



Croydon



Olive point is an exclusive development of 9, one, two and three bedroom apartments.

Each apartment has a German Style kitchen with AEG and CDA appliances including a dishwasher and washing machine and a quartz stone worktop. The bathrooms are fully tiled with under floor heating and wall hung WC.

There is durable wide plank laminate flooring with light oak effect finish to the kitchen, living and bedrooms

The property comes with a 10 year Premier warranty, entry intercom system and cycle store.

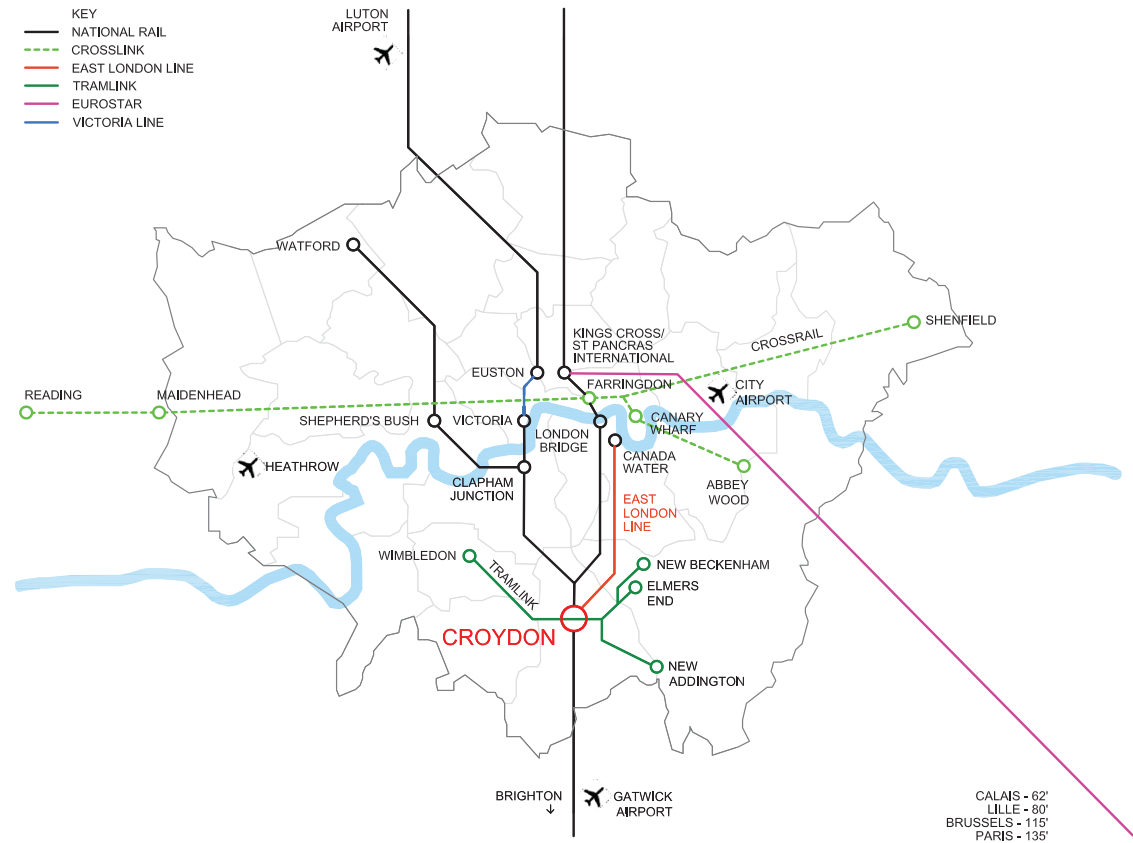
Location

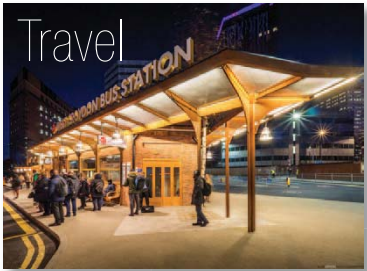
Located 8 miles south of central London, Croydon has long been a popular commuter town and has recently undergone an impressive makeover thanks to a £5.25 billion regeneration programme called “Croydon Vision 2020”.

This influx of investment has transformed Croydon into a hub for retail, culture and leisure, and has attracted new businesses and venues such as the newly built Boxpark, which houses a variety of independent shops, restaurants and bars. Together with three mainline train stations, plenty of good quality education options, and the only operational tram network in the South East, Croydon has increasingly become a popular place for young professionals and families to relocate.

The Olive Point development is located on Dennett Road in West Croydon and is a short 10-minute walk away from the station, which provides regular services into central London. It's also less than a mile away from Croydon's central shopping district, which will soon undergo a transformation into London's largest Westfield shopping centre thereby further boosting the area.

Tucked away around the corner from the high street, the Olive Point development benefits from an abundance of local supermarkets and amenities whilst still enjoying the peace and quiet of the surrounding area.





New West Croydon Bus Station



Fairfield Halls



Wandle Park - Shortlisted for exceptional design award



Proposed Westfield Shopping Centre



Box Park



West Croydon station is a 0.7 mile walk or bus journey way.

Victoria 24 mins and London Bridge 18 mins.

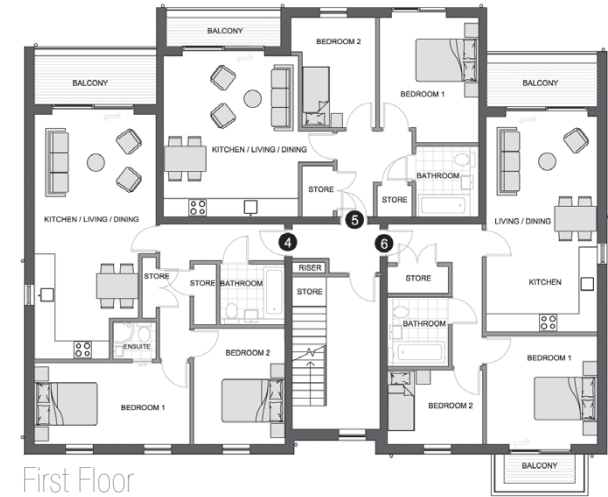
By road the M25 and M23 are just a short drive away.

M25 and M23 within easy reach, Gatwick 18.7 miles

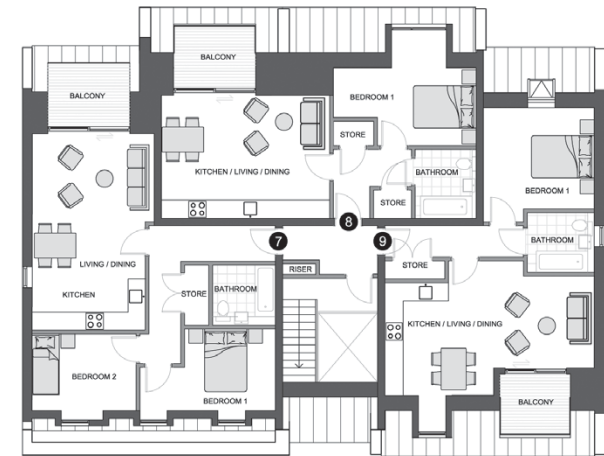
Site Plan



Ground Floor



First Floor



Second Floor

Flat 1 – 3 bedroom apartment with terrace

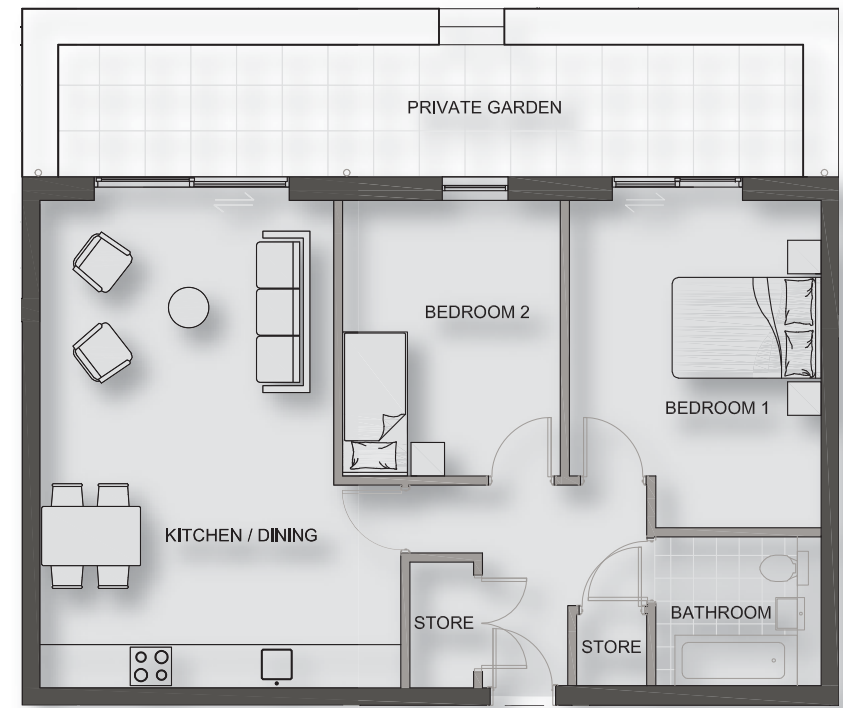
Apartment One



Flat 2 – 2 bedroom apartment

Apartment Two

Gross internal area 69.3m²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

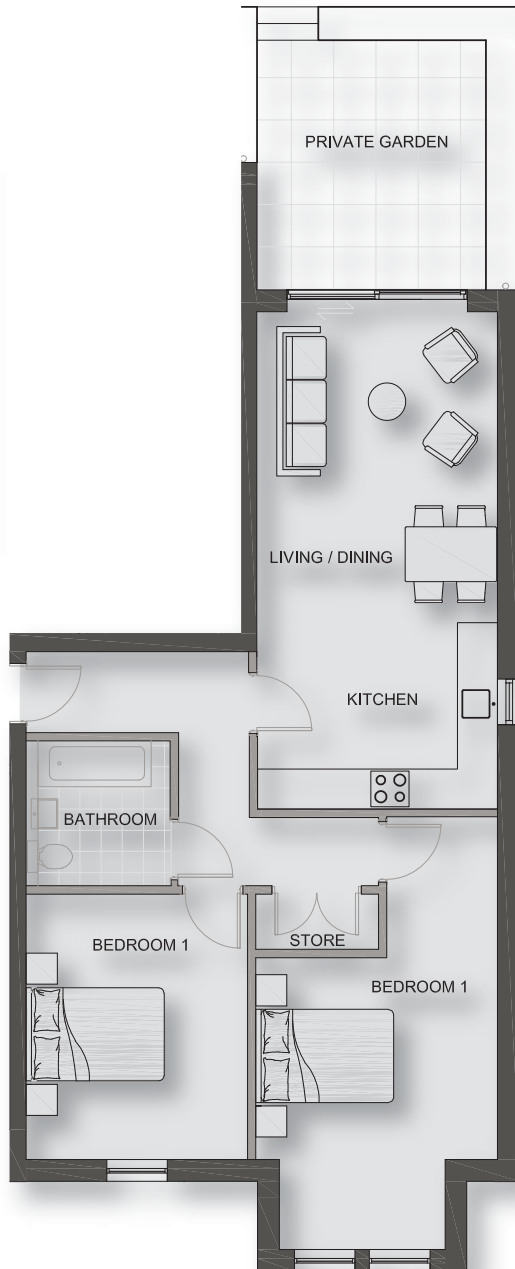
Flat 3 – 2 bedroom apartment

Apartment Three

Gross internal area 74.3m²



Ground Floor



Flat 4 – 2 bedroom apartment

Apartment Four



First Floor

Gross internal area 75.1m²



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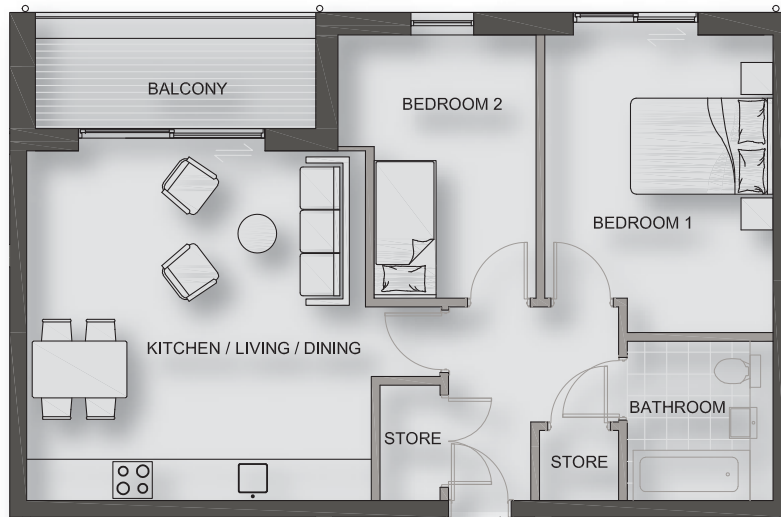
Flat 5 – 2 bedroom apartment
Apartment Five



First Floor



Gross internal area 63.7m²



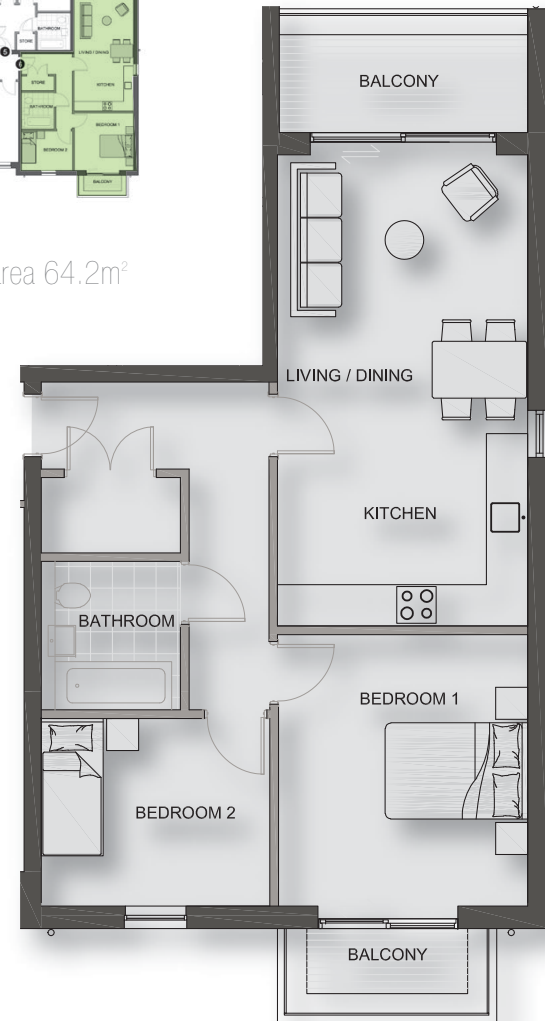
Flat 6 – 2 bedroom apartment
Apartment Six



First Floor

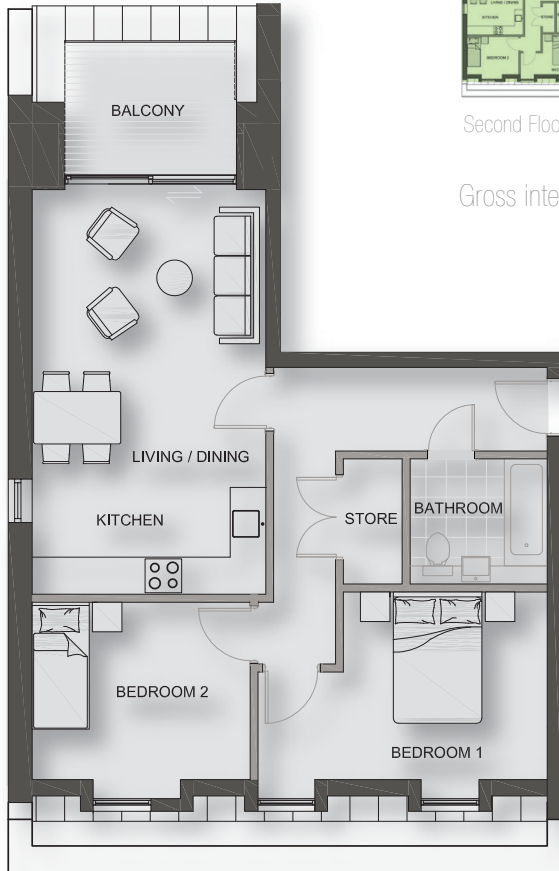


Gross internal area 64.2m²



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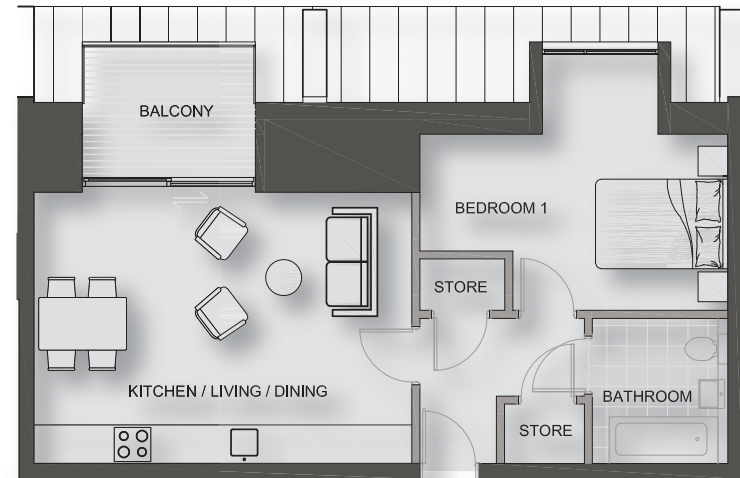
Flat 7 – 2 bedroom apartment
Apartment Seven



Second Floor

Gross internal area 64.0m²

Flat 8 – 1 bedroom apartment
Apartment Eight



Second Floor

Gross internal area 50.0m²

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Flat 9 – 1 bedroom apartment

Apartment Nine



Second Floor

Gross internal area 51.6m²





Modern living, each apartment has an open plan kitchen, dining and living area

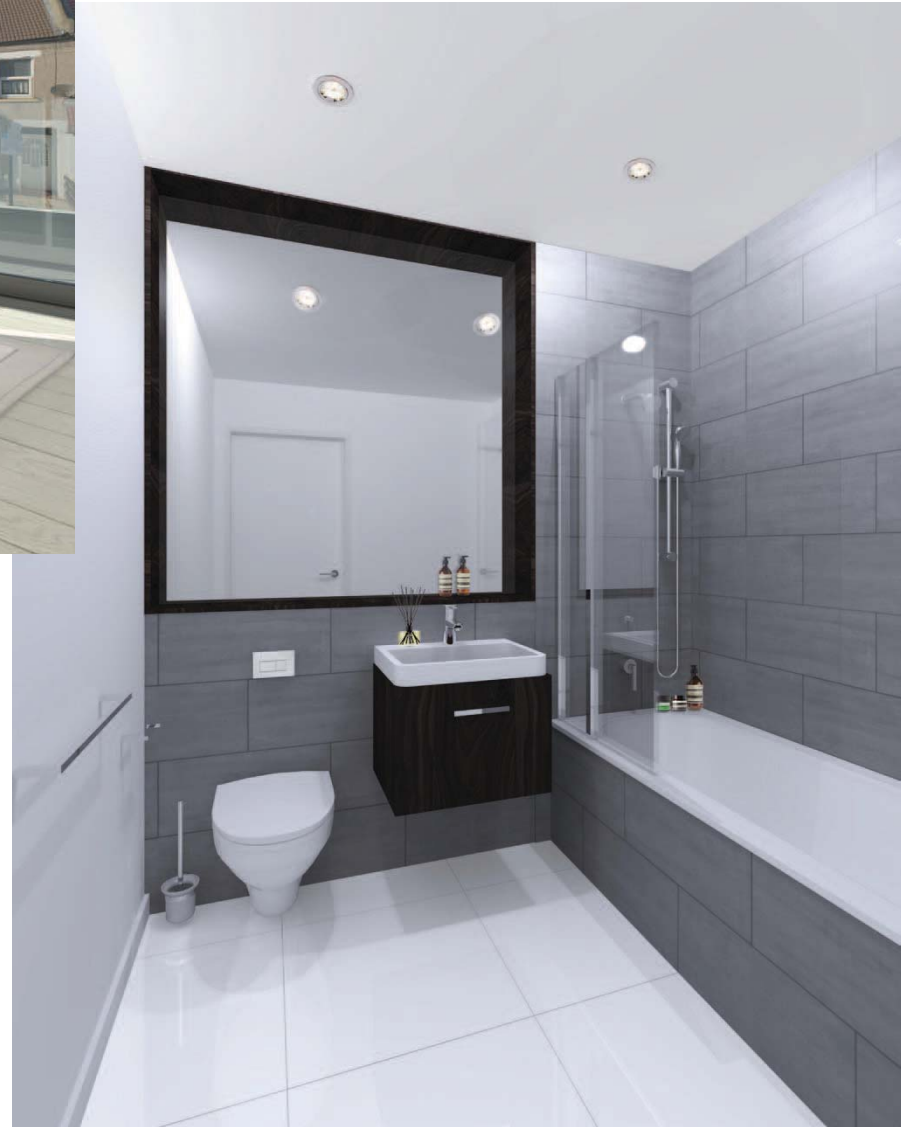
Every apartment benefits from a German Style kitchen with quartz worktops





Each apartment has either a private balcony or a private garden

Under floor heating and energy efficient down lighters offer a comfortable environment.



Specifications

FRONT DOOR / ENTRANCE LOBBY

- Solid core door, polished chrome ironmongery and security locking
- 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
- AEG Oven and Stove
- CDA integrated Fridge Freezer
- CDA Dishwasher

BATHROOMS

- Electric underfloor heating
- 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

ENSUITE BATHROOM (Flat 1 & 4)

- Electric underfloor heating
- 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 shower tray with glass enclosure, wall mounted overhead shower and thermostatic controls
- Wall Hung WC with soft close seat
- Shaver Point

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
- CDA 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

REAR GARDEN

- Gated Entrance
- Side and rear solid wall fences to provide privacy and security
- Block Paving Path from the street to the rear communal garden from side of building
- Communal rear landscaped gardens
- Secure bicycle storage
- Bin store

SECURITY AND PEACE OF MIND

- 10 Year Premier Guarantee warranty
- Double glazed, aluminium Express Bi-folding sliding doors with 10 years guarantee
- Double glazed fixed and openable aluminium Express Bi-folding 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

Development of the highest standard



incorporating innovative designs
with stylish fixtures & fittings



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

23 Dennett Road . Croydon . CR0 3JD