



John George
~apartments~

beautiful collection of 16, one & two bedroom luxury apartments



John George apartments are a beautiful collection of 16, one & two bedroom luxury apartments on the ever so popular tree lined Russell Hill Road nestled conveniently within a short distance to Purley Town Centre.

These stunning apartments have been well thought out and **radiate class** and **sophistication** whilst still offering **maximum attention to detail** and **premium quality**.



John George
~apartments~

Out & about

John George apartments are situated on the southern edge of London, where the city meets Surrey, and offers a number of places to see and things to do.

Locally, you are spoilt for choice in terms of shopping and dining with Purley hosting a variety of different cuisines from all over the world, including the popular La Fuentes, as well as a number of coffee shops, cafes and local shops. If you like the more vibrant lifestyle then Croydon has brought Shoreditch to Surrey, with the popular Boxpark which is one of the largest food, culture and social destinations in London.

Furthermore, there are a number of local golf courses such as Purley Downs's Golf Course as well as a variety of beautiful parks and woodland areas which are perfect for leisurely strolls or laid back bike rides.

situated on the southern edge of London, where the city meets Surrey





This is a computer generated image of an artist's impression



Russell Hill Road is conveniently located for Purley Station which is approximately 0.4 miles from the property which provides fantastic links into London.

Further to this the M25 & M23 are both a short distance away and offer easy access to Heathrow and Gatwick Airports as well as Brighton, which is a popular get away destination.



Purley
0m

Purley Oaks
2m

South
Croydon
6m

East
Croydon
9m

**London
Bridge**
24m



Purley
0m

Redhill
8m

Earlswood
13m

Salfords
17m

Horley
20m

**Gatwick
Airport**
25m



Purley
0m

East
Croydon
5m

**Clapham
Junction**
16m

**London
Victoria**
25m



Purley
0m

South
Croydon
6m

East
Croydon
9m

**London
Bridge**
24m

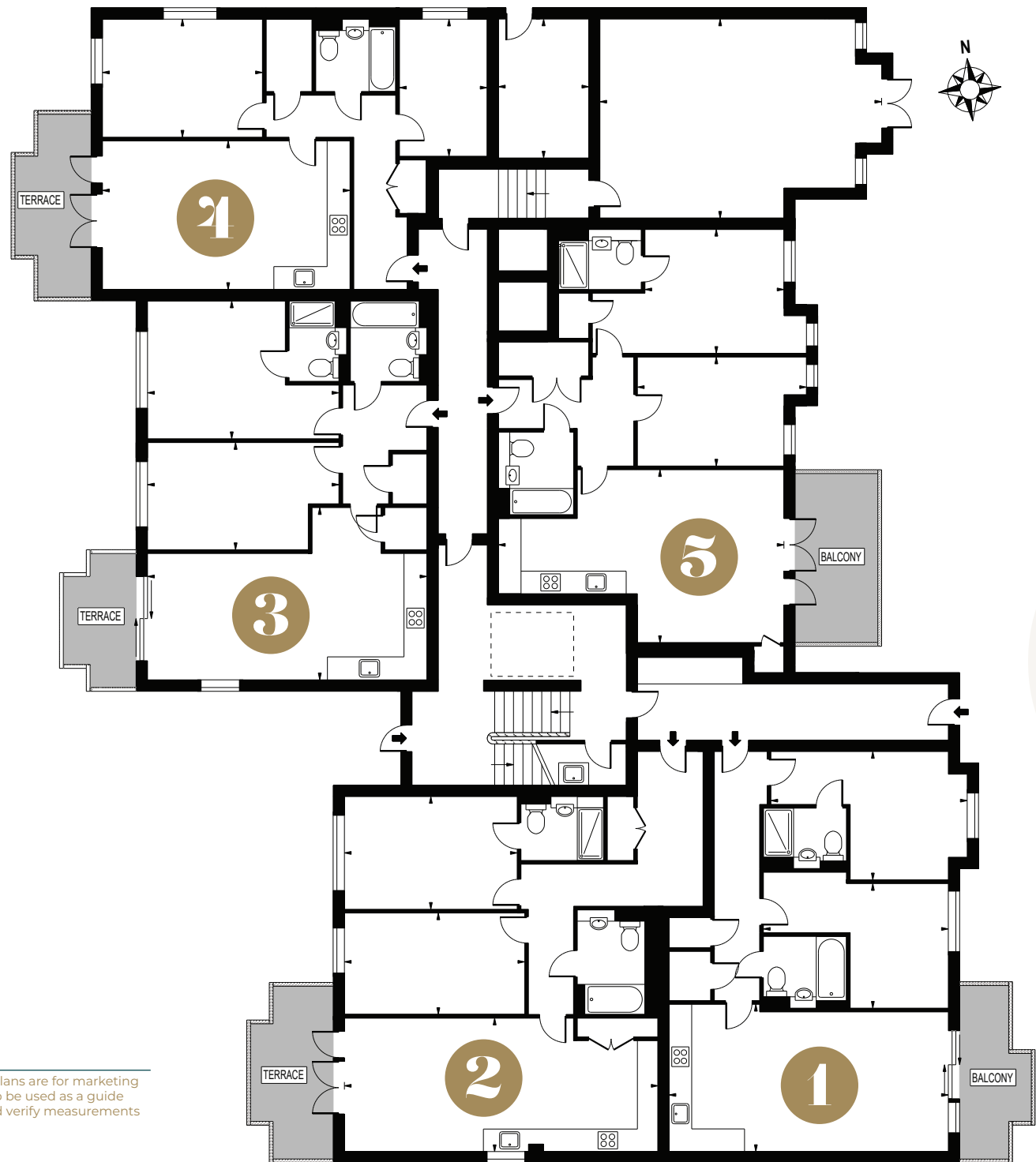
CHANGE

**London
Waterloo
East**
4m

Getting Around

Floor plans

Note these floor plans are for marketing purposes and is to be used as a guide only. Buyer should verify measurements prior to purchase



1

APARTMENT 1

74.38m² 801ft²

Lounge/Dining/Kitchen
7.37m x 3.82m 24'3" x 12'6"

Bedroom 1
4.90 x 3.28m 16'1" x 10'9"

Bedroom 2
5.23 x 3.41m 17'3" x 11'3"

2

APARTMENT 2

82.54m² 888ft²

Lounge/Dining/Kitchen
8.39 x 3.51m 27'6" x 11'6"

Bedroom 1
4.61 x 3.01m 15'1" x 10'

Bedroom 2
4.72 x 2.66m 15'6" x 8'9"

3

APARTMENT 3

70.35m² 757ft²

Lounge/Dining/Kitchen
7.26 x 4.50m 23'9" x 14'9"

Bedroom 1
4.98 x 3.56m 16'3" x 11'9"

Bedroom 2
4.98 x 2.75m 16'3" x 9'

4

APARTMENT 4

64.71m² 697ft²

Lounge/Dining/Kitchen
6.52 x 3.85m 21'6" x 12'9"

Bedroom 1
4.18 x 3.07m 13'9" x 10'1"

Bedroom 2
3.62 x 2.31m 12' x 7'6"

5

APARTMENT 5

75.49m² 813ft²

Lounge/Dining/Kitchen
7.55 x 4.63m 24'9" x 15'3"

Bedroom 1
3.70 x 3.25m 12'3" x 10'9"

Bedroom 2
4.50 x 2.93m 14'9" x 9'6"

ground
floor

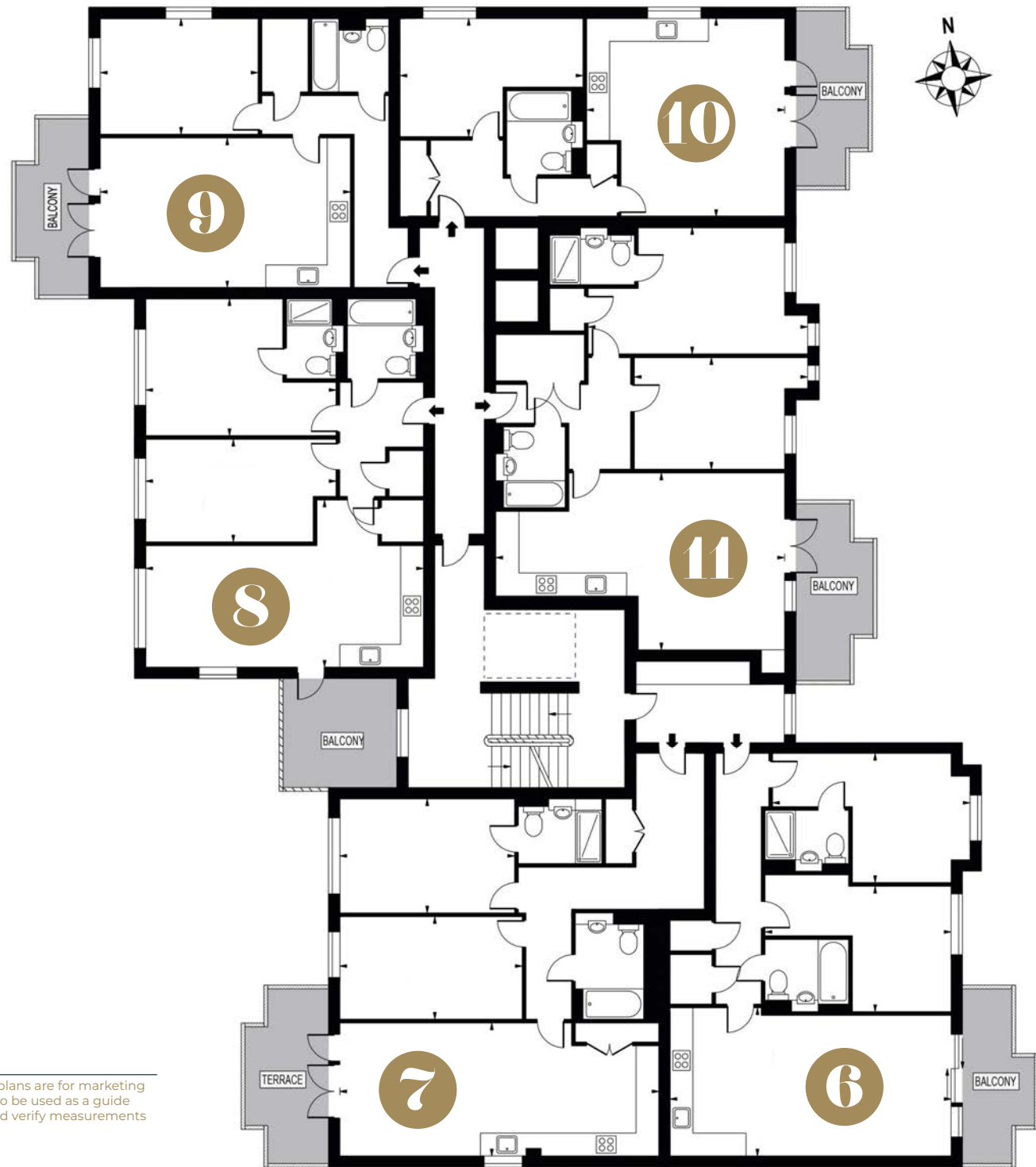


*premium
quality*



Floor plans

Note these floor plans are for marketing purposes and is to be used as a guide only. Buyer should verify measurements prior to purchase



6

APARTMENT 6

74.38m² 801ft²

Lounge/Dining/Kitchen

7.37 x 3.82m 24'3" x 12'6"

Bedroom 1

5.23 x 3.41m 17'3" x 11'3"

Bedroom 2

4.90 x 3.28m 16'1" x 10'9"

7

APARTMENT 7

82.54² 888ft²

Lounge/Dining/Kitchen

8.39 x 3.51m 27'6" x 11'6"

Bedroom 1

4.61 x 3.01m 15'1" x 10'

Bedroom 2

4.72 x 2.66m 15'6" x 8'9"

8

APARTMENT 8

70.35² 757ft²

Lounge/Dining/Kitchen

7.26 x 4.40m 23'9" x 14'6"

Bedroom 1

4.98 x 3.56m 16'3" x 11'9"

Bedroom 2

4.98 x 2.75m 16'3' x 9'

9

APARTMENT 9

53.92² 580ft²

Lounge/Dining/Kitchen

6.52 x 3.85m 21'6" x 12'9"

Bedroom 1

4.07 x 3.08m 13'3" x 10'1"

10

APARTMENT 10

52.52² 565ft²

Lounge/Dining/Kitchen

5.23 x 5.17m 17'3" x 17'

Bedroom 1

4.79 x 3.14m 15'9" x 10'3"

11

APARTMENT 11

74.26² 799ft²

Lounge/Dining/Kitchen

7.54 x 4.66m 24'9" x 15'3"

Bedroom 1

5.68 x 3.27m 18'9" x 10'9"

Bedroom 2

4.51 x 2.92m 14'9" x 9'6"

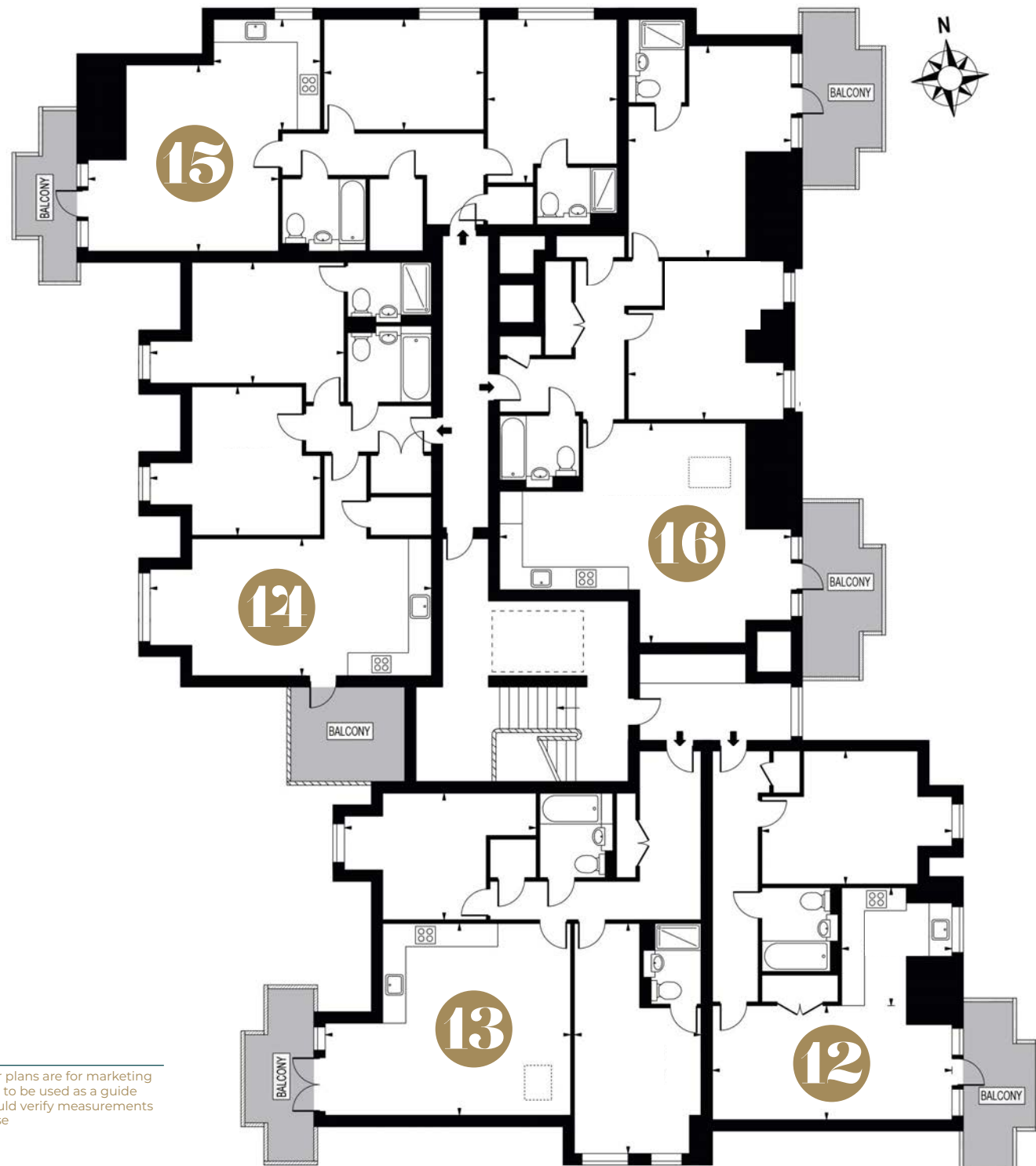
first
floor

*luxury
living*



Floor plans

Note these floor plans are for marketing purposes and is to be used as a guide only. Buyer should verify measurements prior to purchase



12

APARTMENT 12

56.37² 607ft²

Lounge/Dining

6.30 x 3.02m 20'9" x 10'

Kitchen

3.02 x 2.91m 10' x 9'6"

Bedroom 1

4.95 x 3.40m 16'3" x 11'3"

13

APARTMENT 13

79.48² 856ft²

Lounge/Dining/Kitchen

6.39 x 4.98m 21' x 16'3"

Bedroom 1

4.99 x 3.29m 16'4" x 10'9"

Bedroom 2

5.97 x 3.34m 19'6" x 11'

14

APARTMENT 14

73.80² 794ft²

Lounge/Dining/Kitchen

7.27 x 3.64m 23'9" x 12'

Bedroom 1

5.10 x 3.32m 16'9" x 11'

Bedroom 2

4.20 x 3.71m 13'9" x 12'3"

15

APARTMENT 15

74.39² 801ft²

Lounge/Dining

4.97 x 4.92m 16'3" x 16'3"

Kitchen

2.90 x 2.80m 9'6" x 9'3"

Bedroom 1

4.31 x 3.36m 14'3" x 11'

Bedroom 2

4.24 x 2.88m 14' x 9'6"

16

APARTMENT 16

87.92² 946ft²

Lounge/Dining/Kitchen

7.73 x 5.76m 25'3" x 19'

Bedroom 1

5.62 x 4.29m 18'6" x 14'1"

Bedroom 2

4.24 x 4.10m 14' x 13'6"

second
floor

Specification



BATHROOM

Sanitaryware

Roca - Hall Range

Basin

White wall hung, semi recessed, pop up waste and chrome trap

WC

Wall hung with dual flush concealed cistern and soft close seat

Bath Panel

Tiled to match bathroom flooring

Bathroom Radiator

Chrome ladder towel radiator

Mirror

Full height and width mirror

Bathroom Wall Tiles

Urano Silver - Porcelain Tiles (600mm x 300mm)

Bathroom Flooring

Urano Silver - Porcelain Tiles (600mm x 300mm)



KITCHEN

Kitchen Units

Handleless Symphony Gallery Range - New York - Gloss Pearl Grey

Kitchen Worktops

Symphony Silestone (30mm) Square Edge - White Storm 14

Kitchen Wall Tiles / Upstand

100mm Symphony Silestone - White

Kitchen Sink

Blanco Supreme Stainless Steel (1.5 bowl)

Kitchen Taps

Bristan Chocolate Easyfit Kitchen Sink Mixer - Chrome Plated

Kitchen Flooring

Oak Crystal White - Sauvage Brushed (engineered wood floor)

GENERAL

Ceiling & Wall Finishes

White emulsion on smooth plaster finish

Woodwork

White satinwood

Floor Finish (Bedrooms and hallways)

Home Counties Plains - Gunmetal

WHITE GOODS

Oven

Zanussi Single Fan oven - Stainless steel

Oven Hob

Zanussi Stainless Electric Hob 60cm 4 Burner Gas Hob - Stainless Steel

Washing / Dryer Machine (A Rated)

Integrated in kitchen or freestanding in hall cupboard where kitchen/living space is open plan

Hood

Integrated electrolux

Hob Splashback

Glass (Clear)

Fridge Freezer

Zanussi (Integrated) A+ rated tall 50/50 fridge freezer

Dishwasher (A Rated)

Fully Integrated Zanussi A-rated dishwasher

Kitchen Feature Lighting

Under cupboard lighting Sensio LED White



JOINERY

Front External Door and Main Entrance Door
PAS 24 standard (Contemporary veneer flush)

Internal Doors

Premdor Premium Ladder

Built-in Wardrobe Doors

With mirrored/walnut/maple/oak sliding or open doors to compliment internal doors by Portico GB Ltd

ELECTRIC

Switches and Sockets

White Metal light switches, sockets & plates

Cupboard Lighting to Kitchen

Under cupboard lighting

Shaver Point

Chrome shaver point

Kitchen & Bathroom Lighting

Downlights fitted to all rooms except bedrooms. Bathroom light switch is located outside. All light fittings will allow for low energy bulbs

Other Lighting

In open plan layouts lighting is provided throughout the room, switched separately



OTHER

Ironmongery

Carlisle Designer range. Stainless steel floor mounted door stops

Entrance Area

Full width recessed entrance matting to inside of front doors

Carpets (Communal Areas)

Window Blinds

Eclipse Bioflex FR white vertical blinds to all windows

Boiler

Worcester boiler

Door Entry System / Video

Video Door Entry hard wired system

Telephone, Television, Radio and Broadband Internet Services

9 wire IRS+ communal integrated reception system which can receive Sky+, plus one other satellite TV service. Twin outlets to be installed in appropriate locations in main reception and all bedrooms

Smoke / Heat Detection

Fire Brigade approved mains operated ceiling mounted smoke/heat detectors

Main Apartment Entrance Doors

PAS 24 high security door with mag locks top and bottom





barnard marcus
land & new homes

Station Approach, South Croydon CR2 0PL

020 8651 6363 sanderstead@barnardmarcus.co.uk