

The background features a vibrant orange color with several large, organic, cream-colored shapes that resemble liquid splashes or abstract organic forms. These shapes are scattered across the page, creating a dynamic and textured visual effect. The text is centered within the orange area.

GRAMPIAN PARK



Grampian Park
Exterior and front elevation



GRAMPIAN PARK

OUR DEVELOPMENT

A MODERN DEVELOPMENT SET AMONG LEAFY SURROUNDINGS. GRAMPIAN PARK IS COMPRISED OF EIGHT HIGH-END FLATS AND A 4-BEDROOM HOUSE, IMPECCABLY FINISHED AND IDEALLY SITUATED.

Merely a minute's walk from Purley Oaks station, central London (London Bridge) is less than half-an-hour away. In the same breath, the location benefits from access to stunning countryside. Woodland, green spaces and even the Surrey Hills all sit to the south, offering fresh air and outdoor pursuits. The developer, Hambridge Homes, is well-known for delivering properties of exquisite build-quality and architectural design. Each dwelling will feature high-spec appliances, smart home capabilities and aesthetic attention to detail.



Grampian Park

Open plan living imagined; exquisite build quality and architectural design.



Grampian Park
Open plan living imagined;
aesthetic attention to detail.



GRAMPIAN PARK

OUR AREA

PURLEY OAKS SITS TO THE NORTH-EAST OF PURLEY. WHILST IT IS WALKING DISTANCE FROM THE MAIN VILLAGE, IT ALSO BOASTS A PROXIMITY TO SPRAWLING GREEN SPACES SUCH AS THE ROUNDSHAW DOWNS AND THE CROHAM HURST WOODS.

Purley is a beautiful, leafy London garden village. It offers a tranquil retreat for city workers in London. As travel into London has become faster and more frequent, its rural beauty has been complimented by a more lively scene in the centre of the village with a number of bars, cafes and restaurants popping-up to serve the exacting standards of the locals. Today, the area features everything one could wish for from a popular London suburb, whilst offering a less crowded alternative to the likes of nearby Croydon.



Box Park Croydon

The innovative structure of boxpark allows almost every cuisine imaginable under one roof



THINGS TO DO

CAFE CULTURE



The immediate vicinity has a calm, green neighbourhood vibe. It is not without its amenities, though. The Little Coffee Shop is a friendly cafe, serving up specialty coffee, cakes croissants and more. Closer to the nearby Sanderstead, there is also Coco & Nut, an independent coffee shop with a varied snack and brunch menu. The centre of Purley also has an array of coffee spots. The Purley Butcher & Portuguese Tavern is worth a visit, with its cafe to the front and butcher, deli and wine shop to the rear. Lord Roberts on the Green sits a little further away at Woodcote Village Green. It boasts a bustling atmosphere, great food and a picturesque setting.



The Little Coffee Shop

A friendly cafe, serving up specialty coffee, cakes croissants and more



The Breakfast Club

Serving up warm fuzzy feeling in the pit of your stomach breakfast food



THINGS TO DO

RESTAURANTS

On your doorstep, you will find an array of local and global cuisines as well as a collection of big name brands, offering takeaway classics. You can also find Krunk, a down-and-dirty burger joint loved by the locals. Over in Purley, you will find the likes of Yokattara Sushi and the super-atmospheric Las Fuentes. Nearby Croydon broadens the culinary options even further. The likes of BOXPARK and the Surrey Street Market, both well-known for their streetfood offerings, attract visitors from near and far each week. BOXPARK features a huge range of cuisines, with everything from Coqfighter (chicken burgers) to The Breakfast Club and BAO BAO to Thai Express.



Art & Craft

Drink and admire an impressive display of art, which includes a genuine Banksy piece.

THINGS TO DO

PUBS & BARS

Purley itself is well-served with pubs such as The Jolly Farmers and The Pear Tree just two examples of many. The scene over in Croydon is, of course, buzzing. The Spread Eagle and The Oval Tavern, which has a brilliant live music scene, are always a good bet for evening entertainment.



BOXPARK



Box Park Croydon

The second iteration of BOXPARK launched in Croydon in 2016 with the look and feel of a modern day Covent Garden Piazza for the 21st century.



GRAMPIAN PARK

GREEN SPACES & PLACES

ONE OF THE GREAT BENEFITS OF LIVING IN THIS AREA IS ITS COMBINATION OF CITY AND COUNTRY LIVING. YOU GET THE RANGE OF CHOICE AND CONVENIENCE TYPICAL OF LONDON LIVING. HOWEVER, THIS IS JUXTAPOSED WITH ACCESS TO VAST, GREEN SPACES AND SHORT JOURNEYS TO BEAUTIFUL BRITISH COUNTRYSIDE.

Croham Hurst Woods, Round Shaw Downs and the Woodcote Village Green have all been mentioned already. Nearby, you can also find the likes of Riddlesdown Common, Purley Downs and, further afield, Selsdon Wood. All offer lush, green spaces with much to see and do. Meanwhile, a plethora of golf clubs, sports centres and recreational facilities are dotted around the area. Finally, ramblers, runners and cyclists will be well-aware of Box Hill, 40 minutes in the car to the South-West. The National Trust location boasts stunning views, great pubs and various trails to enjoy.

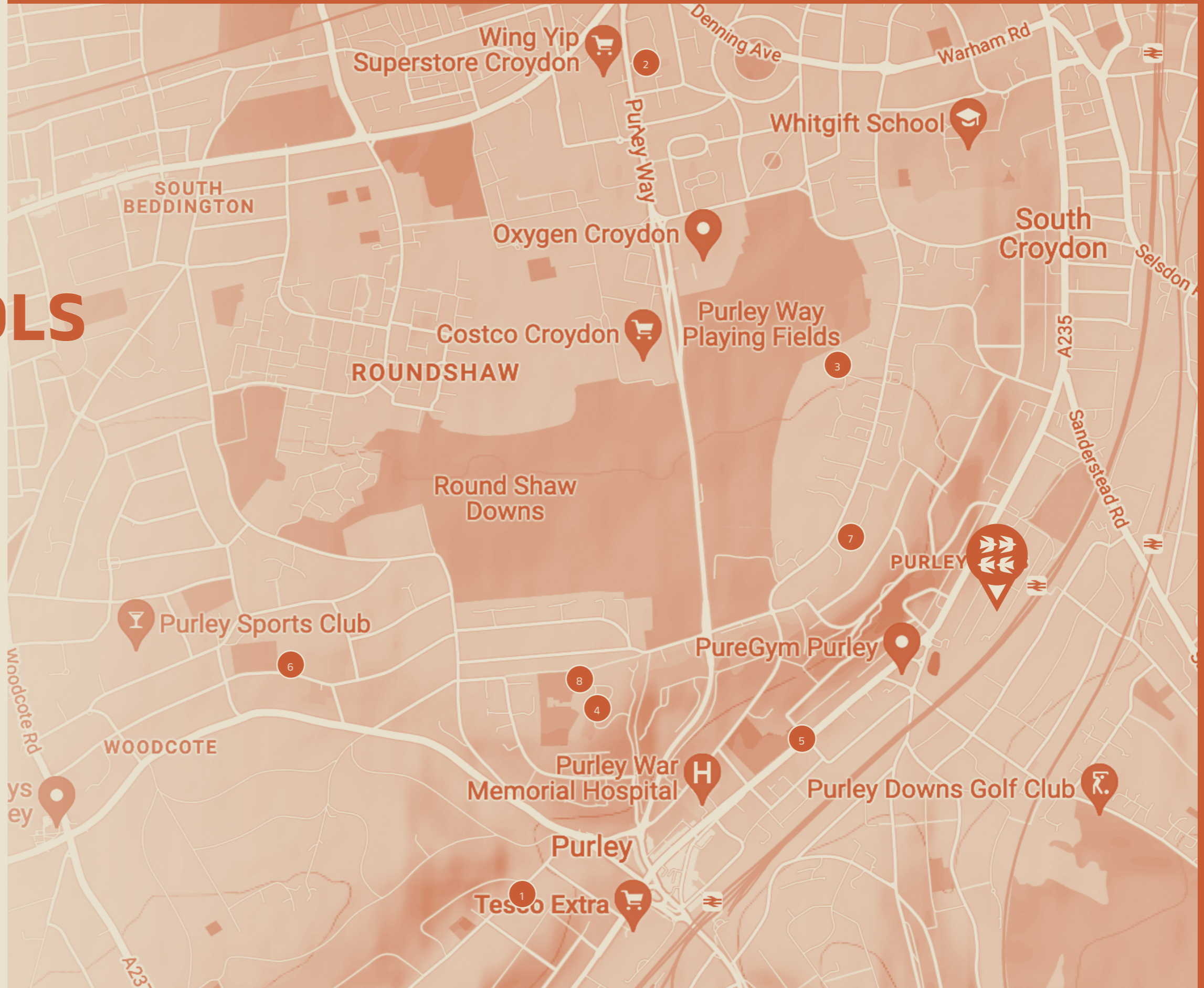


Waddon Ponds, Purley Way

Once part of the large estate of Waddoncourt Farm, offering quiet and tranquil moments.

SCHOOLS

1. St David's Preparatory School, Purley
2. Harris Primary Academy Purley Way
3. Harris Academy Purley
4. Margaret Roper Catholic Primary School
5. Christ Church CoFE Primary School
6. John Fisher School
7. Cumnor House Boy's School
8. Thomas More Catholic School



TRANSPORT

The area is well connected to multiple transport options.

Cycle Links

- East Croydon - 14 minutes
- West Croydon - 14 minutes
- Streatham Hill - 45 minutes

Overground

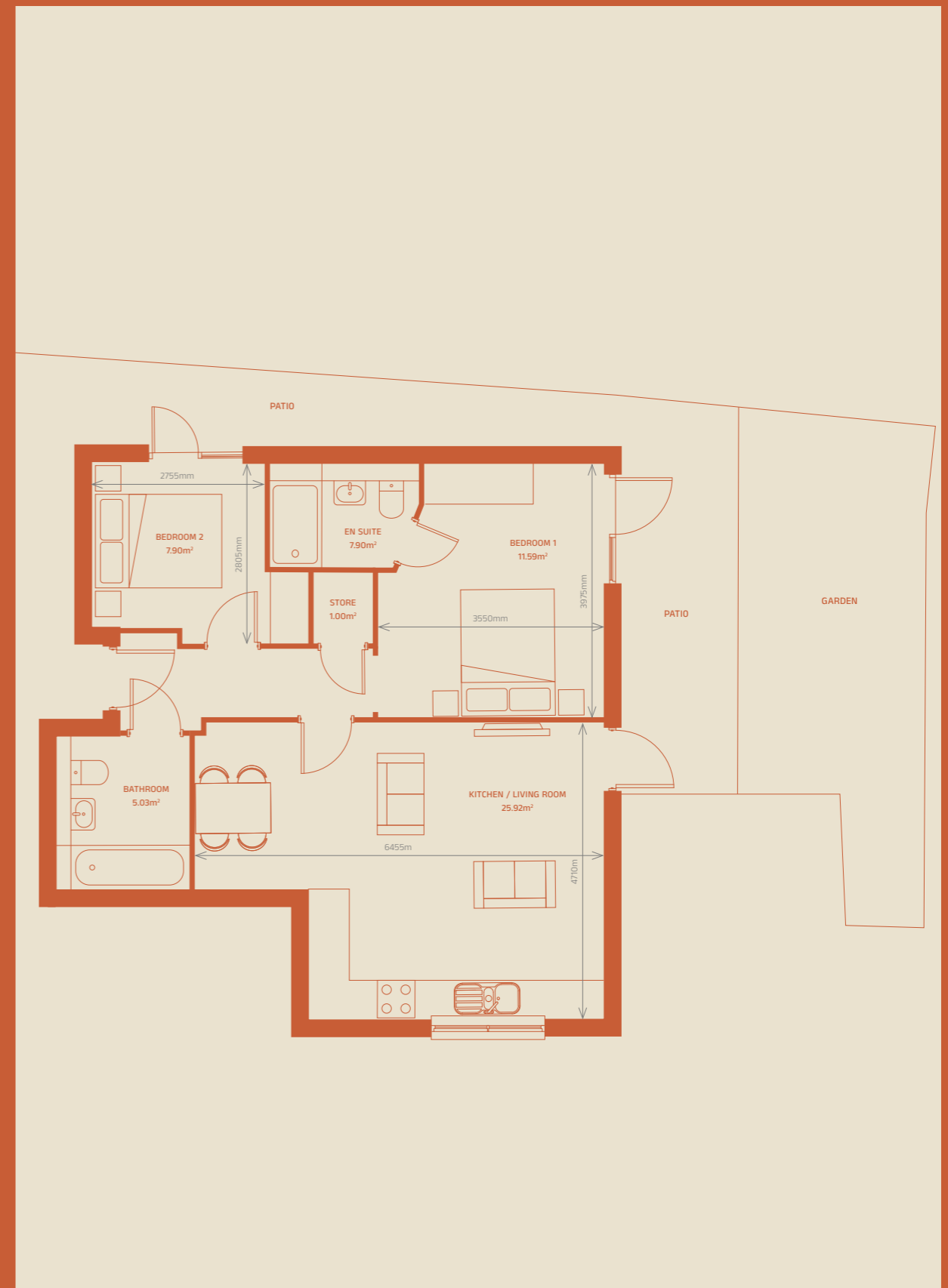
- Clapham Junction - 26 minutes
- London Victoria - 33 minutes
- London Bridge - 34 minutes
- Oxford Circus - 42 minutes
- Canada Water - 45 minutes
- Blackfriars - 47 minutes
- Canary Wharf - 47 minutes
- Shoreditch - 50 minutes
- Kings Cross - 52 minutes



GRAMPIAN PARK
FLOORPLANS

APARTMENT ONE

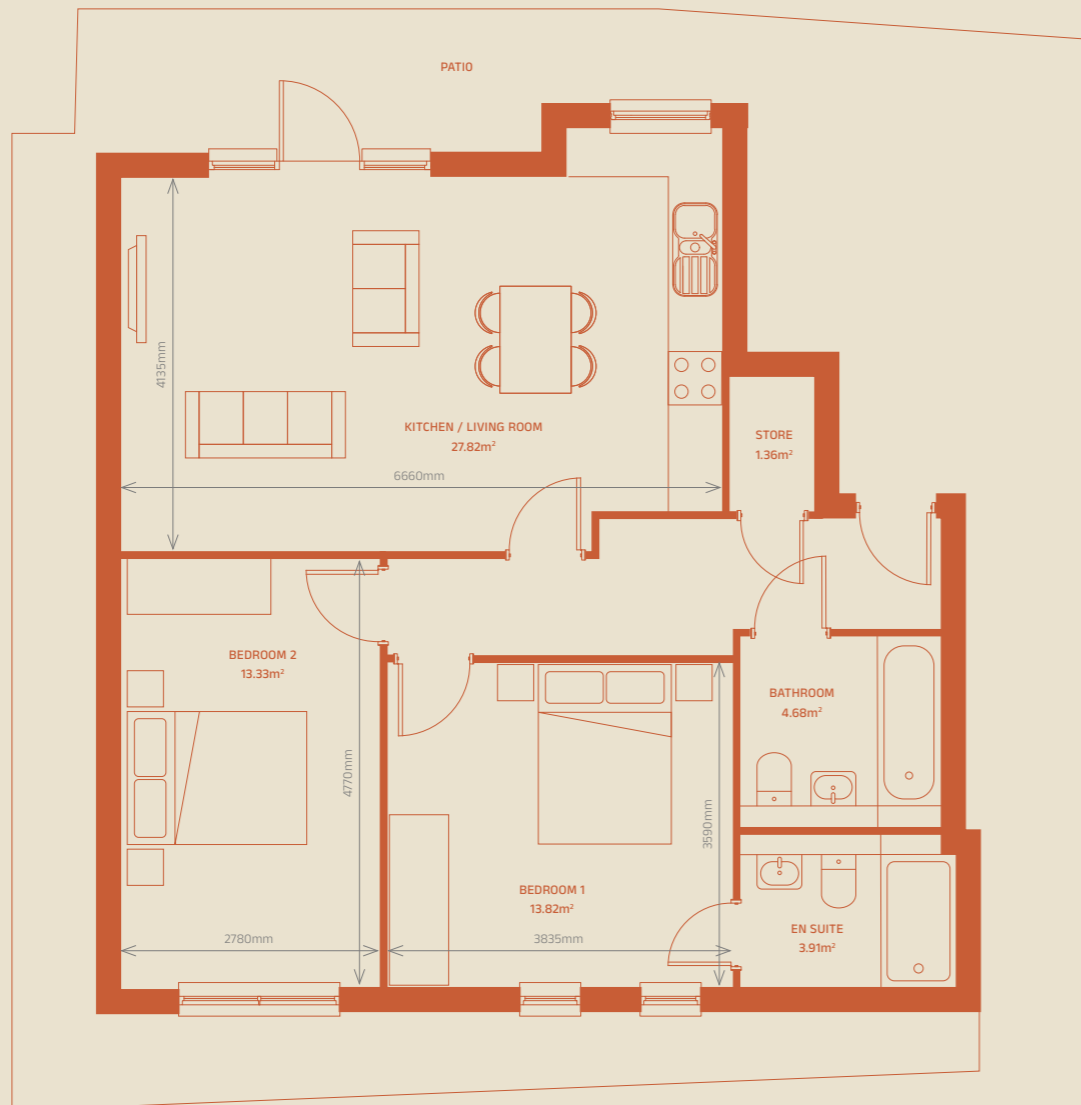
Ground Floor
2 BEDROOM
694 sqft // 64.49m²



*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

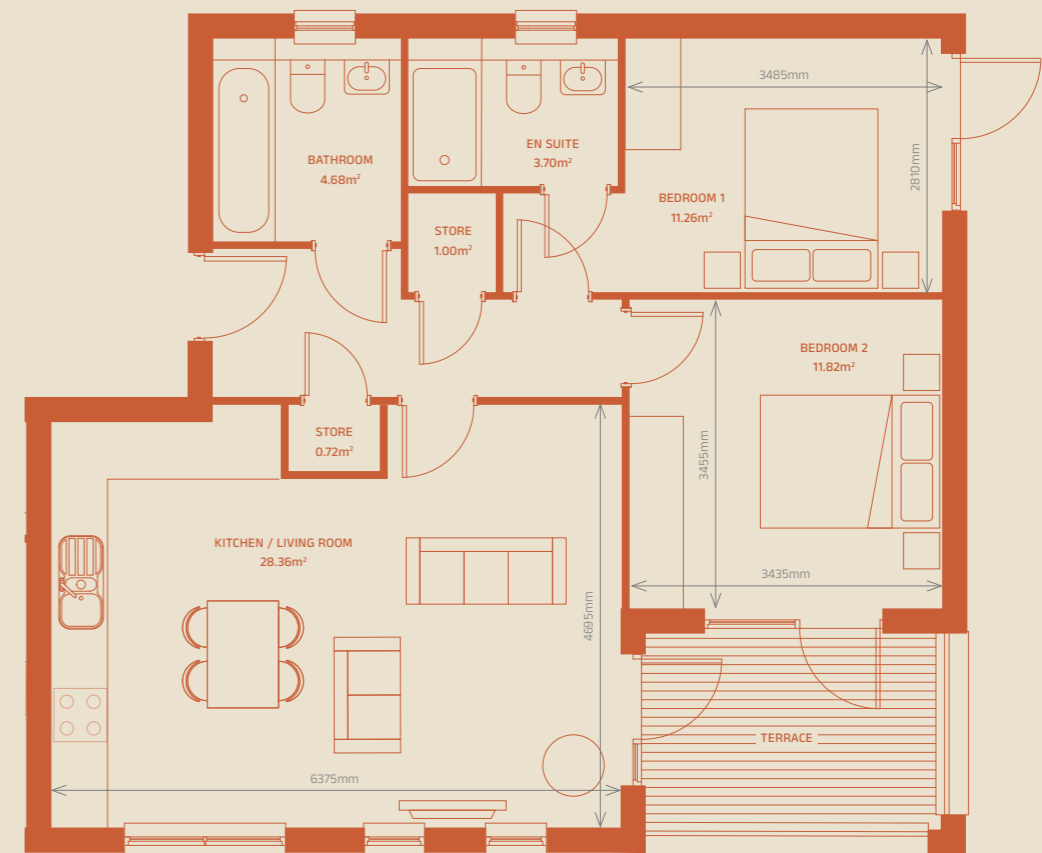
APARTMENT TWO

Ground Floor
2 BEDROOM
812 sqft // 75.48m²



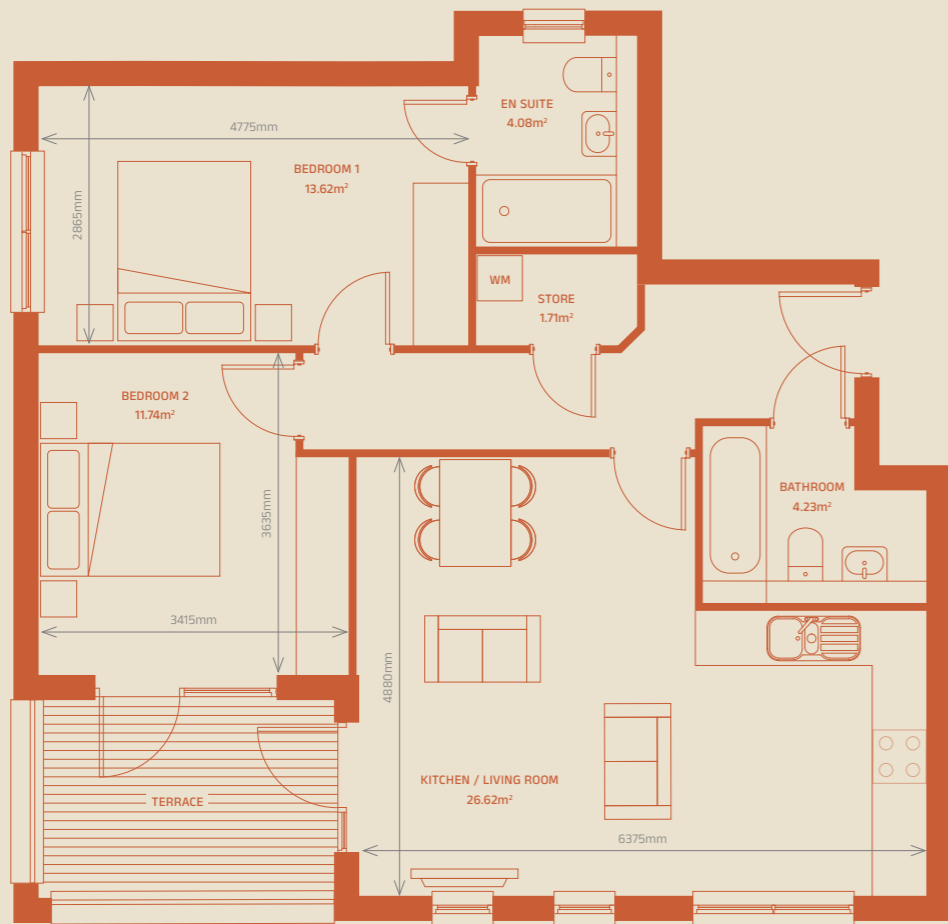
APARTMENT THREE

First Floor
2 BEDROOM
764 sqft // 70.98m²



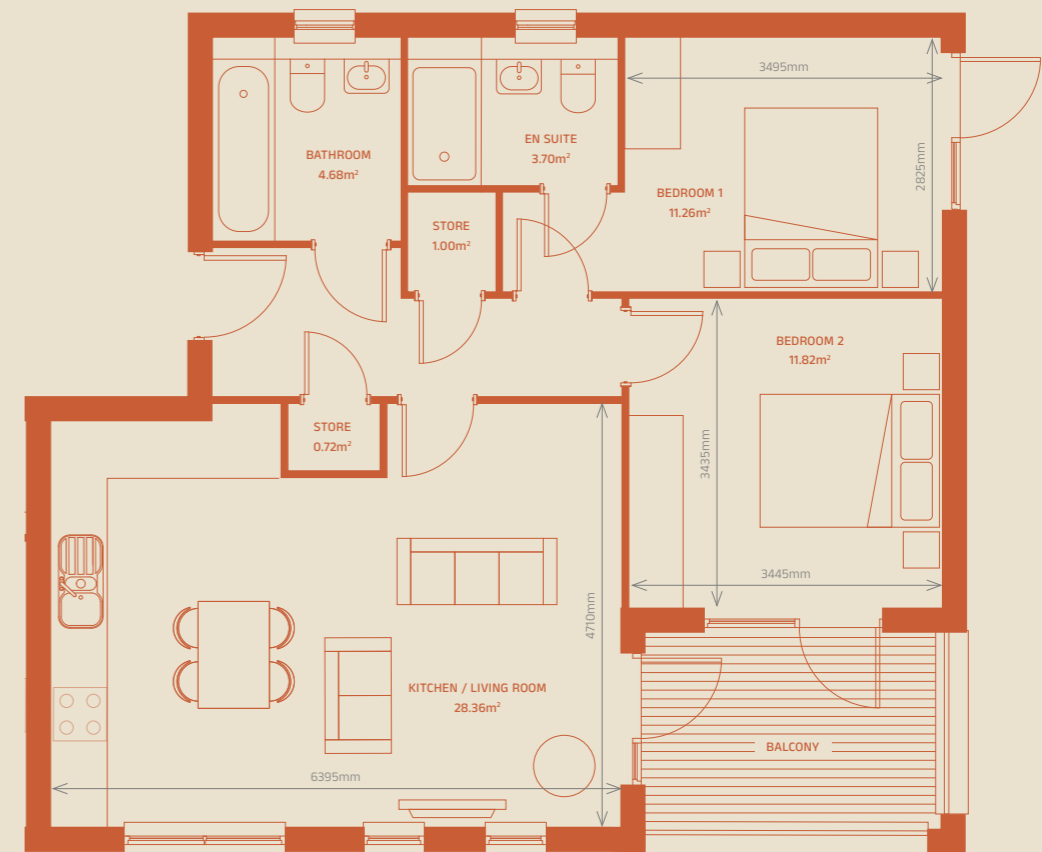
APARTMENT FOUR

First Floor
2 BEDROOM
782 sqft // 72.67m²



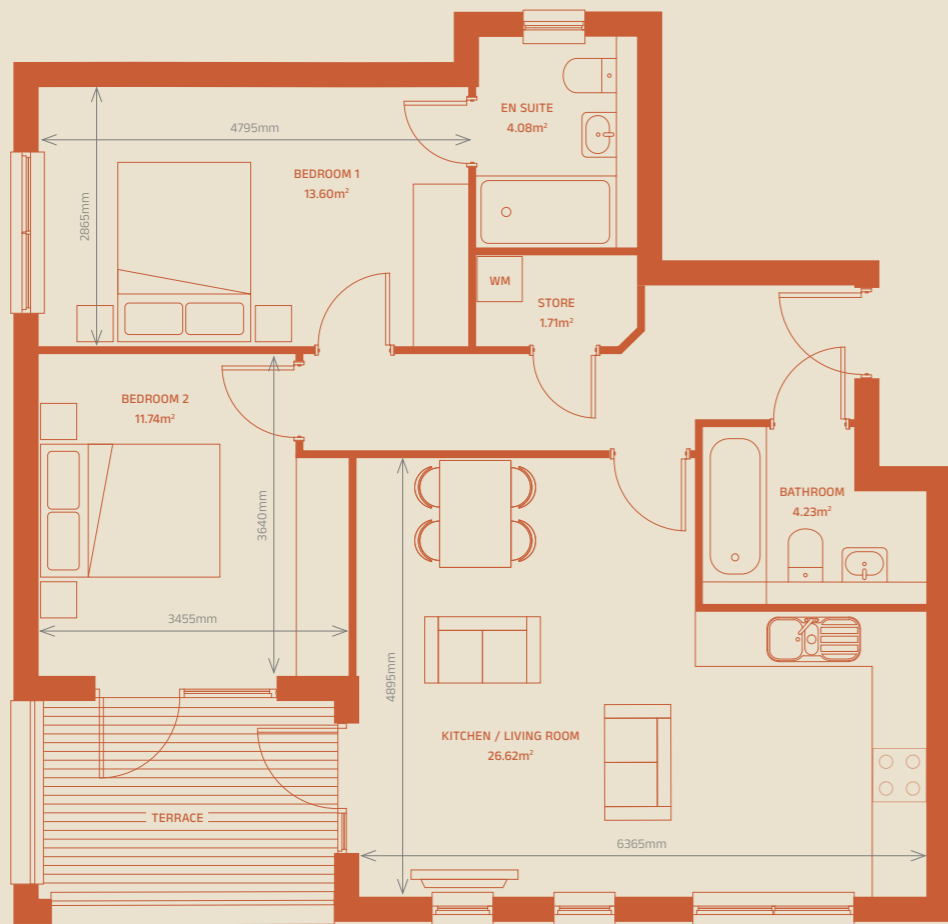
APARTMENT FIVE

Second Floor
2 BEDROOM
764 sqft // 70.98m²



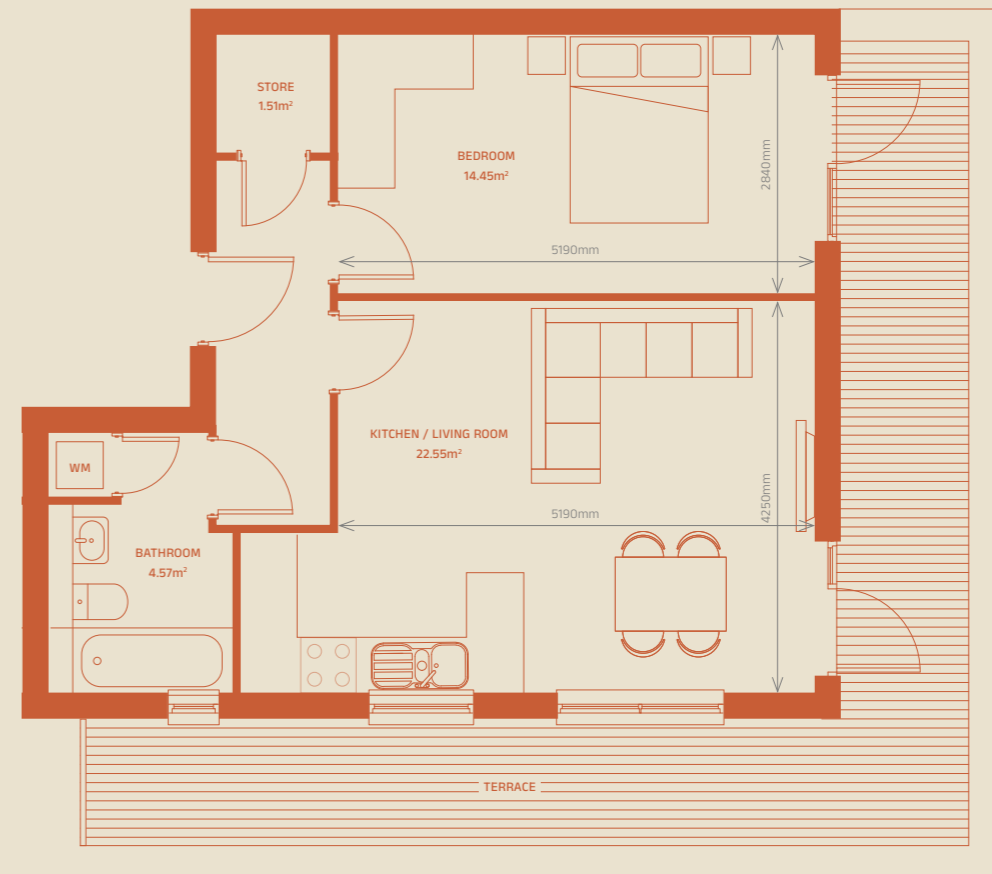
APARTMENT SIX

Second Floor
2 BEDROOM
782 sqft // 72.67m²



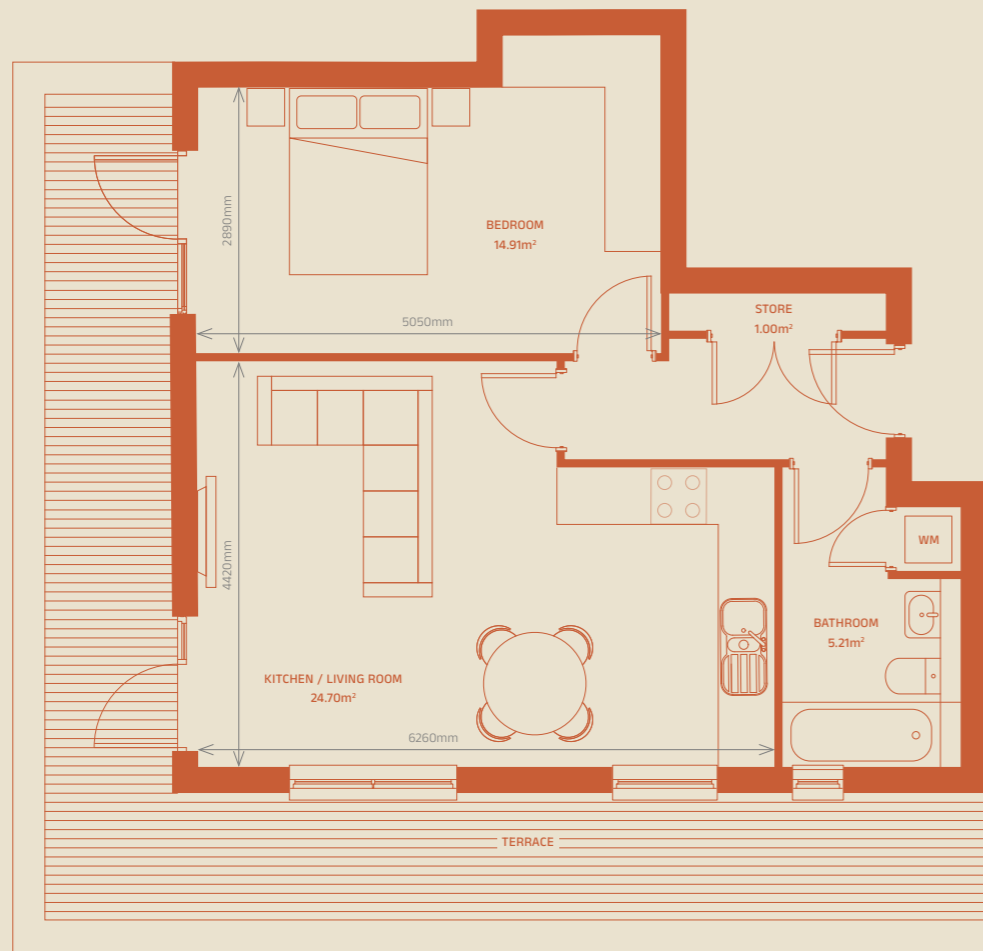
APARTMENT SEVEN

Third Floor
1 BEDROOM
549 sqft // 51.08m²



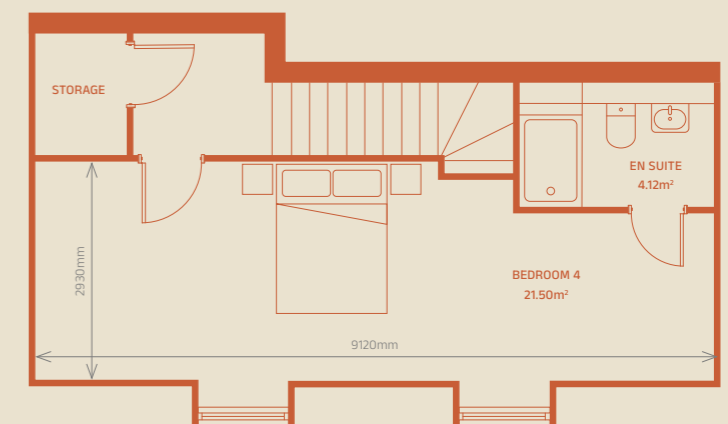
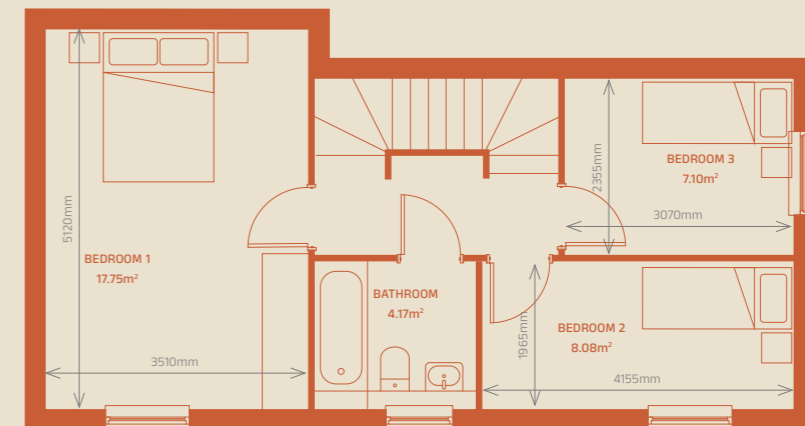
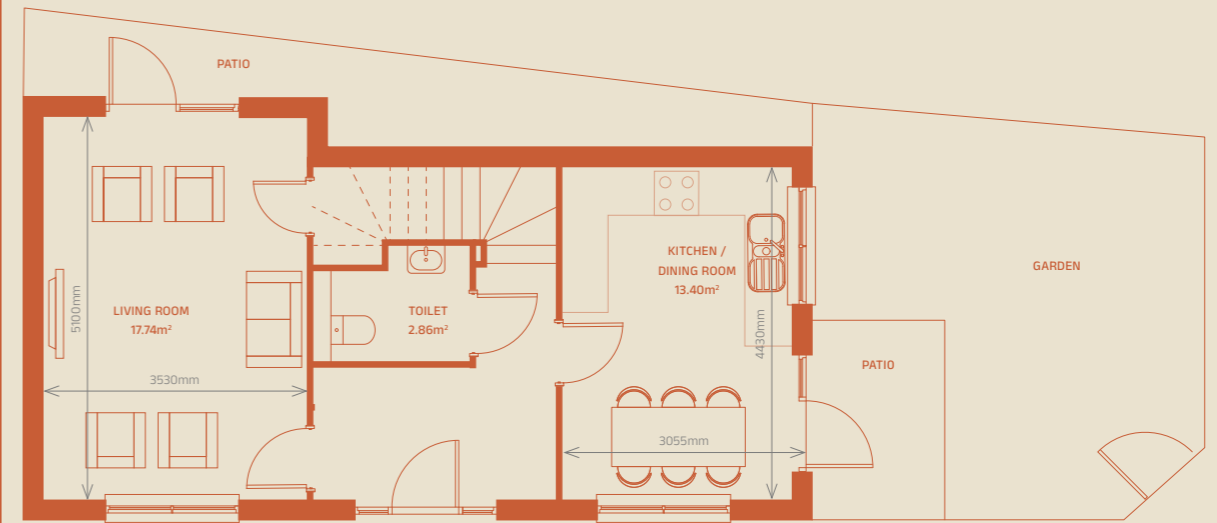
APARTMENT EIGHT

Third Floor
1 BEDROOM
566 sqft // 52.57m²



DETACHED HOUSE

3 Floors
4 BEDROOM
1507 sqft // 140m²



GRAMPIAN PARK

SPECIFICATIONS

APARTMENTS

KITCHEN

- White Contemporary German kitchens by Pronorm, with handleless soft close doors and drawers
- Hanex solid seamless worktop and 100mm upstand.
- Smeg appliances Fridge freezer, washer/dryer, dishwasher, hob, microwave, oven.
- Matt black mixer tap
- Undermounted matt black sink
- Under-cupboard pelmet lighting to wall units

BATHROOMS

- White contemporary sanitary ware by DURAVIT
- Porcelanosa tiles to floors 600x600mm
- Porcelanosa tiles to walls 75x300mm
- Matt Black Heated towel rail
- Matt Black Taps and fittings by VADO
- Black Thermostatic shower mixer by VADO
- Low voltage, two pin power outlet (shaver/toothbrush charging)
- Fitted mirrors

EN-SUITES

- Matt Black Heated towel rail

- White contemporary sanitary ware by DURAVIT with black fittings BY VADO
- Fitted mirrors

DECORATION

- Wall Paint - Dulux Paint 90GG 83/011
- Woodwork Paint - Dulux Paint 90GG 83/011

FLOOR FINISHINGS

- Camaro Rigid Core Herringbone colour Astoria Oak: living rooms, hallways, kitchen, and bedrooms
- JOINERY & IRONMONGERY
- Black ironmongery
- Flush white doors

INTERNAL & GENERAL

- Lumi-Plugin Low energy LED down lighters and pendants
- Telephone outlet socket in hallway
- Connection points ready for Sky Q in all living rooms
- 10 Year warranty provider by Buildzone

HEATING

- Ideal Logic Combination boiler with manufacturers (5 year warranty)
- Under floor heating throughout each

apartment

- Towel rails to bathrooms + Ensuite (Electric)

WINDOWS, DOORS, AND SECURITY

- Double glazed aluminium composite windows and doors – with 12 year guarantee by VELFAC
- Multi-point locks to doors and windows
- Hard wired for alarm
- Private Balconies to each apartment

MAIN ENTRANCE, COMMUNAL AREAS & SECURITY

- Secure cycle storage, bin storage, on ground floor
- Video entry phone system
- Integrated smoke and heat detectors and CO2 alarms to all apartments
- Double glazed aluminium windows and doors – with 12 year guarantee by VELFAC
- Multi-point locks to doors and windows
- Ground floor: Private gardens
- Communal landscaped garden
- Private parking
- Electric vehicle charging point

HOUSE

KITCHEN

- Green Contemporary German kitchens by Pronorm, with soft close doors and drawers
- Hanex solid seamless worktop and full upstand
- Smeg appliances Fridge freezer, washer/dryer, dishwasher, hob, microwave, oven.
- Boiling water tap
- Undermounted sink
- Under-cupboard pelmet lighting to wall units

BATHROOM

- White contemporary sanitary ware by DURAVIT
- Porcelanosa tiles to floors 1200x450mm
- Porcelanosa tiles to walls 75x300mm
- Heated towel rail
- Taps and fittings by VADO
- Thermostatic shower mixer by VADO
- Low voltage, two pin power outlet (shaver/toothbrush charging)
- Fitted mirrors

EN-SUITE

- Heated towel rail
- White contemporary sanitary ware by DURAVIT with fittings BY VADO
- Fitted mirrors

DECORATION

- Wall Paint - Dulux Paint 90GG 83/011
- Woodwork Paint - Dulux Paint 90GG 83/011

FLOOR FINISHINGS

- Camaro Rigid Core Herringbone colour Astoria Oak: living rooms, hallways, kitchen, WC (GRD floor Only)
- Cormar Sensation Original Colour Cambrian Stone Carpet – to all bedrooms, staircase, and landings.

JOINERY & IRONMONGERY

- Polished Brass Ironmongery
- 6 Panel white doors

INTERNAL & GENERAL

- Lumi-Plugin Low energy LED down lighters and pendants
- Telephone outlet socket in hallway
- Connection points ready for Sky Q in all living rooms
- 10 Year warranty provider by Buildzone

HEATING

- Ideal Logic Combination boiler with manufacturers (5 year warranty)
- Under floor heating throughout
- Towel rails to bathrooms + Ensuite (Electric)

WINDOWS, DOORS, AND SECURITY

- Double glazed aluminium windows and doors – with 12 year guarantee by VELFAC
- Multi-point locks to doors and windows
- Fitted alarm
- Private Parking



THE DEVELOPERS

Hambridge homes



Hambridge was established in 2000, originally undertaking both refurbishment and new build projects. With our in-house construction team and interior design capability, we now concentrate solely on new build projects. We have completed hundreds of units, within developments of various sizes, and have received three coveted design awards to date. Throughout our history, our ethos has been to provide well designed developments tailored to individuals that complement the local area.



Mike Overton
Chairman

Operating since 1977, Mike's years in construction have given him a comprehensive understanding of the development process. He takes an active role in every aspect in the business, from site acquisition through to sales and marketing, and believes in an open and honest approach, while maintaining a quality product.



James Overton
Managing Director

James has been involved in the practical trades of construction for over 15 years, and has an enviable track record in delivering high quality development projects. His focus is in overseeing the design and construction process; managing the personnel involved, safeguarding timings and budgets, upholding quality control, ensuring minimal impact to the immediate and greater environment, while maintaining the company's zero accident policy.

PREVIOUS DEVELOPMENTS

Hambridge homes



Hearn Place, 4 houses – Streatham



Hayward Mews, 8 Houses – Crofton Park



Bon Marche Mews, 7 Houses – C. Palace



Glenton Mews, 12 Houses – Nunhead



ENERGY EFFICIENCY

Hambridge homes

All apartments benefit from an Energy Efficiency Rating of B. This is designed into the fabric of the building to ensure lower running costs of your home.

All Appliances are A rated to further reduce your running costs.

Having an energy efficient home not only means it will save you money, it helps reduce the impact on the planet.

The Watt and Save report issued by HBF says

“On average, buyers of new homes save over £2,000 on household bills per property each year, equivalent to £173 a month. For buyers of houses, as opposed to flats the savings are even greater at £220 per month.”

ENQUIRE

The Details



Grampianpark.co.uk

*Flats/House

*45/47 Braemar Avenue, Purley Oaks,
South Croydon, CR2 0QB
peddernewhomes.com
newhomes@pedderproperty.com
0208 702 9999

Pedder New Homes:
93 Queen's Road, London, SE15 2EZ

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/

herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Photographs are for illustrative purposes only and layout and specification maybe subject to change at any time.

© 2023 Pedder. All rights reserved.





HAMBRIDGE

pedder | DEVELOPMENT
CONSULTANCY