



**John George**  
~apartments~

***beautiful collection of 16, one & two bedroom luxury apartments***



**JG**  
John George  
~apartments~

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

**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.

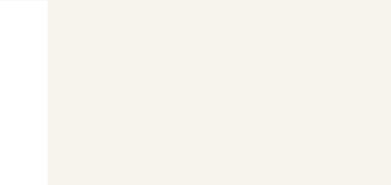
These stunning apartments have been well thought out and **radiate class** and **sophistication** whilst still offering **maximum attention to detail** and **premium quality**.

# Local & 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.





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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

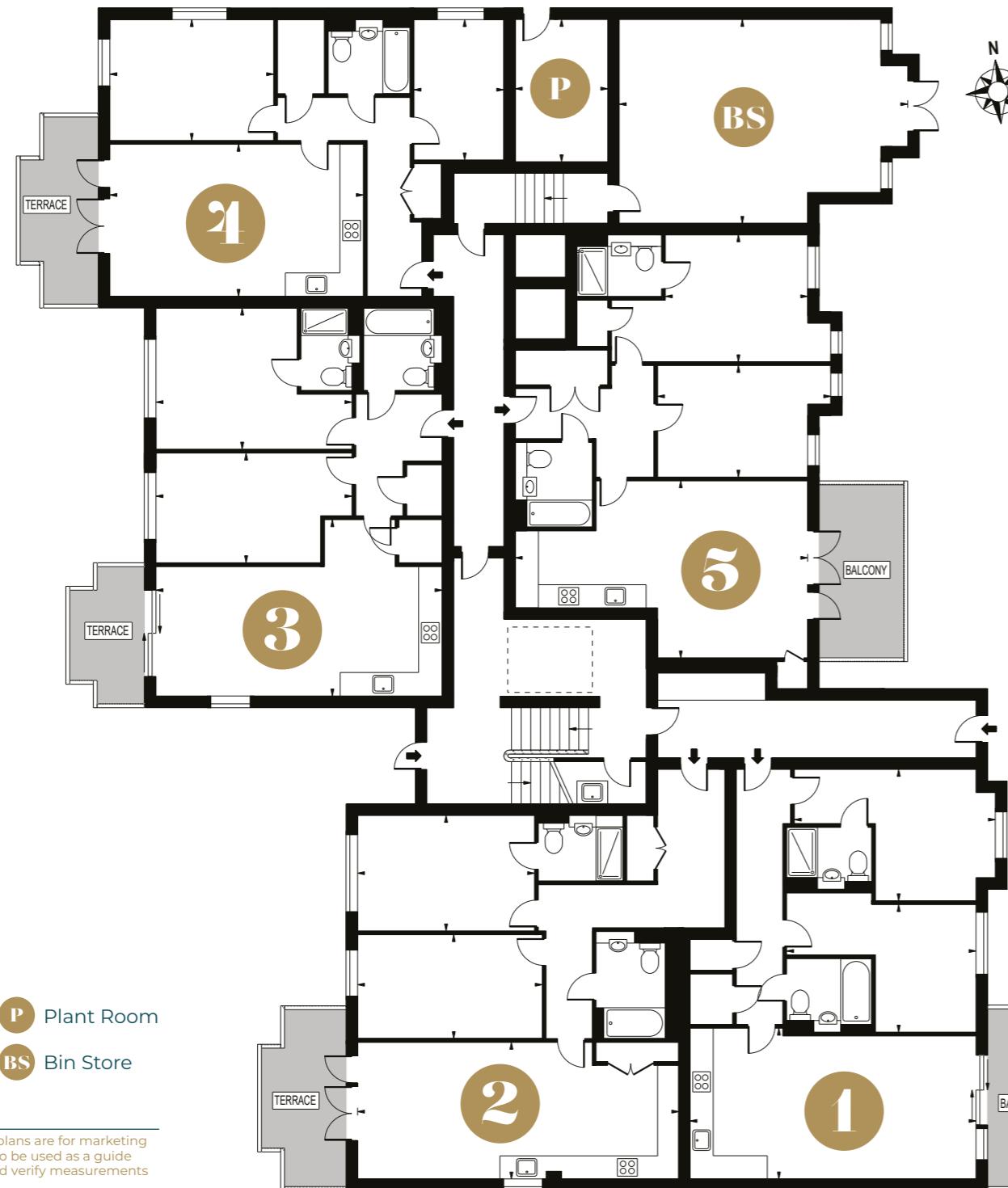
CHANGE

London Waterloo  
East  
4m

John George Apartments

John George  
Apartments

# Apartment Floor Plans



**1**  
**APARTMENT 1**  
**74.38m<sup>2</sup> 801ft<sup>2</sup>**  
**Lounge/Dining/Kitchen**  
 $7.37m \times 3.82m$   $24'3'' \times 12'6''$   
**Bedroom 1**  
 $4.90 \times 3.28m$   $16'1'' \times 10'9''$   
**Bedroom 2**  
 $5.23 \times 3.41m$   $17'3'' \times 11'3''$

**2**  
**APARTMENT 2**  
**82.54m<sup>2</sup> 888ft<sup>2</sup>**  
**Lounge/Dining/Kitchen**  
 $8.39 \times 3.51m$   $27'6'' \times 11'6''$   
**Bedroom 1**  
 $4.61 \times 3.01m$   $15'1'' \times 10'$   
**Bedroom 2**  
 $4.72 \times 2.66m$   $15'6'' \times 8'9''$

**3**  
**APARTMENT 3**  
**70.35m<sup>2</sup> 757ft<sup>2</sup>**  
**Lounge/Dining/Kitchen**  
 $7.26 \times 4.50m$   $23'9'' \times 14'9''$   
**Bedroom 1**  
 $4.98 \times 3.56m$   $16'3'' \times 11'9''$   
**Bedroom 2**  
 $4.98 \times 2.75m$   $16'3'' \times 9'$

**4**  
**APARTMENT 4**  
**64.71m<sup>2</sup> 697ft<sup>2</sup>**  
**Lounge/Dining/Kitchen**  
 $6.52 \times 3.85m$   $21'6'' \times 12'9''$   
**Bedroom 1**  
 $4.18 \times 3.07m$   $13'9'' \times 10'1''$   
**Bedroom 2**  
 $3.62 \times 2.31m$   $12' \times 7'6''$

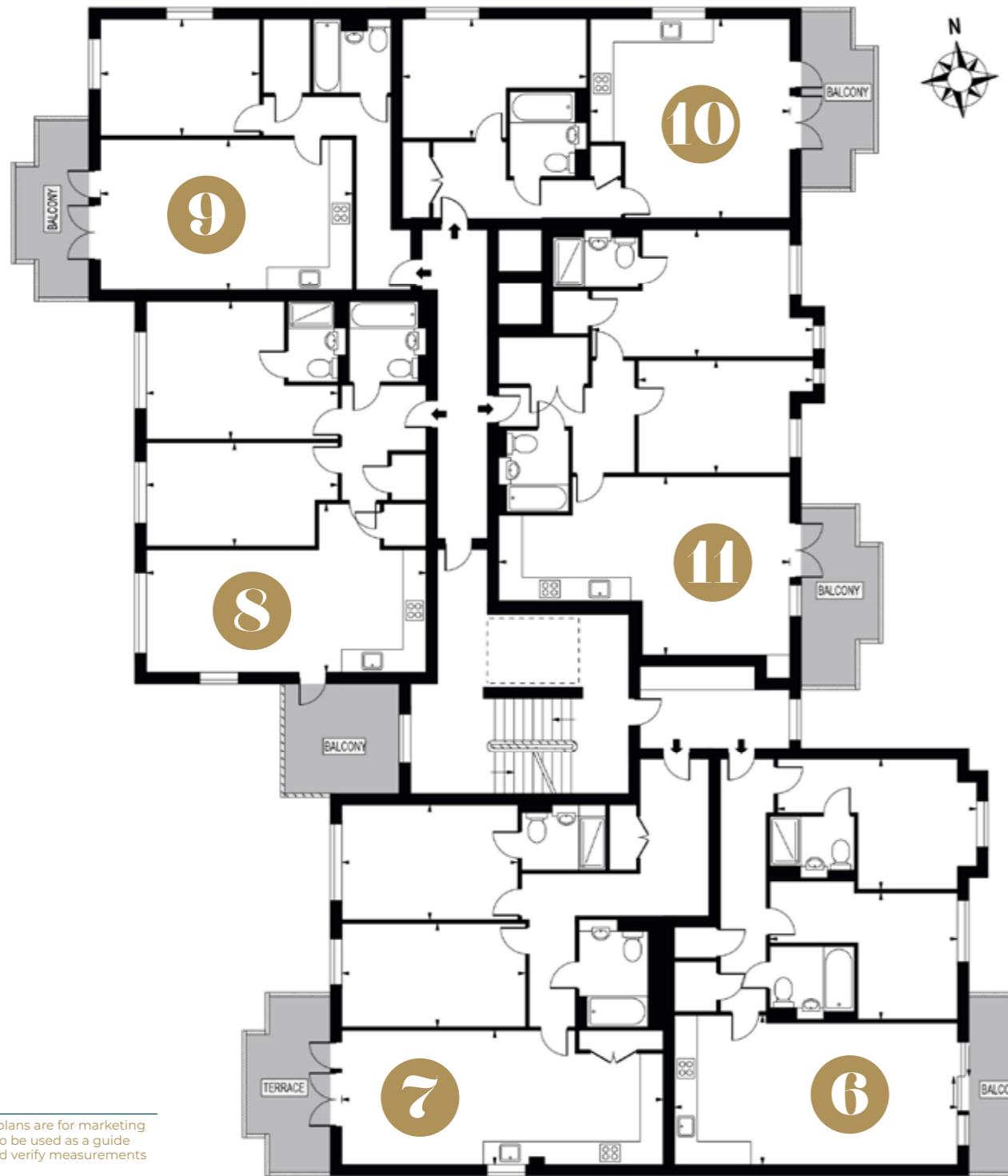
**5**  
**APARTMENT 5**  
**75.49m<sup>2</sup> 813ft<sup>2</sup>**  
**Lounge/Dining/Kitchen**  
 $7.55 \times 4.63m$   $24'9'' \times 15'3''$   
**Bedroom 1**  
 $3.70 \times 3.25m$   $12'3'' \times 10'9''$   
**Bedroom 2**  
 $4.50 \times 2.93m$   $14'9'' \times 9'6''$

*ground  
floor*



# John George Apartments

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**  
 $74.38\text{m}^2$   $801\text{ft}^2$   
 Lounge/Dining/Kitchen  
 $7.37 \times 3.82\text{m}$   $24'3'' \times 12'6''$   
 Bedroom 1  
 $5.23 \times 3.41\text{m}$   $17'3'' \times 11'3''$   
 Bedroom 2  
 $4.90 \times 3.28\text{m}$   $16'1'' \times 10'9''$

**7**  
**APARTMENT 7**  
 $82.54^2$   $888\text{ft}^2$   
 Lounge/Dining/Kitchen  
 $8.39 \times 3.51\text{m}$   $27'6'' \times 11'6''$   
 Bedroom 1  
 $4.61 \times 3.01\text{m}$   $15'1'' \times 10'$   
 Bedroom 2  
 $4.72 \times 2.66\text{m}$   $15'6'' \times 8'9''$

**8**  
**APARTMENT 8**  
 $70.35^2$   $757\text{ft}^2$   
 Lounge/Dining/Kitchen  
 $7.26 \times 4.40\text{m}$   $23'9'' \times 14'6''$   
 Bedroom 1  
 $4.98 \times 3.56\text{m}$   $16'3'' \times 11'9''$   
 Bedroom 2  
 $4.98 \times 2.75\text{m}$   $16'3' \times 9'$

**9**  
**APARTMENT 9**  
 $53.92^2$   $580\text{ft}^2$   
 Lounge/Dining/Kitchen  
 $6.52 \times 3.85\text{m}$   $21'6'' \times 12'9''$   
 Bedroom 1  
 $4.07 \times 3.08\text{m}$   $13'3'' \times 10'1''$

**10**  
**APARTMENT 10**  
 $52.52^2$   $565\text{ft}^2$   
 Lounge/Dining/Kitchen  
 $5.23 \times 5.17\text{m}$   $17'3'' \times 17'$   
 Bedroom 1  
 $4.79 \times 3.14\text{m}$   $15'9'' \times 10'3''$

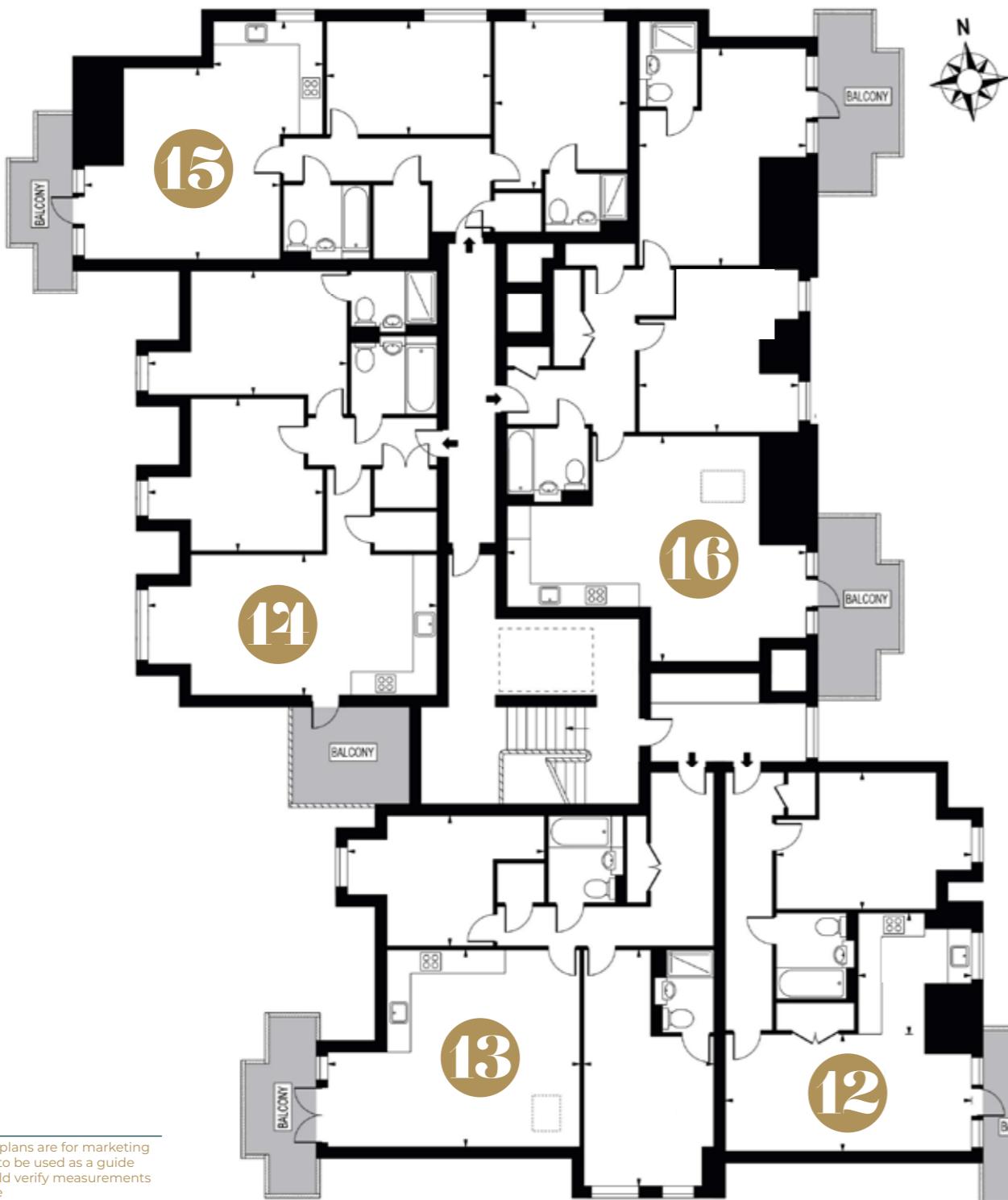
**11**  
**APARTMENT 11**  
 $74.26^2$   $799\text{ft}^2$   
 Lounge/Dining/Kitchen  
 $7.54 \times 4.66\text{m}$   $24'9'' \times 15'3''$   
 Bedroom 1  
 $5.68 \times 3.27\text{m}$   $18'9'' \times 10'9''$   
 Bedroom 2  
 $4.51 \times 2.92\text{m}$   $14'9'' \times 9'6''$

*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

**56.37<sup>2</sup> 607ft<sup>2</sup>**

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"

15

## APARTMENT 15

**74.39<sup>2</sup> 801ft<sup>2</sup>**

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"

13

## APARTMENT 13

**79.48<sup>2</sup> 856ft<sup>2</sup>**

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'

16

## APARTMENT 16

**87.92<sup>2</sup> 946ft<sup>2</sup>**

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"

11

## APARTMENT 14

**73.80<sup>2</sup> 794ft<sup>2</sup>**

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"

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

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