

50
CROHAM

SOUTH CROYDON



QUANTUM



QUANTUM

Quantum are an award winning, bespoke house builder based in South Croydon, Surrey with a focus on attention to detail. Each project undertaken is uniquely designed and always set in a superb location with 50 Croham Road being a prime example. Our aim is to provide you with a home that goes beyond what you would expect from a mainstream housebuilder and each new home is constructed with great care and consideration.

For more information about Quantum
please visit

www.quantum-homes.co.uk



Quantum are pleased to bring to the market an exciting collection of nine brand new 1 and 2 bedroom apartments located a stone's throw from South Croydon station, just 19 minutes from London Bridge.

Each apartment will feature our usual high specification with completion to take place in Spring 2020.



SOUTH CROYDON

Croydon is the shopping capital of south London, a status set to be reinforced by the £1.5billion regeneration of the Whitgift Shopping Centre by the Croydon Partnership – an alliance of retail giants. The new Westfield centre is due to open in 2023.

Just 5 minutes' walk from 50 Croham Road, around Southend and the High Street, is a cluster of food and drink establishments. The area has been rebranded as the 'Croydon Restaurant Quarter' which hosts an annual Croydon Food & Music Festival showcasing the best of Croydon's exciting and delicious food outlets. Following the success of the reputable Boxpark Shoreditch and Boxpark Wembley; Boxpark Croydon was opened in 2016 adjacent to East Croydon station, offering an eating, drinking and entertainment hub, continuing the street food revolution and attracting the best of music, comedy and sports events throughout the year. Croydon is home to one of the oldest known street markets in the UK. Surrey Street market has been trading since the 13th century and offers a range of fresh produce and artisan foods from local producers 7 days a week.

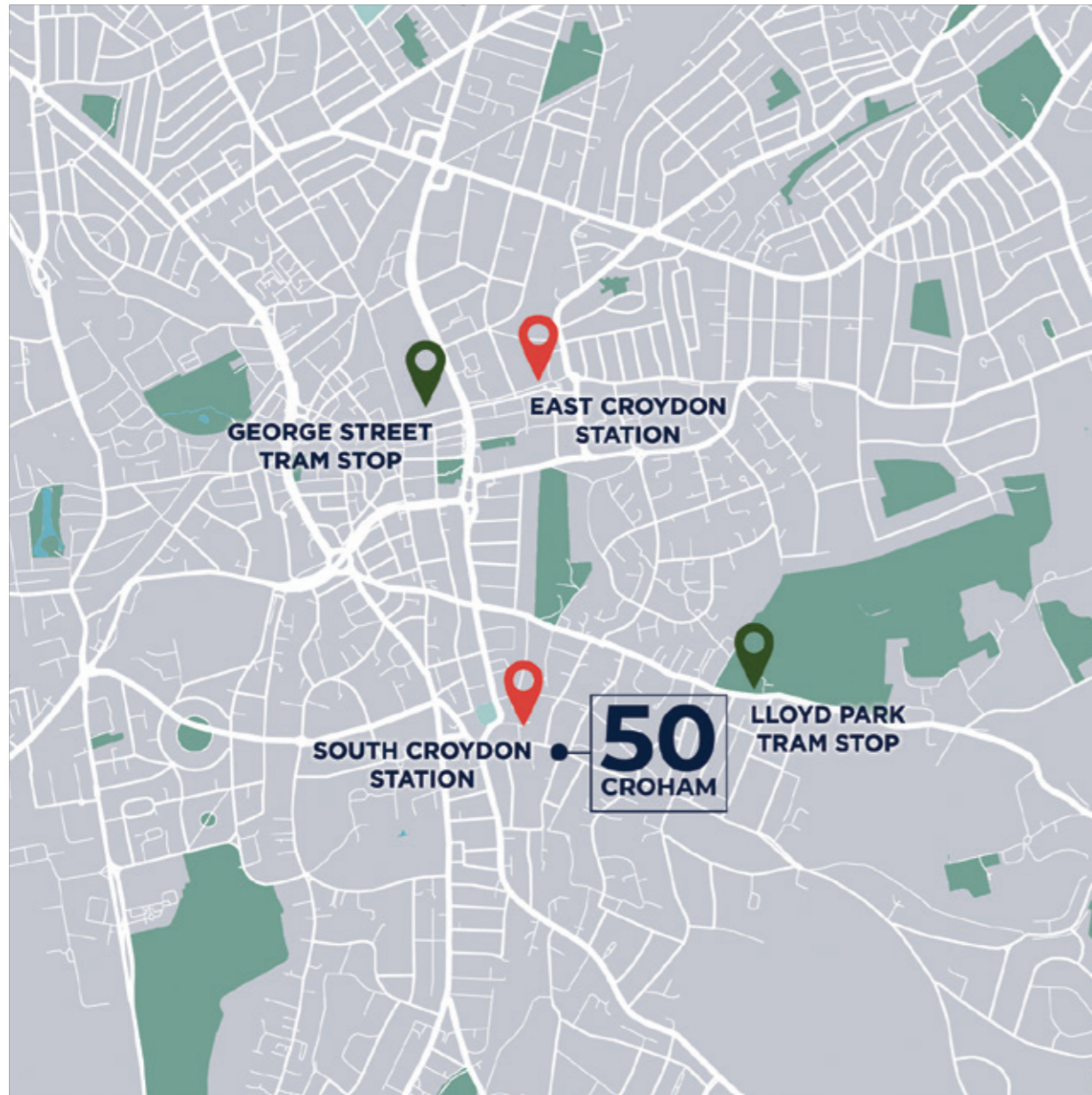


Step outside the metropolitan centre and you will discover that Croydon is also one of the 'greenest' London boroughs with over 120 parks and open spaces within its boundaries, ranging from the 200-acre Selsdon Wood Nature Reserve, Croham Hurst an extensive woodland area designated a Site of Special Scientific Interest (SSSI) to the recently refurbished Wandle Park.

The borough has a number of top golf courses, including: The Addington, Croham Hurst, Addington Palace, Woodcote Park and Purley Downs among others. For those who are interested in arts and culture, the Fairfield Halls Theatre in central Croydon is within very easy reach and offers a wide range of entertainment, plays, ballets, concerts, music, art and more.

The borough also hosts a number of festivals through the year to bring the community together, these include: Croydon Craft Beer Festival, Croydon Pride Fest, Crystal Palace International Film Festival and the Purley Festival.





TRANSPORT

Croham Road is situated in an excellent location close to South Croydon rail station and with frequent local buses to central Croydon and Thornton Heath. Regular train services connect the town with the city, via London Bridge, and the West End, via Victoria, with journey times of around 15 minutes.

And with Gatwick also just 15 minutes away and St Pancras, with its Eurostar services, just 35 minutes away via a direct service, Croydon's location has international appeal.

Trams are a familiar sight on the streets of Croydon, carrying passengers to destinations such as Wimbledon, Beckenham, Elmers End and New Addington.

By road Croydon is situated on the A23 corridor that connects London with the South Coast, less than ten miles from the M25, London's orbital motorway, which provides links with all of the south east's major motorways.



GROUND FLOOR

FLAT 1 (62.8m²)

Kitchen/Dining	3207mm x 8141mm	10' 6" x 26' 8"
Bedroom 1	2985mm x 4768mm	9' 9" x 15' 7"
Bedroom 2	2439mm x 4172mm	8' x 13' 8"
Shower room	2281mm x 2027mm	7' 5" x 6' 7"
Patio	2122mm x 1360mm	6' 11" x 4' 5"

FLAT 2 (68.5m²)

Kitchen/Dining	4262mm x 7663mm	13' 11" x 25' 1"
Bedroom 1	2865mm x 4668mm	9' 4" x 15' 3"
Bedroom 2	2160mm x 3606mm	7' 1" x 11' 9"
Shower room	2993mm x 1700mm	9' 9" x 5' 6"
Patio	3947mm x 1360mm	12' 11" x 4' 5"

FLAT 3 (62.8m²)

Kitchen/Dining	6047mm x 4718mm	19' 10" x 15' 5"
Bedroom 1	2749mm x 4785mm	9' x 15' 8"
Bedroom 2	1935mm x 3735mm	6' 4" x 12' 3"
Shower room	2755mm x 1867mm	9' x 6' 1"
Patio	4060mm x 1247mm	13' 3" x 4' 1"



FIRST FLOOR

FLAT 4 (62.8m²)

Kitchen/Dining	3207mm x 8141mm	10' 6" x 26' 8"
Bedroom 1	2985mm x 4768mm	9' 9" x 15' 7"
Bedroom 2	2439mm x 4172mm	8' x 13' 8"
Shower room	2281mm x 2027mm	7' 5" x 6' 7"
Patio	2122mm x 1360mm	6' 11" x 4' 5"

FLAT 5 (68.5m²)

Kitchen/Dining	4262mm x 7663mm	13' 11" x 25' 1"
Bedroom 1	2865mm x 4668mm	9' 4" x 15' 3"
Bedroom 2	2160mm x 3606mm	7' 1" x 11' 9"
Shower room	2993mm x 1700mm	9' 9" x 5' 6"
Patio	3947mm x 1360mm	12' 11" x 4' 5"

FLAT 6 (62.8m²)

Kitchen/Dining	6047mm x 4718mm	19' 10" x 15' 5"
Bedroom 1	2749mm x 4785mm	9' x 15' 8"
Bedroom 2	1935mm x 3735mm	6' 4" x 12' 3"
Shower room	2755mm x 1867mm	9' x 6' 1"
Patio	4060mm x 1247mm	13' 3" x 4' 1"



SECOND FLOOR

FLAT 7 (61m²)

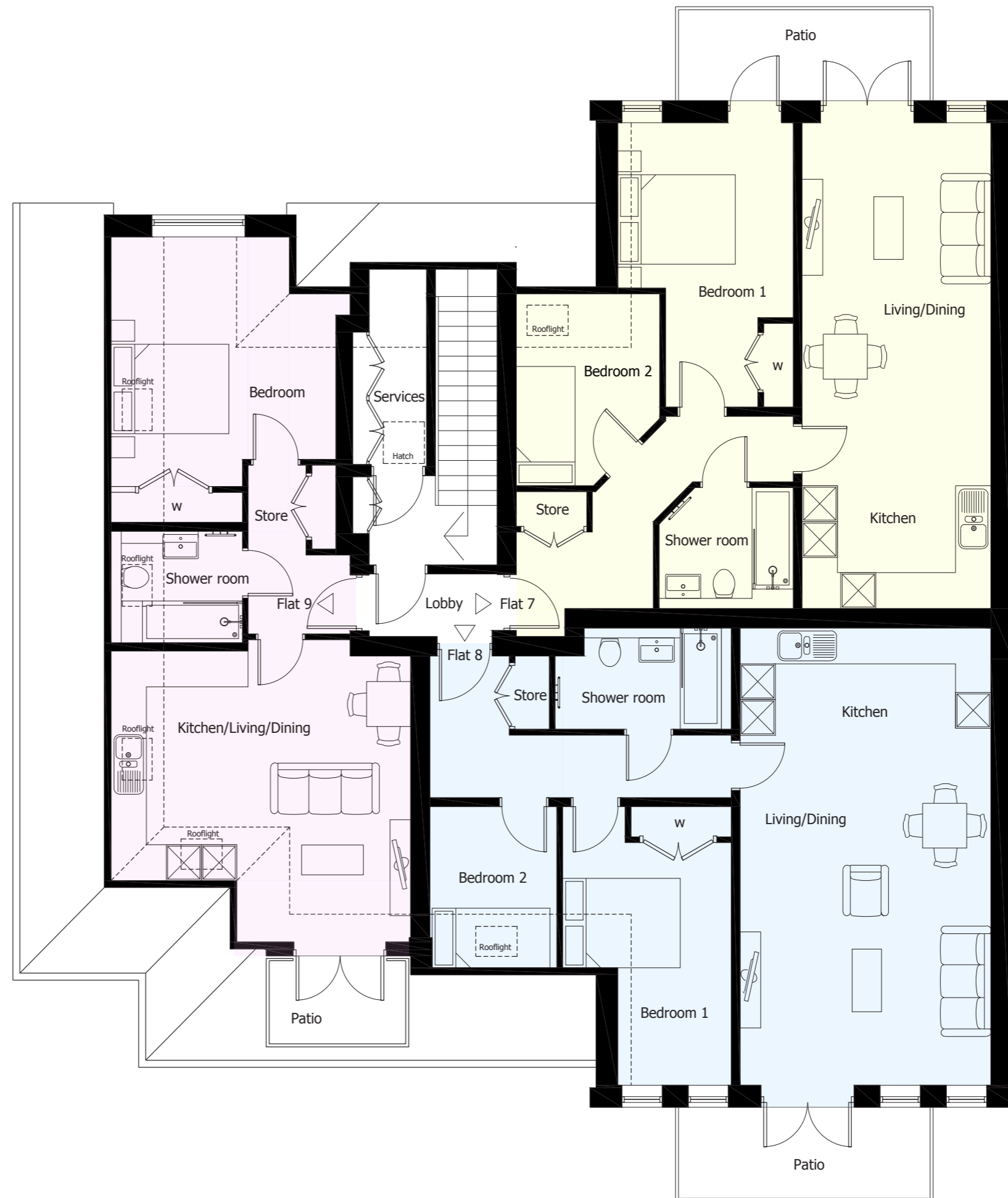
Kitchen/Dining	3207mm x 8141mm	10' 2" x 26' 8"
Bedroom 1	2985mm x 4768mm	9' 9" x 15' 7"
Bedroom 2	2439mm x 3216mm	8' x 10' 6"
Shower room	2281mm x 2027mm	7' 5" x 6' 7"
Patio	2122mm x 1360mm	6' 11" x 4' 5"

FLAT 8 (65.5m²)

Kitchen/Dining	4262mm x 7663mm	13' 11" x 25' 1"
Bedroom 1	2865mm x 4668mm	9' 4" x 15' 3"
Bedroom 2	2160mm x 2700mm	7' 1" x 8' 10"
Shower room	2993mm x 1700mm	9' 9" x 5' 6"
Patio	3947mm x 1360mm	12' 11" x 4' 5"

FLAT 9 (48.8m²)

Kitchen/Dining	5092mm x 4790mm	16' 8" x 15' 8"
Bedroom	3823mm x 4785mm	12' 6" x 15' 8"
Shower room	2233mm x 1867mm	7' 3" x 6' 1"
Patio	2322mm x 1393mm	7' 7" x 4' 6"





SPECIFICATION

KITCHEN:

- Luxury high specification matt white and light grey handleless kitchen units
- 22mm grey concrete effect square edge laminate worktops with upstand to match
- Composite grey 1 ½ bowl sink unit with brushed copper mixer tap
- Recessed LED down lights
- Lamona integrated appliances to include: fridge freezer, dishwasher and washer/dryer
- AEG appliances to include: fan assisted double oven, 5 burner gas hob and extractor hood
- Glass splashback with brushed copper backboard

BATHROOM:

- High quality contemporary white Saneaux ceramics
- Quality VADO taps and shower fittings
- Recessed LED down lights
- Matt black heated electric towel rail
- Luxury double showers with frameless glass shower screens
- WC with soft closing seat and dual flush
- Shaver socket provided to the bathroom
- Light grey porcelain tiling to walls and floors
- Marble effect wall panel in shower

GENERAL:

- Gas fired underfloor heating to all floor
- High performance UPVC windows and doors
- High efficiency gas powered boiler
- TV/Satellite and telephone sockets to key rooms
- SkyQ ready with satellite points in living room and master bedroom
- All white colour painted finish to walls and ceilings
- White ladder style doors throughout with brushed chrome handles
- High quality oak laminate flooring to kitchen/living/dining areas and hallway
- High quality carpet to bedrooms



Photographs for illustrative purpose only
(Previous Quantum show home)

50 CROHAM ROAD

OVERHEAD MAP





QUANTUM



barnard marcus
land & new homes

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Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +/- 50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask for details of the treatments specified for individual plots. All images and dimensions are not intended to form part of any contract or warranty. Landscaping and furniture is shown for illustrative purposes only.