

A UNIQUE COLLECTION OF EIGHT LUXURY
STUDIO, ONE & TWO BEDROOM APARTMENTS



PARK

46

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Our Development

PARK 46

Park 46 is a unique development offering luxury living in amongst the vibrant, creative community of Crystal Palace. On offer are eight high-spec studio, one and two-bedroom apartments. Stylish, modern design is coupled with amenities that go far beyond 'all mod cons'. High-tech security gives residents peace of mind whilst Nest heating controllers, high speed

broadband provision and high-end kitchen finished deliver unrivalled living conditions.

Ground floor apartments come with their own private outside space and for those higher up there are communal gardens and balconies, bringing the outside in and making the most of the stunning views in to the park and across South East

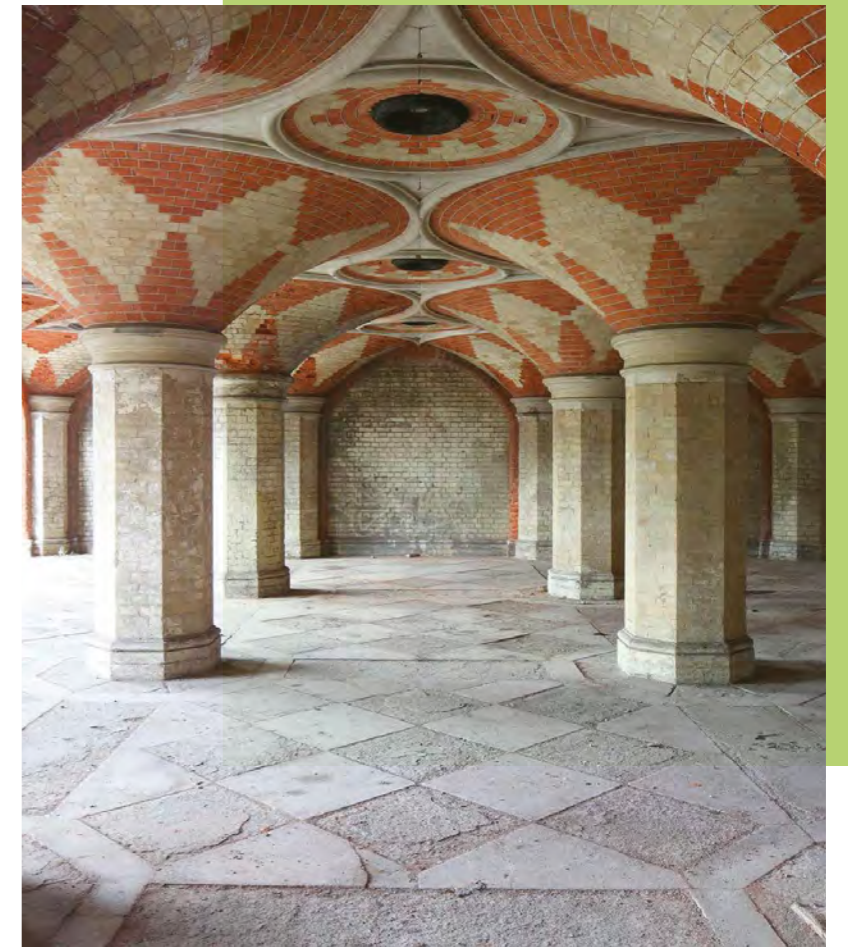
London. The needs of London's young professionals are considered throughout. The park-side location, secure bike storage and easy access to key transport hubs give limitless possibilities to residents at Park 46.

A UNIQUE COLLECTION OF EIGHT LUXURY STUDIO, ONE & TWO BEDROOM APARTMENTS



THE NEEDS OF
LONDON'S YOUNG
PROFESSIONALS
ARE CONSIDERED
THROUGHOUT.

'CRYSTAL PALACE', A STRUCTURE MADE FROM CAST IRON AND PLATE GLASS TO HOST THE 1851 GREAT EXHIBITION



History

PARK 46

The Crystal Palace area gets its name from the famous 'Crystal Palace', a structure made from cast iron and plate glass to host the 1851 Great Exhibition in Hyde Park, London. The structure itself was three times the size of St Paul's Cathedral. The exhibition displayed a range of technologies developed during the Industrial Revolution. The designer of the palace, Joseph Paxton, oversaw the purchase of the palace and, following the exhibition, it was re-built at Sydenham Hill in 1854. The Palace itself played host

to a wide range of events in its lifetime and drew a huge number of visitors to the area for a time. Eventually, however, the structure fell in to disrepair and a 1936 fire led to its ultimate demise.

The park has continued to flourish though. It is one of London's most historic locations and is protected by a Grade II listing. It features a number of unique attractions including The Crystal Palace Dinosaurs structures, a free maze, the

subway, The Italian Terraces, The Crystal Palace Concert Bowl and much, much more.

At some of its most elevated points, the park offers views right across central London and, in the opposite direction, over to Croydon and the North Downs.

The wider Crystal Palace area now plays host to a burgeoning, creative community of young professionals. It is served by excellent pubs, bars, restaurants, cafes and more.



SUNDAY STROLLS, UNIQUE SCENERY AND A BREATH-TAKING VIEW TO THE CITY.

Our Area

PARK 46

Today, Crystal Palace plays host to a burgeoning community of creatives and young professionals. Local amenities include excellent restaurants, high-end coffee shops, an Everyman cinema and everything else you could expect in a modern, residential outpost of

London. Extra-curricular pursuits are also covered with yoga studios, ceramics classes and much more. The Saturday morning market bursts at the seams with local, organic and sustainable produce. Local businesses, artists and buskers are supported with all

profits going to Crystal Palace's Patchwork Farm and other good causes. Meanwhile Crystal Palace Park offers Sunday strolls, unique scenery and a breath-taking view over South London and beyond in to the city.



Restaurants

THINGS TO DO

The central area of Crystal Palace and Upper Norwood is rich with options for eating out, any time of the day. Crystal Palace Market (not to be confused with the Saturday morning food market) is a busy, all-day eatery with delicious British cuisine amongst modern, industrial

interiors. Meanwhile, Smoked Bone serves-up an altogether more American affair with burgers, ribs, chicken and even a weekend brunch menu on offer. Joanna's has been a local favourite for a long time with their signature burger and Sunday roast menu a mainstay. A plethora

of alternative cuisines are available, with the likes of Yak & Yeti (Nepalese/Indian); Four Hundred Rabbits (pizza); Kish Mish (Persian) and many more all within walking distance of the development.



BROWN & GREEN IS A POPULAR LOCATION WITH LOCAL FOOD & COFFEE LOVERS

Café Culture

THINGS TO DO

The Triangle area is dotted with cafes, brunch spots and coffee houses - Four Boroughs Coffee is a must-visit for coffee aficionados. Brown & Green is a popular location

with local food & coffee lovers and they have even branched out to open satellite spots at the train station and in the nearby park. Cadence Performance Limited is a hub for

the more active coffee drinkers in the area, also playing host to a cycle shop and yoga studio.





Pubs & Bars

PARK 46

The night life in the area is buzzing with a number of pubs and bars offering wide-ranging drinks and food options. Westow House is perhaps the largest destination in the centre of Crystal Palace, with vintage

décor and live music attracting punters over the weekends. The likes of The Faber Fox, Walker Briggs, The White Hart and The Alma offer different takes on the pub/bar experience with an eclectic mix of

locals attracted to each. Cocktail Embassy also provides a fun yet sophisticated cocktail experience to residents.

Recreation

THINGS TO DO

There is much more than a busy drinking scene to keep you occupied. Lovers of yoga & fitness (Bamboo Fitness; The Yoga Edge; Cadence Performance & more), athletics (at the Crystal Palace National Sports Centre) and cooking (Yuki's Kitchen

sushi classes, Crystal Palace Food Market and more) are all catered for. There are activities and excursions for the family too with the Crystal Palace park playing host to a maze as well as a walk that takes in a range of dinosaur models, first commissioned

in 1852 to accompany the Crystal Palace Exhibition. Architecture enthusiasts can marvel at the stunning arches of the Crystal Palace subway whilst football fans could do much worse than to take in the roaring atmosphere at Selhurst Park.



THERE IS MUCH MORE THAN
A BUSY DRINKING SCENE TO
KEEP YOU OCCUPIED.

Local Landmarks

PARK 46

 OVERGROUND
 PLACE OF INTEREST

Key
PARK 46

Restaurants

1. JOANNA'S
2. SMOKED BONE
3. YAK & YETI
4. FOUR HUNDRED RABBITS
5. KISH MISH
6. CRYSTAL PALACE MARKET
7. FOUR HUNDRED RABBITS
8. NUMIDIE

Cafe's & coffee

9. FOUR BOROUGHS
10. BROWN AND GREEN

Pubs & bars

11. THE FABER FOX
12. WALKER BRIGGS
13. THE WHITE HART
14. THE ALMA
15. WESTOW HOUSE
16. COCKTAIL EMBASSY

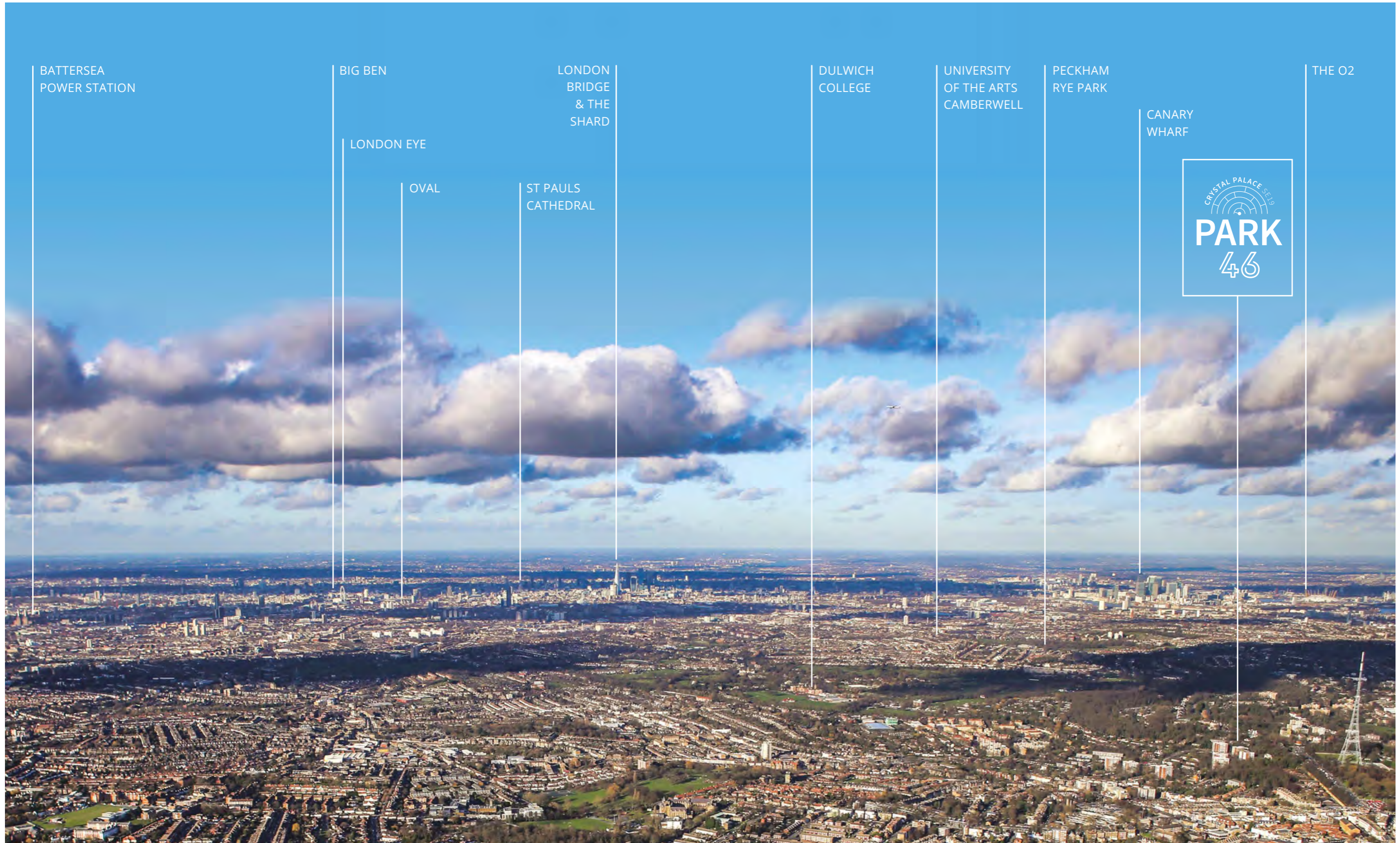
Entertainment

17. BAMBOO FITNESS
18. THE YOGA EDGE
19. CADENCE PERFORMANCE
20. CRYSTAL PALACE PARK
MAZE, DINOSAURS, SKATE PARK
21. EVERYMAN CINEMA
22. BOOKSELLER CROW ON THE HILL
23. CRYSTAL PALACE MUSEUM
24. CAPEL MANOR COLLEGE
(CRYSTAL PALACE PARK FARM)



London landmarks

PARK 46



Transport

PARK 46

CYCLE LINKS

- ▲ Brixton - **20** minutes
- ▲ Clapham Junction - **25** minutes
- ▲ London Bridge - **40** minutes
- ▲ Victoria - **42** minutes
- ▲ Liverpool Street - **48** minutes
- ▲ Oxford Circus - **51** minutes

OVERGROUND

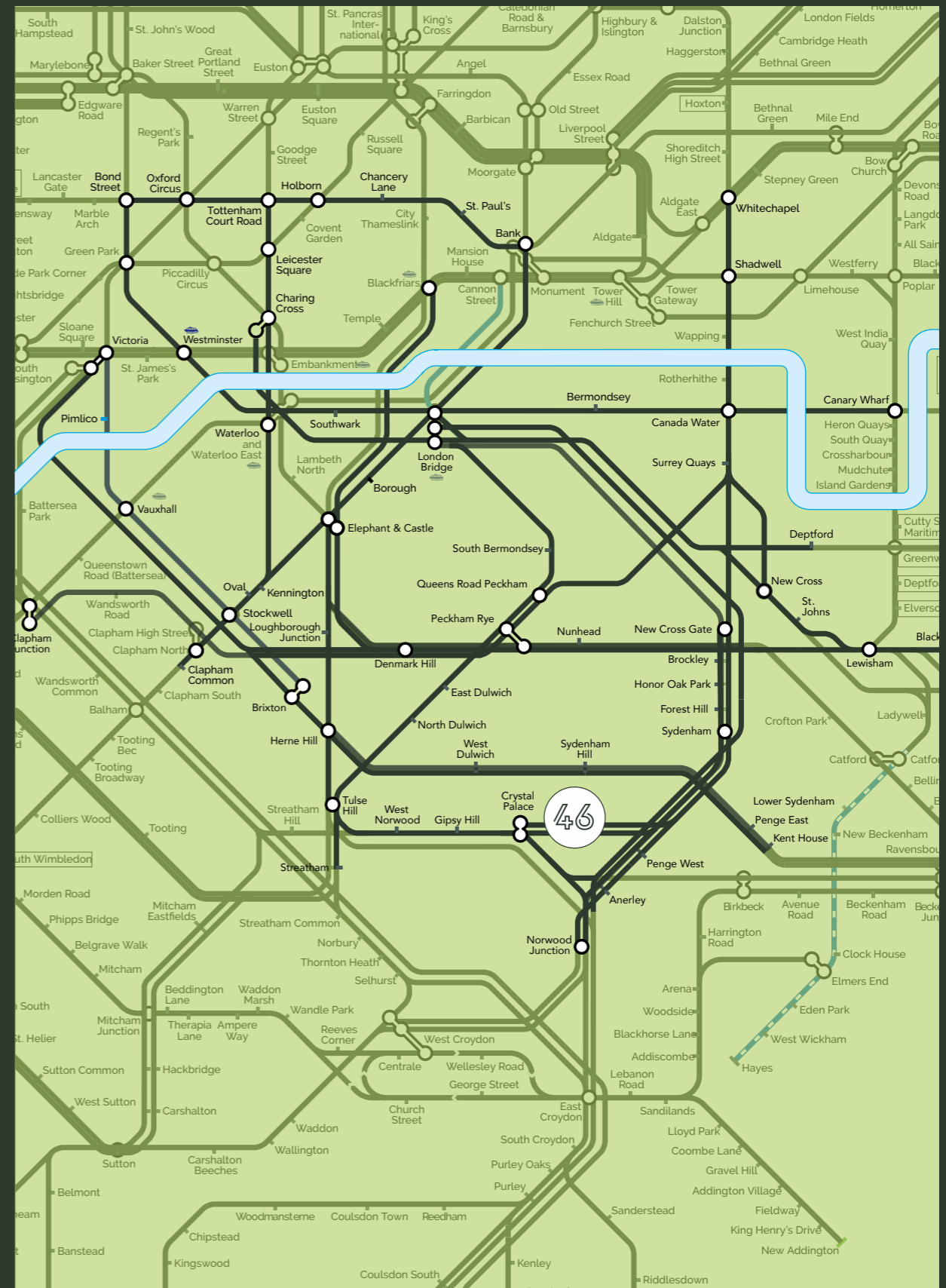
- ▲ Penge West station (Overground/Southern Rail)
7 minute walk
- ▲ Crystal Palace station (Overground/Southern Rail)
11 minute walk
- ▲ Gypsy Hill station (Southern Rail)
12 minute walk

**EXCELLENT TRANSPORT LINKS
TO THE CENTRE OF LONDON
AND A THRIVING LOCAL
COMMUNITY**



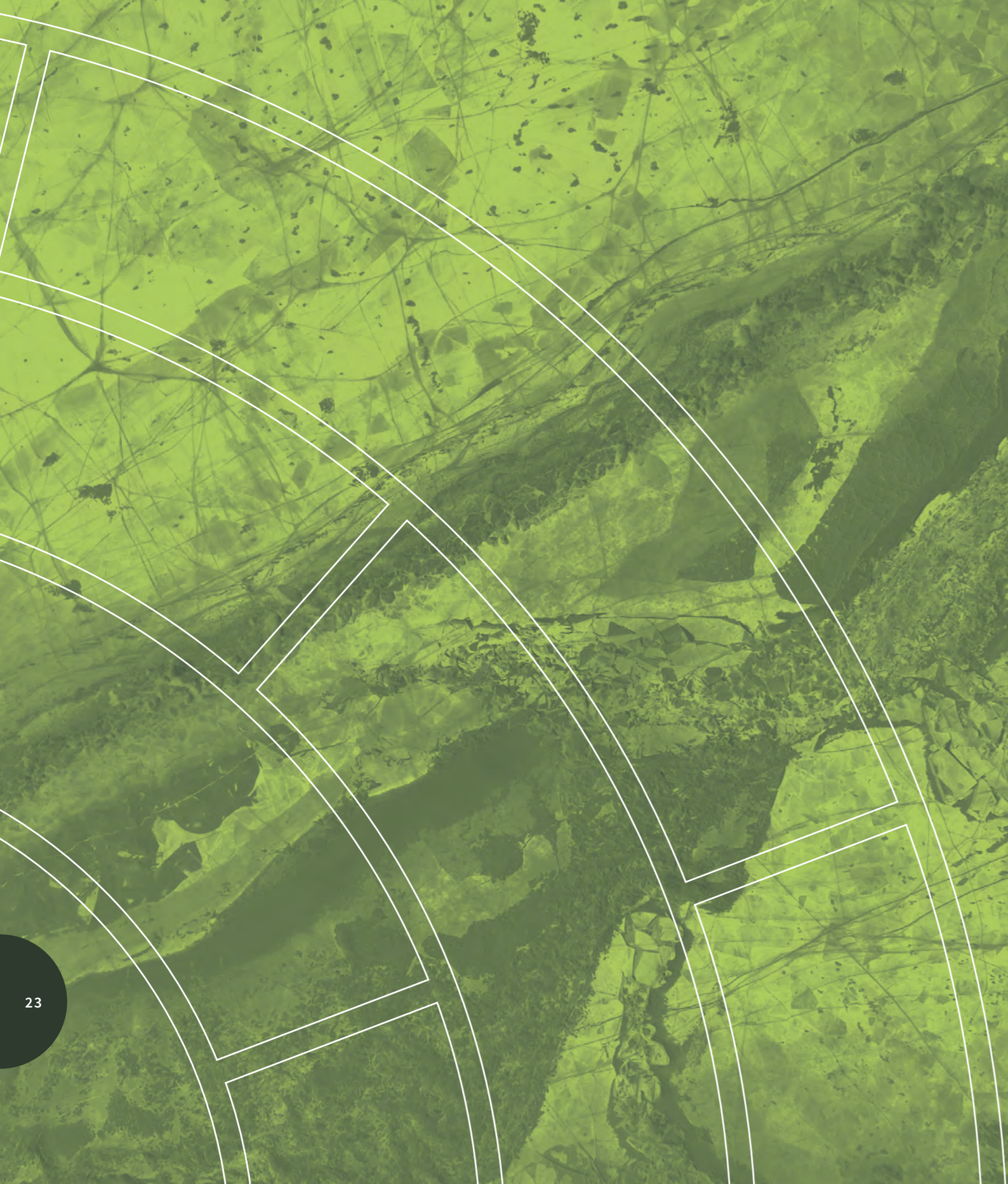
Transport

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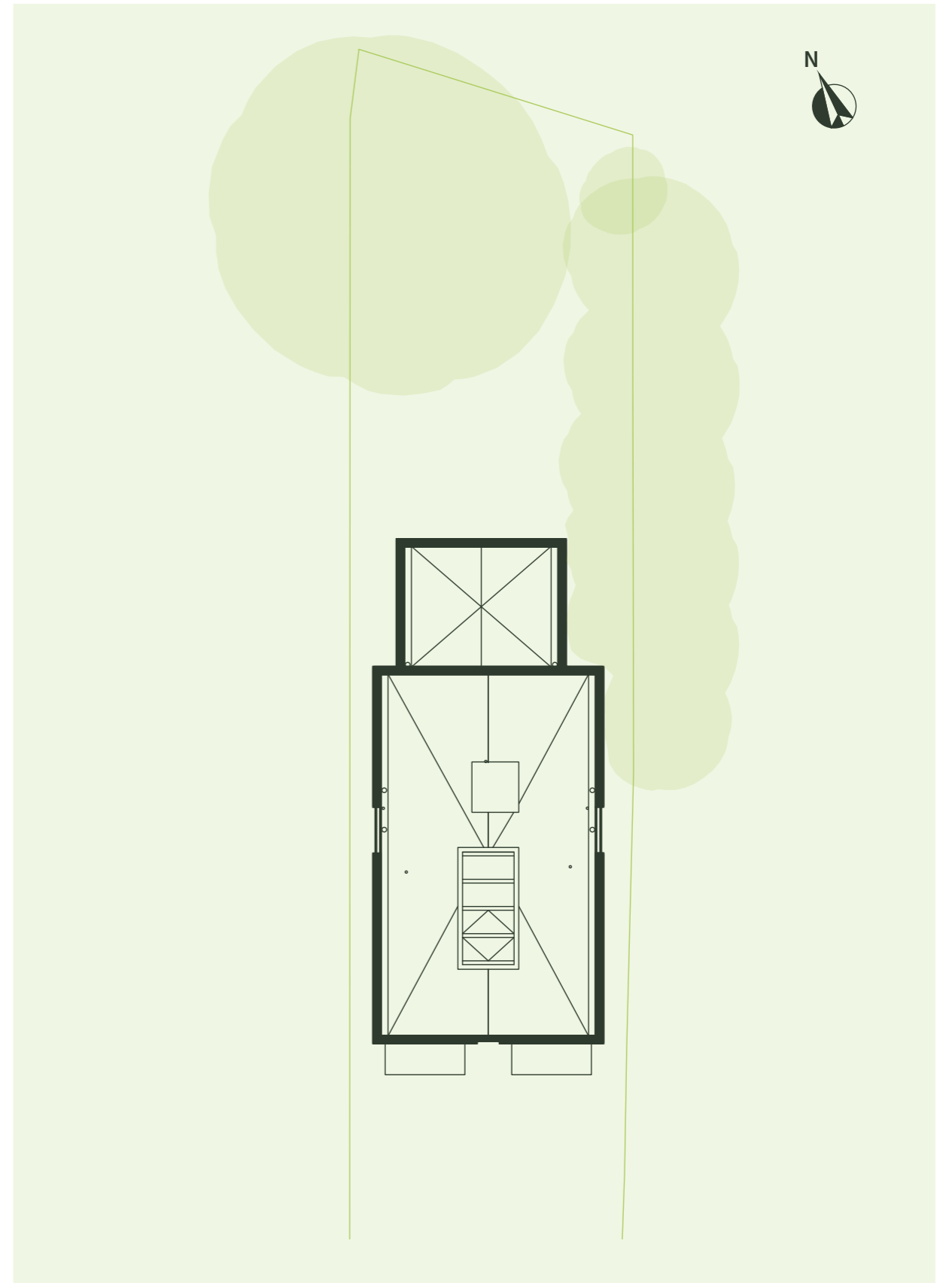
Plans & Specification

PARK 46



Block Plans

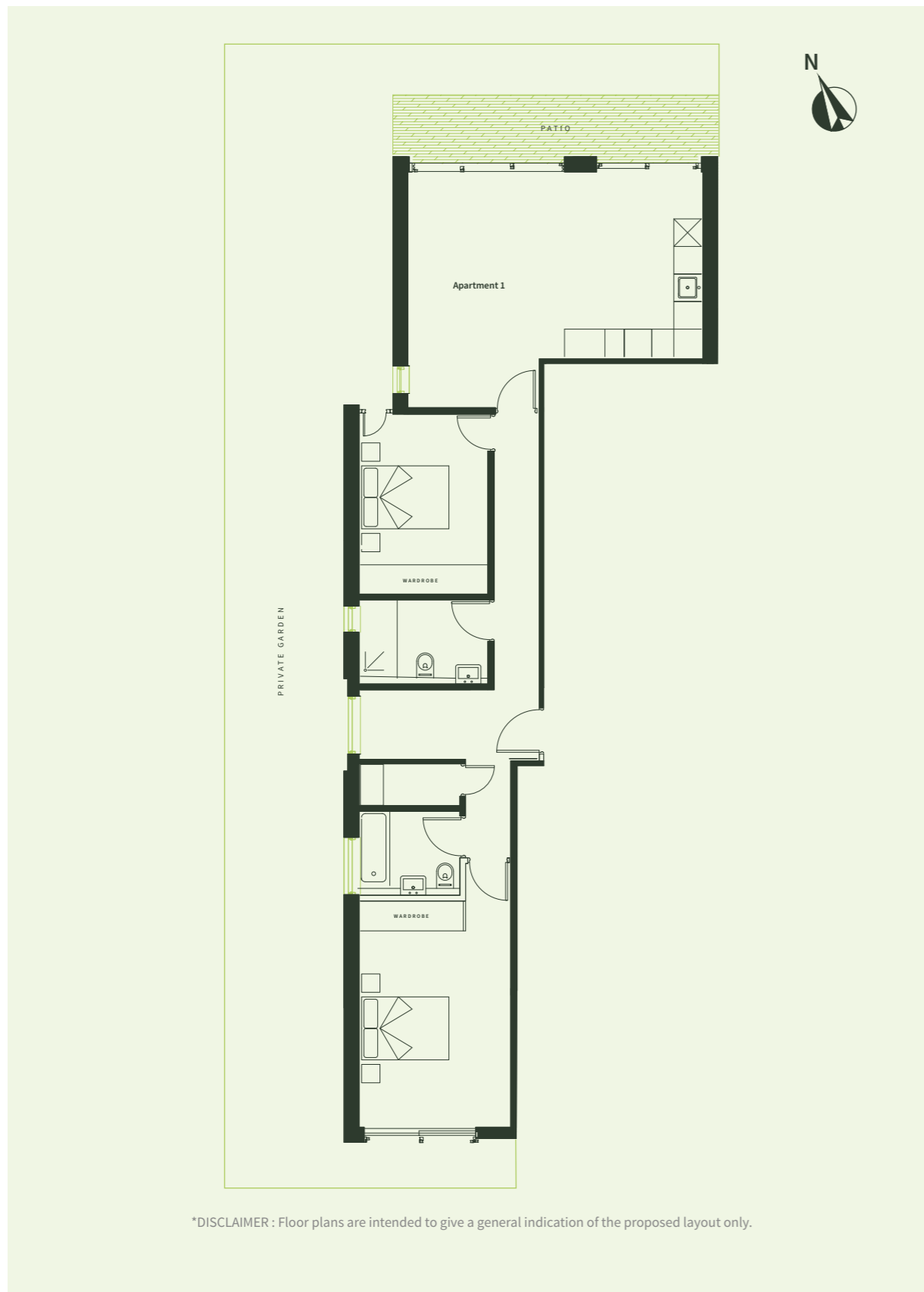
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Apartment One

FLOORPLANS & SPECIFICATION

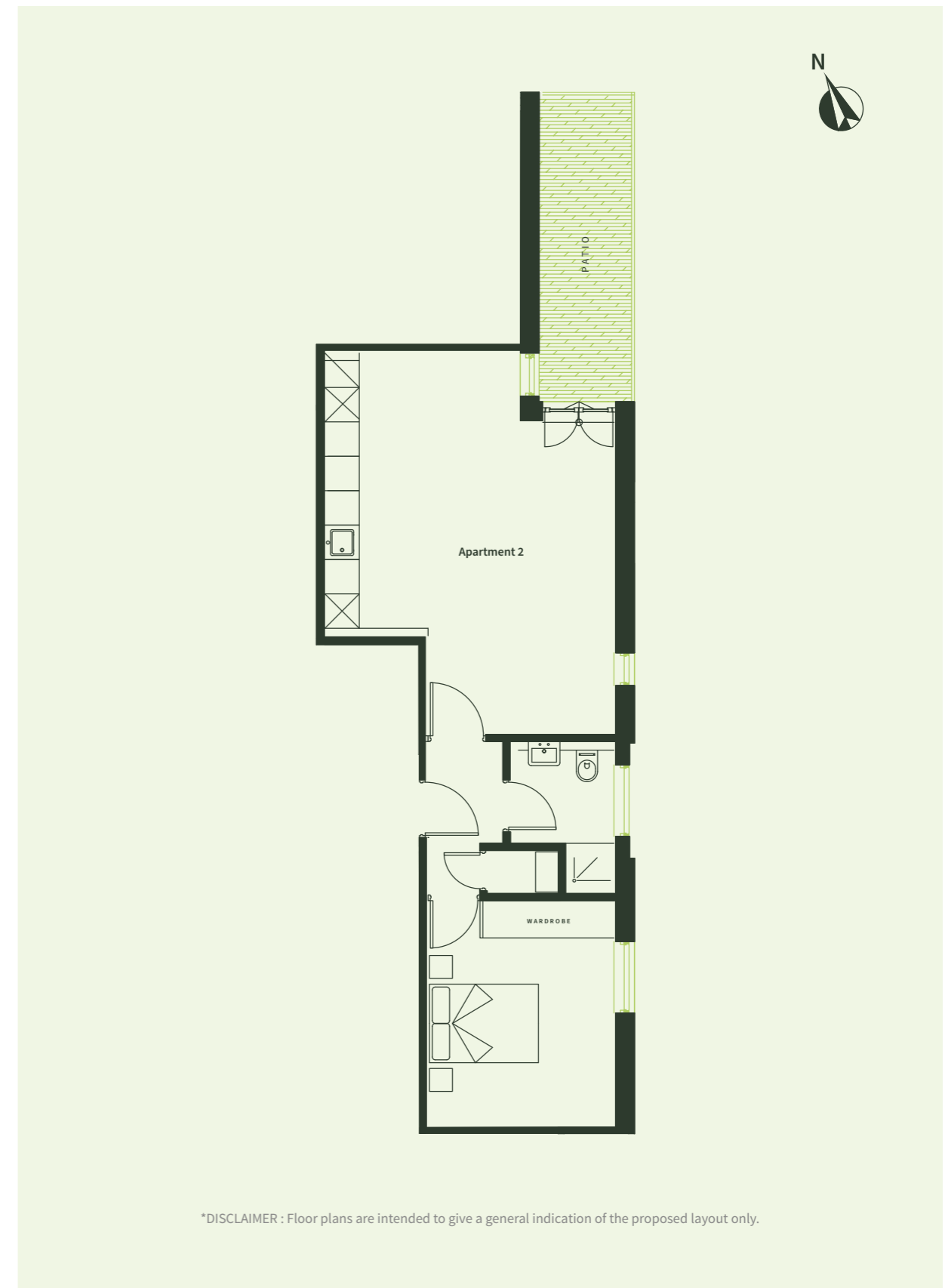
2 BEDROOM
Ground Floor
947 sqft / 88 sqm



Apartment Two

FLOORPLANS & SPECIFICATION

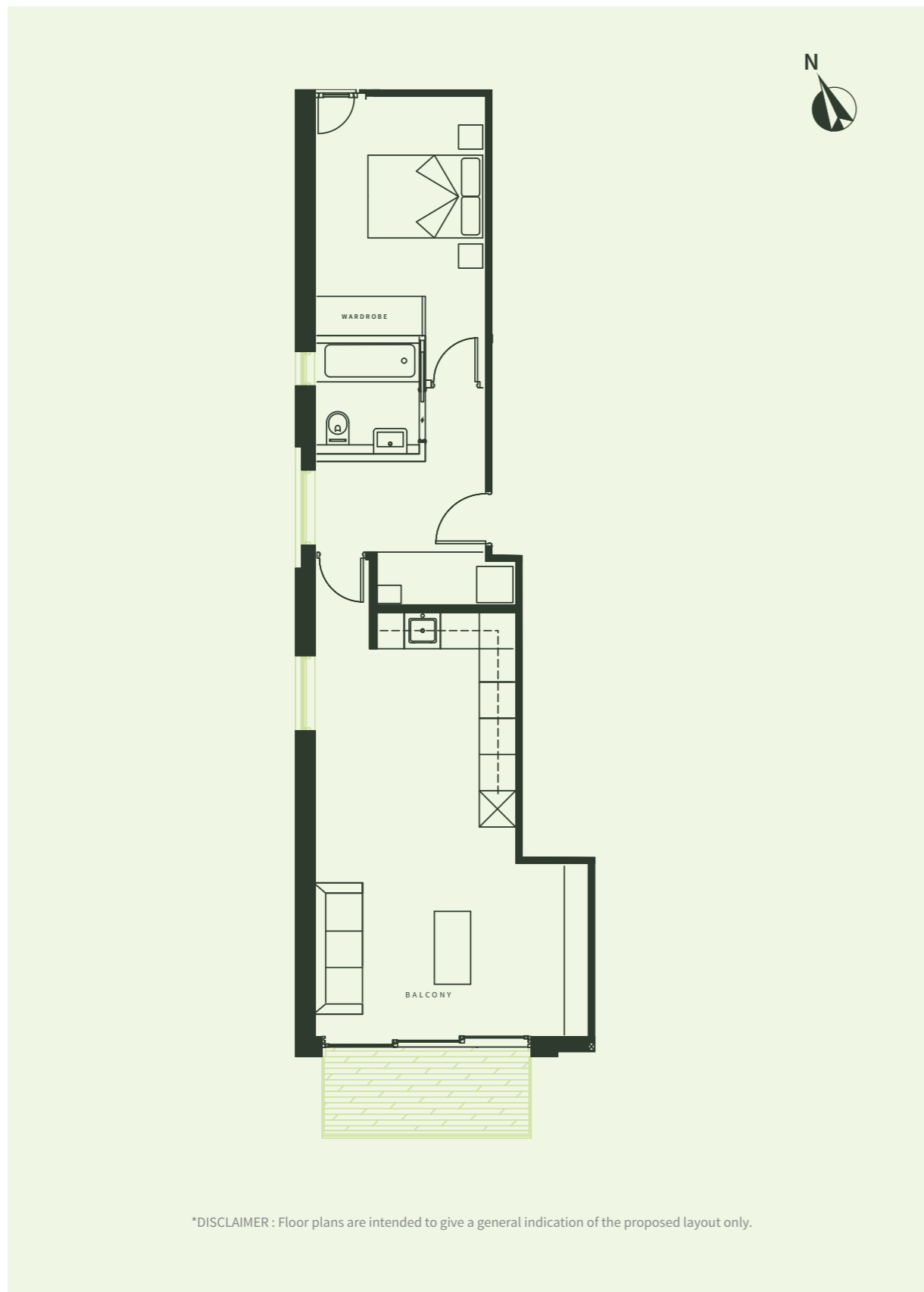
1 BEDROOM
Ground Floor
549 sqft / 51 sqm



Apartment Three

FLOORPLANS & SPECIFICATION

1 BEDROOM
First Floor
530 sqft / 49 sqm

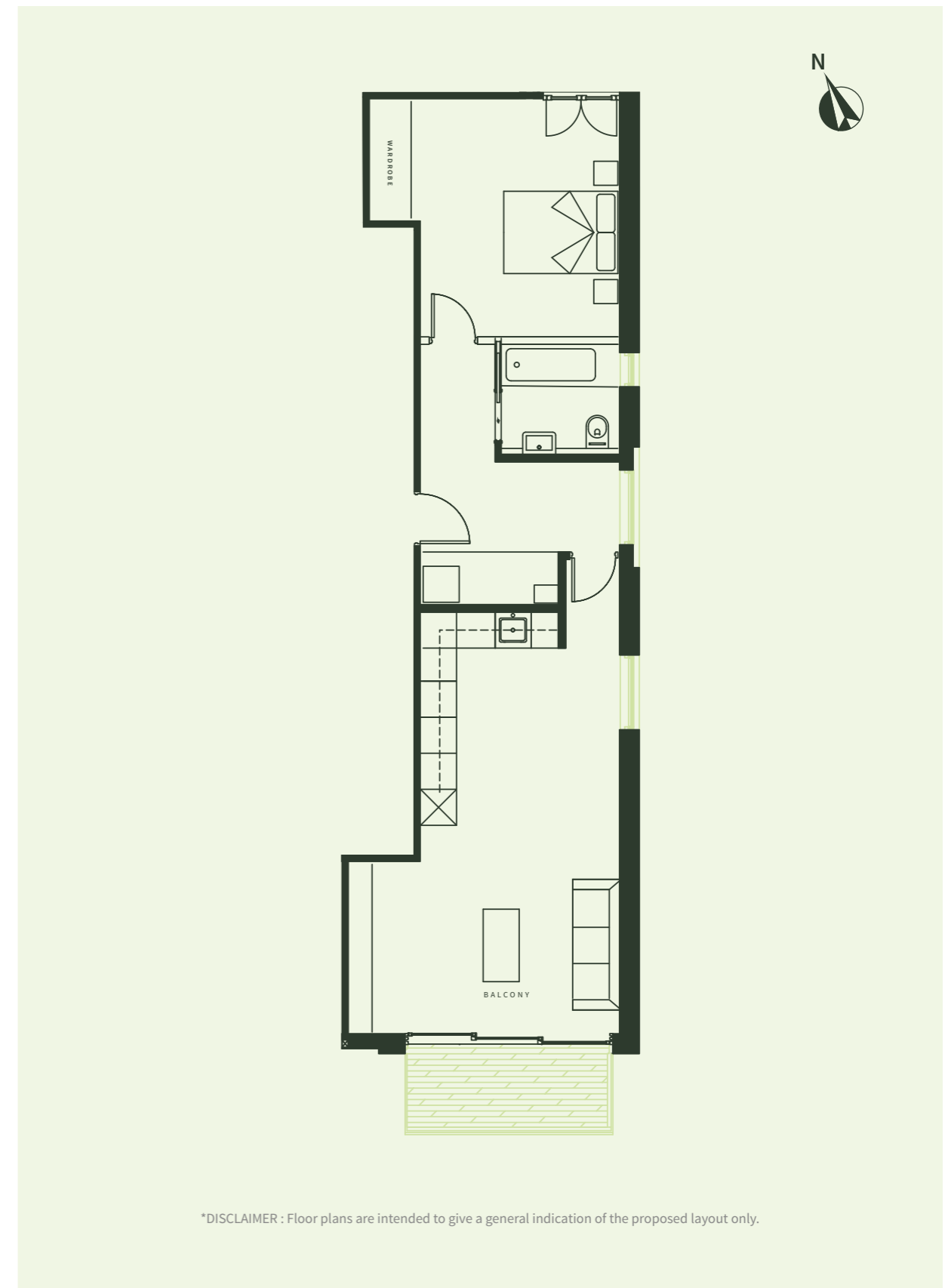


*DISCLAIMER: Floor plans are intended to give a general indication of the proposed layout only.

Apartment Four

FLOORPLANS & SPECIFICATION

1 BEDROOM
First Floor
592 sqft / 55 sqm

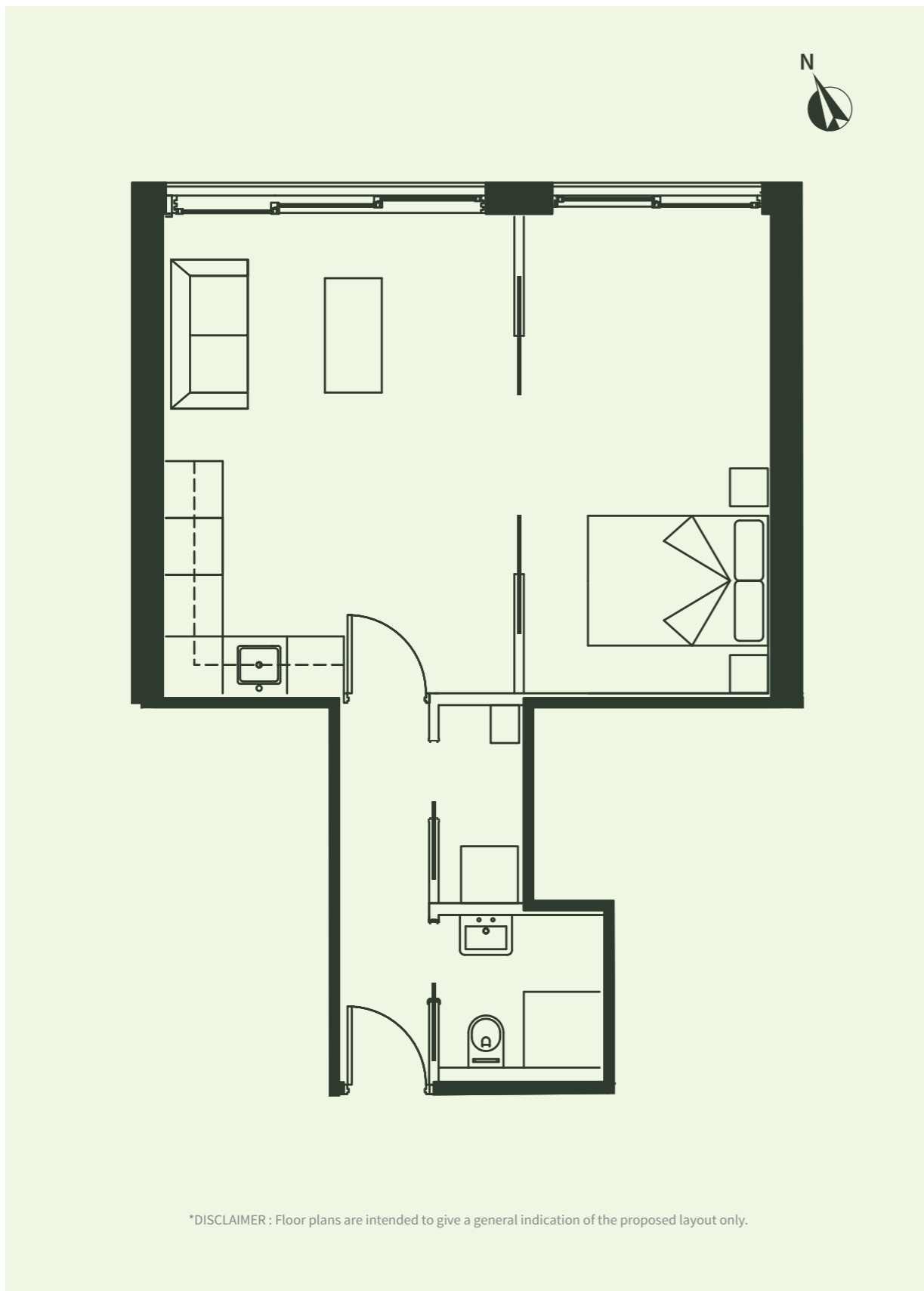


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Apartment Five

FLOORPLANS & SPECIFICATION

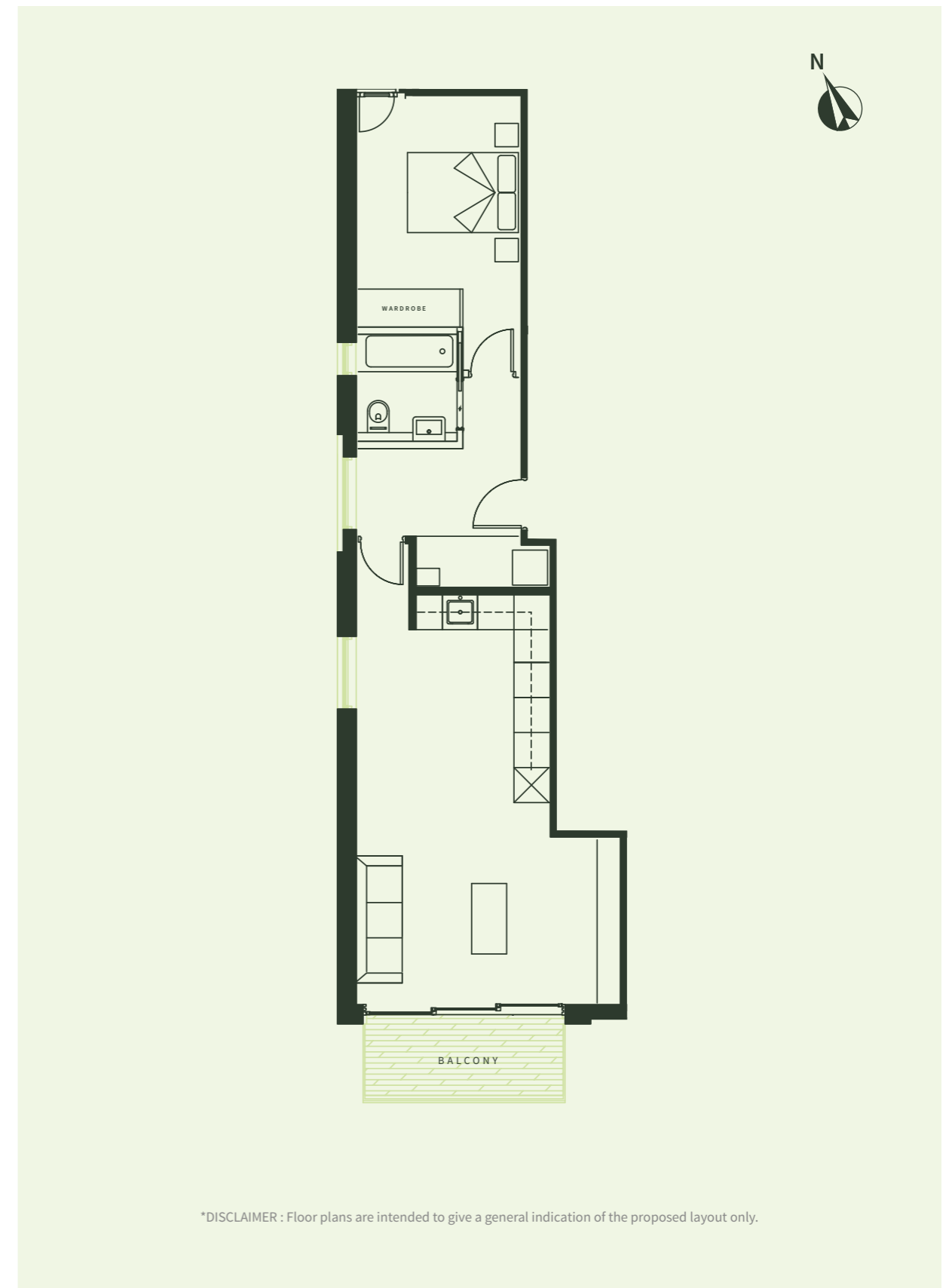
STUDIO
First Floor
463 sqft / 43 sqm



Apartment Six

FLOORPLANS & SPECIFICATION

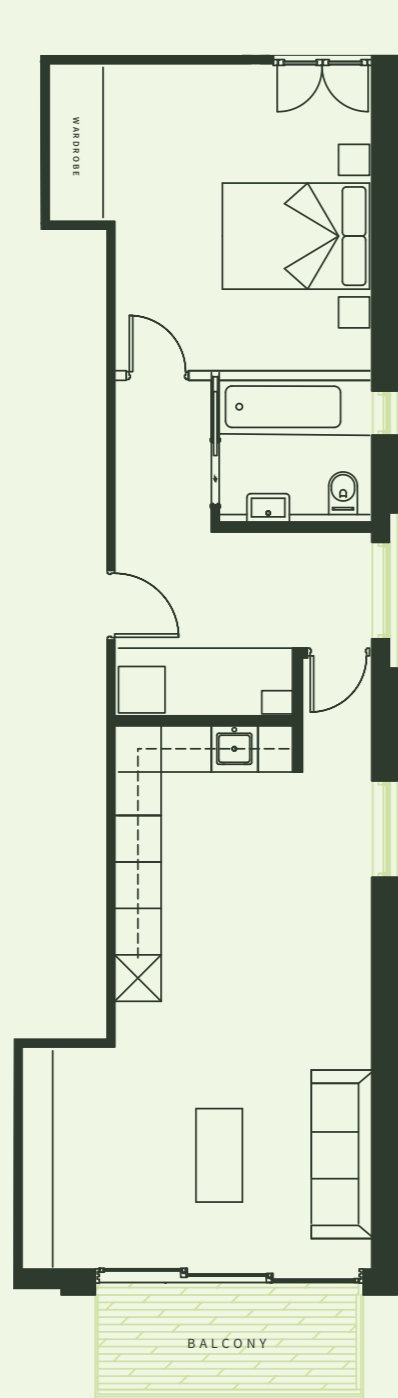
1 BEDROOM
Second Floor
549 sqft / 51 sqm



Apartment Seven

FLOORPLANS & SPECIFICATION

1 BEDROOM
Second Floor
592 sqft / 55 sqm

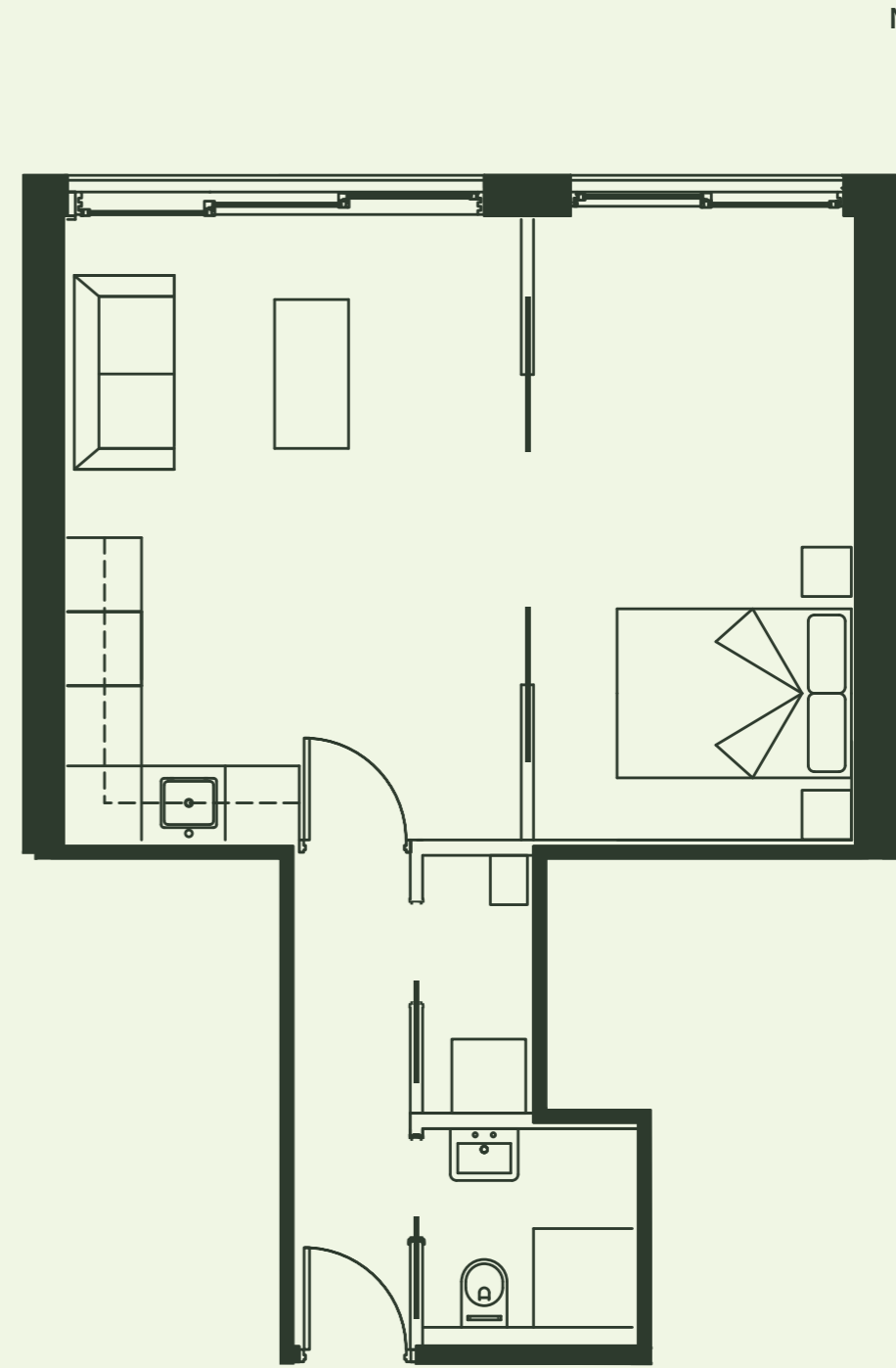


*DISCLAIMER: Floor plans are intended to give a general indication of the proposed layout only.

Apartment Eight

FLOORPLANS & SPECIFICATION

STUDIO
Second Floor
463 sqft / 43 sqm



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

Specification*

THE DETAILS

GENERAL FEATURES

- Passenger Lift
- Recessed Spotlights throughout
- Balconies to some of the units
- Internal Sprinkler system
- Video Entry door system
- Secure bike rack
- Electronic coded pedestrian gate
- 10 year new build warranty

KITCHENS

- Handleless soft close units
- Base units: Dove Grey, 22mm door thickness
- Extractor hood: Elica
- Worktop: 20mm Quartz (Creme colour)
- Built in appliances: Bosch
- 4 ring induction hob
- Electric oven
- Fridge/freezer
- Washing machine
- Sink and tap: Blanco Mid-Range
- Stone work tops
- Splash backs: Glass 6mm toughen glass (any RAL colour) with two cut outs for sockets
- Floor covering wood engineered wood as throughout reception room.

INTERNAL FINISHES

- Walnut veneer apartment entrance and internal doors
- Chrome ironmongery
- White emulsion to walls – Dulux wholesale cotton white

BATHROOMS

- Mixers: Grohe Eurosmart
- Vanity unit: 60cm with two drawers (including waste)
- Bath: 1700 x 700 (including leg and waste)
- Toilet with seat: Grohe

- Shower tray: slim resin stone, 800 x 800 and 1200 x 700
- Glass shower enclosure: Amina T pro 900 x 900
- Mirror with cabinet and one light: Kramia Pro 610 x 610
- Shaver socket
- Tiles: Italian porcelain: Size: 600 x 600, Colour: to be chosen

BEDROOM WARDROBES

- Italian Composed Swing Wardrobes (Sliding doors only where necessary)
- 1500 or 1800 (W) x 2270 (H)
- Structure Finish: Melamine coated with edge in colour, 22mm thick
- Door Finish: Melamine coated with edge in colour, 20mm and 22mm thick

WOOD & BEYOND

- Engineered wood
- Plank length: 1500mm
- Plank width: 190mm
- Plank thickness: 15mm
- Colours: Walnut 2-Plank / Authentic Oak dark Grey / Classic Oak Nature

WINDOWS

- Brand: Smart Aluminium (UK) (Windows and Bi-fold doors)/ refer to spec

ELECTRICAL & COMMUNICATION

- LED downlights to hallways, living areas, bathrooms, en-suites and bedrooms
- Nest Heating Controller (basic home automation)
- Provision for BT, and Virgin Media to living areas and

- bedrooms (sockets/ cable)
- Sockets and switches in all areas – wholesaler chrome finish

HEATING

- Electric panel heaters with central timer or gas central heating – Nest Controller
- Chrome towel rails to bathrooms and en-suites

*subject to change and availability



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.

STYLISH, MODERN DESIGN IS
COUPLED WITH AMENITIES
THAT GO FAR BEYOND 'ALL
MOD CONS'.

The Developers

ASSURE PROPERTY

ASSURE PROPERTY
REAL ESTATE CONSULTANCY

Assure Property delivers a tailored, high quality end to end solution covering all aspects of the residential property cycle in London. This usually begins with the sourcing and acquisition of a suitable project, right through to the planning, design and refurbishment of the property. Additionally we offer subsequent management or sale of the completed project as required by our clients. The business is primarily managed by an individual with a family

business background in property spanning over 20 years. he embarked on this journey in the West part of London, covering both residential and commercial property based businesses, before moving into Central London with a progression to the hotel and high-end apartment markets.

Geographically, we primarily serve Greater London, with a strong focus on prime London. Areas include: Mayfair, Marylebone, Knightsbridge and Chelsea. We have also been quick to recognise greater potential for future growth in other areas of London and have developed an active presence in such markets (Zone 2 - Zone 6). Our flexible, friendly approach enables us to serve our clients as

they need and offer our in depth experience and knowledge in these locations.

The merits of London as city to live, work and invest in are well known and it continues to attract people from all over the world. There are many avenues and options to explore and our services aim to ensure you make the right decisions first time and avoid some the the many pitfalls that are out there.

Above all we aim to provide value for money, something that is not always easy to obtain in a complex market that is London. Our team consists of people with local knowledge who have the necessary contacts and expertise to make this a reality.

Previous work

ASSURE PROPERTY



Knightsbridge Court



Portman Square



Dalston Lane

Our Promise

ASSURE PROPERTY

All apartments come with a full twelve month warranty for all electrical and mechanical installation. The communal lift is also under a two year manufacture warranty. The property itself comes with a structural warranty of ten years from Advantage.



Get In Touch

PEDDDER PROPERTY

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