

LEDAIRE POINT



19A DEVONSHIRE ROAD, CROYDON, CR0 2JW

A boutique collection of 9 brand new luxury apartments

LEDAIRE POINT

A boutique collection of 9 brand new, luxury homes with generous proportions, refined interiors and a stylish colour palette just moments from the varied amenities and bustling centre of Croydon.

Complemented by private outdoor spaces as well as a shared communal garden, each apartment at Ledaire Point has been carefully and tastefully designed for both style and comfort.

PRACTICAL, LIGHT AND STYLISH

Tucked away on a quiet side street Ledaire Point boasts an elegant and contemporary building in the heart of Croydon.

With its eye catching full height windows and practical well thought out layouts, the development offers its residents the best in refined metropolitan living.



THOUGHTFUL ARCHITECTURAL PLANNING HAS CREATED 21ST CENTURY LIVING WITH EACH FLAT HAVING A BRIGHT OPEN PLAN KITCHEN, LIVING AND DINING AREA WHERE RESIDENTS CAN RELAX AND GUESTS CAN BE ENTERTAINED



Hanging light feature not included



DISCOVER THE LOCAL AREA

Situated less than a mile away from Croydon's vibrant town centre, the Ledaire Point development offers residents superb access to hundreds of eateries covering the whole gastronomic world as well as a multiplex of shops and establishments to suit any occasion or budget.

The adjacent high street hosts a wide array of local conveniences, including a variety of daily amenities and supermarkets including a Tesco within 40 meters of the building.

A selection of nearby parks and recreation grounds provide a sanctuary from every day city life whilst excellent schools and a brand new Legacy Youth Zone across the road ensures youngsters are brought up in a thriving environment.



01 Wandle Park

02 Fairfield Halls Theatre

03 Signal Brewing Company

04 Surrey Street Market





01



02



03



04

CROYDON AND THE WIDER AREA

Located 8 miles south of central London, Croydon has long been a popular commuter town and has recently undergone an impressive makeover thanks to a £5 billion regeneration programme called "Croydon Vision 2020".

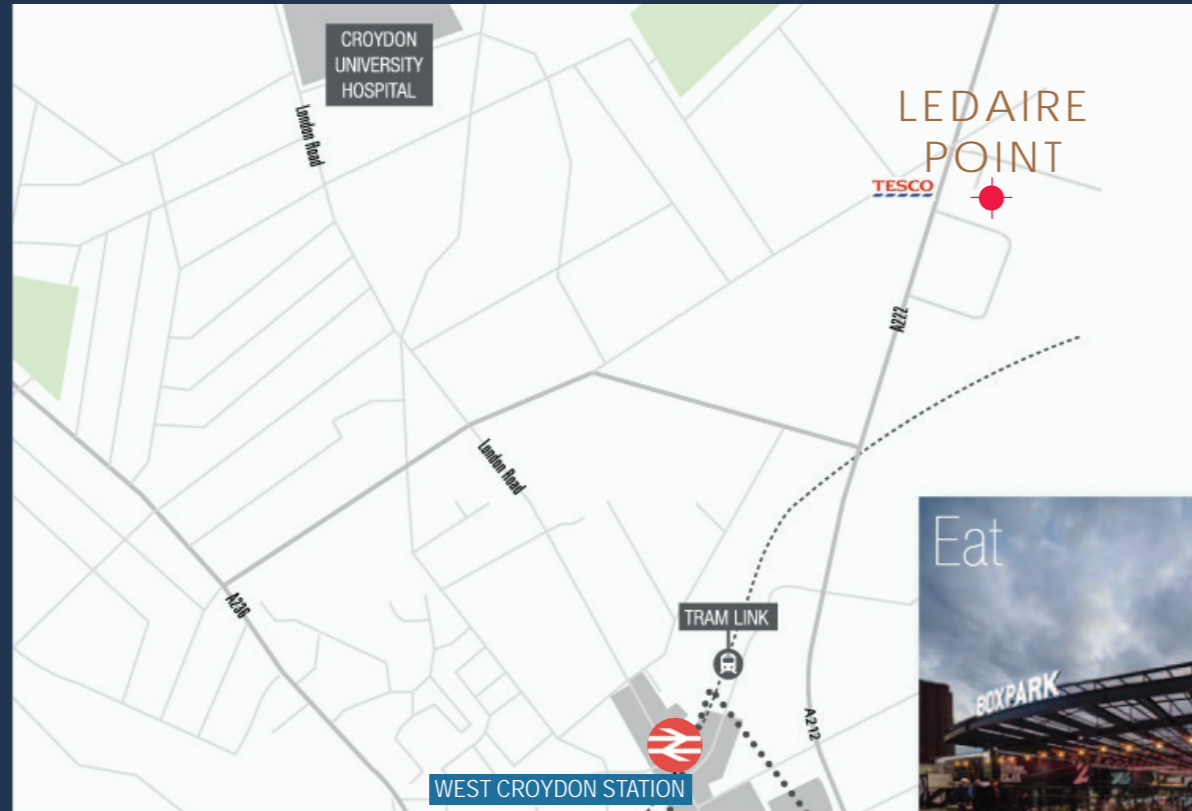
This influx of investment has transformed Croydon into a hub for retail, culture and leisure that has attracted new businesses from across the country placing it firmly on the map as a world class metropolitan centre.

01 Croydon Trams

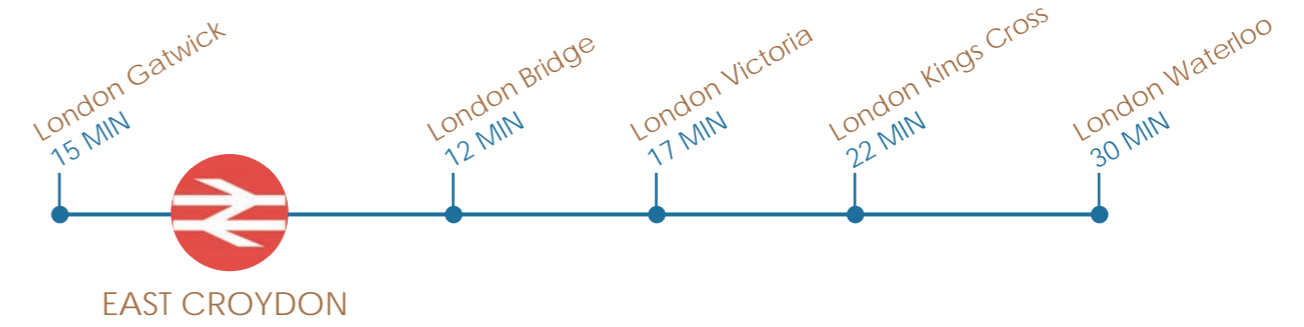
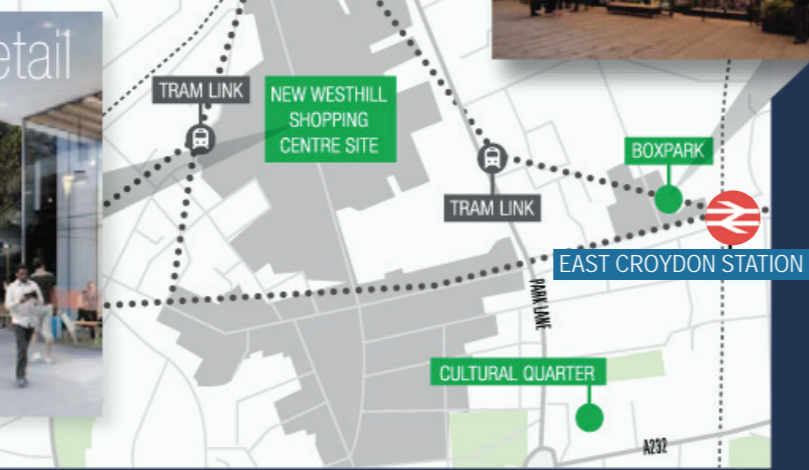
02 Legacy Youth Zone

03 Coombwood Garden

04 West Croydon Bus Station



WALK TO STATION
 East Croydon - 17MIN
 West Croydon - 12MIN
 Selhurst - 12MIN



CONNECTIVITY

Ledair Point is located on Devonshire Road and is within easy walking distance of East and West Croydon stations, Selhurst station as well as Croydon tram link and bus station.

Excellent access and quick journey times to Central London, South London and nationally make Croydon one of the best connected suburbs of London.



Crystal Palace Park



Coombwood Garden



Wandle Park

REFINED METROPOLITAN LIVING

Practical and effective layouts have been carefully chosen to provide comfortable and uncompromised spaces whilst stylish fittings together with smart and efficient appliances make living at Ledaire Point a true delight.

Large double-glazed sliding windows with aluminium frames open up to individual balconies on all upper floors and to private gardens on the ground floor, providing residents with a literal breath of fresh air.

LEDAIRE POINT

THE APARTMENTS

KITCHEN

Quartz Worktops
German Style Units
German Cooking Appliances



Hanging light feature not included



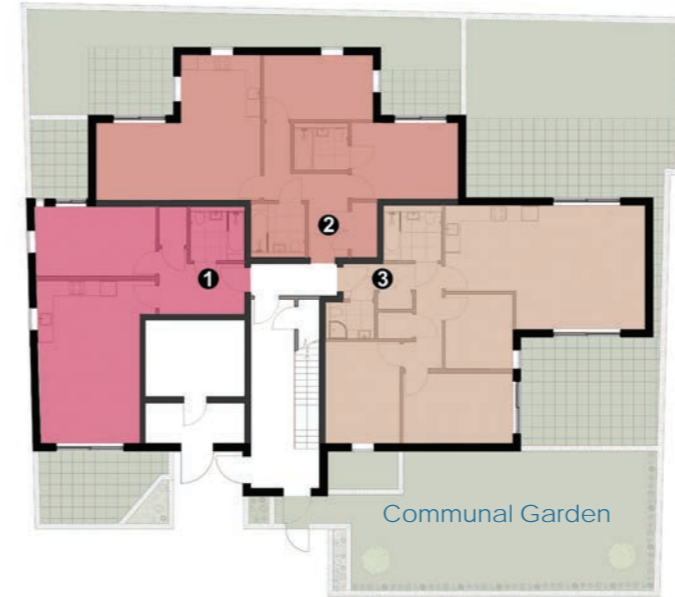
BEDROOM & BATHROOM

Large Built In Mirrors
Electric Heated Towel Rail
Underfloor Heating In Rooms
Gardens / Balconies



LEDAIRE POINT

THE FLOOR PLANS



Ground Floor

- APARTMENT 1 1 1
- APARTMENT 2 2 2
- APARTMENT 3 2 3



First Floor

- APARTMENT 4 1 2
- APARTMENT 5 2 2
- APARTMENT 6 1 2



Second Floor

- APARTMENT 7 1 2
- APARTMENT 8 1 1
- APARTMENT 9 1 1



APARTMENT 1
Ground Floor 57sqm

Kitchen/Dining/Living	6.5m x 4m
Bedroom	4.8m x 2.8m
Front Garden	5m x 2.9m
Rear Garden	2.3m x 3.1m



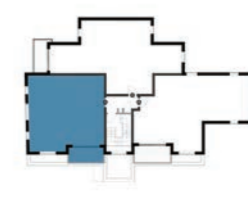
APARTMENT 2
Ground Floor 77sqm

Kitchen/Dining/Living	6.5m x 3.1m
Master Bedroom	4.2m x 3m
Bedroom 2	4.3m x 2.5m
East Garden	3.1m x 4m
West Garden	5.7m x 4.2m



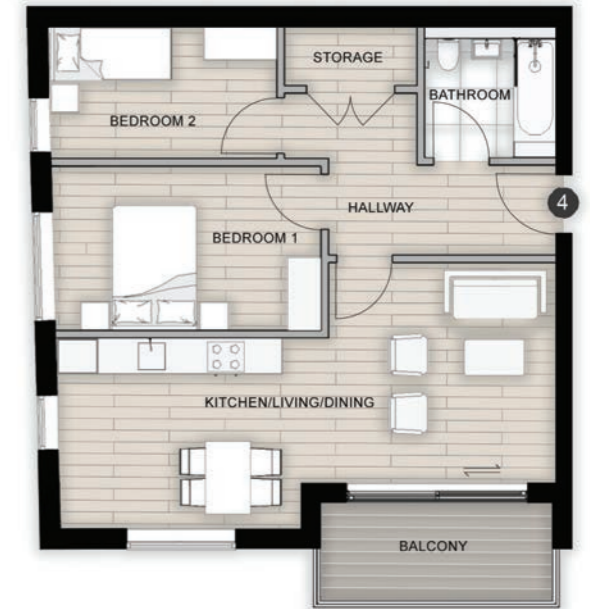
APARTMENT 3
Ground Floor 92sqm

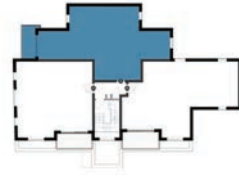
Kitchen/Dining/Living	8m x 4.9m
Master Bedroom	4.5m x 2.8m
Bedroom 2	4m x 2.8m
Bedroom 3	2.9m x 2.7m
Front Garden	5.4m x 4.3m
Rear Garden	7m x 7.9m



APARTMENT 4
First Floor 66sqm

Kitchen/Dining/Living	8.2m x 3.4m
Master Bedroom	4.4m x 2.7m
Bedroom 2	3.7m x 2.2m
Balcony	3.8m x 1.7m





APARTMENT 5
First Floor 77sqm

Kitchen/Dining/Living 6.5m x 5.7m
Master Bedroom 3m x 4.2m
Bedroom 2 4.3m x 2.5m
Balcony 3.5m x 1.4m



APARTMENT 6
First Floor 79sqm

Kitchen/Dining/Living 7.4m x 4.3m
Master Bedroom 4.9m x 3m
Bedroom 2 5m x 2.6m
Balcony 3.8m x 1.7m



APARTMENT 7
Second Floor 66sqm

Kitchen/Dining/Living 8.2m x 3.6m
Master Bedroom 4.4m x 2.7m
Bedroom 2 3.7m x 2.1m
Balcony 3.8m x 1.6m



APARTMENT 8
Second Floor 56sqm

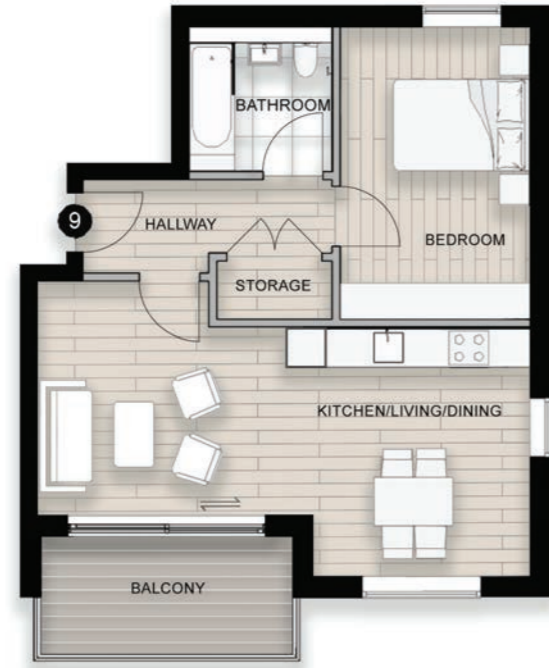
Kitchen/Dining/Living 9.1m x 3.1m
Bedroom 5.2m x 3m
Balcony 3.6m x 1.4m





APARTMENT 9
Second Floor 52sqm

Kitchen/Dining/Living 7.4m x 3.7m
Bedroom 4.4m x 2.8m
Balcony 3.8m x 1.8m



LEDAIRE POINT

SPECIFICATION

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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
- Block Paving Path from the street to the main entrance of the house

KITCHEN / LOUNGE AREA

- Wide plank laminate frosted oak effect finish flooring to kitchen and lounge area
- Electric underfloor heating
- German Style Kitchen Units with Gola Profile System
- Egger Gloss Cashmere Grey Base Units
- Kronospan Midnight Blue Wall Cabinet Units
- White Quartz kitchen worktop
- Bosch Oven and Stove (or similar)
- CDA integrated Fridge & Freezer (or similar)
- CDA Dishwasher (or similar)
- Intergrated extractor with feature lighting

BATHROOMS

- Shadow dust glazed porcelain wall tiles
- White polished porcelain floor tiles
- Polished chrome electric 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

- Spotlights throughout
- Video door entry system
- Telephone sockets
- Fibre optic broadband
- Heat and smoke detectors in apartments

STORAGE

- Dedicated inbuilt storage to all flats in the hallway
- Bosch freestanding washer/dryer (or similar)

COMMUNAL GARDEN

- Landscaped Garden
- Side and front walls to provide privacy and security

CYCLE & BIN STORE

- 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.

Plans are 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.


Countrywide

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