



John George
~apartments~

beautiful collection of 16, one & two bedroom luxury apartments



John George
apartments are a
beautiful collection
of 16, one & two
bedroom luxury
apartments on the
ever so popular tree
lined Russell Hill Road
nestled conveniently
within a short distance
to Purley Town Centre.

These stunning
apartments have been
well thought out and
radiate class and
sophistication whilst
still offering **maximum**
attention to detail
and **premium quality**.

JG
John George
~apartments~

This is a computer generated image of an artist's impression

Out & about

John George apartments are situated on the southern edge of London, where the city meets Surrey, and offers a number of places to see and things to do.

Locally, you are spoilt for choice in terms of shopping and dining with Purley hosting a variety of different cuisines from all over the world, including the popular La Fuentes, as well as a number of coffee shops, cafes and local shops. If you like the more vibrant lifestyle then Croydon has brought Shoreditch to Surrey, with the popular Boxpark which is one of the largest food, culture and social destinations in London.

Furthermore, there are a number of local golf courses such as Purley Downs's Golf Course as well as a variety of beautiful parks and woodland areas which are perfect for leisurely strolls or laid back bike rides.

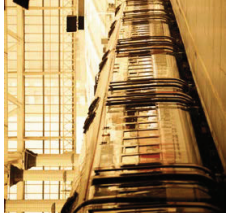
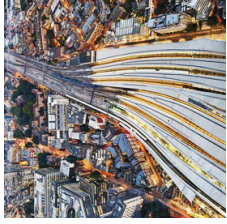


situated on the southern edge of London, where the city meets Surrey





This is a computer generated image of an artist's impression



Russell Hill Road is conveniently located for Purley Station which is approximately 0.4 miles from the property which provides fantastic links into London.

Further to this the M25 & M23 are both a short distance away and offer easy access to Heathrow and Gatwick Airports as well as Brighton, which is a popular get away destination.



- Purley 0m
- Purley Oaks 2m
- South Croydon 6m
- East Croydon 9m
- London Bridge 24m



- Purley 0m
- Redhill 8m
- Earlswood 13m
- Salfords 17m
- Horley 20m
- Gatwick Airport 25m



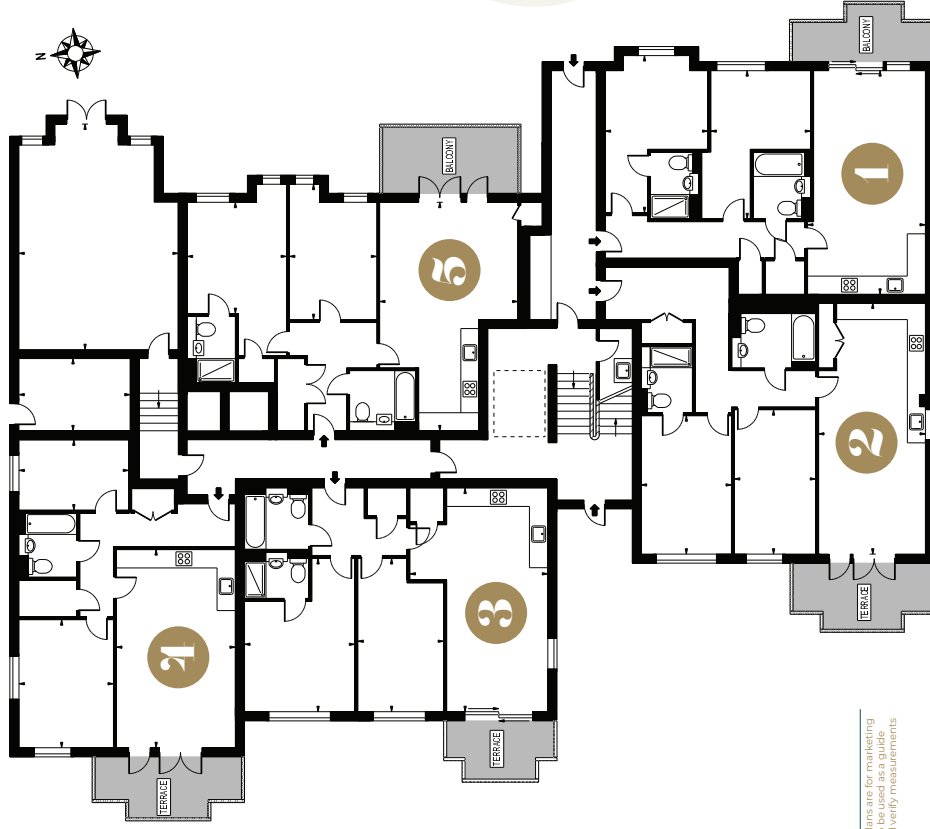
- Purley 0m
- East Croydon 5m
- Clapham Junction 16m
- London Victoria 25m



- Purley 0m
- South Croydon 6m
- East Croydon 9m
- London Bridge 24m
- CHANGE
- London Waterloo East 4m

Getting Around

floor plans



Note these floor plans are for marketing purposes and is to be used as a guide only. Buyer should verify measurements prior to purchase

ground floor

1

APARTMENT 1
74.38m ² 801ft ²
Lounge/Dining/Kitchen 7.37m x 3.82m 24'3" x 12'6"
Bedroom 1 4.90 x 3.28m 16'1" x 10'9"
Bedroom 2 5.23 x 3.41m 17'3" x 11'3"

2

APARTMENT 2
82.54m ² 888ft ²
Lounge/Dining/Kitchen 8.39 x 3.51m 27'6" x 11'6"
Bedroom 1 4.61 x 3.01m 15'1" x 10'
Bedroom 2 4.72 x 2.66m 15'6" x 8'9"

3

APARTMENT 3
70.35m ² 757ft ²
Lounge/Dining/Kitchen 7.26 x 4.50m 23'9" x 14'9"
Bedroom 1 4.98 x 3.56m 16'3" x 11'9"
Bedroom 2 4.98 x 2.75m 16'3" x 9'

4

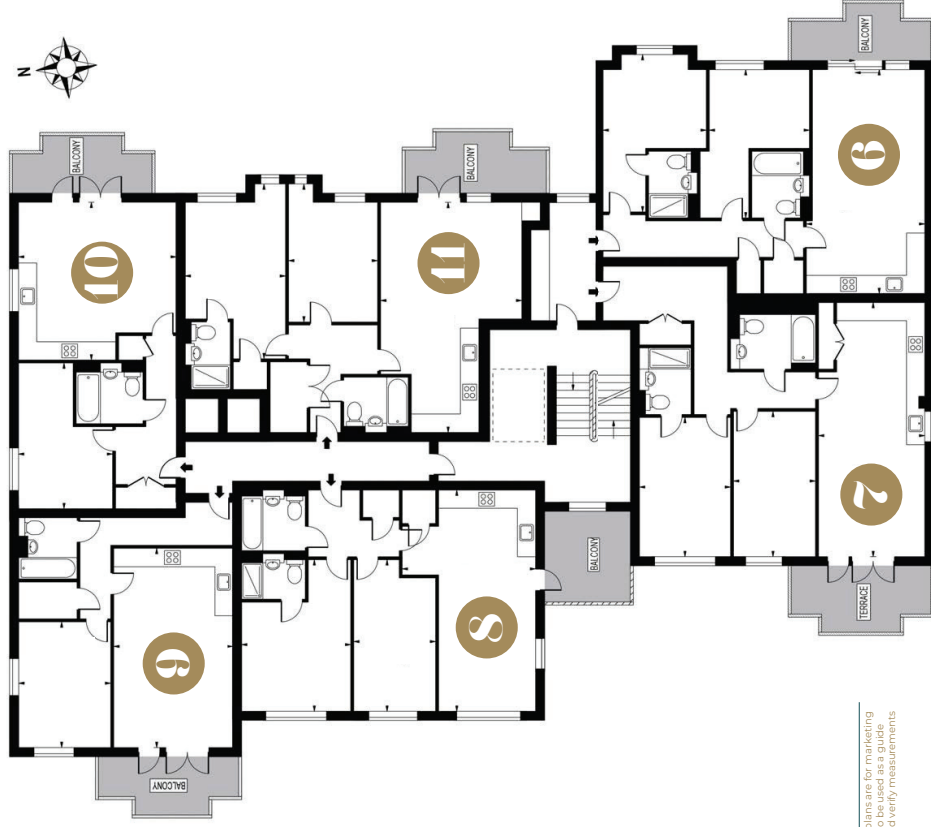
APARTMENT 4
64.71 ² 697ft ²
Lounge/Dining/Kitchen 6.52 x 3.85m 21'6" x 12'9"
Bedroom 1 4.18 x 3.07m 13'9" x 10'1"
Bedroom 2 3.62 x 2.31m 12' x 7'6"

5

APARTMENT 5
75.49m ² 813ft ²
Lounge/Dining/Kitchen 7.55 x 4.63m 24'9" x 15'3"
Bedroom 1 3.70 x 3.25m 12'3" x 10'9"
Bedroom 2 4.50 x 2.93m 14'9" x 9'6"



floor plans



Note these floor plans are for marketing purposes and is to be used as a guide only. Buyer should verify measurements prior to purchase.

first floor

6

APARTMENT 6
74.38m ² 801ft ²
Lounge/Dining/Kitchen 7.37 x 3.82m 24'3" x 12'6"
Bedroom 1 5.23 x 3.41m 17'3" x 11'3"
Bedroom 2 4.90 x 3.28m 16'1" x 10'9"

7

APARTMENT 7
82.54 ² 888ft ²
Lounge/Dining/Kitchen 8.39 x 3.51m 27'6" x 11'6"
Bedroom 1 4.61 x 3.01m 15'1" x 10'
Bedroom 2 4.72 x 2.66m 15'6" x 8'9"

8

APARTMENT 8
70.35 ² 757ft ²
Lounge/Dining/Kitchen 7.26 x 4.40m 23'9" x 14'6"
Bedroom 1 4.98 x 3.56m 16'3" x 11'9"
Bedroom 2 4.98 x 2.75m 16'3" x 9'

9

APARTMENT 9
53.92 ² 580ft ²
Lounge/Dining/Kitchen 6.52 x 3.85m 21'6" x 12'9"
Bedroom 1 4.07 x 3.08m 13'3" x 10'1"

10

APARTMENT 10
52.52 ² 565ft ²
Lounge/Dining/Kitchen 5.23 x 5.17m 17'3" x 17'
Bedroom 1 4.79 x 3.14m 15'9" x 10'3"

11

APARTMENT 11
74.26 ² 799ft ²
Lounge/Dining/Kitchen 7.54 x 4.66m 24'9" x 15'3"
Bedroom 1 5.68 x 3.27m 18'9" x 10'9"
Bedroom 2 4.51 x 2.92m 14'9" x 9'6"

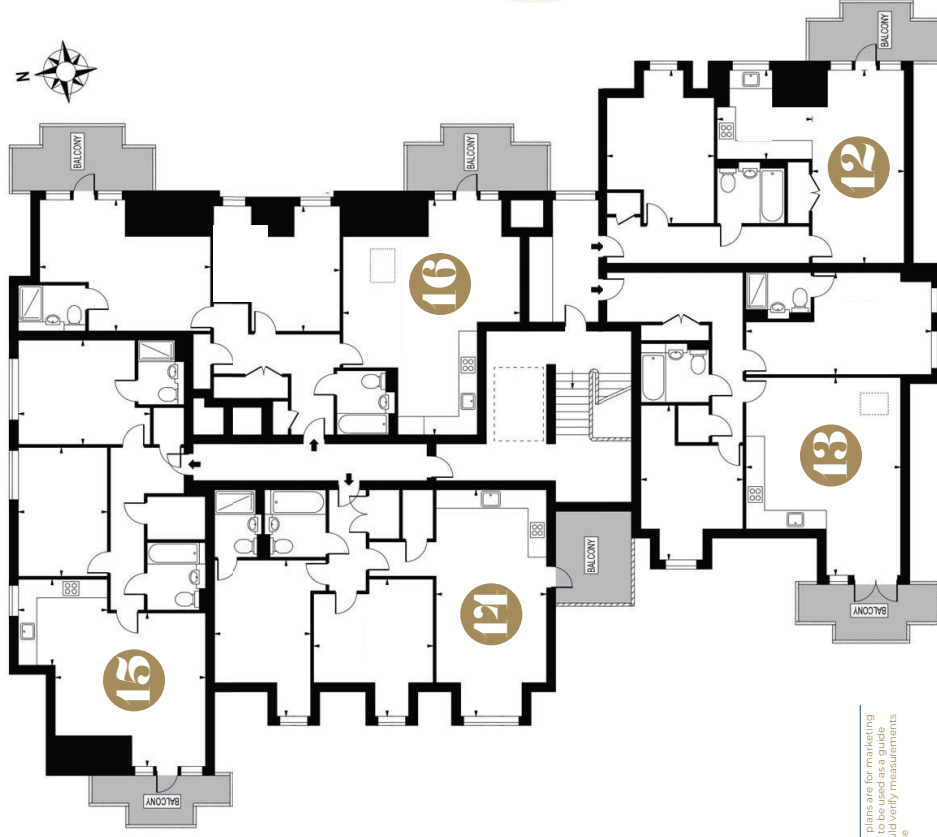


*luxury
living*

John George
LUXURY HOMES

WILLIAM MORRIS

floor plans



Note these floor plans are for marketing purposes and is to be used as a guide only. Buyer should verify measurements prior to purchase

12

APARTMENT 12
74.37 ² 607ft ²
Lounge/Dining 6.30 x 3.02m 20'9" x 10'
Kitchen 3.02 x 2.91m 10' x 9'6"
Bedroom 1 4.95 x 3.40m 16'3" x 11'3"

15

APARTMENT 15
74.39 ² 801ft ²
Lounge/Dining 4.97 x 4.92m 16'3" x 16'3"
Kitchen 2.90 x 2.80m 9'6" x 9'3"
Bedroom 1 4.31 x 3.36m 14'3" x 11'
Bedroom 2 4.24 x 2.88m 14' x 9'6"

13

APARTMENT 13
79.48 ² 856ft ²
Lounge/Dining/Kitchen 6.39 x 4.98m 21' x 16'3"
Bedroom 1 4.99 x 3.29m 16'4" x 10'9"
Bedroom 2 5.97 x 3.34m 19'6" x 11'

16

APARTMENT 16
87.92 ² 946ft ²
Lounge/Dining/Kitchen 7.73 x 5.76m 25'3" x 19'
Bedroom 1 5.62 x 4.29m 18'6" x 14'1"
Bedroom 2 4.24 x 4.10m 14' x 13'6"

14

APARTMENT 14
73.80 ² 794ft ²
Lounge/Dining/Kitchen 7.27 x 3.64m 23'9" x 12'
Bedroom 1 5.10 x 3.32m 16'9" x 11'
Bedroom 2 4.20 x 3.71m 13'9" x 12'3"

second floor

Specification



BATHROOM

- Sanitaryware**
Roca - Hall Range
- Basin**
White wall hung, semi recessed, pop up waste and chrome trap
- WC**
Wall hung with dual flush concealed cistern and soft close seat
- Bath Panel**
Tiled to match bathroom flooring
- Bathroom Radiator**
Chrome ladder towel radiator
- Mirror**
Full height and width mirror
- Bathroom Wall Tiles**
Urano Silver - Porcelain Tiles (600mm x 300mm)
- Bathroom Flooring**
Urano Silver - Porcelain Tiles (600mm x 300mm)



KITCHEN

- Kitchen Units**
Handless Symphony Gallery Range - New York - Gloss Pearl Grey
- Kitchen Worktops**
Symphony Sleestone (30mm) Square Edge - White Storm 14
- Kitchen Wall Tiles / Upstand**
100mm Symphony Sleestone - White
- Kitchen Sink**
Blanco Supreme Stainless Steel (1.5 bowl)
- Kitchen Taps**
Britan Chocolate Easyfit Kitchen Sink Mixer - Chrome Plated
- Kitchen Flooring**
Oak Crystal White - Salvage Brushed (engineered wood floor)

GENERAL

- Ceiling & Wall Finishes**
White emulsion on smooth plaster finish
- Woodwork**
White satinwood
- Floor Finish (Bedrooms and hallways)**
Home Counties Plains - Gunmetal



JOINERY

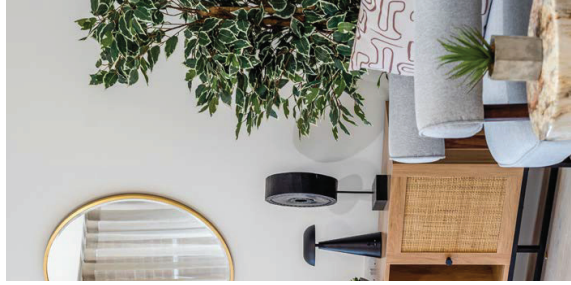
- Front External Door and Main Entrance Door**
PAS 24 standard (Contemporary veneer flush)
- Internal Doors**
Premdor Premium Ladder
- Built-in Wardrobe Doors**
With mirrored/walnut/oak sliding or open doors to compliment internal doors by Portico GB Ltd

ELECTRIC

- Switches and Sockets**
White Metal light switches, sockets & plates
- Cupboard Lighting to Kitchen**
Under cupboard lighting
- Shaver Point**
Chrome shaver point
- Kitchen & Bathroom Lighting**
Downlights fitted to all rooms except bedrooms. Bathroom light switch is located outside. All light fittings will allow for low energy bulbs
- Other Lighting**
In open plan layouts lighting is provided throughout the room, switched separately

OTHER

- Ironmongery**
Carlisle Designer range. Stainless steel floor mounted door stops
- Entrance Area**
Full width recessed entrance matting to inside of front doors
- Carpets (Communal Areas)**
Eclipse Bioflex FR white vertical blinds to all windows
- Boiler**
Worcester boiler
- Door Entry System / Video**
Video Door Entry hard wired system
- Telephone, Television, Radio and Broadband Internet Services**
9 wire IRS+ communal integrated reception system which can receive Sky+, plus one other satellite TV service. Twin outlets to be installed in appropriate locations in main reception and all bedrooms
- Smoke / Heat Detection**
Fire Brigade approved mains operated ceiling mounted smoke/heat detectors
- Main Apartment Entrance Doors**
PAS 24 high security door with mag locks top and bottom



apartment finishes radiate class & sophistication





barnard marcus
land & new homes

Station Approach, South Croydon CR2 0PL
020 8651 6363 sanderstead@barnardmarcus.co.uk