

Canalside

Exclusive Private Development

~ NORWOOD JUNCTION ~

APARTMENTS PENTHOUSE MAISONETTES

Canalside

An exclusive private development of just seven luxury 2-bed apartments and two 2-bed maisonettes within an easy London commutable location.

exclusive private development



Getting Around

Located only a 10 minute walk from Norwood Junction Station, Canalside residents can enjoy a 12-minute, non-stopping train service direct to London Bridge.



ThamesLink

- Gatwick 35 mins
- ▲
- East Croydon 5 mins
- ▲
- Norwood Junction**
- ▼
- London Bridge 12 mins
- ▼
- London Blackfriars 18 mins
- ▼
- London St Pancras (Int) 27 mins

SOUTHERN

- Epsom 31 mins
- ▲
- Sutton 20 mins
- ▲
- Wallington 14 mins
- ▲
- West Croydon 6 mins
- ▲
- Norwood Junction**
- ▼
- London Bridge 12 mins

OVERGROUND

- Highbury Islington 46 mins
- ▲
- Shoreditch 32 mins
- ▲
- Surrey Quays 23 mins
- ▲
- Sydenham 7 mins
- ▲
- Norwood Junction**
- ▼
- West Croydon 6 mins



Day Buses from Norwood Junction

BUS ROUTE	TOWARDS
75	Croydon
130	Lewisham
157	New Addington
196	Crystal Palace
197	Morden
312	Elephant & Castle
410	Croydon
	Peckham
	South Croydon
	Crystal Palace
	Wallington



Out & About

Canalside Apartments is ideally placed to embrace South East London's rich culture, whilst enjoying a modern living style in a location convenient for transport, shopping, social, and recreation.

Built on the former banks of the old Croydon Canal, Canalside Apartments lie just south of 'South Norwood Lakes'. The lake and its

grounds offer fantastic facilities, including sailing (home to Croydon Sailing Club), fishing, basketball, cricket, tennis, bowling green, and trim trail, as well as over 100 acres of accessible parkland. The highly acclaimed Crystal Palace Triangle is less than a 20-minute journey door-to-door. As a hotspot for social life, the Triangle is alive with gastro eateries, vintage furniture and

clothing stores, as well as galleries, arts and crafts shops, and an Everyman Cinema. The nearby towns of Croydon and Bromley also offer large shopping centres with both high street and designer shops, easily accessible by public transport.





Specification

DOORS

- **SoundSecure Apartment Entrance Doors**
Apartment doors feature enhanced acoustic properties and high quality. Secured by Design, police approved modern three point espagnolette locking systems, complete with chrome lever handles. The locks are fitted internally with a fire escape (thumb turn) and with a key cylinder externally
- **Maisonette Entrance Doors**
Maisonette units have their own private external front door, Secured by Design with the latest five-point, anti-bump cylinder locking mechanism, providing extra piece of mind
- **Internal Doors**
All units fitted with contemporary 'Horizontal 4 line' white painted solid core internal doors with polished chrome ironmongery

KITCHEN

- Professionally designed contemporary kitchens, comprehensively fitted with a full range of modern units matched with High Quality 'chrome edged glass' Laminate worktops

APPLIANCES

- A complete range of integrated appliances, including full size dishwasher, generously sized fridge/freezer as well as electric oven, gas hob and extractor hood (Penthouse fitted with ceramic hob and flush fitting worktop extractor)
- Integrated washer/drier included

BATHROOM FITTINGS

- Premium quality Saneux sanitaryware in white with contemporary Vado chrome fittings which include, hair wash shower mixer to bath with wall slide rail, chrome finish clear glass bath screen, semi-recessed basins and concealed cistern WC's to family bathroom. Showers with high quality chrome finish cubicles to en-suites. Thermostatic bath and shower mixer fittings allow precise temperatures to be set whilst maintaining the flow of water
- Mixers are fitted with an anti-scald device, which cuts the flow should the cold water supply fail, this means they are safe for use by the whole family
- Contemporary, easy to clean wall tiles to family bathroom and en-suite
- Generously sized fitted mirrors

FLOORING

- **Entrance Hall, Living and Kitchen**
High quality, latest trend 'Quick Step' laminate timber flooring, providing the realism of natural wood, but with essential hard wearing properties allowing worry free maintenance.
- **Bathroom / En-Suite**
Amtico vinyl tiles to family bathrooms and ensuites
- **Bedrooms**
Premium quality carpeting to all bedrooms



ELECTRICAL FITTINGS

- Secure Door Entry System with both video and audio features linked to Main Entrance Doors (Maisonette units have private entry with door bell)
- Satin chrome switches and sockets to kitchens
- LED downlights throughout, feature pendant lighting to dining/ lounge areas (where applicable)
- Bedroom lighting is double switched from bedside
- Terrestrial Digital TV sockets are provided to all bedrooms and living areas
- Pre-wired telephone system (subject to BT contract)

HEATING SYSTEMS

- High efficiency insulation to floors, walls and roof spaces contributes to a 19% improvement on national standards which reduces both heating costs and carbon emissions
- Class leading Vaillant Gas Boilers provide both Space Heating and Domestic Hot Water. All units have contemporary 'Style' radiators

SECURITY AND COMMUNICATION

- Fully installed security intruder alarm system
- Secured by Design Apartment Entrance Doors
- Secure Door Entry System with both video and audio features to apartments.
- Security locking on all doors and windows to PAS24: 2012 standards
- Broadband service available in area. Apartments are pre-wired for BT provision
- Excellent mobile phone signal (EE, O2, Three, Vodaphone)

FIRE SAFETY / HEALTH

- For complete peace of mind all units feature mains powered smoke/heat alarms all with re-chargeable battery back-up and Carbon Monoxide detectors

COMMON AREAS

- Private Parking to selected units (allocated), some bays with car charging points
- Cycle storage with secure Sheffield stands, within the parking area (Maisonette units provided with private cycle storage)
- Fully carpeted hallways, stairs, landings and lobbies
- Communal Garden Areas, turfed and planted
- Photovoltaic panels discretely mounted on the roof generate 'free' electricity reducing energy costs. Excess electricity generated will be exported back to the national grid'

GUARANTEE

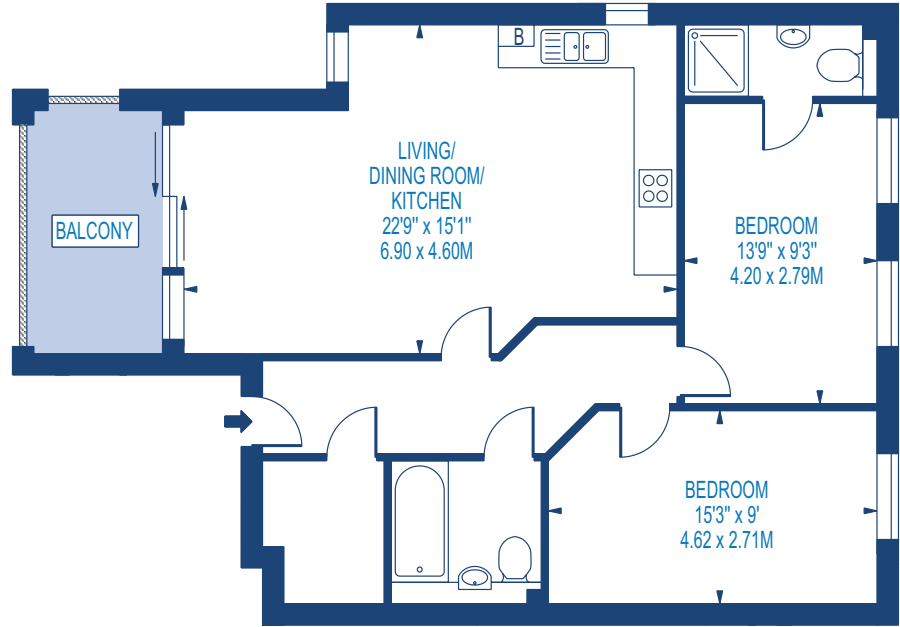
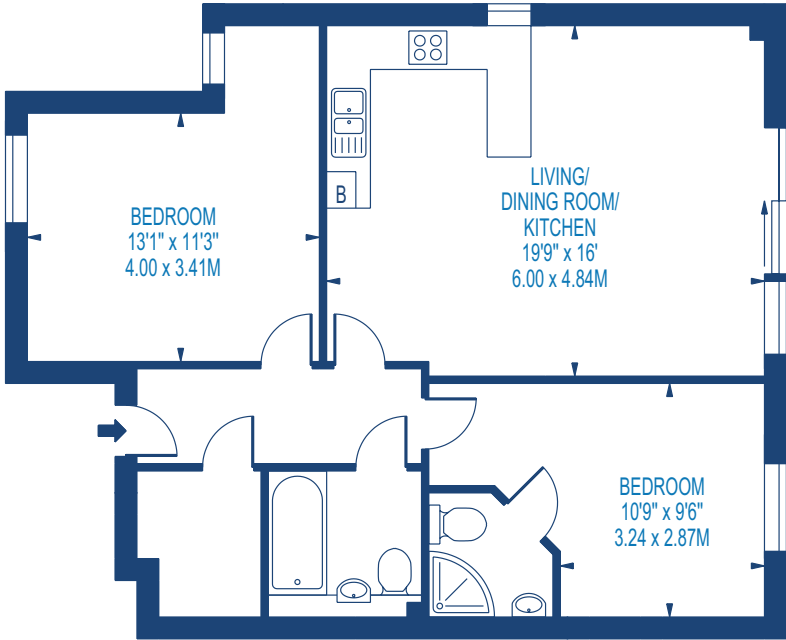
- Units have generously sized French Doors to living areas, opening onto either an integrated balcony or patio area



Apartment 1

Ground Floor

73.08m² | 787ft²



Apartment 3

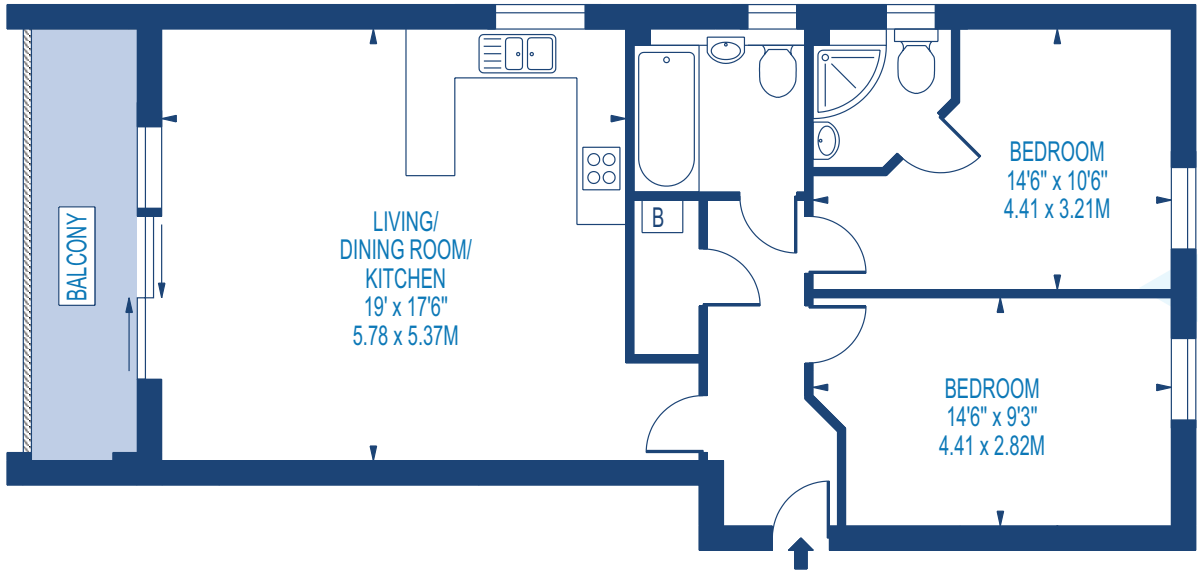
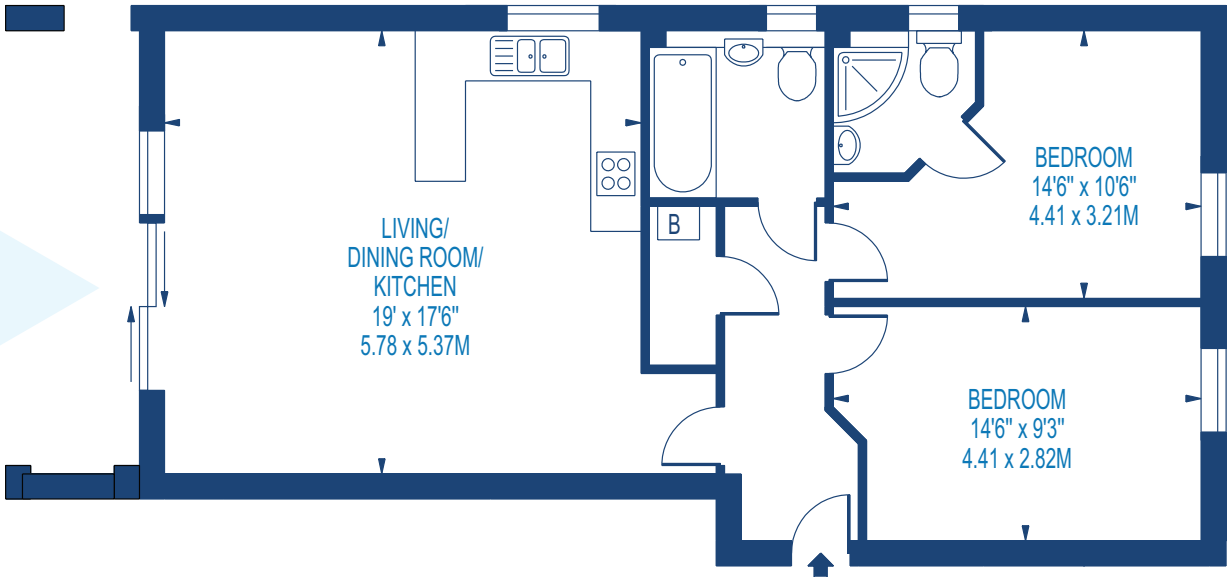
First Floor

71.72m² | 772ft²

Apartment 2

Ground Floor

73.08m² | 787ft²

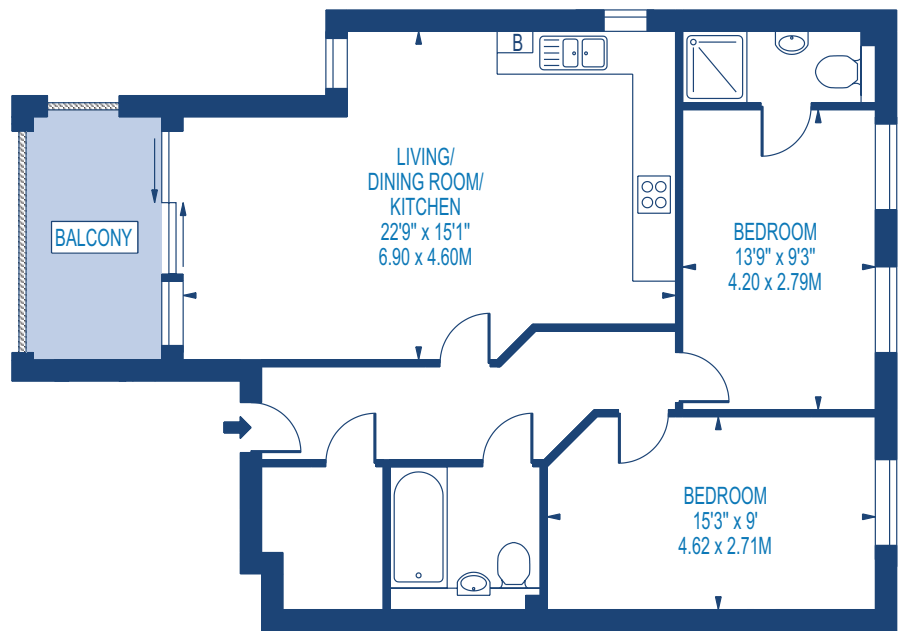


Apartment 4

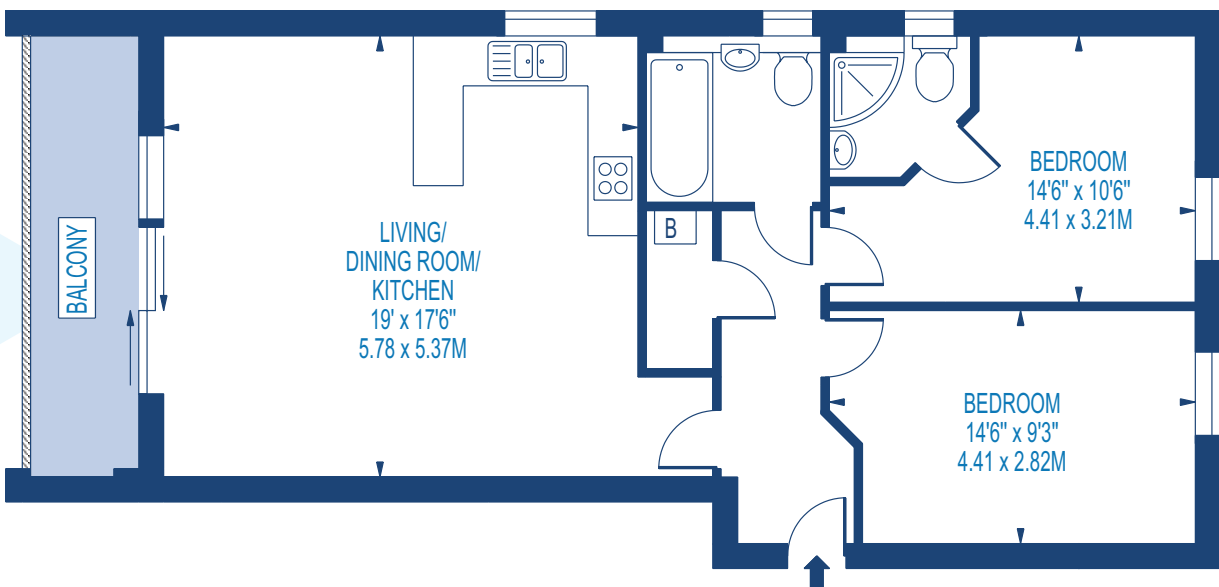
First Floor

70.12m² | 755ft²

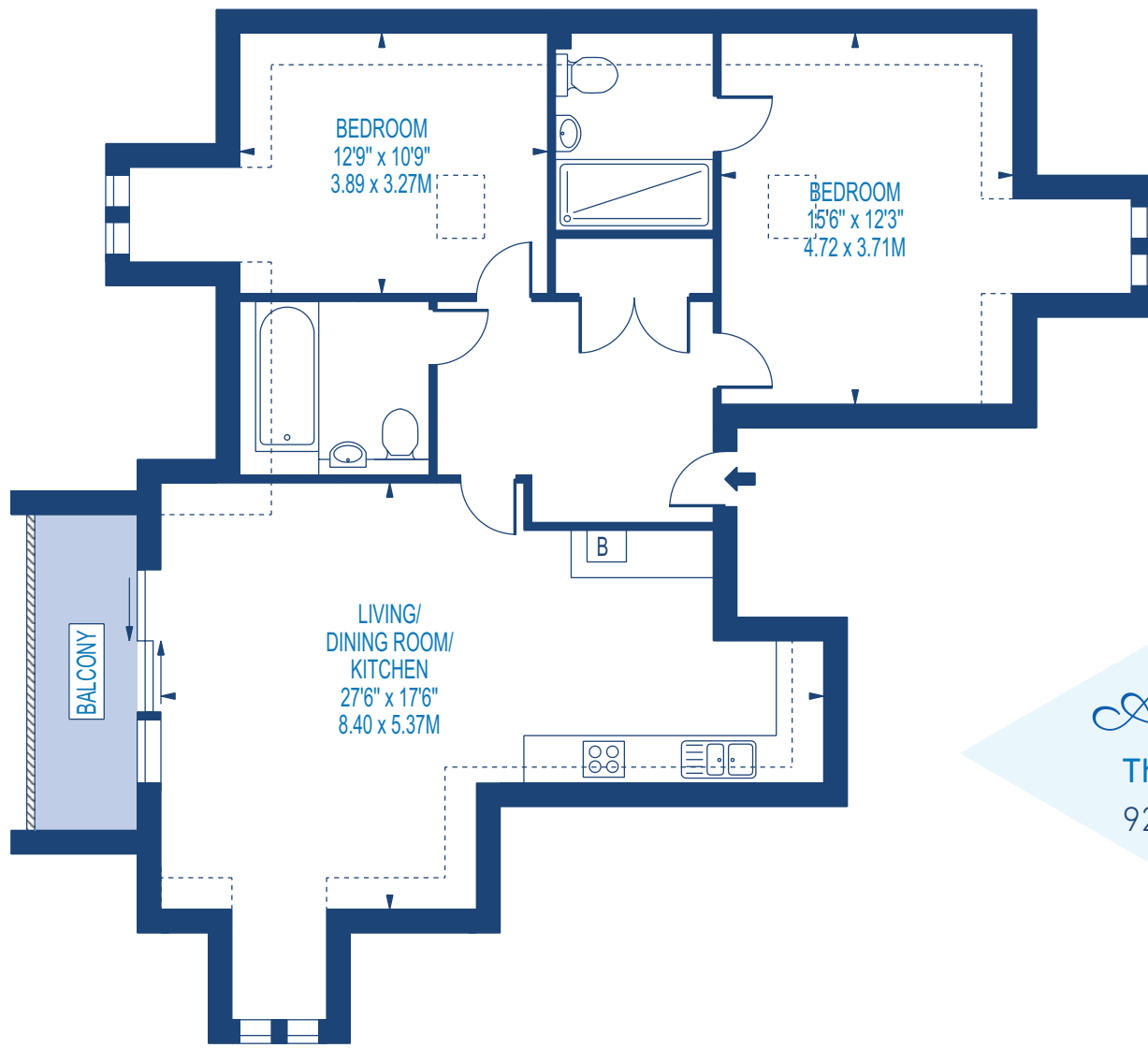
Apartment 5
Second Floor
71.72m² | 772ft²



Apartment 6
Second Floor
70.12m² | 755ft²



the Penthouse



Apartment 7
Third Floor
92.74m² | 998ft²

FOR ILLUSTRATION PURPOSE ONLY

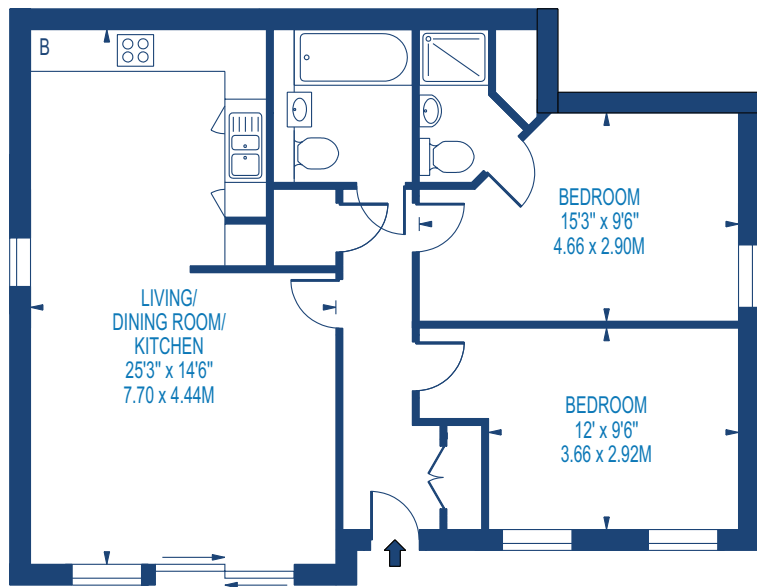
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of and sale or let.



Maisonette 1

BLOCK 2 – Ground Floor

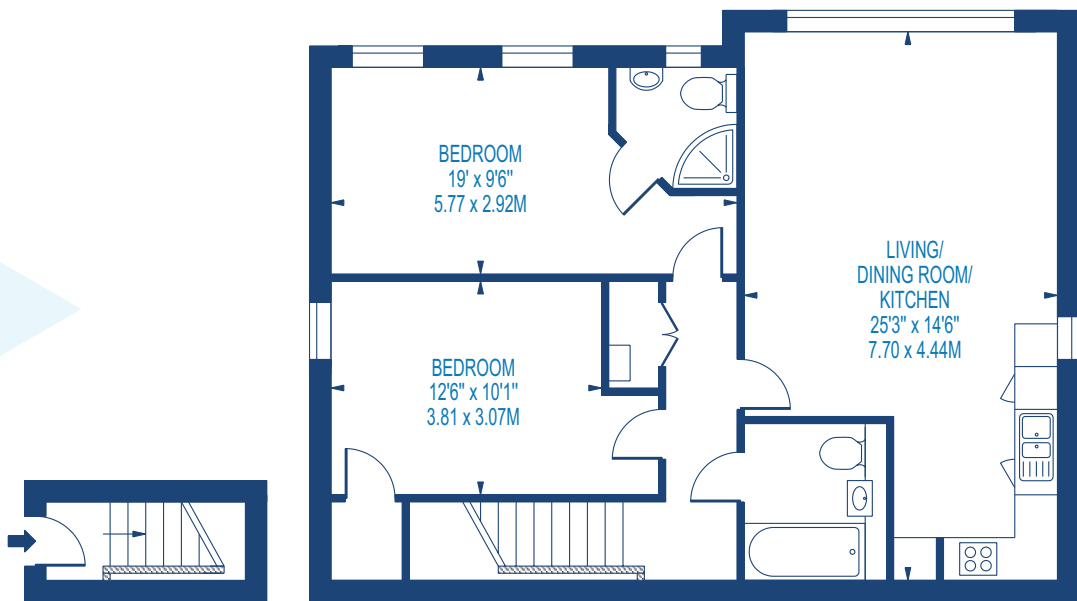
72.16m² | 777ft²



Maisonette 2

BLOCK 2 – First Floor

77.73m² | 837ft²



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