



STAYTON ROAD

a boutique development of
5 luxury apartments



Introducing STAYTON ROAD

Introducing Stayton Road, a boutique development set on the edge of Sutton town centre. The development consists of 5 luxury apartments 2 studios, two 2 bedroom apartments and a 3 bedroom with private outdoor terraces plus shared outdoor garden space. The development has been cleverly designed to fit modern open plan living however retaining a traditional homely feel.

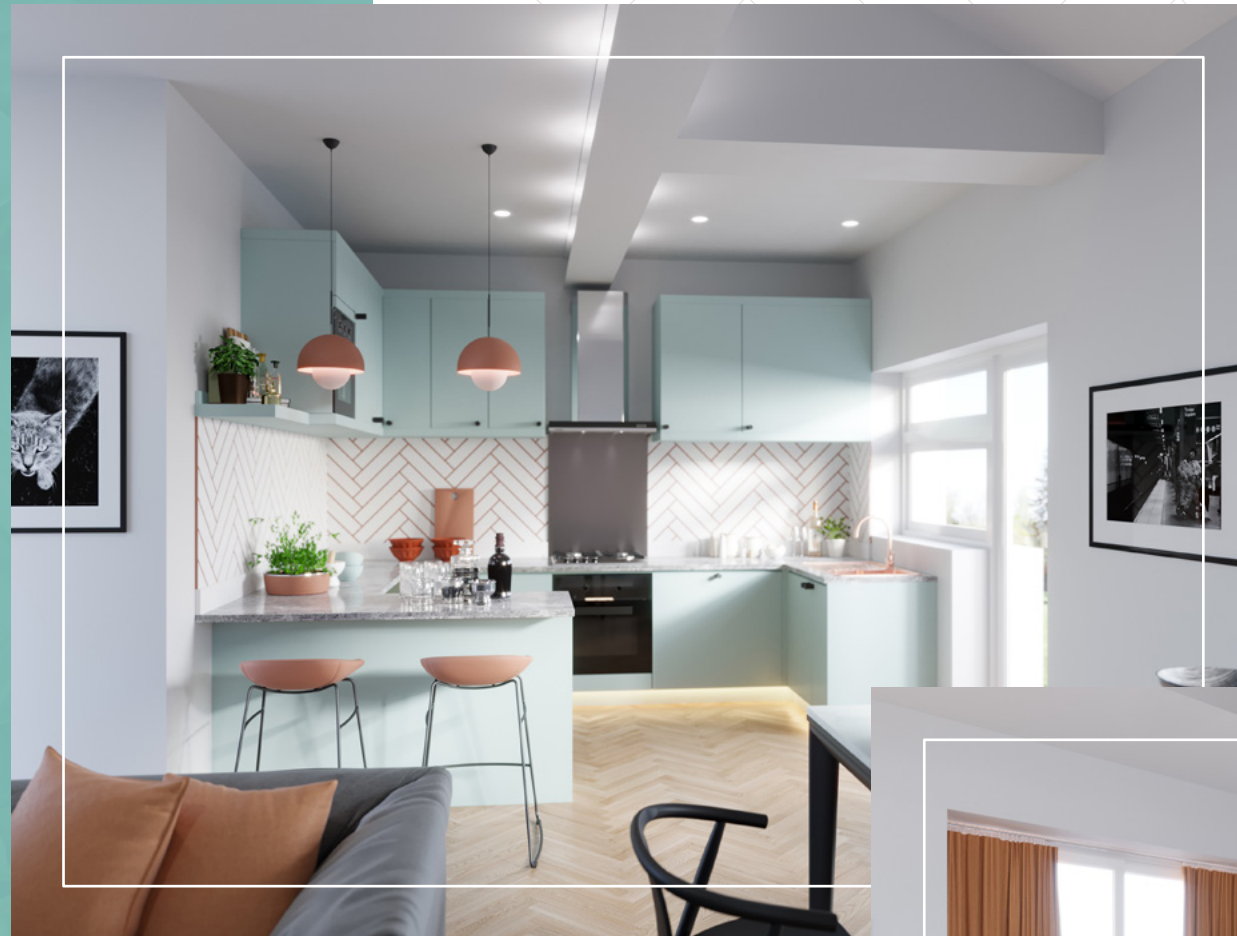
Sutton town centre is within walking distance which has a vast variety of super markets, restaurants, bars and shopping to include the popular St Nicholas Centre. Sutton Train station is within easy access with links to central London. These apartments would make an ideal first purchase.



Environmental Features:

We take our responsibilities to our environment seriously and incorporate the latest technology to conserve natural resources

- Extremely high levels of wall, floor and roof insulation to limit heat loss during the winter
- Cutting edge air source heat pump technology delivering energy efficient heating and hot water. Includes comfort cooling feature during hot summer months
- Reduced energy bills as a result, zero gas bills
- A-rated kitchen appliances to reduce energy and water usage
- Dual flush mechanisms to all toilets to reduce water use
- Aerated shower heads delivering voluminous water without excessive wastage
- Low energy light fittings to all homes



*latest technology
to conserve
natural resources*



Specification

Interior:

- Multipoint-locking front entrance door
- Architecturally designed bathrooms with halo mood lighting
- Fully fitted modern kitchen in fresh colour scheme with appliances ready installed
- Solid core white twin panel & flush face doors, with chrome/brushed steel handles
- Fitted wardrobes with shelf and hanging rail to master bedrooms
- Contemporary two step skirting and architrave
- Smooth plaster finish to walls and ceilings with emulsion matt paint.
- Mains powered smoke detectors with battery back-up

Exterior:

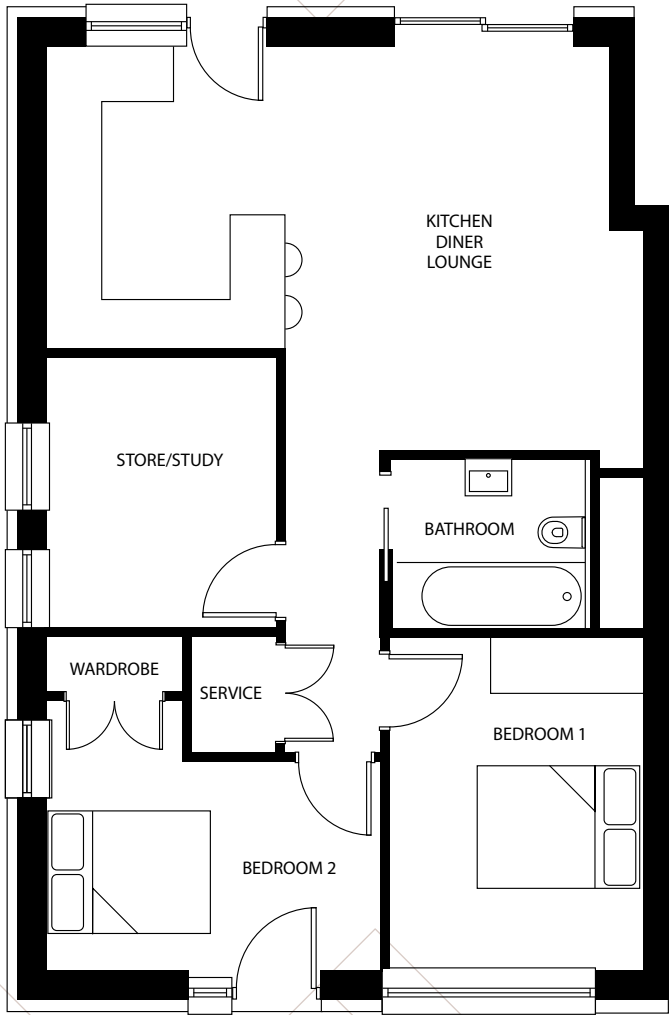
- Communal entrance stair well with security rated front door
- Double glazed chartwell green PVCu windows providing a high level of thermal insulation and reduced heat loss. All windows have security locks PAS24 approved
- Audio entry system to all apartments
- Natural Indian Sandstone to footpaths and terrace areas
- Outside lights to private terrace and balcony areas
- Private off-street parking for two of the apartments
- External bin store
- External communal cycle store

STAYTON ROAD

*Fitted wardrobes
with shelf and
hanging rail*

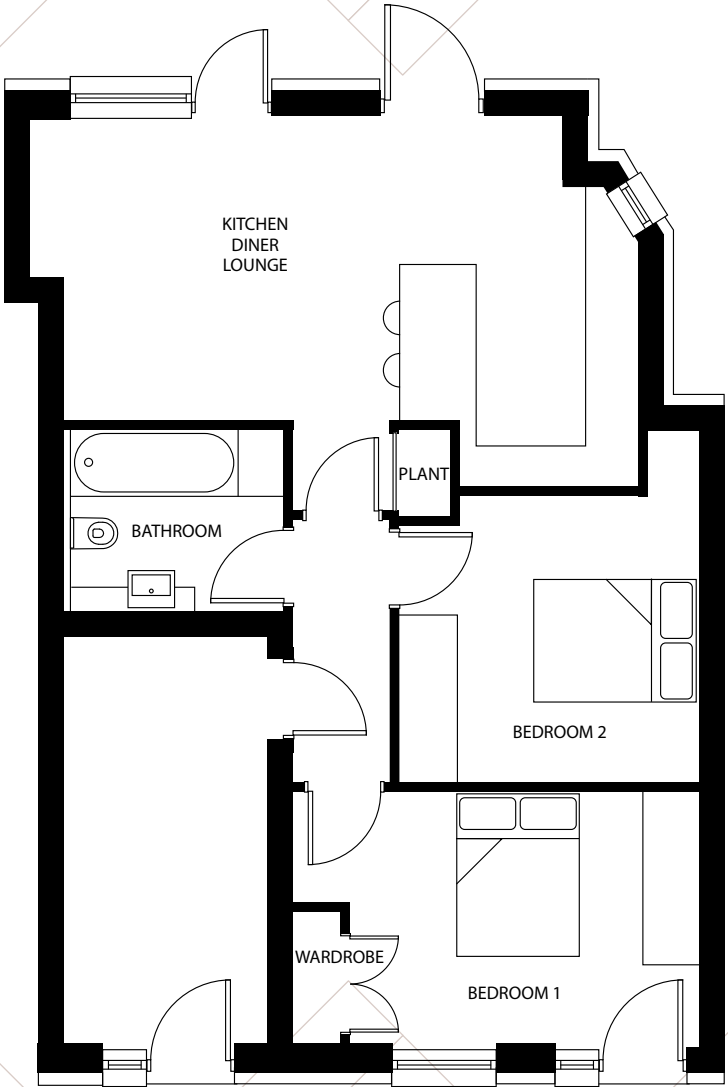


Floor Plans



GROUND FLOOR
Apartment 43

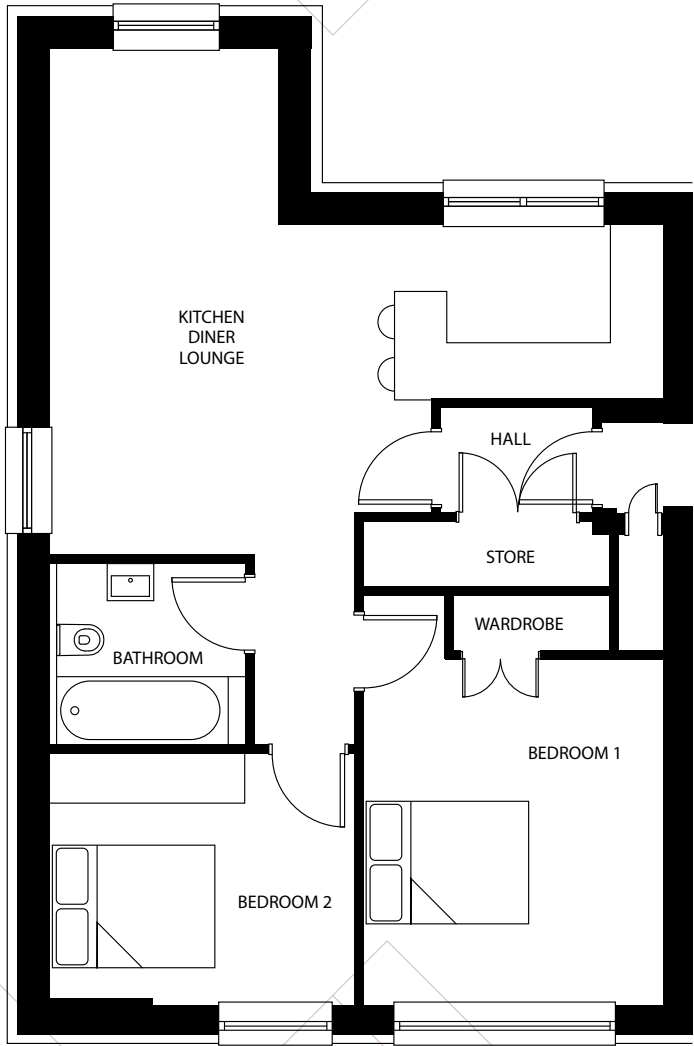
70m²
+ private terraces



GROUND FLOOR
Apartment 45A

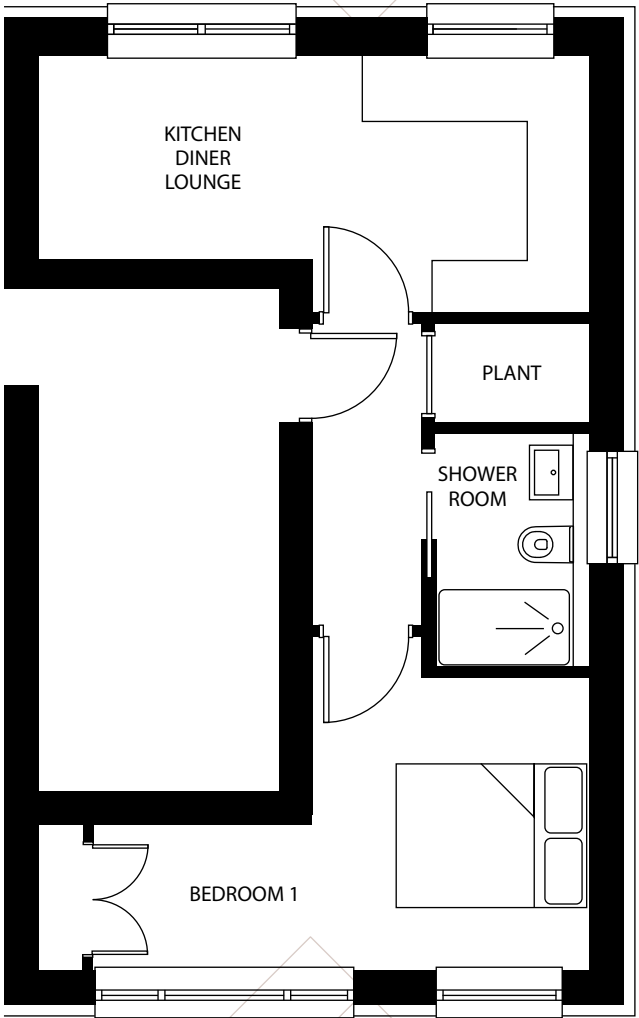
63m²
+ private terraces

Floor Plans



FIRST FLOOR
Apartment 45B

62m²



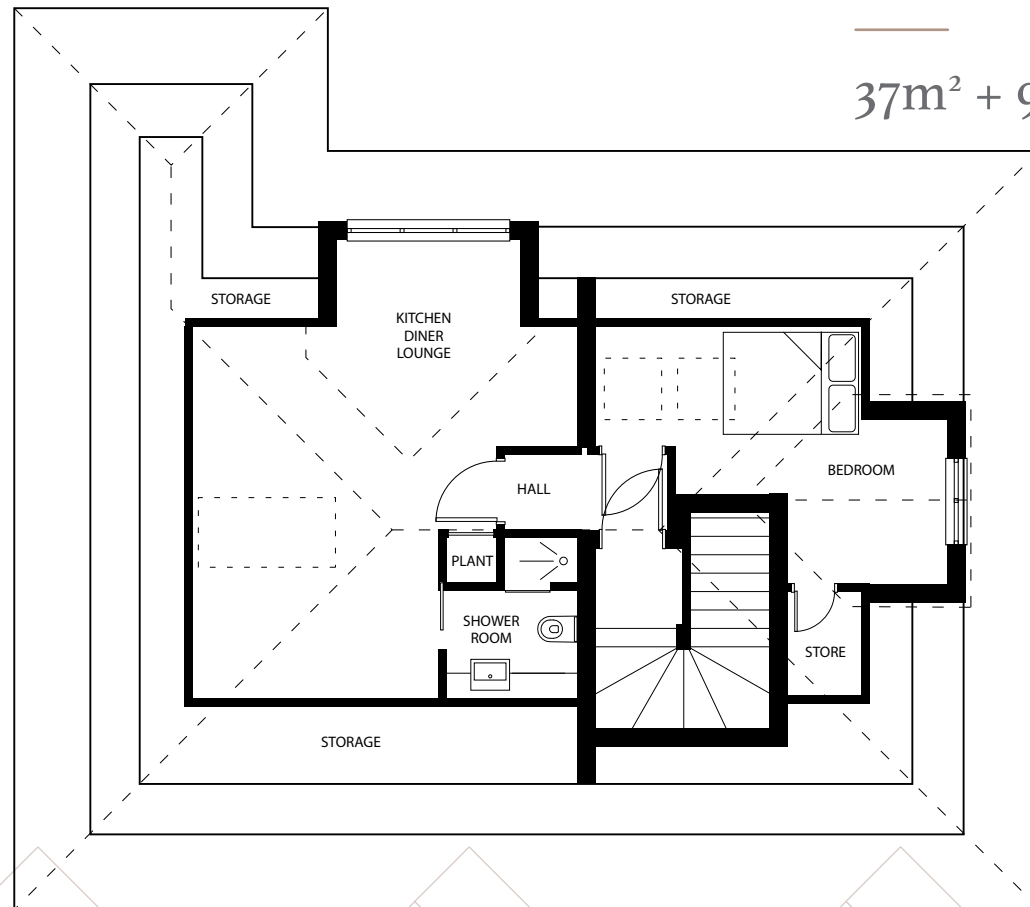
GROUND FLOOR
Apartment 45C

32.5m²

Floor Plans

LOFT FLOOR Apartment 45D

37m² + 9m² storage



STAYTON ROAD

*Aerated shower
heads delivering
voluminous water*



About Sutton:

Pleasure:

Sutton town Centre has 2 shopping centres, St Nicholas Centre, and Times Square, with everything from boutique style artisan shops to high street stores, plus plenty of restaurants and bars, all within walking distance of Stayton Road.

The Empire Cinema located just off the high street, offers IMPACT and DBOX films with state-of-the-art sound and motion experiences.

Green Spaces:

With so many parks to choose from, its difficult to imagine you are so close to London. From the waterfall in Grove Park, to the stunning national park site of Morden Park Hall, if you need a to reconnect with nature there are over 16 parks and 600 hectares of green space to choose from.

Leisure:

Sutton Borough offers 4 leisure centres, with the recently refurbished Westcroft being one of the most popular. All offer a range of facilities including various swimming pools, gyms and crèches. All offering community spaces to meet and relax.

Schools:

Families have some outstanding schools to choose from in the Sutton area. Of the 24 secondary schools, 6 are grammar, plus there are 36 primary schools

Both Epsom and St Helier hospitals are close by, with a dedicated children's, maternity, and A&E departments.

Travel Links:

Travel time by rail (from Sutton Station):

Cheam	3 mins
London Victoria	30 mins
London Waterloo	42 mins
Horsham	49 mins
Gatwick Airport	53 mins

Travel time by rail (from Sutton Common):

Wimbledon	12 mins
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Distances by road (from Stayton Road):

Morden	1.9 miles
Epsom	5.6 miles
Croydon	5.9 miles
M25 (J8)	9.2 miles
Gatwick Airport	20.8 miles



Homes
England





barnard marcus
land & new homes

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Development by:



Bright City Projects

Brighter Solutions for Living