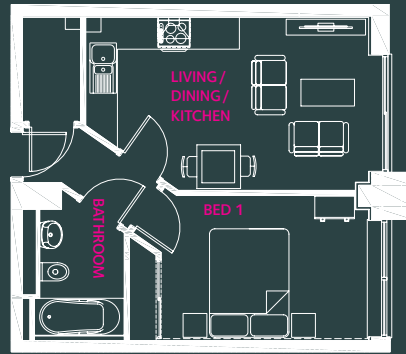


**Living / Dining / Kitchen**  
6040 (max) x 5607 (max)  
19'10" x 18'5"

**Bedroom 1**  
4388 (max) x 3457 (max)  
14'5" x 11'4"

**Bedroom 2**  
4388 (max) x 2700 (max)  
14'5" x 8'10"

**PLOTS 18\*, 38, 58**

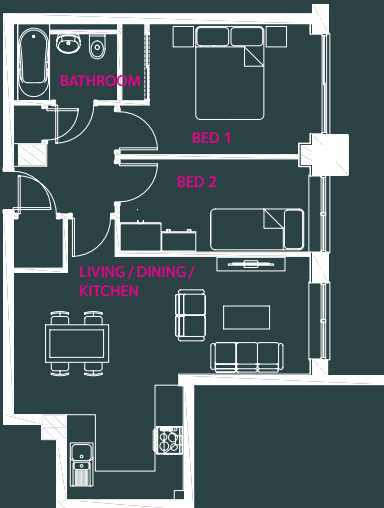


**Living / Dining / Kitchen**  
5611 (max) x 3268 (max)  
18'5" x 10'9"

**Bedroom 1**  
4521 (max) x 2705 (max)  
14'10" x 8'10"

\*Plot 18 has terrace

**PLOTS 20\*, 40, 60**



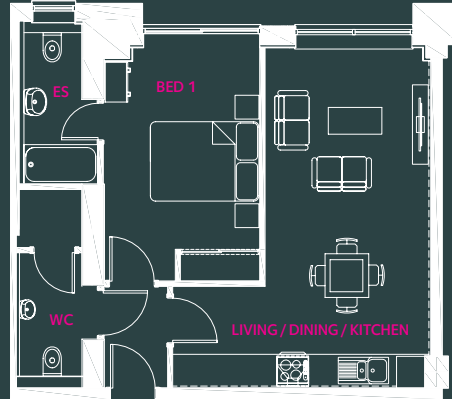
**Living / Dining / Kitchen**  
6503 (max) x 5334 (max)  
21'4" x 17'6"

**Bedroom 1**  
4201 (max) x 2850 (max)  
13'9" x 9'4"

**Bedroom 2**  
4201 (max) x 2052 (max)  
13'9" x 6'9"

\*Plot 20 has terrace

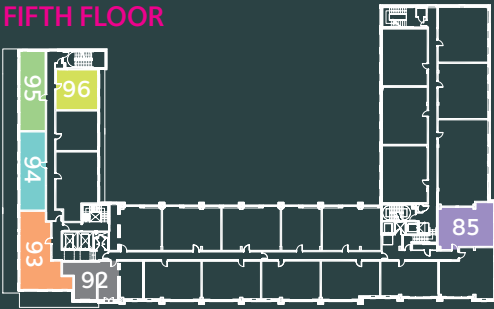
**PLOTS 21, 41, 61, 80**



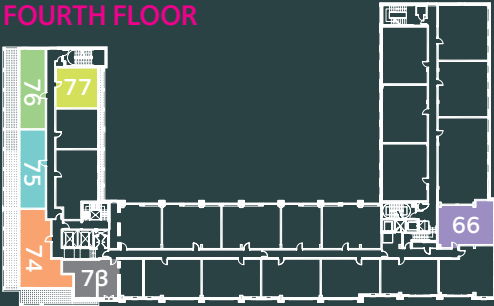
**Living / Dining / Kitchen**  
6392 (max) x 4696 (max)  
21' x 15'5"

**Bedroom 1**  
4410 (max) x 2945 (max)  
14'6" x 9'8"

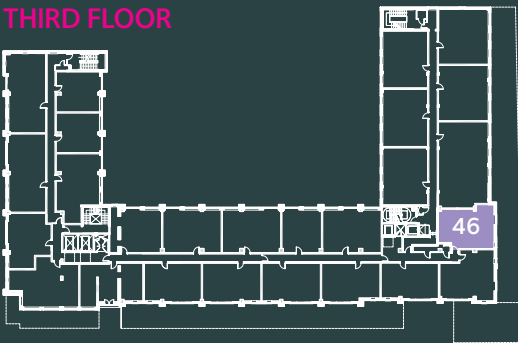
**FIFTH FLOOR**



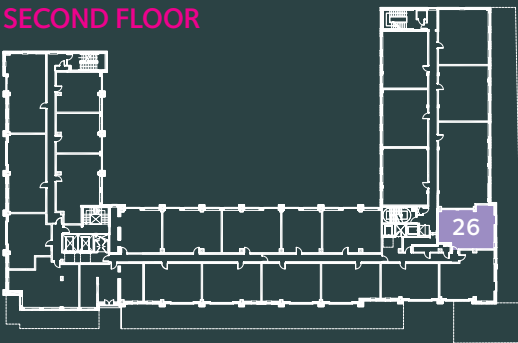
**FOURTH FLOOR**



**THIRD FLOOR**

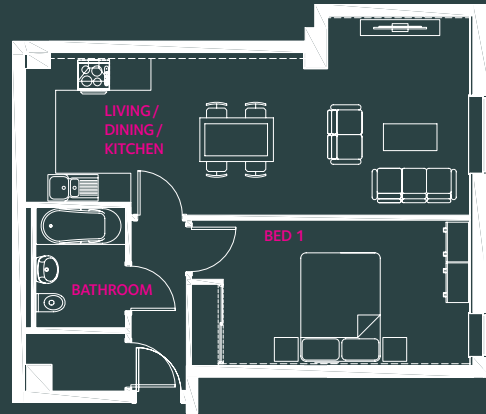


**SECOND FLOOR**



**FIRST FLOOR**

**PLOTS 26\*, 46, 66, 85**

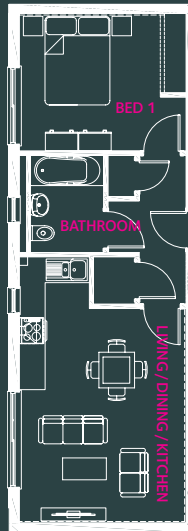


**Living / Dining / Kitchen**  
8397 (max) x 3768 (max)  
27'7" x 12'4"

**Bedroom 1**  
5262 (max) x 2712 (max)  
17'3" x 8'11"

\*Plot 26 has terrace

**PLOTS 75\*, 94**

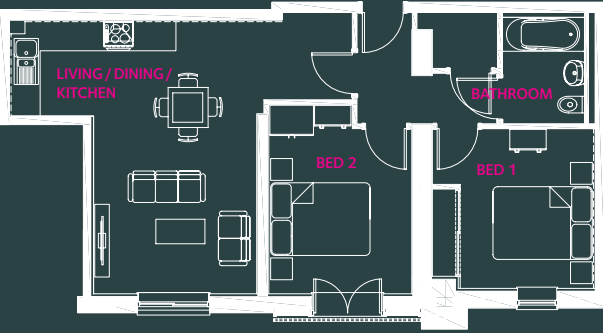


**Living / Dining / Kitchen**  
6124 (max) x 3826 (max)  
20'1" x 12'7"

**Bedroom 1**  
3864 (max) x 3149 (max)  
12'8" x 10'4"

\*Plot 75 has large terrace

**PLOTS 73\*, 92**



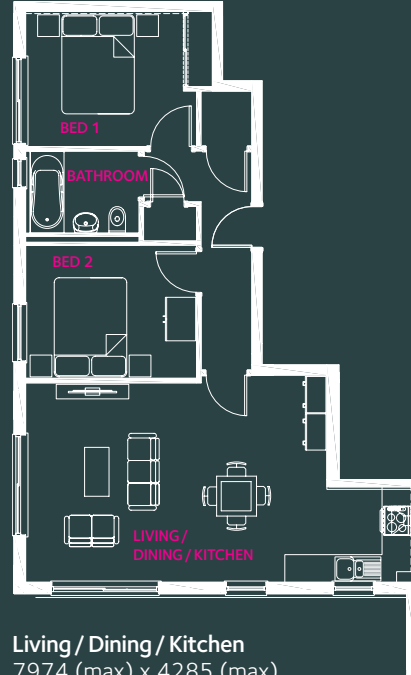
**Living / Dining / Kitchen**  
7041 (max) x 5614 (max)  
23'1" x 18'5"

**Bedroom 1**  
3325 (max) x 3297 (max)  
10'11" x 10'10"

**Bedroom 2**  
3907 (max) x 2950 (max)  
12'10" x 9'8"

\*Plot 73 has terrace

**PLOTS 74\*, 93**



**Living / Dining / Kitchen**  
7974 (max) x 4285 (max)  
26'2" x 14'1"

**Bedroom 1**  
3536 (max) x 2750 (max)  
11'7" x 9'

**Bedroom 2**  
3536 (max) x 2750 (max)  
11'7" x 9'

\*Plot 74 has two terraces

**PLOTS 76\*, 95**

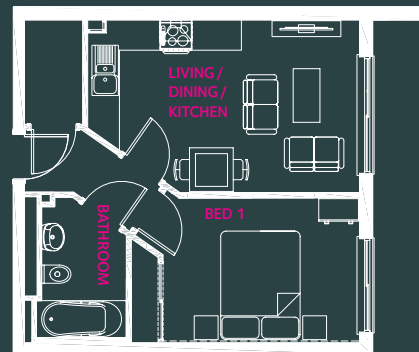


**Living / Dining / Kitchen**  
6399 (max) x 3826 (max)  
21' x 12'7"

**Bedroom 1**  
3864 (max) x 3149 (max)  
12'8" x 10'4"

\*Plot 76 has large terrace

**PLOTS 77\*, 96**

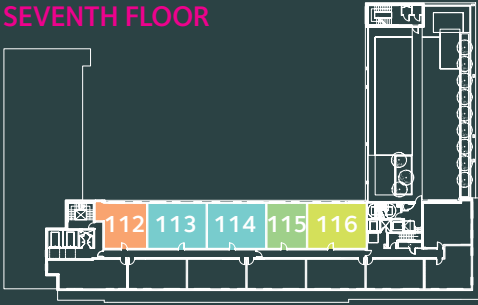


**Living / Dining / Kitchen**  
5137 (max) x 3268 (max)  
16'10" x 10'9"

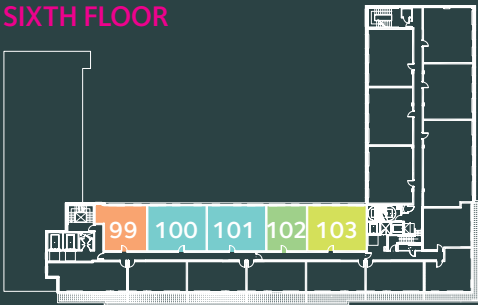
**Bedroom 1**  
4312 (max) x 2705 (max)  
14'2" x 8'10"

\*Plot 77 has terrace

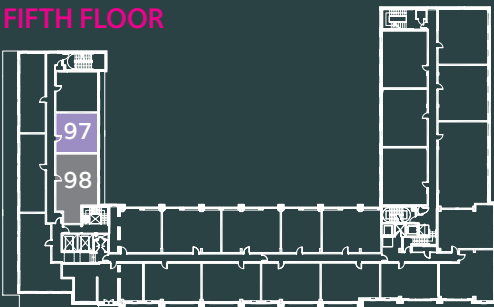
SEVENTH FLOOR



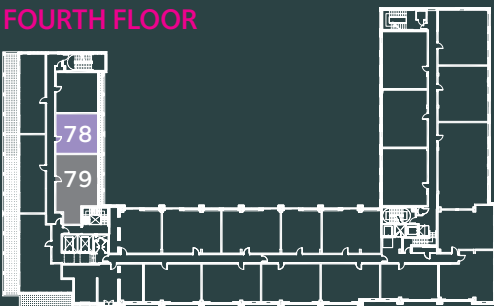
SIXTH FLOOR



FIFTH FLOOR

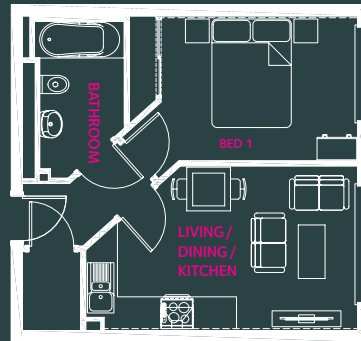


FOURTH FLOOR



THIRD FLOOR  
SECOND FLOOR  
FIRST FLOOR

■ PLOTS 78\*, 97

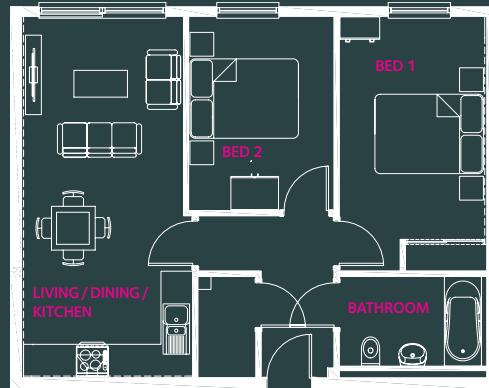


**Living / Dining / Kitchen**  
5137 (max) x 3073 (max)  
16'10" x 10'1"

**Bedroom 1**  
4312 (max) x 2705 (max)  
14'2" x 8'10"

\*Plot 78 has small terrace

■ PLOTS 100, 101(H), 113, 114(H)



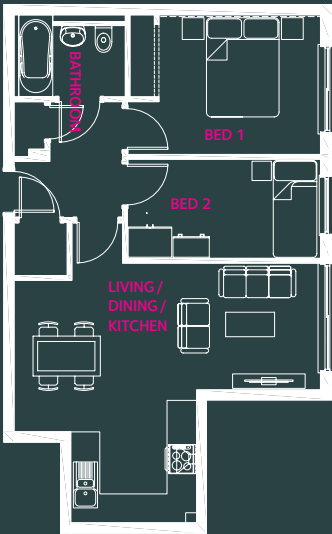
**Living / Dining / Kitchen**  
6392 (max) x 3197 (max)  
21' x 10'6"

**Bedroom 1**  
4411 (max) x 2750 (max)  
14'6" x 9'

**Bedroom 2**  
3265 (max) x 2750 (max)  
10'9" x 9'



**PLOTS 79\*, 98**



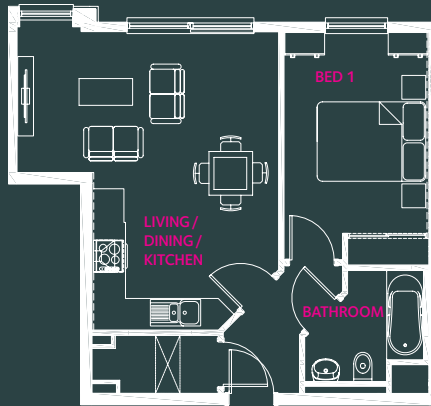
**Living / Dining / Kitchen**  
6294 (max) x 5372 (max)  
20'8" x 17'7"

**Bedroom 1**  
3992 (max) x 2850 (max)  
13'1" x 9'4"

**Bedroom 2**  
3992 (max) x 2052 (max)  
13'1" x 6'9"

\*Plot 79 has small terrace

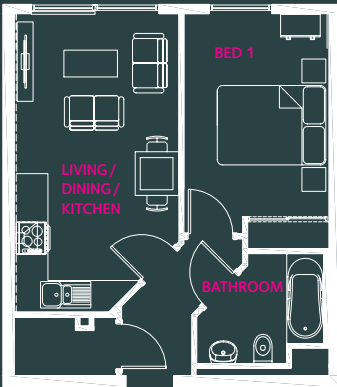
**PLOTS 99, 112**



**Living / Dining / Kitchen**  
5620 (max) x 4865 (max)  
18'5" x 15'11"

**Bedroom 1**  
4293 (max) x 2705 (max)  
14'1" x 8'10"

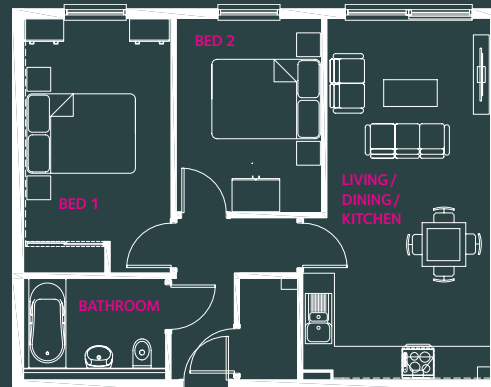
**PLOTS 102, 115**



**Living / Dining / Kitchen**  
6777 (max) x 3492 (max)  
22'3" x 11'5"

**Bedroom 1**  
4137 (max) x 2705 (max)  
13'7" x 8'10"

**PLOTS 103, 116**

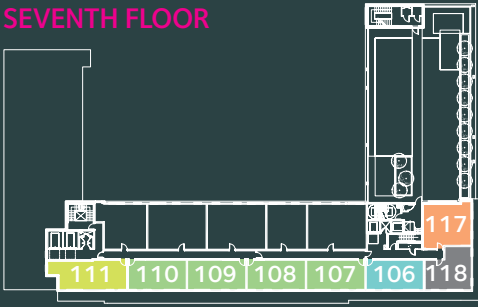


**Living / Dining / Kitchen**  
6799 (max) x 3492 (max)  
22'4" x 11'5"

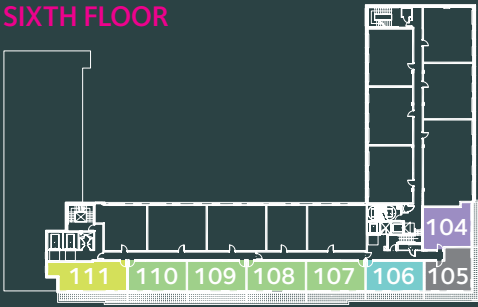
**Bedroom 1**  
4817 (max) x 2750 (max)  
15'10" x 9'

**Bedroom 2**  
3672 (max) x 2750 (max)  
12'1" x 9'

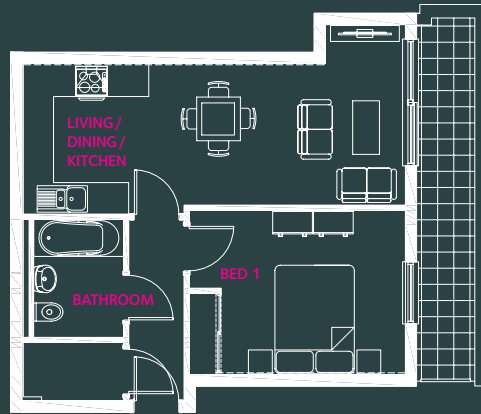
SEVENTH FLOOR



SIXTH FLOOR



PLOT 104

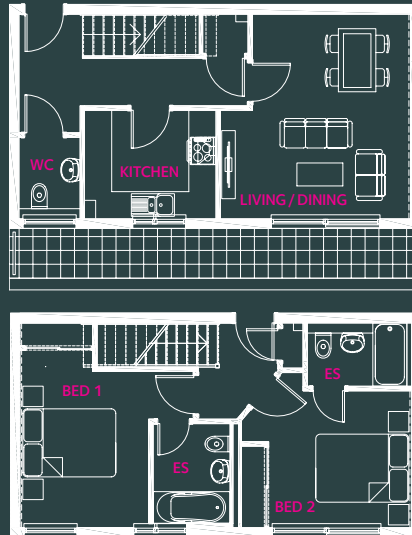


**Living / Dining / Kitchen**  
7220 (max) x 3460 (max)  
23'8" x 11'4"

**Bedroom 1**  
4085 (max) x 3068 (max)  
13'5" x 10'1"

CANON COURT  
DUPLEX  
COLLECTION -  
CAREFULLY  
CONSIDERED  
DESIGN FOR  
TODAYS  
MODERN LIVING

PLOT 106 (DUPLEX)



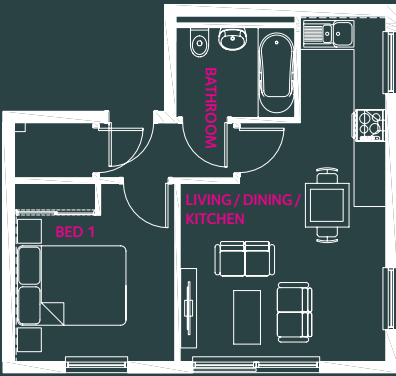
**Living / Dining**  
4515 (max) x 4156 (max)  
14'10" x 13'8"

**Kitchen**  
2900 (max) x 2395 (max)  
9'6" x 7'10"

**Bedroom 1**  
3020 (max) x 3074 (max)  
9'11" x 10'1"

**Bedroom 2**  
4515 (max) x 3950 (max)  
14'10" x 13'

**PLOTS 105\*, 118**

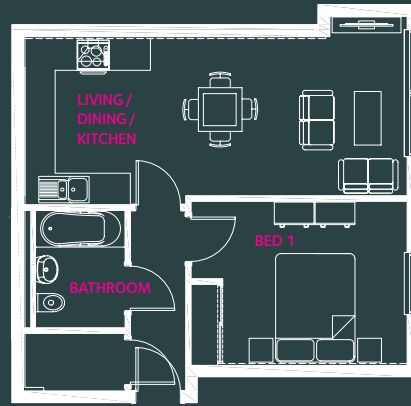


**Living / Dining / Kitchen**  
6497 (max) x 3889 (max)  
21'4" x 12'9"

**Bedroom 1**  
3370 (max) x 3000 (max)  
11'1" x 9'10"

\*Plot 105 has terrace

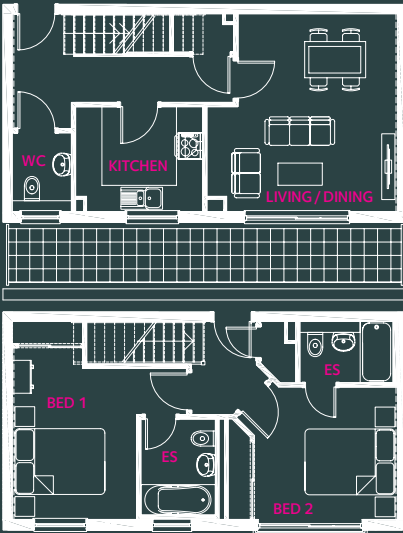
**PLOT 117**



**Living / Dining / Kitchen**  
7220 (max) x 3416 (max)  
23'8" x 11'2"

**Bedroom 1**  
4085 (max) x 3068 (max)  
13'5" x 10'1"

**PLOTS 107, 108(H), 109, 110(H) (DUPLEX)**



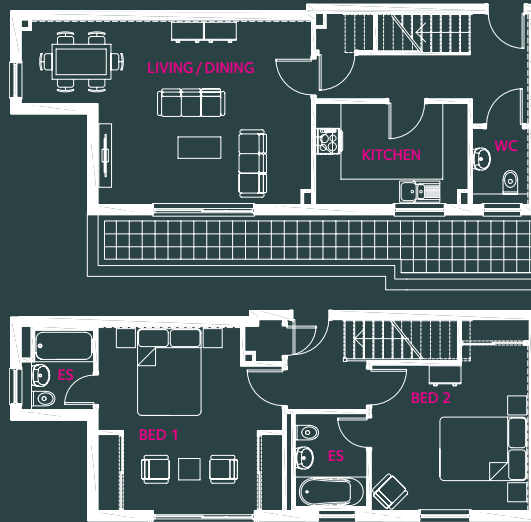
**Living / Dining**  
4515 (max) x 3606 (max)  
14'10" x 11'10"

**Kitchen**  
2900 (max) x 2395 (max)  
9'6" x 7'10"

**Bedroom 1**  
3020 (max) x 3228 (max)  
9'11" x 10'7"

**Bedroom 2**  
4514 (max) x 3950 (max)  
14'10" x 13'

**PLOT 111 (DUPLEX)**



**Living / Dining**  
6815 (max) x 4326 (max)  
22'4" x 14'2"

**Kitchen**  
3605 (max) x 2395 (max)  
11'10" x 7'10"

**Bedroom 1**  
4326 (max) x 4367 (max)  
14'2" x 14'4"

**Bedroom 2**  
4515 (max) x 3795 (max)  
14'10" x 12'5"







CANON COURT

# WESTON HOMES PLC

Left to right  
Mayesbrook Manor  
Barking  
Bridges Wharf  
Battersea  
Mayfield Grange  
Sussex



The Company was formed by Bob Weston. He took his considerable experience in the building industry to set up what has now become Weston Group Plc.

Weston Homes Plc has grown to become one of the major housebuilders of the South East. This is due in no small part to its commitment to continual reassessment of the marketplace and the provision of properties to exceed the expectations of purchasers both in terms of quality and value for money.

The Company has specialised from the outset in the regeneration of brownfield sites, becoming a leader in this area of development. Always forward-looking, Weston Homes has merged the traditional skills of housebuilding with the ever expanding opportunities and new areas available through the use of the latest technology.

Recently this has manifested itself through the company's revolutionary new 'Project Genesis' scheme. Through Project Genesis, Weston Homes has taken house building to a new level.

Many of the new homes components are pre-manufactured in factory conditions rather than on site, allowing quality to be maintained.

Strict quality controls are carried out at all stages with items including door sets, windows and kitchens, quickly and efficiently fitted on site at an advanced stage of construction. Resultant cost savings allow for a higher specification to the property.

As the company has grown, its range of operations has expanded, with current developments stretching from Colchester down through London to East Sussex. Projects are varied, ranging from select housing developments to large scale city apartment complexes of hundreds of units.

As well as new-build properties, the company has extensive experience in the restoration and refurbishment of historic buildings.

Weston Homes is committed to providing customer service to the highest standards. To this end we do not operate a call centre but a personal service with the name and contact details of the dedicated customer care assistant identified in the 'Welcome Pack' when you move in to your new home.

Weston Homes Plc is well positioned to offer you a unique, high specification luxury home. We are confident that you will have your every day expectation surpassed.





### Homebuyers Information Pack

All purchasers at Canon Court will be presented with an information pack from Weston Homes at the point of reservation. The reservation manual includes all of the information needed to ensure the purchasing process is as smooth as possible; taking the purchaser through all of the stages they will encounter from reservation through to exchange and will even give advice on how to prepare for completion and occupancy.

When collecting keys for a Canon Court property the purchaser will then receive a further handover pack, presented in a leather bound folio; containing all manuals for every appliance in the new property as well as important information and contact details.

The homeowner's packs presented also allow the purchaser space to add any other documents which they may collect throughout the purchasing process. The packs are provided to make buying and moving-in at Canon Court as stress free as possible.



## Terms and Conditions

### Deposit

A deposit is required of £1000.00 paid subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

### Reservation

On reservation the selling agent will require details of the purchaser's solicitor who will be immediately instructed.

### Exchange of contracts

The exchange of contracts date will be strictly adhered to. If any contracts are not exchanged on or by the appropriate date, Weston Homes reserve the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with the selling agents, BPC.

### Completion

On reservation an anticipated completion date will be given and the selling agent will keep you informed as to the progress of construction.

The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their new home. Upon completion, after the full payment has been

received, the keys may be collected from the selling agents, BPC.

### Please note:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection otherwise as to the correctness of each of them;

(iii) no person in the employment of BPC has any authority to make or give any representation of warranty whatever in relation to this property. All negotiations are through BPC.

The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may, therefore, vary from time to time. It should be noted that the representations of Canon Court, whilst similar to the development, may not

necessarily be accurate in every respect. These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given are accurate within plus or minus 50mm (2 inches). They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press. Canon Court is the marketing name for use until a permanent postal address has been issued.

### Weston Homes Plc

The Weston Group Business Centre  
Parsonage Road  
Takeley  
Essex CM22 6PU  
T: +44 (0)1279 873 300  
F: +44 (0)1279 873 394  
E: sales@weston-homes.com

### Canon Court

Manor Road  
Wallington  
Surrey SM6 8SY  
T: +44 (0)845 638 5019  
F: +44 (0)1279 873 394  
E: canoncourt@weston-homes.com

