

OVAL MEWS

CROYDON

CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

An Exciting New Development of

NINE BESPOKE APARTMENTS

in the Heart of Croydon Town Centre

Chartwell Land and New Homes welcome you to Oval Mews, Croydon. A perfect opportunity for both owner occupiers and investors to purchase one of nine high specification modern apartments conveniently located for East Croydon station connecting you to Central London within 15 minutes.





A WEALTH OF
RESTAURANTS
AND AMENITIES
ON YOUR
DOORSTEP



SUPERB
TRANSPORT
LINKS TO
CENTRAL
LONDON



IDEALLY
LOCATED
FOR THE FORTHCOMING
WESTFIELD
SHOPPING CENTRE



ONLY
15 MINUTES
TO LONDON
BY TRAIN



Croydon is a popular town located to the South of London with a host of high street brands, coffee shops, restaurants and designer boutiques. Larger retailers such as House of Fraser, Debenhams and Marks and Spencer can all be found within walking distance of the development. The eagerly-awaited Westfield is also due soon which will further enhance your shopping experience.

There is an extensive choice of world cuisine available locally to suit all tastes and varying cultures as well as Surrey Street Market should you want to source local and ethnic produce.

Croydon offers a choice of nearby sports facilities including Crystal Palace Sports Arena with its array of sports such as athletics, swimming,

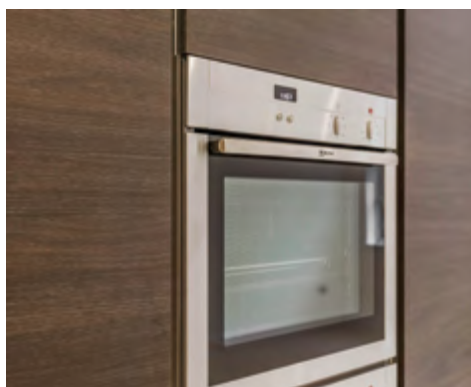
hockey, volleyball, squash and badminton as well as a top 100 golf club, The Addington. Croydon is also home of Premiership Football Club Crystal Palace.

A night of entertainment at the well-known Fairfield Halls and Music Centre is always on offer with its ever-changing array of entertainment suitable for all ages and genres.

Public transport links from East Croydon Mainline Station allows easy access to a host of locations including Gatwick Airport, connecting you with worldwide travel. By car the M23 and M25 are a short drive away, connecting the major motorway network making this a superb location for any commute.



CGI IMAGE FOR ILLUSTRATIVE PURPOSES ONLY



Superior specification provided by Chartwell

ATTENTION TO DETAIL

Kitchens

- Bespoke designed kitchen
- Induction hob or gas option
- Stainless steel extractor hood
- Built-in microwave
- Single oven
- Stainless steel sink and mixer tap
- High-quality appliances
- Quartz composite stone worktop with upstands
- Glass splashback

Family Bathrooms & En-suites

- Contemporary white sanitaryware
- Chrome brassware and thermostatic showers
- Ceramic floor and wall tiles
- Fully tiled shower, half height to other walls
- Heated towel rails

Heating & Electrical

- Underfloor heating throughout building (excluding communal areas, bedrooms to plots 7 & 8 and bed 1 in plot 9)
- Gas combi boiler
- LED recessed downlights to kitchens and bathrooms
- Pendant lighting to living rooms and bedrooms
- Mains operated smoke detectors
- Brushed chrome switches and sockets
- Freeview and Satellite / Virgin Media (TBC)
- Fitted burglar alarm system
- Private entrances to plots 1, 3, 4, 5, 6 & 7
- Video entry phone to plots 2, 8 & 9

Internal Fixtures & Fittings

- Contemporary doors
- Modern skirting and architraves
- Satin chrome door furniture
- Fitted wardrobes to master bedroom
- PVCu double glazing
- Hard flooring to hallway, kitchen and living rooms
- Carpet to bedrooms, stairs and landing

External Features

- Multipoint security locking system to front doors
- Decorative porch light (where applicable)
- Landscaped communal courtyard
- Manor Stone paving slabs to pathways and patios
- External communal lighting

Additional Information

Colour and product options are available to off-plan purchasers depending upon the stage of construction.

Disclosure: These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and other information are believed to be correct, but their accuracy is not guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. We reserve the right to alter the specification without notice and substitute materials, equipment or fittings of similar quality.

All apartments come with a 10 year NHBC Buildmark Scheme guarantee.

SITE LAYOUT



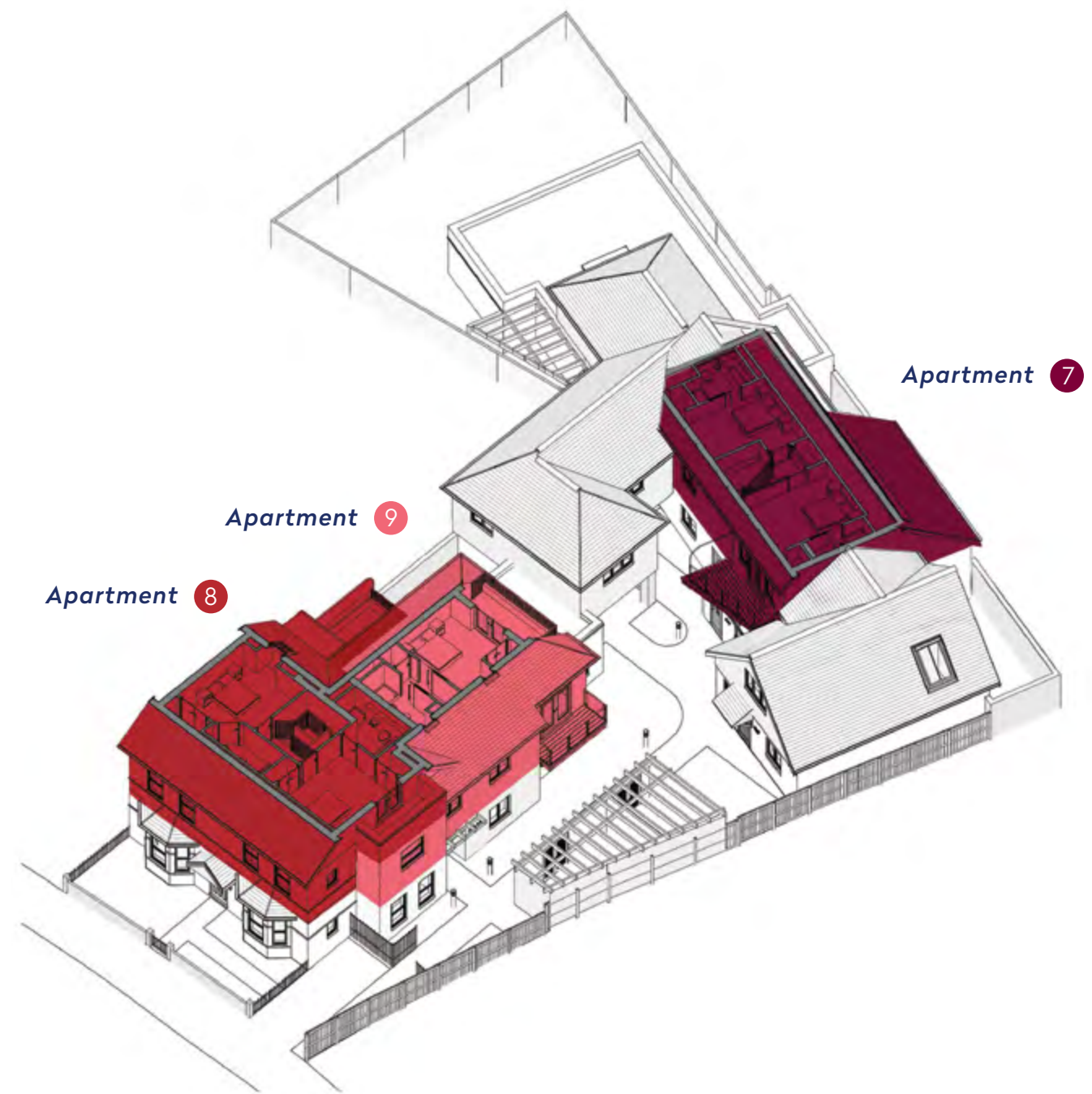
GROUND FLOOR LAYOUT



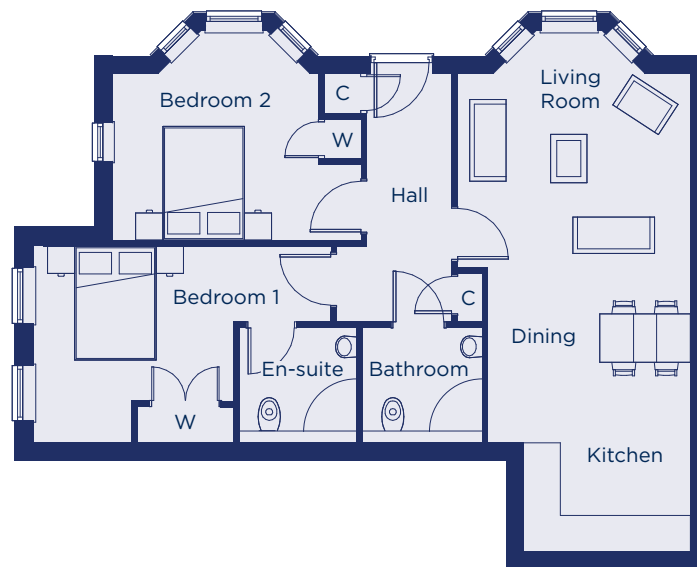
FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



Apartment 1



Apartment 2



DIMENSIONS

- 1 Proposed Apartment 1 – 753 sq ft**
Living / Dining Area:
 22' 2" x 12' 6" | 6.75m x 3.80m
Kitchen:
 8' 10" x 5' 11" | 2.70m x 1.80m
Bedroom 1:
 15' 11" (max) x 10' 6" | 4.85m (max) x 3.20m
Bedroom 2:
 13' 3" (max) x 11' 2" (max, into bay) | 4.05m (max) x 3.40m (max, into bay)
HIGHLIGHTS: Private entrance

- 2 Proposed Apartment 2 – 797 sq ft**
Living / Dining Area:
 19' 10" x 14' 7" | 6.05m x 4.45m
Kitchen:
 9' 10" x 6' 7" | 3.00m x 2.00m
Bedroom 1:
 12' 0" x 11' 10" (max) | 3.65m (max) x 2.70m (max)
Bedroom 2:
 10' 8" x 10' 7" (max) | 3.25m x 3.23m (max)
HIGHLIGHTS: Private courtyard garden

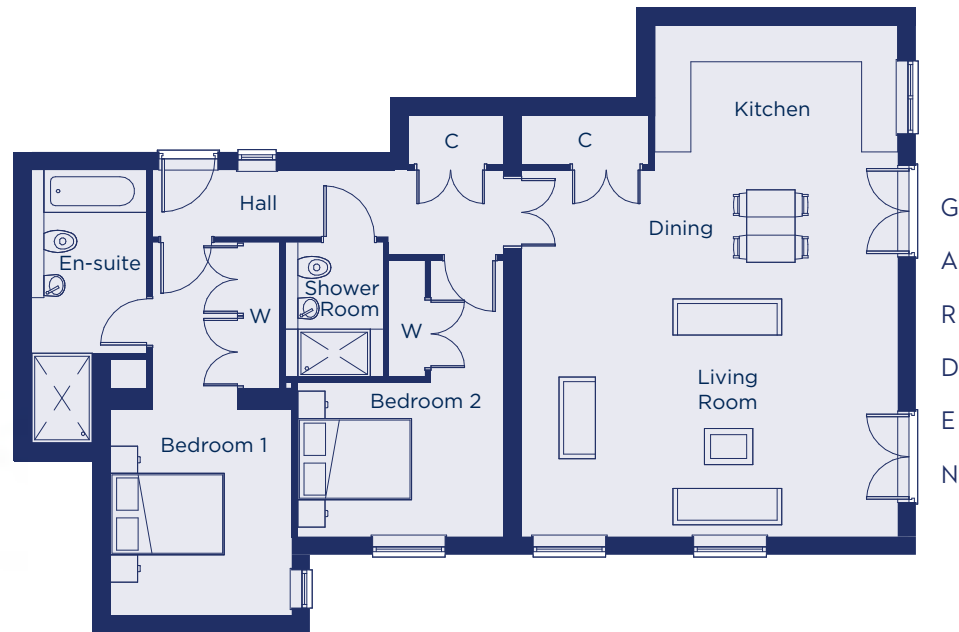
Apartment 3



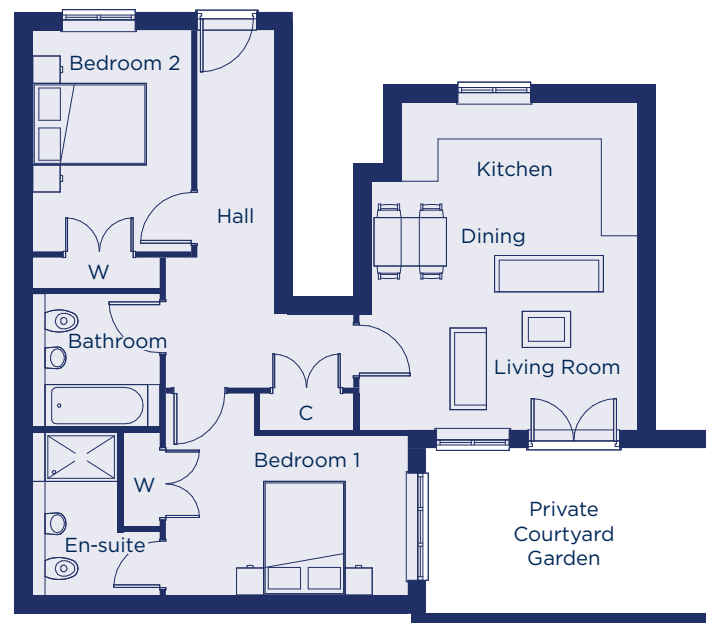
DIMENSIONS

- 3 Proposed Apartment 3 – 1062 sq ft**
Living / Dining Area:
 25' 5" x 14' 7" | 7.75m x 4.45m
Kitchen:
 9' 4" x 9' 2" | 2.85m x 2.79m
Bedroom 1:
 14' 5" (max) x 12' 4" | 4.40m (max) x 3.75m
Bedroom 2:
 10' 4" (max) x 9' 0" | 3.15m (max) x 2.75m
HIGHLIGHTS: Private entrance, duplex layout

Apartment 4



Apartment 5



DIMENSIONS

4 Proposed Apartment 4 – 1097 sq ft

Living / Dining Area:

20' 3" x 19' 9" | 6.17m x 6.01m

Kitchen:

13' 0" x 7' 10" | 3.97m x 2.39m

Bedroom 1:

20' 1" (max, reducing to 11') x 9' 8"
| 6.11m (max, reducing to 3.35) x 2.95

Bedroom 2:

14' 10" (max, reducing to 8' 2") x 11' 0"
| 4.51m (max, reducing to 2.50) x 3.35m

HIGHLIGHTS: Private entrance, private garden

5 Proposed Apartment 5 – 750 sq ft

Living / Dining Area:

14' 11" x 13' 4" (max) | 4.55m x 4.08m (max)

Kitchen:

12' 8" x 7' 2" (max) | 3.85m x 2.18m (max)

Bedroom 1:

13' 0" x 10' 10" (max) | 3.95m x 3.29m (max)

Bedroom 2:

11' 10" x 8' 5" | 3.61m x 2.57m

HIGHLIGHTS: Private entrance, private courtyard garden

Apartment 6



DIMENSIONS

6 Proposed Apartment 6 – 1012 sq ft

Living Area:

18' 1" x 12' 11" | 5.50m x 3.95m

Dining Area:

11' 2" x 7' 0" | 3.40m x 2.13m

Kitchen:

11' 10" x 8' 10" | 3.35m x 2.70m

Bedroom 1:

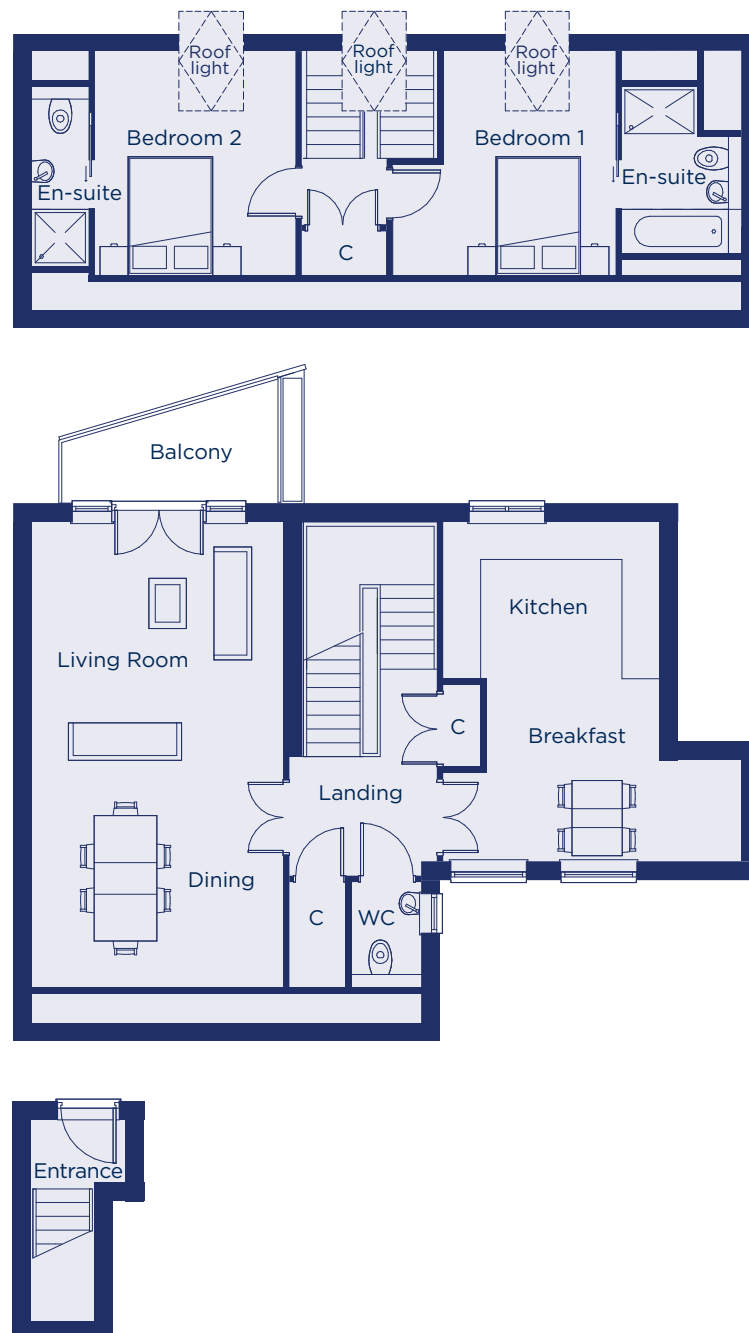
12' 8" (max) x 11' 6" (max) | 3.87m (max) x 3.50m (max)

Bedroom 2:

12' 6" (max) x 11' 2" | 3.81m (max) x 3.40m

HIGHLIGHTS: Private entrance, private courtyard garden, duplex layout

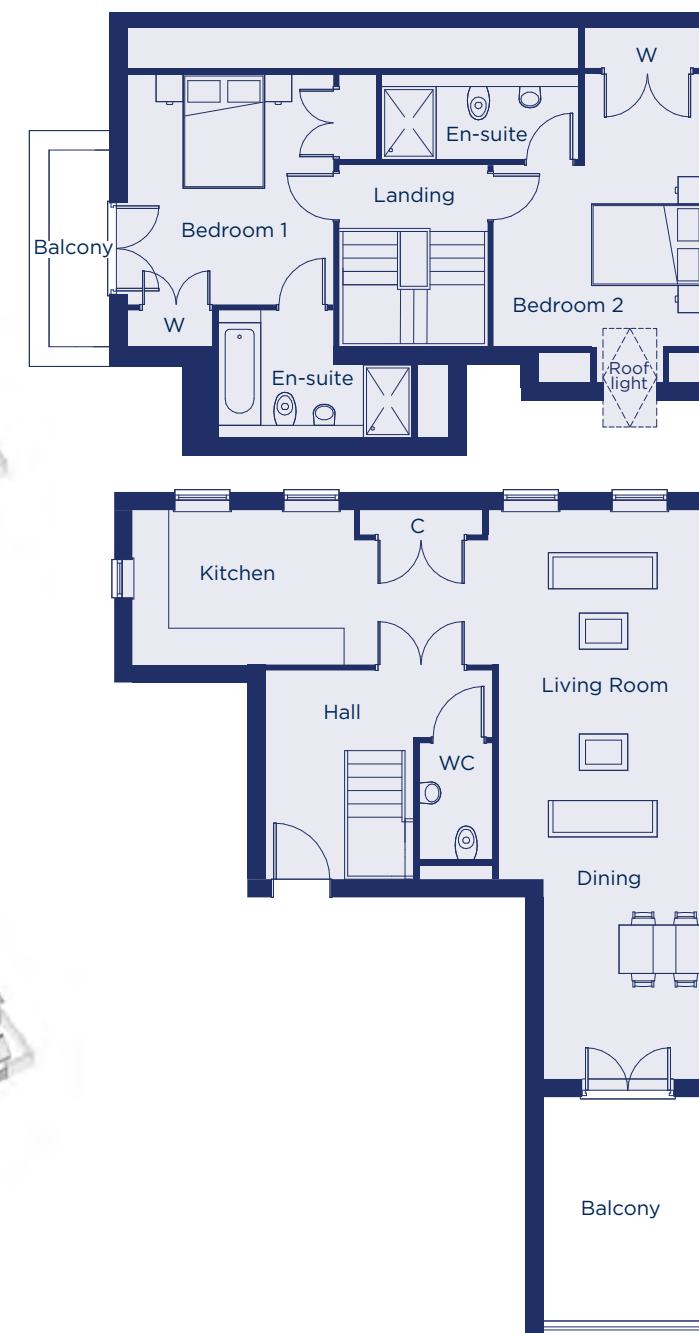
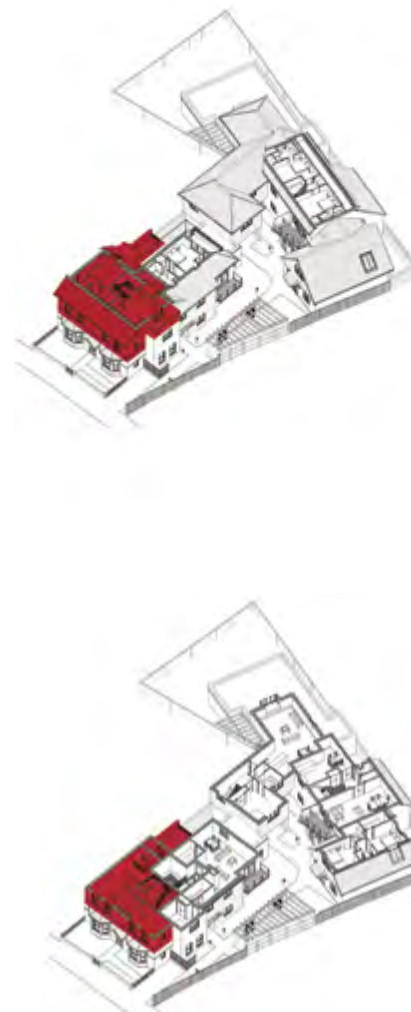
Apartment 7



DIMENSIONS

- 7** Proposed Apartment 7 – 1182 sq ft
- Living / Dining Area:**
24' 2" x 13' 0" | 7.36m x 3.95m
- Kitchen / Breakfast:**
17' 7" x 15' 5" (max, reducing to 11' 2")
| 5.36m x 4.70m (max, reducing to 3.40m)
- Bedroom 1:**
11' 7" x 11' 6" (max) | 3.53m x 3.50 (max)
- Bedroom 2:**
11' 7" x 10' 4" | 3.53m x 3.15m
- HIGHLIGHTS:** Private entrance, private balcony, duplex layout

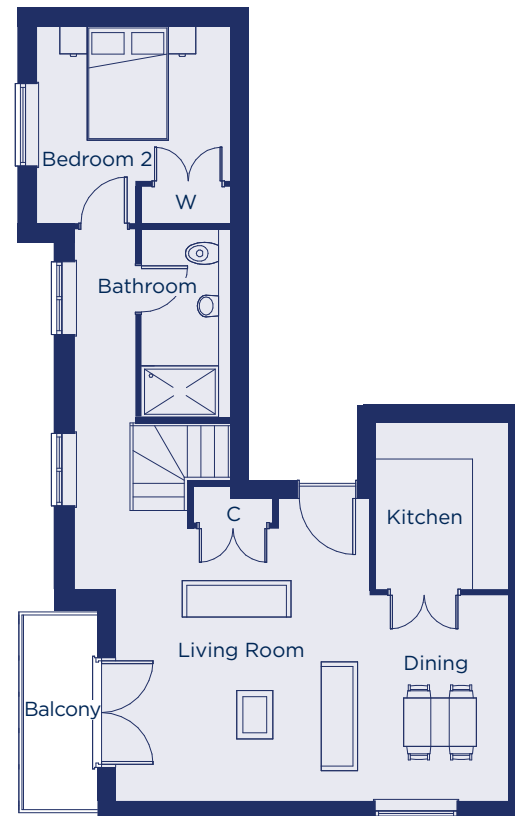
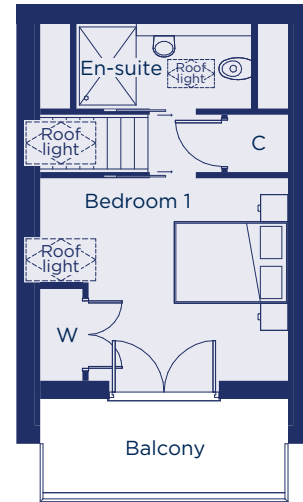
Apartment 8



DIMENSIONS

- 8** Proposed Apartment 8 – 1171 sq ft
- Living Area:**
19' 10" x 11' 4" | 6.05m x 3.45m
- Dining Area:**
10' 10" x 8' 10" | 3.30m x 2.70m
- Kitchen:**
19' 10" (max) x 8' 2" | 6.05m (max) x 2.50m
- Bedroom 1:**
12' 4" x 11' 0" | 3.75m x 3.35m
- Bedroom 2:**
12' 6" x 11' 4" | 3.80m x 3.45m
- HIGHLIGHTS:** Duplex layout, two private balconies

Apartment 9



DIMENSIONS

9 Proposed Apartment 9 – 889 sq ft

Living Area:
13' 7" x 16' 3" | 4.15m x 4.95m

Dining Area:
11' 0" x 7' 7" | 3.35m x 2.30m

Kitchen:
8' 10" x 7' 1" | 2.70m x 2.15m

Bedroom 1:
13' 3" x 10' 10" | 4.05m x 3.30m

Bedroom 2:
10' 6" x 10' 4" | 3.20m x 3.15m

HIGHLIGHTS: Duplex layout, two private balconies



Get to know

THE TEAM BEHIND CHARTWELL

It is important to know and trust who you are buying from. We at Chartwell pride ourselves on our attention to detail united by our desire to innovate and deliver the finest quality.



Rob Anderson

Rob was one of the founders of Chartwell and was an integral part of the planning and design team for this development. Rob is a keen golfer and family man.



Martyn Avery

Martyn purchased the land at Oval Mews on behalf of Chartwell and oversees all land purchases and new home sales within the company. A talented golfer and keen hockey player.



Richard Tuxford

Richard was in charge of the architecture and design of Oval Mews. He enjoys fine dining.



Andrew Fenning

Andrew oversees the specification, construction and aftercare of all Chartwell homes. He enjoys rock climbing and surfing.



Gemma Robinson

Gemma is the team secretary within the Land and Planning Department. A keen reader of sci-fi and enjoys a red wine on a Friday night!



Julie Weller

Julie is part of the construction and aftercare department. Julie enjoys pilates and spending time with her two children.

TESTIMONIAL

" I was thankfully introduced to Chartwell by a colleague, I uncharacteristically bought off plan, the property prospectus was inspiring, the outcome was even better. Chartwell made the whole process uncomplicated, from the options on finishes to the handover, a process that was handled with great efficiency, affording as much time as I needed. Chartwell have been a delight to work with, being both professional and honest, they kept me advised of the build progress at regular intervals, so I had no surprises! I would certainly recommend them to anyone looking for a top quality property, built by professional, trustworthy people. "

Mr Buckingham (purchaser of Apartment 3, 25 Gresham Road)

How to

FIND OVAL MEWS

Located 450 metres from East Croydon Mainline Station. By train and tram exit out of the side entrance of East Croydon Station and turn left onto Cherry Orchard Road. Oval Road is the second road on the right. Oval Mews is located on the right hand side of the Oval.

Oval Mews



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