

PEARSALL TERRACE

SE19





Our DEVELOPMENT

*Pearsall Terrace is situated on Highfield Hill in Crystal Palace.
The area is the picture of green, welcoming suburbia*

The look and feel of the immediate location belies the fact that it sits just a short walk from the hustle and bustle of Crystal Palace. Pearsall Terrace is a new development of six three-bed houses complete with off-street parking. Nestled on a path adjacent to Highfield Hill, the site has quietly established itself as a stunning addition to the local community. The modern, homely design incorporates state-of-the-art technology throughout each dwelling, high-end security systems, high-spec finishes and top-of-the-range appliances. With rapid connections to central London, The City and the West End, the development is ideally connected, offering a perfect balance between suburban living and city life. What's more, there is plenty going on nearby, with Crystal Palace having a lot to shout about in terms of leisure, entertainment, food, drink and more.



**A PERFECT
BALANCE BETWEEN
SUBURBAN LIVING
AND CITY LIFE**



EXCELLENT RESTAURANTS, HIGH-END COFFEE SHOPS, PUBS, BARS, MUSEUMS, LIVE MUSIC AND SO MUCH MORE



Our AREA

Crystal Palace is home to an engaged community of creatives and young professionals.

It offers a welcoming retreat from London life during the week and a vibrant place within which to see and do more during the weekend. Excellent restaurants, high-end coffee shops, pubs, bars, museums, live music and so much more are all on offer. Green spaces, leisure centres, yoga studios, cycle routes and even a skate park are just a few of the area's leisure highlights. A Saturday morning market bursts at the seams with local, organic and sustainable produce. Local businesses, artists and buskers are all on show to kick the weekend off with a bang. Meanwhile Crystal Palace Park offers Sunday strolls, unique scenery and a breath-taking view over South London and on to the city. It is also packed with amenities and holds a reputation for throwing an incredible Bonfire Night extravaganza each year.







Things to do **CAFE CULTURE**

The Triangle is central to Crystal Palace, offering plenty to see and do.

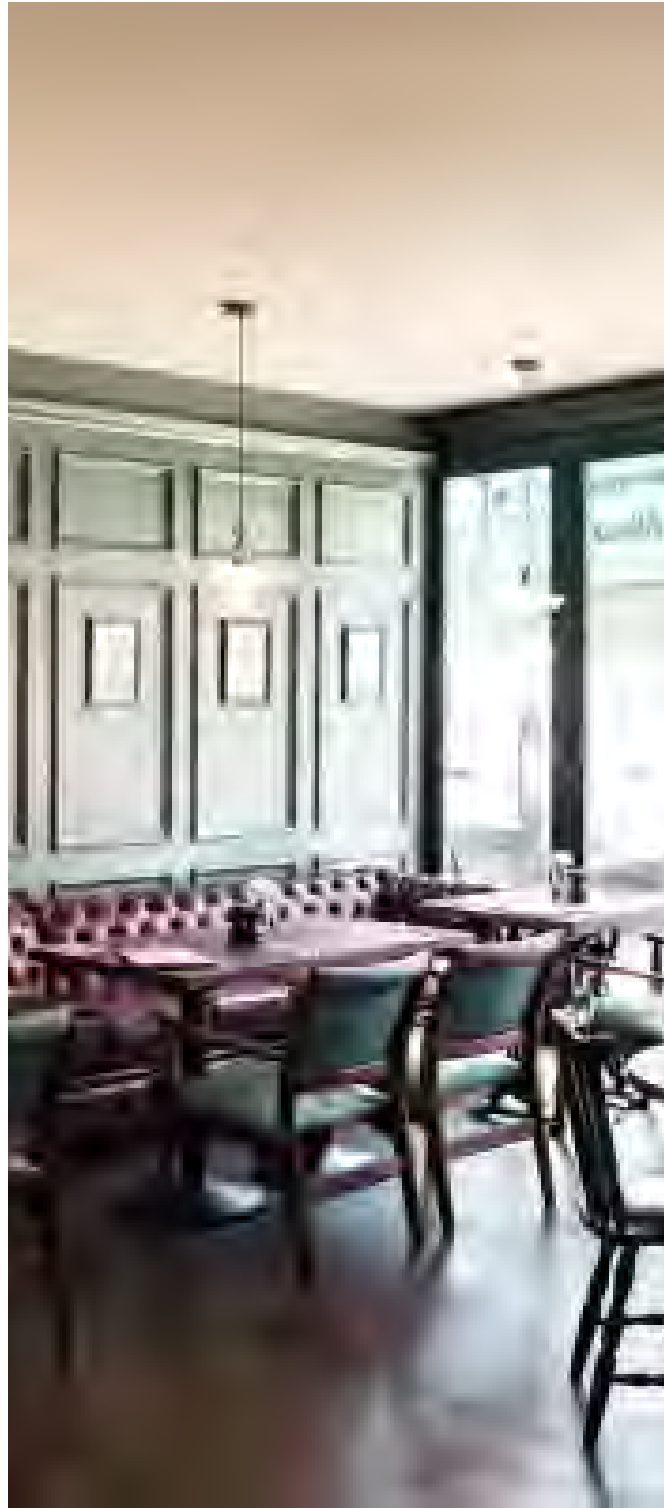
The area is dotted with cafes, brunch spots and coffee houses - Four Boroughs Coffee is a must-visit for coffee lovers. Brown & Green is a popular location with local food & coffee lovers and they have even branched out to open satellite spots at the train station and in the nearby park.



Things to do **RESTAURANTS**

Crystal Palace is rich with foodie hotspots, with a range of cuisines on offer.

The Crystal Palace Market (not to be confused with the weekend food market) is a busy, all-day eatery with delicious British cuisine set amongst modern, industrial interiors. A Torre is a local favourite, serving rustic Portuguese food in an intimate setting. Numidie Bistro & Bar, meanwhile, presents a French/Algerian fusion not to be missed. A plethora of delicious alternatives are also available, with the likes of Yak & Yeti (Nepalese/Indian); Four Hundred Rabbits (pizza); Kishmish (Persian) and many more all within walking distance of the development.



Things to do **PUBS & BARS**

The evening atmosphere buzzes, with a number of pubs and bars catering to the locals.

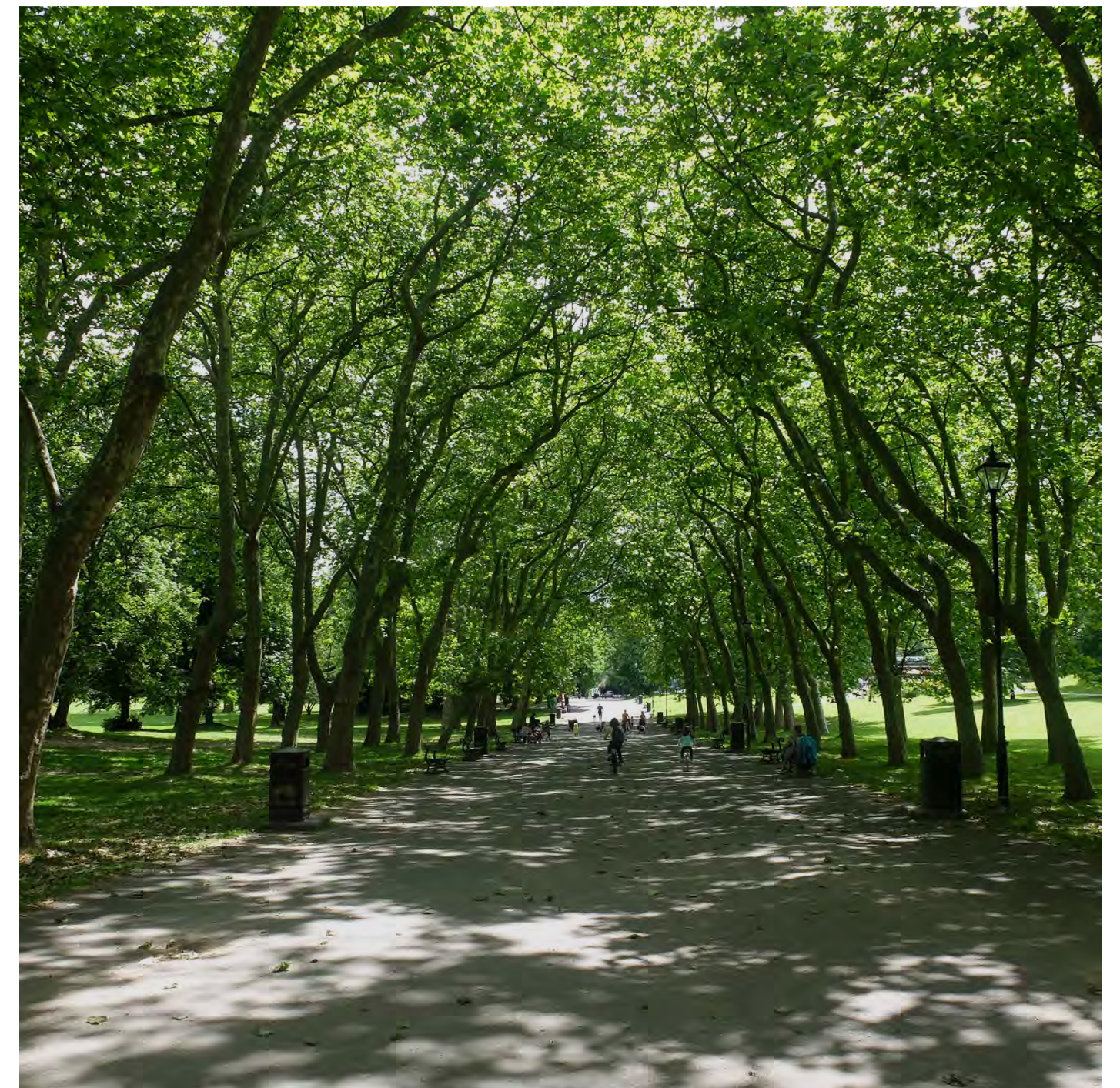
Westow House is perhaps the largest destination in central Crystal Palace, with vintage décor and live music. The likes of The Faber Fox, Walker Briggs, The White Hart and The Alma offer different takes on the pub/bar experience with an eclectic mix of locals attracted to them all. Cocktail Embassy also provides a fun yet sophisticated cocktail experience to residents.



Things to do **GREEN SPACES**

Crystal Palace Park is a hive of activity with large green spaces and a huge range of activities all available.

It is well-known for its range of sports facilities, including the National Sports Centre – perhaps its most famous asset. Family fun is also available with the maze, the Crystal Palace Dinosaur Park, a children’s playground, The Secret Garden and the Crystal Palace Sphinxes all worthy features on a family day out. Lovers of yoga & fitness are well-served locally, with the likes of Bamboo Fitness; The Yoga Edge; Cadence Performance and more providing expertly-led sessions. Further afield are a range of well-loved green spaces in the South London area whilst the likes of Croydon, Brixton and Clapham all nearby, offering year-round shopping, culture and nightlife to keep you busy and always with more to discover.





SE19 LANDMARKS



Restaurants

- 1. Joanna's
- 2. Smoked Bone
- 3. Yak & Yeti
- 4. Four Hundred Rabbits
- 5. Kish Mish
- 6. Crystal Palace Market
- 7. Four Hundred Rabbits
- 8. Numidie

Cafe's & Coffee

- 9. Four Boroughs
- 10. Brown And Green

Pubs & Bars

- 11. The Faber Fox
- 12. Walker Briggs
- 13. The White Hart
- 14. The Alma
- 15. Westow House
- 16. Cocktail Embassy

Entertainment

- 17. Bamboo Fitness
- 18. The Yoga Edge
- 19. Cadence Performance
- 20. Crystal Palace Park Maze, Dinosaurs, Skate Park
- 21. Everyman Cinema
- 22. Bookseller Crow On The Hill
- 23. Crystal Palace Museum
- 24. Capel Manor College (Crystal Palace Park Farm)



SE19 TRANSPORT

The area is well connected to multiple transport options.

Nearby Stations:

Crystal Palace station (Overground/Southern Rail)

- 24-minute walk
- 10-minute cycle

Gypsy Hill station (Southern Rail)

- 20-minute walk
- 10-minute cycle

Cycle Links:

- Brixton - 30 minutes
- Clapham Junction - 42 minutes
- London Bridge - 50 minutes
- Victoria - 51 minutes
- Liverpool Street - 56 minutes
- Oxford Circus - 56 minutes

Connections (from Crystal Palace):

- Clapham Junction - 19 minutes via Southern Rail
- London Bridge - 25 minutes via Southern Rail
- London Victoria - 27 minutes via Southern Rail
- Waterloo - 31 minutes via Overground & Jubilee Line
- Liverpool Street - 38 minutes via Overground & Elizabeth Line
- Farringdon - 38 minutes via Southern & Thameslink

Bus routes have recently been improved as have cycle lanes and footpaths allowing for active travel. This makes it a superb location for commuting and recreation in London and beyond.



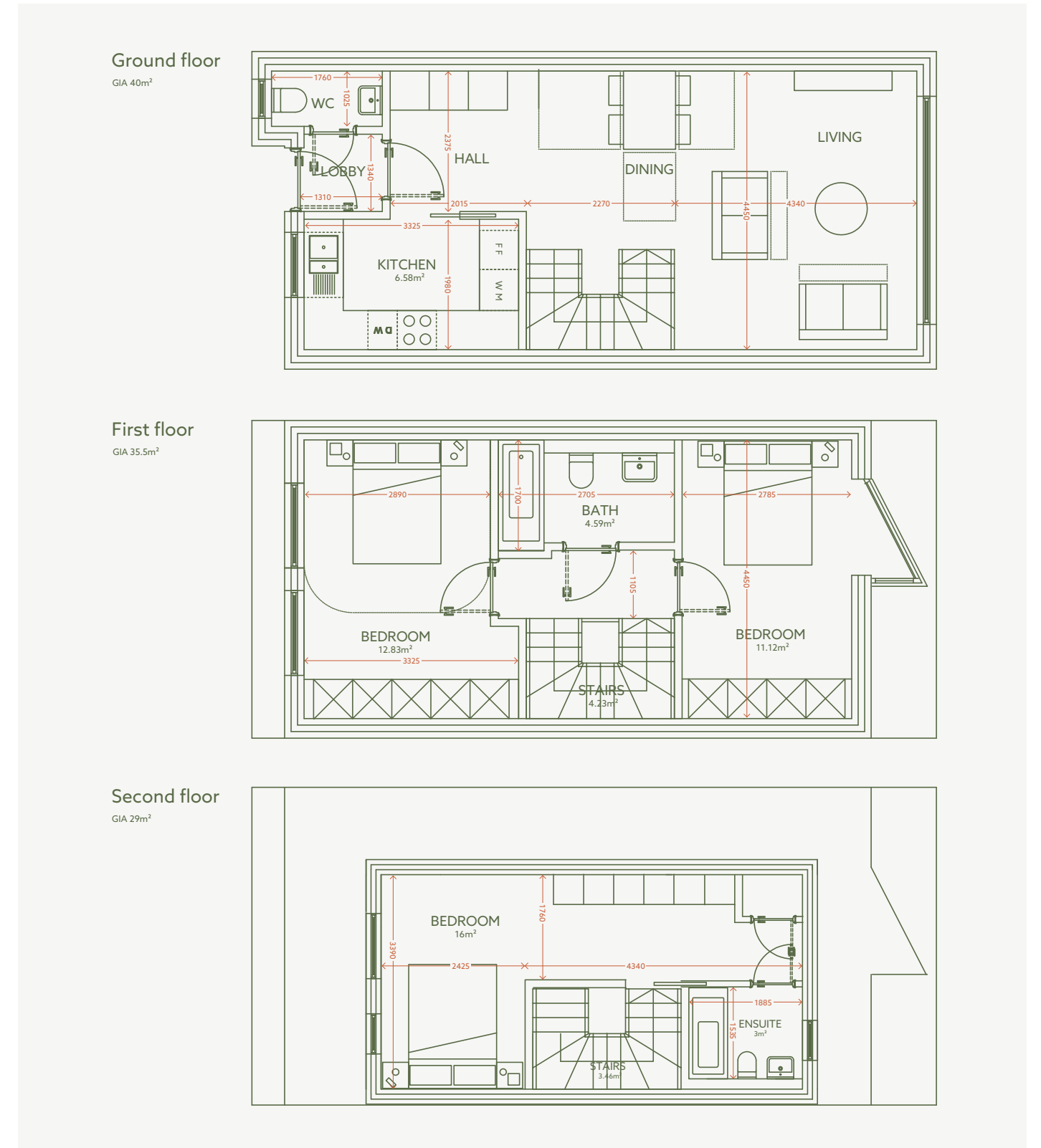
The SITEPLAN

Six Houses



The FLOORPLANS

Three Floors
 3 BEDROOM
 1125 sqft // 104.5m²





Our SPECIFICATIONS

Six Houses
Three Floors
Three Bedroom



KITCHEN

- Green Contemporary German kitchens by Pronorm, with soft close doors and drawers
- Hanex solid seamless worktop and 100mm upstand
- Smeg appliances Fridge freezer, washer/dryer, dishwasher, hob, microwave, oven.
- Vado mixers tap
- Undermounted sink
- Under-cupboard pelmet lighting to wall units

BATHROOMS

- White contemporary sanitary ware by DURAVIT
- Porcelanosa tiles to floors 1200x450mm
- Porcelanosa tiles to walls 75x300mm
- Heated towel rail
- Taps and fittings by VADO
- Thermostatic shower mixer by VADO
- Low voltage, two pin power outlet (shaver/ toothbrush charging)
- Fitted mirrors

EN-SUITES

- Heated towel rail
- White contemporary sanitary ware by DURAVIT with fittings BY VADO
- Fitted mirrors

FLOOR FINISHINGS

- Camaro Rigid Core Herringbone colour
Astoria Oak: living rooms, hallways, kitchen, WC (GRD floor Only)
- Cormar Sensation Original Colour Cambrian Stone Carpet - to all bedrooms, staircase, and landings

DECORATION

- Wall Paint - Dulux Paint 90GG 83/011
- Woodwork Paint - Dulux Paint 90GG 83/011

JOINERY & IRONMONGERY

- Black contemporary Ironmongery
- Flush Paint grade doors

INTERNAL & GENERAL

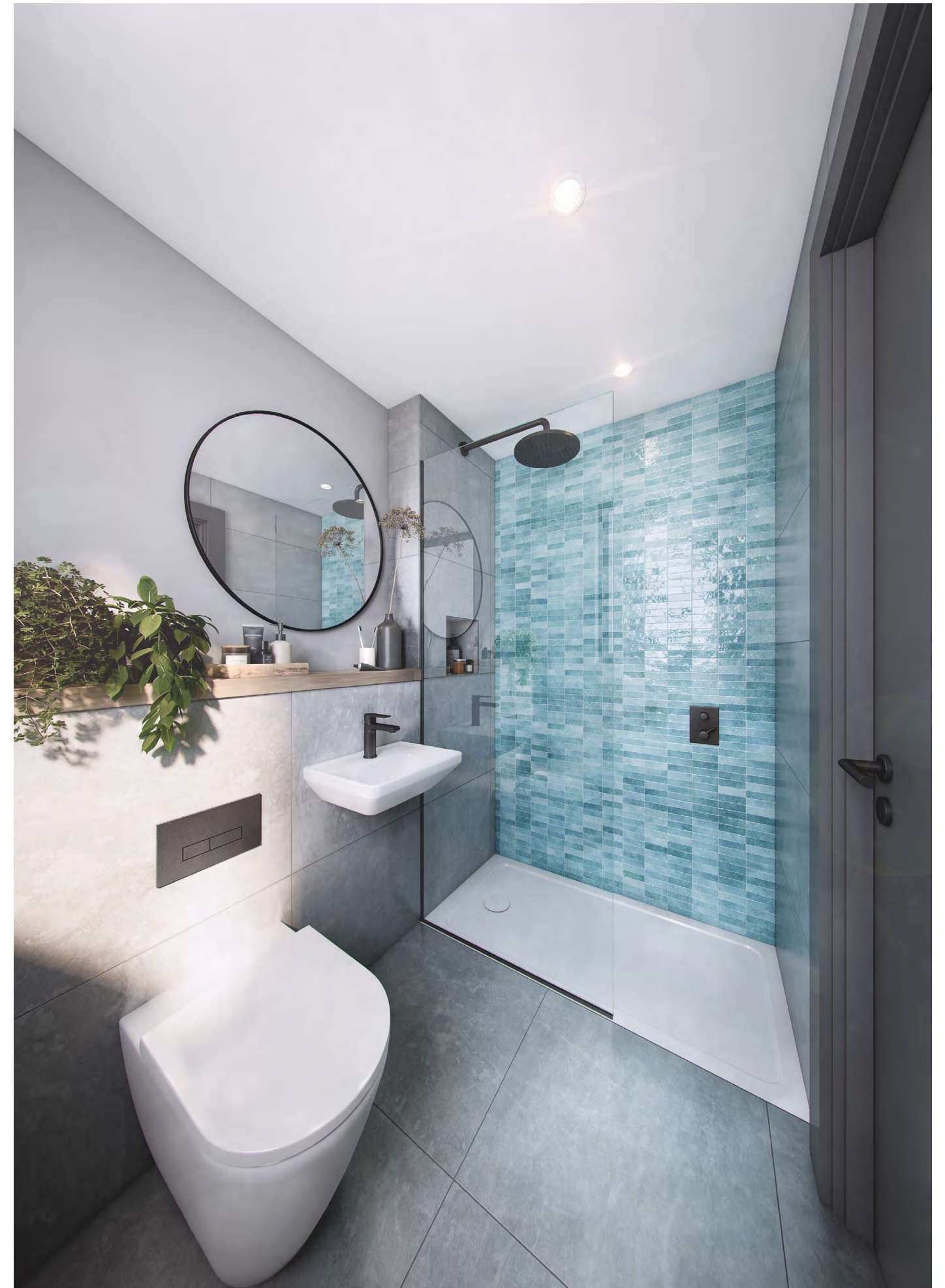
- Low energy LED down lighters and pendants
- Telephone outlet socket in hallway
- Connection points ready for Sky Q in all living rooms
- 10 Year warranty provider by Buildzone
- Secure cycle storage, bin storage

HEATING

- Air source heat pump with manufacturers (5 year warranty)
- Under floor heating throughout
- Towel rails to bathrooms + Ensuite (Electric)

WINDOWS, DOORS, AND SECURITY

- Double glazed aluminium/ wood composite windows and doors - with 12 year guarantee by VELFAC
- Multi-point locks to doors and windows
- Hard wired for alarm
- Integrated fire sprinkler system
- Private Parking
- Integrated smoke and heat detectors and CO2 alarms





The DEVELOPERS

Hambridge Homes

Hambridge was established in 2000, originally undertaking both refurbishment and new build projects. With our in-house construction team and interior design capability, we now concentrate solely on new build projects. We have completed hundreds units, within developments of various sizes, and have received three coveted design awards to date. Throughout our history, our ethos has been to provide well designed developments tailored to individuals that complement the local area.



Mike Overton
Chairman



James Overton
Managing Director

Operating since 1977, **Mike's** years in construction have given him a comprehensive understanding of the development process. He takes an active role in every aspect in the business, from site acquisition through to sales and marketing, and believes in an open and honest approach, while maintaining a quality product. **James** has been involved in the practical trades of construction for over 15 years, and has an enviable track record in delivering high quality development projects. His focus is in overseeing the design and construction process; managing the personnel involved, safeguarding timings and budgets, upholding quality control, ensuring minimal impact to the immediate and greater environment, while maintaining the company's zero accident policy.

Previous DEVELOPMENTS

Hambridge Homes



Grampian Park,
9 Units - South Croydon



Auckland Hill,
7 Flats - West Norwood



Parnell Court,
9 Flats - Crystal Palace



1 Higher Drive,
9 Flats - Purley

Energy EFFICIENT

Hambridge Homes

All apartments benefit from an Energy Efficiency Rating of B. this is designed into the fabric of the building to ensure lower running costs of your home. All Appliances are A rated to further reduce your running costs.

Having an energy efficient home not only means it will save you money, it helps reduce the impact on the planet. The Watt and Save report issued by HBF says "On average, buyers of new homes save over £2,000 on household bills per property each year, equivalent to £173 a month. For buyers of houses, as opposed to flats the savings are even greater at £220 per month."



ENQUIRE

pearsallterrace.com

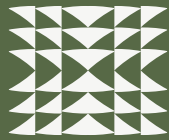
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