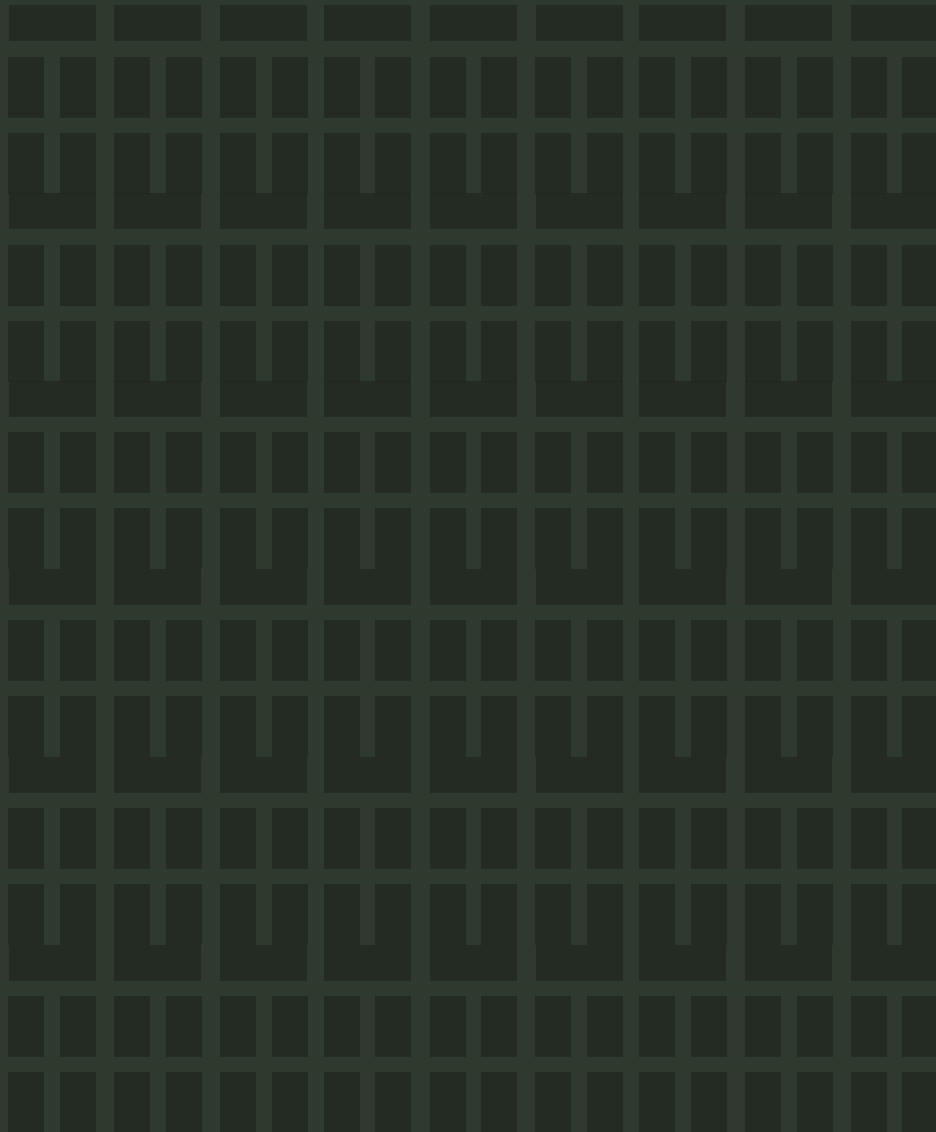




Doulton Park

West Norwood





31-37

3

Our Development

Doulton Park

Doulton Park is a new development on the leafy Auckland Hill in West Norwood. The development is comprised of seven luxury two and three-bedroom dwellings. The design of the property is a modern take on the forms, shapes and architecture of its surroundings. Large, floor-to-ceiling windows draw-in buckets of natural light whilst green space has also

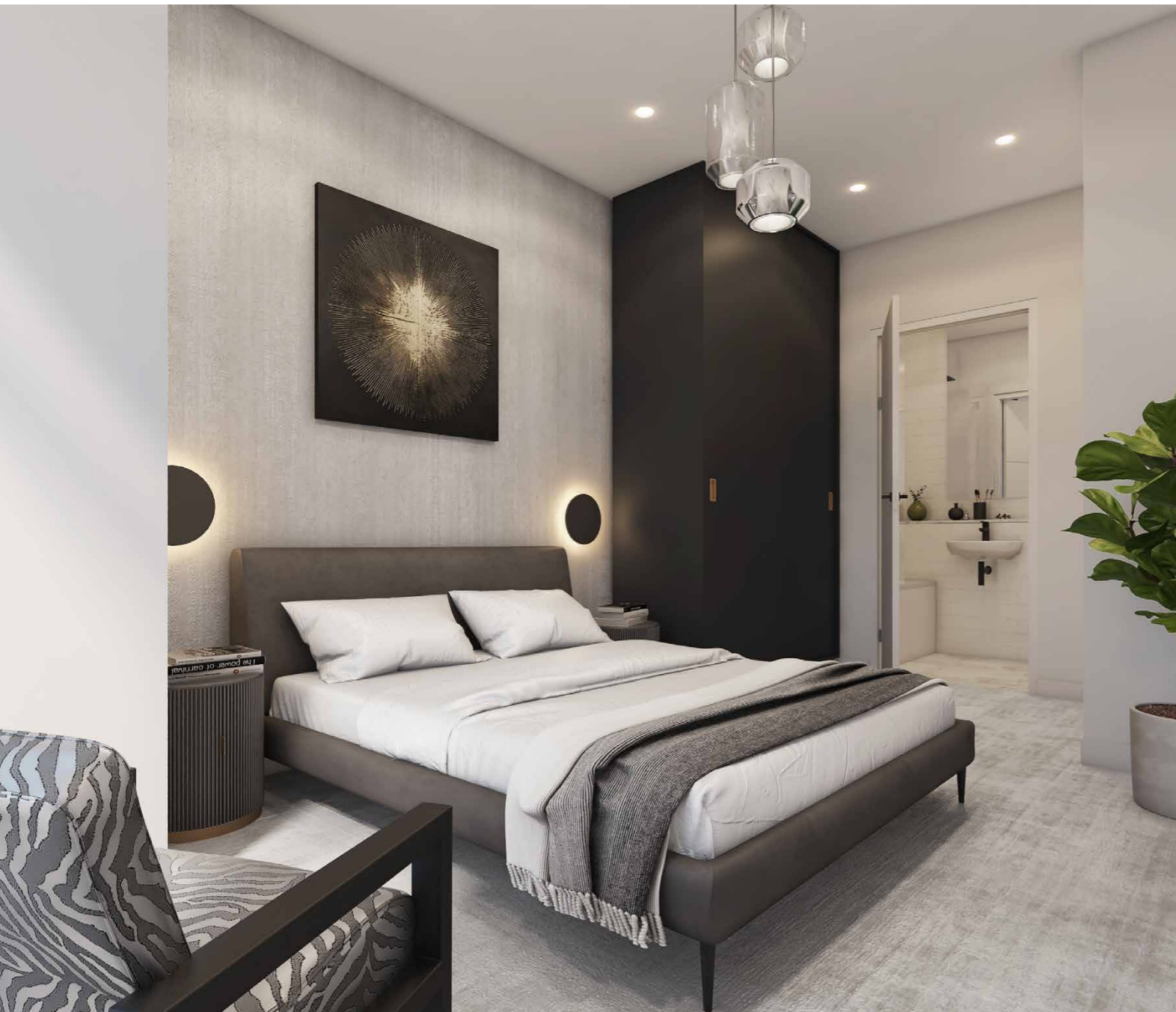
been factored in to the design at the rear of the property. The penthouse apartment is a two-bed property on the top floor of the development with lift access opening-up directly into the flat. Doulton Park makes the most of its surroundings whilst offering every amenity one could hope for. There is plenty going on in the local area too and easy access to the rest of the city

is available with excellent transport links nearby. Approaching the property, you are welcomed by a green frontage which also plays host to a sizable bike storage unit. Each dwelling is appointed with modern fixtures & fittings and they also come with smart features to manage the home. All have access to gardens to the rear of the property and/or to the terrace as well.

4



5



The whole development has been finished to the exceptionally high standard you would expect from the developers, Hambridge Homes.

West Norwood is home to a burgeoning community of London professionals, creatives and young families. You are just as likely to find evening activities at the pubs and bars as you are early morning park runs and gatherings over coffee and brunch.



Our Area

West Norwood

The development is superbly positioned with excellent transport links within walking distance. Whilst it sits on a residential street, it is also within a stone's throw of plenty of activity. A range of bars, restaurants and shops are nearby on Knights Hill. Meanwhile, a selection of excellent pubs and cafes can be found towards

the Gipsy Hill area. Cinemas, theatres and a leisure centre are all close by, whilst the wider area is rich with green spaces and parks. West Norwood is home to a burgeoning community of London professionals, creatives and young families. You are just as likely to find evening activities at the pubs and bars as you are early morning park

runs and gatherings over coffee and brunch. Fast access to central London is available from West Norwood Station, which boasts a regular service that takes passengers to the likes of London Bridge and London Victoria stations.

Café Culture

Things To Do

As is the case across any modern city, coffee houses and cafes are a must-have in any residential area. It is no different here with the likes of the Blackbird Bakery and Otter Trading proving popular with the locals whilst

the Volcano Coffee Works Café offers a spot for remote workers to settle-in. Also worth a mention are BUTTER UP Coffee and The Electric Café but for very different reasons. The former offers a modern take on the coffee shop with

pastries, vegan snacks and homemade energy drinks. Meanwhile, The Electric Café is a well-loved local greasy spoon and coffee shop, with great food and drink at excellent prices.



Blackbird Bakery and Otter Trading proving popular with the locals whilst the Volcano Coffee Works Café offers a spot for remote workers to settle-in.



Restaurants

Things To Do

One of the area's best-known destinations is Knowles of Norwood. Here you are served-up with modern British grub and Sunday roasts in a bric-a-brac, pub setting. On the first Sunday of the month, from

April through to December, the area welcomes the West Norwood Feast. This is a volunteer-powered street market festival, offering over 100 stalls in five locations punting food, arts, family activities and more. Elsewhere

there are a variety of cuisines on offer with the likes of The Garden (well-known for its pizza), Yoshida Sushi, Knight's Fish Bar, Four Hundred Rabbits and many others.

12



Pubs & bars

West Norwood

This area is particularly well-appointed when it comes to pubs, bars and drinking venues. Lesser-known, perhaps, are the brewing companies popping-up in the area. The London Beer Factory and the Gipsy

Hill Brewing Company are now well-established providers of craft ales. Meanwhile, there are of course pubs a-plenty with The Paxton, The Hope and the aforementioned Knowles of Norwood known as excellent locals.

There are also handy options such as The Alleyn's Head and The Bricklayers Arms nearby whilst the Rock Steady Rum Lounge offers a more alternative drinking experience.

As well as the many parks and walks available nearby, the area is not short of cultural offerings. The South London Theatre is an excellent starting point, putting on plays and shows throughout the year.

14



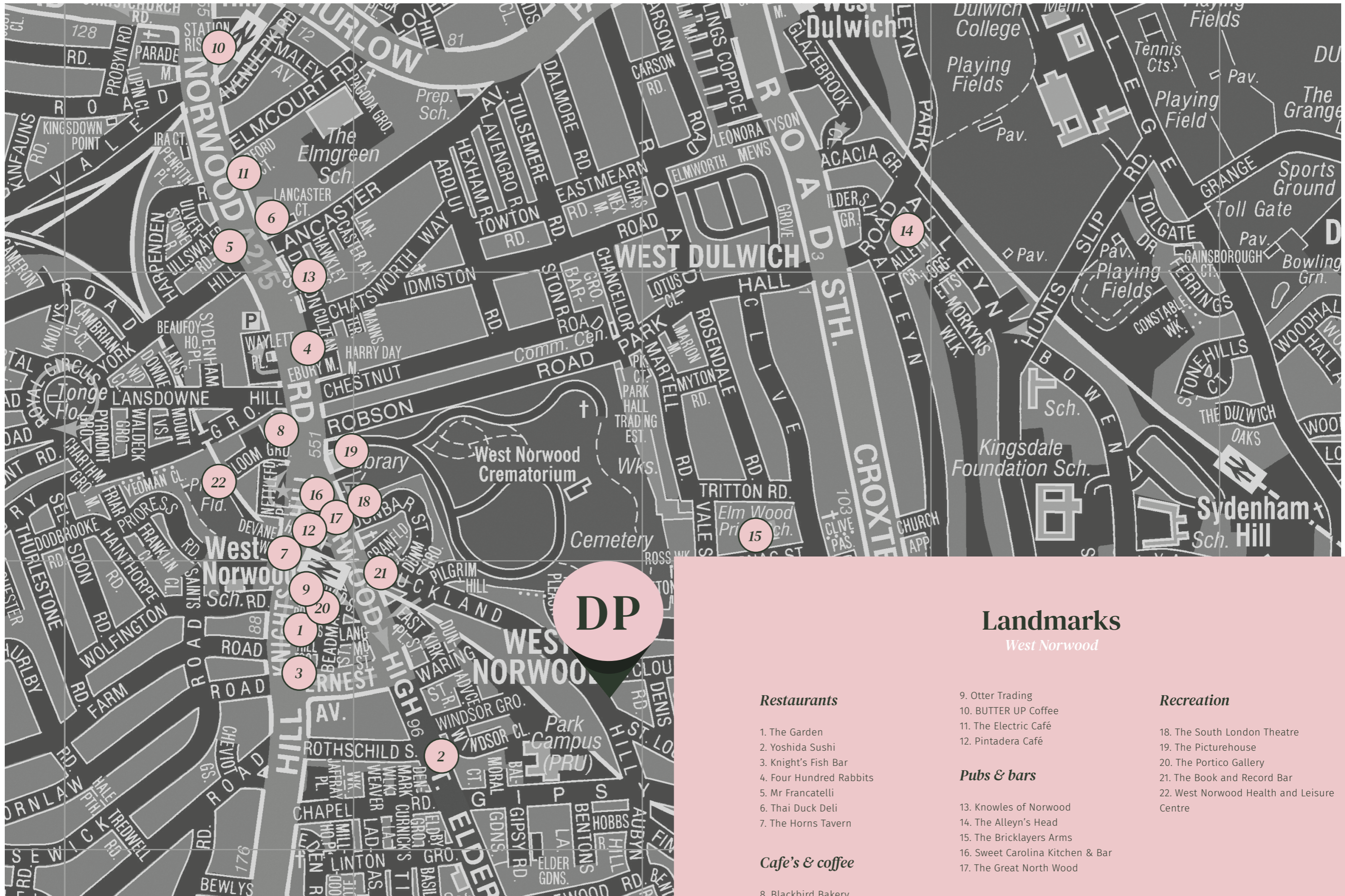
Recreation

West Norwood

As well as the many parks and walks available nearby, the area is not short of cultural offerings. The South London Theatre is an excellent starting point, putting on plays and shows throughout the year. Just across the road from the

theatre you can find The Picturehouse cinema, which provides a luxurious setting for film buffs. The Portico Gallery is on your doorstep hosting a broad range of events including art, music, performance and more. There is

even The Book and Record Bar serving coffee, beers, wine and more, acting as a cultural beacon for music and book lovers alike.



DP

Landmarks

West Norwood

Restaurants

- 1. The Garden
- 2. Yoshida Sushi
- 3. Knight's Fish Bar
- 4. Four Hundred Rabbits
- 5. Mr Francatelli
- 6. Thai Duck Deli
- 7. The Horns Tavern

Cafe's & coffee

- 8. Blackbird Bakery

- 9. Otter Trading
- 10. BUTTER UP Coffee
- 11. The Electric Café
- 12. Pintadera Café

Pubs & bars

- 13. Knowles of Norwood
- 14. The Alleyn's Head
- 15. The Bricklayers Arms
- 16. Sweet Carolina Kitchen & Bar
- 17. The Great North Wood

Recreation

- 18. The South London Theatre
- 19. The Picturehouse
- 20. The Portico Gallery
- 21. The Book and Record Bar
- 22. West Norwood Health and Leisure Centre

Transport Links

West Norwood

Cycle Links

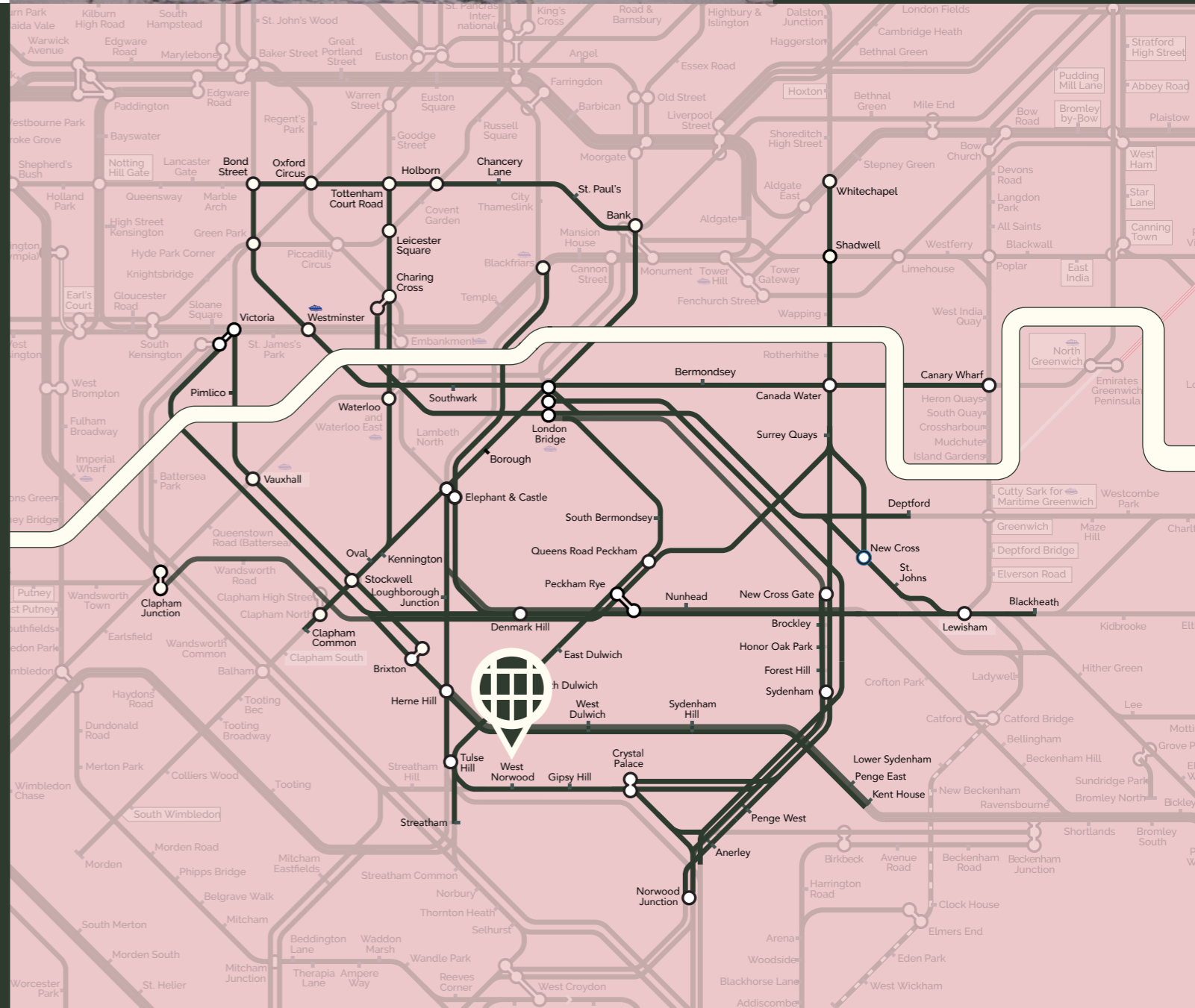
- Brixton – 16 mins
- Clapham Junction – 32 mins
- London Victoria – 37 mins
- London Bridge – 38 mins
- Liverpool Street – 43 mins
- Oxford Circus – 49 mins

West Norwood (Southern)

(Train/Overground)

7 mins walk

- Balham – 7 mins
- Clapham Junction – 15 mins
- London Victoria – 23 mins
- London Bridge – 37 mins

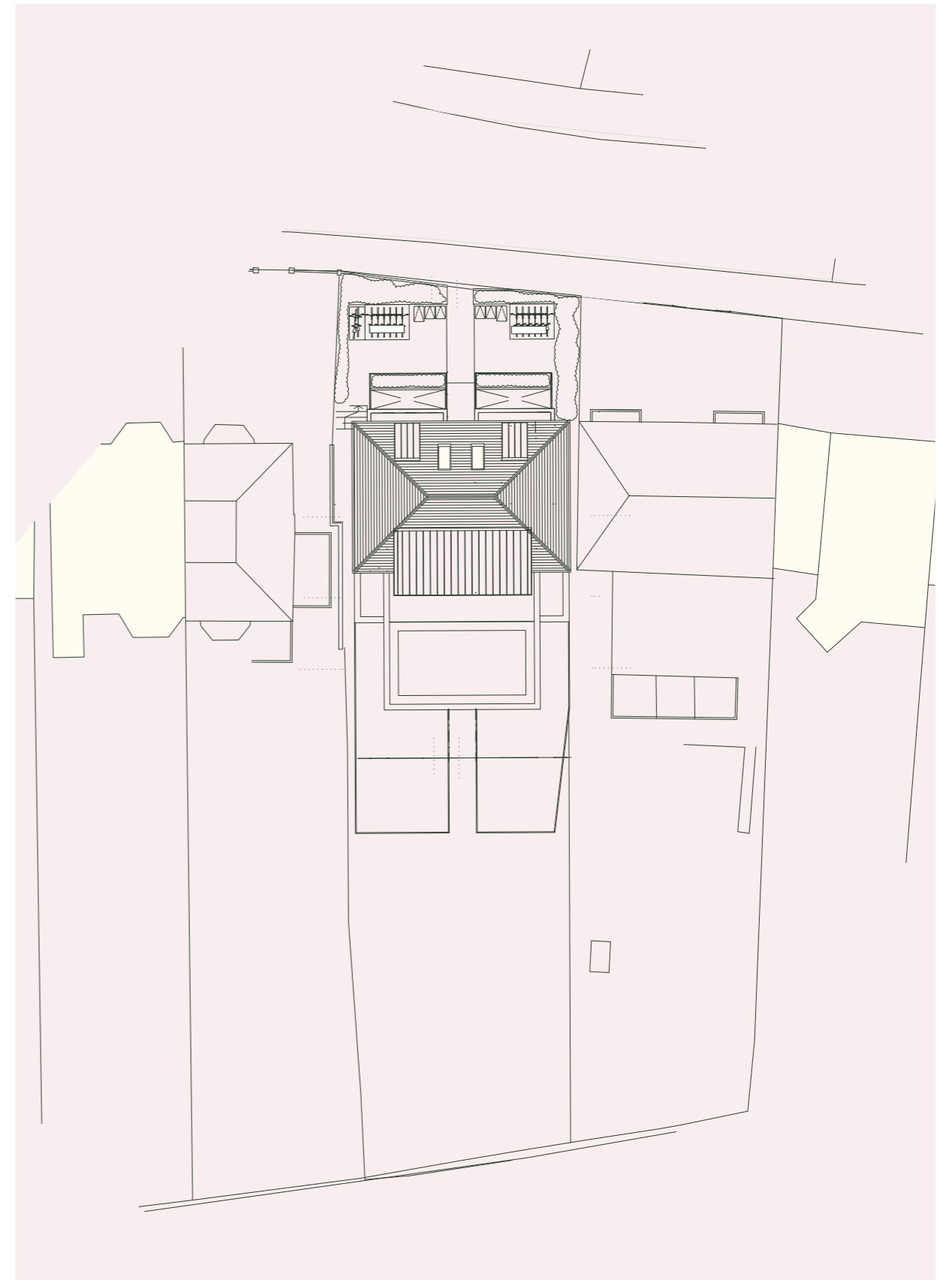


Plans & Specifications

Doulton Park

Block Plans

Doulton Park



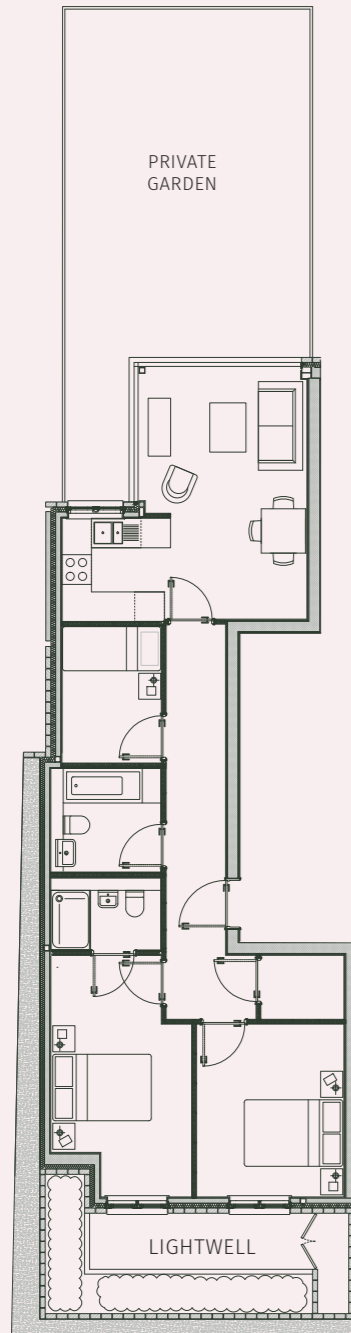
*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

Apartment One

Lower Ground Floor

3 BEDROOM

769 sqft // 71.3m²

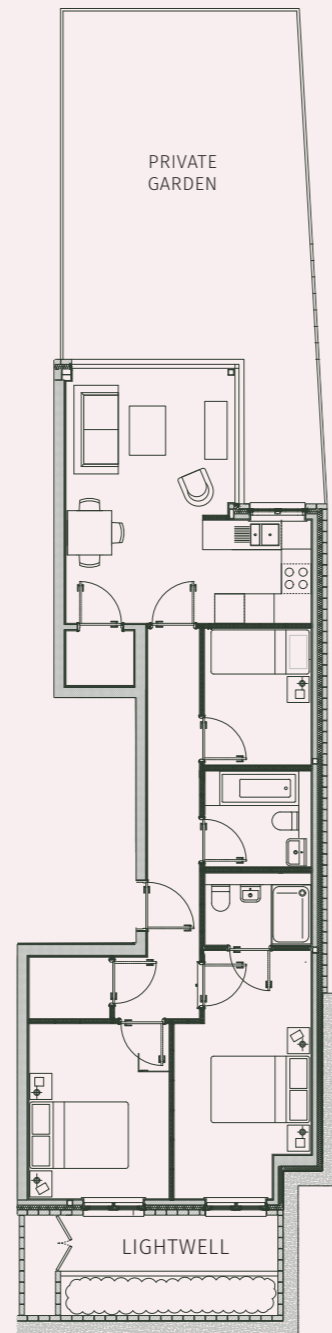


Apartment Two

Lower Ground Floor

3 BEDROOM

769 sqft // 71.4m²

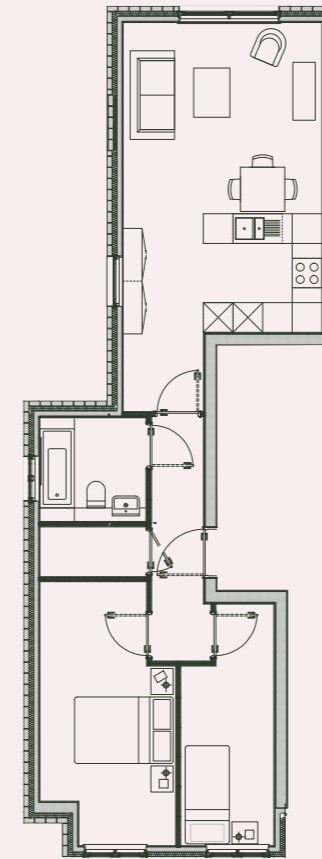


Apartment Three

Upper Ground Floor

2 BEDROOM

679 sqft // 63.0m²

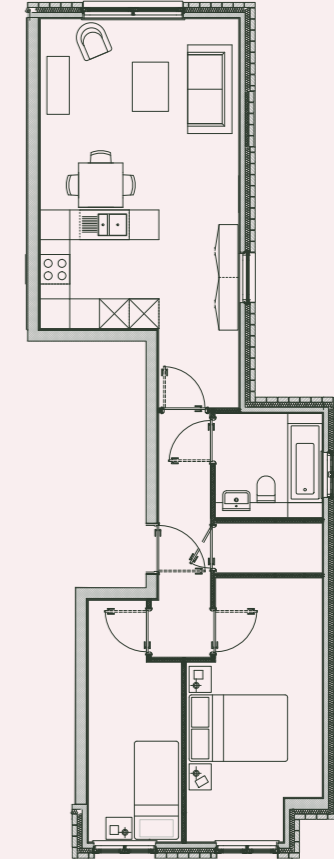


Apartment Four

Upper Ground Floor

2 BEDROOM

679 sqft // 63.0m²



*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

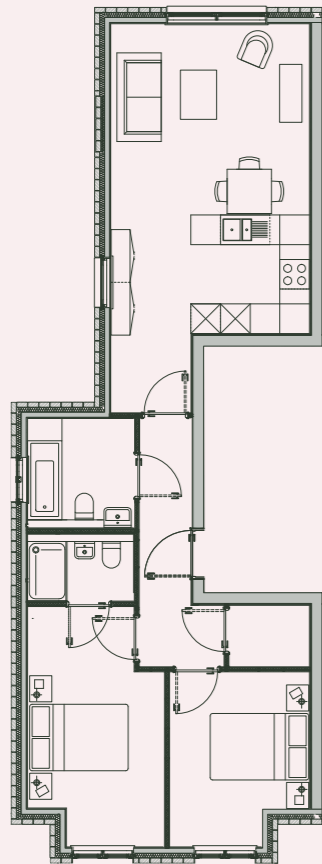
*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

Apartment Five

First Floor

2 BEDROOM

722 sqft // 67.0m²

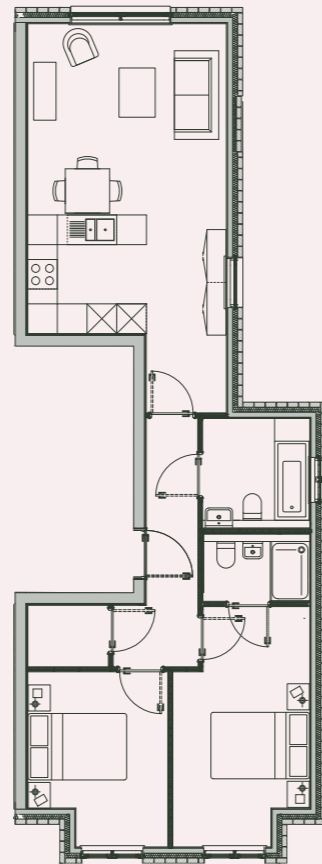


Apartment Six

First Floor

2 BEDROOM

722 sqft // 67.0m²

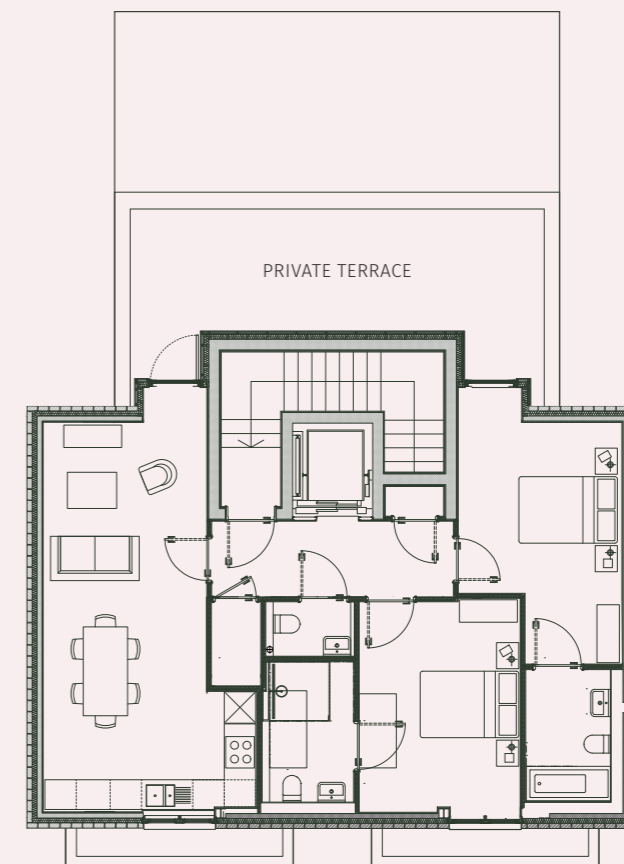


Apartment Seven / Penthouse

Second Floor

2 BEDROOM

893 sqft // 82.9m²



*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

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Specification*

The Details

KITCHEN

- Contemporary kitchens, with handleless soft close doors and drawers
- Quartz worktop and full height upstand Fridge freezer, washer/dryer, dishwasher, hob, microwave, oven by BOSCH (Bluetooth)
- Matt black mixer tap
- Undermounted stainless steel sink
- Under-cupboard pelmet lighting to wall units

BATHROOMS

- White contemporary sanitary ware by DURAVIT
- Marble effect tiles to floors 600x600mm
- White tiles to walls 300x100mm brick tiles (with grey grout)
- Black Heated stainless steel towel rail
- Black Taps and fittings by VADO
- Black Thermostatic shower mixer by VADO
- Low voltage, two pin power outlet (shaver/toothbrush charging)

EN-SUITES

- Black Heated stainless steel towel rail
- White contemporary sanitary ware by DURAVIT with black fittings BY VADO

DECORATION, JOINERY & IRONMONGERY

- Light grey engineered wood flooring: living rooms, hallways, kitchen
- Fitted carpets to all bedrooms
- Black ironmongery
- Flush white doors

INTERNAL & GENERAL

- Low energy LED down lighters and pendants
- Telephone outlet socket in hallway
- Connection points ready for Sky Q in all living rooms
- 10 Year warranty provider by PREMIER

HEATING

- Combination boiler with manufacturers (5 year warranty)
- Under floor heating throughout each apartment
- Towel rails to bathrooms + EnSuites

MAIN ENTRANCE, COMMUNAL AREAS & SECURITY

- Secure cycle storage, bin storage, on ground floor
- Video entry phone system
- Integrated smoke and heat detectors and CO2 alarms to all apartments
- Double glazed aluminium

- windows and doors – with 12 year guarantee by VELFAC
- Multi-point locks to doors and windows
- Hard wired for alarm
- Lift serving all floors

PAINT FINISHES

White Walls, ceiling and skirting

AMENITY SPACE

- Ground floor: Private gardens
- Communal landscaped garden
- External storage for RG flats

EXTRAS

- 3 Year Zip Car Membership

PENTHOUSE

- Direct entry from the lift
- Built in wardrobes in both Bedrooms
- Private Roof Terrace

*subject to change and availability



Backed by HM Government

Help to Buy (HTB) is a government scheme allowing first time buyers of a new flat or house to borrow up to 40% of the property's value (20% outside London). These schemes are available to first-time buyers or homeowners who want to buy a brand-new home with a purchase price of up to £600,000.



The Developers

Hambridge homes



MIKE OVERTON
Chairman

Operating since 1977, Mike's years in construction have given him a comprehensive understanding of the development process. He takes an active role in every aspect in the business, from site acquisition through to sales and marketing, and believes in an open and honest approach, while maintaining a quality product.



JAMES OVERTON
Managing Director

James has been involved in the practical trades of construction for over 15 years, and has an enviable track record in delivering high quality development projects. His focus is in overseeing the design and construction process; managing the personnel involved, safeguarding timings and budgets, upholding quality control, ensuring minimal impact to the immediate and greater environment, while maintaining the company's zero accident policy.

Hambridge was established in 2000, originally undertaking both refurbishment and new build projects. With our in-house construction team and interior design capability, we now concentrate solely on new build projects. We have completed hundreds of units, within developments of various sizes, and have received three coveted design awards to date. Throughout our history, our ethos has been to provide well designed developments tailored to individuals that complement the local area.

Considerate Contractors

Scheme



We register every site with this scheme: a voluntary code that promotes best practice and ensures that builders maintain standards in environmental protection; respect for the local community; appearance; valuing their workforce and safety.

We have contributed over £3,000,000 to local boroughs of Lambeth, Lewisham, Southwark and Bromley in the form of CIL (Community Infrastructure Levy) and S106 payments. These help fund a range of local services, such as public spaces and parks, schools, public buildings and environmental services.

Previous Developments

Hambridge homes



HEARN PLACE, 4 HOUSES – STREATHAM



HAYWARD MEWS, 8 HOUSES – CROFTON PARK



BON MARCHE MEWS, 7 HOUSES – C. PALACE



GLENTON MEWS, 12 HOUSES – NUNHEAD



Enquire

Pedder property



doulton-park.co.uk

Flats 1-7, 31 Auckland Hill, London, SE27
peddernewhomes.com
newhomes@pedderproperty.com
0208 702 9999

Pedder New Homes:
93 Queen's Road, London, SE15 2EZ

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