

NEW PARK ROAD
BRIXTON

A DEVELOPMENT OF 14 LUXURY APARTMENTS

New Park Road is a collection of finely appointed one bedroom, two bedroom, duplex apartments and a mews house in Brixton. This luxury development offers home buyers the opportunity to take advantage of one of London's most dynamic boroughs.



NEW PARK ROAD
BRIXTON

FOR LIFE & INVESTMENT

Make New Park Road your new home and experience all that this extraordinary city has to offer. You will be well placed for work, entertainment, study or simply to enjoy the Capital's unique way of life.

New Park Road is a great proposition for investors. Robust employment, attractive interest rates and a continuing shortage of quality property defines London as a highly attractive long-term investment opportunity.

LONDON

This luxury development in Brixton is a short distance from Central London, which offers the best of everything to a global audience.

It is home to some of the world's most notable attractions, with numerous galleries and museums, an abundance of Michelin-starred restaurants, first-class sports teams, world-famous shopping and globally respected education.

It has become the true embodiment of the global culture that has defined the 21st century.





WHAT THE AREA OFFERS

New Park Road is situated in sought-after Brixton, one of the Capital's most lively and vibrant areas. It offers a wealth of diversity, both in amenities and the types of people living there.

The trendy music scene at the O2 Academy and Electric Brixton attract artists from all over the World. The culinary delights of Brixton Village and Atlantic Road are there to tantalise your taste buds. The dining, entertainment and enterprise opportunities available at Pop Brixton make it a fabulous place to call home.

Brixton's location provides easy access to Clapham's famous Common and High Street, leafy Dulwich Village with its first class golf course and Balham's infamous comedy club.

Brockwell Lido, an abundance of gyms, spas, swimming pools and skate parks mean you are spoilt for choice for health and fitness options.





TRANSPORT LINKS

New Park Road is within easy reach of the City and the West End. Nearby transport links include Brixton Underground, Clapham South Underground and Streatham Hill Railway stations.

Journey times from Brixton Underground

Victoria Station	8 minutes
Oxford Circus	12 minutes
Bank	18 minutes
Kings Cross St Pancras	24 minutes
Canary Wharf	28 minutes

Journey Times from Clapham South Underground

London Bridge	14 minutes
Leicester Square	25 minutes
Waterloo	13 minutes
Canary Wharf	26 minutes

Journey Times from Streatham Hill Railway Station

Victoria Station	17 minutes
London Bridge	32 minutes
Oxford Circus	33 minutes
Bank	34 minutes
Canary Wharf	46 minutes

Gatwick and City airports are both within 60 minutes travel time too.

Note: Journey times are approximate and taken from Transport for London's Journey Planner website.

LONDON LIVING

At New Park Road you will have London on your doorstep. Great nightlife, world famous museums, theatreland, extensive shopping and an abundance of fine restaurants.

Shopping

- 1 Oxford Street, Regent Street and Bond Street
- 2 Westfield
- 3 Covent Garden
- 4 High Street Kensington
- 5 Kings Road & Sloane Square

Entertainment & Nightlife

- 6 Clapham High Street
- 7 Brixton
- 8 Leicester Square
- 9 Theatreland
- 10 China Town

Art & Culture

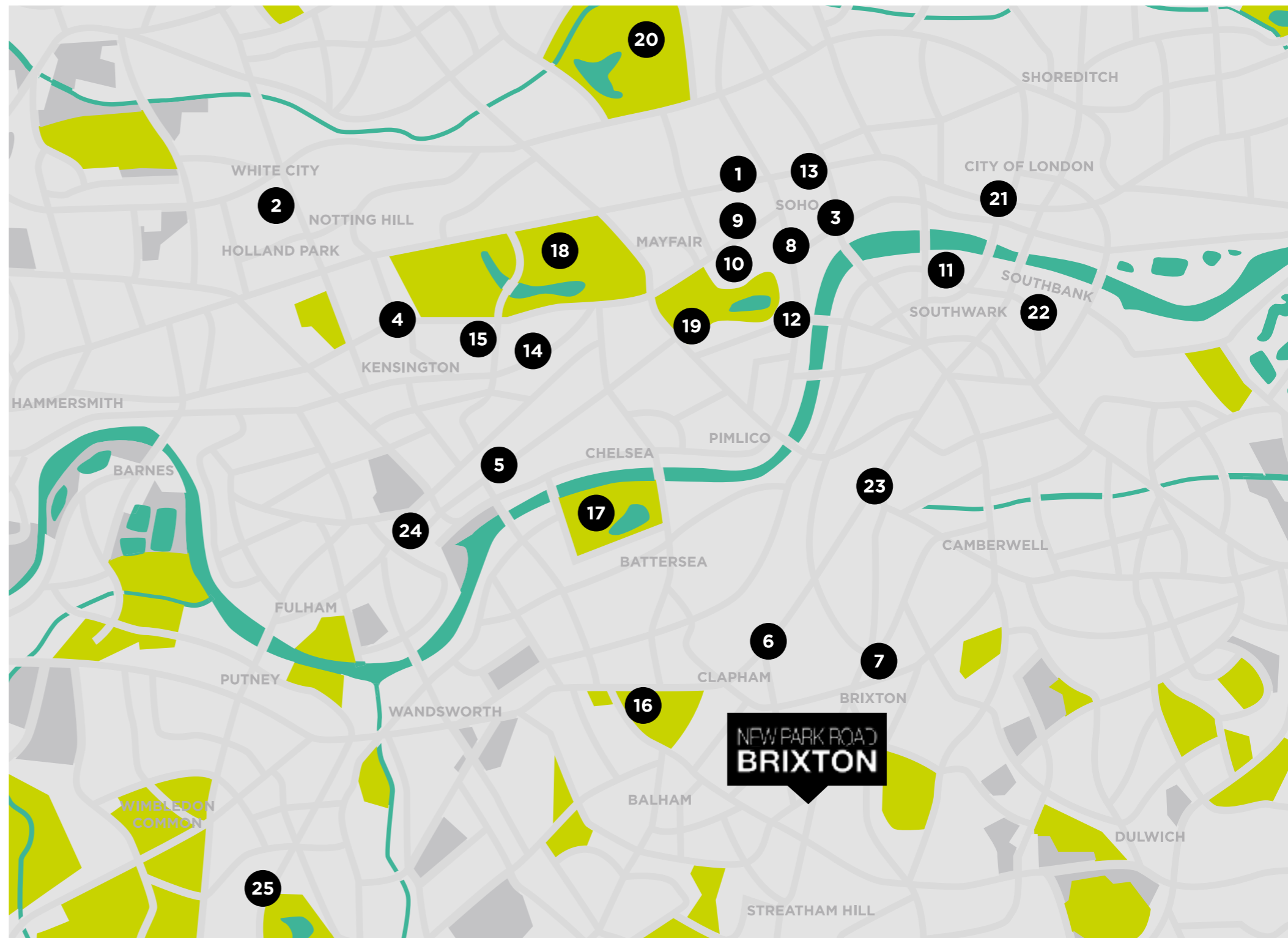
- 11 Tate Modern
- 12 National Gallery
- 13 British Museum
- 14 V&A
- 15 Natural History Museum

Parks

- 16 Clapham Common
- 17 Battersea Park
- 18 Hyde Park
- 19 Green Park
- 20 Regents Park

Places of Interest

- 21 St Pauls Cathedral
- 22 South Bank
- 23 Oval Cricket Ground
- 24 Chelsea Football Stadium
- 25 All England Tennis Club, Wimbledon



SPECIFICATIONS



Kitchens

- High gloss kitchens with LED lighting
- Stone worktops and splashbacks
- Siemens appliances

Audio Visual

- Sonos music system and ceiling speakers
- Alexa voice controlled system

Bathrooms

- Architecturally designed bathrooms
- Grohe fittings
- Mirrored cabinets
- LED feature lighting
- Underfloor heating





Decoration & Joinery

- Contemporary fittings and ironmongery
- Bespoke fitted wardrobes with LED lighting
- Wood flooring to hallways and living rooms
- Carpets to bedrooms



Environmental & Security

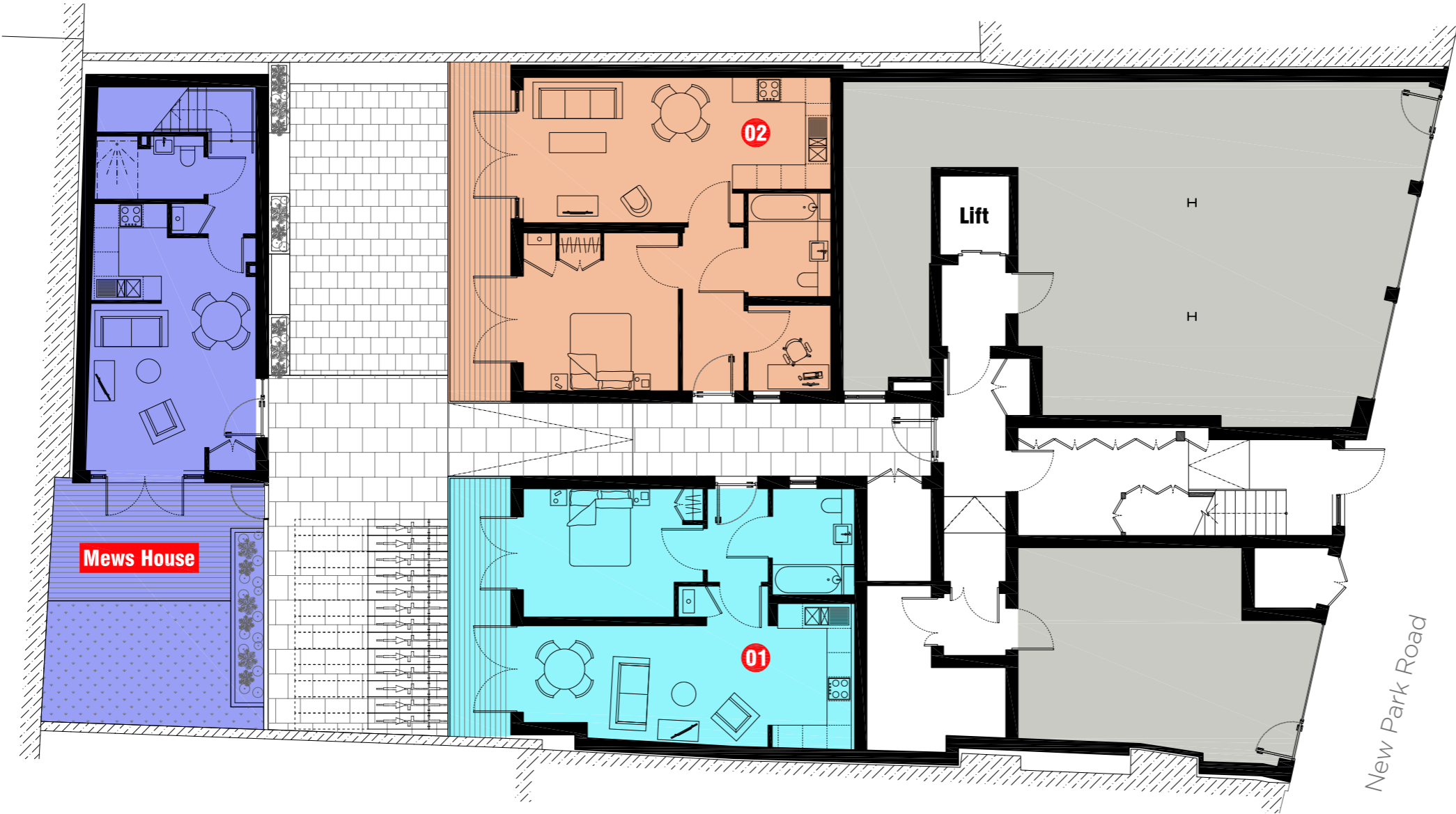
- Nest thermostats with remote access
- Cycle storage facilities
- CCTV security system for external and communal areas
- Secured by Design compliant
- Video entry system
- Fob access

Warranty

10 year Premier Guarantee

FLOORPLANS

Ground Floor



Apartment number	Number of Bedrooms	Gross Internal Area (Sq.m)	Gross Internal Area (Sq.ft)
1	1	51.0	549
2	1	58.9	634
Mews House	2	73.4	790

FLOORPLANS

First Floor



Apartment number	Number of Bedrooms	Gross Internal Area (Sq.m)	Gross Internal Area (Sq.ft)
3	2	88.3	951
4	1	63.5	684
5	2	71.8	773
Mews House	2	73.4	790

FLOORPLANS

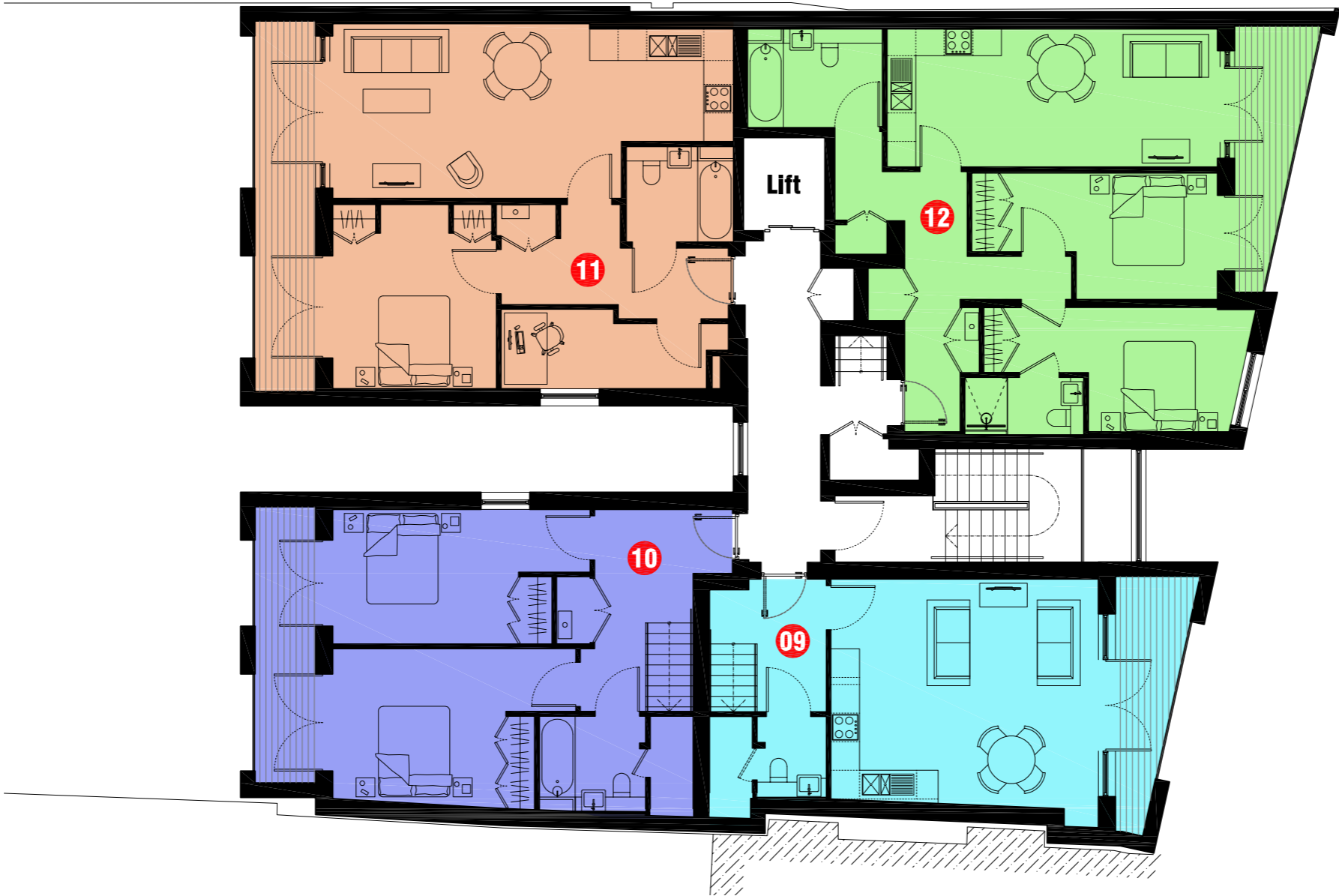
Second Floor



Apartment number	Number of Bedrooms	Gross Internal Area (Sq.m)	Gross Internal Area (Sq.ft)
6	2	88.3	951
7	1	63.5	684
8	2	71.8	773

FLOORPLANS

Third Floor



Apartment number	Number of Bedrooms	Gross Internal Area (Sq.m)	Gross Internal Area (Sq.ft)
9	3	96.2	1036
10	2	79.6	858
11	1	63.5	684
12	2	68.9	742

FLOORPLANS

Fourth Floor



Apartment number	Number of Bedrooms	Gross Internal Area (Sq.m)	Gross Internal Area (Sq.ft)
9	3	96.2	1036
10	2	79.8	858
13	2	98.6	1061

Further details:

SELLING AGENT

Kinleigh Folkard & Hayward
kfh.co.uk

Land and New Homes
020 8222 7200

 **Keating Estates**

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Disclaimer

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