



THE LOFT

SE27

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The Loft SE27 provides a unique development of just nine 2 and 3 bedroom stylish apartments in the heart of West Norwood. Each of the duplex apartments provides modern open-plan style kitchen-living space with high-gloss fitted kitchens and integrated Bosch appliances; vaulted ceilings to dining areas and direct access to generous private terraces; well-proportioned double bedrooms with ample space for storage and contemporary family bathrooms. The development is accessed via a quiet mews located to the rear of West Norwood High Street which provides purchasers with a private and secure setting.

The High Street has much to offer including an eclectic mix of small independent shops, cafés, pubs and restaurants and there are plans for an independent cinema in the not too distant future. West Norwood is renowned for its monthly street market 'Norwood Feast' which is entirely run by local volunteers. Huge crowds gather at this successful market made up of local and independent vendors. The scheme also benefits from an abundance of local green spaces provided by Brockwell, Belair and Dulwich Park which provide sport and leisure facilities together with a full calendar of music, arts and festival events year-round. West Norwood Railway Station is located very close to the development which provides easy access into London Bridge, the City and the West End and The Loft is serviced by 10 bus routes.

With its eclectic mix of residents, young professionals and families flock here to relish in its famous community vibe.





BATTERSEA POWER STATION

VAUXHALL

BRIXTON

LONDON EYE

THE LOFT
SE27

OVAL

BROCKWELL PARK

DULWICH PARK

THE SHARD

BELAIR PARK

DULWICH COLLEGE

PECKHAM RYE

CANARY WHARF

CRYSTAL PALACE

THE O2

THE LOFT
348-352 Norwood Road
SE27 9AA

CONNECTIONS



BUS ROUTES		
2	68	196
315	432	468
690	x68	N2
N68		





SITE PLAN

UNIT 1

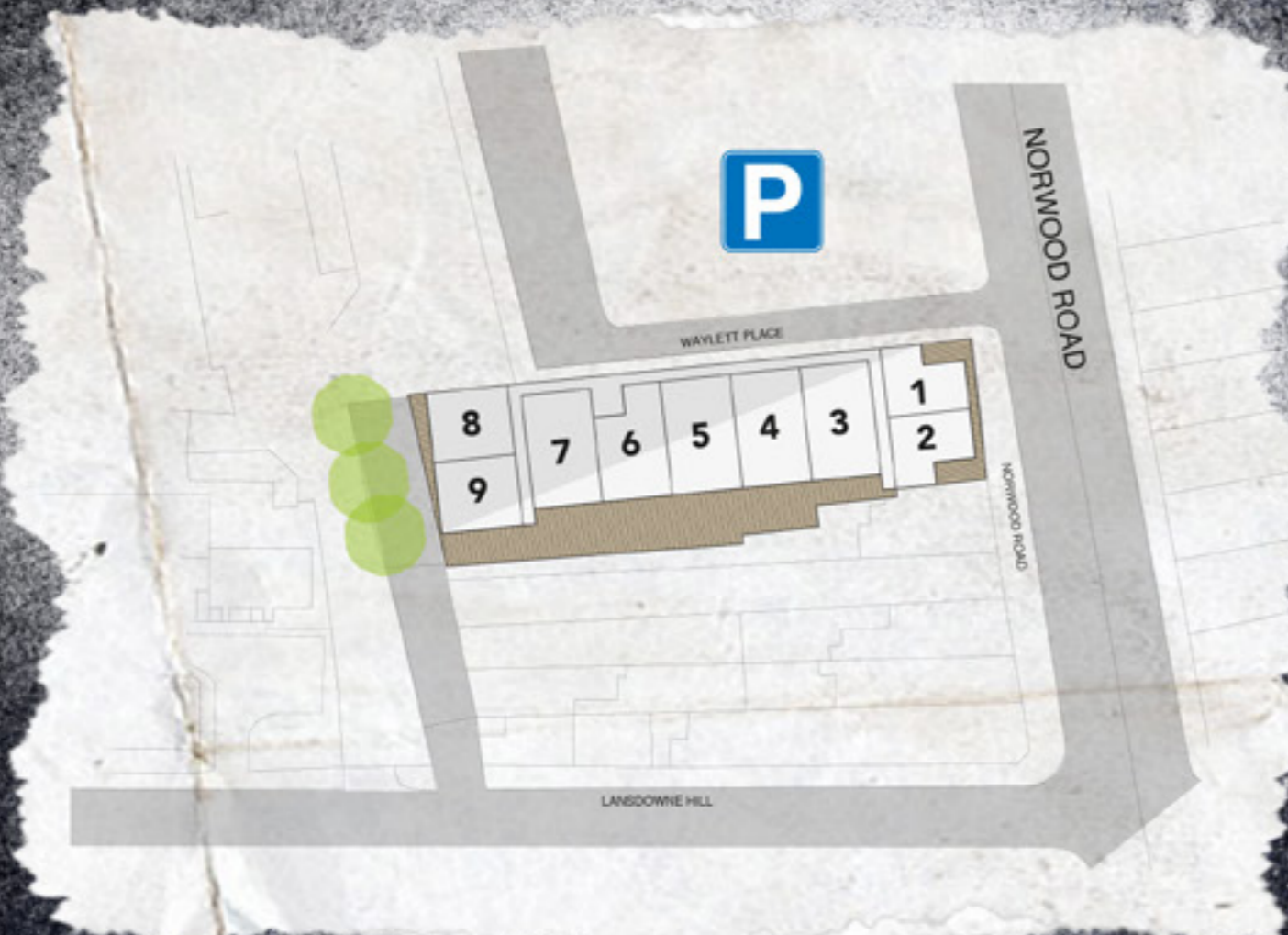
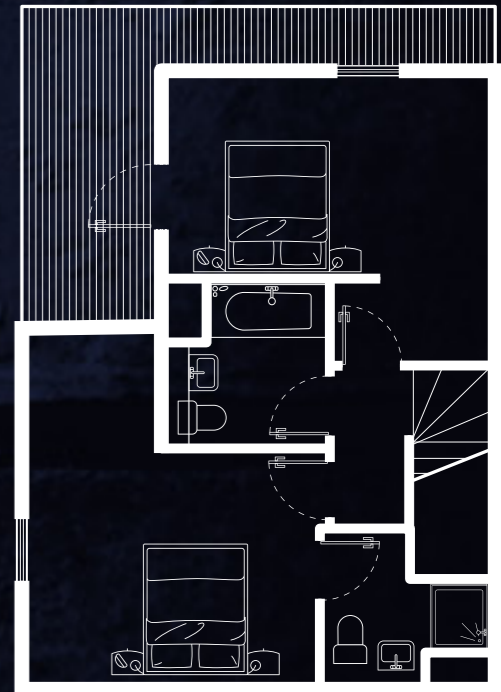
TOTAL AREA
1062 sq ft

FIRST FLOOR

LIVING / KITCHEN / DINING	366 sq ft
W/C	28 sq ft
LARDER & PREP ROOM	67 sq ft
HALLWAY	94 sq ft
BIKE STORE	25 sq ft

SECOND FLOOR

BED1	175 sq ft
BED2	170 sq ft
FAMILY BATHROOM	52 sq ft
EN SUITE	41 sq ft
LANDING	66 sq ft
TERRACE	94 sq ft



UNIT 2

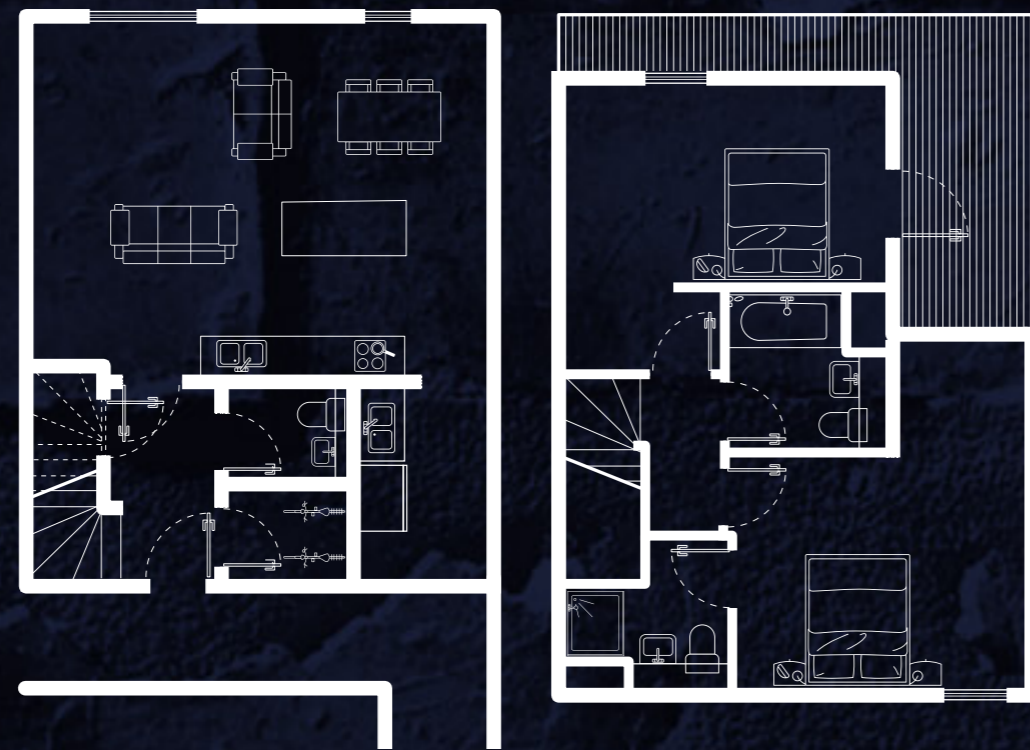
TOTAL AREA
1058 sq ft

FIRST FLOOR

LIVING / KITCHEN / DINING	366 sq ft
W/C	28 sq ft
LARDER & PREP ROOM	67 sq ft
HALLWAY	94 sq ft
BIKE STORE	25 sq ft

SECOND FLOOR

BED1	175 sq ft
BED2	170 sq ft
FAMILY BATHROOM	52 sq ft
EN SUITE	41 sq ft
LANDING	66 sq ft
TERRACE	94 sq ft



UNIT 3

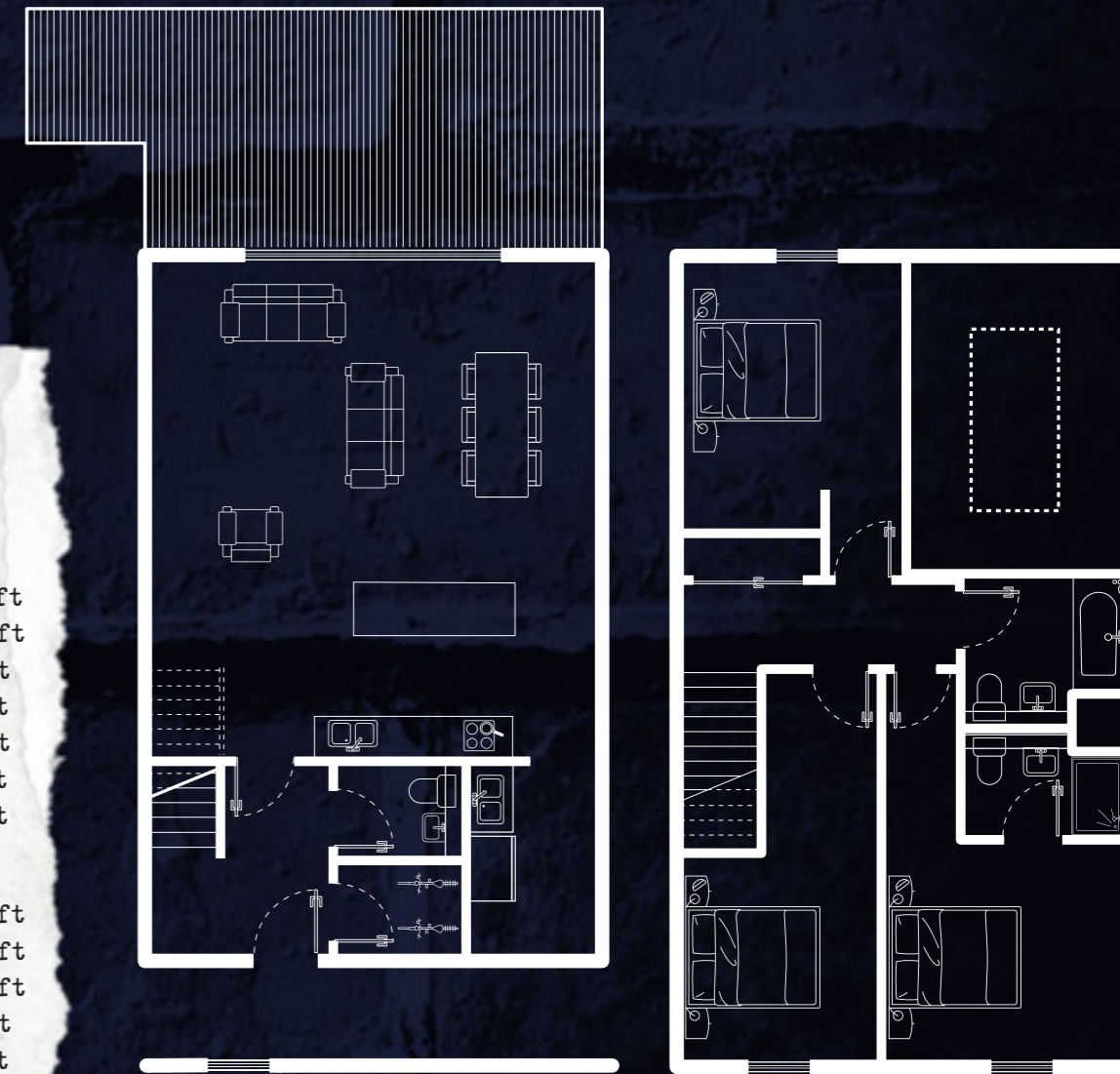
TOTAL AREA
1482 sq ft

FIRST FLOOR

LIVING / KITCHEN / DINING	519 sq ft
DOUBLE HEIGHT SPACE	161 sq ft
W/C	28 sq ft
LARDER & PREP ROOM	67 sq ft
HALLWAY	89 sq ft
TERRACE	52 sq ft
BIKE STORE	25 sq ft

SECOND FLOOR

BED 1	161 sq ft
BED 2	140 sq ft
BED 3	140 sq ft
FAMILY BATHROOM	48 sq ft
EN SUITE	32 sq ft
STORAGE CUPBOARD	13 sq ft
LANDING	83 sq ft



UNIT 4

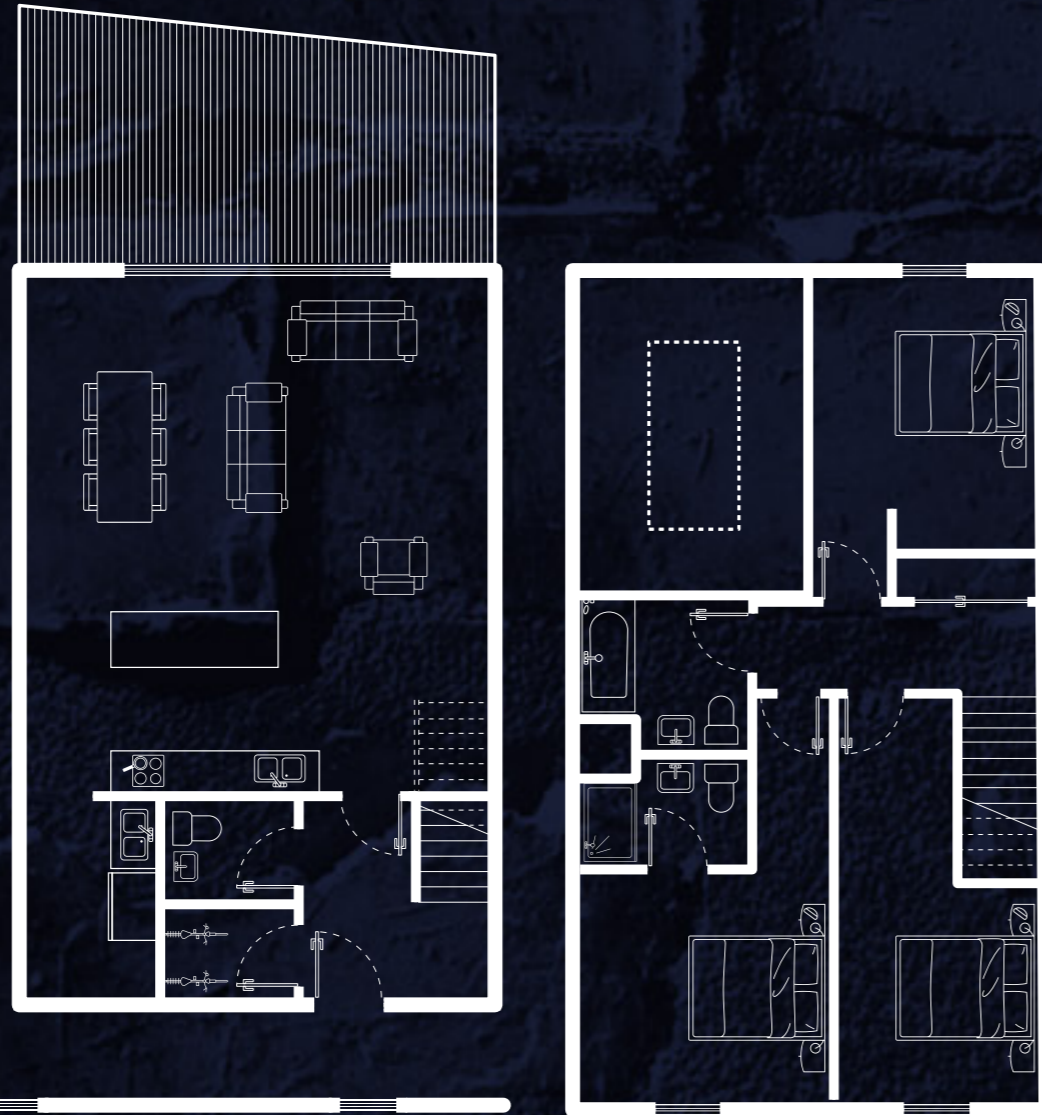
TOTAL AREA
1497 sq ft

FIRST FLOOR

LIVING / KITCHEN / DINING	519 sq ft
DOUBLE HEIGHT SPACE	161 sq ft
W/C	28 sq ft
LARDER & PREP ROOM	67 sq ft
HALLWAY	94 sq ft
TERRACE	304 sq ft
BIKE STORE	25 sq ft

SECOND FLOOR

BED 1	161 sq ft
BED 2	140 sq ft
BED 3	140 sq ft
FAMILY BATHROOM	48 sq ft
EN SUITE	32 sq ft
STORAGE CUPBOARD	13 sq ft
LANDING	83 sq ft



UNIT 5

TOTAL AREA
1497 sq ft

FIRST FLOOR

LIVING / KITCHEN / DINING	519 sq ft
DOUBLE HEIGHT SPACE	161 sq ft
W/C	28 sq ft
LARDER & PREP ROOM	67 sq ft
HALLWAY	94 sq ft
TERRACE	304 sq ft
BIKE STORE	25 sq ft

SECOND FLOOR

BED 1	161 sq ft
BED 2	140 sq ft
BED 3	140 sq ft
FAMILY BATHROOM	48 sq ft
EN SUITE	32 sq ft
STORAGE CUPBOARD	13 sq ft
LANDING	83 sq ft



UNIT 6

TOTAL AREA
1396 sq ft

FIRST FLOOR

LIVING / KITCHEN / DINING 414 sq ft
DOUBLE HEIGHT SPACE 140 sq ft
W/C 28 sq ft
LARDER & PREP ROOM 67 sq ft
HALLWAY 94 sq ft
TERRACE 364 sq ft
BIKE STORE 16 sq ft

SECOND FLOOR

BED 1 161 sq ft
BED 2 140 sq ft
BED 3 178 sq ft
FAMILY BATHROOM 48 sq ft
EN SUITE 32 sq ft
LANDING 83 sq ft



UNIT 7

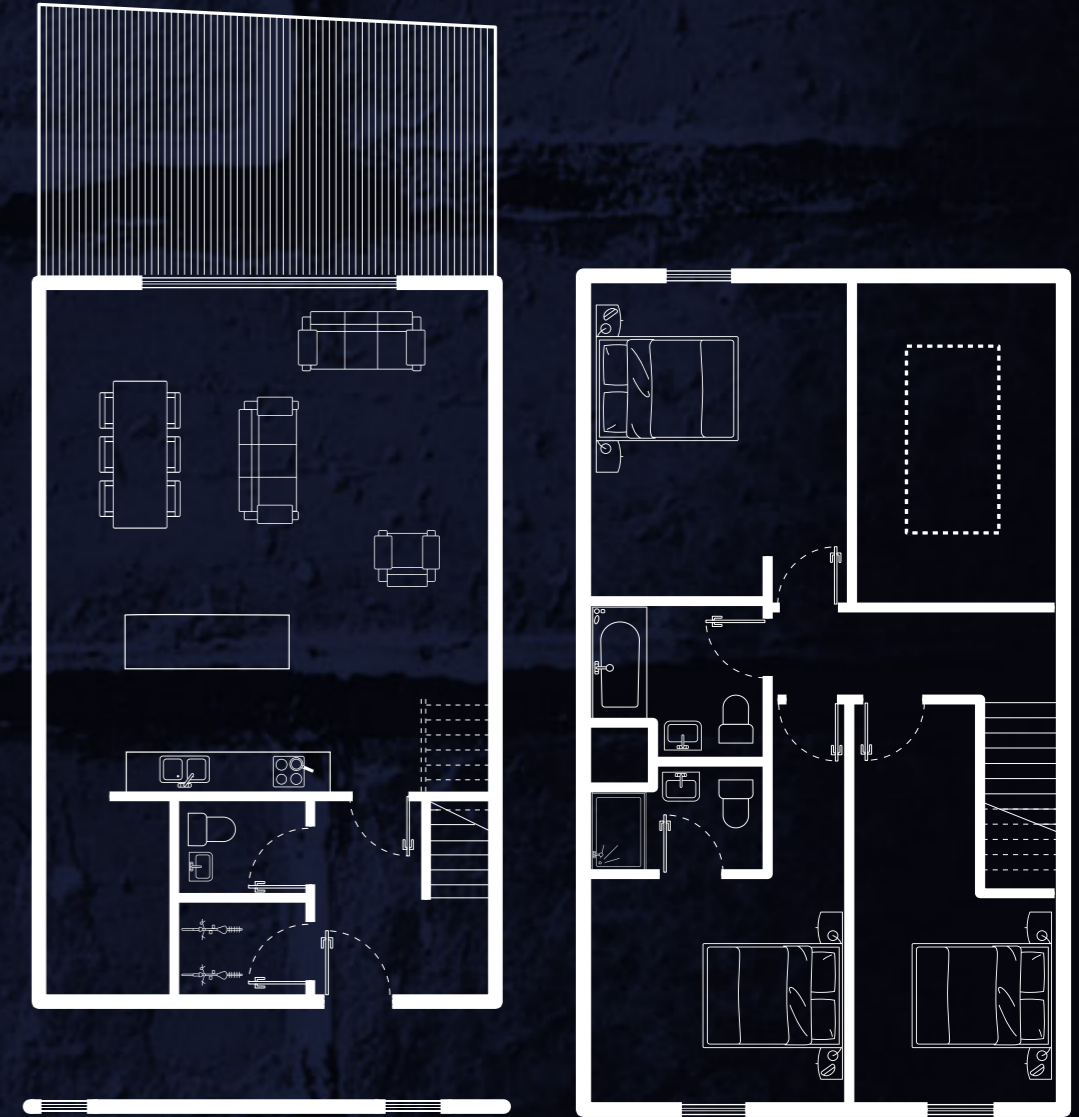
TOTAL AREA
1482 sq ft

FIRST FLOOR

LIVING / KITCHEN / DINING 519 sq ft
DOUBLE HEIGHT SPACE 161 sq ft
W/C 28 sq ft
LARDER & PREP ROOM 67 sq ft
HALLWAY 94 sq ft
TERRACE 364 sq ft
BIKE STORE 25 sq ft

SECOND FLOOR

BED 1 161 sq ft
BED 2 140 sq ft
BED 3 178 sq ft
FAMILY BATHROOM 48 sq ft
EN SUITE 32 sq ft
LANDING 83 sq ft



UNIT 8

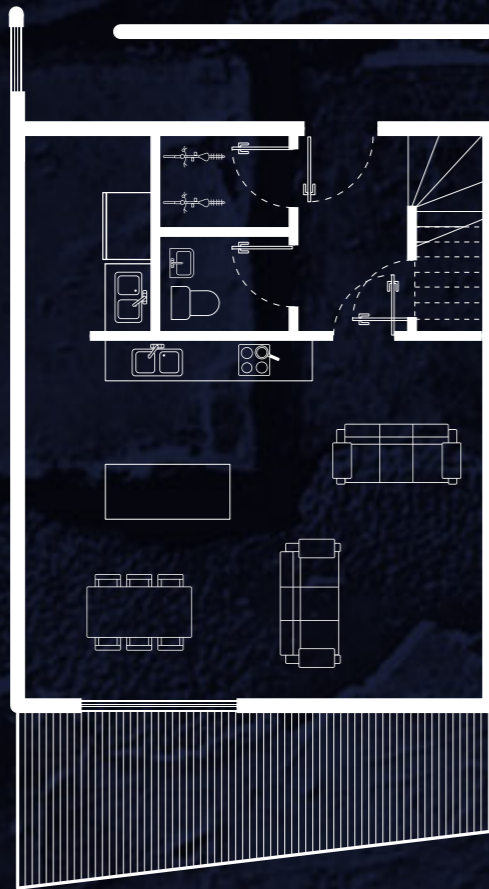
TOTAL AREA
1099 sq ft

FIRST FLOOR

LIVING / KITCHEN / DINING	366 sq ft
DOUBLE HEIGHT SPACE	87 sq ft
W/C	28 sq ft
LARDER & PREP ROOM	67 sq ft
HALLWAY	94 sq ft
TERRACE	69 sq ft
BIKE STORE	25 sq ft

SECOND FLOOR

BED 1	150 sq ft
BED 2	125 sq ft
FAMILY BATHROOM	45 sq ft
EN SUITE	43 sq ft
LANDING	84 sq ft
BALCONY	64 sq ft



UNIT 9

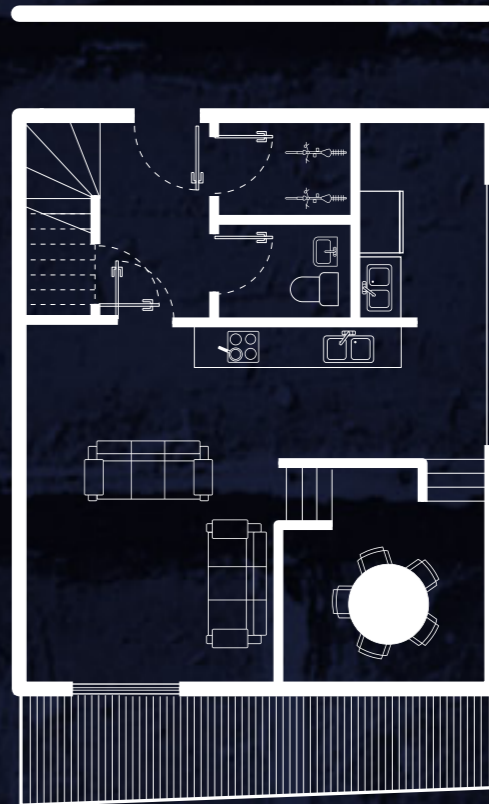
TOTAL AREA
1100 sq ft

FIRST FLOOR

LIVING / KITCHEN / DINING	366 sq ft
DOUBLE HEIGHT SPACE	87 sq ft
W/C	28 sq ft
LARDER & PREP ROOM	67 sq ft
HALLWAY	94 sq ft
TERRACE	136 sq ft
BIKE STORE	25 sq ft

SECOND FLOOR

BED 1	175 sq ft
BED 2	113 sq ft
FAMILY BATHROOM	45 sq ft
EN SUITE	43 sq ft
LANDING	70 sq ft
BALCONY	35 sq ft



SPECIFICATION

Stunning, modern, exclusive development of nine two and three bedroom homes within the heart of Norwood, just 10 minutes walk of West Norwood overground station.

Original, contemporary, spacious interiors with matching finishes. A development achieving Code 4 Sustainable Homes Rating.

GENERAL

- Build Mark Standards
- Code for Sustainable Homes Level 4
- Lifetime Homes interior standards
- Secure by Design standards to external doors
- Engineered wood flooring to living areas and quality new carpets in bedrooms
- High aluminium double glazed windows
- Individual terraces or balconies with timber decking

- Double height feature space in 7 apartments with large roof light
- Satin stainless ironmongery
- Excellent thermal insulation
- Solar panels providing sustainable energy provision to complex
- Facilities for bike storage or household items within each apartment
- Acoustically cushioned floors.
- All bedrooms with space for double bed
- Provision for future fitted wardrobes
- Downstairs guest toilet
- Manually controlled zonal lighting to living area
- Open plan living and eating space
- Contemporary finishes throughout

KITCHEN

- A fully designed and fitted contemporary kitchen by Krieder
- Quartz worktops
- Neolith splashback
- High gloss vinyl wrapped cabinet doors
- Island area incorporating extra storage and worktop space
- Evoline pop up electrical outlet
- Independent utility area for washing machine and fridge
- Bosch oven and induction hob
- Bosch dishwasher

BATHROOMS AND GUEST WC

- Porcelain tiles
- Duravit Stark contemporary fittings
- Wash hand basin with mirror
- Bespoke vanity unit with storage to bathrooms

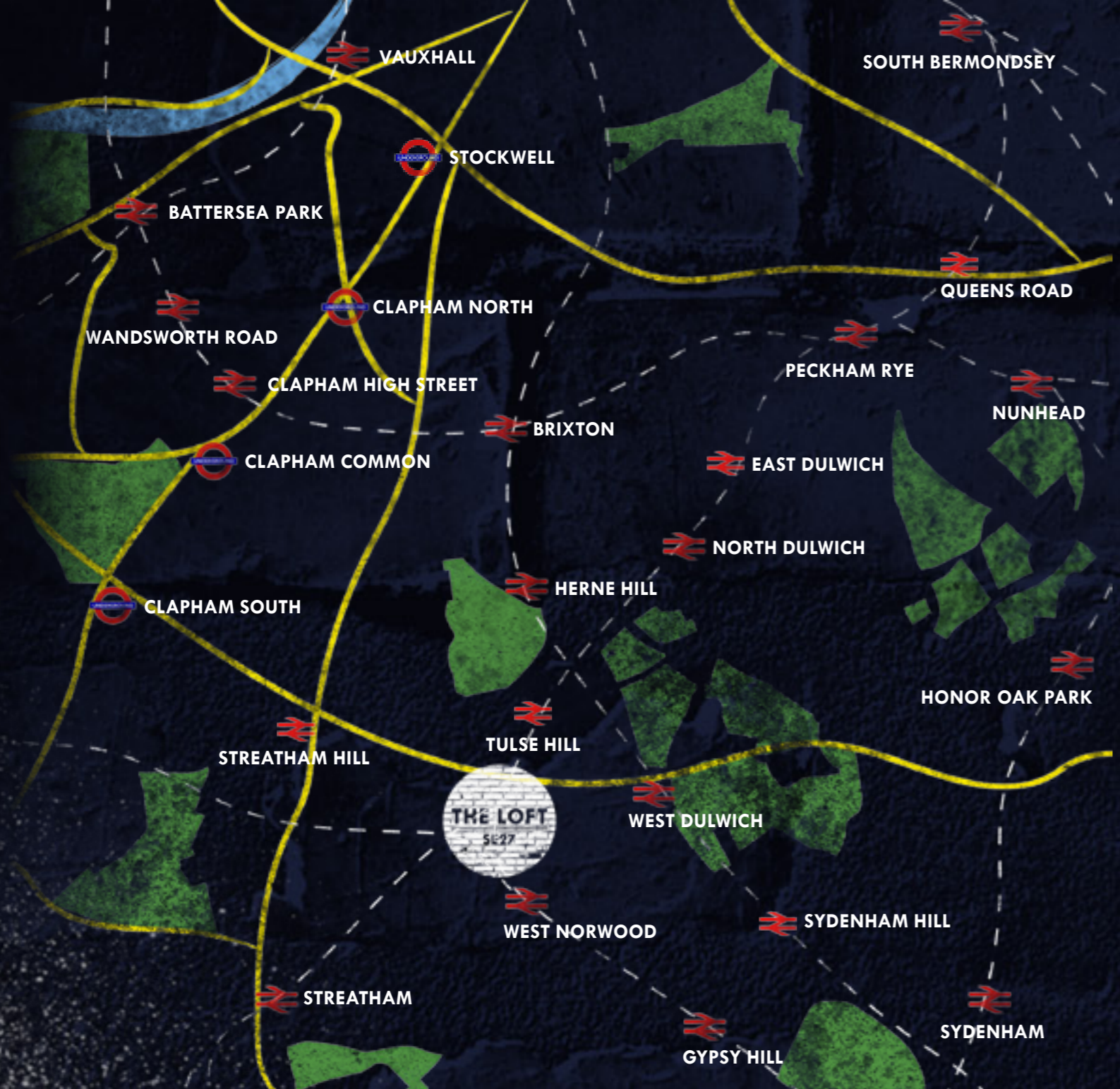
- Chrome taps
- Shower in all apartments
- Carran Sigma rectangular bath in all apartments
- Chrome dual fuel towel rails
- Underfloor heating in bathrooms

MECHANICAL, ELECTRICAL AND PLUMBING

- Combination boiler
- Pressurised hot water system
- Bauhaus flat panel radiators
- LED downlights and feature pendants
- TV, SKY+ and BT points
- Fob controlled entrance door
- Single aspect entry with video system linked to each apartment



MAP



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