



WHITGIFT HEIGHTS ²⁰²⁵

A Selection of 6 Luxury New Houses





THE DEVELOPMENT

Discover Whitgift Heights, an impressive collection of six luxury 4-bedroom town houses.

Each dwelling is uniquely designed with generous living space, ample ceiling height, and an exceptional level of finish throughout.

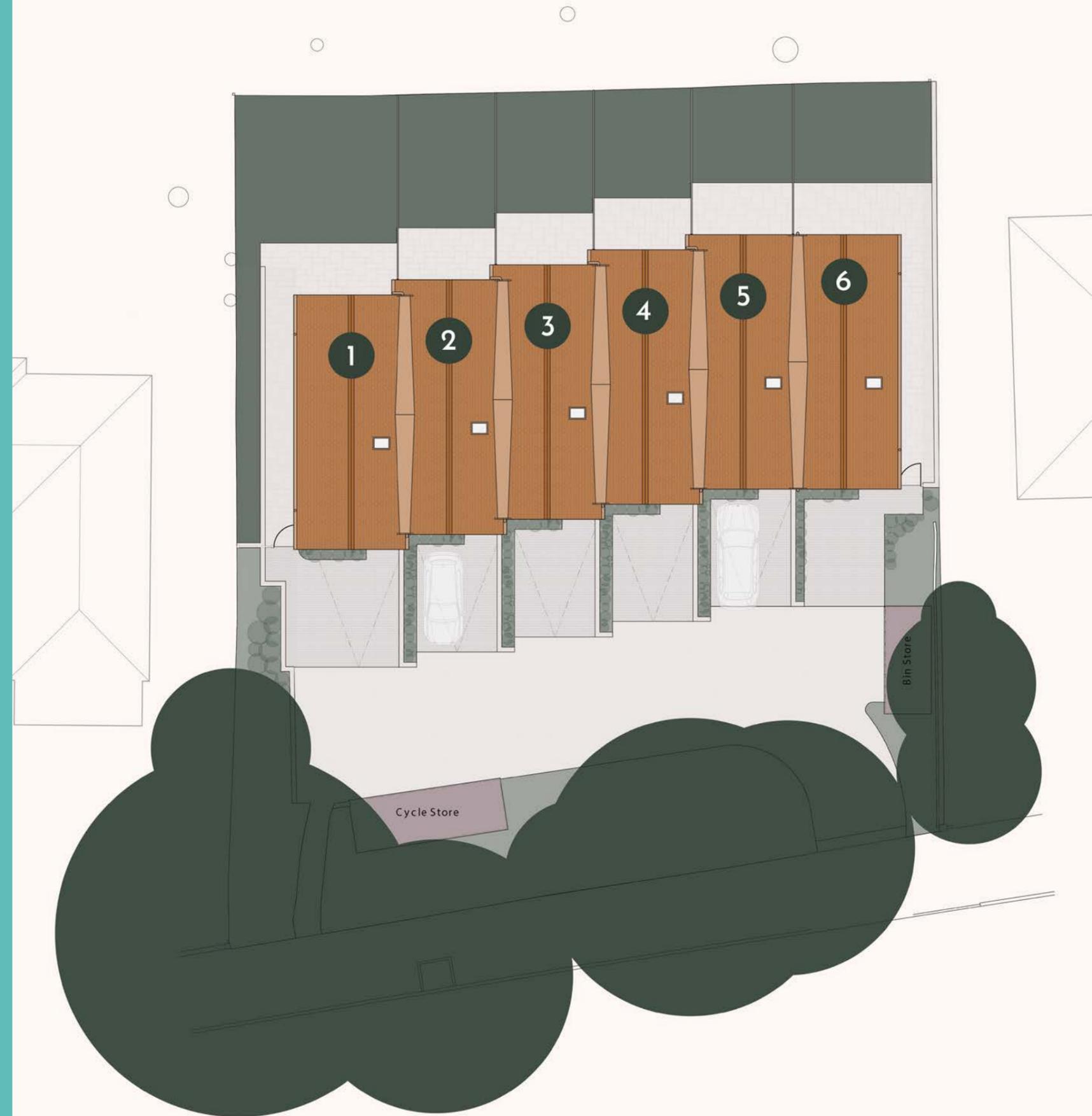
This modern and sustainable development offers refined living, nestled within the leafy Whitgift foundation in South Croydon. Sympathetically designed to flow across the three floors of living space for families to enjoy.





WHITGIFT HEIGHTS, CR2

18 HALING PARK ROAD, South Croydon, CR2 6NE





PLOTS ONE & SIX END OF TERRACE TOWN HOUSE

Approximate Gross Internal Area
133.3 sq m / 1435 sq ft

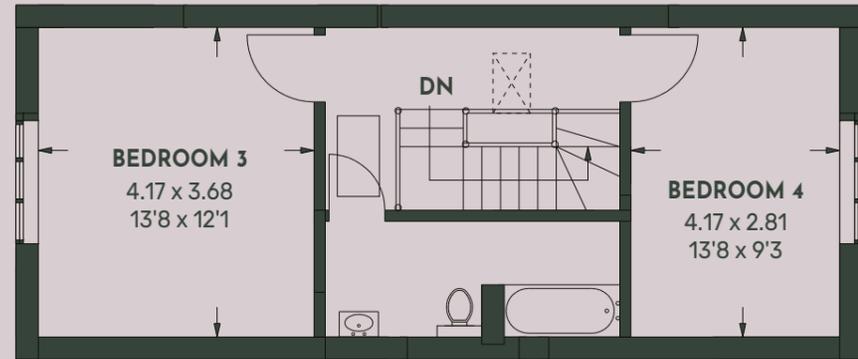


PLOTS TWO, THREE, FOUR & FIVE MID TERRACE TOWN HOUSE

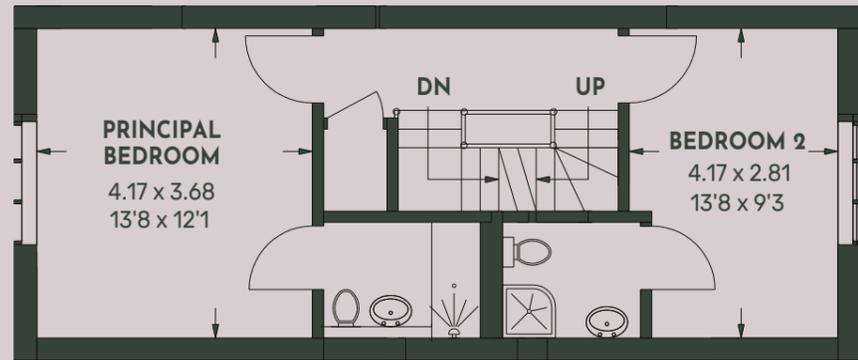
Approximate Gross Internal Area
133.3 sq m / 1435 sq ft



= Reduced headroom below 1.5 m / 5'0



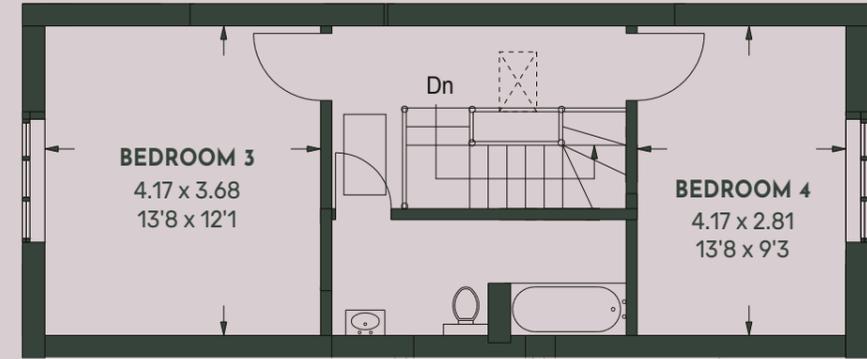
SECOND FLOOR



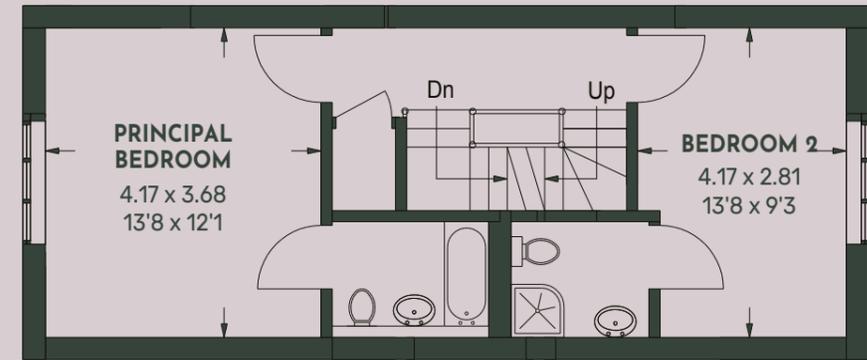
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





TRANSPORT

Whitgift Heights is perfectly situated, with convenient transport links into central London and beyond, making it accessible for visitors and commuters traveling to and from the city centre.

With three mainline stations all under one mile of the development (South Croydon, Purley Oaks & Sanderstead), providing direct train services to central London, with trains from South Croydon station getting you into London Bridge within 20 minutes, ideal for those not working from home or on the days you aren't.

In addition, several London bus routes operate via the Brighton Road, situated conveniently at the bottom of the road (60, 466, 312 & 407), providing further connectivity to and from surrounding neighbourhoods and areas.

Croydon offers the unique tram link effortlessly taking you wherever you may need across its 39 stops. If public transport isn't your thing, Whitgift Heights is well situated for the M25 (junction 7), being just a 20-minute drive away, offering ready access to the capital and Gatwick Airport.







AREAS NEARBY

SOUTH END RESTAURANT QUARTER. (0.7 MILES)

An array of places to eat and drink conveniently located together in the infamous south end quarter. Whether you're looking for a quick drink after work or a more formal setting, there is an abundance of special places to visit including Bagatti's, which has been serving fine Italian cuisine for decades. The Tree House offers great food and drink and boasts a fabulous garden space, showing all major events and sports event on the wide screen.

LLOYD PARK. (1.5 MILES)

Set in 114 acres of natural parkland with mature trees and woodland, there is plenty to explore. Plenty of activities are set up ready to go including, football pitches, outdoor gym, disc golf, children's playground and tennis courts. Lloyd Park café is open daily offering great things to wind down with changing rooms and toilet facilities.

COLONNADES CROYDON. (1.1 MILES)

A modern but more intimate retail park, offering plenty of choice for quick bites, including Costa Coffee, Nandos, McDonalds and others. If you prefer keeping healthy, Nuffield Health gym will provide a sanctuary. Home tweaks are made easy with Wickes on your doorstep and kids are entertained in Oxygen trampoline park on the infamous Kidspace.

VALLEY PARK RETAIL PARK. (2.8 MILES)

Valley Park covers an abundance of locations for home furnishings, including Ikea, Dunelm, B&Q and DFS, so sprucing your new home is a one-stop-shop. If shopping builds up an appetite, then places like Five Guys, Wingstop and Nandos will keep you satisfied. Keeping kids entertained is also a breeze with Vue cinema and Tenpin too!





10 Year new homes warranty with Build Zone



Dedicated parking space with every home



Three bathrooms and downstairs WC



Outbuilding for secure bicycle storage



Fully turfed landscaped garden with Indian sand stone patio



Photovoltaic roof panels, reducing electricity bills to the home



EV car charging point



Large, boarded loft storage



Intruder alarm fitted with each home for peace of mind



LIVING & DINING AREA

The living and dining area is a perfect blend of style and comfort. It features premium hard flooring throughout the ground floor, with underfloor heating providing warmth to the space. Large Crittall style doors, allowing an abundance of natural light to pour in and fill the room, with direct access to the landscaped garden. The home is complimented with white contemporary style internal doors finished with chrome handles.



KEY FEATURES

- Aluminium Crittall style double doors
- Karndean luxury hard flooring throughout
- Effortless furnishing options with its generous sizing
- High ceilings flood the room with natural light
- Underfloor heating



KITCHEN

The bright and spacious kitchen offers high end finishing, brought to life by the renowned bespoke kitchen designer, Lime Designs. Elegant British manufactured kitchens, finished with 20mm Quartz stone worktops and upstands with a contrasting colour scheme that provides a premium and luxury finish in the heart of the home.

High quality integrated appliances including AEG add to the high end feel the home and all it has to offer.



KEY FEATURES

- Bespoke British manufactured kitchen units
- 20mm Quartz stone worktops
- Sleek contrasting design
- Integrated Appliances including AEG
- Bright spacious kitchen



BATHROOMS

Elegance flows throughout the three bathrooms, two of which are en-suites. The fully tiled walls and flooring create a seamless look that is both modern and durable. The chrome, heated towel rails add a touch of comfort throughout.

Each bathroom is fitted with Ceramic Crosswater taps and fittings. Fitted corner shower units and the bathroom feature full size baths, again tiled to perfectly compliment the flooring and walls, providing a sleek and fresh look throughout.



KEY FEATURES

- Fully ceramic tiled floors and walls to bathroom and en-suites
- Heated chrome towel rails to bathroom and en-suites
- Crosswater taps and fittings
- Glass shower and bath screens.



BEDROOMS

Meticulous and thoughtfully designed squared bedrooms with defined lines, making arranging and rearranging furniture effortless. Bright, airy bedrooms flooded with natural light streaming through large, double-glazed windows.

These windows not only enhance insulation and reduce noise but also offer a stunning view of the greenery surrounding. The walls are painted in neutral tones, along with the soft, plush carpets, complimenting the space.



KEY FEATURES

- Plush, neutral carpets to all bedrooms
- Squared rooms for versatile layouts
- Large, double-glazed windows
- Ample amount of plug sockets





ABOUT THE DEVELOPER & ESTATE AGENT

SIGNATURE *Living*

Building luxury houses with character and charm across London and the south east of England.

Beautifully designed and built with the finest materials and craftsmanship we pride ourselves on our creativity and quality.

At Signature Living we pride ourselves on designing and building unique luxury properties. Our standards ensure only the highest quality craftsmanship and products are used to produce stunning luxury homes in and around London and the beautiful Surrey countryside.



LOFT

ESTATE AGENTS

LOFT has been created by three individuals who have come together with over 30 years of experience to put our own stamp on the industry. Having spent many years working together for the large corporate agencies, we feel the rigid moving process is outdated and impersonal.

We are not here to reinvent estate agency, but to build on what we have learnt so that we can enhance the buying, selling and letting process for you. It should not just be about statistics and numbers, but a personal service, brought to life by a dedicated team who are there, with you, every step of the way.

hello@loft-estates.co.uk
0208 660 8070
23a High Street, Purley CR8 2AF





LOFT
ESTATE AGENTS

SIGNATURE
Living