



BROSELEY GROVE

A COLLECTION OF FIVE HOMES
IN LOWER SYDENHAM





Homes To Be Cherished, Not Just Houses

Five refined family homes in one of South East London's most sought-after pockets. They are designed for space, quality and connectivity, and finished to an exacting standard.

A Considered Collection In Lower Sydenham

Discover a collection of five refined family homes in Lower Sydenham, thoughtfully designed for those seeking space, quality and connectivity in one of South East London's most sought-after pockets. Four four-bedroom houses and a three-bedroom home, each finished to an exacting standard, with a Bosch kitchen and central island, underfloor heating throughout and its own private garden.

With an EPC B rating supported by air source heat pumps and a green roof, these are homes built to be efficient as well as elegant. Enjoy a prestigious setting with two stations within a short walk, well-regarded local schools, and Bell Green's shops and parks close at hand, a lifestyle of comfort and convenience awaits.

5

HOMES

3 & 4

BEDROOMS

EPC B

EFFICIENCY

2

STATIONS NEAR





A Kitchen Made For Everyday Life And Gatherings Alike

A central island anchors each kitchen, finished with quartz worktops and a full suite of integrated Bosch appliances - oven, induction hob, microwave, dishwasher and washing machine.

 HANDLELESS
HOWDENS KITCHEN

 INTEGRATED BOSCH
APPLIANCES

 ENGINEERED OAK
FLOORS

 CUSTOM MADE
DOORS

 COMFORT AND
WARMTH

 OPEN PLAN TO
THE GARDEN

Designer Bathrooms, Finished With A Quiet Confidence

Underfloor heating runs throughout, paired with durable LVT flooring - warm underfoot, quiet, and built for family life.



DESIGNER
BATHROOMS



ROCA & MATT
BRASSWARE



EFFICIENT EVEN
WARMTH



CRAFTED
FINISHES



Where the Light Settles

Top-floor principal suites with an ensuite and fitted wardrobe, lit from above by rooflights.



TOP FLOOR
PRINCIPAL SUITE



GENEROUS FAMILY
BEDROOMS



ENSUITE & FAMILY
BATHROOMS

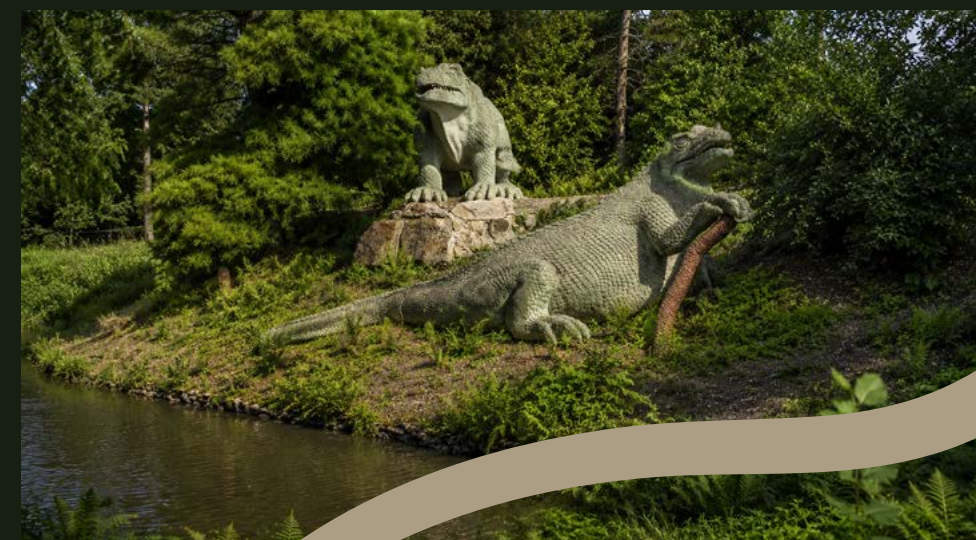


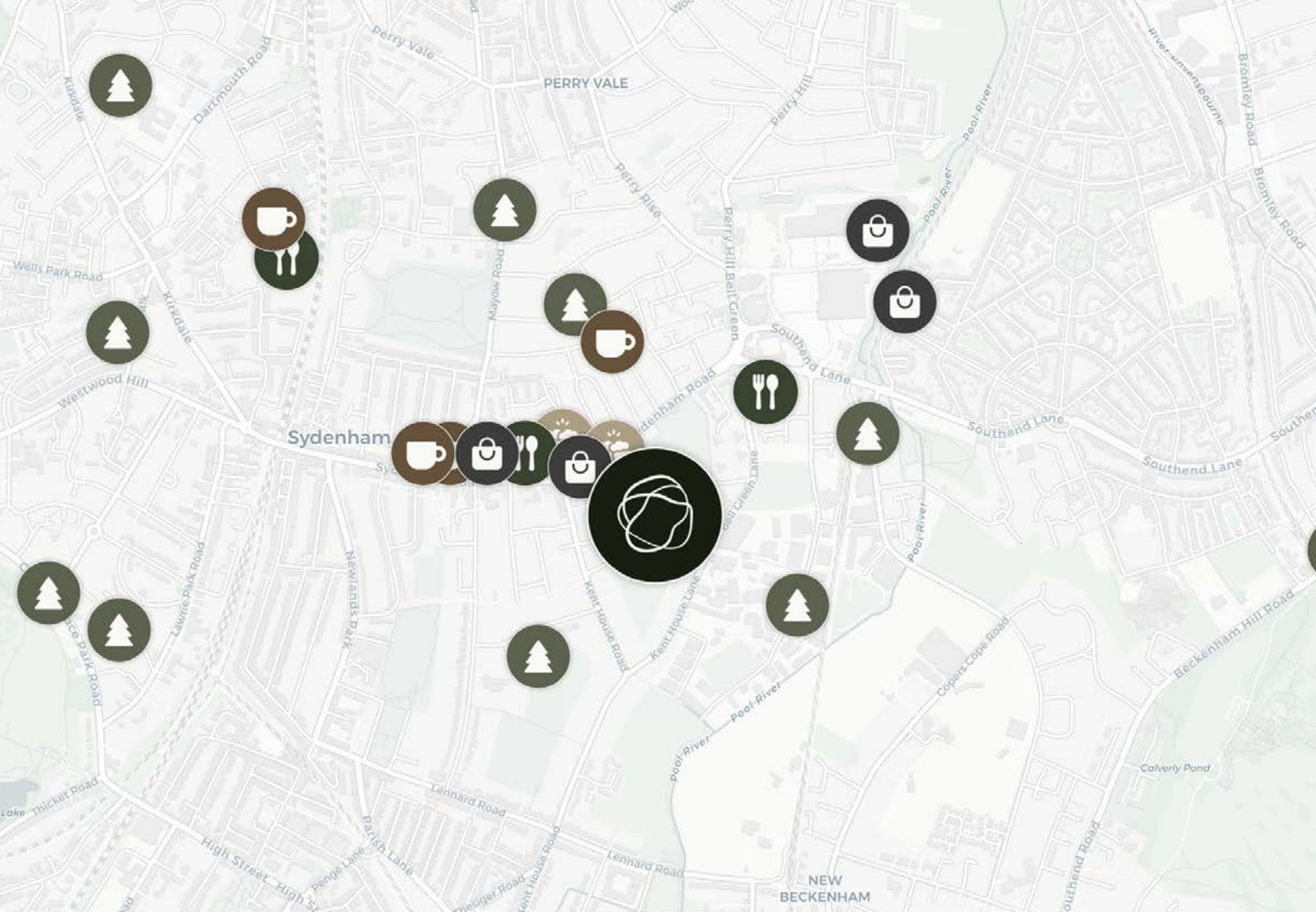
FITTED
STORAGE



More space, better living, with Central London still in easy reach

Lower Sydenham occupies a quiet, residential pocket of South East London with a strong family character and an enviable balance of green space, connectivity and everyday convenience. Once a spa town favoured by royalty, Sydenham has evolved into one of the area's most sought-after neighbourhoods, helped by excellent rail links and proximity to the green expanse of Crystal Palace Park, Mayow Park and Sydenham Wells Park.





COFFEE SHOPS

On the Hoof Coffee
Cobb's Corner
The Journey Café
Sugahill Café
Kente Coffee Shop
Cherry & Ice
Starbucks, Sydenham Road
Brown & Green, Mayow Park



RESTAURANTS

Trattoria Raffaele
Gurkha's Nepalese & Indian
Millennium Tandoori
Golden City
Nando's Sydenham
On the Hoof Bistro
Hibagon Sushi & Grill
Chefs Delight
Mr Kebabish
Supreme Fish Bar



PUBS

The Dolphin
The Greyhound
Golden Lion
Beer Rebellion
The Alfred



SUPERMARKETS

Sainsbury's, Bell Green
Aldi, Bell Green
Lidl, Sydenham Road
Tesco Express

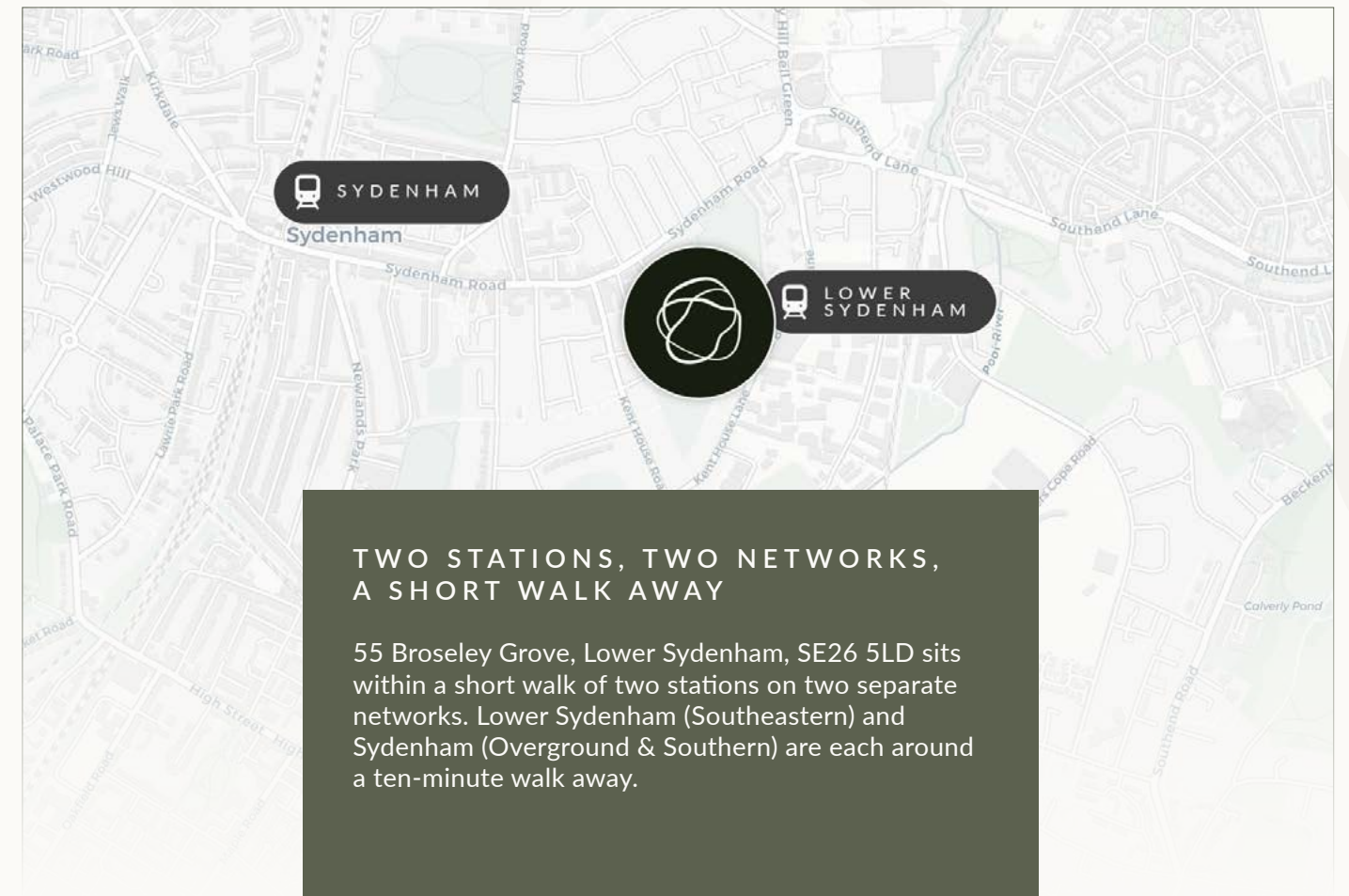
WHAT'S AROUND

Everything Close At Hand



LEISURE & GREEN SPACE

The Bridge Leisure Centre	Beckenham Place Park	Beckenham & Sydenham Cricket Ground
Mayow Park	Crystal Palace Park	Crystal Palace National Sports Centre
Sydenham Wells Park	Sydenham Hill Wood	
Alexandra Recreation Ground	Dacres Wood Nature Reserve	



TWO STATIONS, TWO NETWORKS, A SHORT WALK AWAY

55 Broseley Grove, Lower Sydenham, SE26 5LD sits within a short walk of two stations on two separate networks. Lower Sydenham (Southeastern) and Sydenham (Overground & Southern) are each around a ten-minute walk away.



Schools For Every Age And Stage

Lower Sydenham and the surrounding area offer a strong selection of schools across all ages and stages, with several holding good recent inspection records. A selection of the options:

PRIMARY SCHOOLS

- Adamsrill Primary School
- Kelvin Grove Primary School
- St Bartholomew's CofE Primary
- Alexandra Junior School
- Holy Trinity CofE Primary
- Our Lady & St Philip Neri Catholic Primary

SECONDARY SCHOOLS

- Sydenham School
- Forest Hill School
- Harris Academy Beckenham
- Bonus Pastor Catholic College
- Harris Girls' Academy East Dulwich

INDEPENDENT SCHOOLS

- Sydenham & Dulwich Girls
(formerly Sydenham High GDST)
- Dulwich College
- Alleyn's School
- Sydenham Preparatory



Built with Confidence

Recognised warranties and guarantees, within a gated community designed to be safe, calm and easy to live in, with the everyday details thought through so you do not have to.

SECURE, EFFICIENT & CARED FOR



A GATED COMMUNITY

Electric gates controlled from within each home, with an intercom controlled entry system.



SECURE STORES & PARCEL BOX

Secure cycle and bin stores, plus a parcel box to keep deliveries safe when you are out.



MANAGED COMMUNAL AREAS

Shared areas maintained by a professional management company, all year round.



EFFICIENT, LOW-CARBON LIVING

Air source heat pumps and green roofs for lower running costs over the long term.



WARRANTIES & GUARANTEES



ICW 10-YEAR WARRANTY

A ten-year structural warranty from ICW, protecting the build from the day you move in.



VELUX GUARANTEES

Velux rooflight windows carry the manufacturer's guarantee, plus a separate installer guarantee.



2-YEAR DEFECTS COVER

A two-year contractor defects liability period, with any snags addressed promptly.



ROOF WARRANTY

Contractor and supplier roof warranty, so the roof over your head is covered and accounted for.



HEAT PUMP SIGN-OFF

Each air source heat pump is supplied with its certificate and commissioning sign-off.



FIRE-SPRINKLER SYSTEM

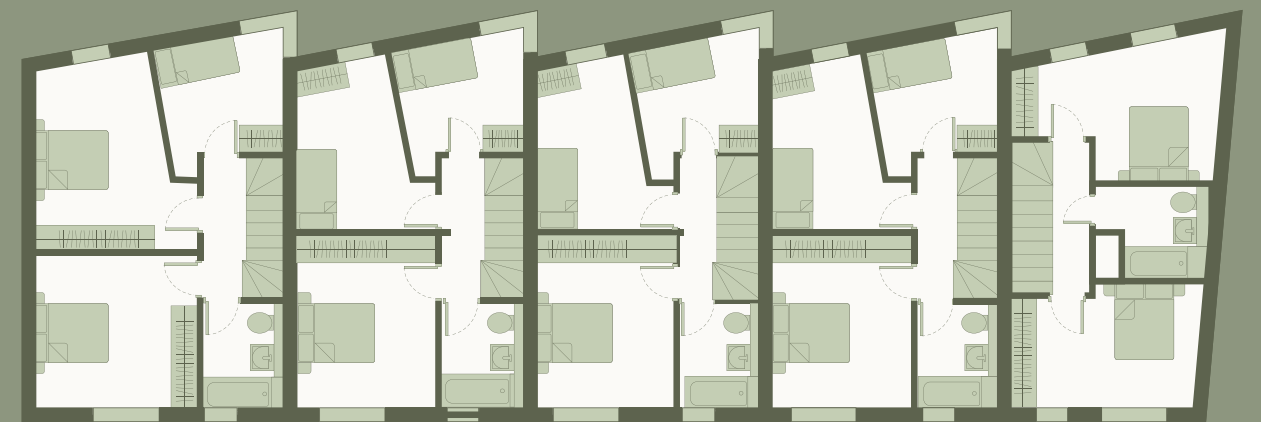
A mains fire-sprinkler system fitted throughout, a quiet extra layer of safety in every home.

Five Homes, Each With Its Own Garden

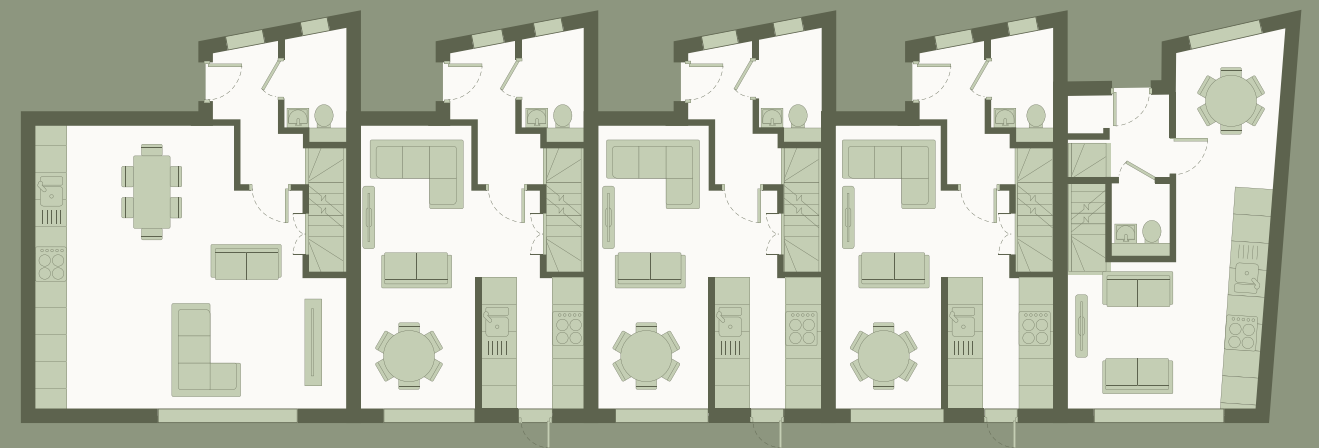
Four with four bedrooms, one with three. Every home comes with a private garden, underfloor heating throughout, and an EPC B rating that keeps running costs down and resale value up.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

SPECIFICATION AND ACCOMODATION

Unit One

3 BEDROOMS	2 BATH + ENSUITE	1 CLOAKROOM	3 STOREYS
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GROUND FLOOR

ROOM	SQ M	SQ FT
Kitchen & Living	27.9	300.3
Hallway	4.5	48.4
WC	2.1	22.6
Storage	1.1	11.8
Storage	0.9	9.7

SECOND FLOOR

ROOM	SQ M	SQ FT
Principal Bedroom	16.8	180.8
Ensuite	3.9	42.0
Hallway	3.3	35.5
Store	1.3	14.0

FIRST FLOOR

ROOM	SQ M	SQ FT
Bedroom 2	12.8	137.8
Bedroom 3	12.5	134.5
Bathroom	4.8	51.7
Hallway	6.9	74.3
Store	0.6	6.5

EXTERNAL

ROOM	SQ M	SQ FT
Private garden	22.8	245.4
Private garden 2nd area	16.1	173.3

Approx gross internal area

101 m² · 1,087 ft²

SPECIFICATIONS

- Handleless Howdens kitchen
- Bosch hob & oven
- Quartz worktops
- Engineered oak floors
- Roca sanitaryware
- Matt-black brassware
- Top-floor principal suite
- Air source heat pump
- Green roof
- Private garden

Three-bedroom home over three storeys. Areas from Downen Farmer Architects GA plans (Stage 4 Tender). Dimensioned between structural elements and approximate, subject to construction tolerances. Imperial converted from metric and rounded. External amenity areas as annotated on the GA plan, confirm final garden allocation with the landscape drawing. Not to scale. Does not form part of any contract or warranty.

BROSELEY GROVE | UNIT 1
FLOORPLANS



SPECIFICATION AND ACCOMODATION

Unit Two

4	2	1	3
BEDROOMS	BATH + ENSUITE	CLOAKROOM	STOREYS

GROUND FLOOR

ROOM	SQ M	SQ FT
Kitchen & Living	28.7	308.9
Hallway	6.1	65.7
WC	3.2	34.4
Storage	1.5	16.1

SECOND FLOOR

ROOM	SQ M	SQ FT
Principal Bedroom	19.4	208.8
Ensuite	4.3	46.3
Wardrobe	1.8	19.4
Hallway	4.1	44.1
Storage	1.0	10.8

FIRST FLOOR

ROOM	SQ M	SQ FT
Bedroom 1	13.6	146.4
Bedroom 2	10.4	111.9
Bedroom 3	7.5	80.7
Bathroom	4.7	50.6
Hallway	6.6	71.0

EXTERNAL

ROOM	SQ M	SQ FT
Private garden	23.4	251.9

Approx gross internal area

115 m² · 1,238 ft²

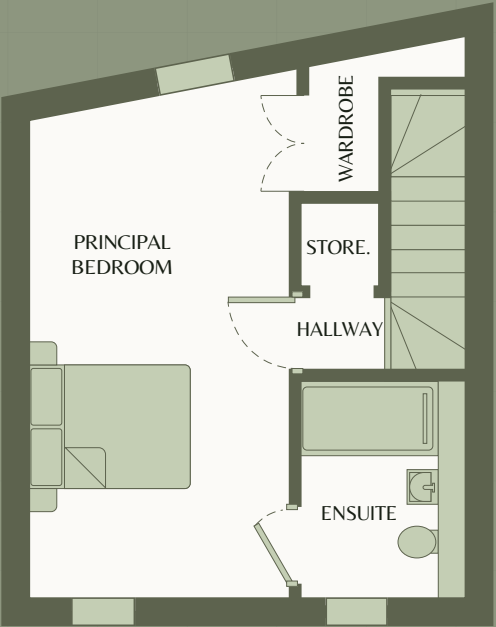
SPECIFICATIONS

- Handleless Howdens kitchen
- Bosch hob & oven
- Quartz worktops
- Engineered oak floors
- Roca sanitaryware
- Matt-black brassware
- Principal suite + fitted wardrobe
- Air source heat pump
- Green roof
- Private garden

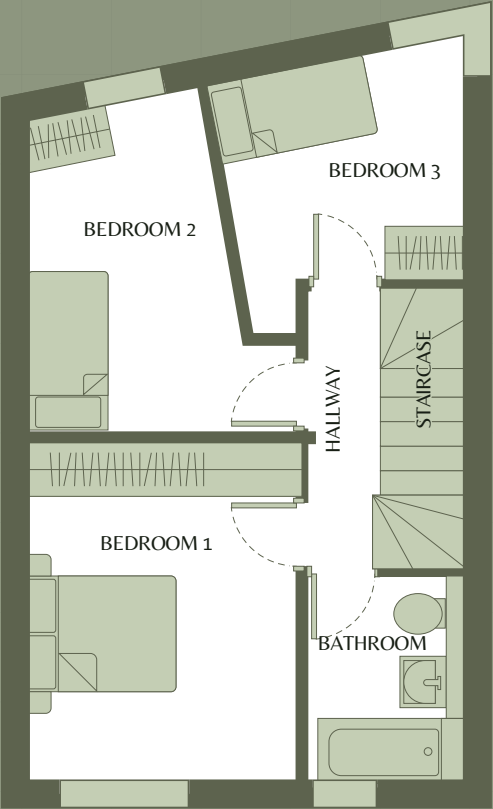
Four-bedroom home over three storeys. Areas from Downen Farmer Architects GA plans (Stage 4 Tender). Dimensioned between structural elements and approximate, subject to construction tolerances. Imperial converted from metric and rounded. External amenity areas as annotated on the GA plan, confirm final garden allocation with the landscape drawing. Not to scale. Does not form part of any contract or warranty.

BROSELEY GROVE | UNIT 2
FLOORPLANS

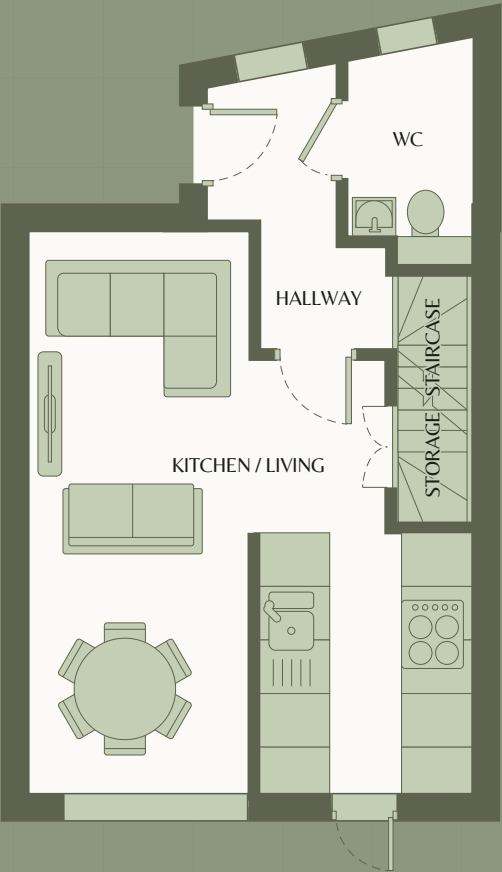
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



SPECIFICATION AND ACCOMODATION

Unit Three

4	2	1	3
BEDROOMS	BATH + ENSUITE	CLOAKROOM	STOREYS

GROUND FLOOR

ROOM	SQ M	SQ FT
Kitchen & Living	28.6	307.8
Hallway	5.9	63.5
WC	3.2	34.4
Storage	1.5	16.1

SECOND FLOOR

ROOM	SQ M	SQ FT
Principal Bedroom	18.9	203.4
Ensuite	4.3	46.3
Wardrobe	1.5	16.1
Hallway	4.1	44.1
Storage	1.0	10.8

FIRST FLOOR

ROOM	SQ M	SQ FT
Bedroom 1	13.6	146.4
Bedroom 2	10.4	111.9
Bedroom 3	7.5	80.7
Bathroom	4.7	50.6
Hallway	6.6	71.0

EXTERNAL

ROOM	SQ M	SQ FT
Private garden	23.5	252.9
Private garden 2nd area	17.5	188.4

Approx gross internal area

115 m² · 1,238 ft²

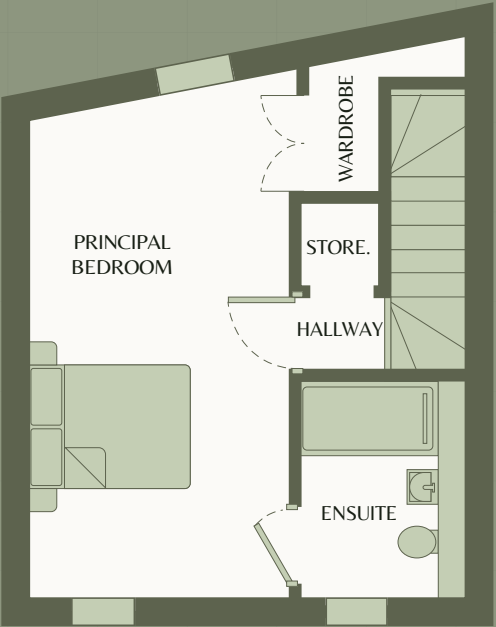
SPECIFICATIONS

- Handleless Howdens kitchen
- Bosch hob & oven
- Quartz worktops
- Engineered oak floors
- Roca sanitaryware
- Matt-black brassware
- Principal suite + fitted wardrobe
- Air source heat pump
- Green roof
- Private garden

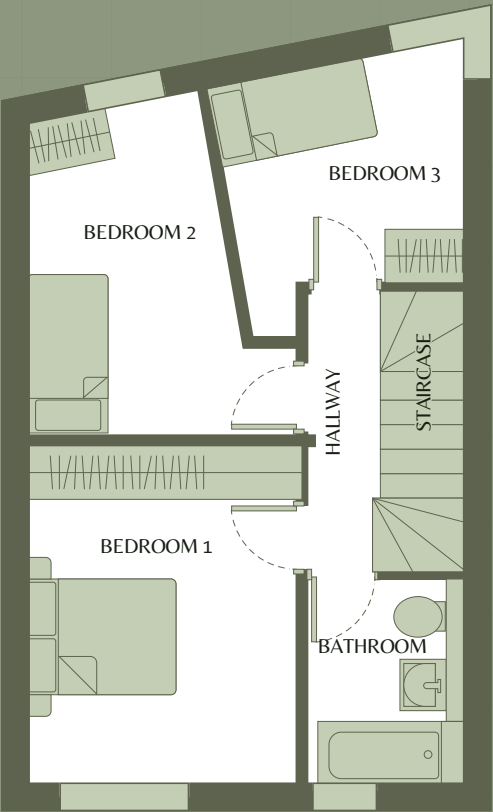
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BROSELEY GROVE | UNIT 3
FLOORPLANS

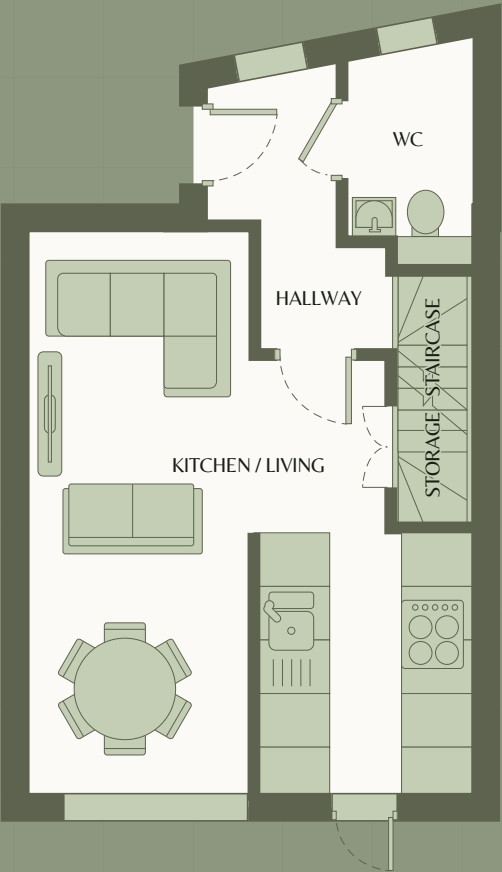
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



SPECIFICATION AND ACCOMODATION

Unit Four

4	2	1	3
BEDROOMS	BATH + ENSUITE	CLOAKROOM	STOREYS

GROUND FLOOR

ROOM	SQ M	SQ FT
Kitchen & Living	28.7	308.9
Hallway	5.9	63.5
WC	3.2	34.4
Storage	1.6	17.2

SECOND FLOOR

ROOM	SQ M	SQ FT
Principal Bedroom	18.9	203.4
Ensuite	4.3	46.3
Wardrobe	1.4	15.1
Hallway	4.3	46.3
Storage	1.0	10.8

FIRST FLOOR

ROOM	SQ M	SQ FT
Bedroom 1	13.6	146.4
Bedroom 2	10.5	113.0
Bedroom 3	7.5	80.7
Bathroom	4.7	50.6
Hallway	6.6	71.0

EXTERNAL

ROOM	SQ M	SQ FT
Private garden	23.7	255.1
Private garden 2nd area	17.0	183.0

Approx gross internal area115 m² · 1,238 ft²

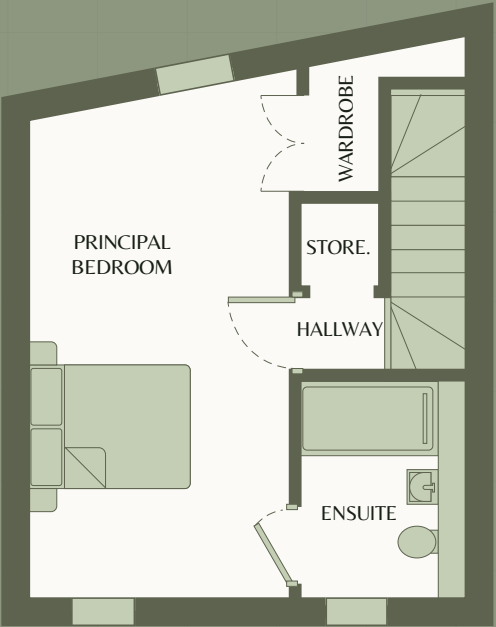
SPECIFICATIONS

- Handleless Howdens kitchen
- Bosch hob & oven
- Quartz worktops
- Engineered oak floors
- Roca sanitaryware
- Matt-black brassware
- Principal suite + fitted wardrobe
- Air source heat pump
- Green roof
- Private garden

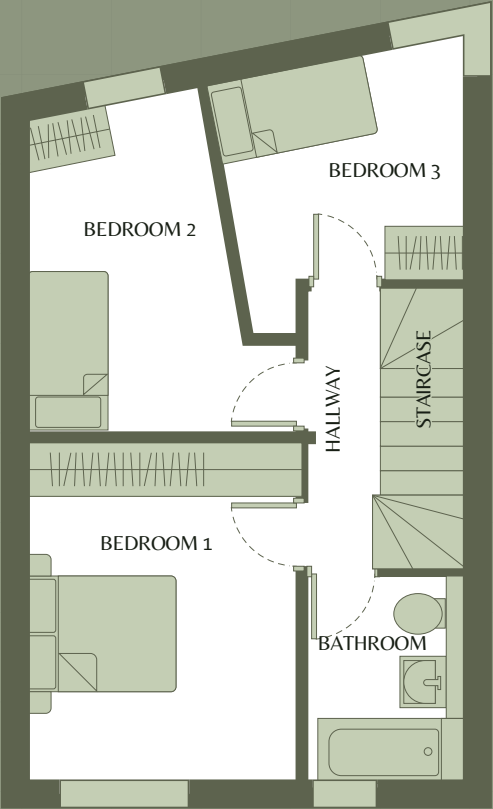
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BROSELEY GROVE | UNIT 4
FLOORPLANS

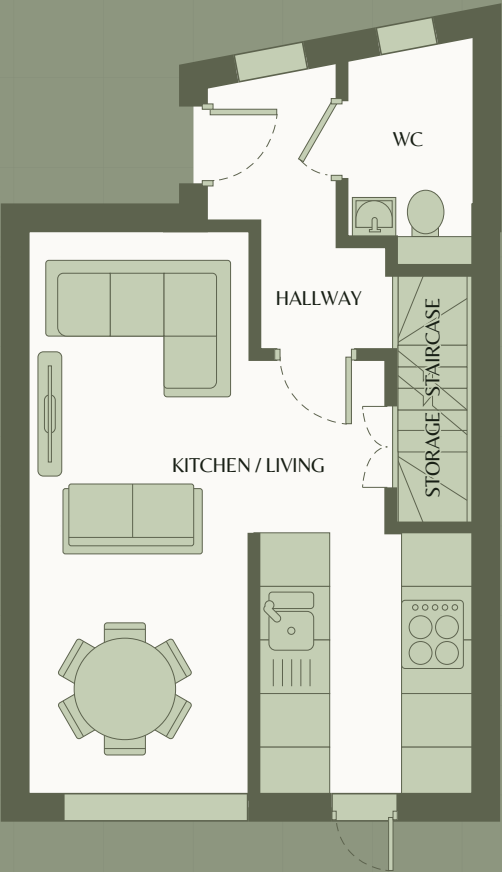
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



SPECIFICATION AND ACCOMODATION

Unit Five

4	2	1	3
BEDROOMS	BATH + ENSUITE	CLOAKROOM	STOREYS

GROUND FLOOR

ROOM	SQ M	SQ FT
Kitchen & Living	42.7	459.6
Hallway	6.1	65.7
WC	3.2	34.4
Storage	1.5	16.1

SECOND FLOOR

ROOM	SQ M	SQ FT
Principal Bedroom	16.1	173.3
Ensuite	4.3	46.3
Wardrobe	1.4	15.1
Hallway	4.1	44.1
Storage	1.0	10.8

FIRST FLOOR

ROOM	SQ M	SQ FT
Bedroom 2	13.7	147.5
Bedroom 1	13.4	144.2
Bedroom 3	7.5	80.7
Bathroom	4.7	50.6
Hallway	6.6	71.0

EXTERNAL

ROOM	SQ M	SQ FT
Private garden	23.0	247.6

Approx gross internal area127 m² · 1,367 ft²

SPECIFICATIONS

- Handleless Howdens kitchen
- Bosch hob & oven
- Quartz worktops
- Engineered oak floors
- Roca sanitaryware
- Matt-black brassware
- Principal suite + fitted wardrobe
- Air source heat pump
- Green roof
- Private garden

Four-bedroom home over three storeys. Areas from Downen Farmer Architects GA plans (Stage 4 Tender). Dimensioned between structural elements and approximate, subject to construction tolerances. Imperial converted from metric and rounded. External amenity areas as annotated on the GA plan, confirm final garden allocation with the landscape drawing. Not to scale. Does not form part of any contract or warranty.

BROSELEY GROVE | UNIT 5
FLOORPLANS





About the Developer

Foras Group crafts exceptional homes in London and the Home Counties, with an unwavering focus on superior quality and meticulous attention to detail.

Our vision is to establish a brand synonymous with excellence, inspiring confidence and attracting agents, investors, and funders to collaborate in creating a legacy of timeless craftsmanship and lasting impact.

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🌐 www.kalmars.com

🏠 London and Home Counties



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BROSELEY
GROVE

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