

AGNES **AH** HOUSE

PRESTIGIOUS BOUTIQUE DEVELOPMENT
~ SANDERSTEAD ~

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Agnes House is a prestigious boutique development set within a prime location in the heart of Sanderstead. Agnes House consists of just 9 luxury one, two and three bedroom apartments to include an impressive penthouse with wrap around balcony.

Agnes House is within a short walking distance to stunning open spaces ideal to admire the far reaching views over the downs. Purley and Sanderstead amenities are within easy reach with all the including Waitrose, Tesco's Extra, restaurants and bars.



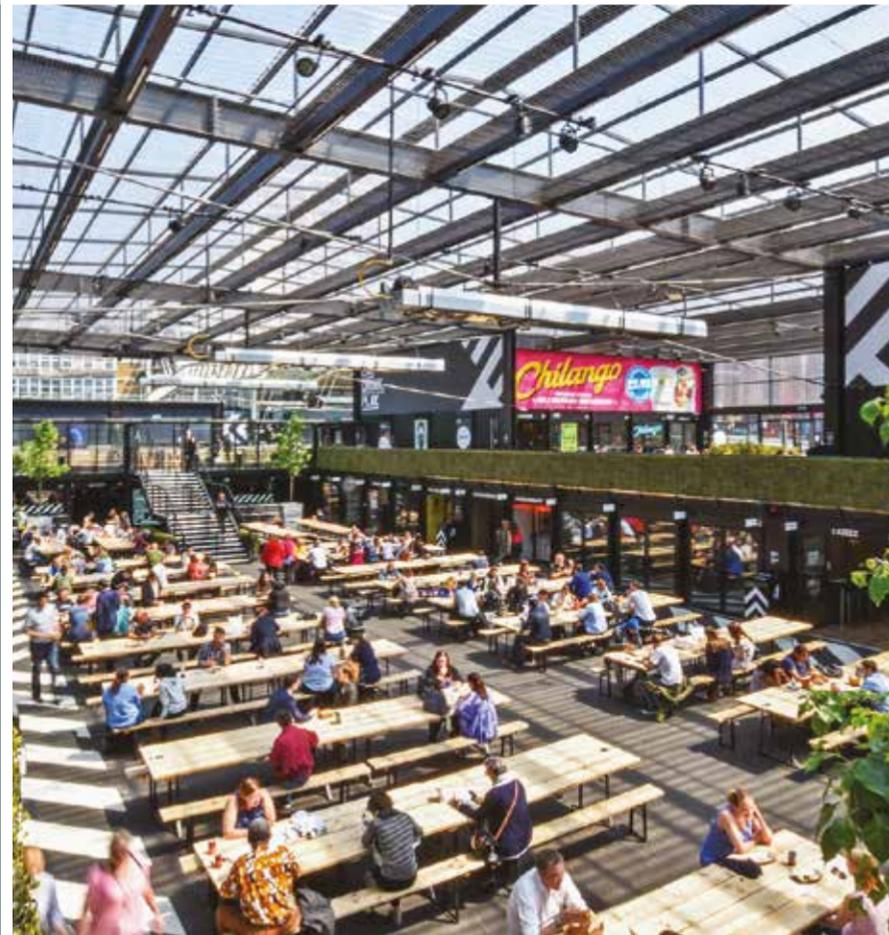
9 LUXURY ONE, TWO AND THREE BEDROOM APARTMENTS



OUT & ABOUT

Hyde Road is set in a leafy neighbourhood on the southern edge of London, where the city meets Surrey. These high-class and exclusive apartments are situated in an area surrounded by stunning woodlands; Purley Downs and Croham Hurst Golf Club as well as a number of superb and popular eateries, all in an out-of-town setting.

Croydon Shopping Centre is only a short drive away. This is where modern meets vintage and offers all of your favourite high street and designer brands as well as the famous and ever so popular 'Surrey Street Market' which has traded since 1276. If that's not enough Purley Way and Valley Park Retail Centre are close by which are home to a selection of shops including John Lewis, TK Maxx, The Range and many more.



You will also find a collection of restaurants and things to do, such as Ten Pin Bowling and Vue Cinema, making this a shopper's paradise. Entertainment wise, Croydon benefits from the new and improved Fairfield Halls, which is worth a visit following a £30m refurbishment and now boasting the largest cinema screen in Croydon.

If you prefer something more relaxed South Croydon is only a 4 minute drive away and boasts a chic urban lifestyle. During the day you will find a number of charming coffee shops and places to brunch and by night a number of classy cocktail bars and stylish restaurants.



403 BUS TO WEST CROYDON & WARLINGHAM

Warlingham
Sanderstead
Sanderstead Station
South Croydon
Croydon
West Croydon



GETTING AROUND

Situated only 0.4 miles from Riddlesdown station which offers direct trains to London Victoria within 25 minutes. Within 0.6 miles of Purley Oaks, offering direct trains to East & South Croydon as well London Bridge in as little as 22 minutes. Locally, there are a number of bus routes giving easy access to Croydon Town Centre and further afield. Both the M25 and M23 are also within easy reach providing ready access to Gatwick Airport and beyond to the Sussex.



RIDDLESDOWN
IS A 4 MINUTE DRIVE AWAY
Southern & Thameslink

PURLEY OAKS
IS A 7 MINUTE DRIVE AWAY
Southern & Thameslink

412 BUS
TO CROYDON
TOWN CENTRE &
PURLEY

Purley
Riddlesdown
Sanderstead
Selsdon
South Croydon
Croydon Town
Centre

DIRECT TRAIN TO LONDON BRIDGE IN APPROX. 28 MINUTES
Riddlesdown ~ Sanderstead ~ East Croydon ~ Norwood Junction ~ London Bridge

TRAIN TO LONDON VICTORIA IN APPROX. 48 MINUTES
Riddlesdown ~ Sanderstead ~ East Croydon **CHANGE**
East Croydon ~ Streatham Common ~ Clapham Junction ~ London Victoria



FLOOR PLANS

APARTMENT 01 GROUND FLOOR

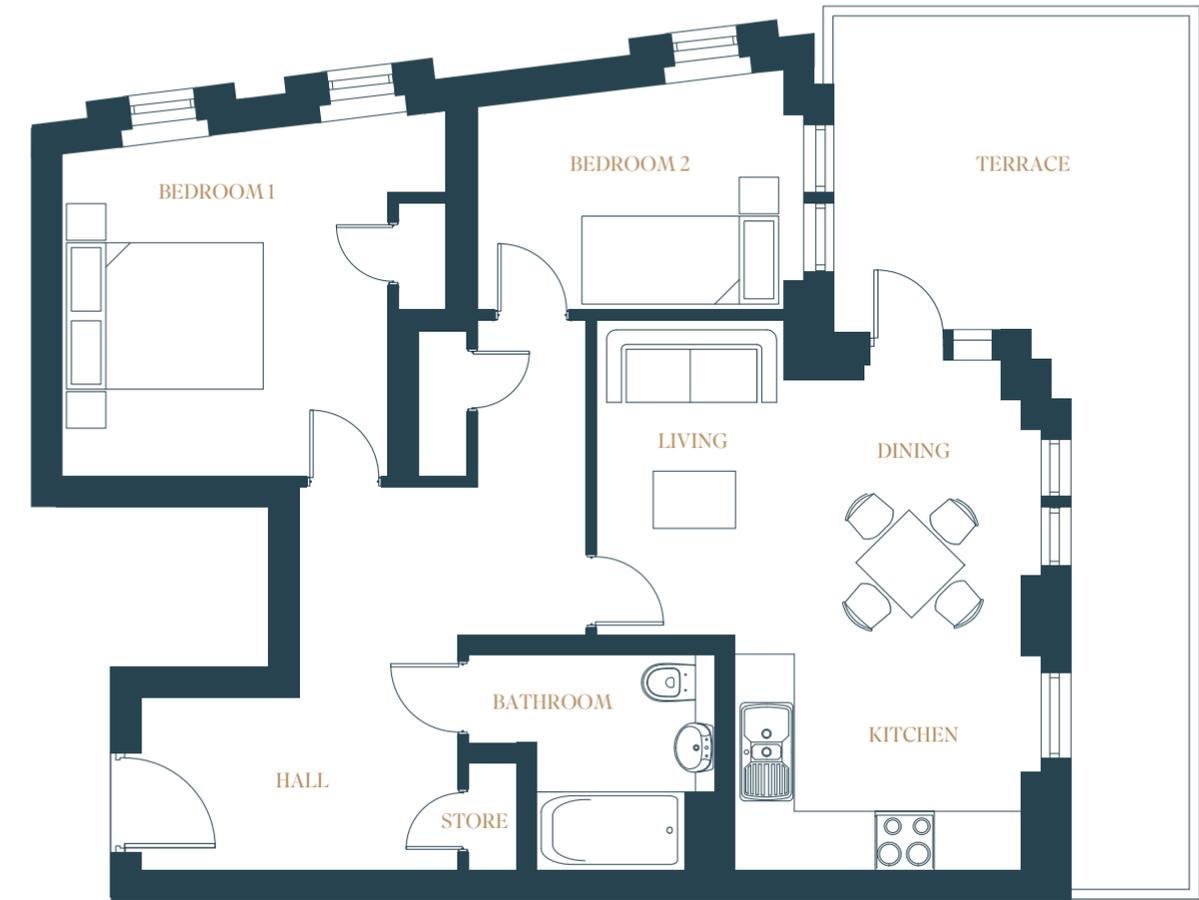
2 Bedrooms/Terrace
80 m² | 861 ft²

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FOR ILLUSTRATION PURPOSE ONLY

These floor plans should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of and sale or let.



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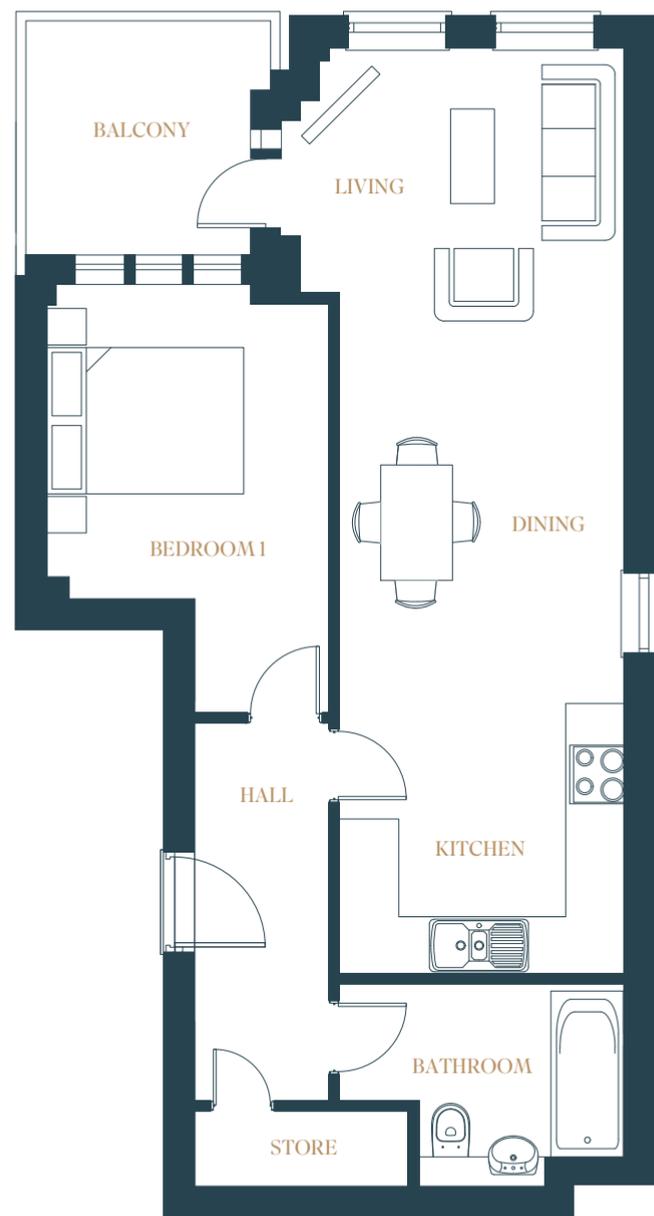
APARTMENT 02 FIRST FLOOR

2 Bedrooms/Balcony
61 m² | 657 ft²



APARTMENT 03 FIRST FLOOR

1 Bedroom/Balcony
54 m² | 581 ft²



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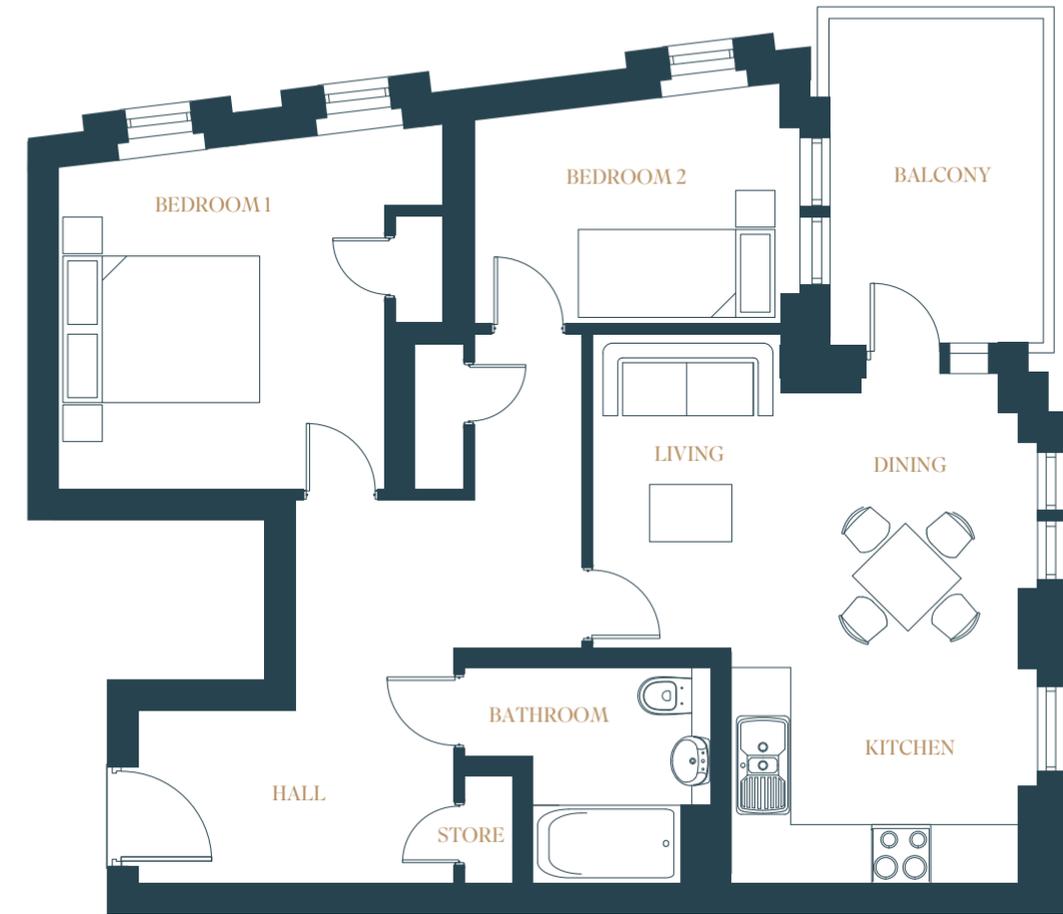


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APARTMENT 04 FIRST FLOOR

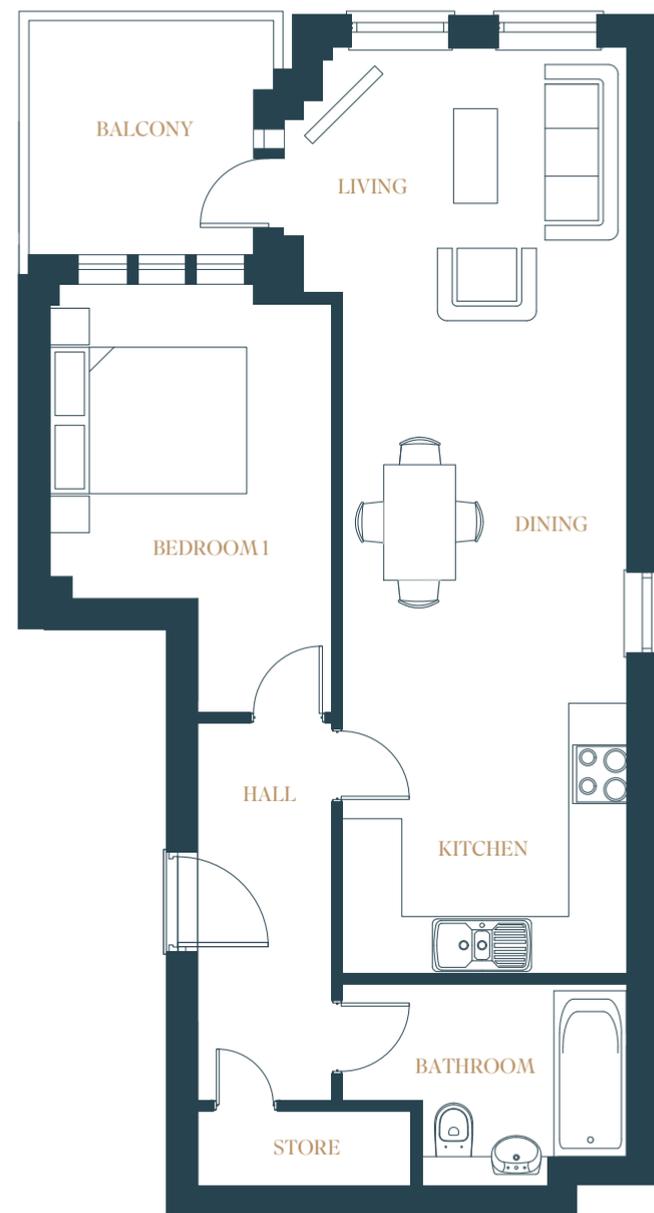
2 Bedrooms/Balcony
63 m² | 678 ft²



APARTMENT 06

SECOND FLOOR

1 Bedroom/Balcony
54 m² | 581 ft²



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APARTMENT 07

SECOND FLOOR

2 Bedrooms/Balcony
63 m² | 678 ft²

APARTMENT 08
THIRD FLOOR

2 Bedrooms/Balcony
70 m² | 753 ft²

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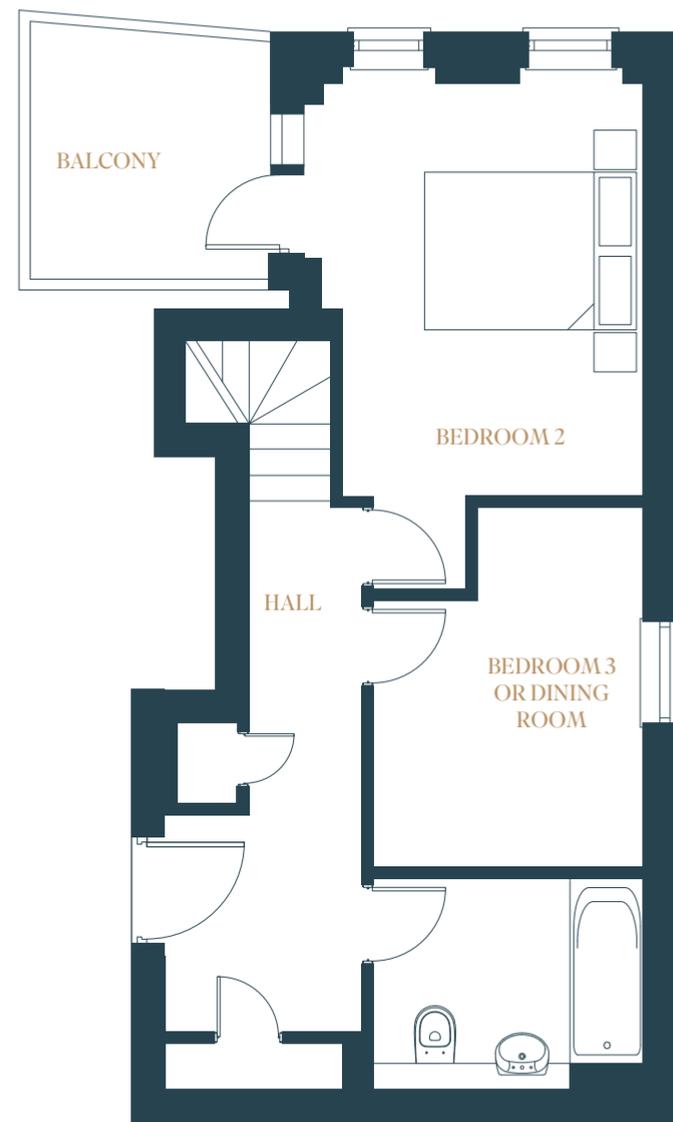


APARTMENT 09 THIRD FLOOR

3 Bedrooms/Balcony
97 m² | 1044 ft²

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FOURTH FLOOR





SPECIFICATION

KITCHEN

- Individually designed kitchen with handleless cabinets and soft close throughout
- Grey units / light stone worktops
- Stone upstand with counter tops
- Stainless steel undercounter sink with drainer and mixer tap. 1.5 bowl
- BOSCH built in double oven
- BOSCH built in induction hob to include recirculating extractor hood
- Integrated fridge / freezer, washer dryer & dishwasher
- Cupboard internal storage options

BATHROOMS

- Storage washbasin with mixer tap
- Light / mirror above
- Contemporary wall hung WC and soft close lid
- Chrome duel fuel heated tower rail
- Bath with glass shower screen to bathrooms
- Thermostatic shower over bath
- Full height tiling throughout. Stone based finish
- LVT flooring continued through property into bathroom. Herringbone laid

ELECTRICAL & LIGHTING

- LED downlights throughout brushed steel finish
- White switch plates to high level and white sockets to low level
- Pendant lighting to bedrooms
- LED lighting to kitchens and kitchen units
- Video entry phone system
- Audio system to bathrooms with blue tooth connectivity
- Service areas – sensor lighting on timers
- Balcony lighting
- Communal roof terrace lighting
- Fibre cabling and dual USB sockets

FLOORING FINISHES

- LVT Herringbone to entrance hall / kitchen / living and dining areas
- Carpets to bedrooms

DECORATIONS

- Apartment walls and ceilings in brilliant white
- Woodwork is satin finish strong white
- Communal area walls in brilliant white
- Service area walls in brilliant white and floor is anti slip floor paint

EXTERNAL FINISHES

- uPVC double glazed windows with colour coded handles
- Colour coded balcony and iron work
- Multipoint locking entrance doors with chrome ironmongery
- Decorations to ML colour palette
- LED wall lighting on per floor sensors and timer
- Security door release to main door
- Video entry phone system
- External post box system
- Hard wearing carpet surround

CAR PARK & EXTERNAL LANDSCAPING

- Tarmac finish
- Car parking spaces and undercroft parking
- Black heavy duty ACO drain covers
- White thermoplastic designation
- Slab finish to walkways
- External tap
- Cycle Storage



barnard marcus
land & new homes

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Mackenzie
LIVING

Land • Planning • Design • Build • Programme