

PARK VIEW
news LEE · SE13

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INTRODUCTION

An exclusive collection of just nine, luxury four bedroom townhouses.

"Each house benefits from oversized windows and doors throughout, flooding rooms with natural light."



Park View Mews is an exclusive collection of just nine three-storey, four bedroom townhouses located in a gated development next to the highly regarded Manor House Gardens, in Lee SE13.

Contemporary and modern in design, each house benefits from oversized windows and doors throughout, flooding rooms with natural light and creating beautifully bright and airy rooms.

The ground floor layouts have been designed with modern family living in mind, with a stunning open-plan kitchen/dining/living space complete with sliding doors opening up onto the rear garden. Wood effect tiled flooring, with the benefit of underfloor heating, is laid throughout the ground floor. Kitchens are German custom designed handleless units with a quartz worktop.

The second floor is home to bedrooms 2, 3 and 4, all of which are well-sized, with bedrooms 2 and 3 benefiting from built-in wardrobes. There is also a stunning family bathroom with custom built-in storage.

The stunning master bedroom suite occupies the entire top floor and comes complete with walk-in wardrobe, en-suite and large terrace with leafy views of Manor House Gardens.

There is also private covered car parking with one allocated space per house.





KEEP IT LOCAL

*Perfectly tucked away
beside the desirable
Manor House Gardens.*



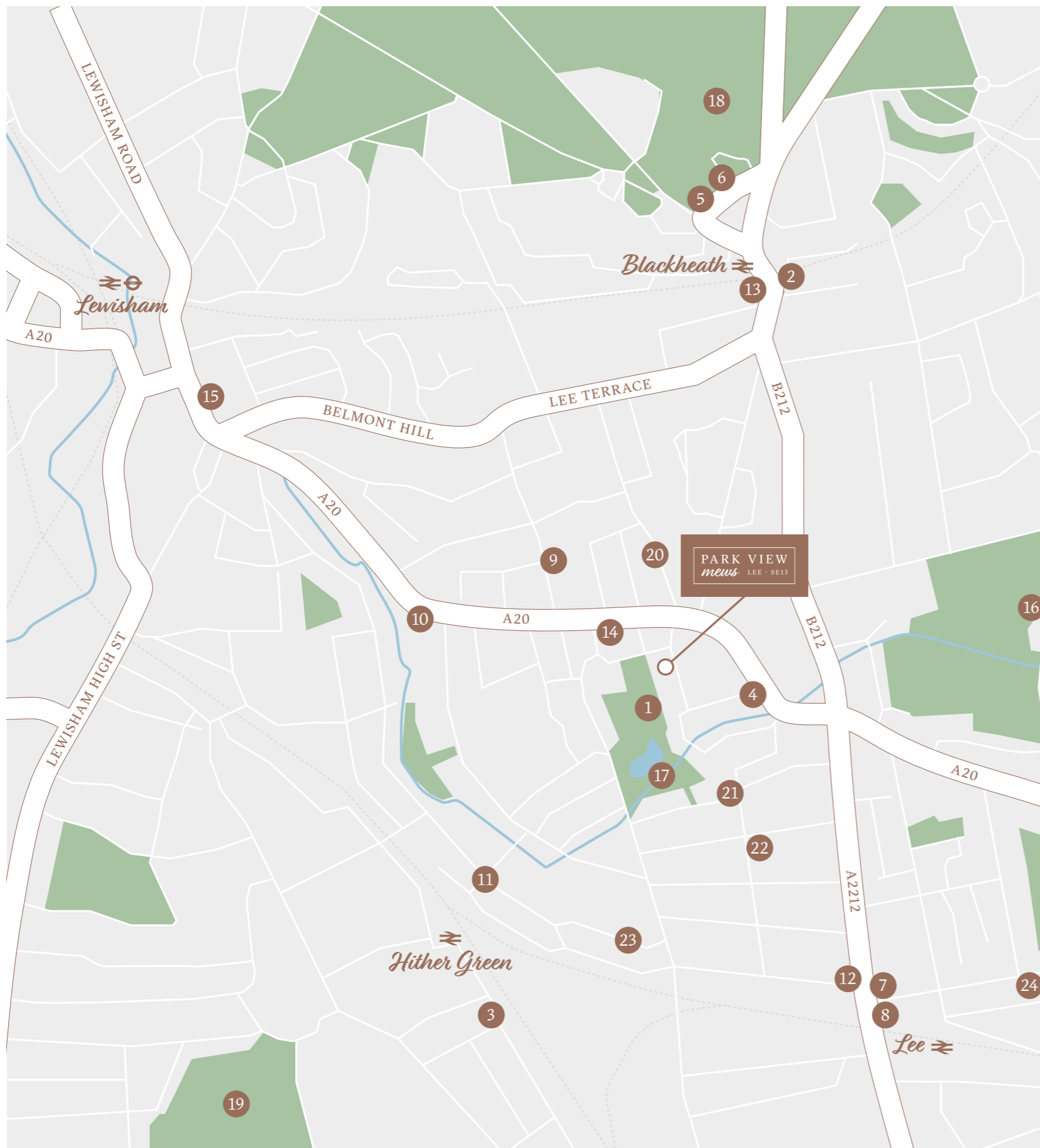
"Sitting almost equidistant from Lee, Blackheath and Hither Green, you're spoilt for choice."



Perfectly tucked away beside the desirable Manor House Gardens and on the borders of the Lee Manor Conservation Area, Park View Mews offers a unique sense of tranquillity and privacy, whilst still remaining just a short walk from a range of local amenities.

Sitting almost equidistant from Lee, Blackheath and Hither Green, you're spoilt for choice. Whether it's a coffee and cake at Arlo & Moe or Gail's Bakery, a spot of brunch overlooking the heath at Côte Brasserie or The Ivy Café, a pint in The Lord Northbrook or The Station Hotel, or an evening steak at Cabrera, you're fully catered for.

Take stroll up to the heath and onto Greenwich Park or simply head next door to Manor House Gardens where you'll find an ornamental pond, café, children's playground, community garden, dog-walking area and tennis courts/multi-purpose sports pitches.



Park View Mews, Old Road, Lee, SE13 5SR



AMENITIES

Cafés

- 1. Pistachios in the Park (0.1 mile)
- 2. Gail's Bakery (0.6 miles)
- 3. Arlo & Moe (0.7 miles)

Restaurants

- 4. Lovegift Vegan (0.3 miles)
- 5. Côte Brasserie (0.8 miles)
- 6. The Ivy Café (0.8 miles)
- 7. Luciano's (0.8 miles)
- 8. Cabrera (0.8 miles)

Pubs

- 9. The Dacre Arms (0.3 miles)
- 10. Dirty South (0.4 miles)
- 11. The Station Hotel (0.5 miles)
- 12. The Lord Northbrook (0.5 miles)
- 13. The Railway (0.6 miles)

Health & Fitness

- 14. Evolve Fitness Studio (0.1 miles)
- 15. PureGym (0.8 miles)
- 16. David Lloyd (1.2 miles)

Green Spaces

- 17. Manor House Gardens (0.1 mile)
- 18. The Heath (0.8 miles)
- 19. Mountsfield Park (1 mile)

Schools/Education

- 20. St Margaret's Lee (Outstanding) (0.2 miles)
- 21. Trinity Lewisham (Good) (0.3 miles)
- 22. Brindishe Lee (Outstanding) (0.4 miles)
- 23. Brindishe Manor (Outstanding) (0.5 miles)
- 24. Colfe's School (Private) (1.2 miles)



TAKE A TRIP

Easily connected
to Central London
and beyond.



CONNECTIONS



From Hither Green Station
(11 minute walk)

- Lewisham (5 minutes)
- London Bridge (15 minutes)
- Waterloo East (21 minutes)
- Charing Cross (27 minutes)
-
- Cannon Street (27 minutes)



From Blackheath Station
(14 minute walk)

- London Bridge (19 minutes)
- Cannon Street (26 minutes)
-
- Peckham Rye (15 minutes)
- Victoria (30 minutes)



From Lewisham Station
(21 minute walk)

- Greenwich (5 minutes)
- Canary Wharf (15 minutes)
- Bank (26 minutes)

Selected train times only, correct at time of print. Source: nationalrail.co.uk

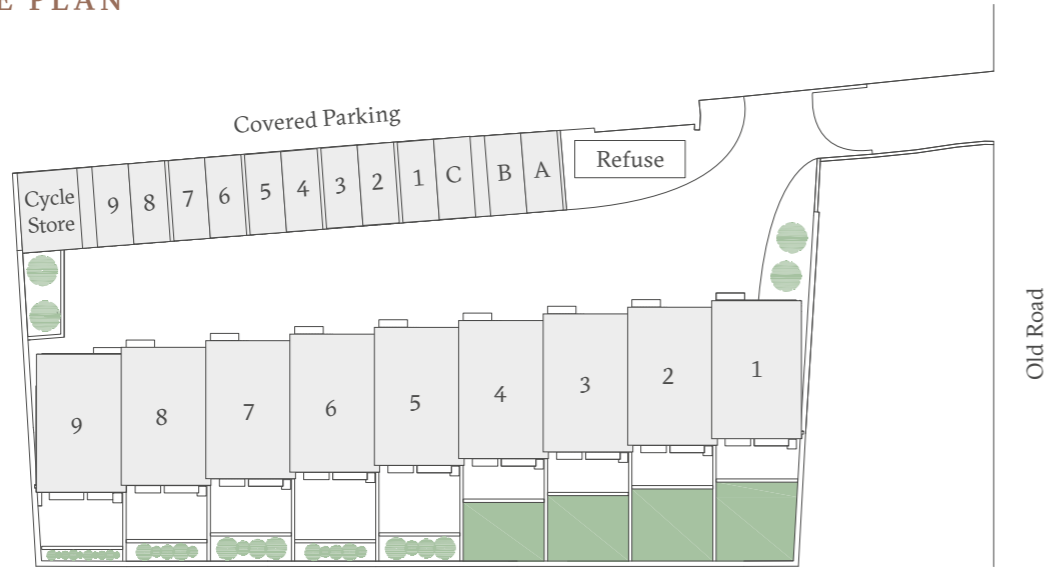




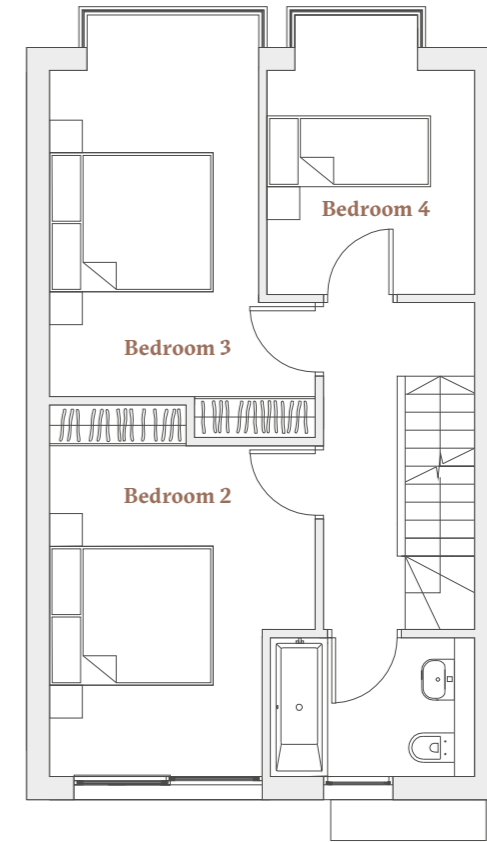
PLANS & SPEC

**Finished to the
highest of standards
throughout.**

SITE PLAN



First Floor



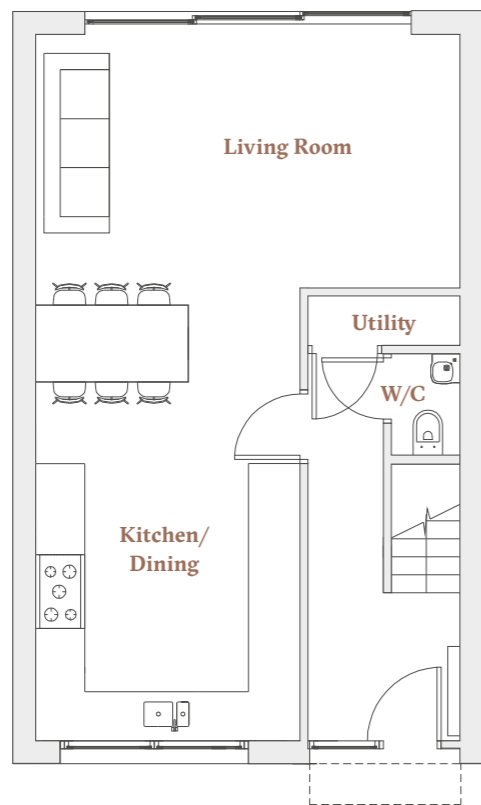
FLOOR PLAN*

Gross Internal 1,313 sqft 122 sqm

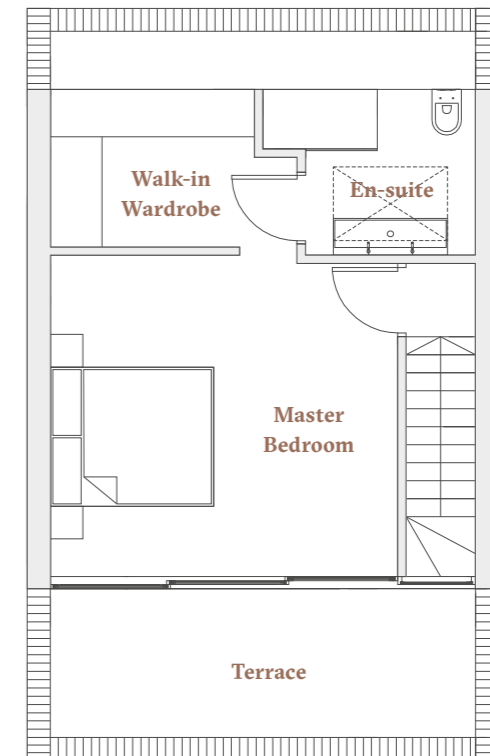
Kitchen/Dining	3.3m x 5.6m	10ft 10 x 18ft 3	Bedroom 2	3.3m x 4.3m	10ft 10 x 14ft
Living Room	5.2m x 3m	17ft 2 x 10ft	Bedroom 3	2.7m x 4.7m	8ft 9 x 15ft 6
Master Bedroom	4.1m x 4.1m	13ft 5 x 13ft 5	Bedroom 4	2.5m x 3.6m	8ft 1 x 11ft 11

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Ground Floor



Second Floor



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*Please note, plot 9 is handed.



SPECIFICATION

Key Features

- 10-year Build-zone guarantee
- Private gated development
- Landscaped rear gardens
- Private parking space per house
- Rooftop terrace to master bedroom
- Underfloor heating throughout
- Video entry system

Internal

- Luxury wood effect tiling to entrance hallway, kitchen and living area
- Contemporary white doors with black nickel ironmongery
- Juliet balcony to bedroom 2
- Bespoke built-in wardrobes to master bedroom, bedroom 2 and bedroom 3
- Feature alcoves to lounge areas

Kitchens

- High quality, custom designed handleless kitchens by Leicht with soft close drawers and doors
- Quartz worktops with full height splashback behind hobs
- Bosch built-in oven & microwave
- Bosch 5 burner induction hob
- Bosch full height integrated fridge & freezer
- Bosch integrated dishwasher
- Caple wine cooler
- Smeg freestanding washer/dryer in utility cupboard
- Zip HydroTap in matt black

Bathrooms & En-suites

- Fully tiled with luxury tiles by Porcelanosa
- Villeroy & Boch wall-mounted WC and basin to family bathroom
- Large 'his and hers' double basin to en-suite
- Custom designed mirrored vanity unit with integral shaver point
- Ultra-modern brushed black taps and fittings by Vado
- Large walk-in shower with glass screen to en-suite
- Heated towel radiators in matt black

Electrical

- Sky Q ready/FreeSat HD & Freeview HD ready
- Cat6 cabling throughout with Sync Boxes in master bedroom and living area
- Generous use of LED downlighters
- 5.1 in-ceiling surround sound cabling in living area
- All main rooms wired with speaker cable for multi-room audio
- Direct BT fibre connection to the home (for Gigabit internet)
- Black nickel light switches





Purelake have built an enviable reputation of high quality and innovation in the projects they undertake.

Based in Bromley, Purelake operates mainly in the South East London and North West Kent catchment area and primarily focuses on building residential developments.

Increasingly they are becoming involved in larger, mixed-use schemes with elements of commercial and student accommodation part of the build portfolio.

Regional Finalists in the LABC Excellence Awards 2019 and shortlisted as finalists in 2020, the award winning Purelake Group are a leading name for quality housebuilding in the South East.

Attention to detail and innovative design have enabled Purelake to develop homes that capture and enhance every aspect of modern living.

THE PURELAKE GROUP

Combining high specifications with unique design ideas.

SELLING AGENT:



020 8315 6996
acorngroup.co.uk/newhomes

DEVELOPED BY:



purelake.co.uk

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