



SOUTH PARK MEWS

23 SOUTH PARK HILL ROAD, SOUTH CROYDON CR2 7DZ

ANOTHER DEVELOPMENT BY:



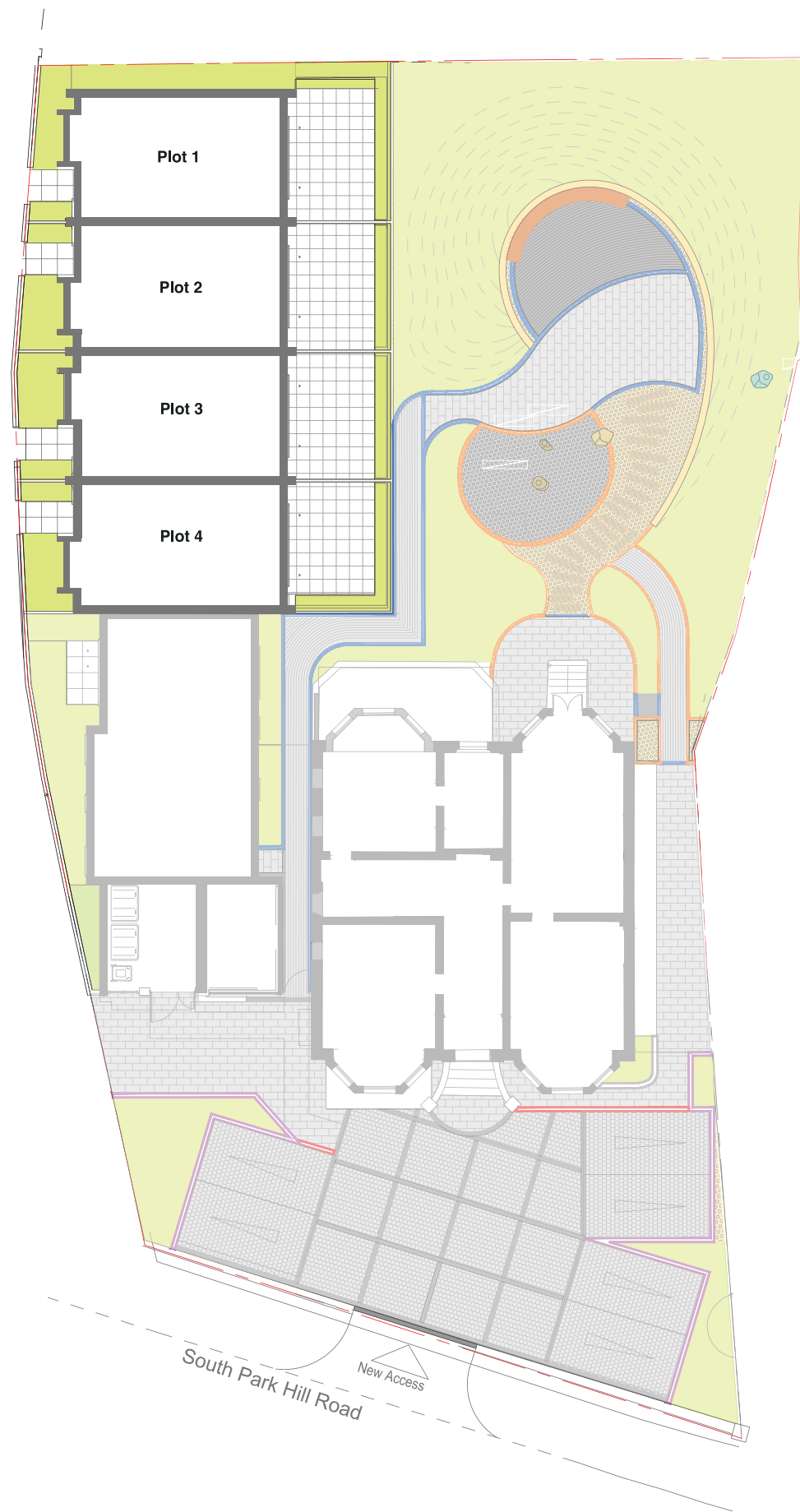
S I L V E R L E A F
— G R O U P —

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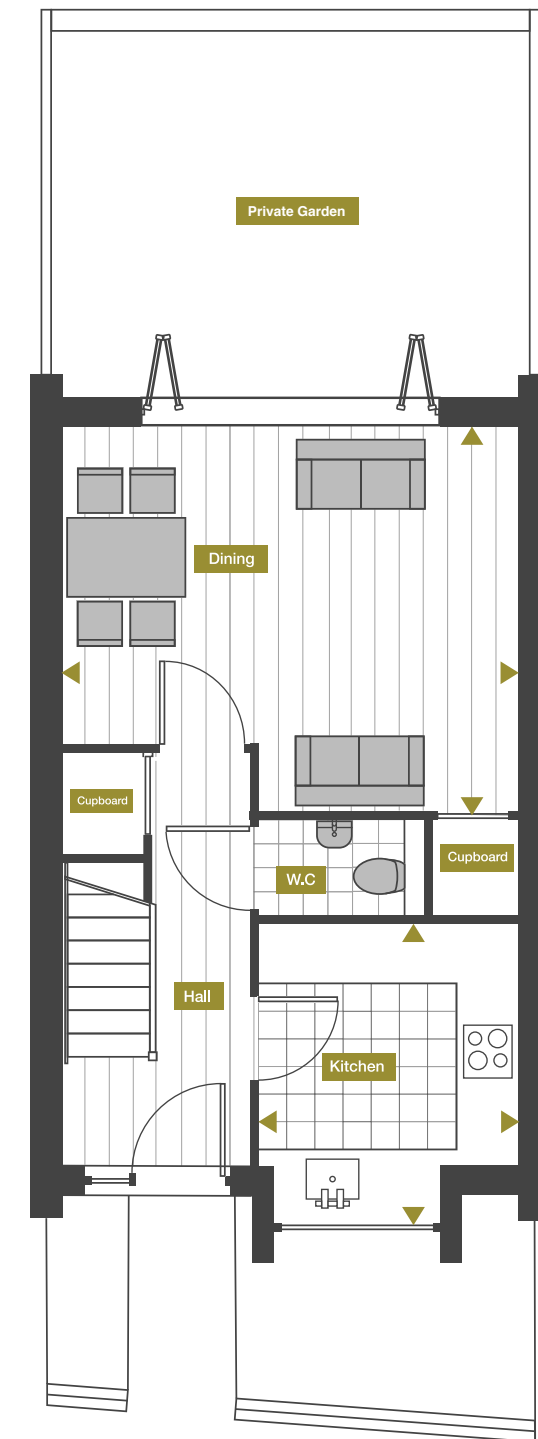
SOUTH PARK MEWS

A development of 4 bespoke contemporary town houses set in a secluded mews setting and located within a short walk of South Croydon Station and village



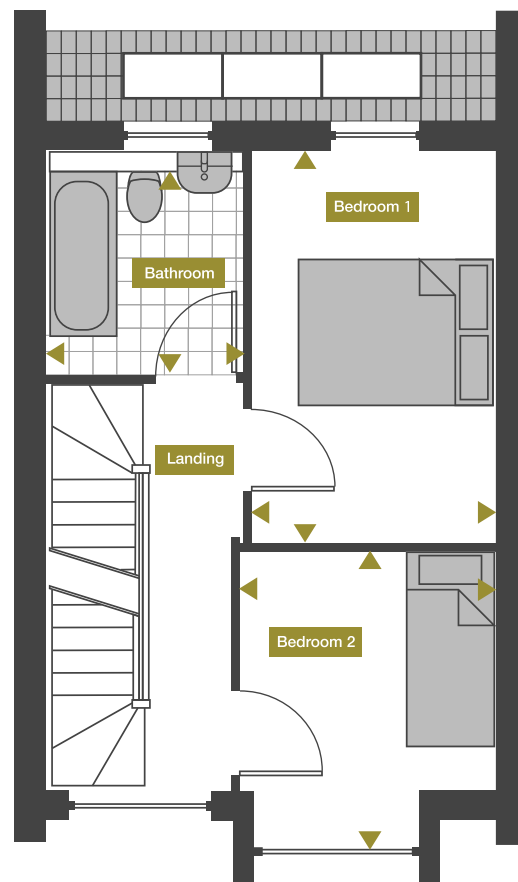
GROUND FLOOR

Kitchen: 2.60m x 3.10m | **Living/Dining:** 4.60m x 3.90m



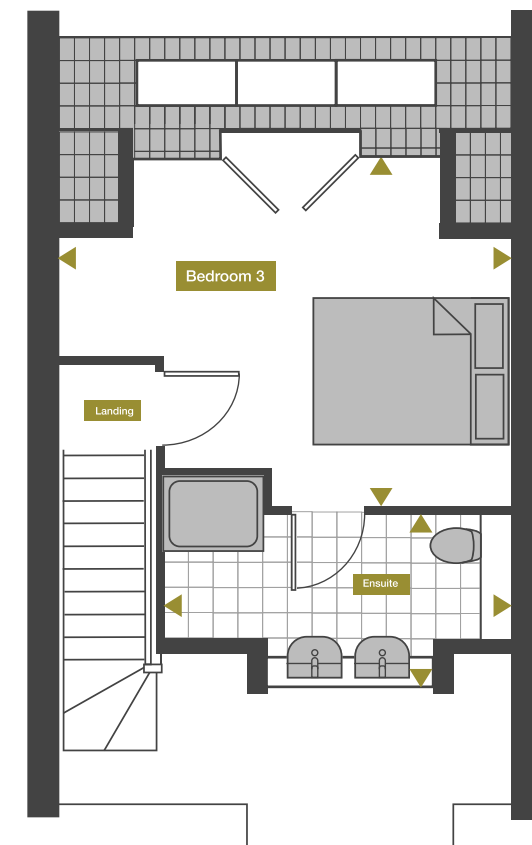
FIRST FLOOR

Bedroom 1: 2.50m x 4.05m | **Bedroom 2:** 2.60m x 3.05m | **Bathroom:** 1.85m x 2.30m



SECOND FLOOR

Bedroom 3: 4.60m x 3.75m | **Ensuite:** 3.55m x 1.65m





SOUTH PARK MEWS



SPECIFICATION

Kitchen

- Bespoke designed 'Porter' kitchens.
- Handleless C system doors finished in white gloss.
- Bosch fan assisted cooker & gas hob.
- Integrated cooker hood, microwave, fridge freezer & dishwasher
- Stainless Steel under counter sink with stone drainer.
- Ceasarstone 'Osprey' stone composite worktop, upstand and splash back.
- Under worktop LED lighting.

Flooring

- Sierra Royal Oak flooring to ground floor hall and living area.
- Large format ceramic tiles to all bathrooms and kitchen.
- Soft cut premium wool carpet to bedrooms, stairs and first floor hall way.

Bathroom & En-suite

- Integrated mirror wall cabinets with internal storage & shaver charging point.
- Integrated under cabinet LED lighting to mirror cabinets.
- Back to wall ceramic WC with soft close seat.
- Wall mounted ceramic sink with under mounted storage.
- Walk in glass shower enclosures with wall mounted Hansgrohe shower head, hand shower and thermostatic controls (en-suite only).
- Built-in bath with thermostatic bath filler, wall mounted overhead shower and thermostatic controls (main bathroom only)
- Chrome finished dual fuel towel radiators.
- Ceramic tiles to all walls and floors (excluding ground floor WC).
- Iris slimline extractors.



SPECIFICATION

Doors & Windows

- Composite double glazed contemporary front door with multi-point locking system.
- Aluminium double glazed windows with trickle vents and multipoint locking system.
- Aluminium bi-fold double glazed rear doors.

Walls & Internal

- Flush white eggshell finished internal doors with contemporary brushed steel furniture.
- Pencil line skirting and architraves.
- Painted walls & eggshell finished skirting & architraves.
- Oak handrail to staircase.
- Under stairs storage cupboard.

Technology

- NEST Cam IQ CCTV camera to front door.
- NEST Learning Thermostat heating control.
- All bedrooms and living room wired for Sky Q+.
- Bedroom 3 wired for home office.

Heating and Hot Water

- Pressurised megaflow hot water tank with Valliant gas boiler.
- Nest thermostatic control.

Lighting & Electrical

- White MK switch plates to principal switches and sockets.
- Recessed LED light fittings to all rooms.

Outside

- Brick built front wall.
- Cromwell Paving to front path and rear patio
- Front garden to be laid to lawn with shrubs and plans to borders

LOCATIONS & CONNECTIONS

Located in a quiet mews in South Croydon yet a short distance to a wide variety of transport links and local amenities, South Park Mews gives you the best of both worlds.

South Park Mews is connected. Within a short walk are both South and East Croydon Stations providing regular high speed services to Central London, The City and South Coast.

There are also several bus routes operating from the front of the development taking to local hubs including Croydon Town Centre (including the proposed Westfield), Boxpark, Purley & Warlingham.

South Croydon itself plays host to the Restaurant Quarter featuring a wide range of culinary outlets and bars for you to discover.

Clapham Junction – 9 Minutes

Victoria – 16 Minutes

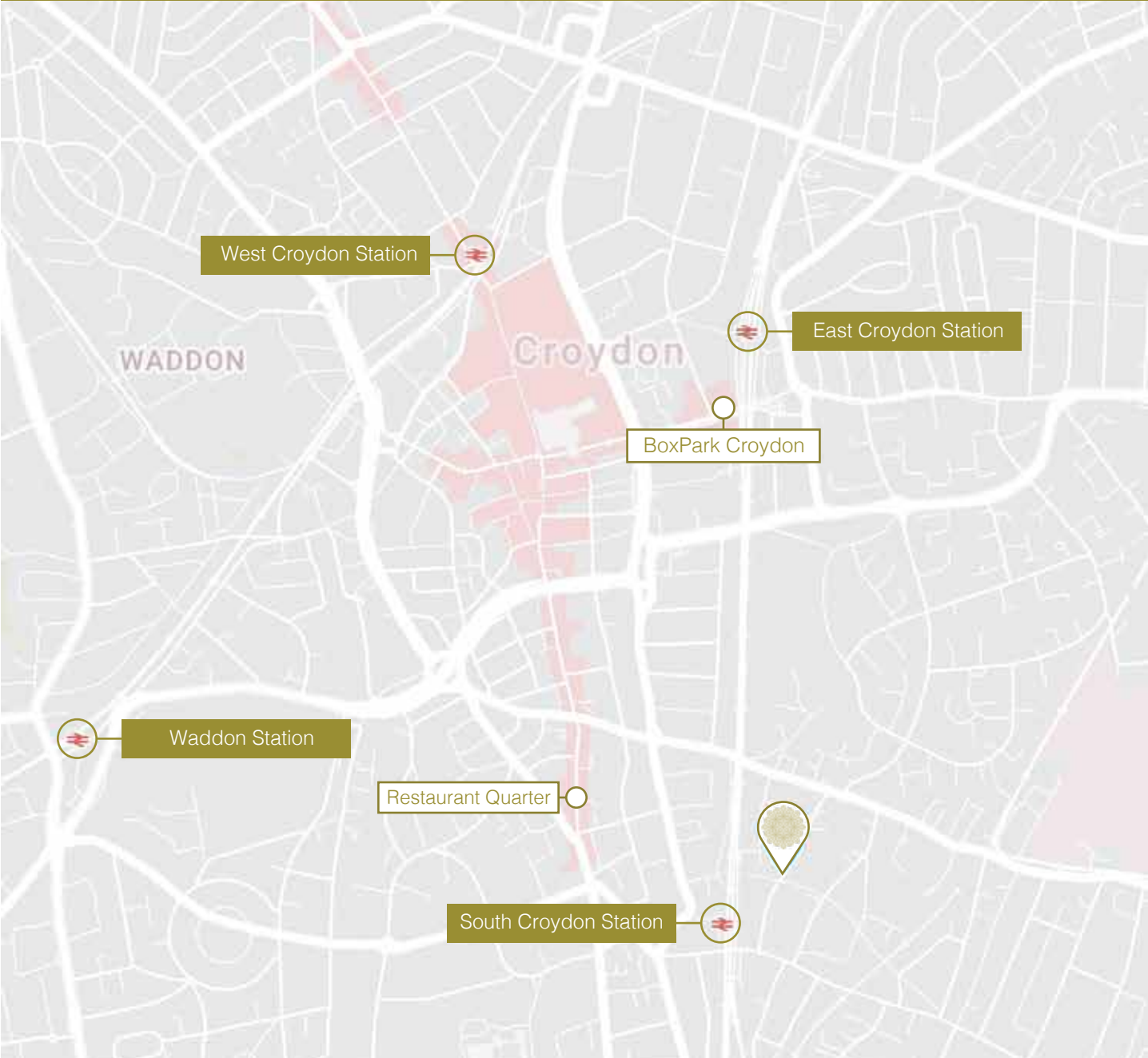
Oxford Circus – 29 Minutes

London Bridge – 17 Minutes

The City – 28 Minutes

Canary Wharf – 32 Minutes

Gatwick Airport - 15 Minutes



Silverleaf Group are a privately-owned Croydon based property development and investment company. Founded in 2003 by the Owens family, the principals of the business have over 60 years of real estate experience and are responsible for a number of landmark developments in Croydon and the South East.

Silverleaf Group are proud to call Croydon home and take great pride in the homes they build within the borough. Each development is bespoke to its location, promoting the very best in contemporary architecture and are built to the highest standards.

Disclaimer

This document is intended to provide an indication of the general style of our development and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. Silverleaf Investments 2 LLP operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are non-contractual. The dimensions shown are accurate to within +/- 200mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. All furniture is indicative and not supplied. Whilst every endeavor has been made to provide accurate information.

In relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances from the development are approximate and sourced from National Rail Enquiries and Google maps. All details are correct at time of going to print.



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