

# NODIA MANSIONS

HEATH ROAD  
THORNTON HEATH CR7

Nestled away in a central position of Thornton Heath and a short walk from vibrant Croydon, **Nodia Mansions** is a private, gated development of contemporary mews houses and apartments designed with uncompromising attention to detail.



Situated at the end of a residential road and with manicured communal gardens, each home has been crafted to an exceptional specification to provide bright and spacious accommodation that is characteristic of contemporary luxury living. The conscientious architectural design has produced private courtyard gardens to the mews houses and individual balconies for each of the apartments, giving occupants their own oasis outdoors.

Nordic influences have culminated in a timeless elegance to the bespoke kitchens, modern bathrooms and interior finishes with clean lines and emphasis on space in which to live, entertain and enjoy.







FLAT 3 - SECOND FLOOR

Total Approx. Floor Area  
684 sq ft (63.57 sq m)



FLAT 4 - SECOND FLOOR

Total Approx. Floor Area  
698 sq ft (64.83 sq m)



HOUSE 5

Total Approx. Floor Area  
948 sq ft (88.12 sq m)

FLAT 1 - FIRST FLOOR

Total Approx. Floor Area  
708 sq ft (65.75 sq m)

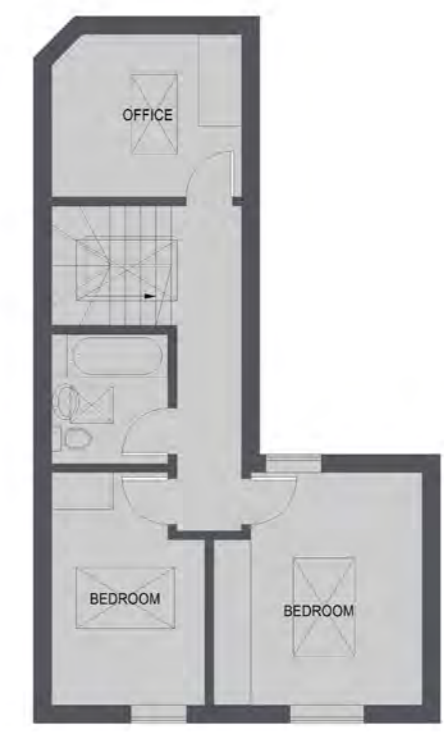


FLAT 2 - FIRST FLOOR

Total Approx. Floor Area  
698 sq ft (64.83 sq m)



GROUND FLOOR



FIRST FLOOR

HOUSE 6

Total Approx. Floor Area  
1,078 sq ft (100.17 sq m)



GROUND FLOOR



FIRST FLOOR

HOUSE 7

Total Approx. Floor Area  
1,078 sq ft (100.17 sq m)



GROUND FLOOR



FIRST FLOOR

HOUSE 8

Total Approx. Floor Area  
1,078 sq ft (100.17 sq m)



GROUND FLOOR



FIRST FLOOR

HOUSE 9

Total Approx. Floor Area  
1,055 sq ft (98.08 sq m)



GROUND FLOOR



FIRST FLOOR



## KITCHENS

- Bespoke handleless cabinetry in super matt white finish from the Clerkenwell range by Howdens
  - Integrated Fridge Freezer
  - Integrated oven and canopy extractor
  - Integrated 4 output induction hob
  - Integrated dishwasher
  - Washing machine & tumble dryer
- \*All appliances specified are Bosch

## BEDROOMS

- Integrated handleless wardrobes to bedrooms one and two

## BATHROOMS

- White sanitary ware
- Heated towel radiator
- Satin white wall and floor tiles

## SECURITY AND ENERGY FEATURES

- Video intercom entry system
- Wired smoke and fire alarms
- Firedoors installed throughout dwellings
- Sprinkler system to the apartments
- Air source heat pump

## FINISHES

- Double glazing with black PPC aluminium casements
- Engineered oak flooring throughout
- Dulux Pure Brilliant white Matt paint finish
- Satin stainless steel finish door handles



## THORNTON HEATH

Offering an intriguing blend of old and new, Thornton Heath is an up and coming area. Extensive regeneration plans are currently putting this area on the map, with investment into shopping, cycle routes and culture.

Thornton Heath is a quiet area of south London tucked away, yet with all the hustle and bustle of Croydon nearby. Served by a National Rail station with quick links into London Victoria, it's well connected and offers the DLR tram line slightly further a field.

Comprising of predominantly Victorian architecture, the area exhibits some famous landmarks surviving this era including the Grade II listed St. Albans Church. In addition, Thornton Heath Pond is one of the most renowned and historic landmarks in the Croydon Borough.



A development by



Backed by  
HM Government



1-3 De Montfort Parade  
Streatham High Road, SW16 1BU

020 8677 9900  
streatham.sales@jacksonsestateagents.com

[jacksonsestateagents.com](http://jacksonsestateagents.com)



20 Claremont Road  
Surbiton, KT6 4QU

020 8614 1222  
newhomesales@dexters.co.uk

[dexters.co.uk](http://dexters.co.uk)

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