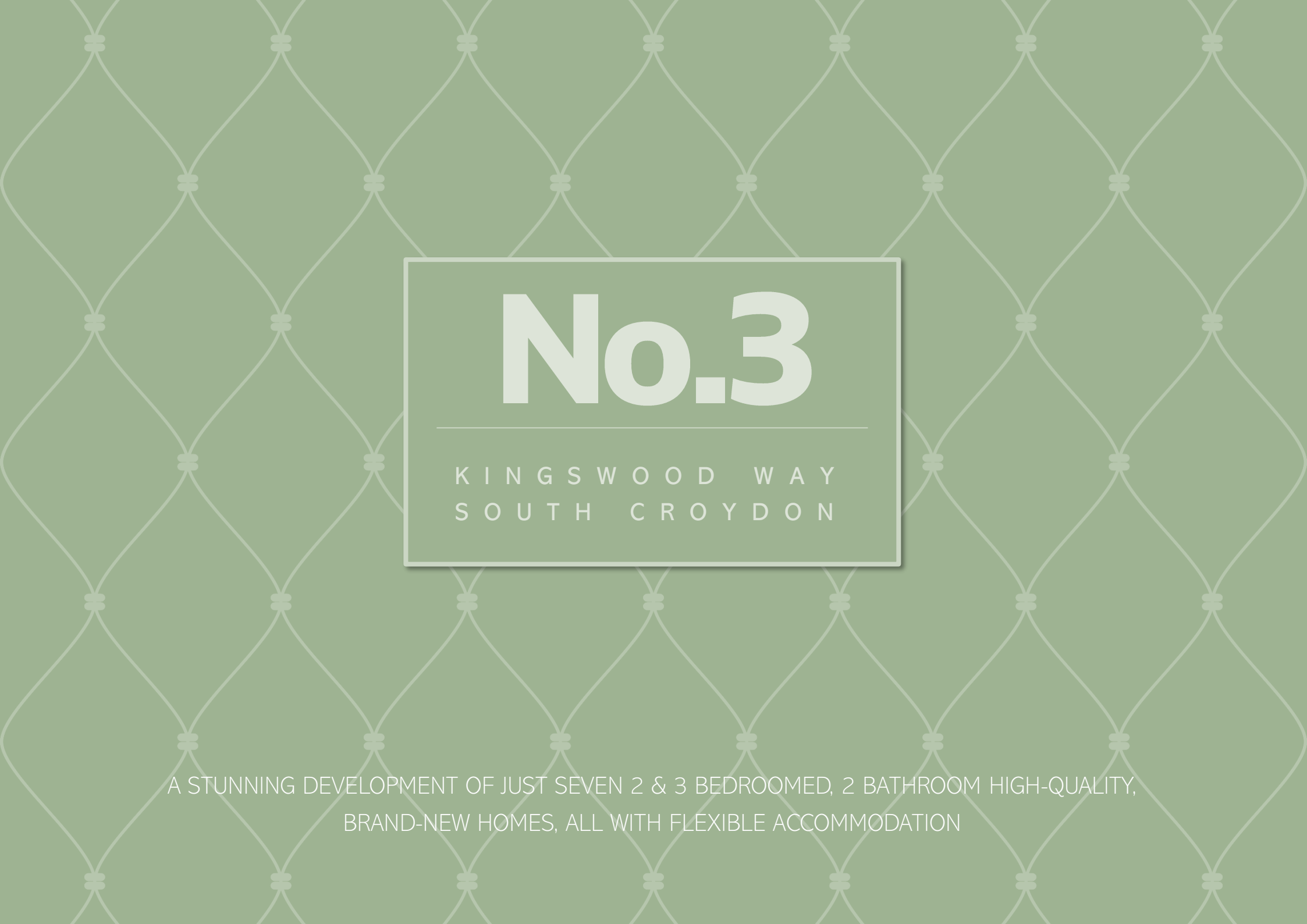




No.3

KINGSWOOD WAY
SOUTH CROYDON

A STUNNING DEVELOPMENT OF JUST SEVEN 2 & 3 BEDROOMED, 2 BATHROOM HIGH-QUALITY,
BRAND-NEW HOMES, ALL WITH FLEXIBLE ACCOMMODATION

The background of the entire image is a repeating damask pattern in a muted green color. The pattern consists of interlocking diamond shapes with small circular motifs at the intersections. A white rectangular box with a thin green border is centered on the page, containing the text.

Welcome to No.3 Kingswood Way

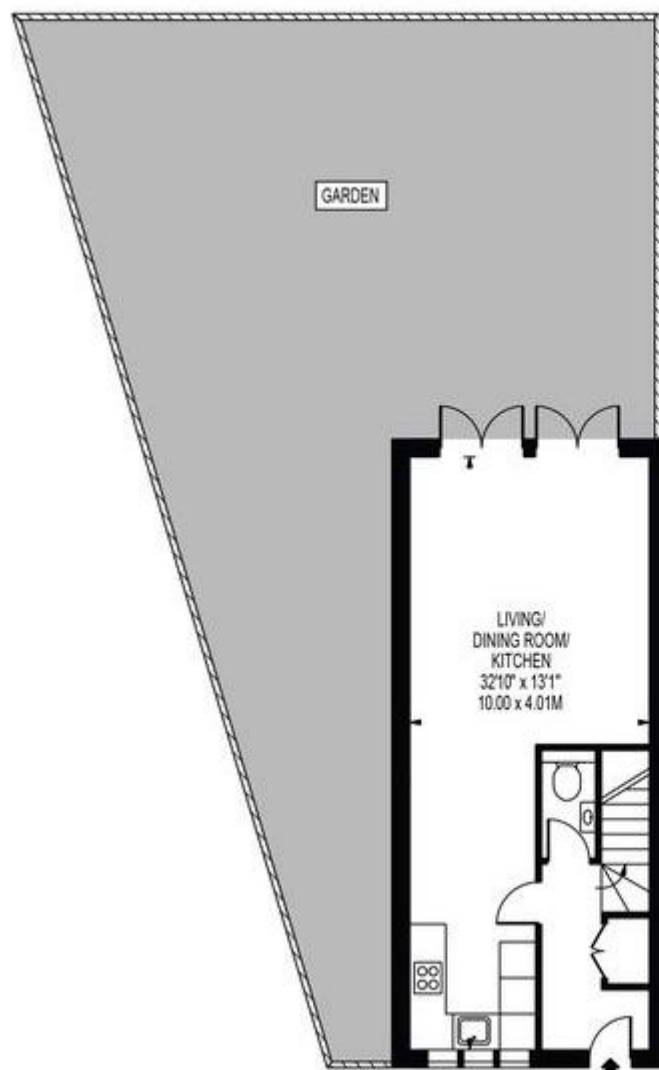
No. 3 Kingswood Way is a boutique development of just 7 beautifully appointed, brand-new homes situated in a stunning, private road betwixt Selsdon and Farleigh. Traditionally built with the finest material, each new home has been planned to provide light and airy, flexible accommodation to suit most people's need & requirements.

Plots A, B & C

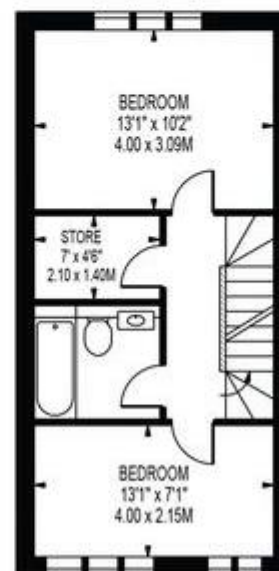


Computer generated image for illustrative purposes only

Plot A – 1077 sq ft



Ground floor

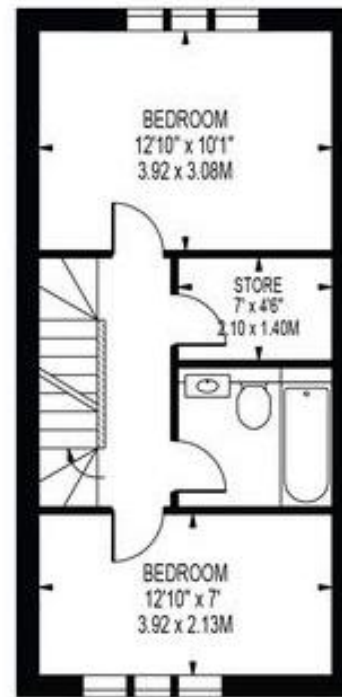
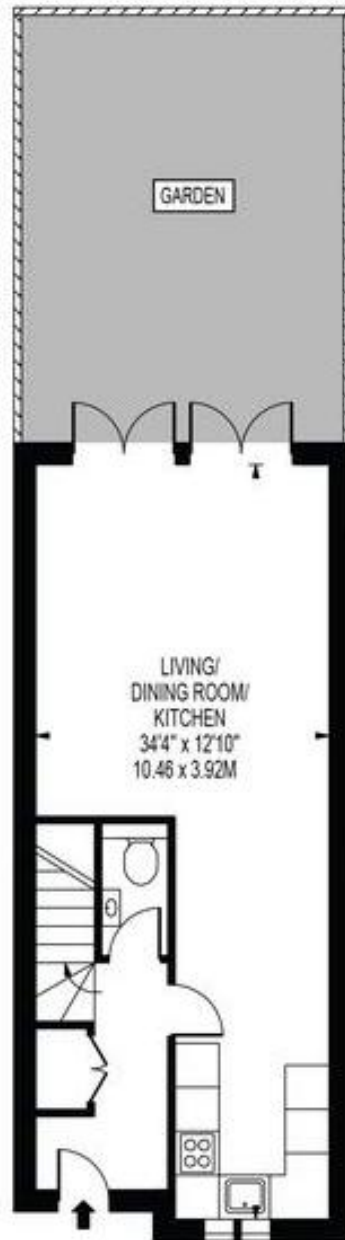


First floor

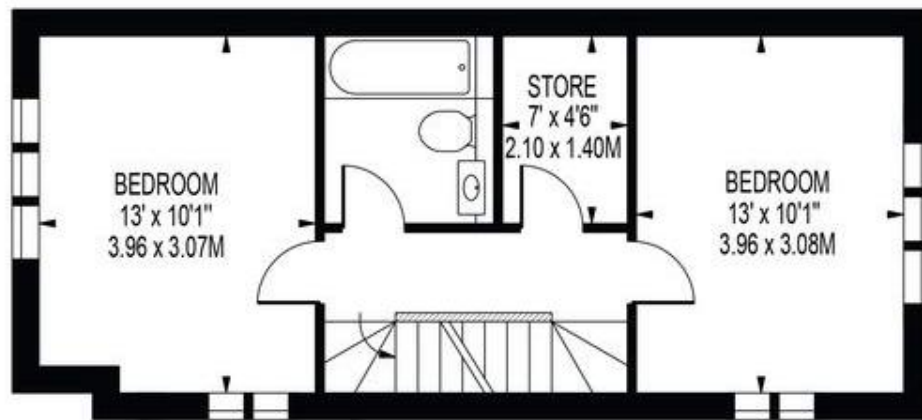


Second floor

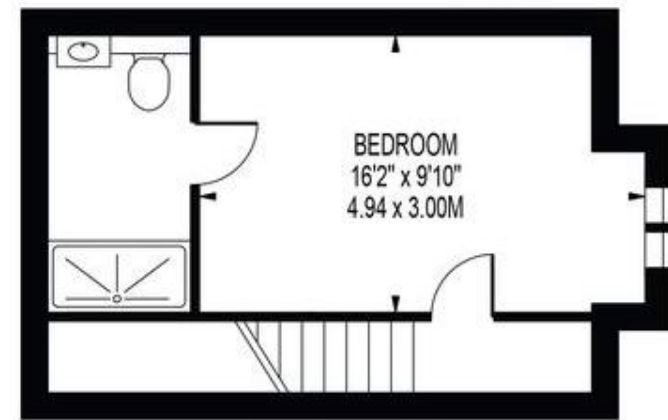
Plot B – 1091 sq ft



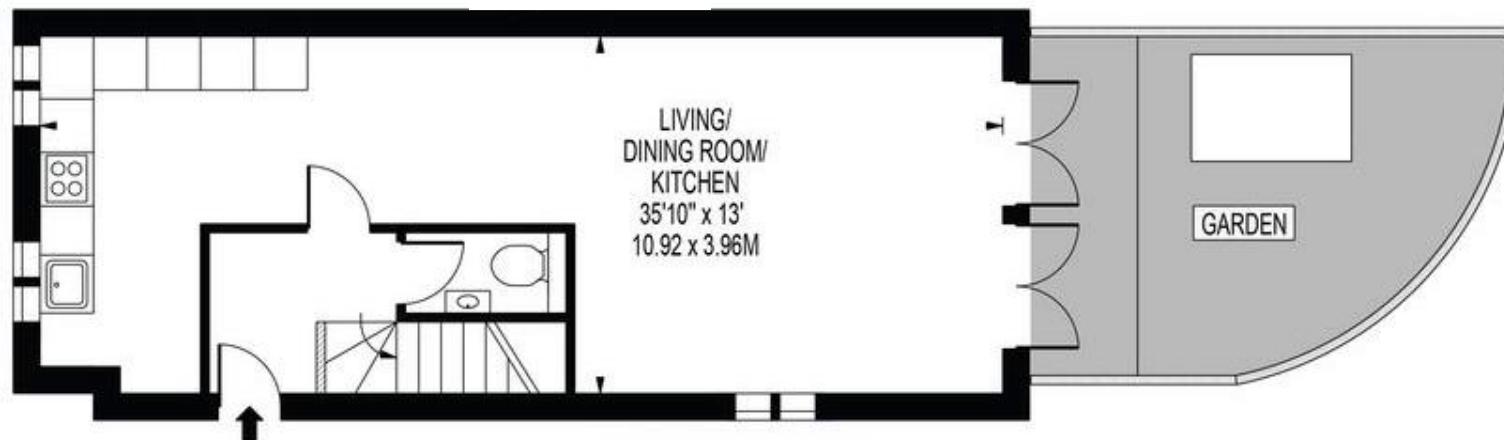
Plot C – 1155 sq ft



First floor



Second floor



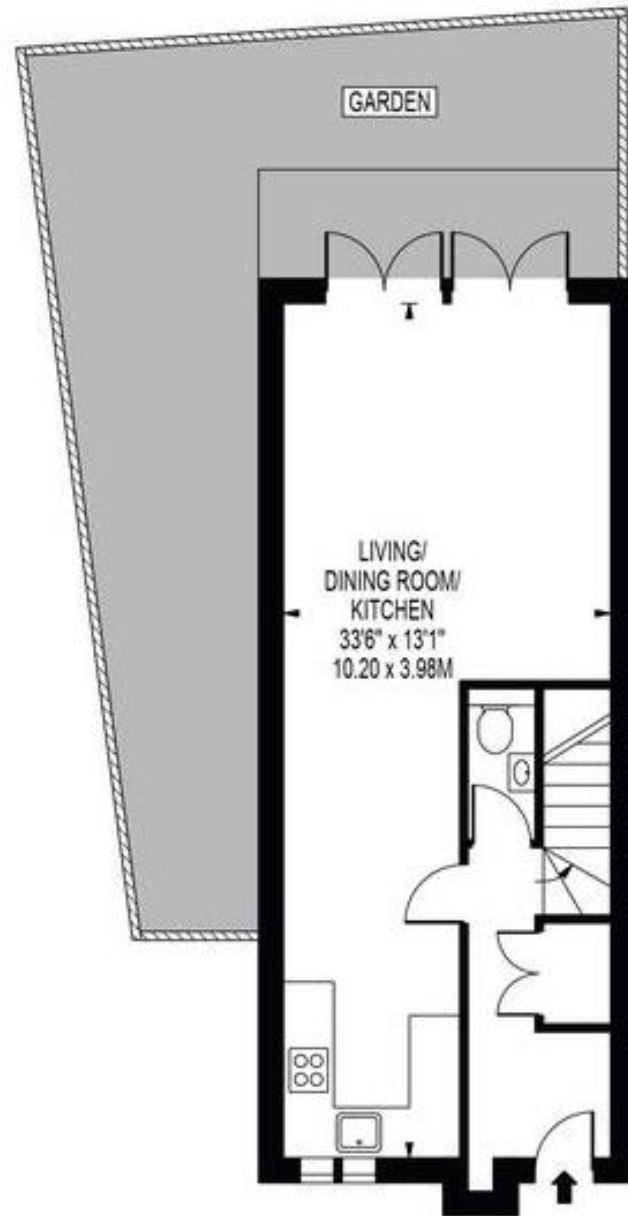
Ground floor



Plots D & E

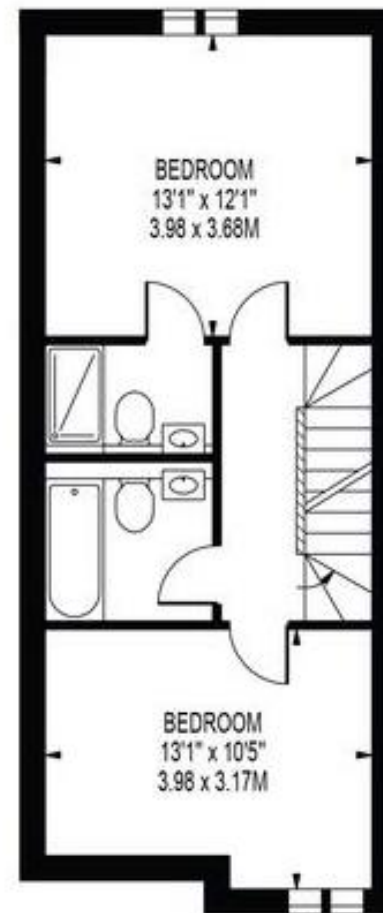
Computer generated image for illustrative purposes only





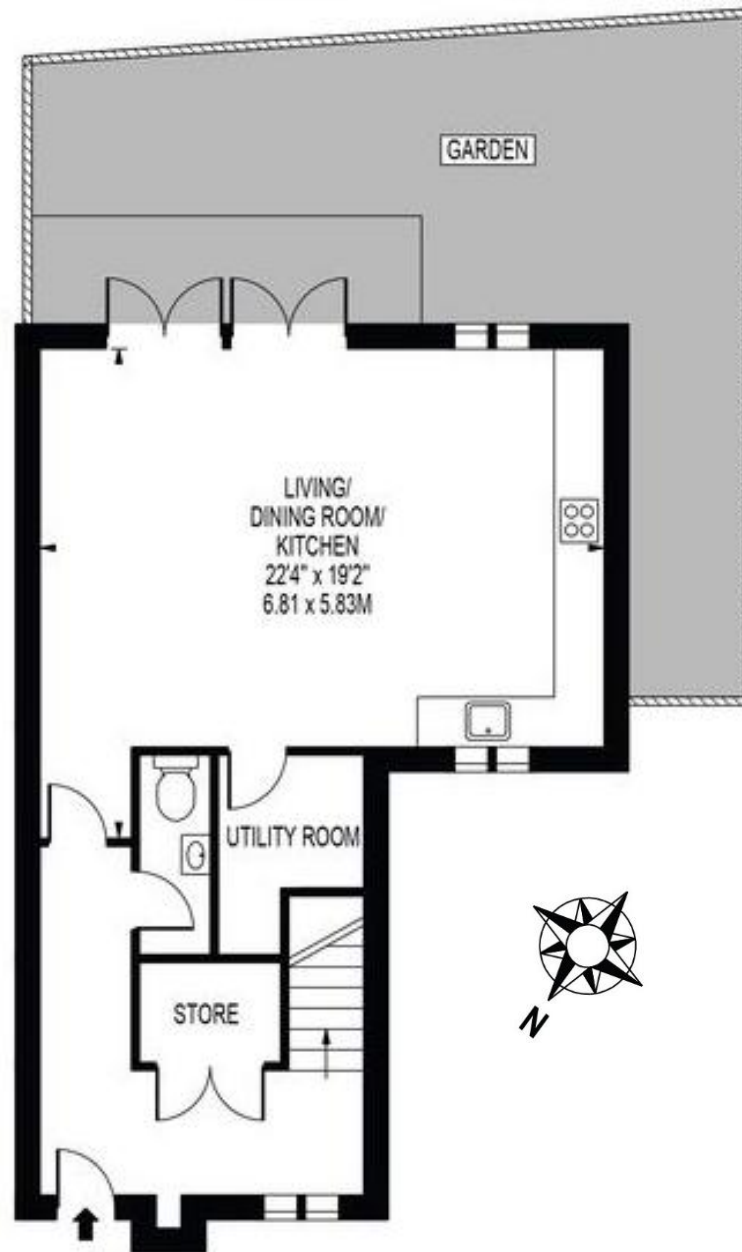
Ground floor

Plot D – 844 sq ft



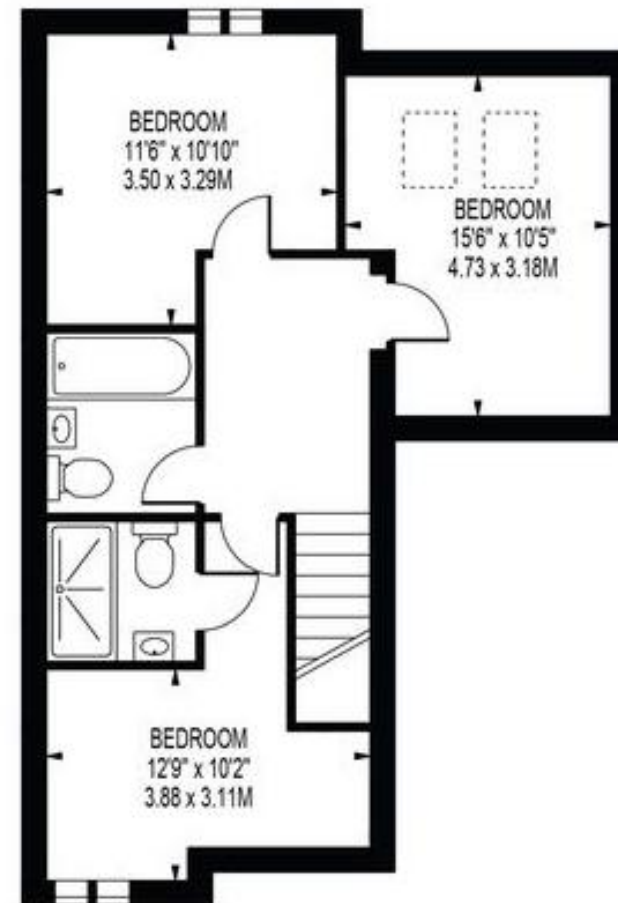
First floor





Ground floor

Plot E – 1118 sq ft



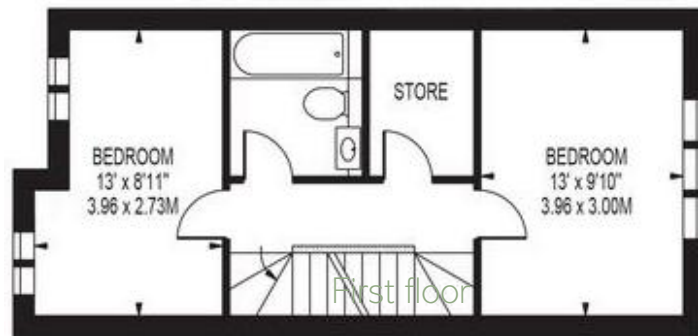
First floor

Plots F & G

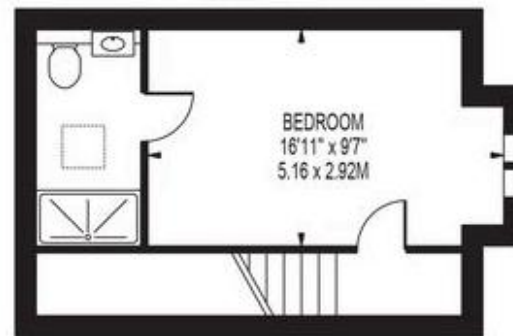


Computer generated image for illustrative purposes only

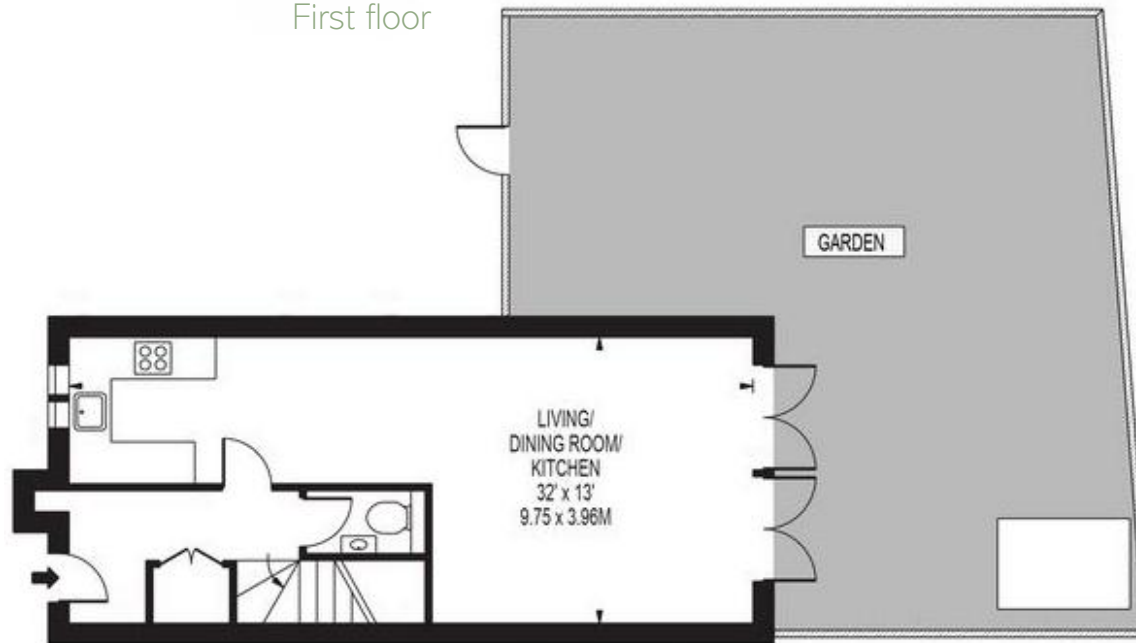
Plot F – 1116 sq ft



First floor



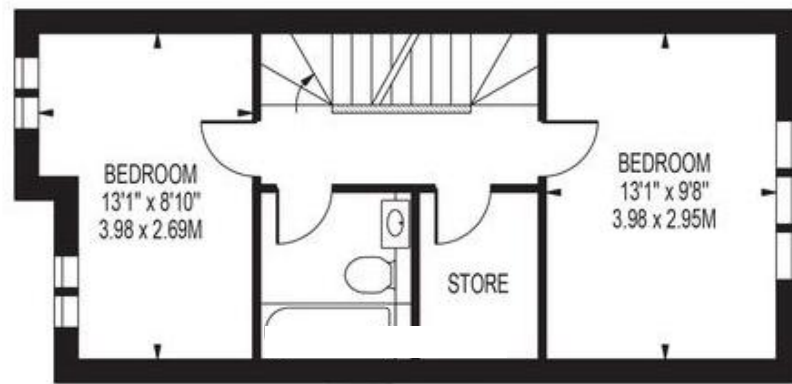
Second floor



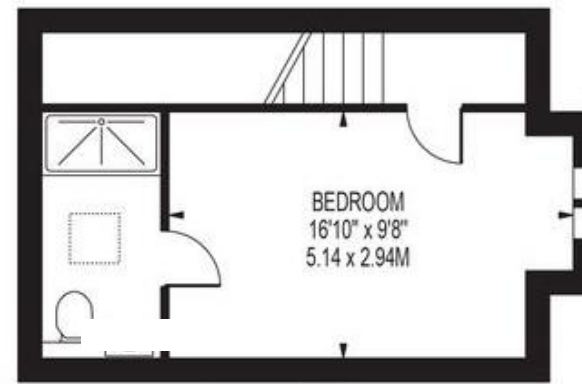
Ground floor



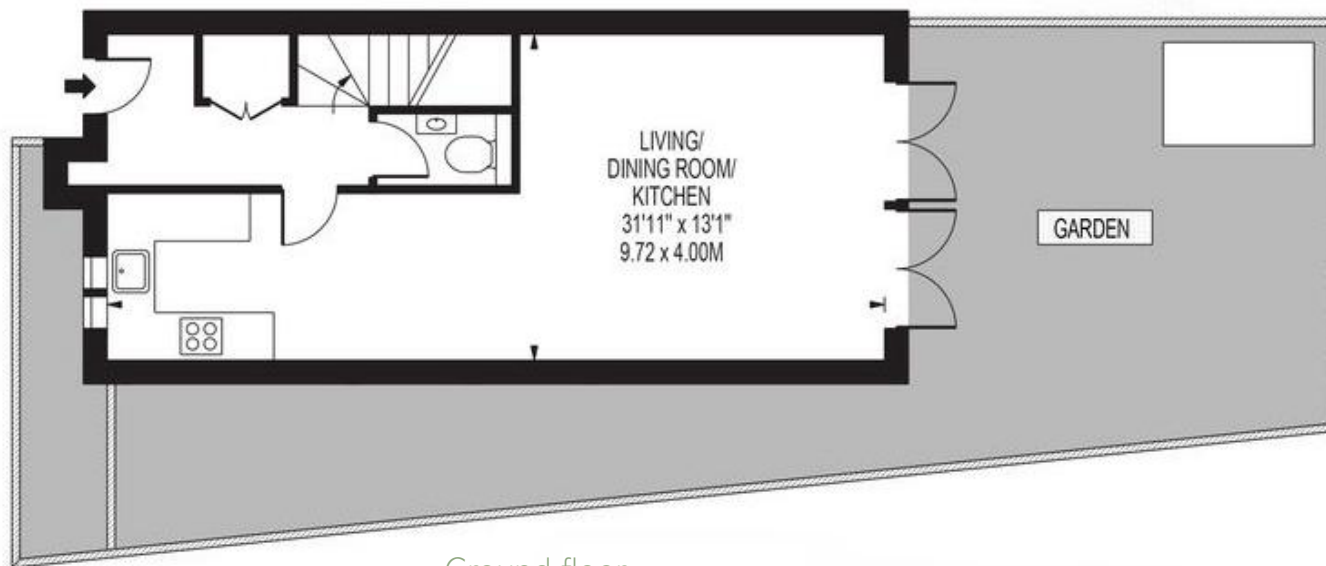
Plot G – 1111 sq ft



First floor



Second floor



Ground floor



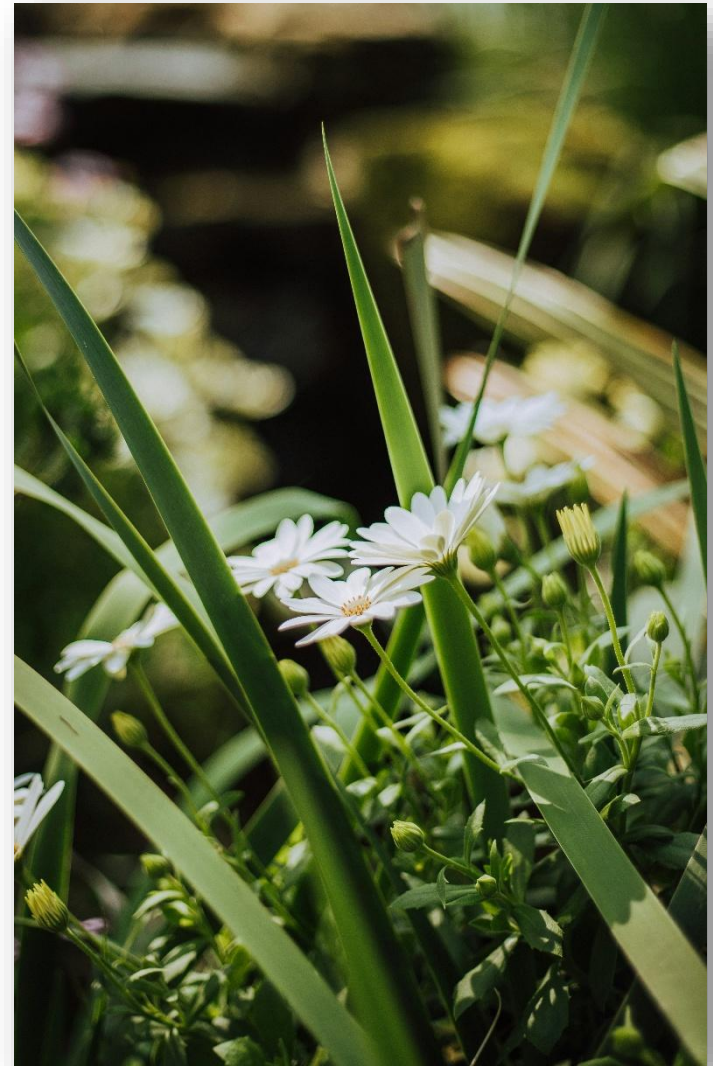
Site Plan



Specification

EXTERNAL

- A combination of knapped flint finish with multi-red brick finish with
- High-performance aluminium frame windows and bi-fold doors to the rear.
- Marley Acme-Single Camber Tile-Plain Clay Century
- Lit communal driveway with Marshal permeable paving.
- Individual allocated parking spaces.
- A mix of natural and buff Marshal Saxon textured paving slabs to paths.
- Landscaped communal gardens
- Individual garden to each house





CGI for illustrative purposes only

Specification

INTERNAL

- White flush doors with chrome ironmongery
 - White skirting boards and architraves
- Dulux finished ceilings and walls in white matt paint
- Porcelain tiles to the ground floor, living/dining/kitchen areas
 - Bi-fold doors open to courtyard gardens

GENERAL

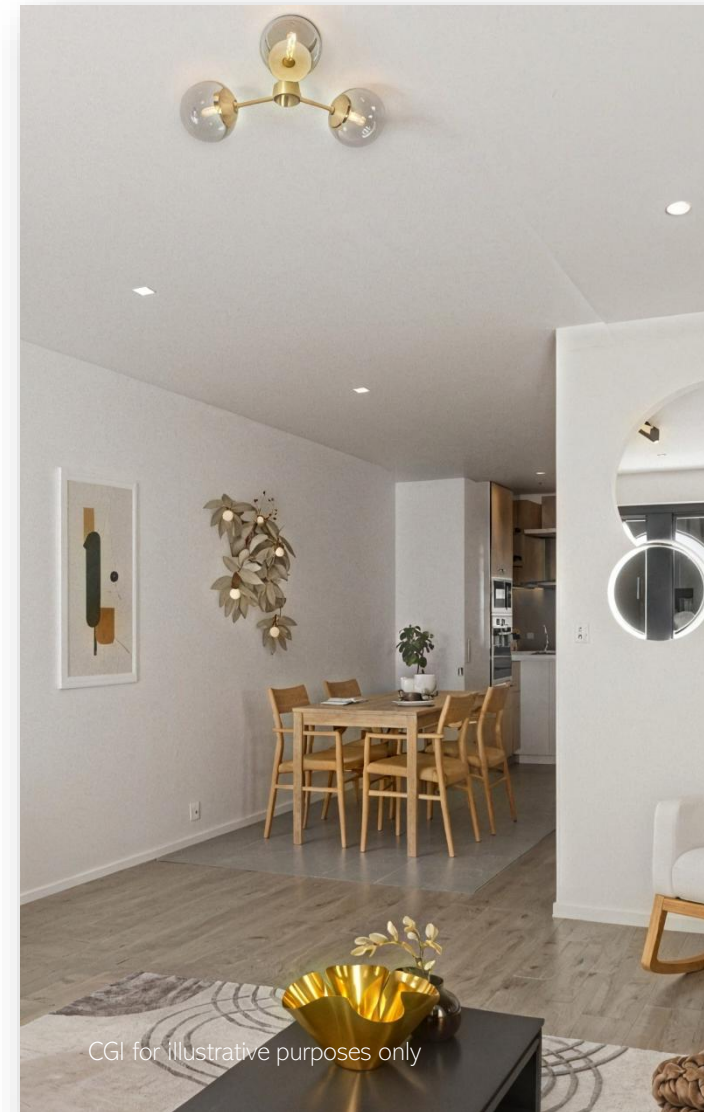
- You'll have peace of mind with a 10 year warranty provided by ICW



Specification

KITCHENS

- Shaker style kitchen doors with brass-coloured handles
- Kitchens finished in Cashmere or Pebble with compact laminate worktop
- Clearwater Siena 1.5 Bowl Granite Composite Undermount Kitchen Sink & Waste - 555 x 460mm
- AEG cooker hood
- Bosch dishwasher
- Bosch oven
- Beko fridge-freezer
- AEG ceramic hob
- Fontus brush gold kitchen tap



Specification

BATHROOMS

- Concealed cistern and rimless WCs with soft closing seats
 - Wall hung vanity units with basins
- Mixer taps with thermostatic controlled bath/shower mixer
 - Low profile stone resin shower trays
 - Luxury floor to ceiling porcelain tiles
 - Electric towel rail heaters



CGI for illustrative purpose only

Out & About

No.3 Kingswood Way is set in a leafy parish on the southern edge of London where the city meets Surrey. These exclusive Architect designed apartments are situated in an area surrounded by parks, shops and eateries all in an out-of-town setting.

The perfect escape from the daily bustle of city life this is a fine location for young professionals, families or down-sizers alike.

South Croydon boasts a fine selection of local shops, restaurants and coffee shops, for the more serious shopping spree extensive facilities can be found in Croydon where all the major High Street names can be found, shortly to be joined by the new £1.4 billion pound Westfield Centre. At the heart of Croydon's new Cultural and Educational Quarter is the famous Fairfield Halls, currently undergoing a £30m refurbishment it will provide a world-class venue for entertainment.

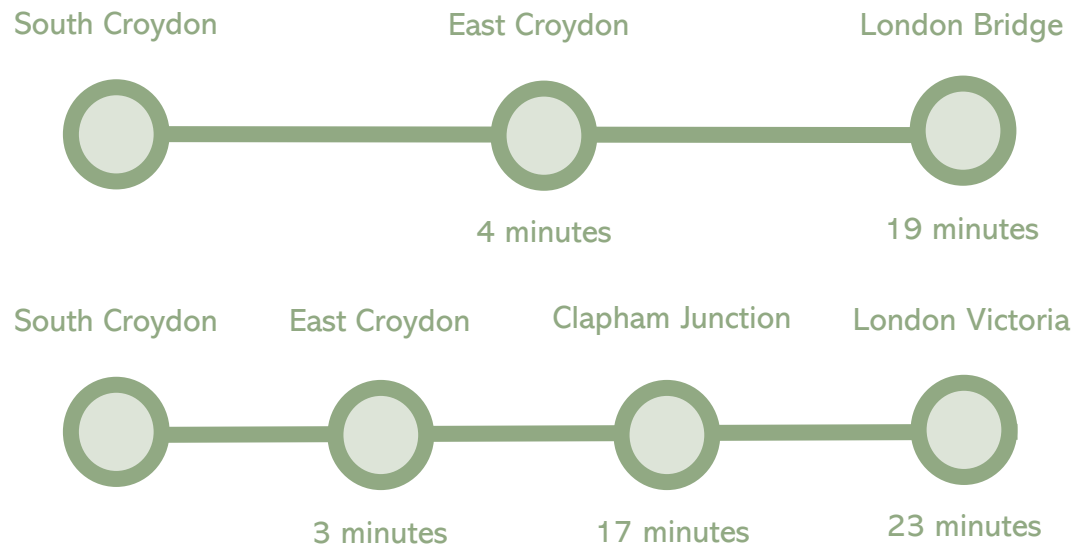
Educational choices are exceptional including numerous 'Outstanding' and 'Good' Ofsted rated Primary and Secondary state schools. Old Palace Nursery & Preparatory School and St Peters Primary School are both a stones throw away. Coombe Wood School Secondary School is a 3-minute car journey whilst private education includes Whitgift, Old Palace, Croydon High, Royal Russell and Trinity Schools all a short bus ride away.





Getting Around

Just ½ mile away South Croydon Station offers frequent and speedy services to East Croydon (4 minutes) and London Victoria (25 minutes). Lloyds Park Tram Link is a 5-minute walk, from here it is possible to travel to Wimbledon, Beckenham, Elmers End or New Addington. Both the M25 and M23 are within easy reach (Junction 6) giving ready access to Gatwick Airport and beyond to the Sussex coast. Times below are taken from the National Rail website.





About Pacific Homes

Pacific homes was created to bridge the gap between the desire to own affordable and luxury homes with great value and exquisite quality. We pride ourselves in seeking out locations which offer an escape from the hustle and bustle of big cities and large towns whilst still offering great access to good transport links.

We are establishing ourselves as the go-to house builder for those seeking 2-5 bed houses set within small developments and built to exceptionally high standards and to this end we keep our build team to a select group who understand and adhere to the company's ethos of luxury and value.

All our Homes are a blend of distinct sense of place, style and community within outstanding locations. These exquisite homes are situated in prime locations across Greater London including some of the most affluent areas of Buckinghamshire, Berkshire, Hampshire and Hertfordshire.



3 KINGSWOOD WAY
SOUTH CROYDON
CR2 8QL

Another superb development by



All enquires



barnard marcus
land & new homes

T: 020 8681 6744 | E: southcroydon@barnardmarcus.co.uk

All floor plans featured within this brochure are for guidance only and do not constitute in whole or in part an offer or contract. Any purchaser should satisfy themselves by inspection, searches, enquiries and a full survey.

Brochure created by Peter Krelle Associates