

Hermitage Place



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FOR SALE
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92



Our Development

Welcome to Hermitage Place, an exclusive collection of seven contemporary homes nestled in the heart of Upper Norwood.

This new development comprises five elegant townhouses and two spacious semi-detached residences, each thoughtfully designed to cater to modern living.

Every three-bedroom home boasts a private rear garden, dedicated parking and high-quality finishes throughout. Situated off Beulah Hill, Hermitage Place offers a perfect blend of suburban tranquillity and urban convenience.

Hermitage Place offers a unique opportunity to be part of a thriving community steeped in history, culture and natural beauty.





Our Area

Upper Norwood is a vibrant and historic neighbourhood perched atop one of London's highest points, offering panoramic views across the city.

The area is steeped in history, offering a rich tapestry of cultural heritage. Known for its leafy streets, Victorian architecture and strong community spirit, the area provides a peaceful retreat while remaining well-connected to central London.

Residents benefit from excellent transport links, with nearby Crystal Palace and Gipsy Hill stations providing swift access to London Bridge and London Victoria. The locality also boasts a range of reputable schools, including St Joseph's College, a Roman Catholic secondary school established in 1855, and Harris Academy Beulah Hill, founded in 1958

Experience the
perfect balance of
modern living and
timeless charm in
Upper Norwood.



Things to do

Restaurants

The culinary landscape of Upper Norwood is as diverse as its community, offering a wide range of dining experiences:

56 Westow: A recent addition to the area, 56 Westow offers a menu of Iberian-inspired flavours, perfect for sharing with friends.

Palazzo: A funky Italian bar and diner with great food, DJs and a late licence, allowing you to really settle in.

Kish Mish: Persian classics served in an authentic setting, made to resemble an authentic Persian mud house.



Things to do

Café Culture

Upper Norwood's café scene is a delightful mix of independent establishments and cozy spots, perfect for leisurely brunches or catching up with friends. Notable mentions include:

Brown & Green Café: Located within Crystal Palace Station, this café offers a rustic charm and a menu filled with organic and locally sourced produce.

Café St Germain: A French-inspired café known for its artisanal pastries, rich coffee and bustling atmosphere.

Blackbird Bakery: The hugely-popular South London group has a local spot here, serving great coffee, pastries, breakfast and lunch. Always worth a visit.



Things to do

Landmarks

Upper Norwood is rich in history and cultural landmarks:

St John the Evangelist Church: A Grade II* listed building designed by renowned architect John Loughborough Pearson, featuring a stunning rose window by local artist Ninian Comper.

Upper Norwood Library: Established in 1899, the community-managed library serves as a hub for local events and learning.

Crystal Palace Transmitting Station: An iconic TV transmitter tower visible from various parts of London, symbolising the area's historical significance in broadcasting.



Things to do

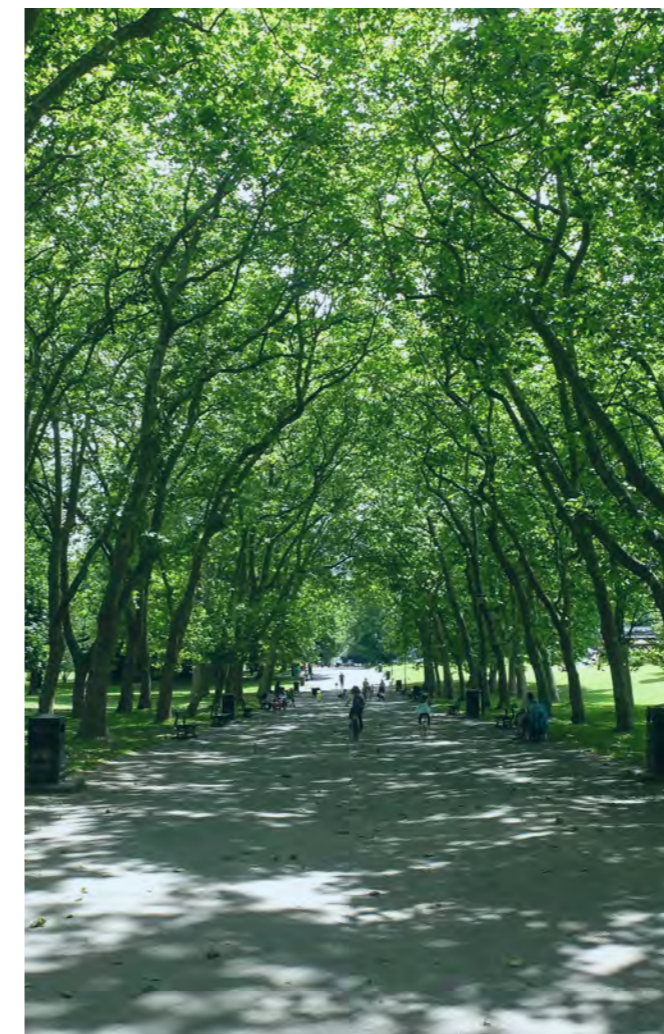
Pubs & Bars

Upper Norwood boasts a selection of pubs and bars that cater to all tastes:

The White Hart: A historic pub dating back to 1868, offering a traditional British pub experience with a modern twist.

The Shelverdine Goathouse: Located in nearby South Norwood, this eclectic pub is known for its quirky décor, hearty Sunday roasts and lively quiz nights.

The Westow House: A spacious pub with a vibrant atmosphere, offering a wide selection of craft beers and hosting regular live music events.



Things to do

Green Spaces

Nature enthusiasts and families will appreciate the abundance of green spaces:

Upper Norwood Recreation Ground: A 19-acre park featuring open fields, playgrounds and sports facilities, perfect for outdoor activities.

Grangewood Park: An extensive woodland area offering ornamental gardens, tennis courts and a children's playground.

Norwood Grove: A hidden gem behind Streatham Common, featuring landscaped gardens and panoramic views of the city.



SE19 Landmarks

Restaurants

- 1. 56 Westow
- 2. Palazzo
- 3. Kish Mish

Cafe's & Coffee

- 4. Brown & Green Café
- 5. Café St Germain
- 6. Blackbird Bakery

Pubs & Bars

- 7. The White Hart
- 8. The Shelverdine Goathouse
- 9. The Westow House

Green Spaces

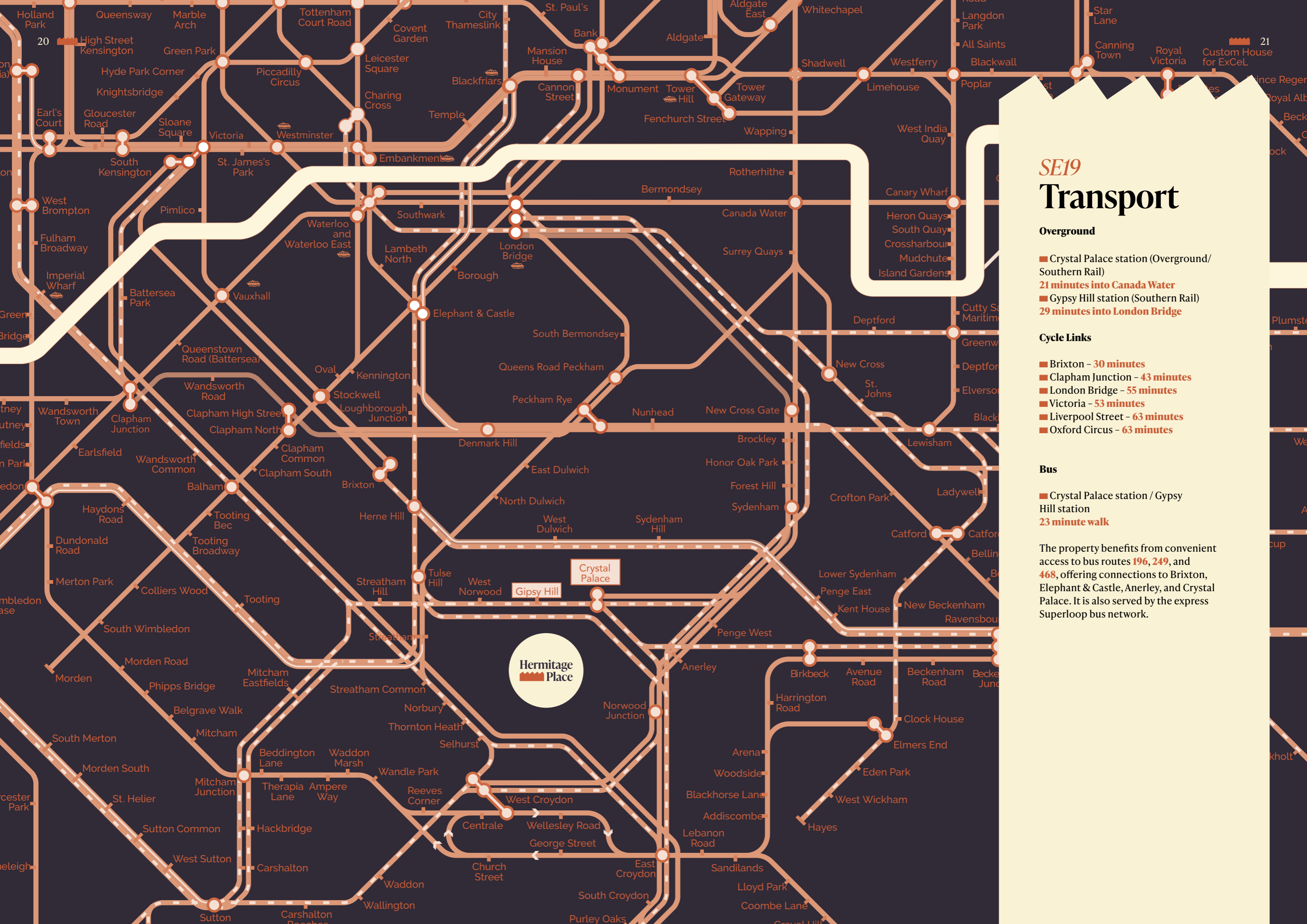
- 10. Upper Norwood Recreation Ground
- 11. Grangewood Park
- 12. Norwood Grove

Landmarks

- 13. St John the Evangelist Church
- 14. Upper Norwood Library
- 15. Crystal Palace Transmitting Station







SE19 Transport

Overground

- Crystal Palace station (Overground/Southern Rail)
21 minutes into Canada Water
- Gypsy Hill station (Southern Rail)
29 minutes into London Bridge

Cycle Links

- Brixton - 30 minutes
- Clapham Junction - 43 minutes
- London Bridge - 55 minutes
- Victoria - 53 minutes
- Liverpool Street - 63 minutes
- Oxford Circus - 63 minutes

Bus

- Crystal Palace station / Gypsy Hill station
23 minute walk

The property benefits from convenient access to bus routes **196, 249, and 468**, offering connections to Brixton, Elephant & Castle, Anerley, and Crystal Palace. It is also served by the express Superloop bus network.

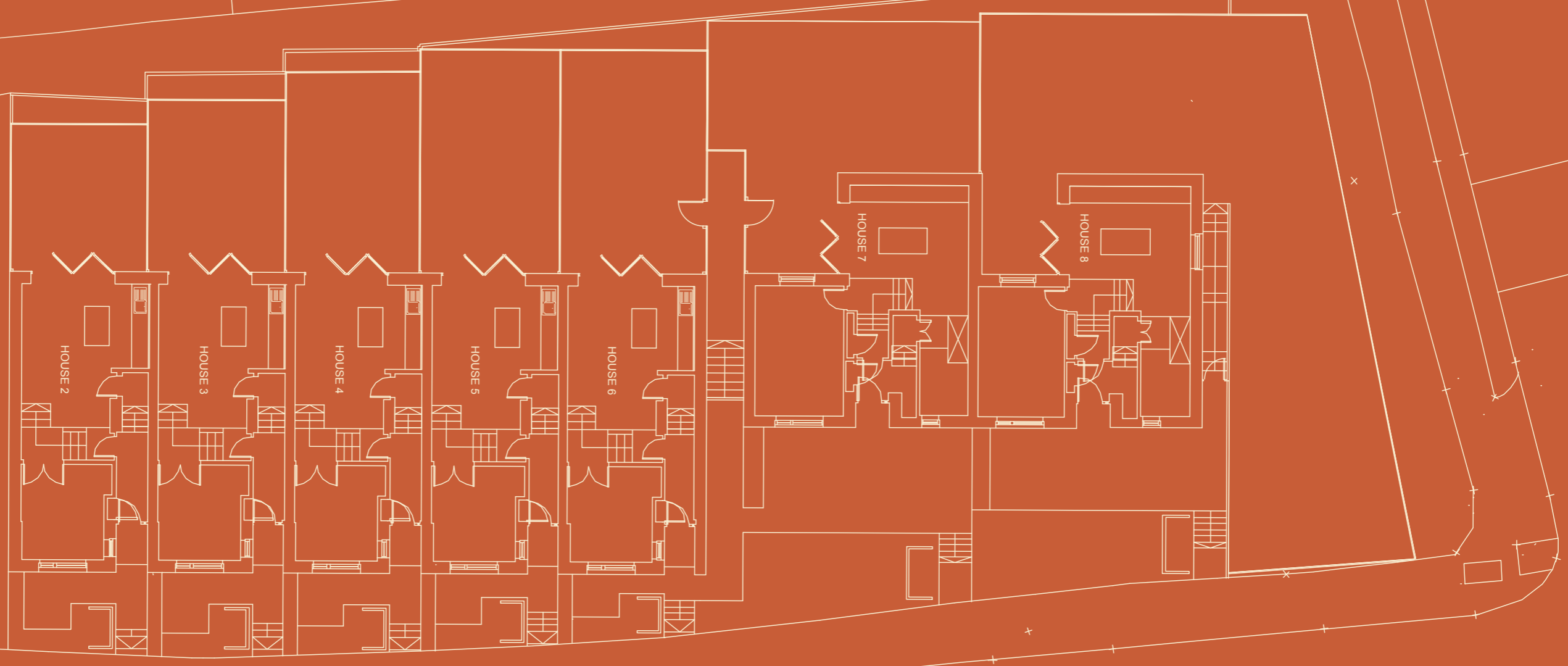






The Siteplan

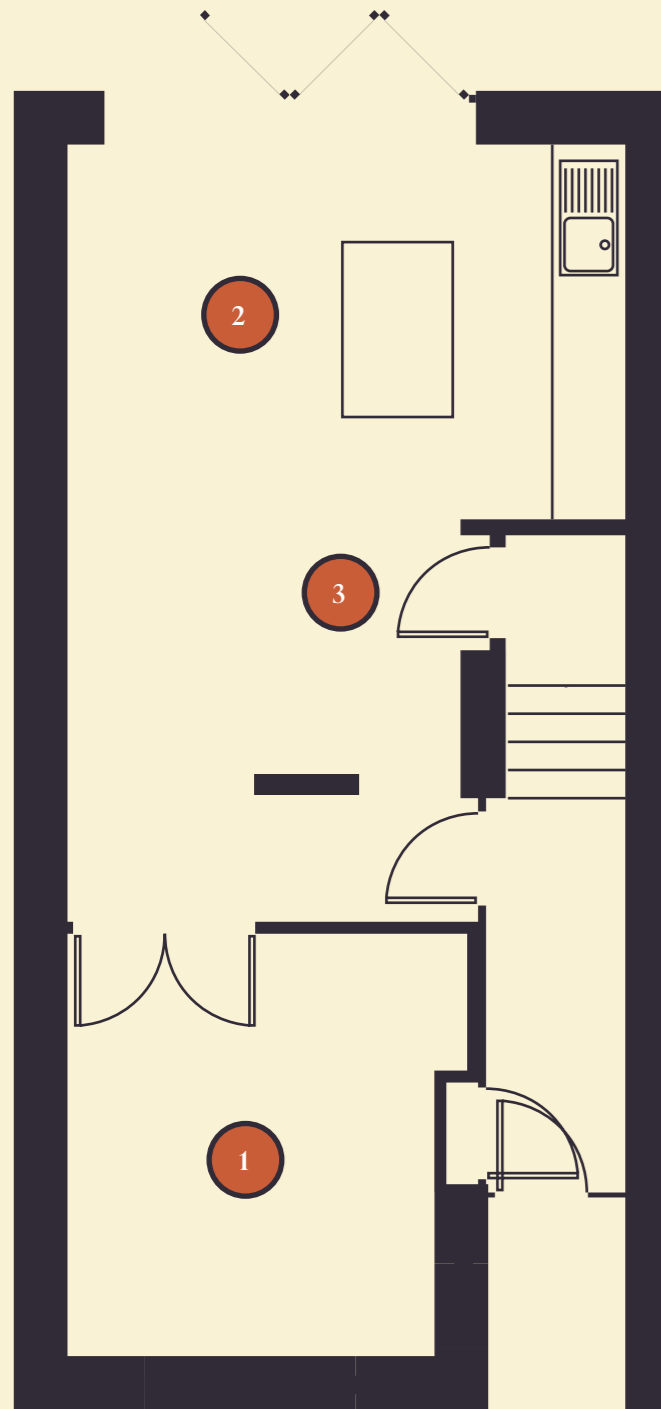
HERMITAGE ROAD



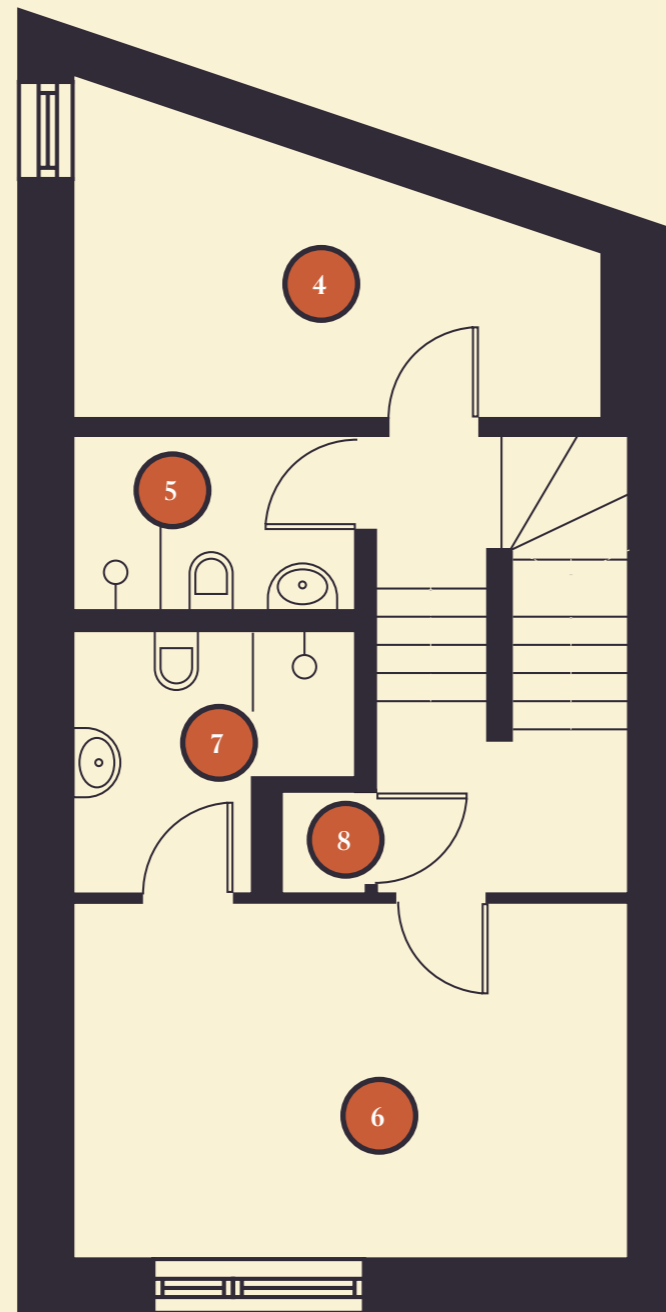
BEULAH HILL

House 2,3,4,5,6

117m² / 1259ft²

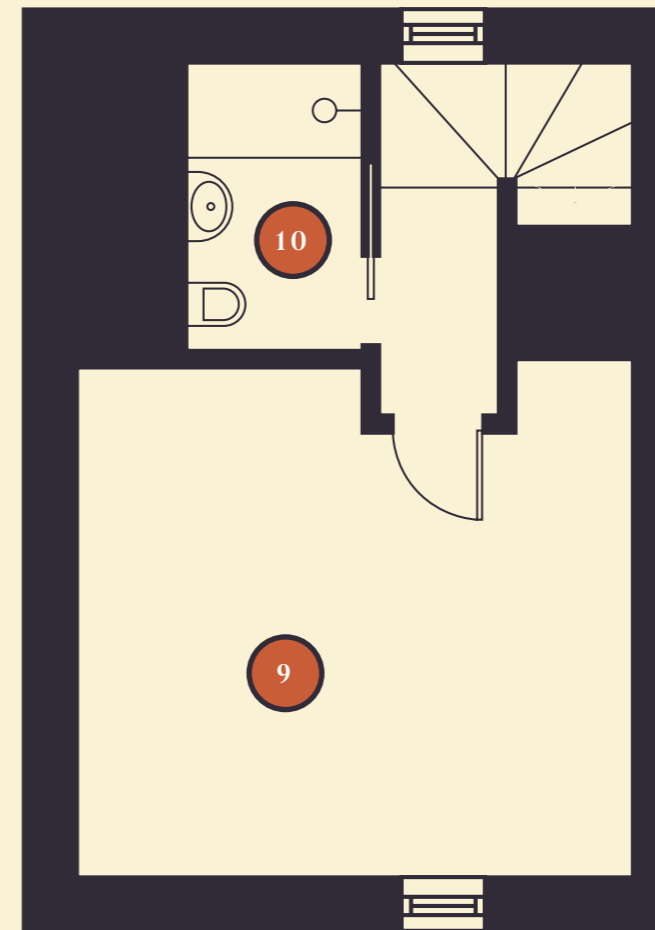


GROUND FLOOR



FIRST FLOOR

3 Bedroom Town Houses Private Rear Garden Parking

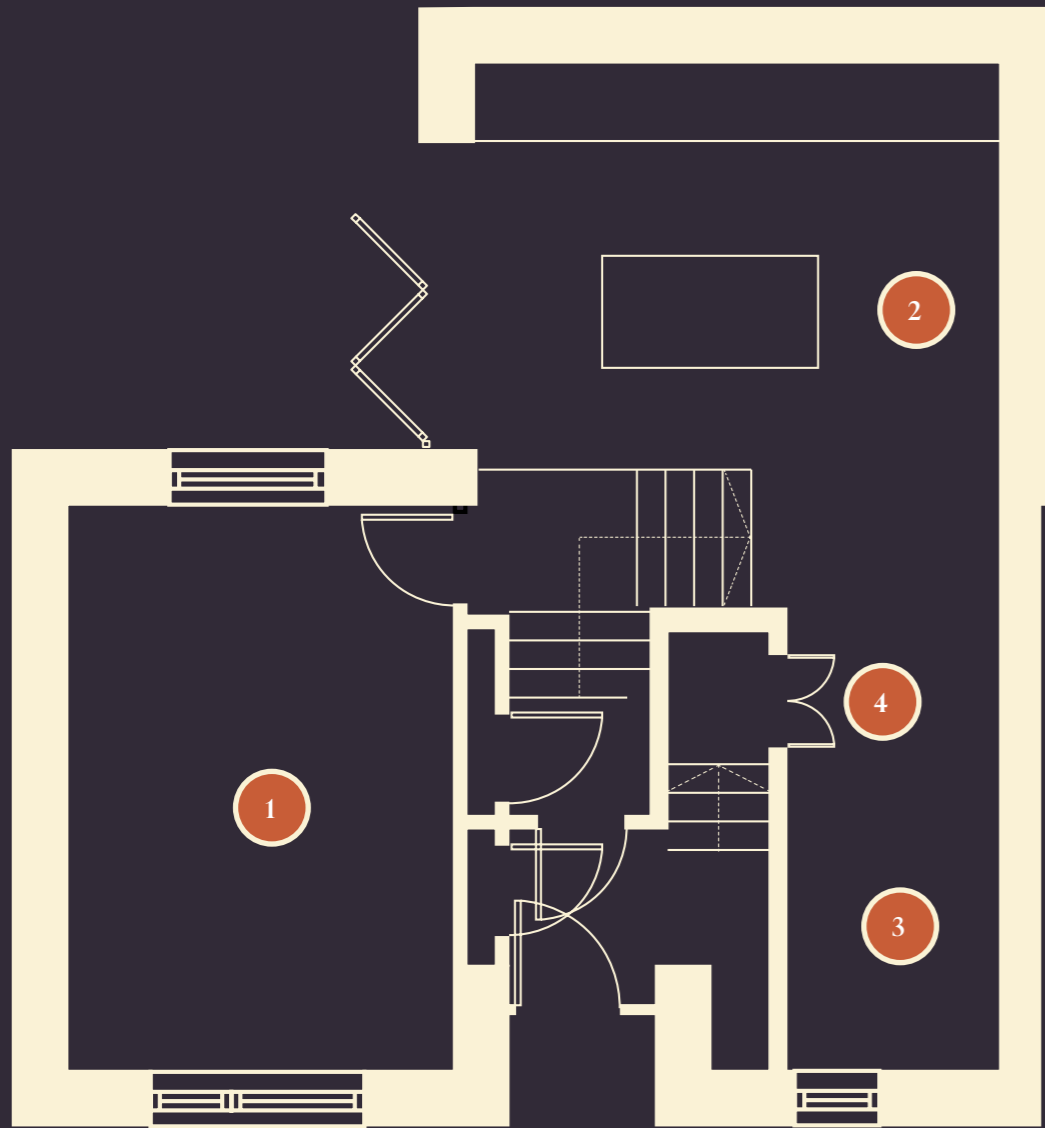


SECOND FLOOR

1	Sitting Room	11.10 m ²
2	Kitchen / Dining	23.60 m ²
3	Services	2.54 m ²
4	Bedroom 1	10.06 m ²
5	Bathroom 1	3.76 m ²
6	Bedroom 2	14.32 m ²
7	Bathroom 2 (Ensuite)	5.02 m ²
8	Storage	0.71 m ²
9	Bedroom 3	10.06 m ²
10	Bathroom 3 (Ensuite)	10.06 m ²

House 7 & 8

111m² / 1195ft²



GROUND FLOOR

3 Bedroom Semi-detached Houses Private Rear Garden Parking



FIRST FLOOR

1	Sitting Room	16.31 m ²
2	Kitchen	20.42 m ²
3	Kitchen	7.41 m ²
4	Services	1.57 m ²
5	Bedroom 1	9.03 m ²
6	Bedroom 2	10.01 m ²
7	Bathroom 1	4.58 m ²
8	Bedroom 3	12.96 m ²
9	Bathroom (Ensuite)	3.30 m ²
10	Storage	1.22 m ²
11	Utility	1.50 m ²

Hermitage Place Specification

KITCHEN

- Modern handleless kitchen with soft-close doors and drawers
- Kitchen island with breakfast bar
- Quartz worktop with full height quartz splashback
- Undermount composite sink
- High quality built-in multifunction single oven
- High quality 4-zone induction hob
- High quality canopy hood
- High quality fully integrated fridge / freezer
- High quality fully integrated dishwasher
- Integrated waste separation recycling bins
- LED feature lighting to underside of wall cabinets
- Pull-out-socket with USB in kitchen island
- Integrated cutlery tray in drawer

EXTERIOR FINISHES

- Oak finish secure by design external front door with contemporary ironmongery
- Composite (aluminium externally, timber internally) triple glazed windows and bifold doors
- Bifold doors have multi-point locking and anti-lift
- External tap and electrical socket to rear gardens
- Landscaped gardens with turf and paving

BATHROOMS

- Vanity unit with wall mounted basin
- Shaver point
- Luxury bath/shower with glass screen
- Contemporary bath & shower mixer with handset
- Contemporary dual flush WC with concealed cistern, soft-close seat and cover
- Contemporary heated towel radiator
- Framed mirror
- Tiled wall finishes

EN-SUITES

- Walk-in shower
- Contemporary thermostatic shower mixer with handset and slider rail
- Contemporary dual flush WC with concealed cistern, soft close seat and cover
- Vanity unit with wall mounted basin
- Shaver point
- Contemporary heated towel radiator
- Framed mirror
- Tiled wall finishes

ELECTRICAL AND LIGHTING

- LED downlights to entrance hall, kitchen, bathroom, en-suites, home office, bedrooms and stairs landings
- External sensor light to house entrance door
- Bed-side lighting control to all bedrooms
- Washing machine point in cupboard
- EV charging point in car park

HEATING & HOT WATER

- Air source heat pump with domestic hot water cylinder
- Underfloor heating system to all rooms
- Mechanical ventilation with heat recovery system

HOME TECH

- High-capacity fibre broadband suitable for an array of media services
- Television points to living room and bedrooms

SECURITY & PEACE OF MIND

- Smoke/heat/CO detectors
- External door with multi-point locking system and spy hole
- 10 year build warranty



Commitment to Sustainability

Energy Efficiency: Our homes are designed with energy efficiency in mind, incorporating features such as high-performance insulation, solar panels and air source heat pumps.

Green Spaces: We integrate green spaces into our developments, creating beautiful environments that promote well-being and enhance the local ecosystem.

EV Charging: We are committed to supporting sustainable travel by providing EV charging sockets in the communal car park, offering convenient access to all residents.

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Every three-bedroom home boasts a private rear garden, dedicated parking and high-quality finishes throughout. Situated just off Beulah Hill, Hermitage Place offers a perfect blend of suburban tranquillity and urban convenience.

Official address:

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Enquire

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