



85 PDR

85 Purley Downs Road

A stunning development of just nine 1, 2 and 3 bedroomed, high-quality apartments,
all with terraces or balconies.

A romantic couple is shown in a close embrace, about to kiss. The woman has long, light-colored hair and is looking up at the man. The man is smiling and looking down at her. The background is dark with warm, out-of-focus bokeh lights, creating a soft, intimate atmosphere. The text is overlaid in a gold color.

Welcome to

85

PDR

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A photograph of three women sitting at a wooden table in a cafe. The woman on the left has blonde curly hair and is wearing a dark denim jacket over a grey top. The woman in the middle has dark curly hair and glasses, wearing a grey cardigan over a dark top. The woman on the right has long blonde hair and is wearing a floral patterned top. They are all smiling and looking at each other. On the table are two cups of coffee, a small bowl of pastries, and a smartphone. The background is a blurred cafe interior with shelves of jars and a warm, golden light.

Sanderstead

Renowned for its overall greenery including tree-lined avenues, parks and open spaces, Sanderstead has a distinct cool 'village vibe' and is home to an array of florists, boutique shops, artisan bakeries, delis, coffee houses and a fabulous selection of eateries, offering cuisine from around the world. Sanderstead is highly-regarded for its friendly and welcoming atmosphere and superb connectivity, making the area so popular with the commuter and international traveller.

Village living

Although having been part of a London Borough since 1965, Sanderstead retains a strong community spirit and a distinct village feel. With its quaint high street, playground, historic church, Purley Downs Golf Club, tennis club and picturesque pond, Sanderstead is also home to a number of well-regarded eateries, coffee shops and take-aways including Hardy's Fish & Chip Shop, The Med Kitchen, Coco & Nut Coffee, The Little Coffee Shop and even a Toby Carvery.

For weekly shopping there's a COOK offering frozen hand-made meals for every day or that special occasion and a Waitrose & Partners supermarket. A local newsagents and a central store also feature.





Beyond the village

The bustling town of Croydon is just 3 ½ miles away, home to the Centrale & Whitgift Centre. The centre is a haven for shoppers and offers a vast selection of national and independent retailers including Clarks, H&M, M&S, Next & River Island. There's also a wide selection of cafes, Bishops Wine Bar, a Sushi restaurant and Noodle Bar. There's also the Croydon Art Store, Communities Hub and Boxing academy for those seeking something a little more active.

For those interested in aviation, there's the Croydon Airport Centre featuring the iconic control tower, Shirley Windmill, a landmark now nearly restored to working conditions, Wandle Park, Littleheath Woods and Millers Pond for those wanting to stretch their legs and the stunning Croydon Minster.

At Ruskin Square you'll find Boxpark, a venue made of sea containers, and a foodies delight with tasty offerings from around the world.

Superb connectivity

85PDR is exceptionally well positioned for the commuter, regular visitor to the capital being just 0.5 miles (9 mins walk)* from Purley Oaks Station, 0.64 miles (13 mins walk)* Sanderstead Station and 7.5 miles from the M25 (18 mins drive)*.

For the international traveller 85PDR is also ideally situated being just 15.75 miles (25mins drive)* from Gatwick Airport and 23.9 miles (53mins)* from Heathrow Airport.

There are also regular bus services – including the 403, 412, 612 and 685 - to Warlingham, The Whitgift Centre Croydon, Purley Hospital, Selsdon and Wallington.

Times shown from Purley Oaks Station.



South Croydon
Station
3 mins



East Croydon
Station
6 mins



London Bridge
Station
21 mins



The development

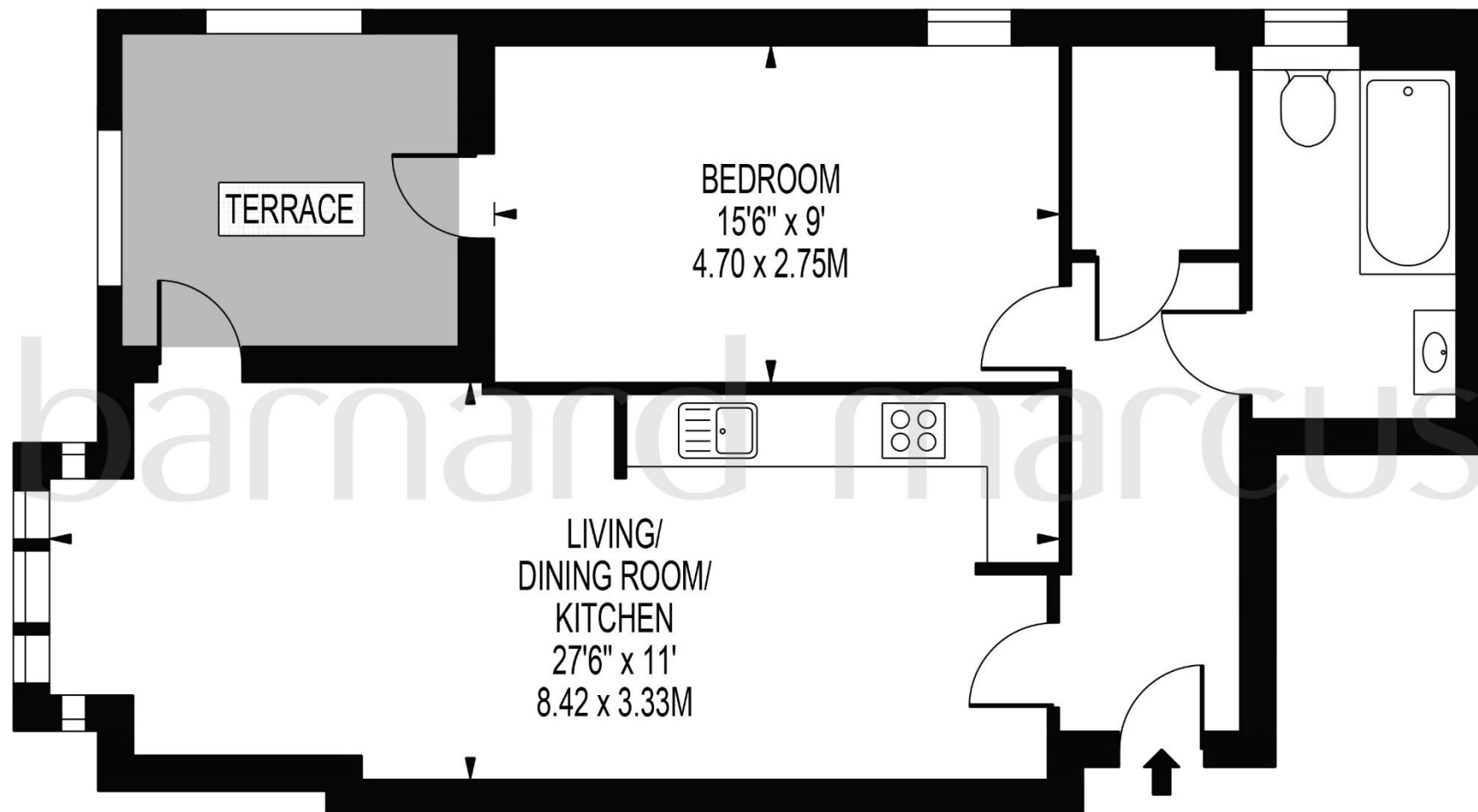


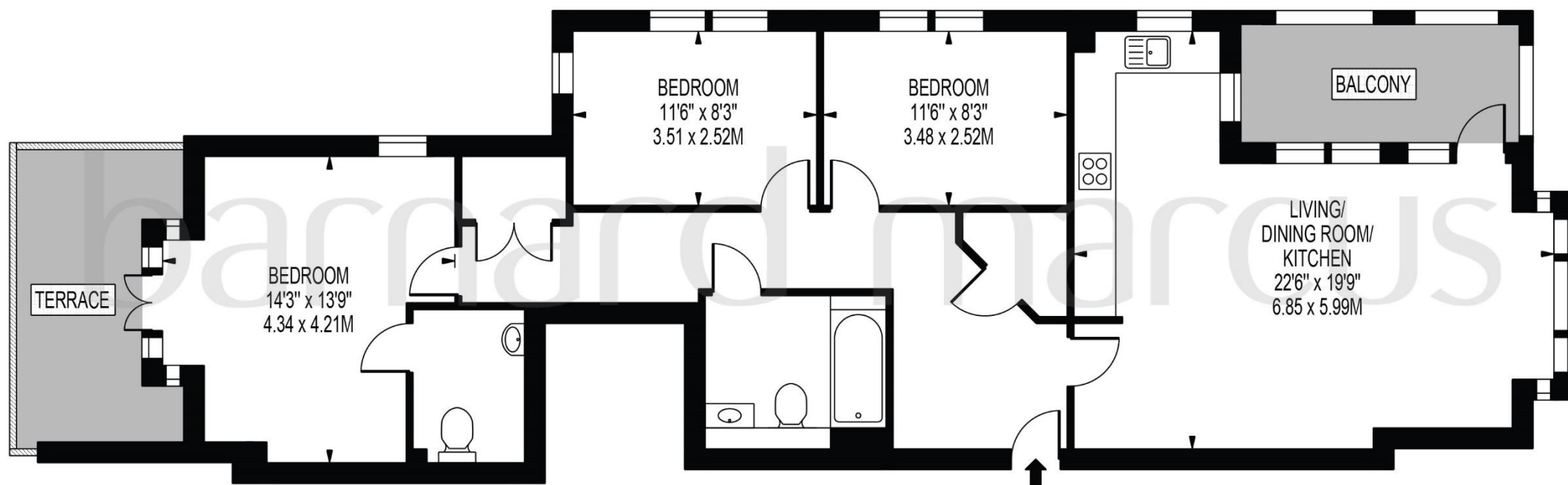
NB - Computer generated image for illustrative purposes only

Ground Floor

No.1 - 575 sq ft

Floor
plans

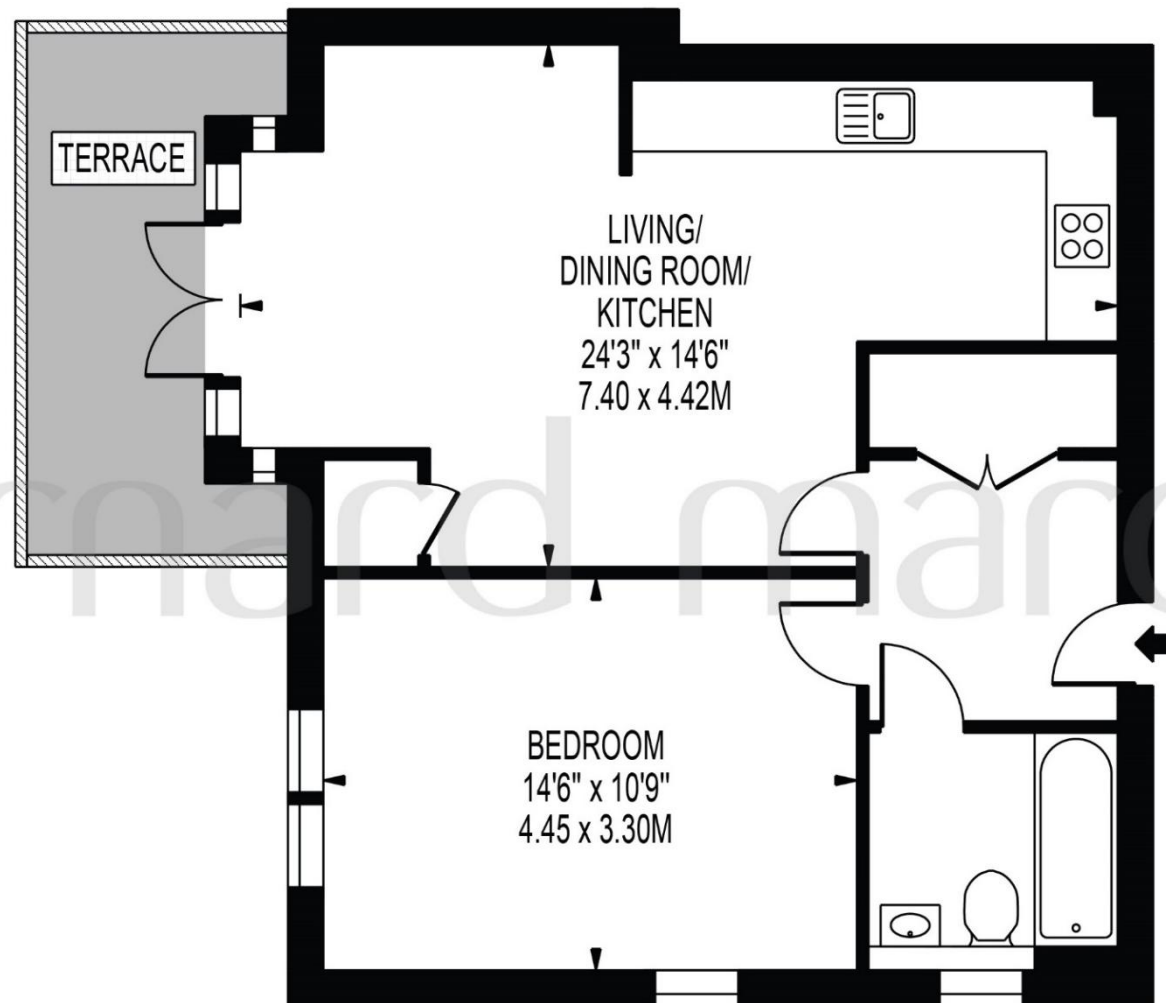


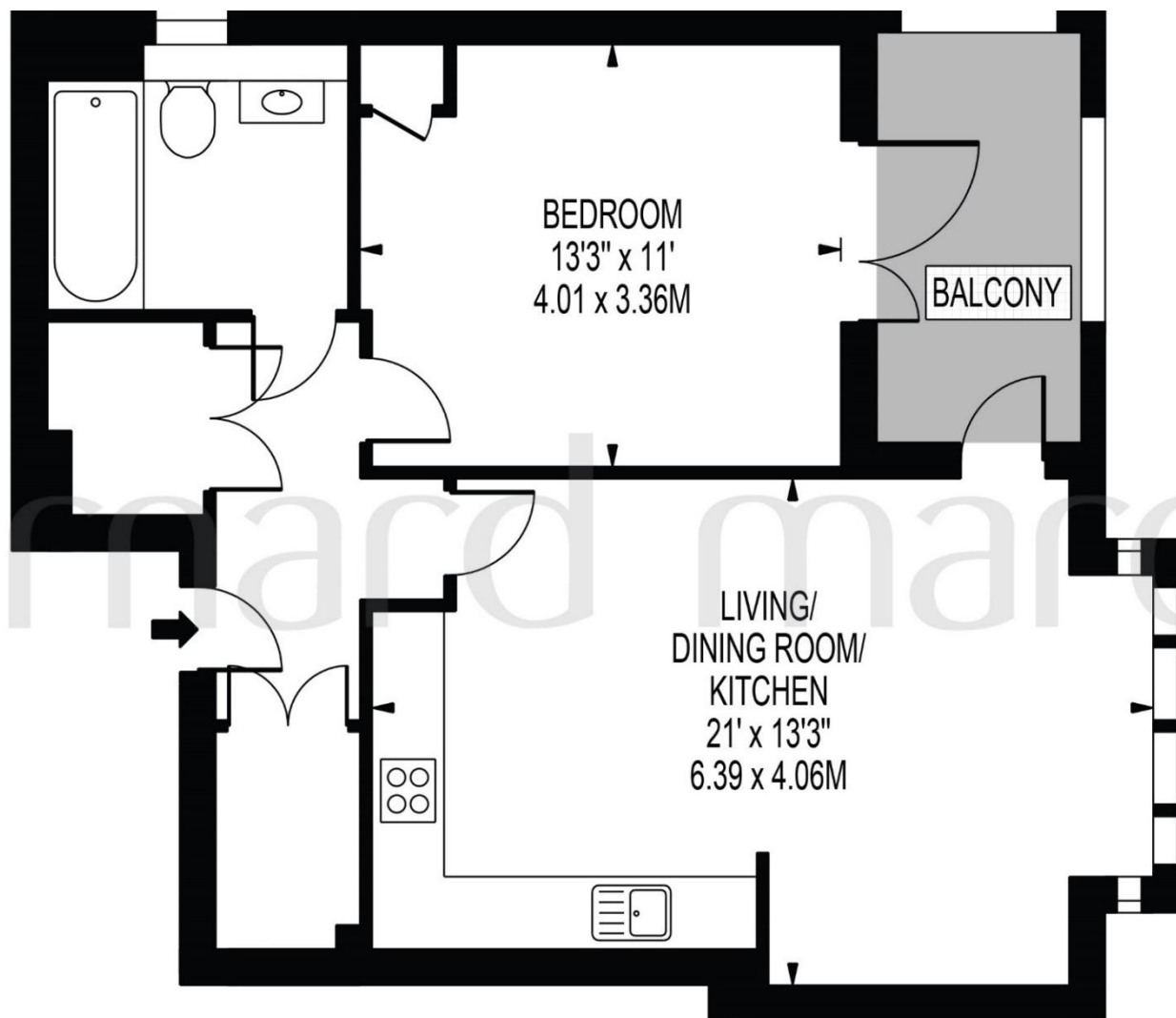


Ground Floor

No.3 - 552 sq ft

Floor
plans

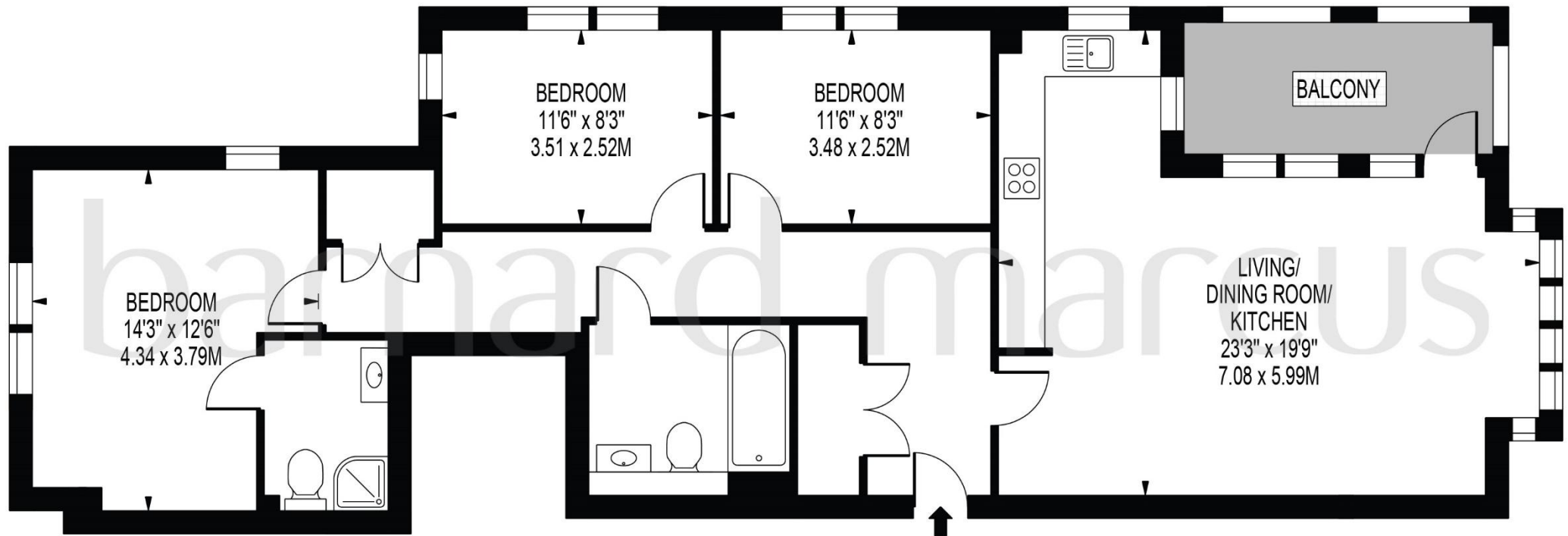


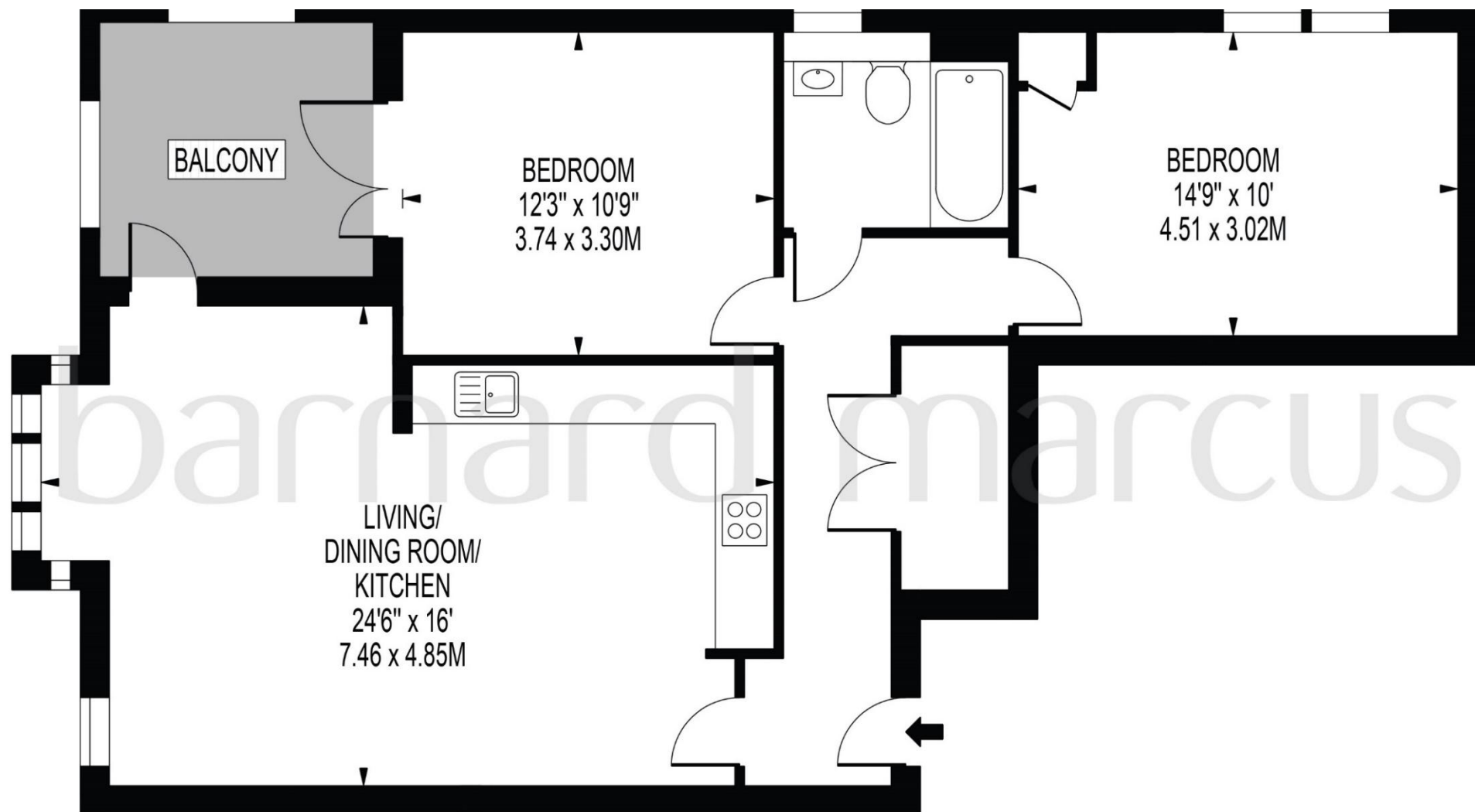


First Floor

No.5 - 920 sq ft

Floor
plans

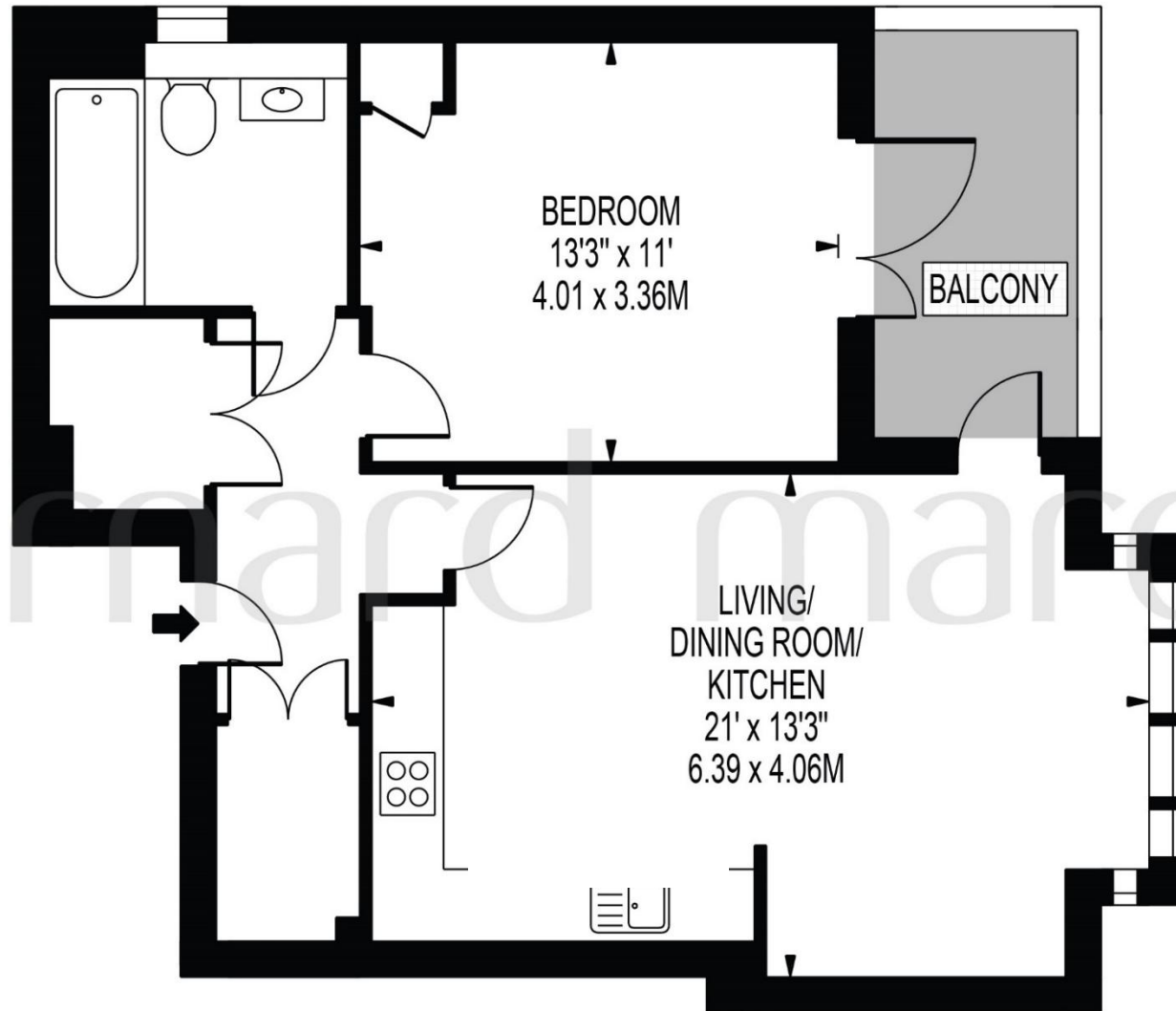


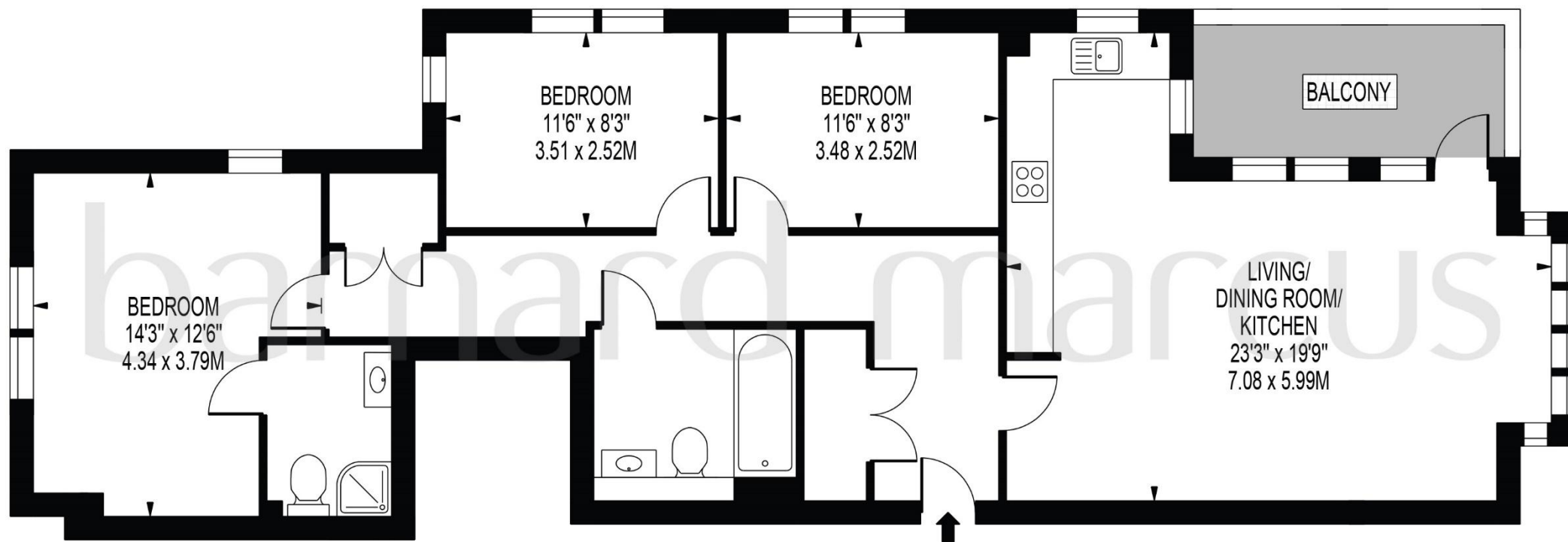


Second Floor

No.7 - 540 sq ft

Floor
plans

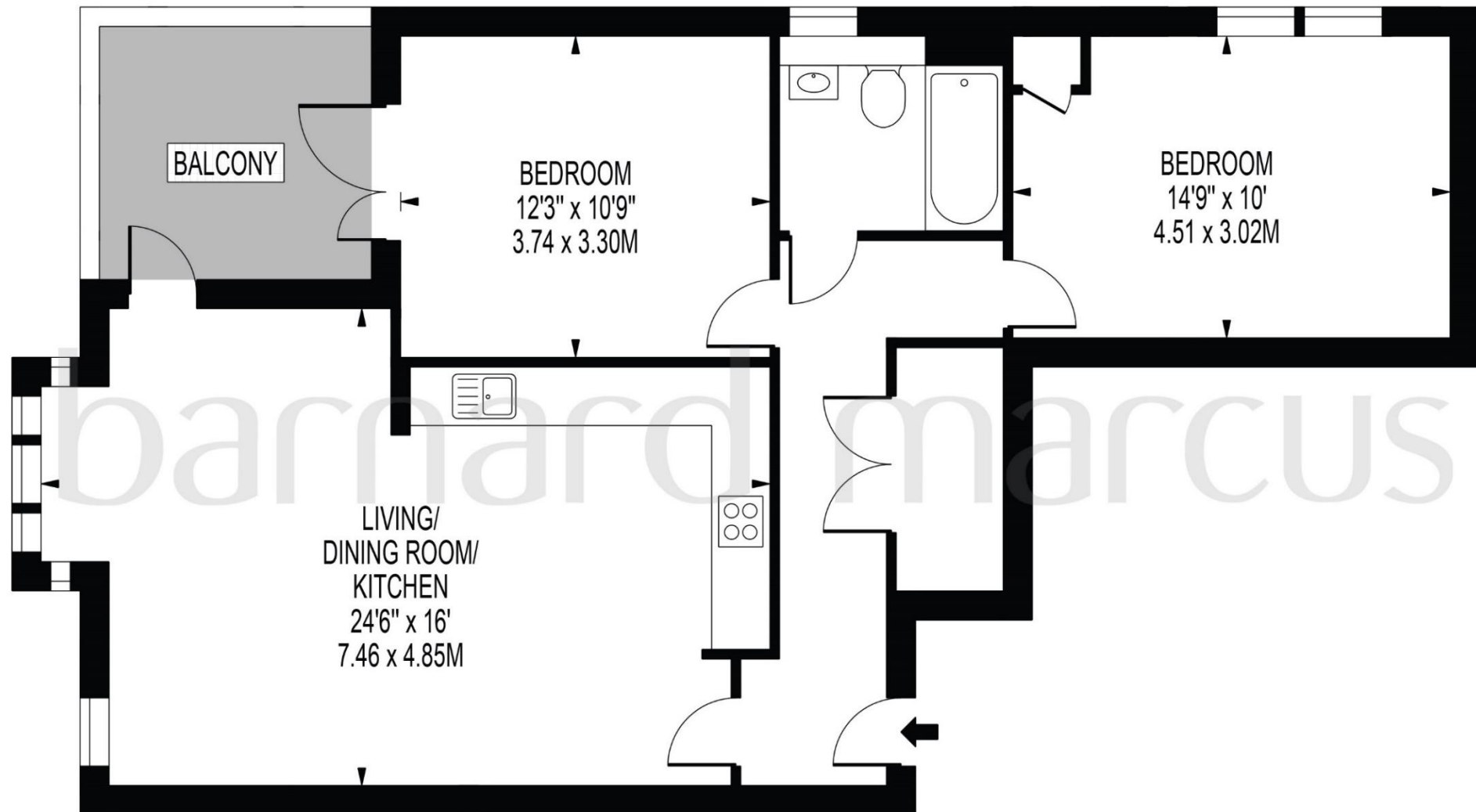




Second Floor

No.9 - 776 sq ft

Floor
plans



Development specification

External

- A combination of multi-red and Holbrook Sandfaced brown stock to elevations
- 'York' finished lintels and cills
- High performance PVCU windows and patio doors
- Breckland Brown concrete roof tiles
- Buff coloured paving slabs to paths
- Herringbone parking bays & access roads
- Landscaped communal gardens

Internal

- White Jeld Wen internal doors with polished chrome ironmongery
- White finished 'Ovolo' skirtings and architraves
- Dulux finished ceilings and walls. both in white

- Oak style laminate flooring to living/dining/kitchen areas
- Amtico tiling to bathrooms and WCs
- Carpeted bedrooms

Kitchens

- 'Luna' kitchens by Magnet finished in Cashmere or Pebble with quartz worktops
- Mode 45 drainers
- Hansgrohe mixer taps
- Stainless steel splashbacks
- Quartz upstands
- Bosch cooker hood over
- Bosch hob
- Bosch oven
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Bosch washer/dryer

Bathrooms

- Roca, Vitra and Hudson Reed sanitaryware
- Concealed cistern WCs with soft closing seats
- Integrated 2 drawer vanity units
- Wall hung wash hand basins
- Kaldewei 'Eurowa' white steel bath with 'stone moon' bath panel
- 900mm shower trays
- 'Merlyn' shower doors
- Hansgrohe mixer taps and thermostatically controlled bath/shower mixer





NB - Interior photography is of no.3, 85PDR

About **Turnbull**Homes

HISTORY

Founded in 1929, Turnbull Homes has a long and rich history in the Building Industry. We are proud of our heritage; with it comes a wealth of experience and knowledge which we continue to build on. We look forward to our centenary very soon.

SUSTAINABILITY

We are focused on creating places which are sympathetic to their location and respect the existing environment. We constantly strive to use sensitive methods of construction and materials which safeguard local habitats and wildlife.

Our homes are designed to use energy efficiently and to conserve and protect the local environment. We are continually challenging ourselves to build responsibly such that we deliver homes that improve the quality of life for all.

DESIGN

Unlike most house builders who out-source design, your new Turnbull home will be designed by our in-house Architectural studio, 1929 Architects. Our Architects lead the design from concept to completion, providing a hands-on role during site works to ensure a high-quality design is maintained throughout.

Our chartered professionals focus on researching new materials and products ensuring your home is sympathetic to current trends and technologies whilst also maintaining longevity for the future.

www.turnbullhomes.co.uk

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85 Purley Downs Road, Sanderstead, South Croydon CR2 0RJ

For further information, please contact



barnard marcus
land & new homes

T: 020 8651 6363

E: sanderstead@barnardmarcus.co.uk

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand. This brochure was prepared in October 2024 and all the information was believed to be correct at that time. Distance and travel times have been referenced from The RAC.* All train times have been taken from National Rail Enquiries.