

VENUE

ANERLEY · SE20



A VENUE LIKE NO OTHER

North of Croydon, west of Beckenham, east of Streatham Common and south of Dulwich lies Anerley, a quiet residential suburb that borders the vast green expanse of Crystal Palace Park.

We have chosen this enviable location for this smart new development of one, two and three bedroom apartments. Just moments from the station, Venue is tucked away amongst a series of cul-de-sacs and borders the playing fields of the local primary school.

Built over three, four and five storeys the majority of the homes enclose a grassed and terraced courtyard and all apartments benefit from private outside space with balconies and terraces.

Venue promises to be a fantastic community inspired development, a great place to entertain and to make acquaintance with your neighbours.

Lying just eight miles from central London and adjacent to Crystal Palace which is largely regarded as the bohemian capital of south London, Venue will provide a contemporary home of comfort and convenience, style and spaciousness.

FROM ILLUSTRIOUS ORIGINS

The Crystal Palace transmitter (affectionately known as La Tour de Crystal Palace by the locals) sits on one of the highest points in London and is a famous landmark that can be seen from miles around.

The name 'Crystal Palace' came into being when the cast iron and plate glass structure that housed the Great Exhibition of 1851 in Hyde Park was dismantled, moved and rebuilt on the top of Sydenham Hill.

Designed by Joseph Paxton, the huge, greenhouse-like construction attracted visitors for over seven decades but then tragically, despite the efforts of 89 fire engines, it was lost to a massive blaze in 1936.

The 200-acre park today is home to many reminders of the palace's distinguished past, most notably the life-size dinosaurs that were first

unveiled in 1854 and also the almost mystical Crystal Palace subway, a beautifully designed Victorian vaulted underpass that is open to the public on special occasions.

Unusually, the Crystal Palace area has no defined boundary and straddles three postcode districts as well as five London boroughs. Venue is less than a mile from the junction where the five boroughs meet on a corner of the equally famous Crystal Palace Triangle.



LOCAL AREA

A BIRD'S EYE VIEW

If you could take to the skies you'd see how green this part of south London really is. There are still fragments of ancient woodland that once forested the entire area as well as many more formal parks and open spaces.



LONDON EYE

ST PAUL'S CATHEDRAL

THE SHARD

THE CITY

CLAPHAM

DULWICH

FOREST HILL

STREATHAM

WEST NORWOOD

CRYSTAL PALACE TRIANGLE

CRYSTAL PALACE

CRYSTAL PALACE PARK

CRYSTAL PALACE STATION

NATIONAL SPORTS CENTRE

VENUE
ANERLEY - SE20

ANERLEY

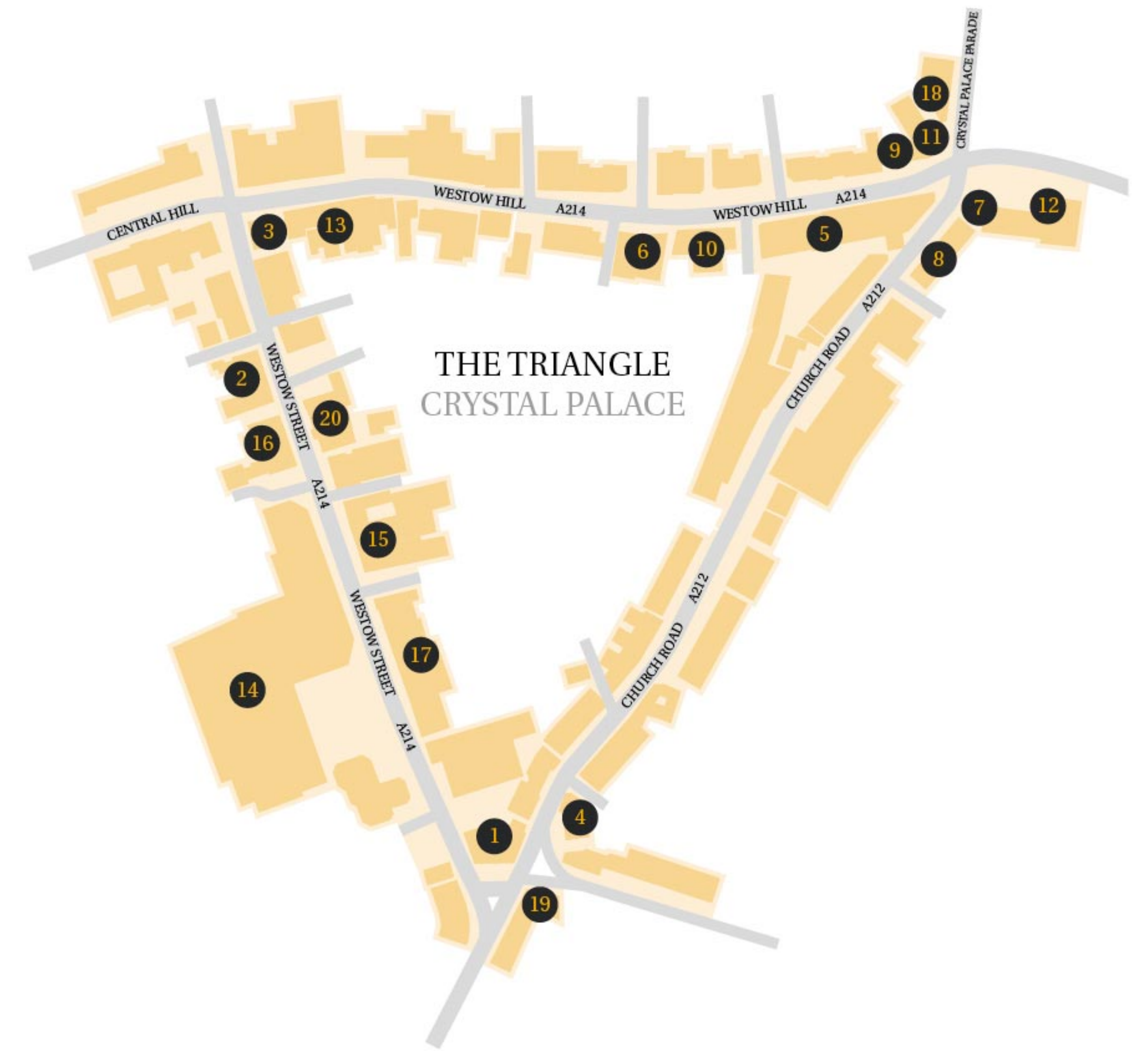
PRIMARY SCHOOL

ANERLEY STATION

SOUTH NORWOOD LAKE

BETTS PARK

VENUE
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YOURS TO EXPLORE

There are lively centres for shopping, dining and entertainment at nearby Beckenham, Croydon and Bromley, but the convenience and lure of the Crystal Palace Triangle will be impossible to resist.

The Crystal Palace Triangle is home to countless vintage shops, antique markets, continental delis and bakeries, modern homeware and gift stores, a fantastic book shop, a hidden-away garden centre and a community-led library.

And yet what makes the Triangle a regular haunt for locals and not so locals is the amazing mix of restaurants, cafes, bars and pubs that line the three principal streets.

There are traditional pubs with shelves of Toby jugs, smart bars with subterranean gardens and gastro pubs with craft beers, open kitchens and tempting menus. The restaurants deliver the whole spectrum from cheap eats to fine dining and embrace a massive diversity of culinary styles and flavours from dozens of different countries.

PLACES TO EAT, DRINK & VISIT

- 1 The White Hart
- 2 Four Hundred Rabbits
- 3 The Sparrowhawk
- 4 The Alma
- 5 Cocktail Embassy
- 6 Numidie Bar & Bistro
- 7 The Crystal Palace Market
- 8 The Wine & Oyster Bar
- 9 Lorenzo's Ristorante
- 10 Ponte Nuovo
- 11 Westow House
- 12 The Grape & Grain
- 13 Caffè Nero
- 14 Sainsbury
- 15 The Postal Order
- 16 Domali Bar & Kitchen
- 17 Blackbird Bakery
- 18 Café St Germain
- 19 Brown & Green
- 20 A Torre

Photos from the top, left to right:
 Crystal Palace Market
 The White Hart
 Caffè Nero
 Local food
 Craft coffee
 Blackbird Bakery
 Four Hundred Rabbits
 Westow House
 Indicative lifestyle
 The Sparrowhawk

GATEWAY TO THE CITY

Anerley has always had speedy rail connections to the City via London Bridge or Cannon Street and the West End via Charing Cross, then the opening of the Overground slashed journey times to the Docklands districts.

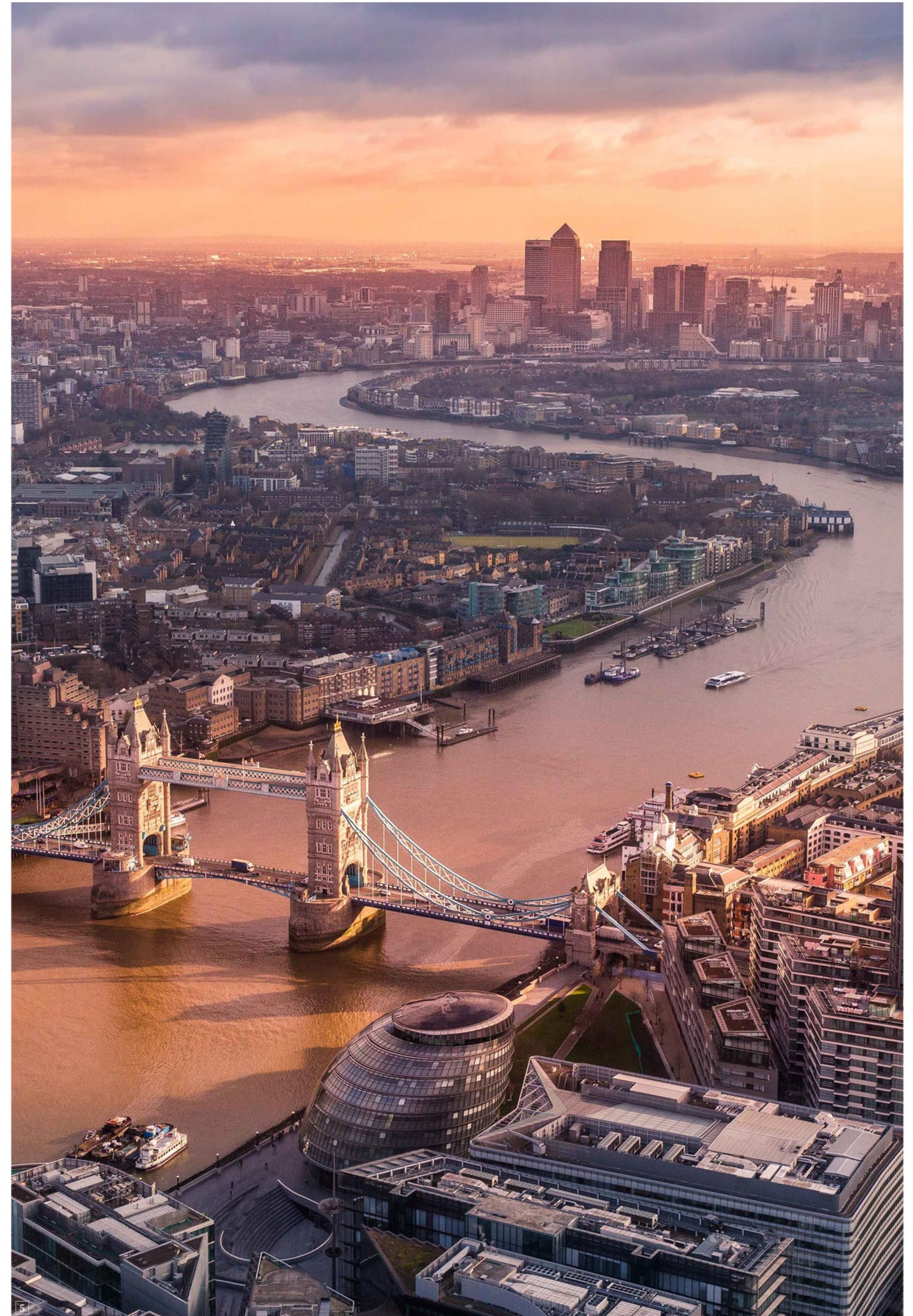
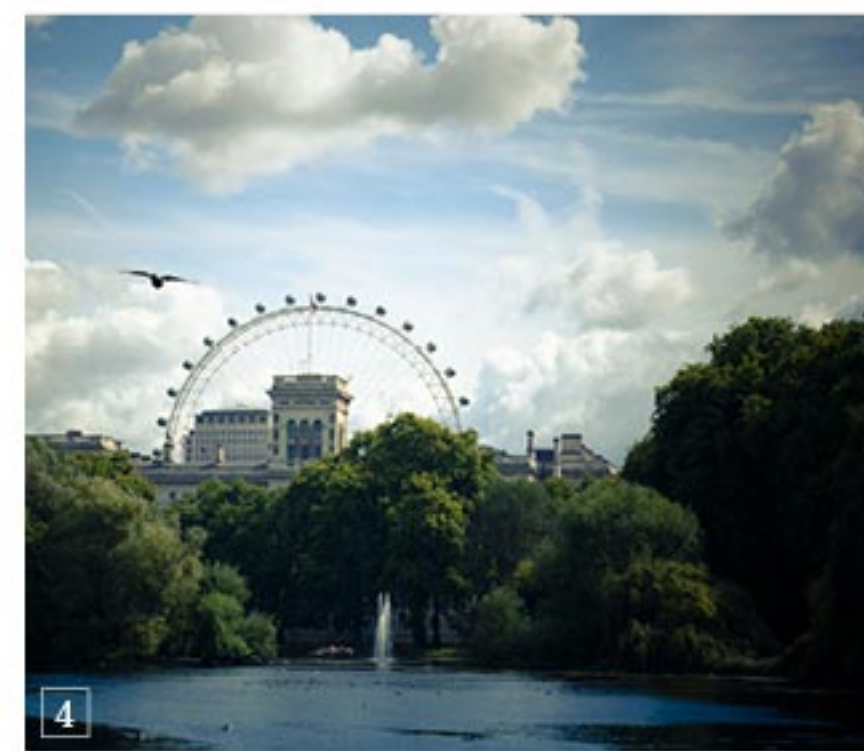
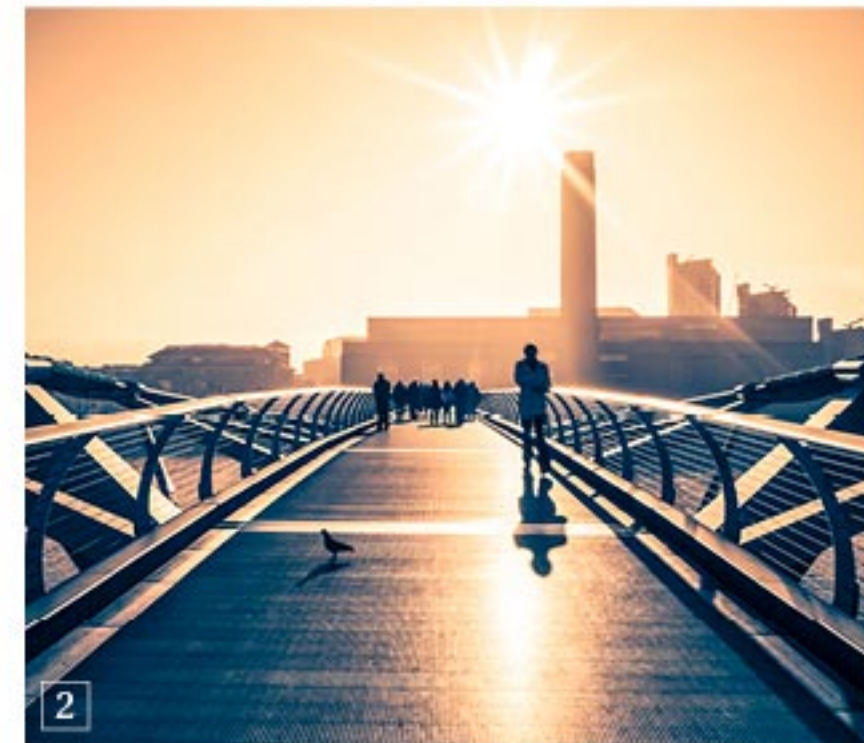
Venue makes the perfect base whether it's business or pleasure that takes you into the heart of London. Hop on a train and you can be in the City or West End in no time at all.

London's famous shopping mecca begins where Oxford Street and Regent Street intersect. From here head south to the quirky backstreets of Soho for China Town, Carnaby Street and Leicester Square; come the evening, single out a favourite restaurant then opt for a movie or a show. Take your time exploring the City's colourful markets at Borough, Leadenhall and Brick Lane or venture further for Camden Lock and Portobello.

Follow in the steps of some of London's tourist trails – visit the zoo in Regent's Park, hop aboard for a sight-seeing cruise on the Thames or broaden your horizons at one of the great museums in South Kensington. Seek out London's lesser-known gems, the Kyoto Garden in Holland Park or Spitalfields City Farm.

With Venue as your headquarters, central London really is on your doorstep.

1. Canary Wharf
2. Tate Modern and Millennium Bridge
3. The Shard
4. Green Park
5. View across London



OVERGROUND AND SOUTHERN RAIL CONNECTIONS

It's less than a quarter of a mile to Anerley station so you can time your departure to the minute. Some will opt for the slightly longer walk to Crystal Palace Station with Victoria bound trains and Zone 3 prices.

Journeys from Anerley Station to London Bridge take around 25 minutes and a change of platform can easily extend your journey to Cannon Street or Charing Cross. The East London Overground can speed you from Anerley to Canada Water and then it's one stop on the tube to Canary Wharf – a total journey time of well under half an hour.

There are direct Overground connections with Whitechapel, Shoreditch High Street and Highbury and Islington so wherever you need to go in London, Venue will have it covered.

It's less than a mile to Birkbeck Station where there are Tramlink services to Beckenham, Croydon and as far afield as Wimbledon. Bus services are plentiful from Anerley Road, Croydon Road and Crystal Palace Parade so the surrounding regions are quickly accessible. There's also a very handy night bus from Oxford Circus and Trafalgar Square that will drop you moments from your front door.

For overseas destinations either Gatwick Airport or London City Airport are achievable by public transport in less than 45 minutes or under an hour by road.

5m

10m

15m

20m

25m

30m

35m

40m

45m

TRAVEL TIMES FROM ANERLEY RAIL STATION

NORWOOD JUNCTION Rail connections	5 MINUTES
FOREST HILL	7 MINUTES
WEST CROYDON Rail connections	13 MINUTES
NEW CROSS GATE Rail connections	14 MINUTES
CANADA WATER Jubilee Line Connection	19 MINUTES
WAPPING	23 MINUTES
CANARY WHARF**	24 MINUTES
LONDON BRIDGE Northern, Jubilee Line and rail connections	25 MINUTES
WHITECHAPEL Metropolitan & District Line Connections	27 MINUTES
BALHAM* Northern Line Connection	29 MINUTES
CLAPHAM JUNCTION† Rail connections	35 MINUTES
HIGHBURY & ISLINGTON Victoria Line connection	42 MINUTES
GATWICK AIRPORT†	43 MINUTES
STRATFORD** Central Line, DLR and Rail Connections	45 MINUTES
LONDON VICTORIA† Victoria, Circle, District Lines and Rail Connections	45 MINUTES

THE DEVELOPMENT

MAKE VENUE YOUR HOME

The scene is set, Venue's desirable location is certain, now we take a closer look at this modern development, how it will make a cool yet comfortable home and be a great asset for the future.



Computer generated image of Venue. Please note that these images are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time.

VENUE
ANERLEY - SE20



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MODERN LIVING

Backing on to the open playing fields of the local primary school and just minutes from the lively thoroughfare of Anerley Hill, Venue benefits from a secluded position yet is close to plenty of amenities.

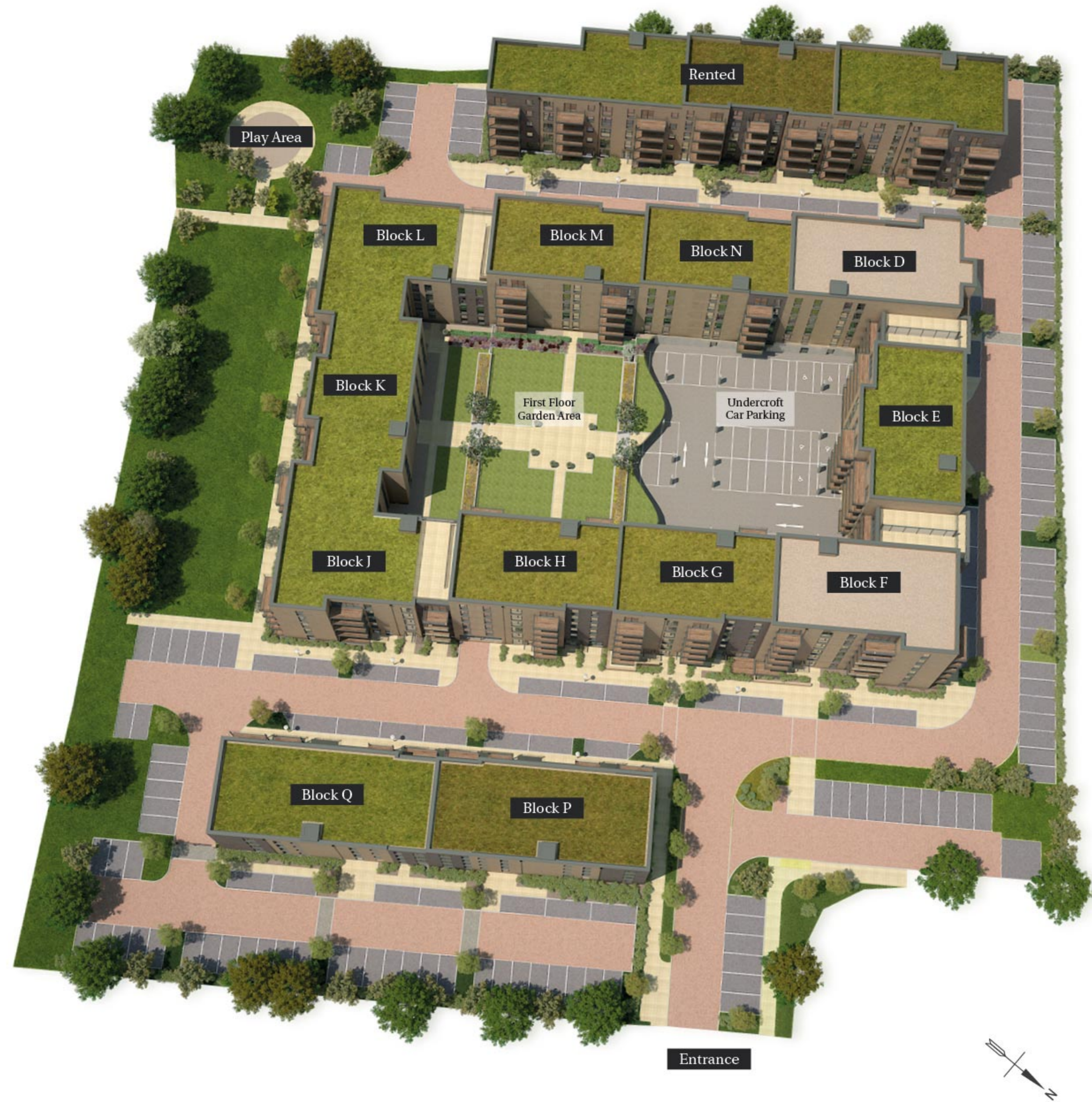
The architects and designers from Fairview New Homes have created a fresh and modern community here at Venue. They have ensured that the apartments have a pleasant, landscaped outlook, that nearly all the residents have their own outside space and that the undercroft parking is generous yet unobtrusive.

Most of the blocks have green roofs which have ecological and environmental benefits by reducing energy use, encouraging biodiversity and increasing wildlife.

The apartments are unashamedly modern with gloss white kitchens and pristine bathrooms, both with complementary accents. A range of efficient, integrated appliances have been chosen for their stylish looks and durability. The open plan kitchens make sociable spaces that are ideal for entertaining while the balconies and terraces invite the outside in.

With a huge selection of apartment styles and sizes, we are confident that Venue will make the perfect home.





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DEVELOPMENT PLAN

* There are some Shared Ownership units in blocks D, L, M and N

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ADELPHI

ONE BEDROOM APARTMENT WITH BALCONY

PLOT NOS. 46, 51, 56, 61, 66

KITCHEN / LIVING / DINING
6.11m x 5.45m 20'1" x 17'10"

BEDROOM 1
4.62m x 3.15m 15'2" x 10'4"

BALCONY AREA: 6sqm / 65sqft
TOTAL INTERNAL AREA: 61.7sqm / 664sqft



ALDWYCH

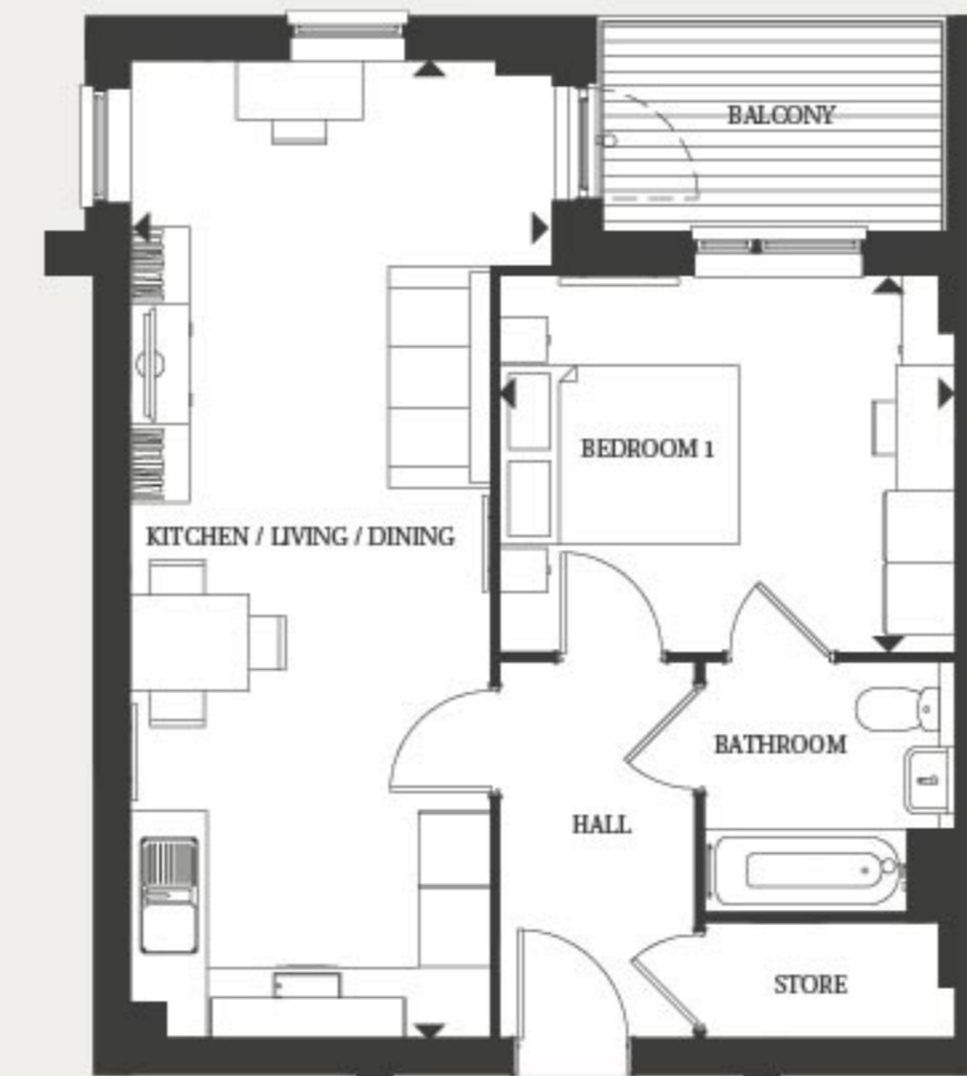
ONE BEDROOM APARTMENT WITH BALCONY

PLOT NO. 68(H), 90, 94, 98, 102, 105

KITCHEN / LIVING / DINING
6.10m x 4.65m 20'0" x 15'3"

BEDROOM 1
5.07m x 3.28m 16'7" x 10'9"

BALCONY AREA: 5sqm / 54sqft
BALCONY AREA PLOT 68: 7sqm / 75sqft
TOTAL INTERNAL AREA: 56.1sqm / 604sqft



DORFMAN

ONE BEDROOM APARTMENT WITH BALCONY

PLOT NOS. 47, 52, 57, 62

KITCHEN / LIVING / DINING
8.18m x 3.54m 26'10" x 11'7"

BEDROOM 1
3.15m x 3.81m 10'4" x 12'6"

BALCONY AREA: 5sqm / 54sqft
TOTAL INTERNAL AREA: 50.4sqm / 543sqft



COLISEUM

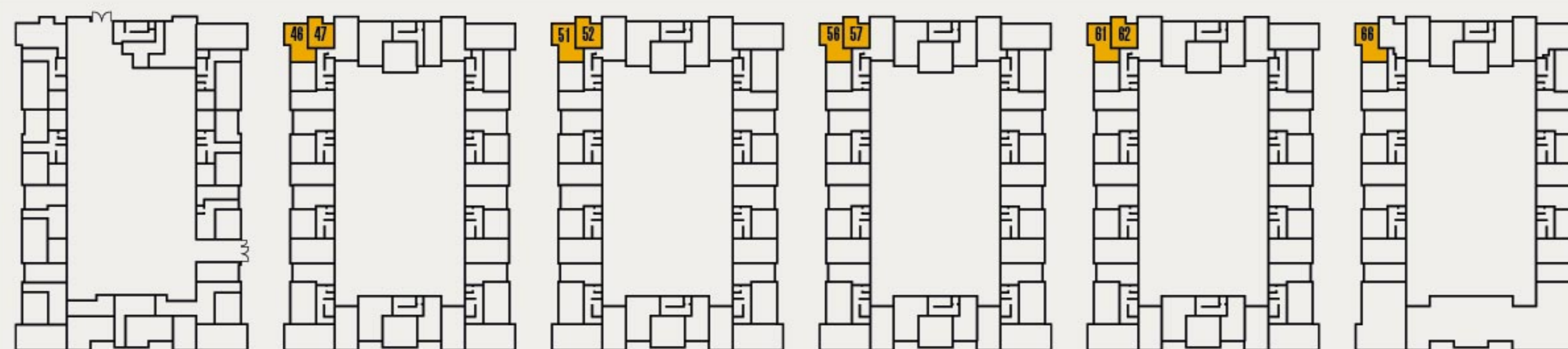
ONE BEDROOM APARTMENT WITH BALCONY

PLOT NOS. 50(H), 55(H), 60(H), 65(H), 69(H), 109, 112, 115, 118, 121, 125, 128, 131, 134, 137, 202(H), 205(H), 216(H), 219(H), 222(H)

KITCHEN / LIVING / DINING
6.62m x 4.33m 21'9" x 14'2"

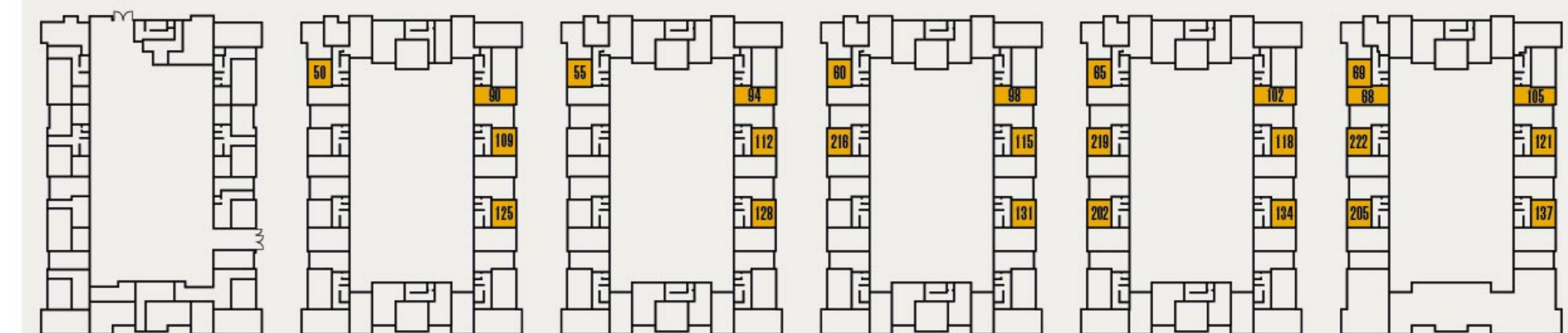
BEDROOM 1
4.45m x 3.21m 14'7" x 10'6"

BALCONY AREA: 5sqm / 54sqft
TOTAL INTERNAL AREA: 50.4sqm / 543sqft
BALCONIES ON HANDED APARTMENTS VARY SLIGHTLY IN SIZE



GROUND FLOOR FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR

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PEACOCK

ONE BEDROOM APARTMENT
WITH BALCONY

PLOT NO. 142(H), 146(H), 150(H),
154(H), 174, 178, 182, 186

KITCHEN / LIVING / DINING

6.29m x 4.85m 20'7" x 15'11"

BEDROOM 1

5.68m x 3.29m 18'8" x 10'9"

BALCONY AREA: 5sqm / 54sqft

TOTAL INTERNAL AREA: 57.7sqm / 621sqft



FORTUNE

ONE BEDROOM APARTMENT
WITH TERRACE

PLOT NO. 106

KITCHEN / LIVING / DINING

5.95m x 4.22m 19'6" x 13'10"

BEDROOM 1

6.63m x 2.75m 21'9" x 9'0"

TERRACE AREA: 6sqm / 65sqft

TOTAL INTERNAL AREA: 51.9sqm / 559sqft



LYRIC

ONE BEDROOM APARTMENT
WITH TERRACE

PLOT NO. 71

KITCHEN / LIVING / DINING

6.01m x 4.44m 19'8" x 14'7"

BEDROOM 1

4.44m x 3.50m 14'7" x 11'6"

TERRACE AREA: 9sqm / 97sqft

TOTAL INTERNAL AREA: 52.1sqm / 561sqft



GIELGUD

ONE BEDROOM APARTMENT
WITH TERRACE

PLOT NO. 107, 139

KITCHEN / LIVING / DINING

6.63m x 4.13m 21'9" x 13'7"

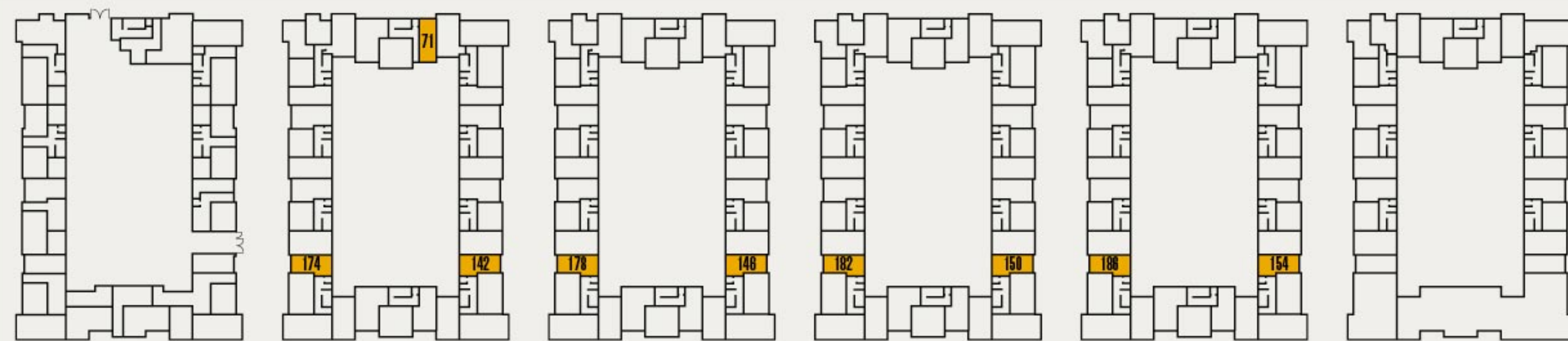
BEDROOM 1

4.45m x 3.08m 14'7" x 10'1"

TERRACE AREA PLOT 107: 5sqm / 54sqft

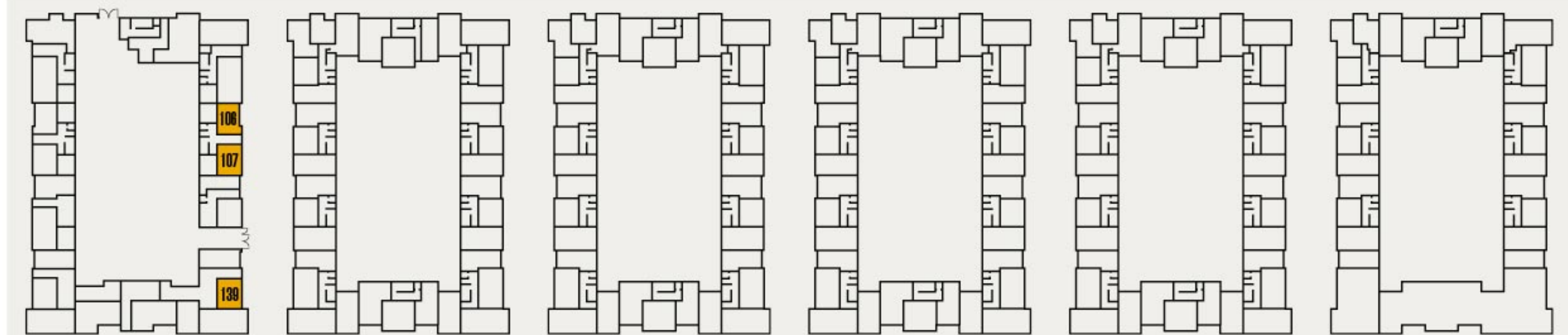
TERRACE AREA PLOT 139: 7sqm / 75sqft

TOTAL INTERNAL AREA: 55.7sqm / 600sqft



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OLD VIC
ONE BEDROOM APARTMENT
WITH TERRACE

PLOT NO. 123

KITCHEN / LIVING / DINING
6.62m x 3.55m 21'8" x 11'8"

BEDROOM 1
4.45m x 2.73m 14'7" x 8'11"

TERRACE AREA: 5sqm / 54sqft
TOTAL INTERNAL AREA: 51.5sqm / 554sqft



QUEENS
ONE BEDROOM APARTMENT
WITH TERRACE & BALCONY

PLOT NO. 67

KITCHEN / LIVING / DINING
8.18m x 3.46m 26'10" x 11'4"

BEDROOM 1
3.67m x 3.15m 12'0" x 10'4"

BALCONY AND TERRACE AREA:
34sqm / 366sqft
TOTAL INTERNAL AREA 58.0sqm / 624sqft



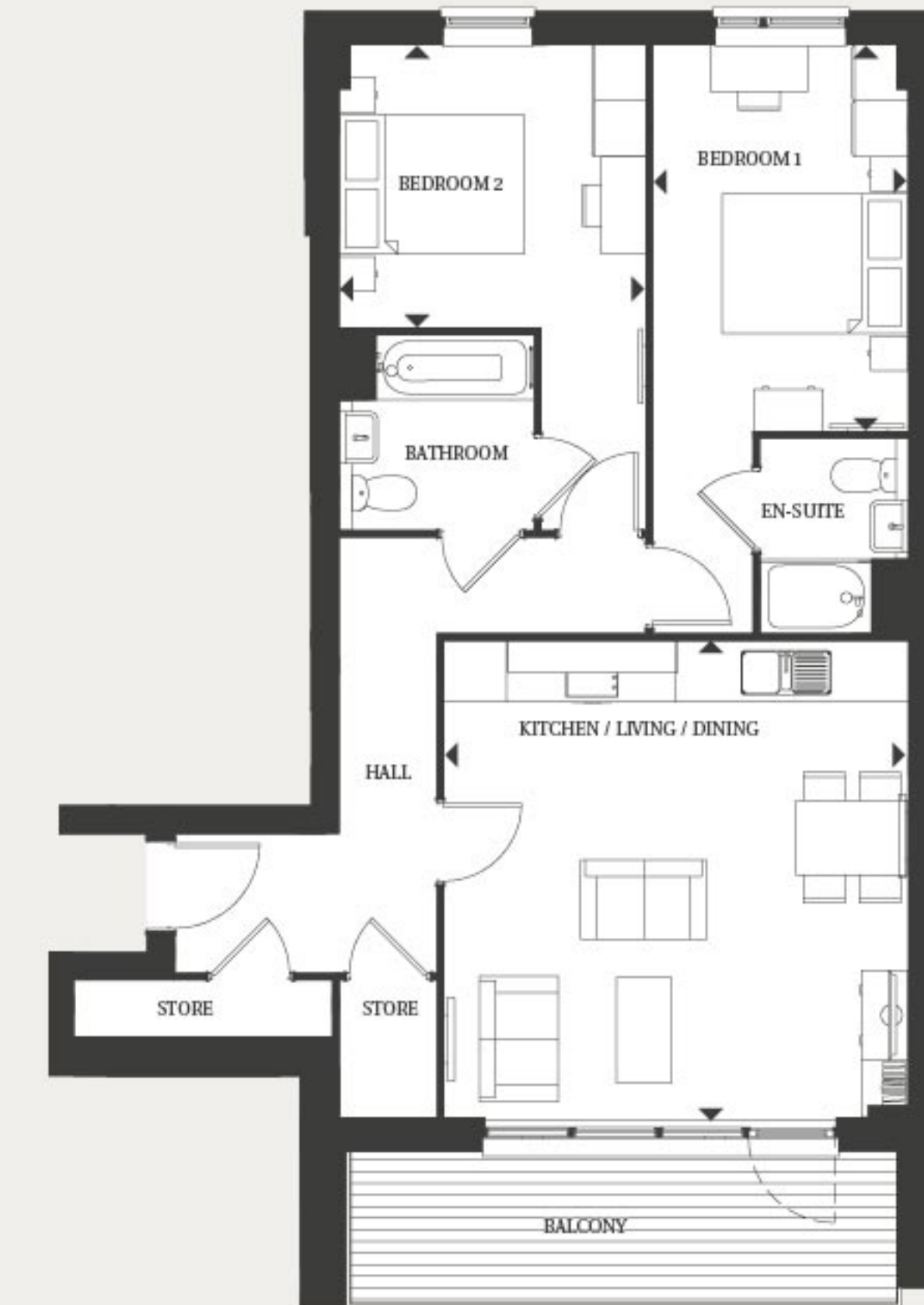
OLIVIER
ONE BEDROOM APARTMENT
WITH TERRACE

PLOT NO. 141

KITCHEN / LIVING / DINING
6.67m x 3.26m 21'10" x 10'8"

BEDROOM 1
6.67m x 2.75m 21'10" x 9'0"

TERRACE AREA: 6sqm / 65sqft
TOTAL INTERNAL AREA: 53.8sqm / 579sqft



NOVELLO
TWO BEDROOM APARTMENT
WITH EN-SUITE & BALCONY

PLOT NO. 48, 53, 58, 63, 87(H), 91(H),
95(H), 99(H)

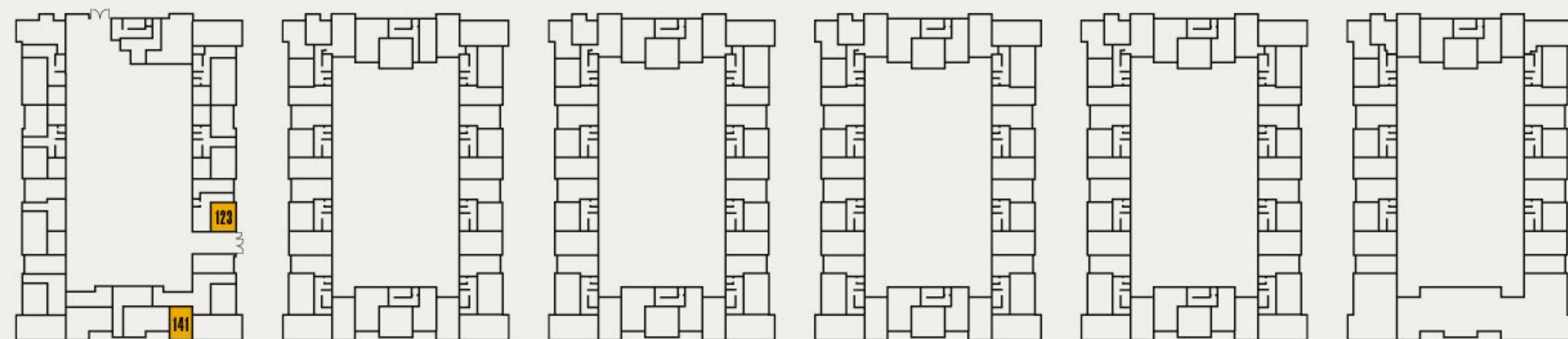
KITCHEN / LIVING / DINING
5.12m x 5.00m 16'10" x 16'5"

BEDROOM 1
4.15m x 2.75m 13'7" x 9'0"

BEDROOM 2
3.30m x 3.04m 10'10" x 10'0"

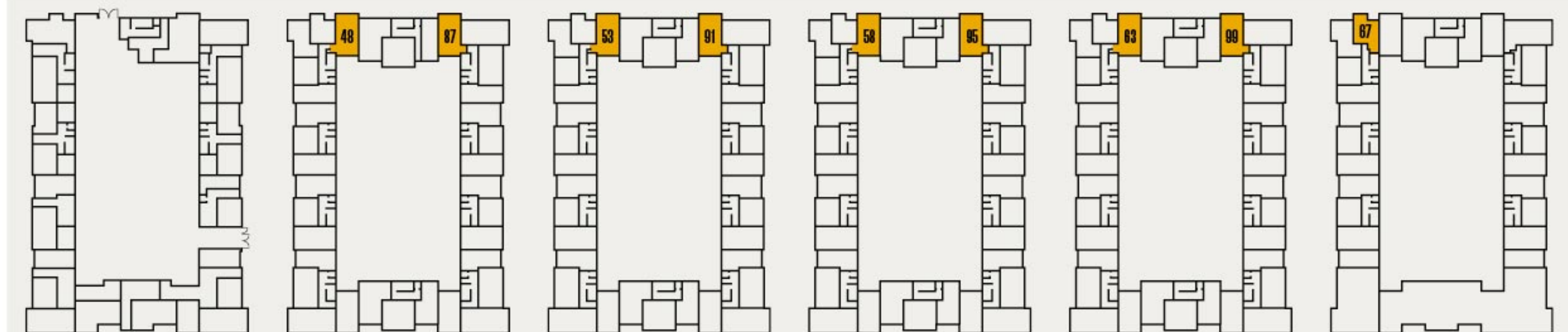
BALCONY AREA: 9sqm / 97sqft
TOTAL INTERNAL AREA: 75.1sqm / 802sqft
TOTAL INTERNAL AREA HANDED
APARTMENTS: 74.5sqm / 808sqft

* Plots 48 and 87 have a terrace instead of a balcony



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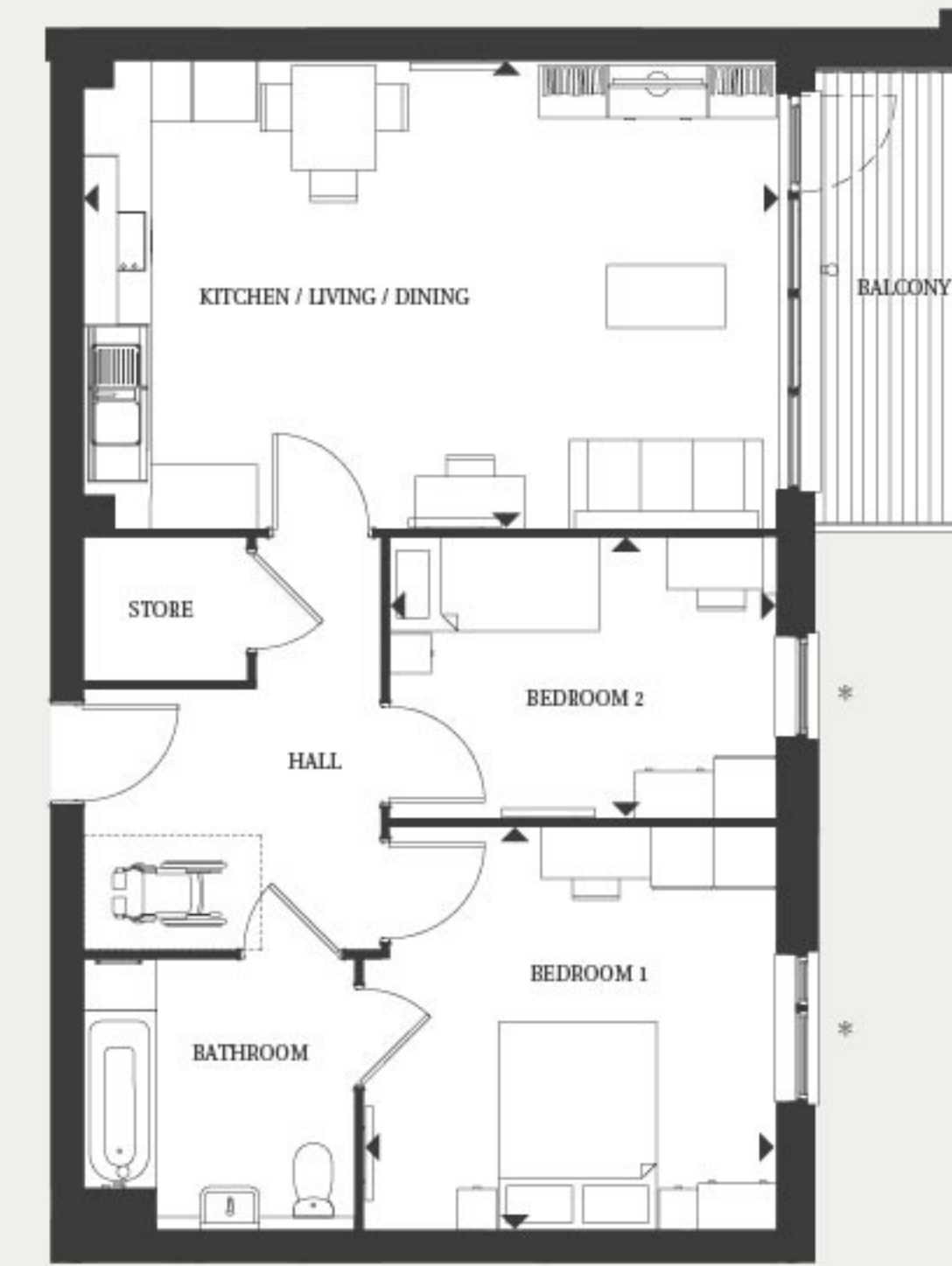
DOMINION

TWO BEDROOM APARTMENT WITH EN-SUITE & BALCONY

PLOT NO. 72, 75, 78, 81, 84, 161, 164, 167, 170

- KITCHEN / LIVING / DINING**
8.06m x 3.17m 26'5" x 10'5"
- BEDROOM 1**
5.88m x 2.75m 19'4" x 9'0"
- BEDROOM 2**
4.01m x 2.75m 13'2" x 9'0"

BALCONY AREA: 7sqm / 75sqft
TOTAL INTERNAL AREA: 71.0sqm / 764sqft
TOTAL INTERNAL AREA FOR PLOTS 161, 164, 167, 170: 71.6sqm / 771sqft
 * Plot 72 has a terrace instead of a balcony



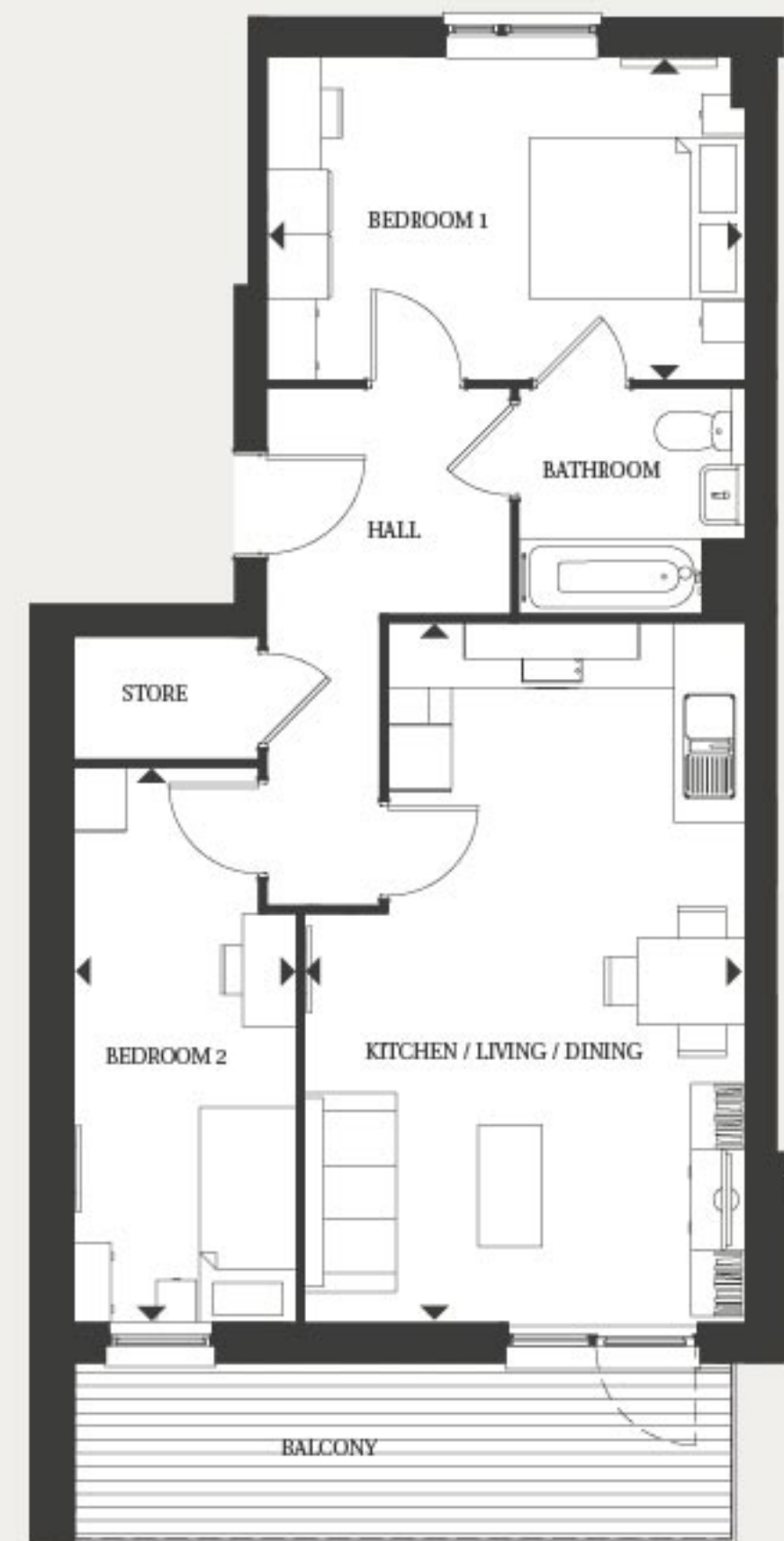
LYCEUM

TWO BEDROOM APARTMENT WITH BALCONY

PLOT NOS. 89, 93, 97, 101, 104, 143(H), 147(H), 151(H), 155(H), 177, 181, 185, 189

- KITCHEN / LIVING / DINING**
6.63m x 4.48m 21'9" x 14'8"
- BEDROOM 1**
3.95m x 3.86m 13'0" x 12'8"
- BEDROOM 2**
3.70m x 2.69m 12'2" x 8'10"

BALCONY AREA: 7sqm / 75sqft
TOTAL INTERNAL AREA: 74.0sqm / 797sqft
 Wheelchair Adaptable
 * Window position varies on handed plots



CRITERION

TWO BEDROOM APARTMENT WITH BALCONY

PLOT NO. 74, 77, 80, 83

- KITCHEN / LIVING / DINING**
6.50m x 4.09m 21'4" x 13'5"
- BEDROOM 1**
4.44m x 3.00m 14'7" x 9'11"
- BEDROOM 2**
5.15m x 2.18m 16'11" x 7'2"

BALCONY AREA: 9sqm / 97sqft
BALCONY AND ROOF TERRACE AREA PLOT 83: 38sqm / 409sqft
TOTAL INTERNAL AREA: 64.2sm / 691sqft



PALLADIUM

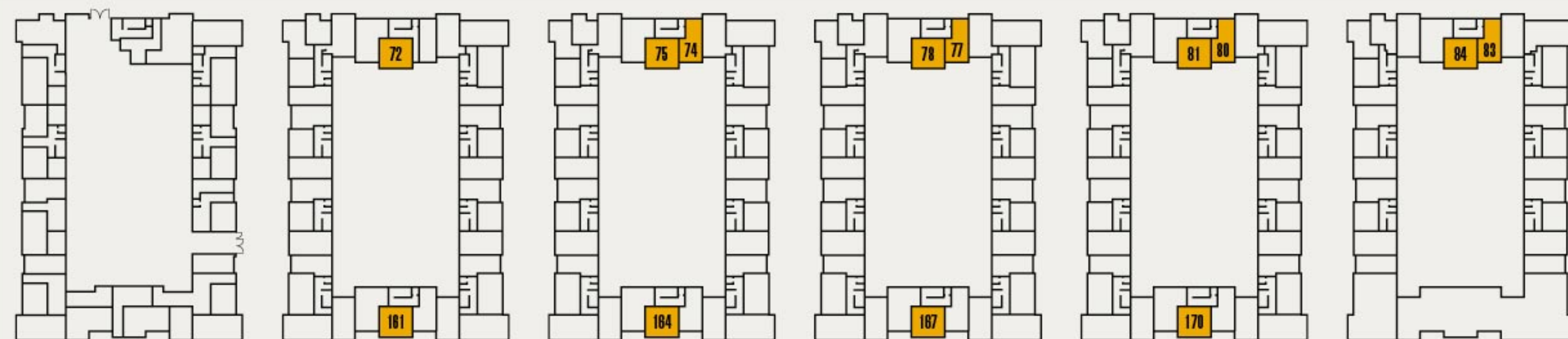
TWO BEDROOM APARTMENT WITH EN-SUITE & BALCONY

PLOT NOS. 108, 111, 114, 117, 120, 124, 127, 130, 133, 136

- KITCHEN / LIVING / DINING**
5.47m x 5.42m 17'11" x 17'9"
- BEDROOM 1**
3.79m x 3.40m 12'5" x 11'2"
- BEDROOM 2**
3.15m x 2.86m 10'4" x 9'4"

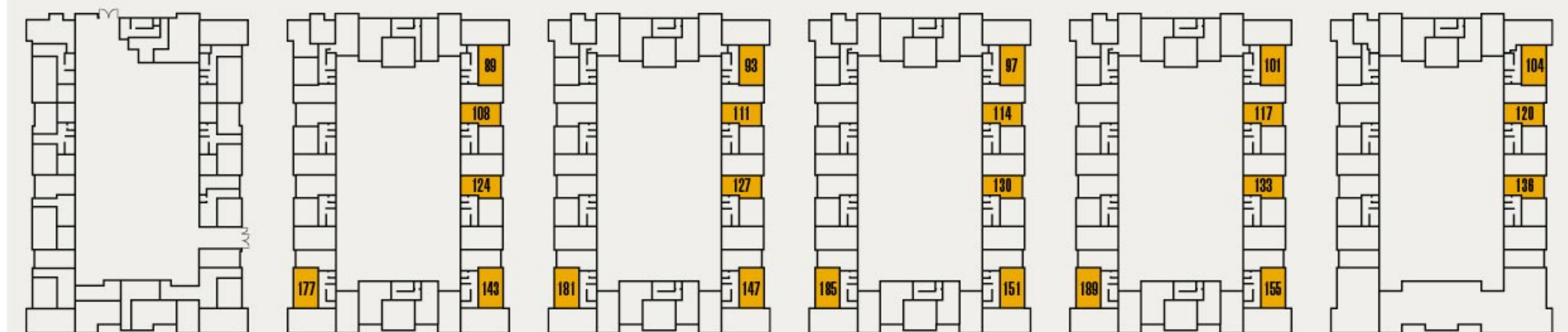
BALCONY AREA: 6sqm / 65sqft
TOTAL INTERNAL AREA: 65.1sqm / 701sqft
TOTAL INTERNAL AREA FOR PLOTS 111, 114, 117, 120: 65.0sqm / 700sqft
PLOTS 124, 127, 130 AND 136 HAVE ADDITIONAL DOOR FROM BEDROOM 2 TO BATHROOM

* Plots 108 and 124 have a terrace instead of a balcony
 ** Window position varies on handed plots



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CAMBRIDGE

TWO BEDROOM APARTMENT
WITH EN-SUITE & BALCONY

PLOT NOS. 110, 113, 116, 119, 122



KITCHEN / LIVING / DINING
5.69m x 5.53m 18'8" x 18'2"

BEDROOM 1
4.20m x 3.16m 13'9" x 10'4"

BEDROOM 2
3.55m x 2.29m 11'8" x 7'6"

TOTAL INTERNAL AREA: 64.3sqm / 692sqft
BALCONY AREA: 6sqm / 65sqft



WYNDHAM

TWO BEDROOM APARTMENT
WITH EN-SUITE & BALCONY

PLOT NOS. 145, 149, 153, 157



KITCHEN / LIVING / DINING
6.12m x 4.42m 20'1" x 14'6"

BEDROOM 1
4.86m x 2.75m 15'11" x 9'0"

BEDROOM 2
3.47m x 3.43m 11'5" x 11'3"

BALCONY AREA: 7sqm / 75sqft
TOTAL INTERNAL AREA 70.5sqm / 759sqft



EMPIRE

TWO BEDROOM APARTMENT
WITH EN-SUITE & BALCONY

PLOT NOS. 126, 129, 132, 135, 138,
192(H), 195(H), 198(H), 201(H), 204(H)



KITCHEN / LIVING / DINING
6.31m x 5.29m 20'8" x 17'4"

BEDROOM 1
4.59m x 3.01m 15'1" x 9'11"

BEDROOM 2
3.83m x 3.23m 12'7" x 10'7"

BALCONY AREA: 7sqm / 75sqft
BALCONY AND ROOF TERRACE AREA PLOTS
138 AND 204: 47sqm / 506sqft
TOTAL INTERNAL AREA: 73.4sqm / 790sqft

* Plots 126 and 192 have a terrace instead of a balcony
** Window position varies



WEMBLEY

TWO BEDROOM APARTMENT
WITH EN-SUITE & BALCONY

PLOT NOS. 160, 163, 166, 169

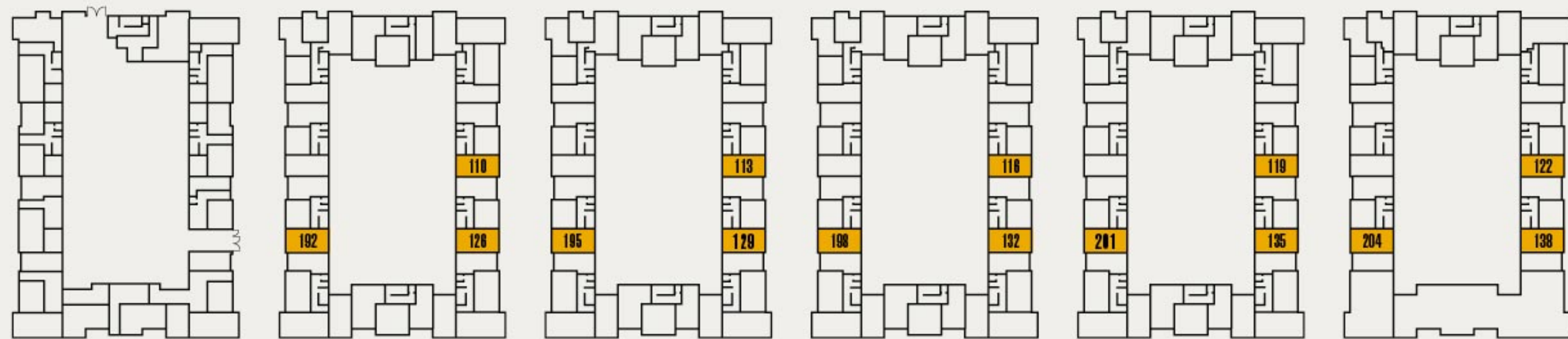


KITCHEN / LIVING / DINING
6.43m x 4.16m 21'1" x 13'8"

BEDROOM 1
4.44m x 3.00m 14'7" x 9'11"

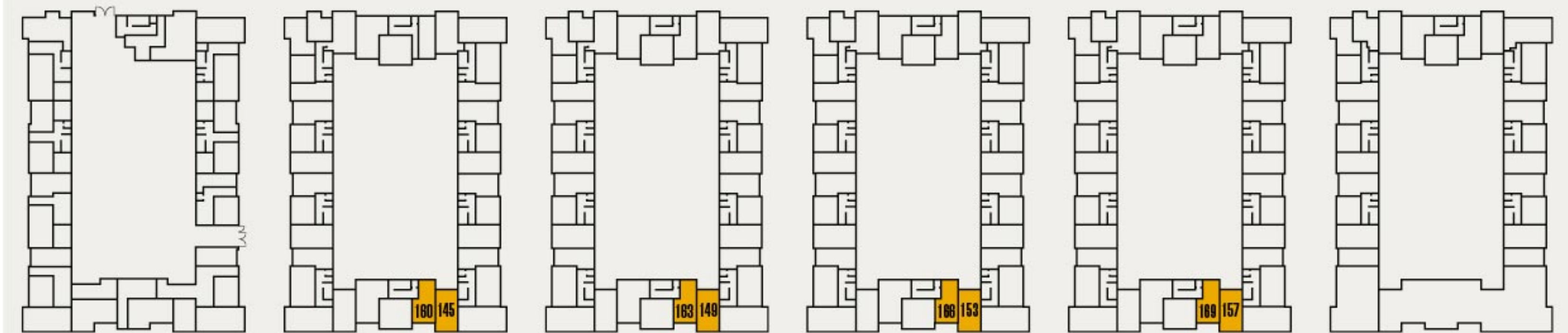
BEDROOM 2
4.82m x 2.10m 15'10" x 6'11"

BALCONY AREA: 9sqm / 97sqft
TOTAL INTERNAL AREA: 64.2sqm / 692sqft



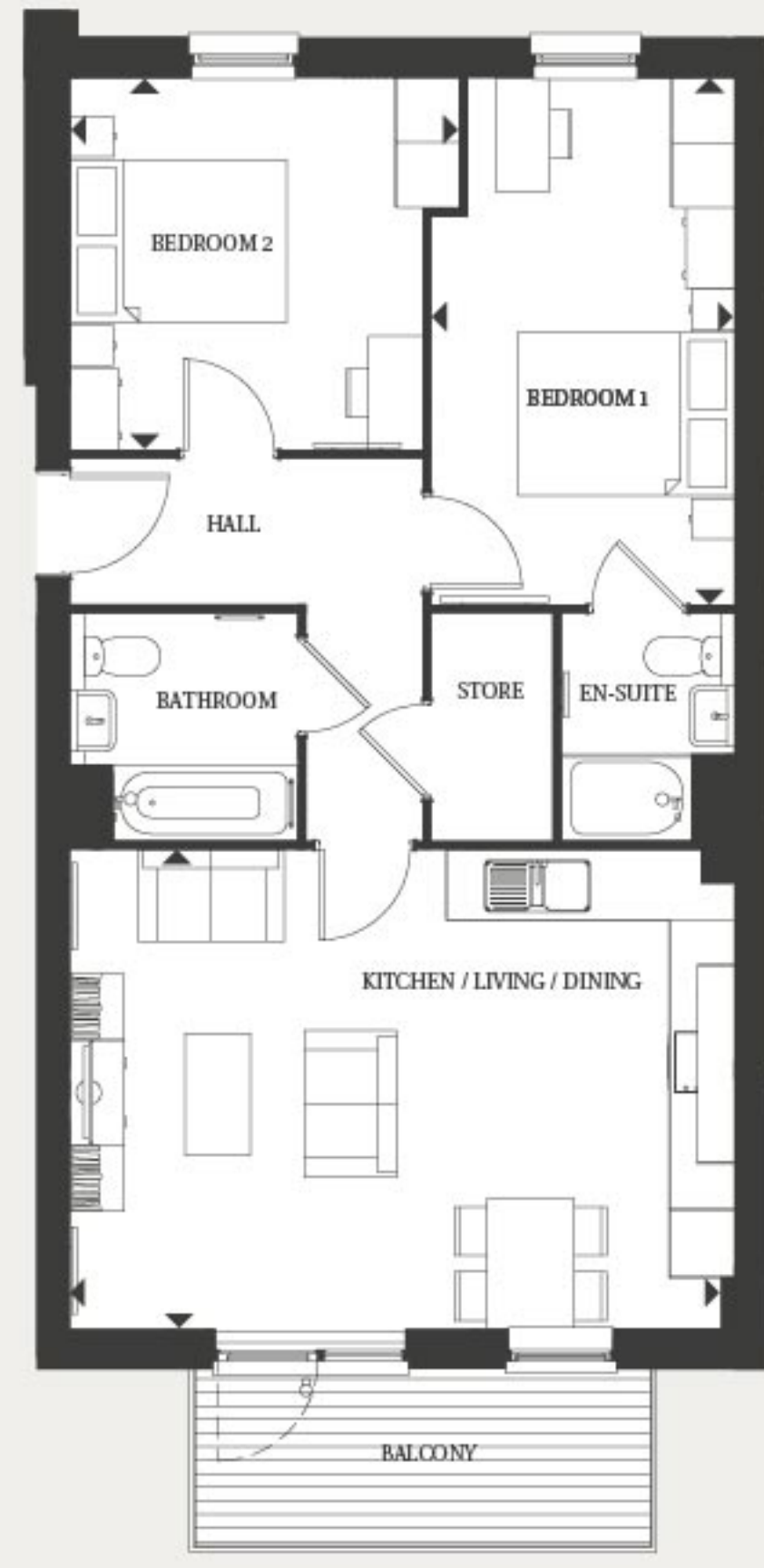
GROUND FLOOR FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR

THE ROOM SIZES SHOWN IN THIS BROCHURE ARE TAKEN TO THE WIDEST POINTS IN EACH ROOM. WALL TO WALL TOLERANCE OF +/- 5% IS ALLOWED. EXTERNAL FINISH AND WINDOWS MAY VARY ON CERTAIN PLOTS. PLEASE CHECK WITH YOUR SALES ADVISOR. SOME FUTURE PHASE PLANS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THESE PAGES. PLEASE CHECK WITH YOUR SALES ADVISOR.



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VAUDEVILLE

TWO BEDROOM APARTMENT
WITH EN-SUITE & BALCONY

PLOT NOS. 175, 179, 183, 187

KITCHEN / LIVING / DINING

6.12m x 4.42m 20'1" x 14'6"

BEDROOM 1

4.86m x 2.80m 15'11" x 9'2"

BEDROOM 2

3.59m x 3.43m 11'9" x 11'3"

BALCONY AREA: 7sqm / 75sqft

TOTAL INTERNAL AREA: 70.5sqm / 759sqft



PHOENIX

TWO BEDROOM APARTMENT
WITH EN-SUITE & TERRACE

PLOT NO. 158

KITCHEN / LIVING / DINING

6.37m x 4.95m 20'11" x 16'3"

BEDROOM 1

4.22m x 3.20m 13'10" x 10'6"

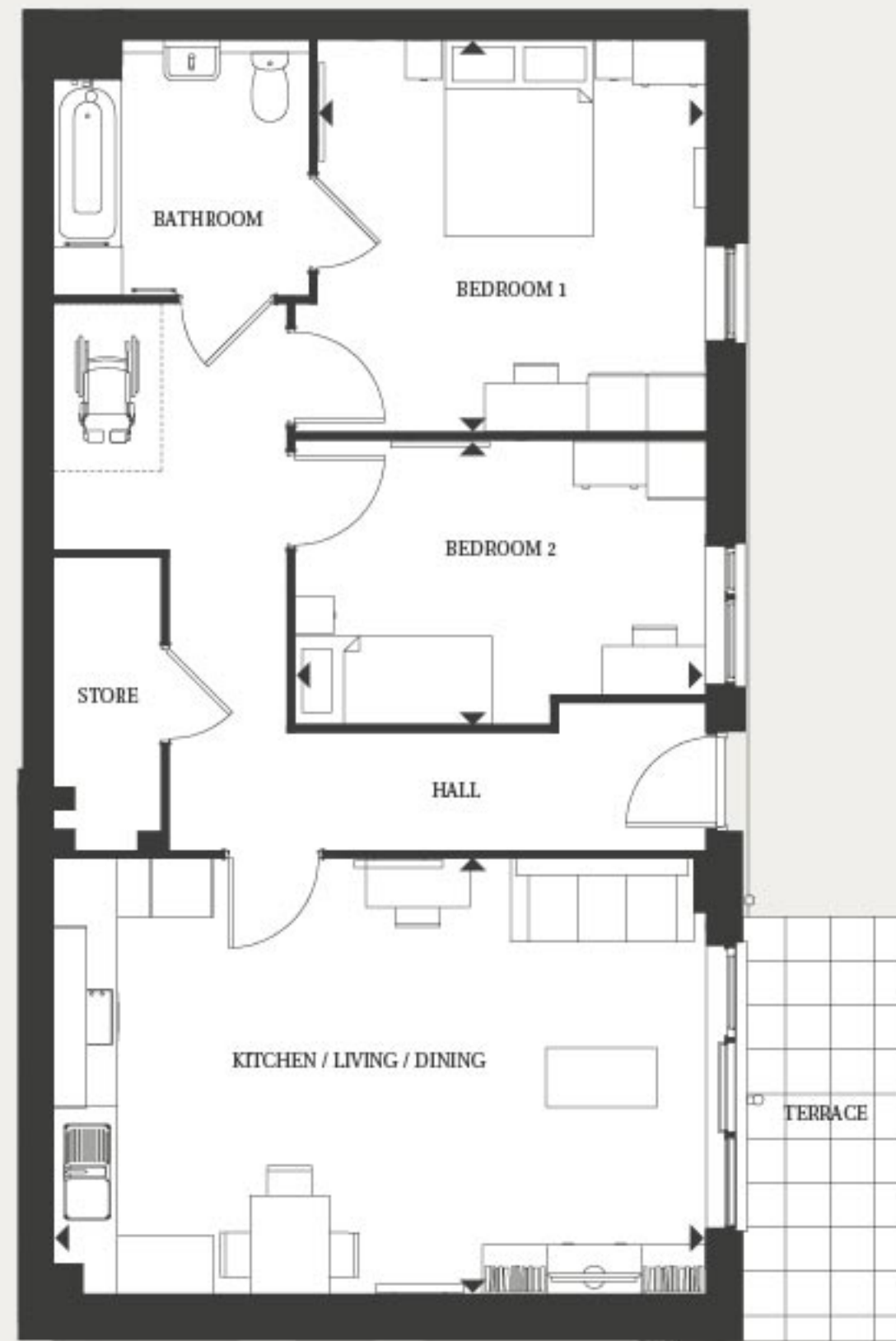
BEDROOM 2

5.38m x 3.00m 17'8" x 9'10"

TERRACE AREA: 7sqm / 75sqft

TOTAL INTERNAL AREA: 89.1sqm / 959sqft

Wheelchair Adaptable



DUCHESS

TWO BEDROOM APARTMENT
WITH TERRACE

PLOT NO. 86

KITCHEN / LIVING / DINING

6.63m x 4.43m 21'9" x 14'6"

BEDROOM 1

3.99m x 3.95m 13'1" x 13'0"

BEDROOM 2

4.18m x 2.89m 13'8" x 9'6"

TERRACE AREA: 7sqm / 75sqft

TOTAL INTERNAL AREA: 84.3sqm / 907sqft

Wheelchair Adaptable



PICCADILLY

TWO BEDROOM APARTMENT
WITH EN-SUITE & TERRACE

PLOT NO. 172

KITCHEN / LIVING / DINING

6.37m x 5.27m 20'11" x 17'3"

BEDROOM 1

6.17m x 3.05m 20'3" x 10'2"

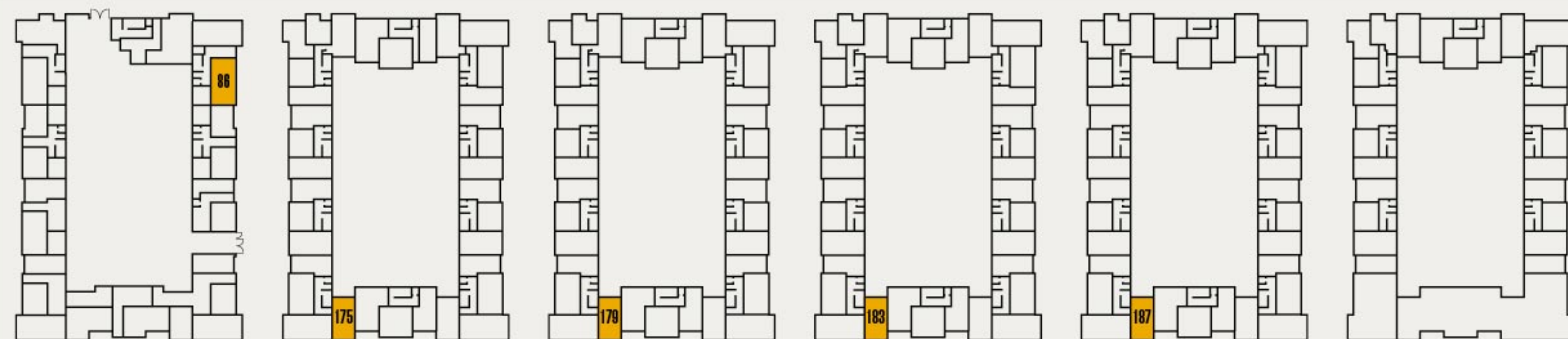
BEDROOM 2

4.49m x 3.00m 14'9" x 10'0"

TERRACE AREA: 7sqm / 75sqft

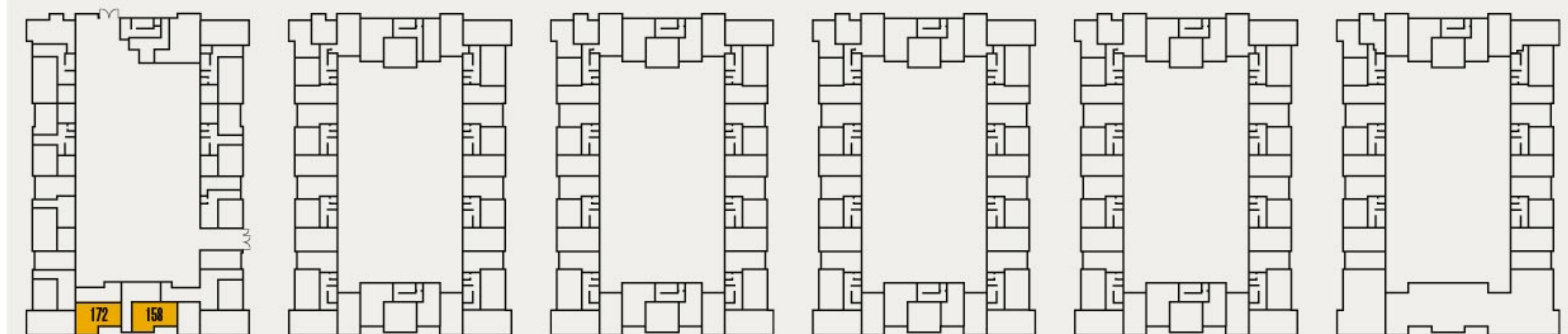
TOTAL INTERNAL AREA: 96.3sqm / 1037sqft

Wheelchair Adaptable



GROUND FLOOR FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR

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BARBICAN

THREE BEDROOM APARTMENT
WITH EN-SUITE & BALCONY

PLOT NOS. 70, 73, 76, 79, 82, 159, 162,
165, 168

KITCHEN / LIVING / DINING
6.34m x 4.93m 20'10" x 16'2"

BEDROOM 1
5.07m x 2.91m 16'8" x 9'7"

BEDROOM 2
3.91m x 3.07m 12'10" x 10'1"

BEDROOM 3
2.75m x 2.43m 9'0" x 8'0"

BALCONY AREA: 9sqm / 97sqft
BALCONY AND ROOF TERRACE AREA PLOT
82: 38sqm / 409sqft
TOTAL INTERNAL AREA: 87.2sqm / 939sqft
TOTAL INTERNAL AREA PLOTS 73, 76, 79, 82 :
87.4sqm / 941sqft

* Plot 70 has a terrace instead of a balcony



Photography from the Venue Show Home



GARRICK

THREE BEDROOM APARTMENT
WITH EN-SUITE & BALCONY

PLOT NOS. 85, 88, 92, 96, 100, 103,
140(H), 144(H), 148(H), 152(H),
156(H), 173, 176, 180, 184, 188

KITCHEN / LIVING / DINING
6.57m x 6.09m 121'7" x 20'0"

BEDROOM 1
4.90m x 2.66m 16'1" x 8'9"

BEDROOM 2
3.62m x 3.27m 11'10" x 10'9"

BEDROOM 3
3.27m x 2.81m 10'9" x 9'3"

BALCONY AREA: 8sqm / 86sqft
BALCONY AND ROOF TERRACE AREA PLOT
103: 37sqm / 398sqft
TOTAL INTERNAL AREA: 87.5sqm / 942sqft
TOTAL INTERNAL AREA PLOT 103:
92.1sqm / 991sqft
TOTAL INTERNAL AREA PLOT 140:
87.7sqm / 944sqft

* Plots 85, 140 and 173 have a terrace instead of a balcony



PLAYHOUSE

THREE BEDROOM APARTMENT
WITH EN-SUITE & TERRACES

PLOT NO. 44

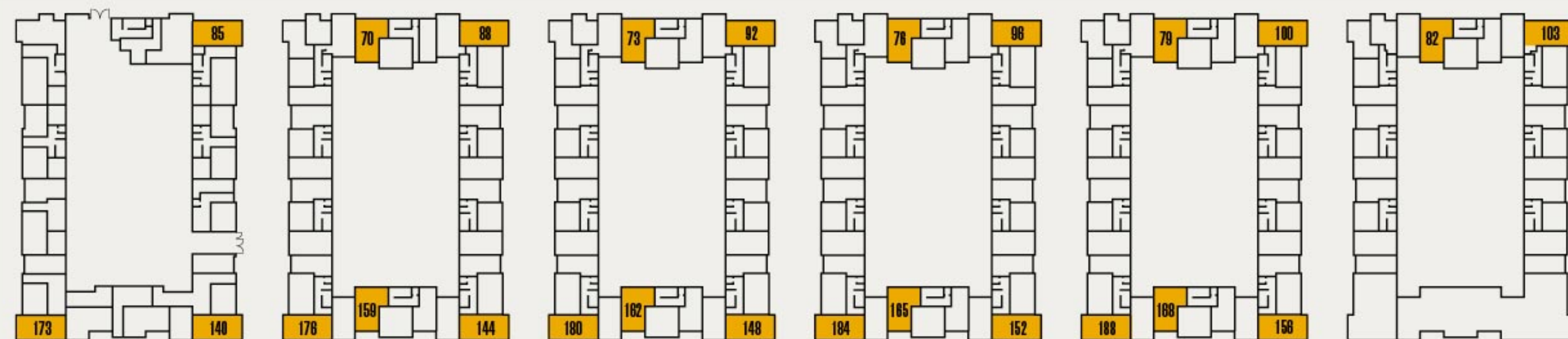
KITCHEN / LIVING / DINING
7.85m x 6.38m 25'9" x 20'11"

BEDROOM 1
3.54m x 3.20m 11'7" x 10'6"

BEDROOM 2
5.30m x 3.30m 17'5" x 10'10"

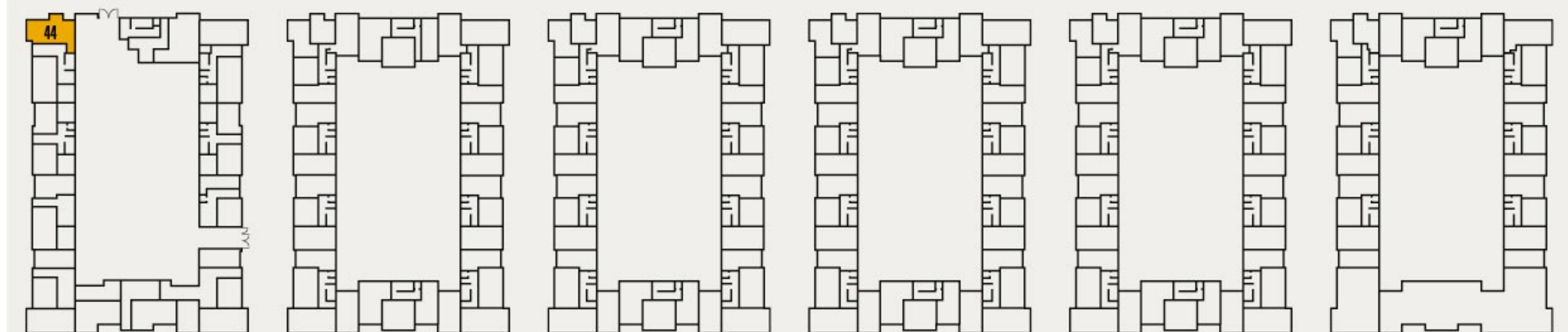
BEDROOM 3
3.08m x 2.46m 10'1" x 8'1"

TERRACE AREA: 13sqm / 140sqft
TOTAL INTERNAL AREA: 95.0sqm / 1023sqft



GROUND FLOOR FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR

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ROYAL

ONE BEDROOM APARTMENT WITH BALCONY

PLOT NOS. 225, 228, 229(H), 232, 233(H), 236, 237(H), 238(H), 244(H), 248(H), 252(H)

KITCHEN / LIVING / DINING
6.57m x 4.30m 21'7" x 14'1"

BEDROOM 1
4.39m x 3.24m 14'5" x 10'7"

BALCONY AREA: 5sqm / 54sqft
TOTAL INTERNAL AREA: 50.0sqm / 538sqft

* Plots 225 and 238 have a terrace instead of a balcony
† Window position may vary



TABERNACLE

TWO BEDROOM APARTMENT WITH EN-SUITE & BALCONY

PLOT NOS. 240, 243, 247, 251

KITCHEN / LIVING / DINING
6.57m x 4.39m 21'7" x 14'5"

BEDROOM 1
3.54m x 3.27m 11'7" x 10'9"

BEDROOM 2
3.27m x 2.51m 10'9" x 8'3"

BALCONY AREA: 6sqm / 65sqft
TOTAL INTERNAL AREA: 61.0sqm / 657sqft

* Plot 240 has a terrace instead of a balcony



SHAFTESBURY

TWO BEDROOM APARTMENT WITH BALCONY

PLOT NOS. 241, 245

KITCHEN / LIVING / DINING
6.49m x 5.04m 21'4" x 16'7"

BEDROOM 1
4.84m x 3.00m 15'11" x 9'10"

BEDROOM 2
3.57m x 2.40m 11'8" x 7'10"

BALCONY AREA: 7sqm / 75sqft
TOTAL INTERNAL AREA: 70.2sqm / 756sqft

Wheelchair Adaptable



CADOGAN

TWO BEDROOM APARTMENT WITH EN-SUITE & TERRACE

PLOT NO. 223

KITCHEN / LIVING / DINING
6.32m x 4.37m 20'9" x 14'4"

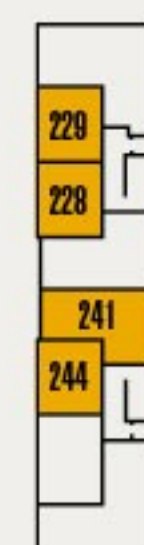
BEDROOM 1
4.67m x 3.25m 15'4" x 10'8"

BEDROOM 2
4.01m x 3.18m 13'2" x 10'5"

TERRACE AREA: 8sqm / 86sqft
TOTAL INTERNAL AREA: 73.3sqm / 789sqft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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ROUNDHOUSE

TWO BEDROOM APARTMENT WITH EN-SUITE & BALCONY

PLOT NOS. 224, 227, 231, 235, 249(H)

KITCHEN / LIVING / DINING
6.50m x 5.04m 21'4" x 16'7"

BEDROOM 1
4.84m x 3.71m 15'10" x 12'2"

BEDROOM 2
4.84m x 2.75m 15'11" x 9'0"

BALCONY AREA: 7sqm / 75sqft
TOTAL INTERNAL AREA: 70.2sqm / 756sqft
*Plot 224 has a terrace instead of a balcony



Photography from the Venue Show Home



WIGMORE

THREE BEDROOM APARTMENT WITH EN-SUITE & BALCONY

PLOT NOS. 226, 230, 234

KITCHEN / LIVING / DINING
7.97m x 4.06m 26'2" x 13'4"

BEDROOM 1
5.53m x 3.70m 18'2" x 12'2"

BEDROOM 2
3.70m x 3.68m 12'2" x 12'1"

BEDROOM 3
4.00m x 2.88m 13'1" x 9'5"

BALCONY AREA: 8sqm / 86sqft
TOTAL INTERNAL AREA: 95.7sqm / 1030sqft



ARENA

THREE BEDROOM APARTMENT WITH EN-SUITE & BALCONY

PLOT NOS. 239, 242, 246, 250

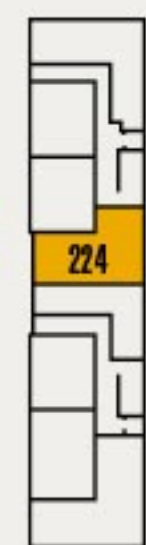
KITCHEN / LIVING / DINING
6.83m x 4.53m 22'5" x 14'10"

BEDROOM 1
4.30m x 3.72m 14'1" x 12'2"

BEDROOM 2
3.72m x 3.23m 12'2" x 10'7"

BEDROOM 3
3.16m x 2.67m 10'4" x 8'9"

BALCONY AREA: 8sqm / 86sqft
TOTAL INTERNAL AREA: 86.8sqm / 934sqft
*Plot 239 has a terrace instead of a balcony



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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ATTENTION TO **DETAIL**

Step inside to really appreciate the range of quality, energy-saving appliances and low maintenance finishes. The apartments at Venue will provide everything you need for a busy lifestyle.

KITCHEN

- Fully fitted kitchens by Manhattan with high white gloss units with handle-less soft close doors and drawers
- Gloss white plinth and end panels, surface mounted under counter lights
- Black Brazil worktop with matching 100mm upstand
- Stainless steel inset 1½ bowl sink with single lever monobloc mixer tap
- Zanussi built in electric oven with black glass touch control ceramic hob, integrated cooker hood and black glass splashback
- Fully integrated washer dryer
- Fully integrated A+ rated fridge freezer
- Large format grey floor tiles in Blocks P, Q and H. All other blocks have Amtico floors in Sunbleached Oak
- LED aluminium downlights

BATHROOM AND EN-SUITE

- White sanitary ware with chrome plated single lever mono block mixer tap to basin
- Chrome plated single lever mono block bath filler and variable height shower over bath (where no en-suite provided) or in shower enclosure
- Clear glass shower enclosure or clear glass screen to bath where no en-suite provided
- Chelsea grey finish floor tiles

- Full height Chelsea grey wall tiles to shower enclosure and around bath where no en-suite provided
- Chrome heated towel rail
- LED chrome downlights

GENERAL

- All Blocks except P, Q and H have Amtico floors in Sunbleached Oak to hallway, living and dining areas
- Grey carpet to bedrooms
- Ceilings painted in White fast matt emulsion, walls in Timeless white fast emulsion
- TV/FM/SAT and telephone points with provision for Satellite TV and Broadband internet services
- Hot water and heating via condensing Heat Interface Units with programmable room thermostats and compact radiators
- Mains fed smoke, carbon monoxide and heat detectors with battery backup
- Remaining walls painted in Timeless white and ceilings in White fast matt emulsion
- Polished chrome and satin finish ironmongery
- Video entry system
- Balcony/terrace with contemporary wall mounted stainless steel light fitting
- Private allocated parking - please check with your Sales Advisor
- 10-year NHBC Buildmark warranty



MANAGEMENT DETAILS, MORTGAGE INFORMATION AND RESERVATION PROCEDURES

These details are intended to help you with the formal process of reserving and purchasing your new home. If at any stage you require assistance or further information, our Sales Advisors are here to help you.

MANAGEMENT DETAILS

A Management Company will be formed for the benefit of all home owners, who will become members on completion of their purchase.

The Management Company will be responsible for the maintenance and cleaning of common areas, to include: refuse stores, landscaped areas, private roads, lighting, parking areas, access ways, open space etc. Service charges will be payable to the Management Company. Your Sales Advisor will be able to provide information on the estimated costs involved.

MORTGAGE INFORMATION

Mortgages are available, subject to status and valuation through independent financial advisors. Having undertaken pre-sales valuations and evaluated your personal circumstances, we can assist in arranging for your mortgage to be placed with an approved IFA to deal promptly with your application.

RESERVATION PROCEDURES

A new home may be reserved with a reservation deposit (this sum fixes the price and is deducted from the balance payable on completion).

You will need to provide proof of identity (a copy of your passport or for non-UK residents, also a copy of a valid visa), proof of address (either a recent utility bill or driving licence), bank statements from the last three months, pay slips for the last three months (or if self employed, copies of the last three years accounts) and proof of exchange deposit/purchase funds. A home will not be reserved until these have been provided. Your Sales Advisor will also require the name and address of your solicitor at the time of reservation.

If you do not have a solicitor, our Sales Advisor will be able to provide a list of panel solicitors and licensed conveyancers for your reference. Home Buyers will be covered by the Consumer Code for Home Builders, see: www.consumercode.co.uk





DIRECTIONS

From central London head south of the Thames to Elephant and Castle. Take the Walworth Road / A215 south towards Camberwell. Continue onto Denmark Hill passing Kings College Hospital, merge into Herne Hill. At the approach to Herne Hill Station turn right and then left onto Norwood Road then take the first right onto Croxted Road / A1299. Continue straight until the roundabout at Gypsy Hill, taking the first exit up the hill towards the Crystal Palace transmitter. Turn right onto Crystal Palace Parade / A212 then turn left onto Anerley Hill / A214. After 0.7 of a mile turn right onto William Booth Road, Venue will be signposted.

SAT NAV: SE20 8BX

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HEAD OFFICE:
 50 LANCASTER ROAD,
 ENFIELD, MIDDLESEX EN2 0BY
 TEL: 0808 301 2056

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