





# Welcome to Tilbury Lodge

If you are looking for a new home that combines excellent London connections, and a location in a tranquil residential neighbourhood, Tilbury Lodge will meet all your expectations.

Our new collection of apartments in the popular area of South Croydon offers twenty homes for private sale, including a selection of 1, 2 and 3 bedroom apartments.

You will be less than two miles from East Croydon and Croydon town centre, where there are excellent public transport connections, and an ever-growing list of venues for shopping, eating out and general enjoyment of life.





# Introducing your new home

Tilbury Lodge is located within a peaceful setting, just off a residential road and surrounded by trees. It feels a world away from the busy buzz of the town.

Most of the apartments have a balcony or patio, reached by glazed double doors that let in maximum light and sunshine, where you can relax in private.

Although we have given Tilbury Lodge a pleasingly traditional look on the outside, the interiors score high marks for contemporary design, from the

luxurious fully equipped kitchens, to the smart bathrooms, to features such as low energy lighting and connections for super-fast broadband.

You will be pleased to know that there is also allocated parking with electric charging points, and secure cycle storage.





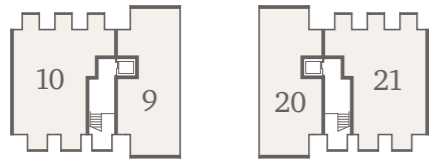
Computer generated image of Tilbury Lodge.



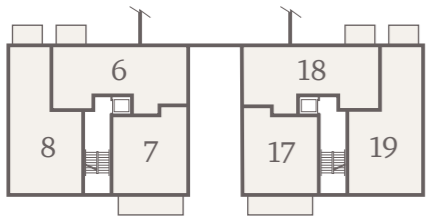
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Please turn over  
to view the  
apartment locators

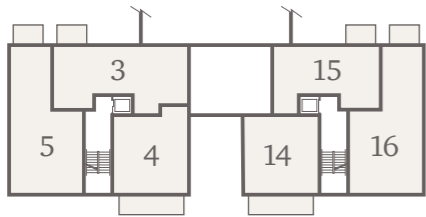
▲ Landscaped Gardens ▲



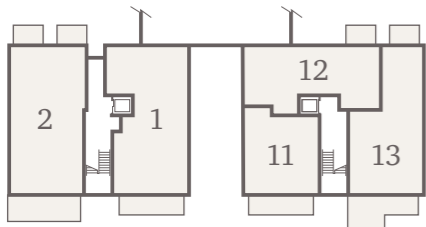
Second Floor



First Floor



Ground Floor

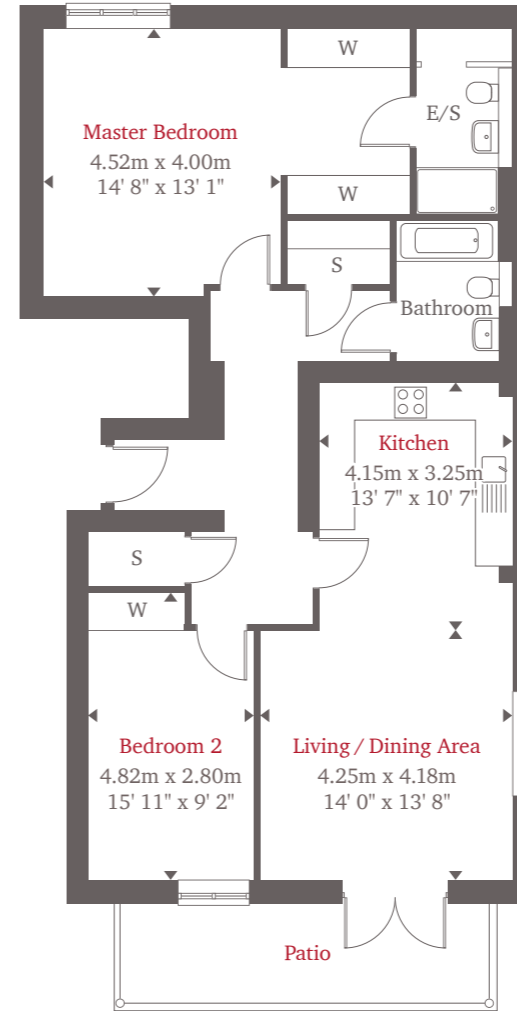


Lower Ground Floor

▼ Normanton Road ▼

6

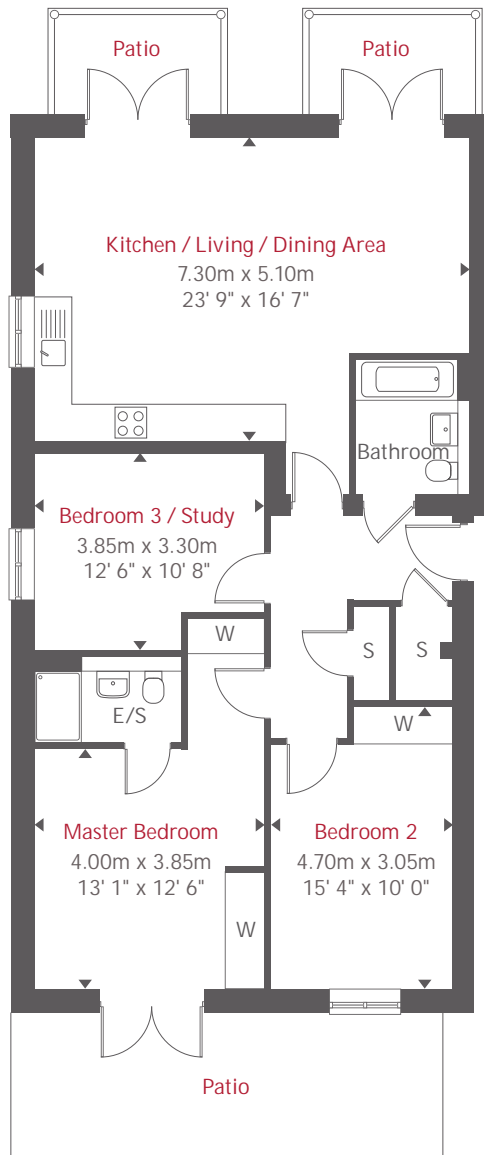
# Plot 1



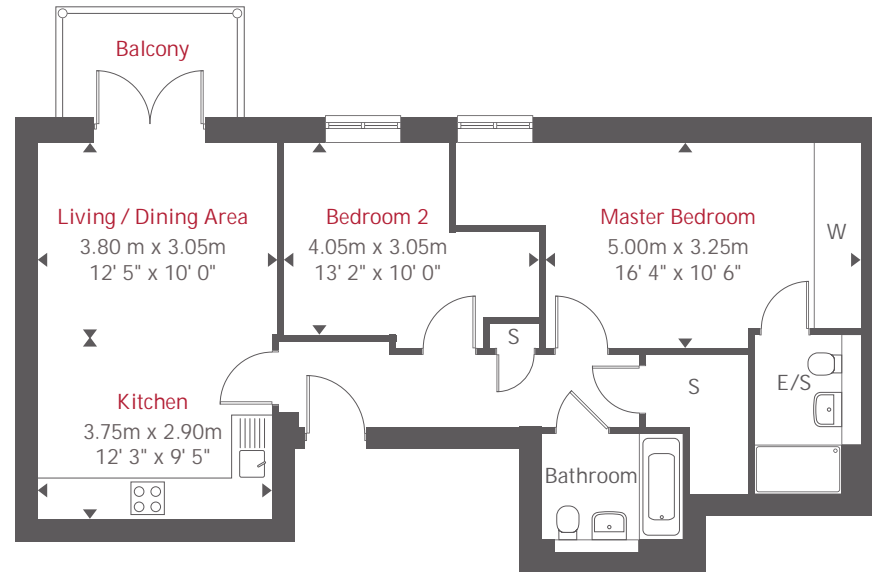
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary slightly. Floor plan scale may vary from other plots. S denotes storage. E/S denotes en-suite. Please speak with a sales consultant for more information.



# Plot 2



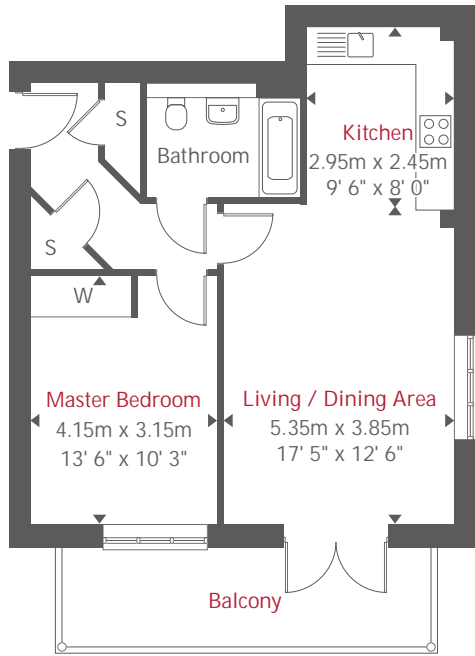
# Plots 3, 6, 12\* & 18\*



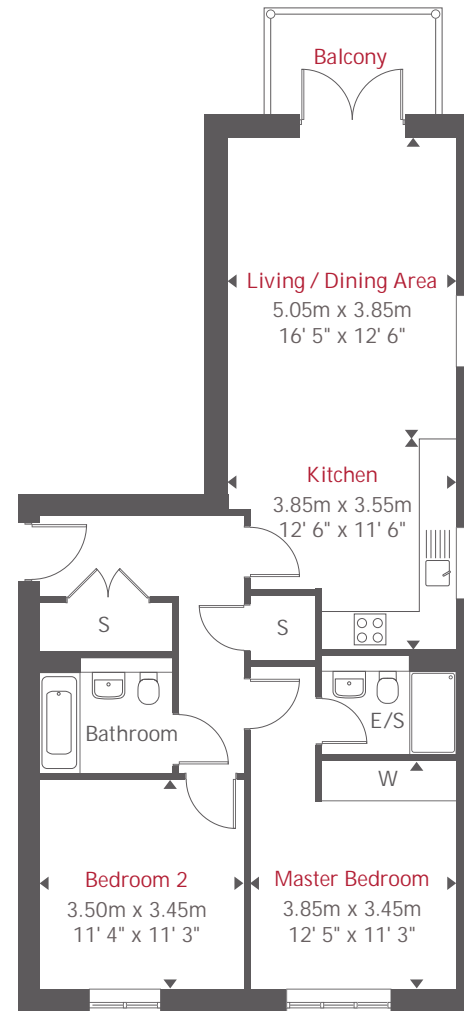
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# Plots 4, 7, 11\* & 17\*

# Plots 13 & 16



Plot 11 has a patio

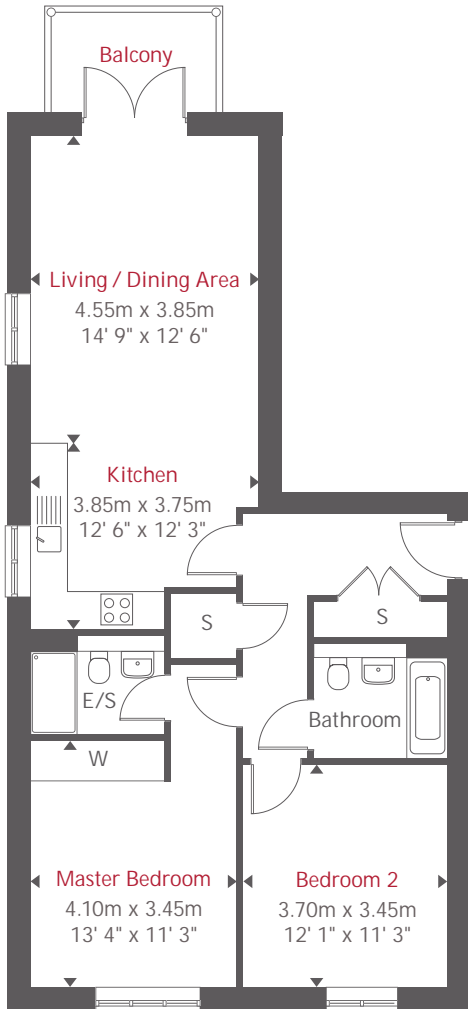


Plot 13 Living / Dining Area has French doors leading to patio

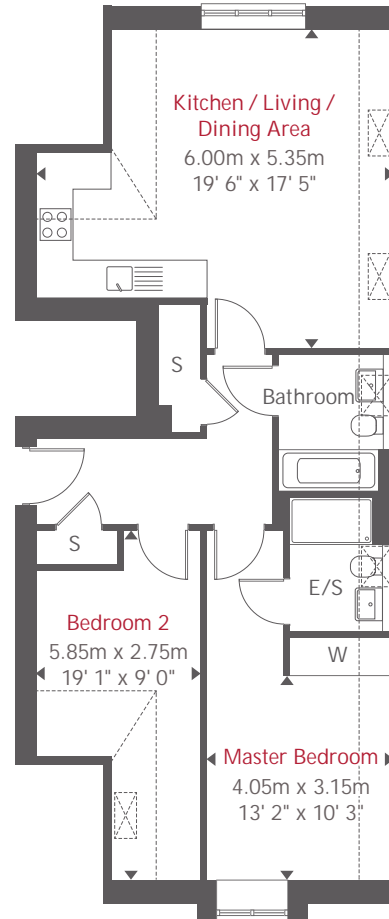
Plot 13 Master Bedroom has French doors leading to patio

◀Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary slightly. Floor plan scale may vary from other plots. S denotes storage. E/S denotes en-suite. Please speak with a sales consultant for more information. \*Denotes handed plots.

## Plots 5, 8 & 19\*



## Plots 9 & 20\*



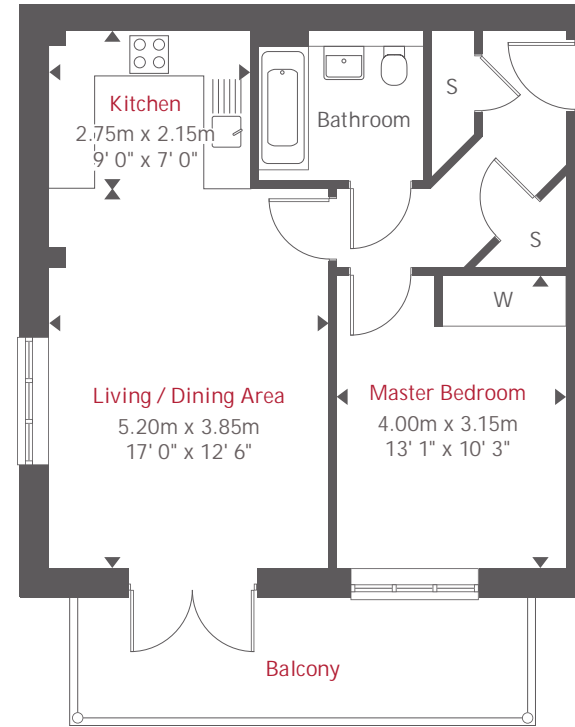
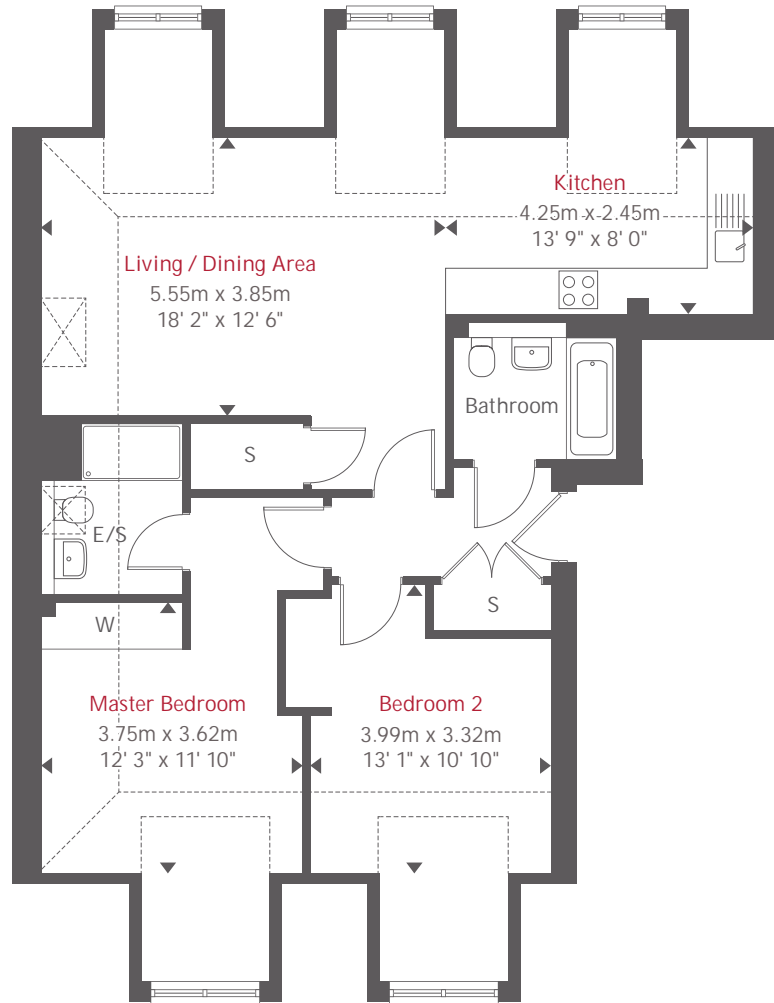
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# Plots 10 & 21\*

# Plot 14

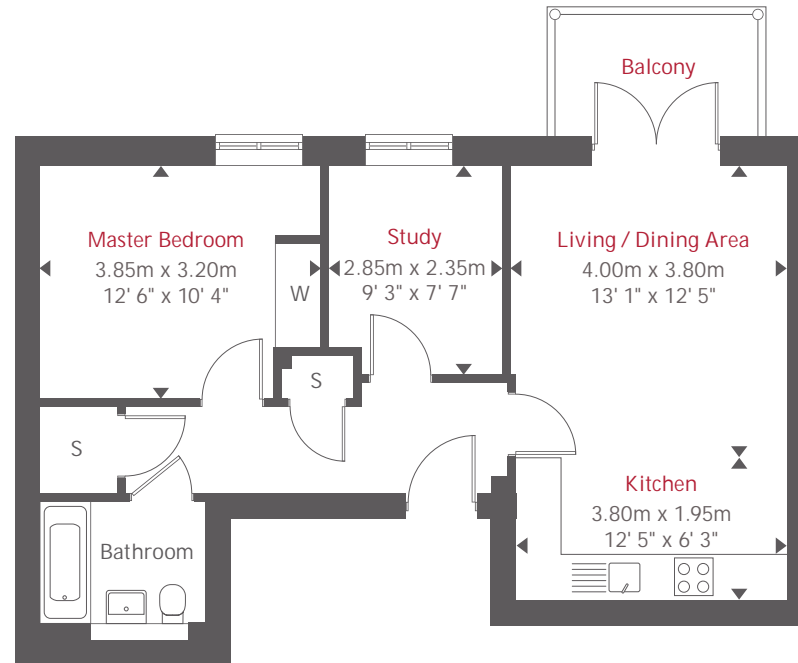


10



◀Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary slightly. Floor plan scale may vary from other plots. S denotes storage. E/S denotes en-suite. Please speak with a sales consultant for more information. \*Denotes handed plots. ---- Denotes reduced head height at 2,100mm.

# Plot 15



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# Stylish specification

## *Kitchen*

Siemens and Zanussi integrated appliances to include;

- Electric single oven
- Gas hob
- Stainless steel backplate to hob
- Washer/dryer
- Slimline dishwasher
- Microwave
- Fridge/freezer
- Quality, contemporary units featuring laminate worktops and upstands
- Chrome sockets

## *Bathroom & En-Suite*

- White Ideal Standard sanitaryware
- Ideal Standard chrome mixer taps
- Thermostatically controlled shower to en-suite
- Half height Minoli wall tiles on sanitaryware wall, full height to shower cubicle and above bath
- Tiled bath panel
- LED to shower wall recess
- Chrome heated towel rails
- Ceramic Minoli tiling to floor
- Shaver points
- Underfloor heating mat
- Vanity units

## *Interior*

- Double glazed windows
- Spur supplied for alarm
- Smoke, heat and CO<sub>2</sub> detectors
- BT point to living room
- BT satellite to living room and master bedroom
- Super-fast broadband available in this area
- Fitted wardrobes in master bedroom
- Audio door entry
- Downlighters to kitchen, bathroom en-suite, hall and landing

## *Exterior*

- Bollard lighting
- Lights to patio and porch
- Brick-built cycle store
- Landscaped communal areas
- Communal play area

## *Environmental features at Tilbury Lodge*

- 100% energy efficient light fittings
- Energy efficient appliances (A rated where possible)
- Energy efficient Vaillant combination boiler
- Car charging points
- Low energy lighting

NB: An estate management company has been set up to manage communal landscaping and a charge applies to each resident (see sales consultant for details).

Specification is listed as a guide and is subject to updating or change at any time, the specification for each home must be checked at the point of reservation.





Lloyd Park.



Croham Hurst Golf Club.



Whelans Pub.





# Your area

Croydon is a major centre for work and play, but South Croydon has its own distinct identity and set of attractions, one being open space.

The London Borough of Croydon has more than 120 parks, woodlands and green spaces, and several have attained prestigious Green Flag status. For South Croydon residents, Lloyd Park is one of the nearest, just 10 minutes' walk from Tilbury Lodge. In its 114 acres you will find parkland and woodland, an outdoor gymnasium, café and facilities for tennis, football and disc golf. In 2019, it was also the chosen setting for The Ends, a brand new music and food festival.

If golf is your chosen outdoor activity, you can play less than a mile away at Croham Hurst Golf Club, a friendly club with a beautiful 18 hole course.

The South End Restaurant Quarter is another of South Croydon's selling points. There is a string of bars and restaurants along the road of that name, where you can eat South Indian, Persian, Spanish, Italian and Japanese foods. Yumn Brasserie, Coriander, Galicia, Bagatti's, and Aqua Bar & Grill are just some of the places to dine.

In June, the Croydon Food and Music Festival takes place in South End, with alfresco food stalls, cookery demonstrations, outdoor cocktail bars and live music to draw the crowds.





# Croydon and beyond

Shopping, leisure, and an excellent transport network all come together in Croydon.

Since 2016, Boxpark has been one of Croydon's exciting focal points, a pop-up mall made from re-purposed shipping containers. Drinking and dining are two of the big attractions, with just about every kind of food imaginable, and there is nothing to stop you wandering through and sampling every course from a different restaurant. The vast new events space takes Boxpark even further; playing host to top name performers, screenings, markets and workshops.

There is arts and entertainment in more conventional settings at Croydon's famous and recently

regenerated Fairfield Halls; and at Croydon Clocktower, which includes the David Lean Cinema and the Museum of Croydon.

Many of Croydon's shops are located in the Whitgift Centre and Centrale, and include a flagship M&S, Debenhams and House of Fraser. With the promise of an amazing new Westfield super-centre in the next few years, Croydon's retail, leisure and dining scene will be better still.

Croydon's restaurants and bars are too numerous to list individually, but some well-reviewed favourites include Basil & Grape, Taperia, KK's Texan

Grill House, Anabella's Kitchen and Ponte Nuovo; an international range of tastes and experiences.

The station nearest to Tilbury Lodge is South Croydon, with connections to London Bridge (19 minutes) and London Victoria (26 minutes). However, East Croydon station offers more destinations and faster connections; London Bridge is 13 minutes, London Victoria 16 minutes, Farringdon 25 minutes, and London St Pancras International 29 minutes. Travelling south, you can reach from Gatwick Airport in 14 minutes and Brighton in well under an hour.



Travel times are approximate, source: nationalrail.co.uk



# Our commitment to you

## Your Home

When you buy a Shanly home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

Our award-winning team take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South East. All our new homes benefit from an industry recognised 10-year insurance backed guarantee.

## Your Environment

Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and the preservation of protected areas.

Through our partnership with the Woodland Trust, we plant 10 trees for every apartment we build and 20 trees for every house. The trees are planted in some of their 1,000 woods and we are proud to support them in their mission to double the amount of native woodland covering the UK.

From the procurement of energy efficient and sustainable materials to the use of thermal efficient methods of build and effective disposal of waste, our team work hard to ensure that we minimise the

environmental impact of our operations without compromising on quality.

Our partnership with Community Wood Recycling is also enabling us to further reduce our landfill usage and increase the volume of waste being re-used, re-sold or recycled.

We are committed to making life easier for the wildlife living within our natural habitats so we fit bird boxes in the gardens and communal areas of all our developments and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life.

We pay for a year-long RSPB subscription for our new homes customers which enables them to visit any RSPB centre in the UK free-of charge plus receive newsletters and updates from the RSPB.

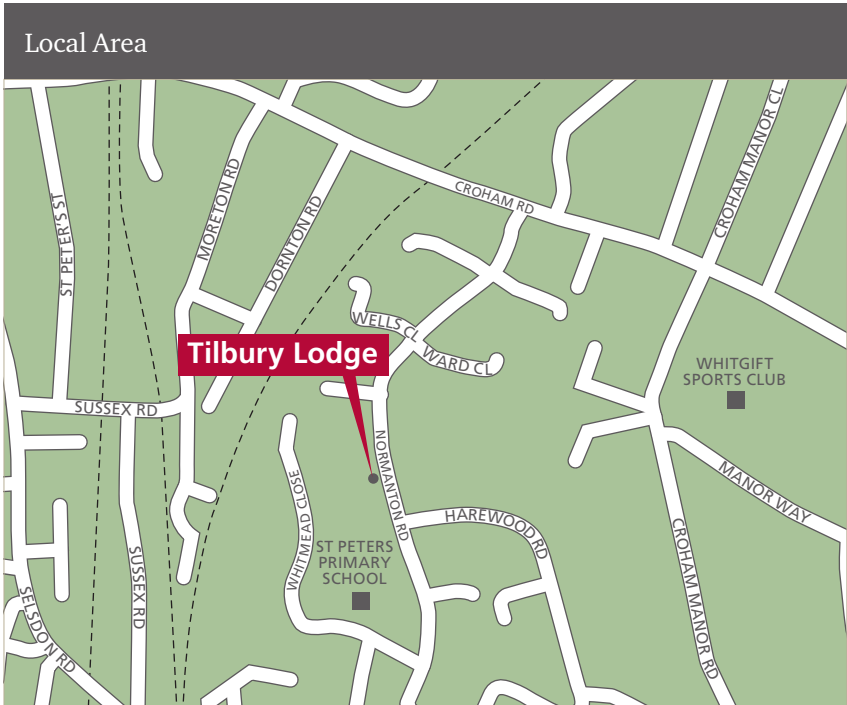
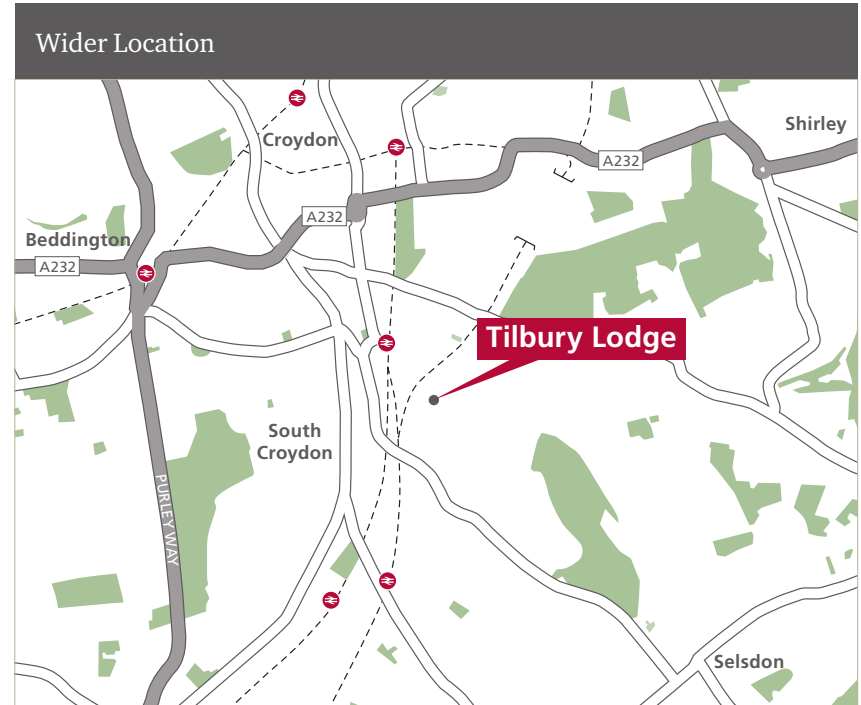
We also provide ongoing financial support to Plant Heritage to conserve the diversity of garden plants for people to use and enjoy.

## Your Community

As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation, which is financed entirely by the profits generated by the Shanly Group of companies.

To date Shanly Group and Shanly Foundation have contributed in excess of £21m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.





Travel time by rail

Purley	6 minutes
London Victoria	26 minutes
Sutton	34 minutes
Morden South	55 minutes

Distance by road

Croydon Town Centre	1.9 miles
Sutton	6.1 miles
Banstead	7.4 miles
Wimbledon	9.3 miles

Distance by foot

St Peter's Primary School	0.1miles
Croham Hurst Golf club	0.7miles
South Croydon Station	1 mile
Lloyd Park	1.4 miles



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