

# GROVE LODGE

———— THORNTON HEATH ————

Grove Lodge, 2C Bensham Grove, Thornton Heath, Croydon, CR7 8DA





Crystal Palace Maze





Thornton Heath's  
**premier**  
new development

Welcome to Grove Lodge.

An exceptional new residential development of 9 apartments that brings refined metropolitan living into Thornton Heath.

Thornton Heath is an area of South London, within the London Borough of Croydon and the historic county of Surrey. It is 7.2 miles (11.6 km) south of Charing Cross.

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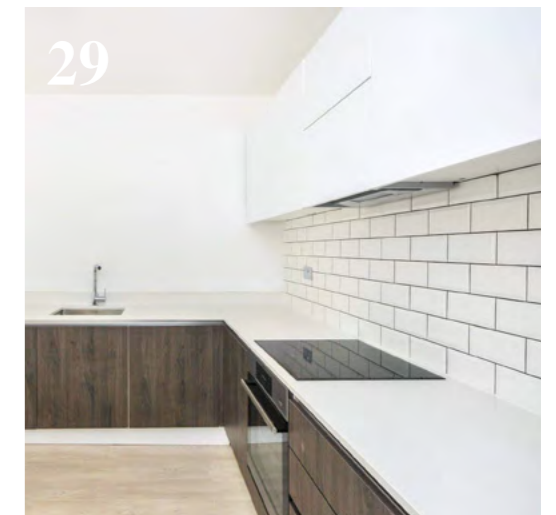
— THORNTON HEATH —





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# Location



St Alban's Church



Refurbished £1.5m Thornton Heath Library



Grangewood Park



New Westfield Shopping Centre complex coming soon to West Croydon



Whitehorse Manor Junior School



Thornton Heath Train Station



West Norwood Picturehouse



Central London in 20mins

Located in the exciting metropolis of Croydon and nestled in between Streatham, Norwood and Crystal Palace lies the thriving area of Thornton Heath. With its quality local schools, excellent leisure facilities and plenty of open green spaces, the area is quickly gaining popularity amongst families and young professionals.

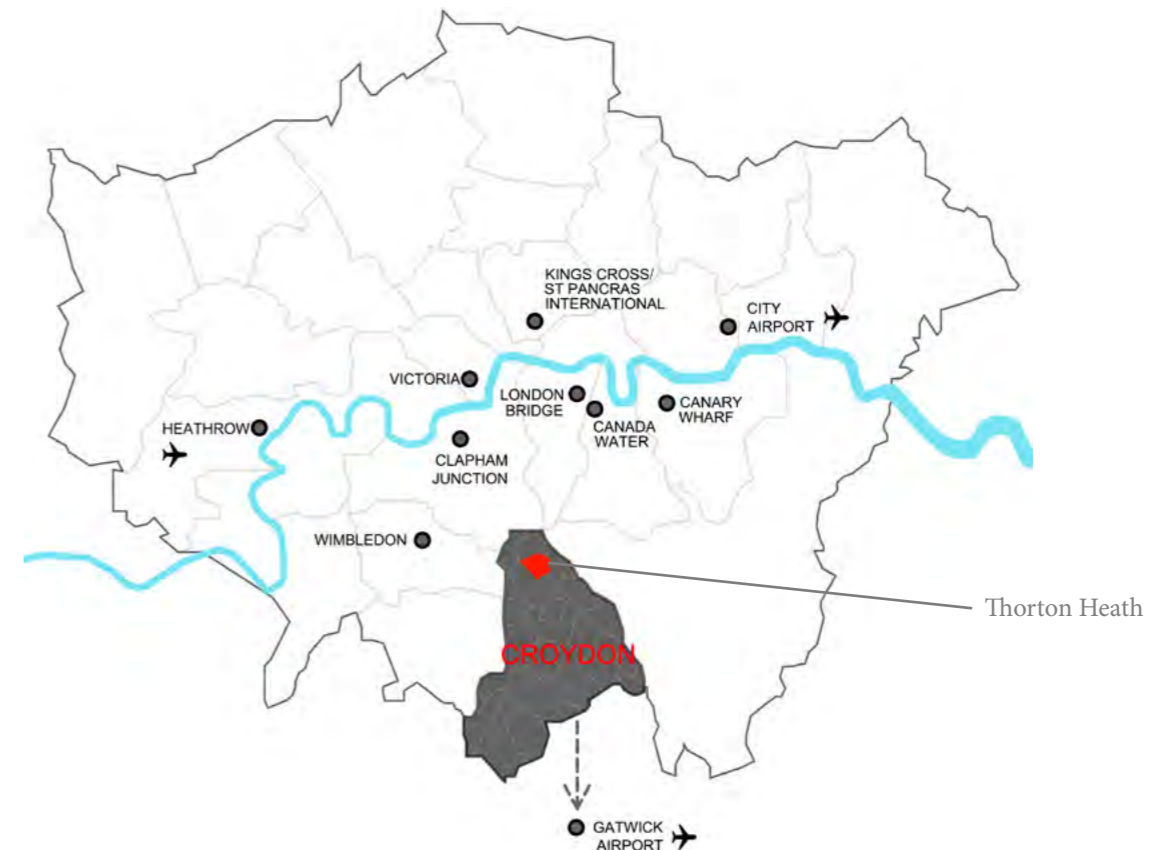
Outstanding local amenities include the £8m Leisure Centre on the High Street, which provides exceptional modern sports and swimming facilities, whilst a range of parks and open spaces including Grangewood Park's extensive oak woodland, ornamental gardens and playgrounds provide a sanctuary from every day city life.

The area has also seen improvements to its landmarks and cultural destinations thanks to a recent £3 million regeneration scheme. The Thornton Heath library has re-opened with a flair of modernity whilst the Grade II-listed Edwardian Stanley Halls has become a leading venue for theatre, music, dance and art. West Norwood Picturehouse with its new café and four-screen cinema provide state of the art entertainment and those with an interest in football can also enjoy all the action and roars at Crystal Palace's Selhurst Park stadium.

Grove Lodge development sits on a quiet residential street just off of the bustling high street meaning residents can benefit from an abundance of local supermarkets and amenities whilst still enjoying the peace and quiet of the surrounding area.

South of Thornton Heath and only 10 minutes by car is Croydon town centre, an area which has undergone substantial transformation in recent years. Once a showcase of 1960s urban infrastructure, the centre of Croydon is in the midst of a £5.25 billion redevelopment project attracting a thriving start-up culture and an exciting variety of eateries, shops and local businesses.

To the East - and also 10 minutes by car - lies Crystal Palace, one of the highest places in the city with amazing views of London. The popular central "Triangle" is packed full of thriving restaurants, bars and boutique shops suitable for every budget and Crystal Palace park with its rich history and modern recreational additions attracts families from all localities.





# Connections

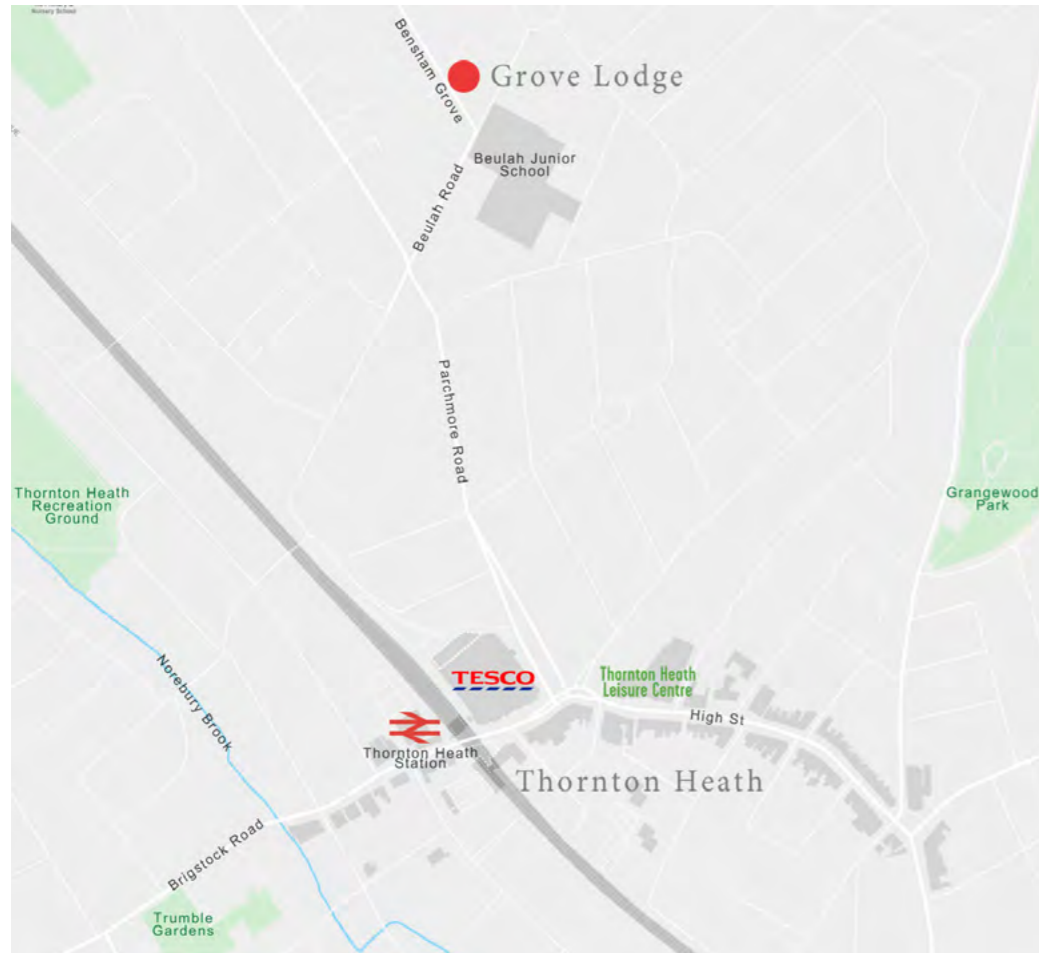


## Within easy reach...

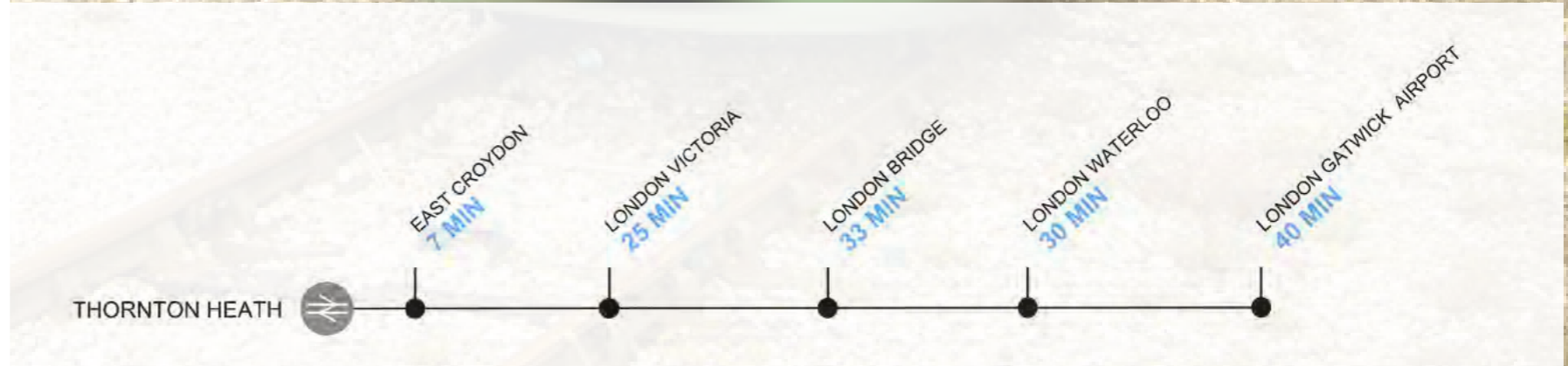
Grove Lodge is well situated to provide excellent transportation links into central London and beyond. Thornton Heath train station is located a short stroll from the development and is an ideal hub for commuters. Trains to Victoria and Waterloo take 25 minutes and 30 minutes respectively, connecting you to the West End and Central London, whilst trains to London Bridge take 33 minutes and connect you to the Jubilee Line and East London.

A reliable network of bus connections nearby also enables access to neighbouring Crystal Palace, Norwood Junction and Streatham common, whilst Croydon town centre can be reached by both train or bus within 10 minutes.

For drivers the M25 is reachable within 30 minutes via the A23 and for the frequent travellers, Gatwick Airport is only 40 minutes away.



9 minute walk to Thornton Heath Station



## Open plan living space for today...

Designed for 21st century living, each flat has an open plan kitchen, living and dining area where guests can be entertained.

Large double glazed windows open out on to the balcony or private garden providing a literal breath of fresh air.



Hanging light feature not included





## Cook for your friends and family...

Stylish, spacious and perfectly appointed kitchens where you can let your culinary skills flourish.

Each individually designed space features composite stone work surfaces and integrated appliances.



## Wake up in style...

Sleep peacefully in spacious bedrooms. Bright and airy, each room has a dedicated space for a wardrobe. Large, double glazed windows welcome the sun during daytime and keep in warmth at night.







## Wash away your troubles...

Enjoy the sanctuary of your spacious bathroom. Relax in your large, luxurious bathtub surrounded by shadow dust wall tiles and white polished porcelain floor tiles. Then enjoy the warmth of your towel from your heated towel rail.



# Site Plan



BENSHAM GROVE

Site Plan showing Ground Floor Plan



First Floor Plan



Second Floor Plan



# Apartment 1

Two bedroom apartment



Gross internal area 66 m<sup>2</sup>

# Apartment 2

One bedroom apartment with private garden

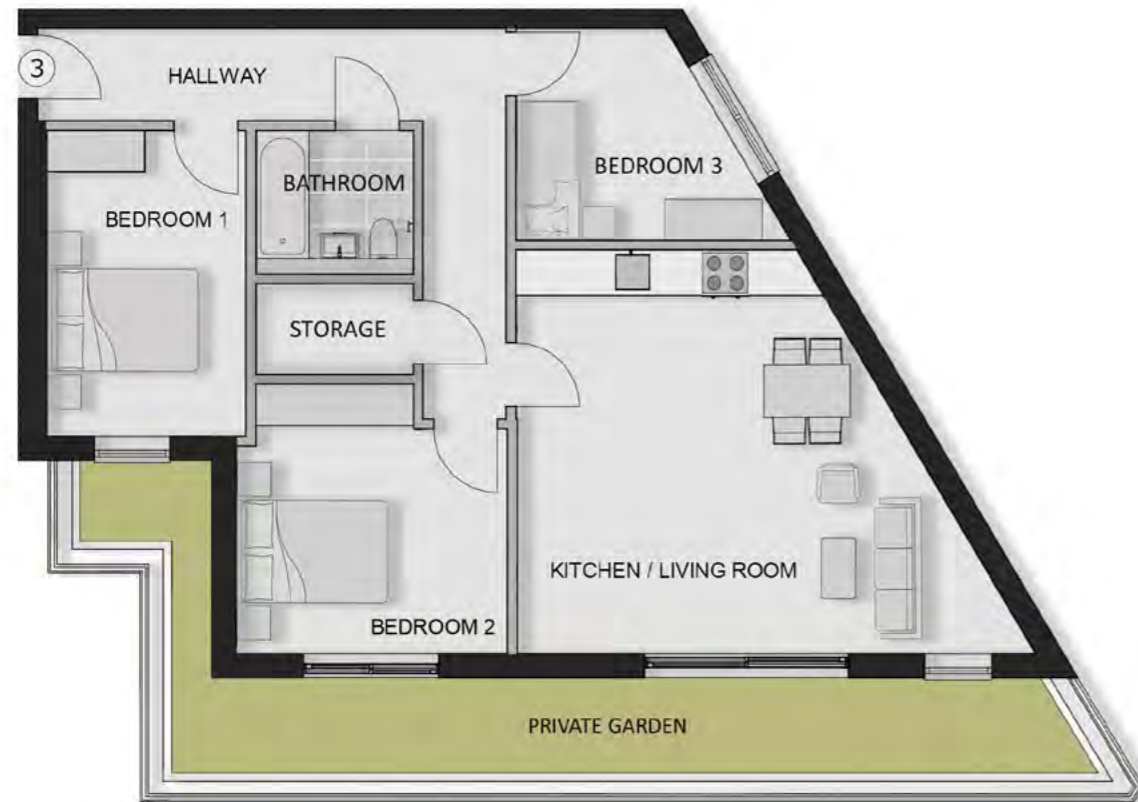


Gross internal area 62 m<sup>2</sup>



# Apartment 3

Three bedroom apartment with private garden



Gross internal area 86 m<sup>2</sup>

# Apartment 4

Two bedroom apartment



Gross internal area 66 m<sup>2</sup>

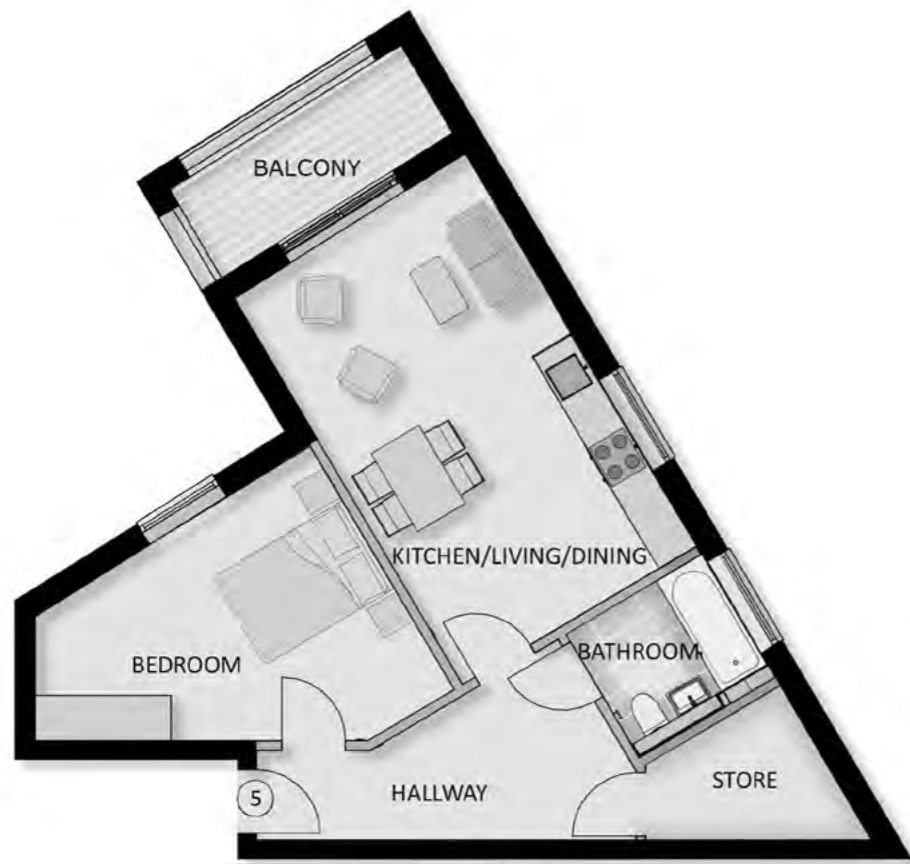


# Apartment 5

One bedroom apartment



First Floor



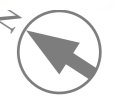
Gross internal area 56 m<sup>2</sup>

# Apartment 6

Two bedroom apartment



First Floor



Gross internal area 77 m<sup>2</sup>



# Apartment 7

Two bedroom apartment



Second Floor



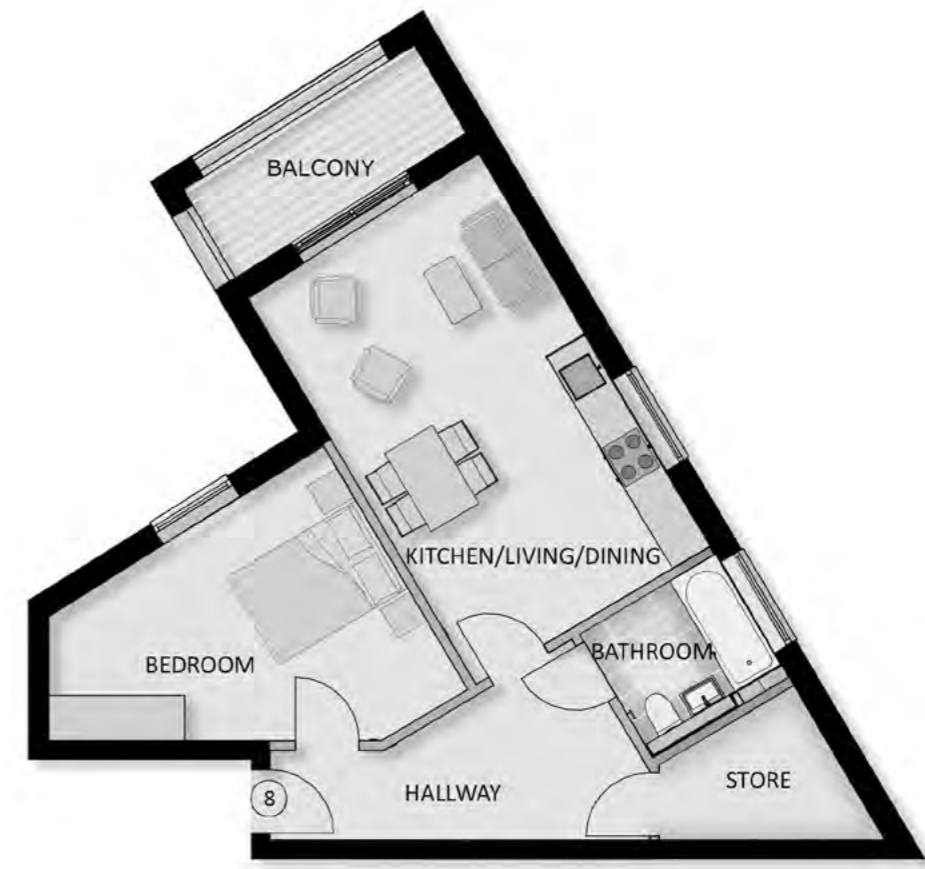
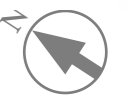
Gross internal area 66 m<sup>2</sup>

# Apartment 8

One bedroom apartment



Second Floor



Gross internal area 56 m<sup>2</sup>



# Apartment 9

Two bedroom apartment



Second Floor



Gross internal area 77 m<sup>2</sup>

# Specification

Incorporating innovative design with stylish fixtures & fittings...

## FRONT DOOR / ENTRANCE LOBBY

- Shopline system, aluminium framed front door with electric strike latch and toughened double glazing.
- Video door entry system
- Individual letter boxes for each flat
- Stairs to all upper floors

## KITCHEN / LOUNGE AREA

- Wide plank laminate light oak effect finish flooring to kitchen
- Electric underfloor heating
- German Style Kitchen Units with Gola Profile System
- Egger Graphite Denver Oak Door Panels
- Egger Alpine White Gloss Wall Cabinet Units
- White Quartz kitchen worktop
- Bosch Oven and Stove
- CDA integrated Fridge Freezer
- CDA Dishwasher

## BATHROOMS

- Electric towel rail
- Shadow dust glazed porcelain wall tiles
- White polished porcelain floor tiles
- Polished chrome towel radiators
- Wall hung vanity unit for storage with ceramic basin
- Basin mixer tap
- Built-in bath with integrated thermostatic bath filler, wall mounted overhead shower and thermostatic controls
- Glass bath screen
- Wall Hung WC with soft close seat
- Shaver Point
- Large Fixed Mirror

## WALLS & INTERNAL DOORS

- All doors are high quality timber and heavy weight for durability
- Polished chrome handles with turn and release locks to bathrooms

## WINDOWS & SLIDING DOORS

- Double glazed, powder coated to Anthracite Grey aluminium sliding doors with 10 years guarantee
- Double glazed fixed and openable powder coated Anthracite Grey aluminium windows with 10 years guarantee

## LIGHTING & ELECTRICAL

- Polished chrome switches and sockets
- Telephone and broadband points
- Spotlights throughout
- Video door entry system
- Telephone and broadband sockets
- Heat and smoke detectors in apartments

## STORAGE

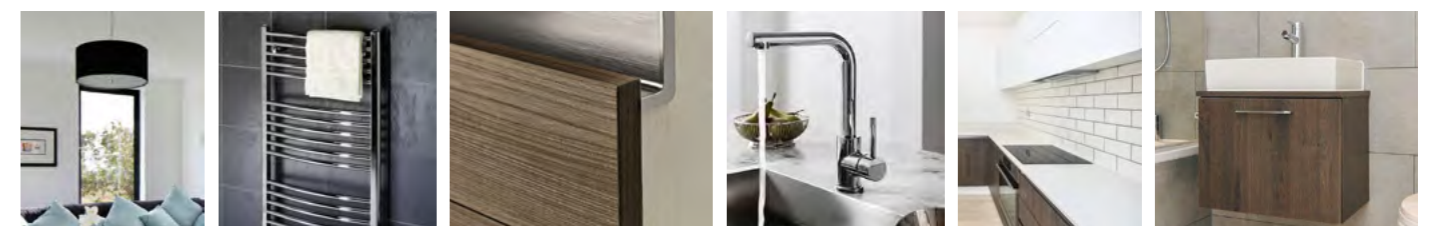
- Dedicated inbuilt storage to all flats in the hallway
- Bosch freestanding washer/dryer

## FRONT GARDEN

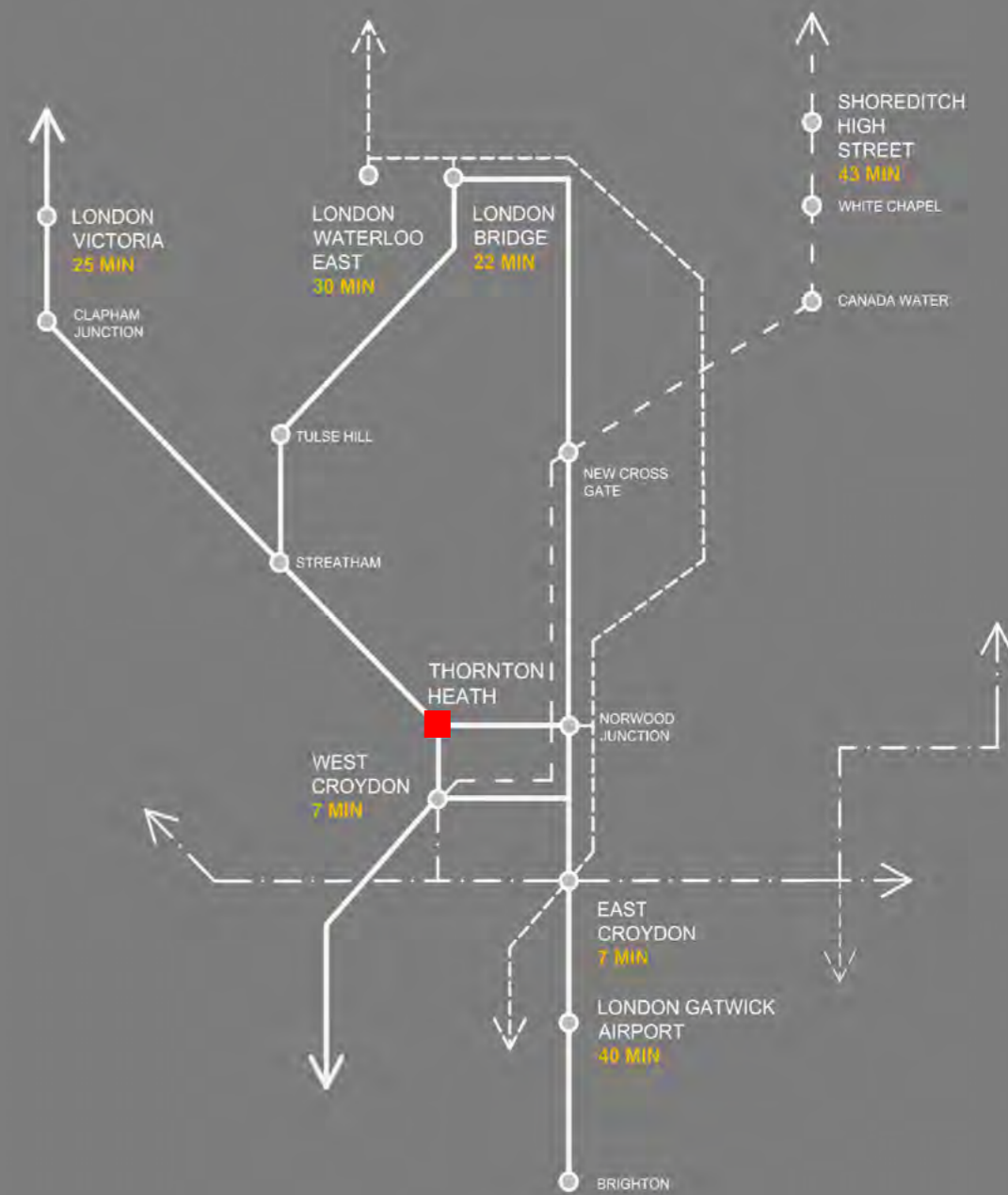
- Low brick walls to provide privacy and security
- Plants to prevent overlooking from the street
- Block Paving Path from the street to the main entrance of the house
- Secure bicycle storage
- Bin store

## SECURITY AND PEACE OF MIND

- 10 Year Buildzone New Homes warranty
- Double glazed, aluminium Express Bi-folding sliding doors with 10 years guarantee
- Double glazed fixed and openable aluminium windows with 10 years guarantee
- High Security windows, sliding doors and front door
- Access to all apartments by individual door entry intercom system
- High security front entrance doors







Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

All area and distances are measured approximately and not necessarily comprehensive. Journey times are approximate.



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