

THE  
CROFTON

ORPINGTON BR6

AN EXCLUSIVE  
COLLECTION  
OF 41 -ONE  
TO -THREE  
BEDROOM  
APARTMENTS



# CONTEMPORARY NEW HOMES UNIQUE TO ORPINGTON

04



Refined and detailed bathroom palettes

OVERVIEW



A desirable location on Orpington High St

Ideally located on Orpington High Street, The Crofton is a unique collection of contemporary apartments. A striking facade with extensive glazing and intricate brickwork, gives way to a set of carefully crafted homes with considered details and inspired interiors, synonymous with all Life Less Ordinary developments. Further amenities will include private outdoor space to most apartments and a communal landscaped garden.

The Crofton provides the opportunity to purchase a new home in a desirable location, right in the centre of this vibrant commuter town. Furthermore, Orpington offers exceptionally quick routes into the centre of London by rail, with fast-trains running to London Bridge and Charing Cross, in just 15 and 24 minutes respectively.

THE CROFTON





Open plan layouts with many including adjoined terraces



## DESIGNED FOR FUNCTIONALITY & TIMELESS STYLE

Modern in its architectural design, equal importance has been placed on both the interior finish and functionality of each new home. The design-led approach to The Crofton ensures each home utilises intelligent open-plan layouts, meticulous finishes with products from sought-after brands while many homes include their own private terrace or balcony.

A bespoke specification features premium German kitchens by Hacker which combine matt charcoal cabinet doors with white stone work tops and integrated Bosch appliances. The bathrooms are sophisticated and minimalist with beautiful terrazzo porcelain tiles complimented by feature metro tiles to wet areas and stylish matt black brassware. Luxurious Amtico vinyl flooring runs throughout all living areas, with soft grey carpets to each bedroom and integrated wardrobes to all masters bedrooms.

German Hacker kitchens provide functionality and luxury





Each master bedroom includes fitted mirrored wardrobes



# SEAMLESS CONNECTIVITY



Orpington is a desirable village that benefits from excellent connectivity to central London and beyond. With the train station just a 13 minute walk away, The Crofton is perfectly located to take advantage of its enviable position for commuting.

Orpington Station connects directly to London Bridge (15 minutes), London Waterloo (21 minutes) and Charing Cross (24 minutes). In the other direction Tunbridge Wells can be reached in just 30 minutes.

By car, beautiful Tunbridge Wells is a thirty-minute drive from Orpington and close proximity to the M25 offers easy travel in either direction to or away from London. For those looking for more adventure the array of outdoor spaces are easily reached by bicycle or on foot.



Walking	Bicycle	Car	Train
Orpington GPO 1 minute	Bromley Tennis Centre 8 minutes	Waitrose 5 minutes	London Bridge 15 minutes
Puregym 4 minutes	Goddington Park 8 minutes	Petts Wood 5 minutes	SevenOaks 20 minutes
Priory Gardens 8 minutes	Petts Wood 12 minutes	Bromley Tennis Centre 6 minutes	London Waterloo 21 minutes
Orpington Station 13 minutes	High Elms Country Park 14 minutes	Chapter One 8 minutes	Charing Cross 24 minutes
Knoll Tennis Club 15 minutes	Chelsfield Lakes Golf 15 minutes	High Elms Country Park 8 minutes	Tunbridge Wells 30 minutes
Goddington Park 22 minutes	Joyden's Wood 35 minutes	Bromley 10 minutes	Gatwick Airport 52 minutes

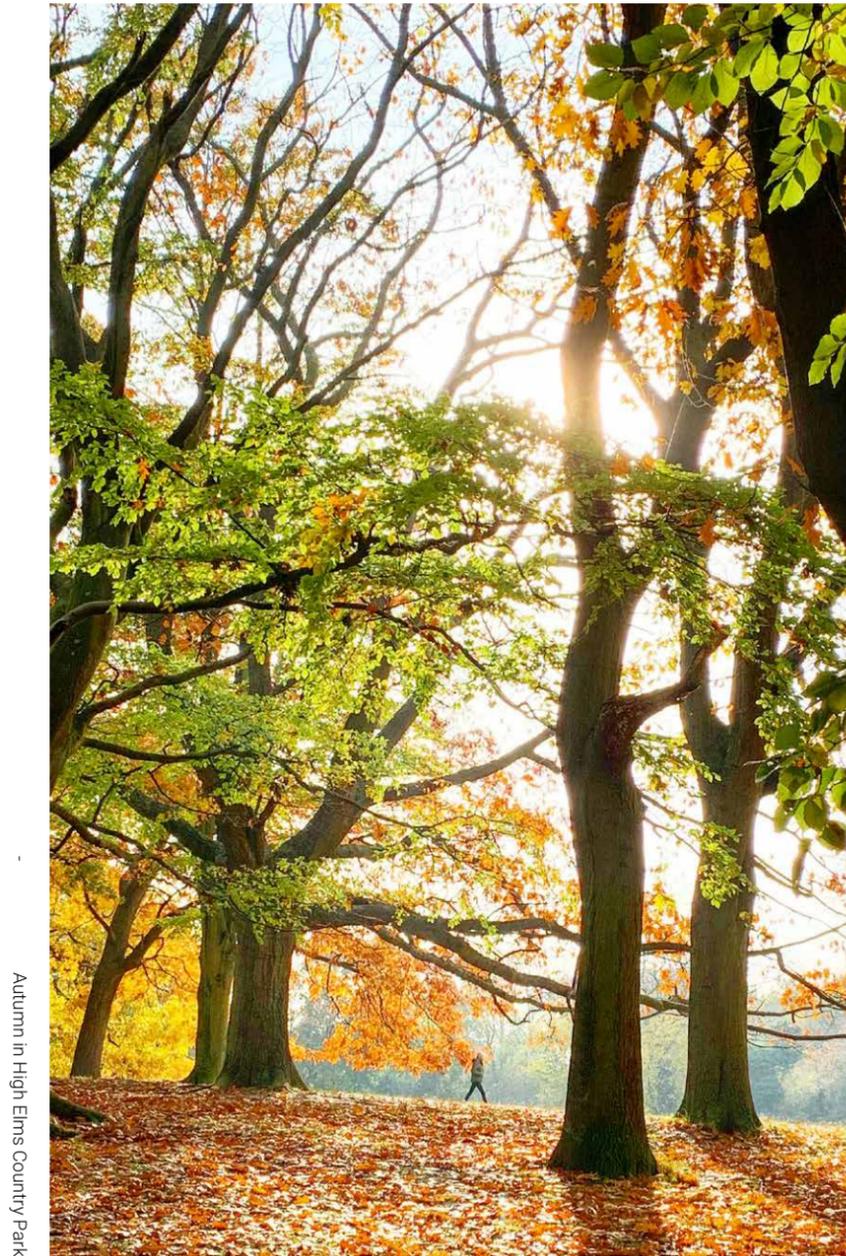


# GREEN SPACE & LEISURE

An affluent part of Greater London, with wide open spaces and a village-like feel, Priory Gardens is a 'hidden gem' in the historic heart of Orpington, minutes from The Crofton. The Grade II listed expanse covers 14-acres of landscaped gardens and ponds. Just south of Orpington is High Elms Country Park, which includes over 250 acres of countryside and woodlands to explore combined with a 150-acre golf course. Darrick Wood nature reserve, Goddington Park and Poverest Park provide further options for sporting activities or relaxation.

Leisure facilities are in abundance, with nearby Bromley Tennis centre and its indoor courts just a few minutes drive away, now famous for producing U.S. Open Women's champion Emma Radacanu. For yoga fanatics out there, Tula Yoga offers vinyasa flow, rocket yoga and meditation classes, and for those looking to strength train Muscleworks and PureGym, are just moments from the property.

Golf courses are in abundance as one moves further out, including some six clubs within a 10 minutes drive.



Autumn in High Elms Country Park



Grade II listed Priory Gardens has been a public park since 1952



Multiple local fitness centres including PureGym



World-class vineyards on your doorstep



A tasting session at Squerryes



Squerryes has produced vintage sparkling wine for 300 years

## LOCAL WINERIES

Nestled in the rolling countryside, Squerryes Winery and The Mount Vineyard epitomise the region's flourishing wine culture. Just a short distance from your new home, these award-winning estates offer the perfect escape for fine wine lovers and those seeking a taste of the good life.

With a history dating back to 1731, Squerryes Winery produces exceptional sparkling wines, celebrated for their elegant, crisp character. Visitors can enjoy vineyard tours, tastings, and a refined dining experience at the estate's stunning restaurant.

Meanwhile, The Mount Vineyard, set in the picturesque Darent Valley, is renowned for its boutique still wines. Its stylish wine bar and tranquil terraces provide the ideal setting to unwind with a glass of Pinot Noir or Bacchus.

Living in Orpington means having world-class vineyards on your doorstep—where every visit promises exceptional wine, breathtaking views, and a taste of effortless luxury.



# EXCEPTIONAL GOLFING

For golf enthusiasts, living in Orpington means having access to some of the finest courses in the South East, each offering a unique blend of challenge, scenery and first-class facilities.

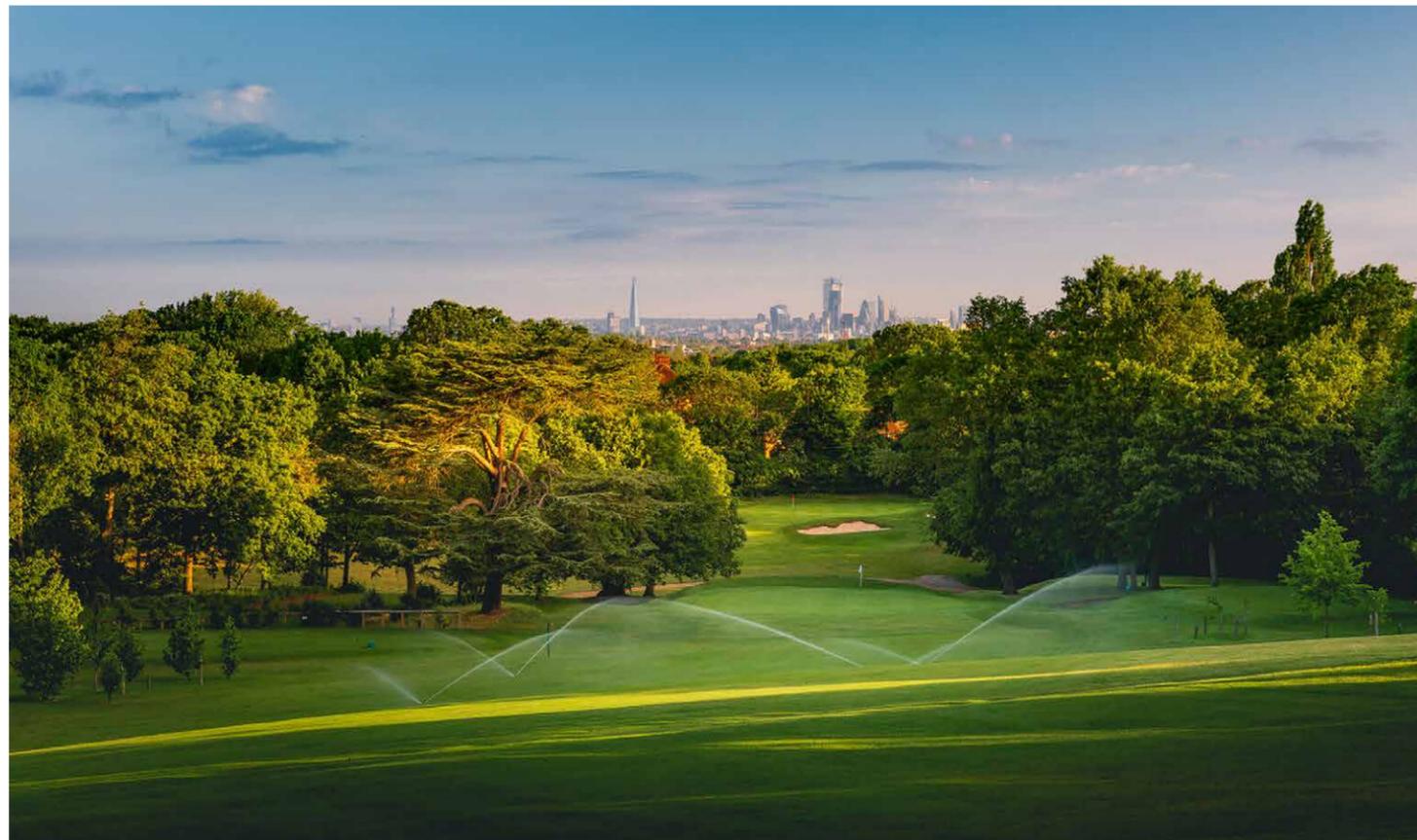
Lullingstone Park Golf Course, set within a stunning country park, boasts breathtaking views and two well-maintained courses suitable for all skill levels. Nearby, Birchwood Park Golf & Country Club combines a championship course with modern leisure facilities, including a gym and spa, perfect for relaxation after a round.

For those seeking history and charm, Chislehurst Golf Course, designed by James Braid, offers a beautifully manicured course set within an 18th-century estate. Meanwhile, Sundridge Park Golf Club features two exceptional 18-hole courses surrounded by mature woodlands. Finally, High Elms Golf Course provides a scenic and welcoming experience, ideal for both seasoned players and newcomers alike.

With these prestigious courses on your doorstep, the wider area is truly a golfer's paradise.



The area is surrounded by some of the best golf courses in Kent



City of London backdrop from Sundridge Golf Club



A nurturing start to a child's educational

Newstead Wood School provides a highly selective education for girls



St Olaves Grammar School

# EDUCATION AT ITS FINEST

Families seeking outstanding education will find Orpington home to some of the region's top-performing schools, offering academic excellence and a supportive learning environment.

St. Olave's Grammar School, one of the UK's leading boys' grammar schools, is renowned for its rigorous curriculum, strong university placements, and emphasis on leadership. Just minutes away, Newstead Wood School provides a highly selective education for girls, excelling in STEM subjects and consistently achieving top-tier results.

For younger children, Darrick Wood Primary and Secondary Schools offer a seamless, high-quality education with a strong reputation for academic success and student well-being. Similarly, Perry Hall Primary School, rated 'Outstanding' by Ofsted, provides a nurturing start to a child's educational journey, fostering curiosity and achievement.

With access to these exceptional schools, Orpington is a prime location for families looking to secure the best possible future for their children.



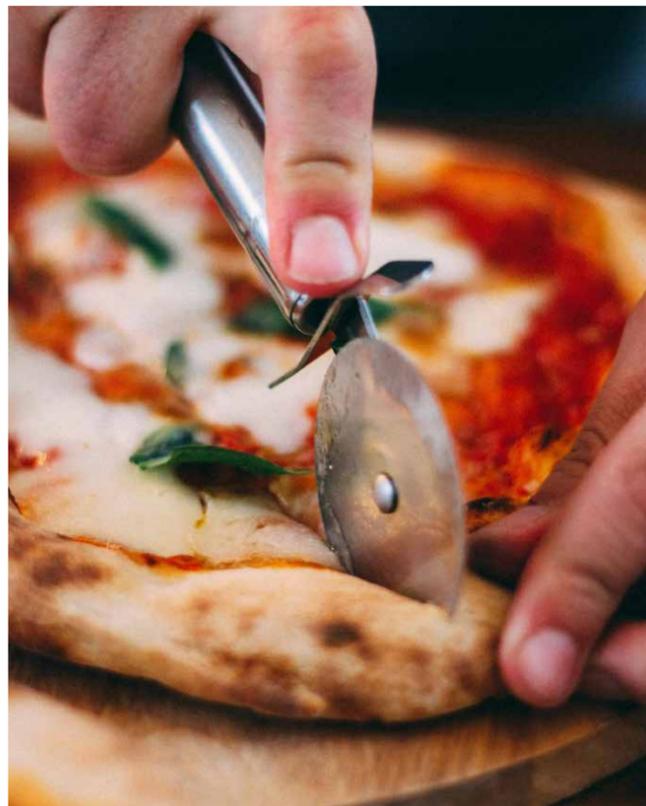
# EATING & DRINKING

Encircled by amenities, The Crofton is moments from impressive eateries including independent artisans and popular chains. Footsteps from the front door is the Pato Lounge café bar. For all-day brunch, dinner freshly ground coffee and records, Orpington Café & Record Store sits immediately down the high street. All within a few minutes' walk, independent restaurants span Ephesus for Turkish cuisine, Fiesta for highly rated Mexican and Picollo Sourdough for authentic Artisan pizza. Slightly further afield, Chapter One near Farnborough Common is one of the best restaurants in the area, whilst Petts Wood plays host to Senor Tapas and Indian Essence by Michelin chef Atul Kochhar.

Meanwhile, independent pubs include cosy, wood-panelled pub The Cricketers, One in the Wood - renowned for its craft beer in Petts Wood and local favourite The White Hart. The Orpington GPO, a bar kitchen with an industrial aesthetic and enviable menu, next door to the property.

Orpington and its surrounds also plays host to a diverse array of café and delis, with stores including Laura's Larder delicatessen, Jasmine Green Grocers and The Butchers Hook - all in Petts Wood. For freshly ground coffee and pastries head to the Second Home or Primo Cafe. There is also a large Waitrose on Sevenoaks Road.

Lively Pato lounge serves up an all day menu



Desirable pizza and Picollo Sourdough



Sunday Roast at The Orpington GPO



Laura's Larder in Petts Wood





### FOOD & DRINK

- 1 Piccolo Soudough Pizza
- 2 Pato Lounge
- 3 Ephesus
- 4 The Orpington Café & Record Store
- 5 Chapter One Restaurant
- 6 Fiesta Mexicana
- 7 Orpington GPO
- 8 One Inn the wood
- 9 The Cricketers
- 10 The White Hart
- 11 Señor Tapas
- 12 Indian Essence
- 13 Lopeto Café

### GREEN SPACE & LEISURE

- 14 Bromley Tennis Centre
- 15 Knoll Tennis Club
- 16 High Elms Country Park & Golf Course
- 17 Goddington Park
- 18 Priory Gardens / Orpington Pond
- 19 Poverest Park
- 20 Puregym
- 21 Muscleworks Orpington
- 22 Odeon Cinema

### SHOPPING & DELIS

- 23 Waitrose Green Street Green
- 24 The Butchers Hook & Deli
- 25 The Carnivore
- 26 Lauras Larder
- 27 Petts Wood Bakery
- 28 Jasmine

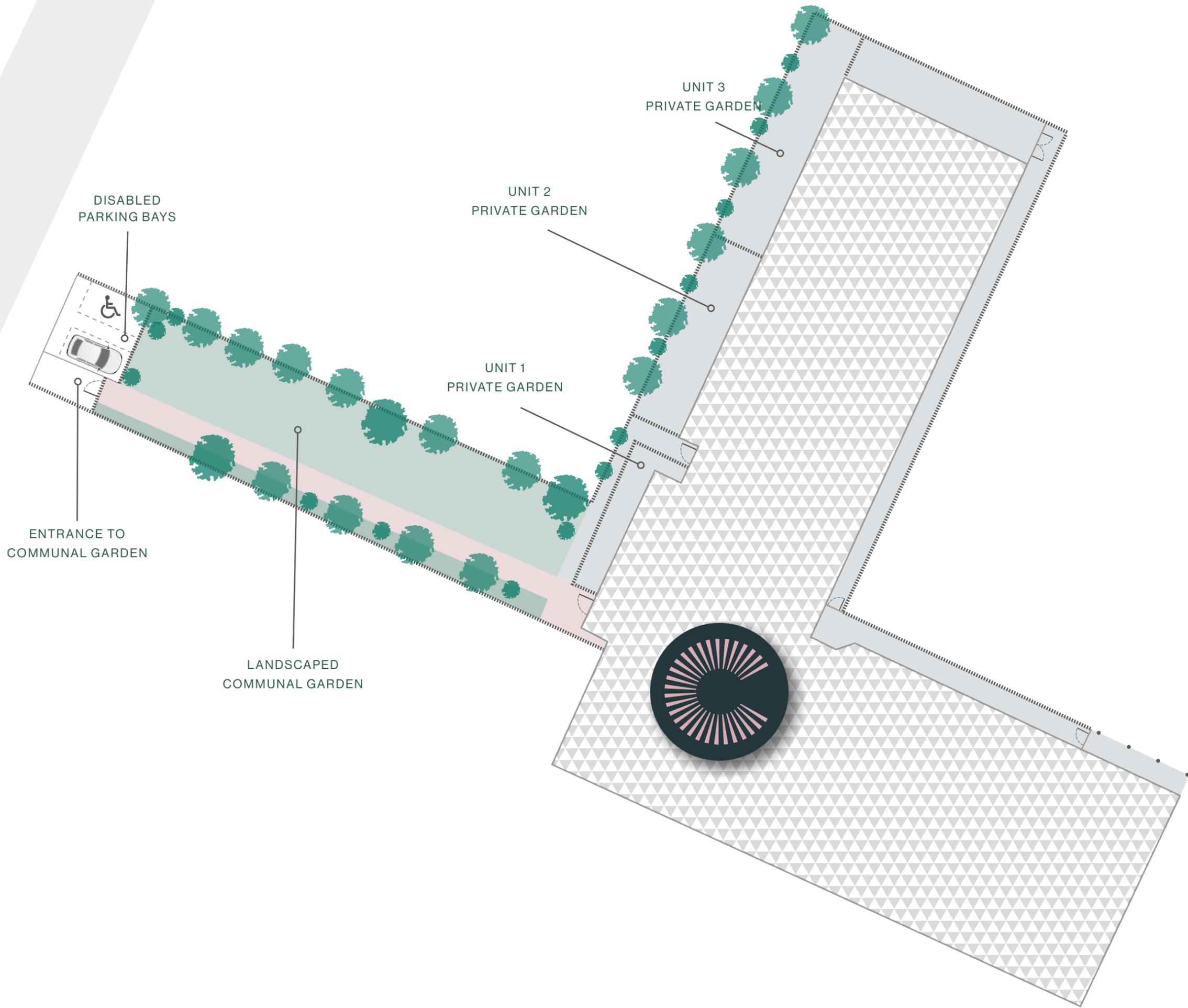
### SCHOOLS & NURSERIES

- 29 Perry Hall Primary School
- 30 St Olave's Grammar School
- 31 Crofton School  
(All schools are rated Ofsted Outstanding)





VINSON CLOSE



DISABLED PARKING BAYS

ENTRANCE TO COMMUNAL GARDEN

LANDSCAPED COMMUNAL GARDEN

UNIT 1 PRIVATE GARDEN

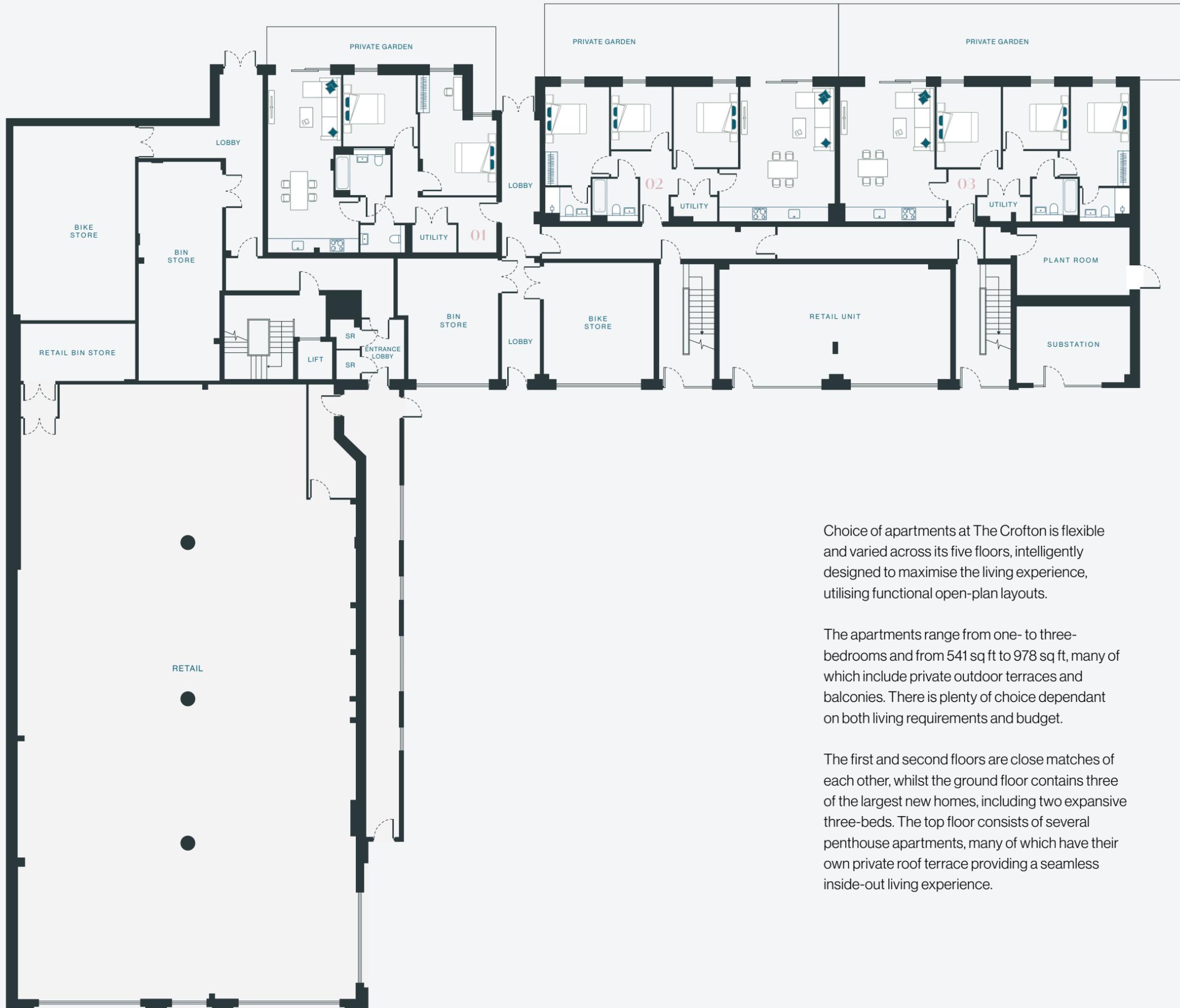
UNIT 2 PRIVATE GARDEN

UNIT 3 PRIVATE GARDEN

# SITEMAP

HIGH STREET

THE CROFTON



# GROUND FLOOR

Choice of apartments at The Crofton is flexible and varied across its five floors, intelligently designed to maximise the living experience, utilising functional open-plan layouts.

The apartments range from one- to three-bedrooms and from 541 sq ft to 978 sq ft, many of which include private outdoor terraces and balconies. There is plenty of choice dependant on both living requirements and budget.

The first and second floors are close matches of each other, whilst the ground floor contains three of the largest new homes, including two expansive three-beds. The top floor consists of several penthouse apartments, many of which have their own private roof terrace providing a seamless inside-out living experience.

## APT. 1 - 87m<sup>2</sup> / 936ft<sup>2</sup>

Living/kitchen	4.3m x 7.4m
Bedroom 1	5.7m x 3.6m
Bedroom 2	3.4m x 3.4m

## APT. 2 - 86.7m<sup>2</sup> / 933ft<sup>2</sup>

Living/kitchen	5.5m x 6.3m
Bedroom 1	4.6m x 3.0m
Bedroom 2	3.8m x 3.1m
Bedroom 3	2.9m x 2.9m

## APT. 3 - 84.2m<sup>2</sup> / 906ft<sup>2</sup>

Living/kitchen	5.0m x 6.3m
Bedroom 1	4.7m x 2.8m
Bedroom 2	3.8m x 3.0m
Bedroom 3	2.9m x 3.1m



# FIRST FLOOR

**APT. 04 - 78m<sup>2</sup> / 840ft<sup>2</sup>**

Living/kitchen	9.3m x 3.4m
Bedroom 1	5.0m x 3.6m
Bedroom 2	3.7m x 3.6m

**APT. 05 - 66.4m<sup>2</sup> / 715ft<sup>2</sup>**

Living/kitchen	7.2m x 3.9m
Bedroom 1	5.1m x 2.8m
Bedroom 2	3.9m x 2.6m

**APT. 06 - 71.7m<sup>2</sup> / 772ft<sup>2</sup>**

Living/kitchen	6.8m x 5.3m
Bedroom 1	4.4m x 3.2m
Bedroom 2	3.6m x 3.9m

**APT. 07 - 51.1m<sup>2</sup> / 572ft<sup>2</sup>**

Living/kitchen	7.1m x 3.8m
Bedroom 1	3.3m x 3.3m

**APT. 08 - 53.1m<sup>2</sup> / 572ft<sup>2</sup>**

Living/kitchen	7.1m x 3.8m
Bedroom 1	3.3m x 3.1m

**APT. 09 - 74.7m<sup>2</sup> / 804ft<sup>2</sup>**

Living/kitchen	7.0m x 3.8m
Bedroom 1	5.4m x 4.0m
Bedroom 2	4.4m x 3.0m

**APT. 10 - 71.6m<sup>2</sup> / 771ft<sup>2</sup>**

Living/kitchen	8.5m x 3.7m
Bedroom 1	3.8m x 3.0m
Bedroom 2	4.1m x 2.8m

**APT. 11 - 90.9m<sup>2</sup> / 978ft<sup>2</sup>**

Living/kitchen	6.7m x 4.4m
Bedroom 1	4.6m x 4.3m
Bedroom 2	3.7m x 3.6m

**APT. 12 - 70.8m<sup>2</sup> / 762ft<sup>2</sup>**

Living/kitchen	6.0m x 5.1m
Bedroom 1	4.8m x 3.4m
Bedroom 2	3.5m x 3.1m

**APT. 13 - 73.3m<sup>2</sup> / 789ft<sup>2</sup>**

Living/kitchen	6.0m x 5.3m
Bedroom 1	4.8m x 3.4m
Bedroom 2	3.5m x 3.3m

**APT. 14 - 73.3m<sup>2</sup> / 789ft<sup>2</sup>**

Living/kitchen	6.0m x 5.3m
Bedroom 1	4.8m x 3.8m
Bedroom 2	3.5m x 2.9m

**APT. 15 - 73.6m<sup>2</sup> / 792ft<sup>2</sup>**

Living/kitchen	6.0m x 5.3m
Bedroom 1	4.8m x 3.4m
Bedroom 2	3.5m x 3.3m



# SECOND FLOOR

### APT. 16 - 78m<sup>2</sup> / 840ft<sup>2</sup>

Living/kitchen	9.3m x 3.4m
Bedroom 1	5.0m x 3.6m
Bedroom 2	3.7m x 3.6m

### APT. 17 - 66.4m<sup>2</sup> / 715ft<sup>2</sup>

Living/kitchen	7.2m x 3.9m
Bedroom 1	5.1m x 2.8m
Bedroom 2	3.9m x 2.6m

### APT. 18 - 71.7m<sup>2</sup> / 772ft<sup>2</sup>

Living/kitchen	6.8m x 5.3m
Bedroom 1	4.4m x 3.2m
Bedroom 2	3.6m x 3.9m

### APT. 19 - 51.1m<sup>2</sup> / 550ft<sup>2</sup>

Living/kitchen	7.1m x 3.8m
Bedroom 1	3.3m x 3.3m

### APT. 20 - 53.1m<sup>2</sup> / 572ft<sup>2</sup>

Living/kitchen	7.1m x 3.8m
Bedroom 1	3.3m x 3.1m

### APT. 21 - 75.1m<sup>2</sup> / 808ft<sup>2</sup>

Living/kitchen	7.0m x 3.8m
Bedroom 1	5.4m x 4.0m
Bedroom 2	4.4m x 3.0m

### APT. 22 - 71.6m<sup>2</sup> / 771ft<sup>2</sup>

Living/kitchen	8.5m x 3.7m
Bedroom 1	3.8m x 3.0m
Bedroom 2	4.1m x 2.8m

### APT. 23 - 90.9m<sup>2</sup> / 978ft<sup>2</sup>

Living/kitchen	6.7m x 4.4m
Bedroom 1	4.6m x 4.3m
Bedroom 2	3.7m x 3.6m

### APT. 24 - 70.8m<sup>2</sup> / 762ft<sup>2</sup>

Living/kitchen	6.0m x 5.1m
Bedroom 1	4.8m x 3.4m
Bedroom 2	3.5m x 3.1m

### APT. 25 - 73.3m<sup>2</sup> / 789ft<sup>2</sup>

Living/kitchen	6.0m x 5.3m
Bedroom 1	4.8m x 3.4m
Bedroom 2	3.5m x 3.3m

### APT. 26 - 73.3m<sup>2</sup> / 789ft<sup>2</sup>

Living/kitchen	6.0m x 5.3m
Bedroom 1	4.8m x 3.8m
Bedroom 2	3.5m x 2.9m

### APT. 27 - 73.6m<sup>2</sup> / 792ft<sup>2</sup>

Living/kitchen	6.0m x 5.3m
Bedroom 1	4.8m x 3.4m
Bedroom 2	3.5m x 3.3m



# THIRD FLOOR

**APT. 28 - 78m<sup>2</sup> / 840ft<sup>2</sup>**

Living/kitchen	9.3m x 3.4m
Bedroom 1	5.0m x 3.6m
Bedroom 2	3.7m x 3.6m

**APT. 29 - 66.4m<sup>2</sup> / 715ft<sup>2</sup>**

Living/kitchen	7.2m x 3.9m
Bedroom 1	5.1m x 2.8m
Bedroom 2	3.9m x 2.6m

**APT. 30 - 71.7m<sup>2</sup> / 772ft<sup>2</sup>**

Living/kitchen	6.8m x 5.3m
Bedroom 1	4.4m x 3.2m
Bedroom 2	3.6m x 3.9m

**APT. 31 - 51.1m<sup>2</sup> / 550ft<sup>2</sup>**

Living/kitchen	7.1m x 3.8m
Bedroom 1	3.3m x 3.3m

**APT. 32 - 53.1m<sup>2</sup> / 572ft<sup>2</sup>**

Living/kitchen	7.1m x 3.8m
Bedroom 1	3.3m x 3.1m

**APT. 33 - 75.1m<sup>2</sup> / 808ft<sup>2</sup>**

Living/kitchen	7.0m x 3.8m
Bedroom 1	5.4m x 4.0m
Bedroom 2	4.4m x 3.0m

**APT. 34 - 71.6m<sup>2</sup> / 771ft<sup>2</sup>**

Living/kitchen	8.5m x 3.7m
Bedroom 1	3.8m x 3.0m
Bedroom 2	4.1m x 2.8m

**APT. 35 - 88m<sup>2</sup> / 947ft<sup>2</sup>**

Living/kitchen	6.4m x 4.6m
Bedroom 1	4.6m x 4.3m
Bedroom 2	3.6m x 3.5m



# FOURTH FLOOR

**APT. 36 - 76.2m<sup>2</sup> / 820ft<sup>2</sup>**

Living/kitchen	5.9m x 5.0m
Bedroom 1	4.7m x 3.6m
Bedroom 2	4.0m x 3.3m

**APT. 37 - 50.5m<sup>2</sup> / 544ft<sup>2</sup>**

Living/kitchen	7.0m x 3.2m
Bedroom 1	4.5m x 3.0m

**APT. 38 - 51.1m<sup>2</sup> / 550ft<sup>2</sup>**

Living/kitchen	7.1m x 3.8m
Bedroom 1	3.3m x 3.3m

**APT. 39 - 53.1m<sup>2</sup> / 572ft<sup>2</sup>**

Living/kitchen	7.1m x 3.8m
Bedroom 1	3.3m x 3.1m

**APT. 40 - 75.5m<sup>2</sup> / 813ft<sup>2</sup>**

Living/kitchen	7.2m x 3.7m
Bedroom 1	5.6m x 4.0m
Bedroom 2	4.8m x 3.0m

**APT. 41 - 50.3m<sup>2</sup> / 541ft<sup>2</sup>**

Living/kitchen	6.1m x 4.6m
Bedroom 1	4.6m x 3.2m



# AN ENVIABLE SPECIFICATION



## KITCHENS

## BATHROOMS

## DETAILS OF FINISH

## LIGHTING, HEATING & ELECTRICAL

## SECURITY & PEACE OF MIND

- Bespoke German Hacker kitchens with charcoal base units, accent circular black knobs and undercounter lighting
- Contrasting luxurious white stone worktops and full height splashbacks
- Integrated Bosch appliances including Microwave, Dishwasher, Induction Hob and Oven.
- Soft closing doors and drawers

- Terrazzo tiling to floor with feature metro tiling.
- Fluted sage wall hung vanity unit with modern white basin and matt black mixer tap
- Back to wall toilets with slim soft close seats and black flush plates
- Matt black shower heads and thermostats
- White slim shower tray with matt black shower frame enclosure with sliding door
- Heated matt black towel rail

- Fitted wardrobes to all master bedrooms with sliding mirrored doors and black wood frames
- Amtico luxury vinyl flooring to living, dining, kitchen, halls and reception areas.
- Soft beige carpets to bedrooms
- Flush white internal doors with accent black hinges and handles
- Outdoor private amenity to almost all homes
- Thermally efficient double glazed aluminium windows
- Interior designed communals

- Energy efficient home heating through airsource heat pumps
- High speed fibre optic connections to all homes
- White electric panel wall radiators
- Energy efficient white LED recessed downlighters with pendants to bedrooms.
- Bosch freestanding washer/dryer in utility cupboard

- 10 Year new homes structural warranty
- Mains powered smoke detectors with battery backup
- Video entry phone system
- Secure cycle storage



## ABOUT THE DEVELOPER



“ I have finally moved into my first home, and could not be happier. It is clear this company values service above all and putting their customer first.

OLLIE HARDY  
LLO HOMEOWNER, RUISLIP

With over a decade of expertise and hundreds of homes delivered across London and the South East, Life Less Ordinary Property Developers has built a trusted reputation for creating exceptional living spaces that cater to modern lifestyles. Our track record speaks for itself: we're a team of seasoned professionals dedicated to transforming visions into reality, with every project reflecting our commitment to quality, craftsmanship, and innovation.

Over the years, we've consistently gone above and beyond to ensure our homes exceed expectations. We don't just build houses; we design spaces that are thoughtfully crafted to offer lasting comfort, style, and sustainability. From concept to completion, each development benefits from our years of experience in selecting the best locations, curating timeless designs and using high-quality materials that stand the test of time.





The penthouse at Malworks, Astoria



“ The high quality of materials and finishings used in the property have not gone unnoticed by our friends and family when they visit.

PRABHAV ARORA  
LLO HOMEOWNER, EASTCOTE



High-spec bathrooms in Religate



Whether you're a first-time buyer or seeking your next investment, our properties are more than just places to live—they're designed to enhance your everyday experience. With intelligent layouts, elegant finishes and a focus on both aesthetics and functionality, we make it our mission to provide homes that feel as extraordinary as the life you'll live in them.

But our commitment to excellence doesn't stop with the home itself. It extends to the communities we create. Our developments are set in vibrant, desirable neighborhoods, each offering easy access to local amenities, cultural attractions, and green spaces. We believe in the power of a well-connected, thriving community, where every home is just the beginning of a fulfilling life.

From your first viewing to your move-in day, and beyond, our experienced team is here to guide you at every step, ensuring a seamless, enjoyable home-buying journey. With over 300 homes delivered in the last few years and countless happy buyers, we're proud of the relationships we've built and the homes we've created. At Life Less Ordinary, we don't just help you find a house—we help you find a home that matches your dreams and creates you a Life Less Ordinary.



# REGISTER YOUR INTEREST

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## DEVELOPER

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l-l-o.com



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