



LEADEN HILL
Coulson CR5

TWELVE STYLISH 1, 2 & 3 BEDROOM SHARED OWNERSHIP HOMES



LEADEN HILL
Coulsdon CR5

WELCOME TO LEADEN HILL

DISCOVER AN IMPRESSIVE COLLECTION OF 12 NEW HOMES, CLOSE TO LOCAL SHOPS AND EXCELLENT TRANSPORT LINKS – AND WITH EASY ACCESS TO BEAUTIFUL OPEN COUNTRYSIDE.

Choose one of the stylish one, two or three-bedroom apartments at Leaden Hill, offered on a Shared Ownership basis by Optivo, and you'll have a new home to be proud of. Each apartment is light and airy, with large windows, beautifully designed open-plan living space, high-quality fixtures and fittings – and many benefit from a balcony which is the perfect place to relax on a warm summer's day.



Computer generated image



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BUILDING HOMES
MAKING PLACES
ENHANCING LIVES

Space, style and affordability

Purchasing a new home can be financially challenging, but Shared Ownership is available from Optivo. If eligible, you'll be able to buy a share of between 25% and 75% of a new 1 or 2-bedroom home or between 35% and 75% of a new 3-bedroom home – paying a smaller deposit than you might expect.*

You'll need to be able to afford the monthly mortgage on the share you buy plus the monthly rent on the share owned by Optivo – along with any services charges but the total cost may be less than renting privately. The more shares you own, the less rent you pay – and you'll be able to buy additional shares until you own your apartment outright.

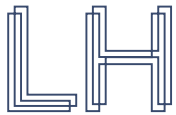
* Please ask the sales team for further details of shared ownership.

Optivo are one of the largest housing providers in the UK, our 44,000 homes give 90,000 people in London, the South-East and the Midlands, somewhere affordable to call their own.

We work with residents, local authorities, and partners to meet housing need, and to create safe, sustainable communities for our residents.

Here are just a few of the awards we've won for exceptional service:





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THE BEST OF TOWN & COUNTRY

Enjoy The Best Urban Lifestyle With Beautiful Open Countryside 'On Your Doorstep'

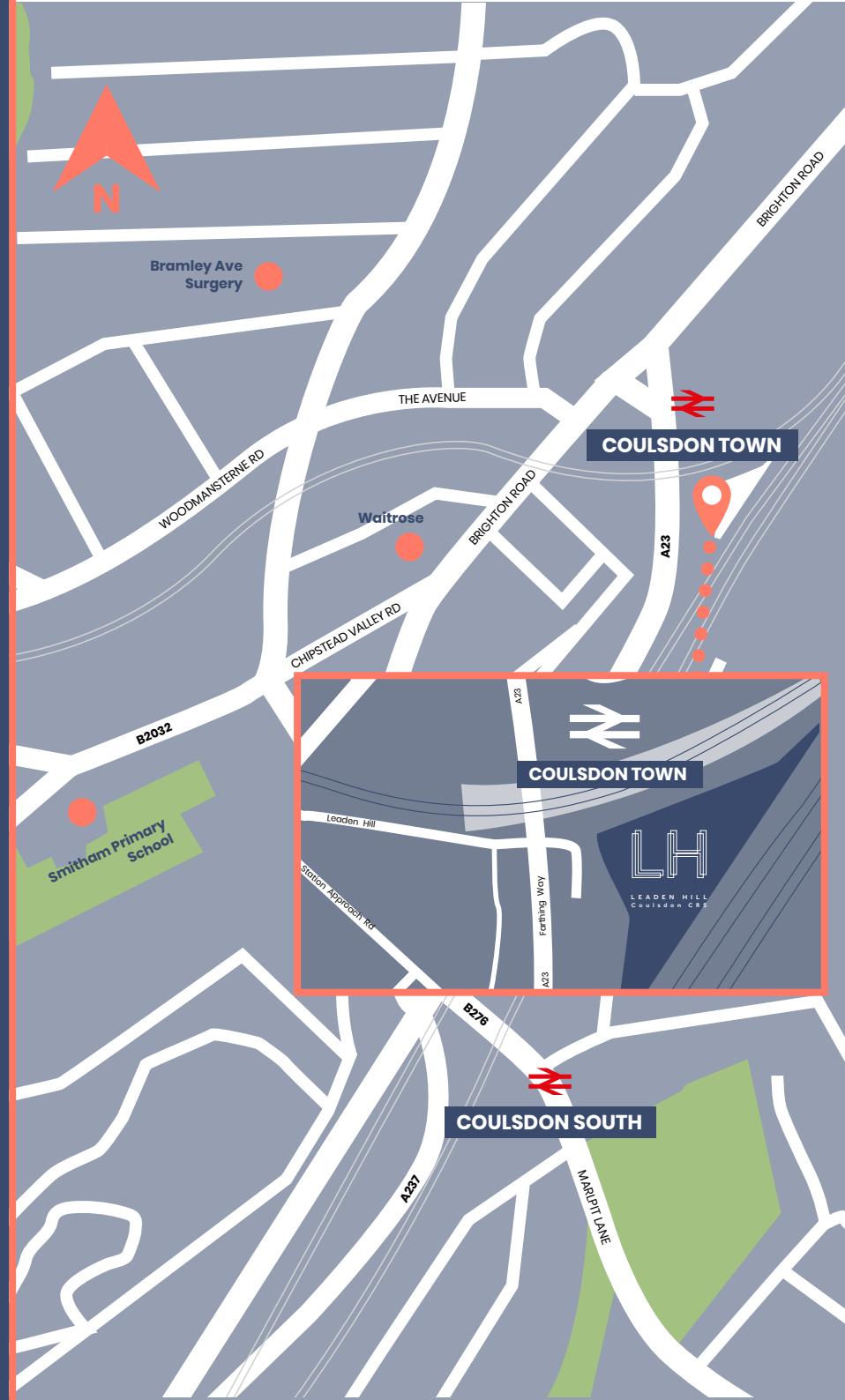
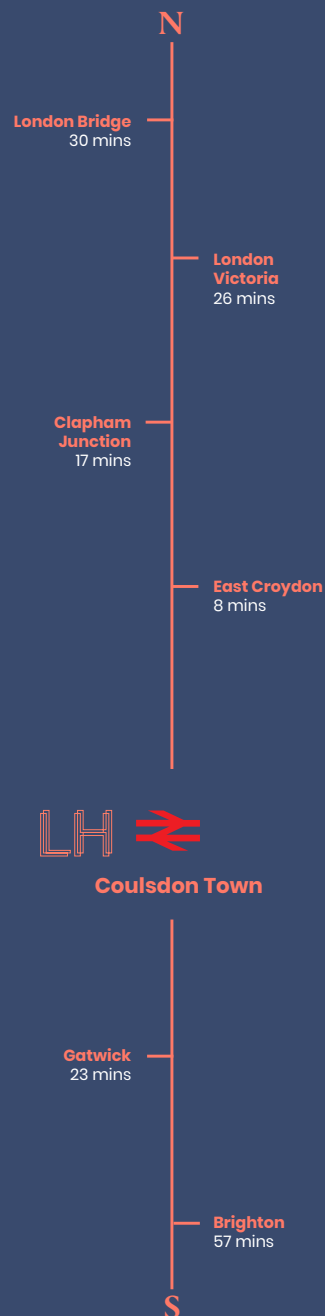
Life in Coulsdon is easy with everything on hand – including branches of Waitrose, Tesco, Aldi, a host of café-bars, individual eateries and chain restaurants.

With Coulsdon Town station next door, you can be in Croydon in 20 minutes. Home to Fairfield Halls, theatres, cinemas and all the major retailers including John Lewis, Croydon is about to be transformed into a leading retail and leisure destination with the completion of the £1 billion Westfield Shopping Centre, due to open in 2020.

If you're working in the capital or heading for a night in the West End, the journey time to London Bridge takes just 35 minutes and if you're heading further afield, Gatwick is less than 16 miles away. With the M23/M25 on hand, the other London airports are easily accessible.

With a new home in leafy Coulsdon, you'll have plenty of opportunity to get out in the fresh air – try Coulsdon Common, the swathe of green belt land linking London and the Surrey countryside. Explore the woodland at Farthing Downs or head to famous beauty spots such as Box Hill and Leith Hill in the Surrey Hills Area of Outstanding Natural Beauty.

Travel Times





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SPECIFICATIONS

Kitchen

- Sleek matt kitchen cabinets by Magnet, with handleless doors
- Laminate worktop with matching upstand
- Integrated appliances by Electrolux including electric oven, gas hob, extractor hood, washing machine and fridge/freezer
- Stainless steel splashback to hob

Bathroom & WC

- Contemporary white bathroom suite by Ideal Standard with chrome fittings by Hansgrohe
- Glass shower screen
- Heated chrome towel rail, dual fuel
- Large format ceramic wall tiles, full height to bath/shower area
- Shaver point

Flooring

- Neutral wool mix carpet to bedroom(s) and stairs
- Engineered wood, oak-finish flooring to kitchen, living Area and hallways
- Ceramic tiled floor to bathroom

Heating

- Gas central heating system

Security & Connectivity

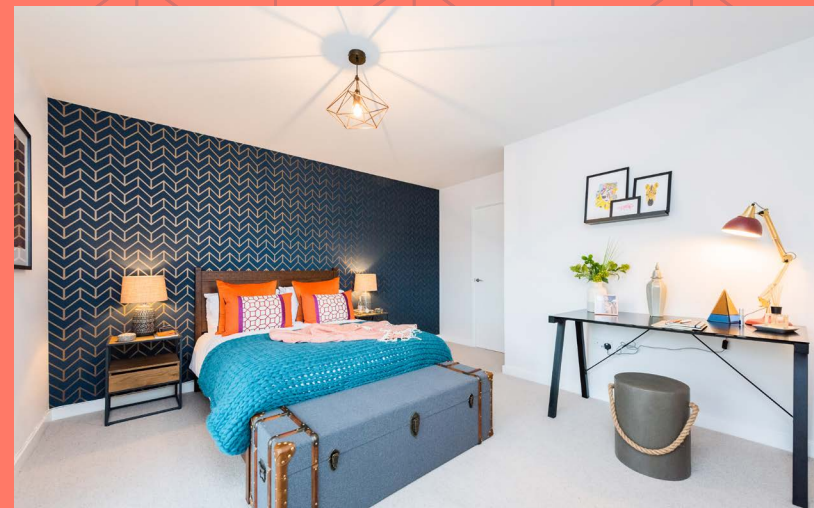
- Mains powered smoke detection
- Video door entry system to upper-storey apartments
- Television connections to the living room and master bedroom (aerial to be installed by owner)

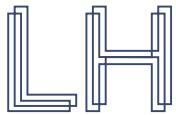
General

- 10-year NHBC warranty

No parking. Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council

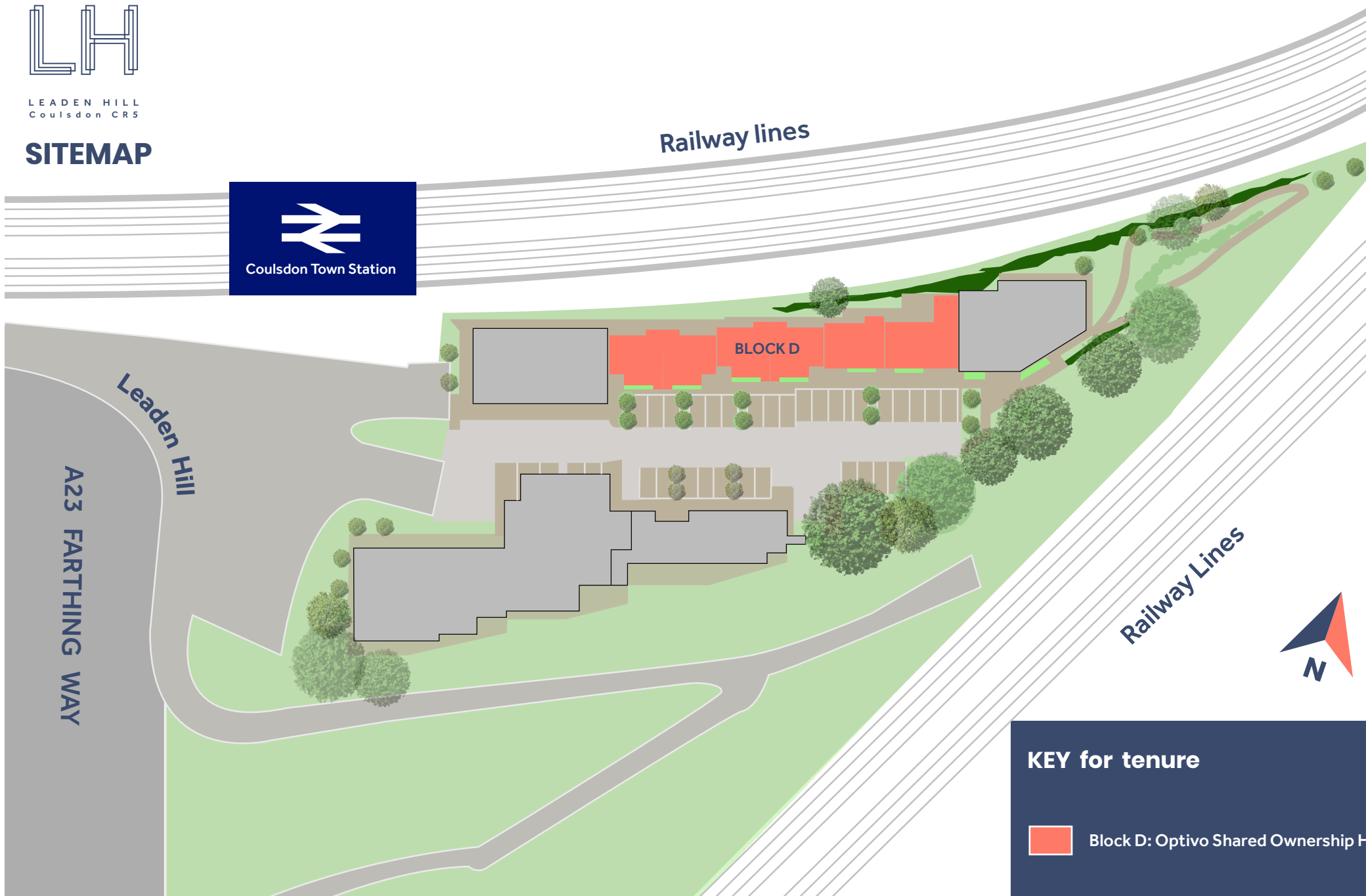
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Coulston CR5

SITEMAP



KEY for tenure



Block D: Optivo Shared Ownership Home



Oakwood Private Sale Homes

Onsite parking is specifically allocated to selected properties and cannot be changed or transferred. Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council.



LEADON HILL
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One Bedroom Apartment

Ground Floor: 11, 14*, 15 & 18*

52.3 sq m / 562.9 sq ft

Kitchen / Living / Dining

5.75m x 6.18m
18' 10" x 20' 3"

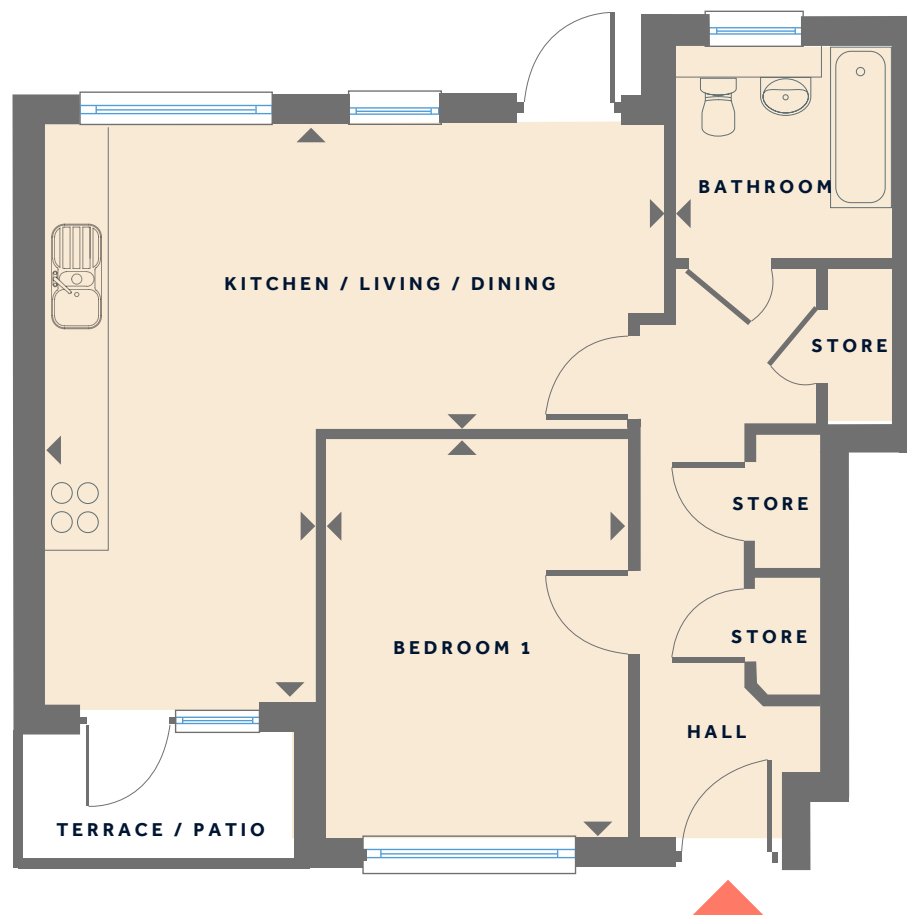
Bedroom

3.98m x 3.12m
13' 0" x 10' 2"

Bathroom

2.10m x 2.15m
6' 10" x 7' 0"

* Mirrored / handed apartments



BLOCK D



Second floor



First floor



Ground floor



LEADEN HILL
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One Bedroom Apartment

Ground Floor: 19

58.2 sq m / 626.4 sq ft

Kitchen / Living / Dining

4.13m x 6.41m
13' 6" x 21' 0"

Bedroom

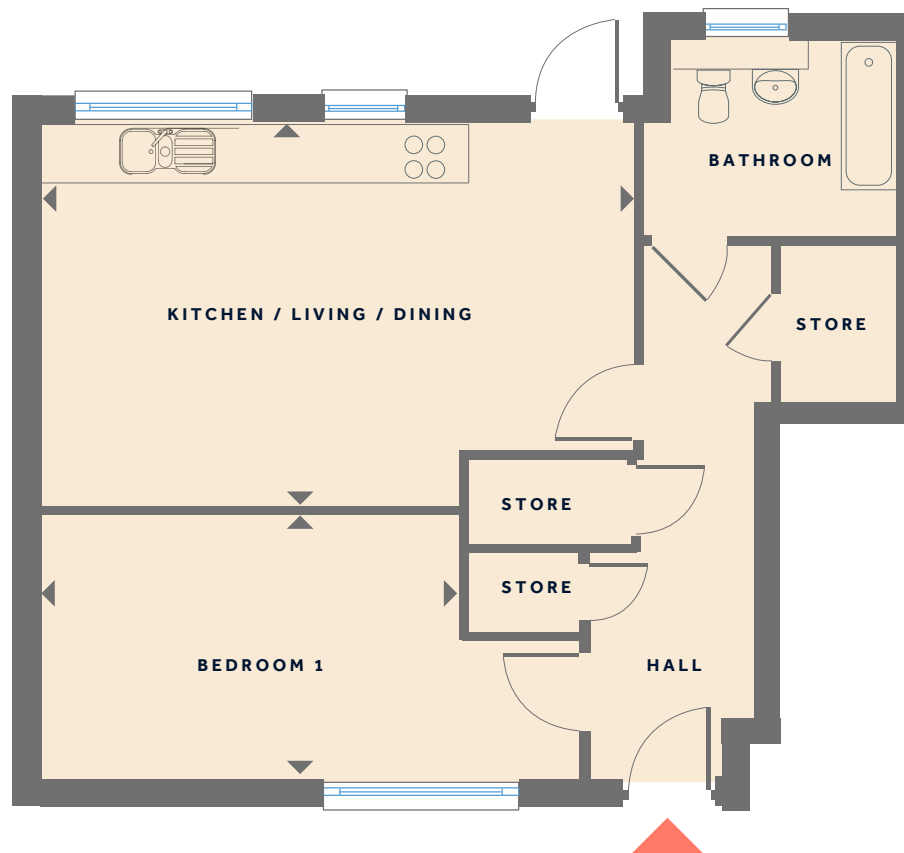
4.51m x 2.85m
14' 9" x 9' 4"

Bathroom

2.10m x 2.37m
6' 10" x 7' 9"

Wheelchair adaptable home

* Mirrored / handed apartments



BLOCK D



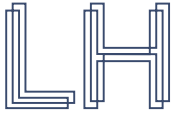
Second floor



First floor



Ground floor



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Two Bedroom Apartment

Ground Floor: 22

93.3 sq m / 1004.2 sq ft

Kitchen/Dining

5.29m x 3.34m

17' 4" x 10' 11"

Living Room

5.40m x 3.64m

17' 8" x 11' 11"

Bedroom 1

4.04m x 3.22m

13' 3" x 10' 6"

Bedroom 2

4.12m x 4.91m

13' 6" x 16' 1"

Bathroom

2.20m x 2.15m

7' 2" x 7' 0"

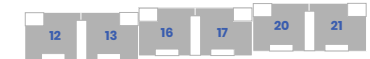
Wheelchair adaptable home



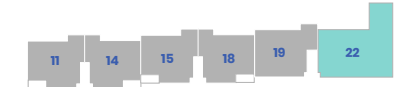
BLOCK D



Second floor



First floor



Ground floor



LEADEN HILL
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Three Bedroom Duplex Apartments

First to Second Floor 12, 13*, 16, 17* 20 & 21*

86.2 sq m / 927.8 sq ft

Kitchen/Living
7.10m x 5.64m
23' 3" x 18' 6"

Bedroom 1
4.90m x 2.89m
16' 0" x 9' 5"

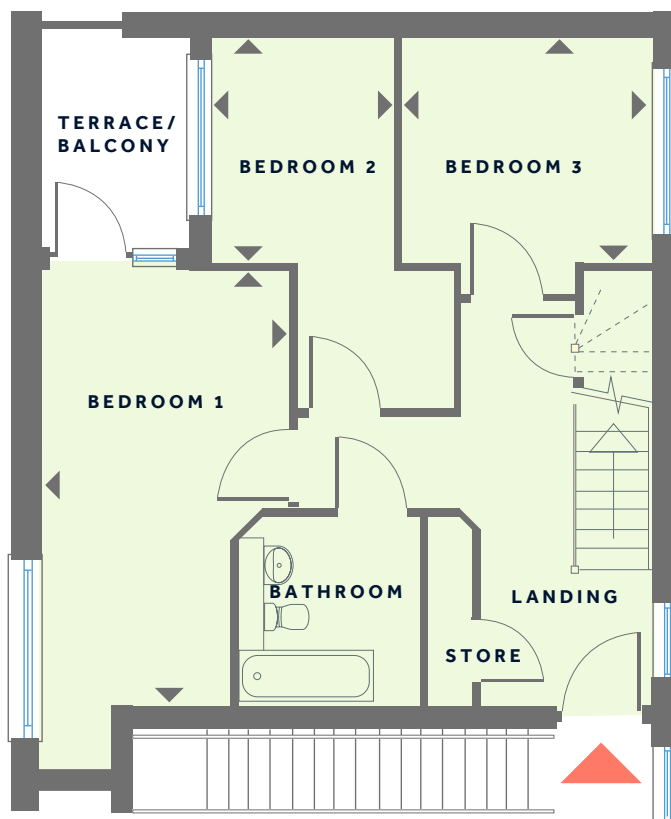
Bedroom 2
2.08m x 2.66m
6' x 9" x 8' x 8"

Bedroom 3
2.87m x 2.66m
9' 4" x 8' 8"

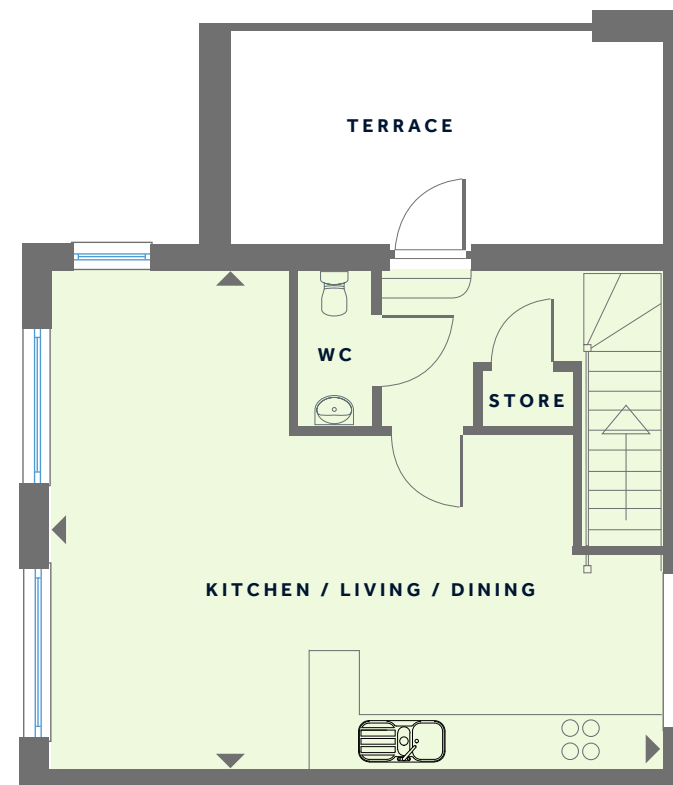
Bathroom
2.10m x 2.15m
6' 10" x 7' 0"

* Mirrored / handed apartments

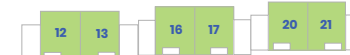
1st Floor



Second Floor



BLOCK D



Second floor



First floor



Ground floor



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**Call now to arrange your viewing
0800 012 1442**

www.optivo.org.uk sales@optivo.org.uk

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