



# HERONSGATE COURT

CROYDON

Heronsgate is an exclusive development of five, two bedroom apartments and one studio apartment situated on The Avenue in East Croydon, only app 0.5 miles from East Croydon Station and Boxpark, and around 0.8 miles from the proposed Westfield development with its 300 shops, department stores, restaurants, cinemas and bowling alleys.



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## Getting Around

### BY TRAIN

Nearby East Croydon Station offers a fast service into Central London and Gatwick Airport

Journey times by train:

London Bridge: 17 minutes  
Victoria: 18 minutes  
Clapham Junction: 12 minutes  
Gatwick Airport: 14 minutes

### BY ROAD

By road, the M25 and M23 are just a short drive away

Distances by car:

M25: 13.4 miles  
M23: 13.4 miles  
Gatwick: 17.7 miles

Plot 1 - two bedroom apartment

# Apartment One



Lounge/Kitchen Area	21'5" x 15'0"	6.54 x 4.56 m
Bedroom One	10'1" x 11'1"	3.06 x 3.63 m
Bedroom Two	6'8" x 14'10"	2.02 x 4.52 m
Gross Internal Area	710 sqft	66 sqm

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with metropix ©2016

Plot 2 - two bedroom apartment

# Apartment Two



Lounge/Kitchen Area	23'8 x 14'6	7.21 x 4.42 m
Bedroom One	10'1 x 12'4	3.06 x 3.75 m
Bedroom Two	7'1 x 14'10	2.15 x 4.52 m
Gross Internal Area	715 sqft	66.4 sqm

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Plot 3 - two bedroom apartment

# Apartment Three



Lounge/Kitchen Area	16'7 x 17'1	5.04 x 5.21 m
Bedroom One	10'11 x 14'2	3.34 x 4.32 m
Bedroom Two	10'2 x 14'2	3.10 x 4.32 m
Gross Internal Area	710 sqft	66 sqm

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Plot 4 - two bedroom apartment

# Apartment Four

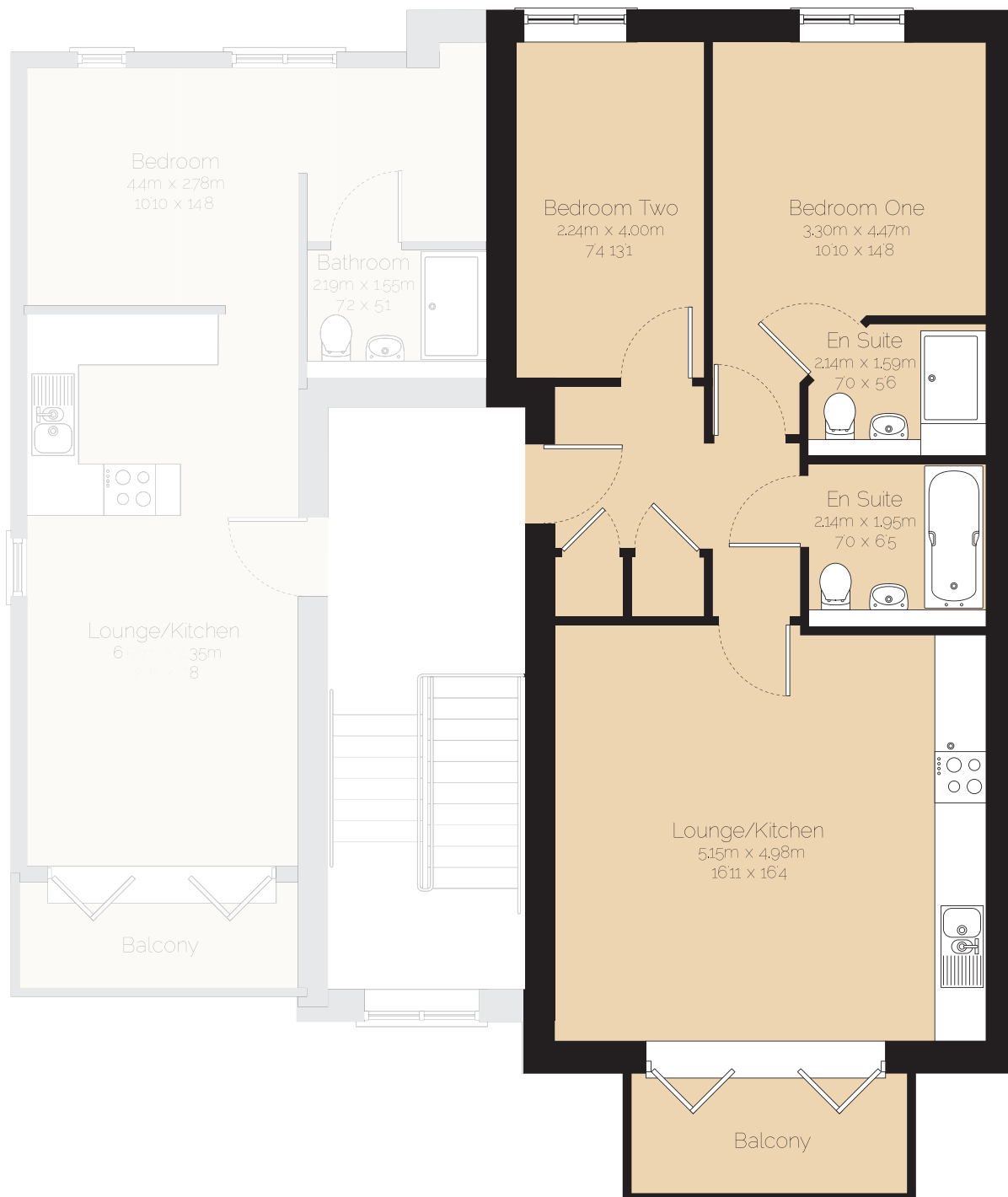


Lounge/Kitchen Area	16'4 x 16'9	4.98 x 5.10 m
Bedroom One	10'11 x 14'2	3.32 x 4.32 m
Bedroom Two	10'2 x 14'2	3.10 x 4.32 m
Gross Internal Area	715 sqft	66.4 sqm

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Plot 5 - two bedroom apartment

# Apartment Five



Lounge/Kitchen Area	16'11 x 16'4	5.15 x 4.98 m
Bedroom One	10'10 x 14'8	3.30 x 4.47 m
Bedroom Two	7'4 x 13'1	2.24 x 4.00 m
Gross Internal Area	676 sqft	62.8 sqm

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Plot 6 - one bedroom apartment

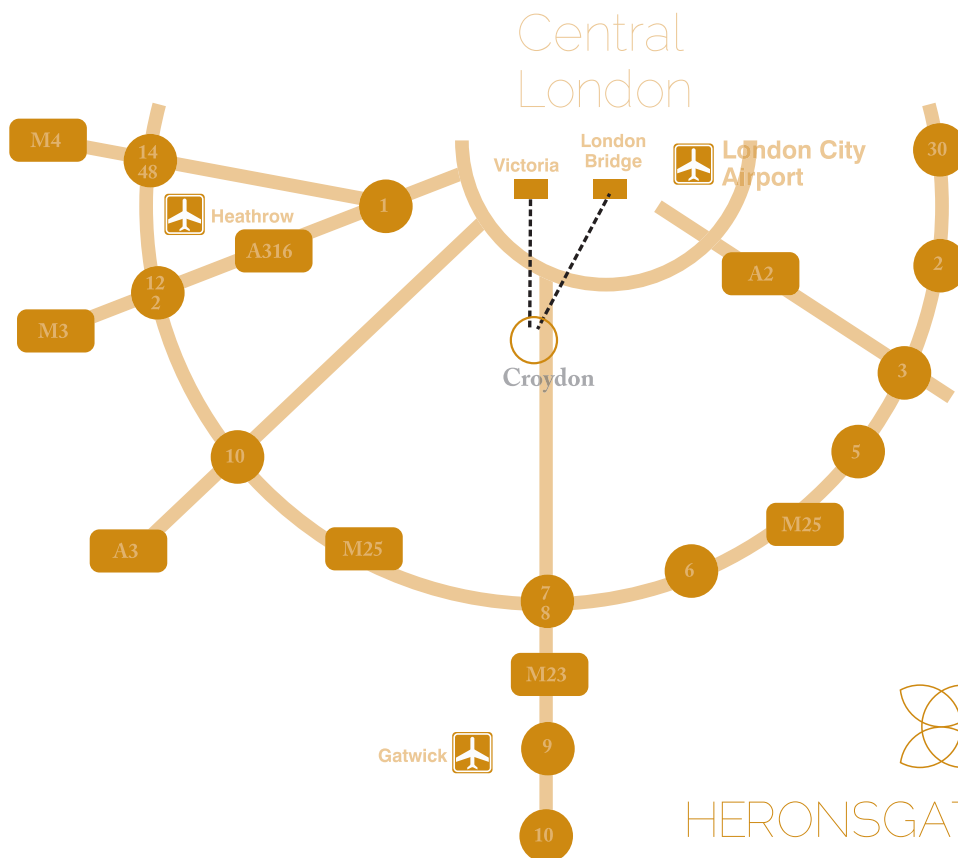
# Apartment Six



Lounge/Kitchen Area	21'6 x 7'8	6.55 x 2.35 m
Bedroom	14'5 x 9'2	4.40 x 2.78 m
Gross Internal Area	399 sqft	37.1 sqm

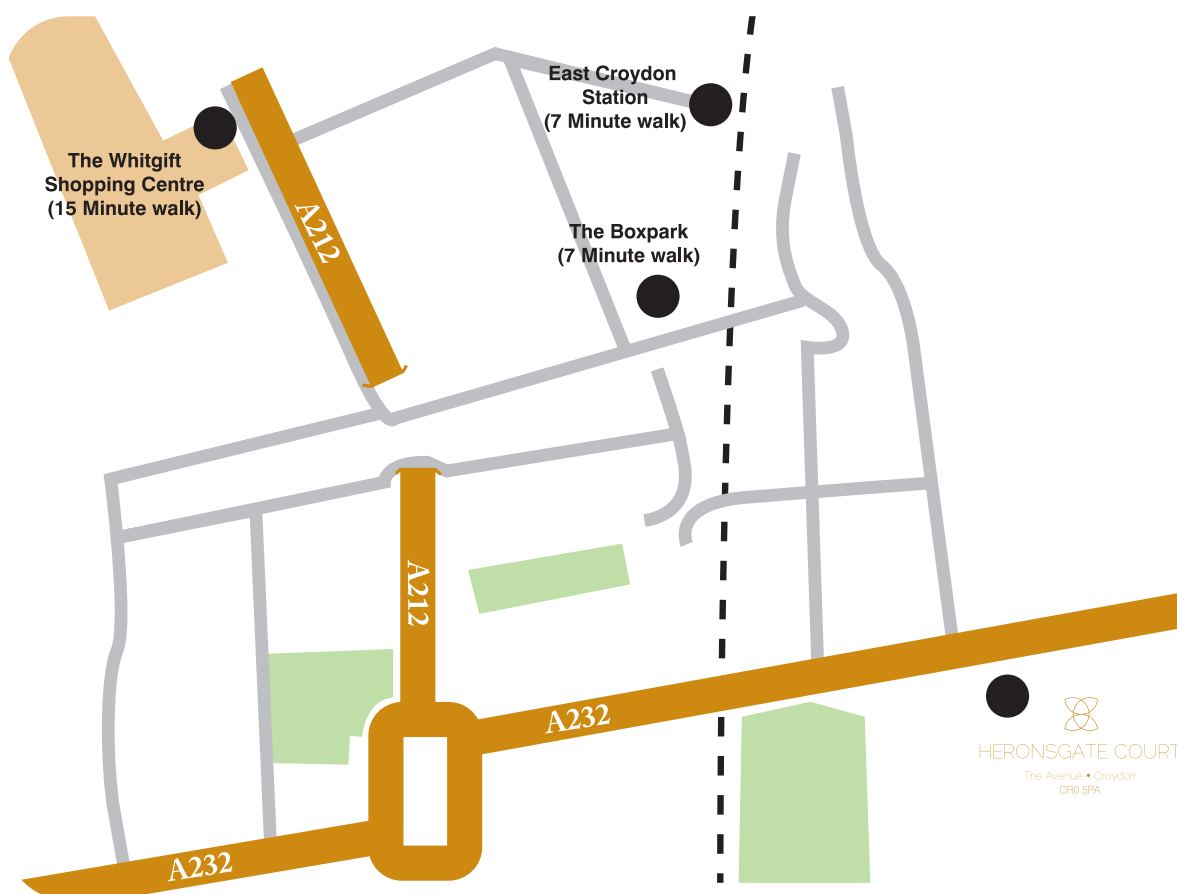
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with metropix ©2016





## HERONSGATE COURT

The Avenue • Croydon  
CR0 5PA



# Specification

## KITCHEN

Bespoke 'Porter' matt white kitchens and stone worktops

With built in:

Blomberg fan assisted oven\*

Blomberg Induction hob\*

Blomberg integrated fridge freezer\*

Blomberg integrated dishwasher\*

Blomberg integrated washer dryer\*\*

Neff integrated microwave

Stainless steel under mounted sink with stone drainer

Integrated extractor hood

Under counter & wall unit LED lighting

\*5 Year Warranty • \*\*3 Year Warranty

## BATHROOM

Contemporary Duravit sanitaryware

Hans Grohe taps and fittings

Frameless contemporary glass shower screen

Separate wall mounted shower with thermostatic control

Stainless steel dual powered towel rail

Frameless mirrored wall cabinet with LED lighting below

Integrated shaver socket

Porcelain full height tiling to floor and walls

## EN-SUITE

Contemporary Duravit sanitary ware

Hans Grohe taps and fittings

Frameless contemporary glass shower enclosure

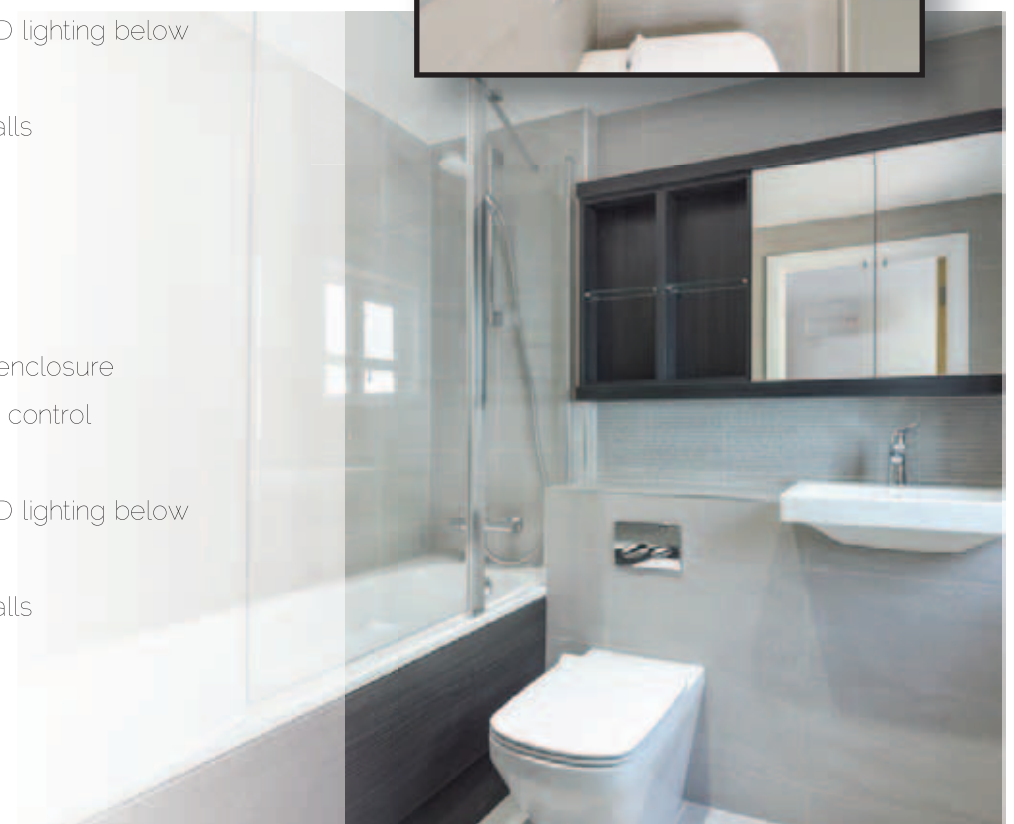
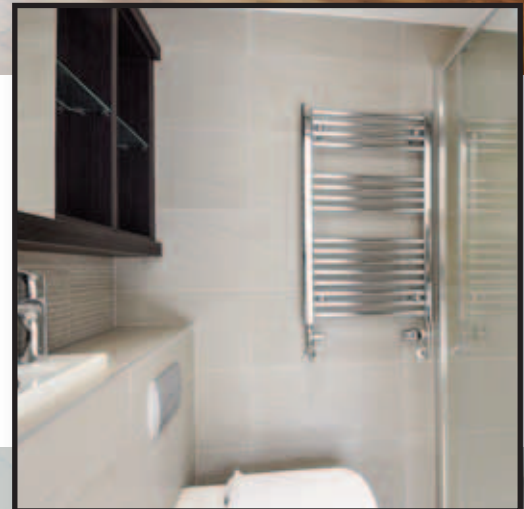
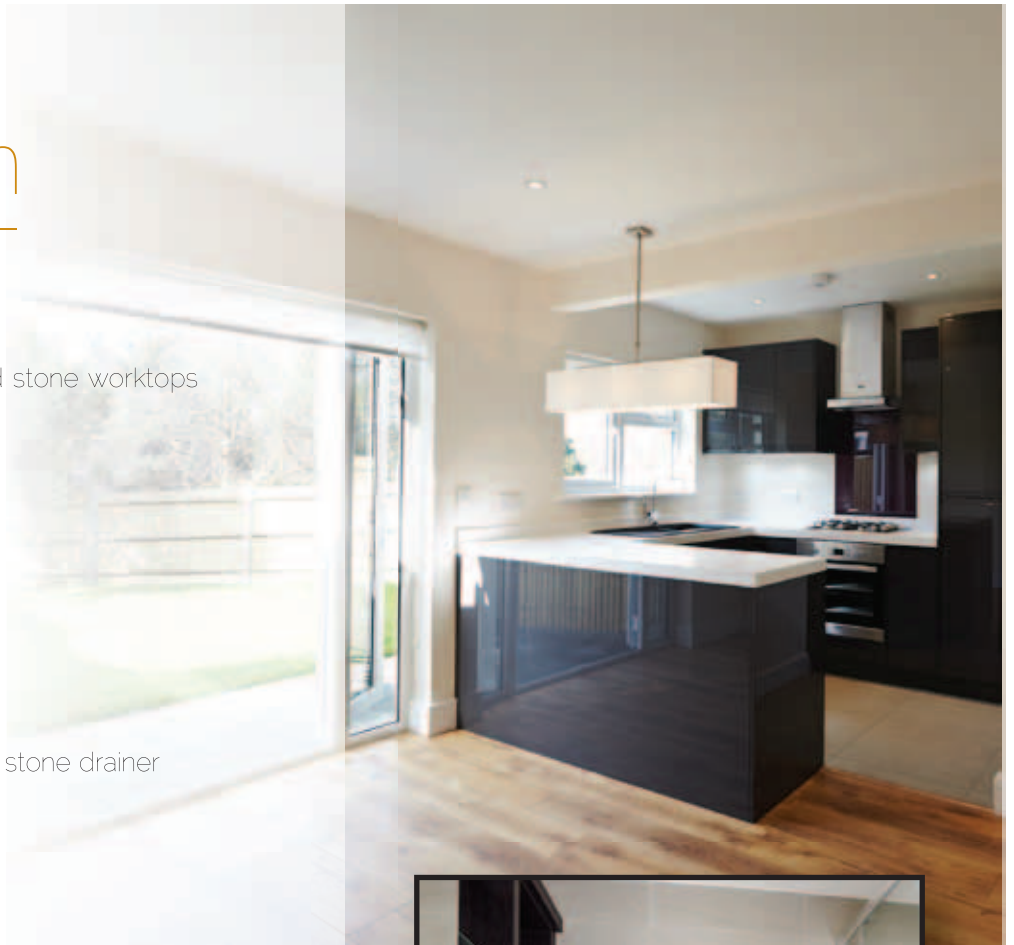
Wall mounted shower with thermostatic control

Stainless steel dual powered towel rail

Frameless mirrored wall cabinet with LED lighting below

Integrated shaver socket

Porcelain full height tiling to floor and walls



Photographs are for illustrative purposes only, Photographs of actual Silverleaf developments.

## COMFORT AND WELLBEING

Gas fired condensing boiler with thermostatically controlled radiators to all rooms

Dedicated TV Sky and BT points in living room and all bedrooms

Wired for CAT 6 home network with connection points in living room and bedrooms

Contemporary white flush doors with pencil line detail

Brushed chrome ironmongery to all doors

High spec wool carpet to bedrooms

Double glazed aluminium windows and bifold doors

Passive ventilation system to kitchen and bathroom areas

Dedicated inbuilt storage to all two bedroom apartments



## ENERGY SAVING FEATURES

A rated condensing boilers

Internal low energy light fittings

External low energy light fittings

All kitchen appliances with excellent eco ratings for energy and water usage

Low flush toilets and aerated taps provided to reduce water consumption

Building constructed and tested to meet strict air tight criteria to reduce leakage of warm air and conserve valuable energy

## SECURITY AND PEACE OF MIND

BLP Structural Defect Policy Insurance (10 Years)

Aluminium double glazed window system incorporating multi point locking system for added security

Mains wired smoke alarms and heat detectors

Insurance approved locks for front door

Video entry system for front entrance to building

Dedicated integrated security lighting to pathways

## EXTERNAL FEATURES

UNIT 1 & 2 to have their own private front and rear garden terraces

Units 3 – 6 to have their own private balconies

Marshalls paving slabs to pathways and private patios

Communal rear landscaped garden

Dedicated bin and recycling facilities

Secure bike storage

CCTV to communal entrance



Silverleaf Group are an establish privately owned development company creating aspirational bespoke residential developments across the South East. Having been established for over 14 years and responsible for a number of schemes across the Croydon Borough, every development is built to the best standards to ensure you are provided with a home of the highest quality.



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ANOTHER DEVELOPMENT BY



# Silverleaf

[www.silver-leaf.co.uk](http://www.silver-leaf.co.uk)