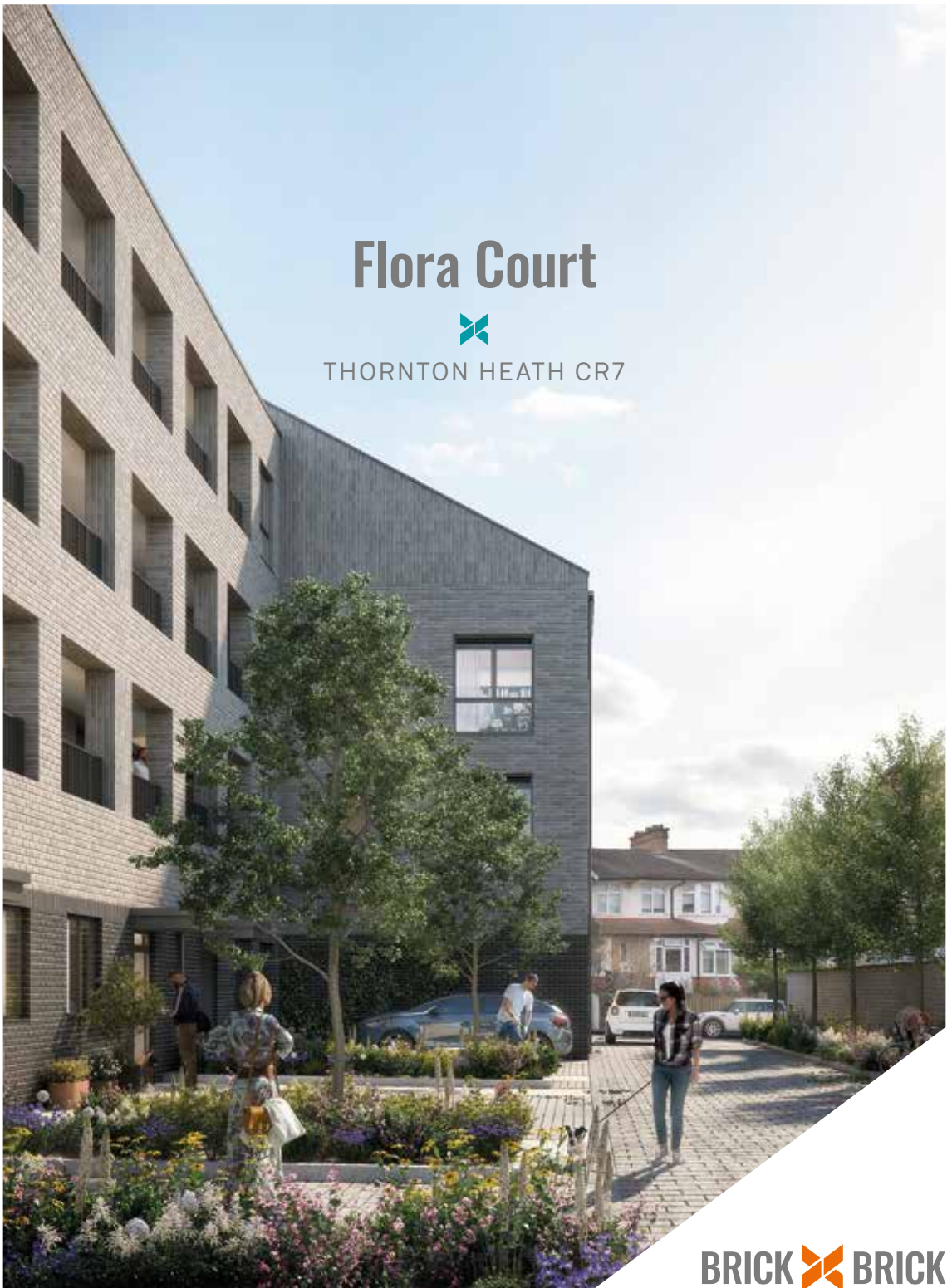


Flora Court



THORNTON HEATH CR7



BRICK  BRICK

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Flora Court is a beautiful development of 24 one and two bedroom apartments in Thornton Heath, all available with shared ownership.

The homes, set along a mews which is just around the corner from the library and approximately five minutes' walk from the station, have private balconies and striking interiors. Thornton Heath is a popular yet affordable area of south London, with good connections into central London and Croydon, making these homes ideal for people looking to get on the housing ladder.

An artist's impression of the Flora Court building, a three-story modern residential structure with a light-colored, textured facade and a gabled roof. The building features large windows and balconies. A person is riding a bicycle on the street in the foreground, and a few people are walking near the entrance. The text 'Modern' is overlaid in large white letters, and a stylized 'X' logo is positioned between 'Modern' and 'Open'.

Modern

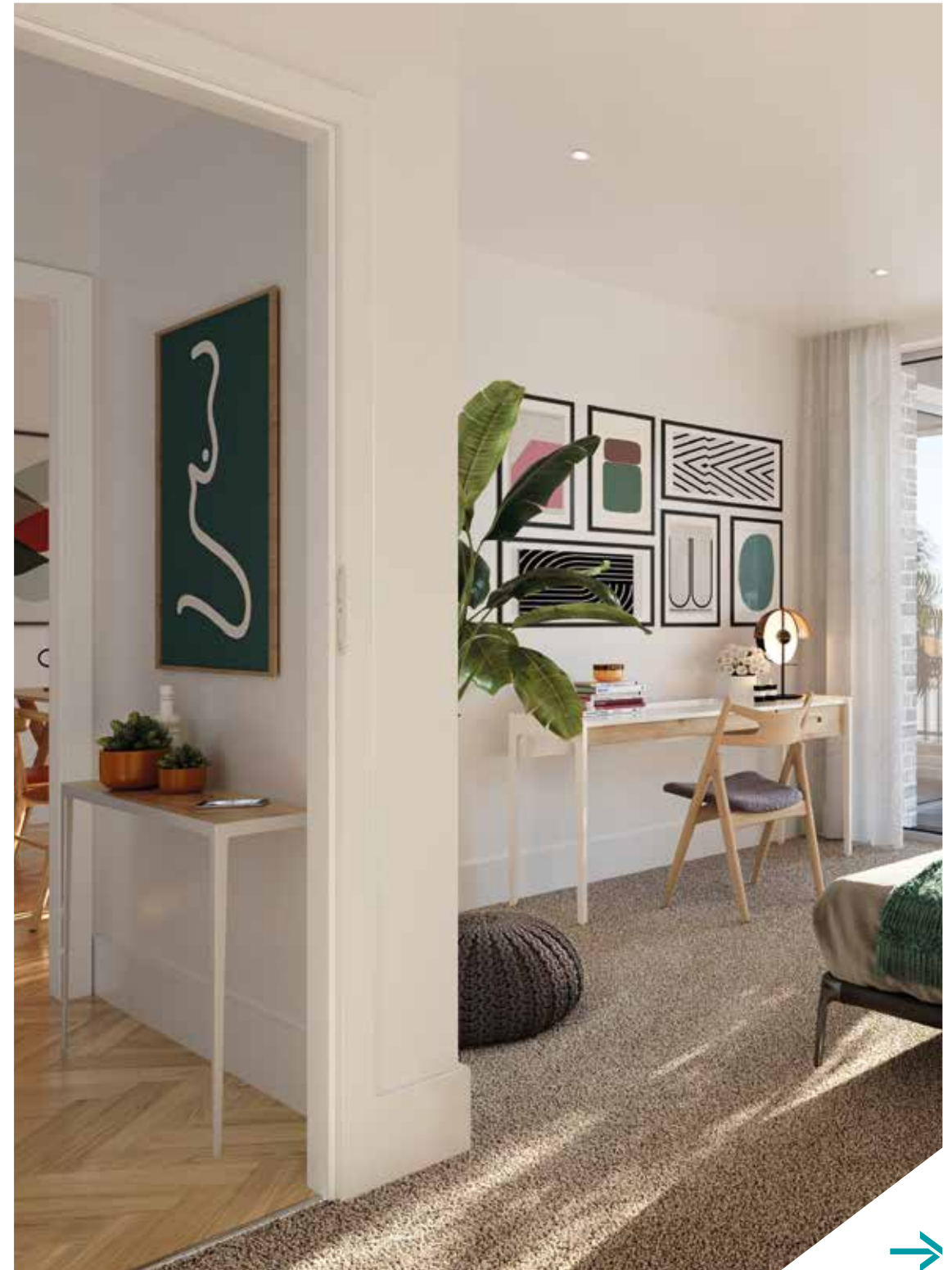
Open

Flora Court is a handsome addition to Chipstead Avenue in the heart of Thornton Heath. The soft grey brickwork complements the houses further down this quiet residential road.

Homes are accessed from walkways that overlook the news courtyard, giving an open feel and offers opportunities for neighbours to meet. The upper floors, reached via an internal staircase, have views over the suburban streetscape of pitched roofs and the attractive gardens of the library. A secure cycle parking area is located on the ground floor near to the main entrance, making it really easy to get your bike first thing in the morning.

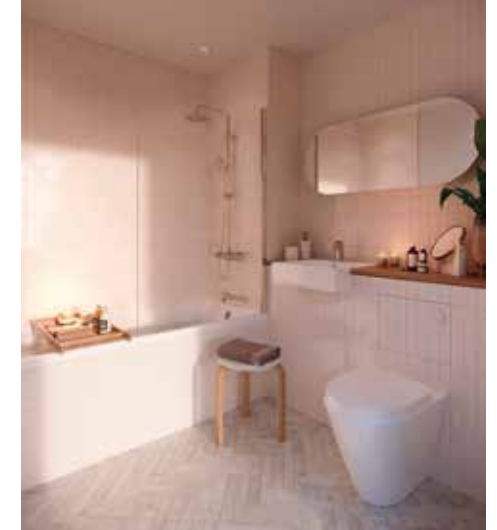
Light X Natural

The apartments are generously proportioned, offering open and light-flooded living spaces, with natural materials such as timber parquet flooring in living areas, and oak shelving in kitchens and bathrooms. The bedrooms are carpeted to give a comfortable feel. All homes have balconies or garden spaces, allowing residents to enjoy some fresh air, and there are a number of different one and two bedroom apartment layouts to suit your needs.



Properly designed interiors by our award-winning team of architects

Kitchens are matt grey, with oak handles, grey Silestone worktops, open shelving and Bosch appliances. Bathrooms are white with grey herringbone tiling on the floor, timber details and a classic rainfall shower head. Our windows are always big enough to allow plenty of natural light to flood in, and layouts encourage open plan living with carpeted bedrooms to retreat to.



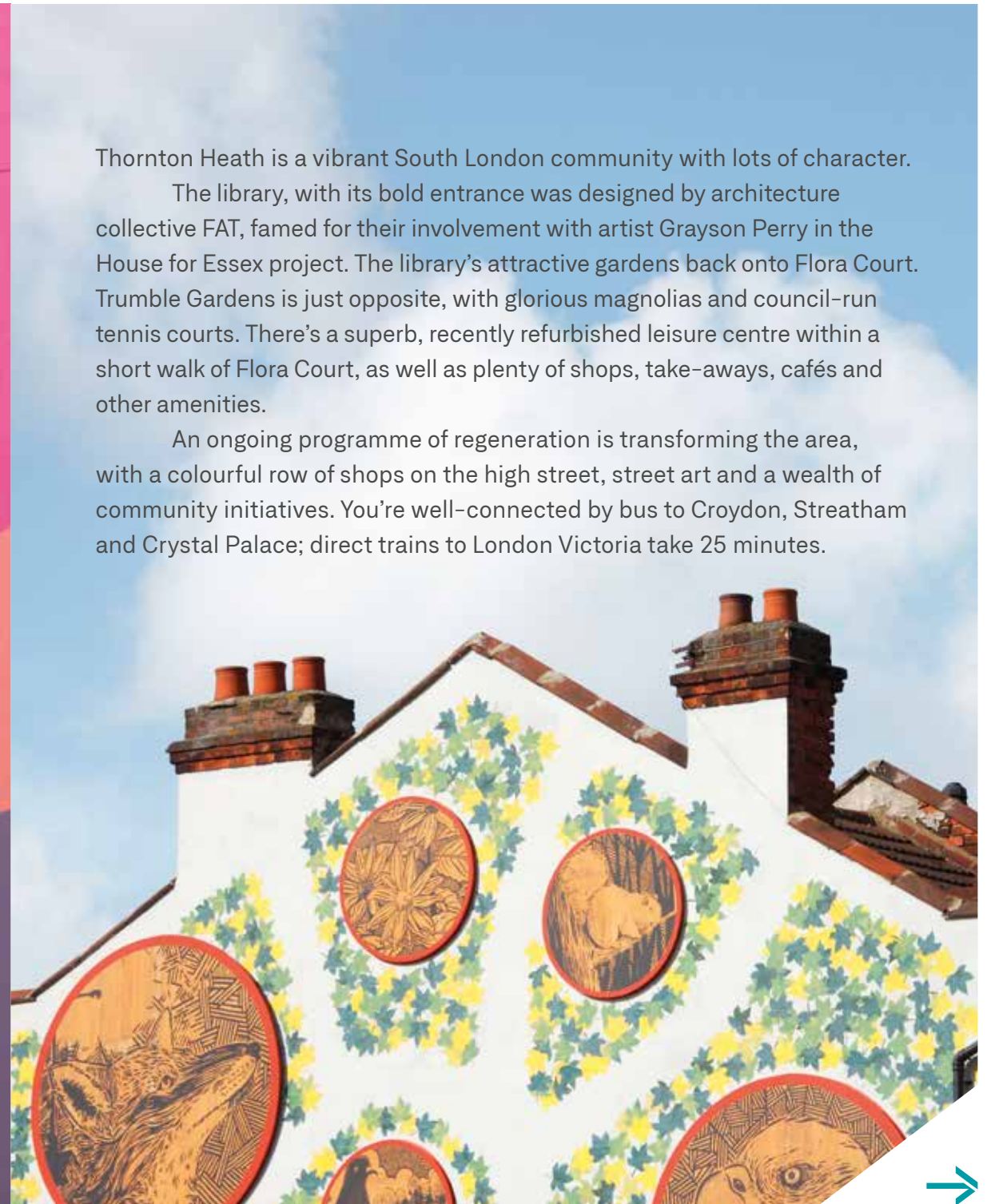
Street art



Thornton Heath is a vibrant South London community with lots of character.

The library, with its bold entrance was designed by architecture collective FAT, famed for their involvement with artist Grayson Perry in the House for Essex project. The library's attractive gardens back onto Flora Court. Trumble Gardens is just opposite, with glorious magnolias and council-run tennis courts. There's a superb, recently refurbished leisure centre within a short walk of Flora Court, as well as plenty of shops, take-aways, cafés and other amenities.

An ongoing programme of regeneration is transforming the area, with a colourful row of shops on the high street, street art and a wealth of community initiatives. You're well-connected by bus to Croydon, Streatham and Crystal Palace; direct trains to London Victoria take 25 minutes.



Vibrant community, local character and great connections

1. High Street

All the shops and eateries you expect from a thriving South London neighbourhood.

2. Trumble Gardens

A neat park with tennis courts and a seating area.

3. Library

Designed by the famous FAT architects, bringing a touch of concrete glamour to Thornton Heath.

4. Blue & Orange

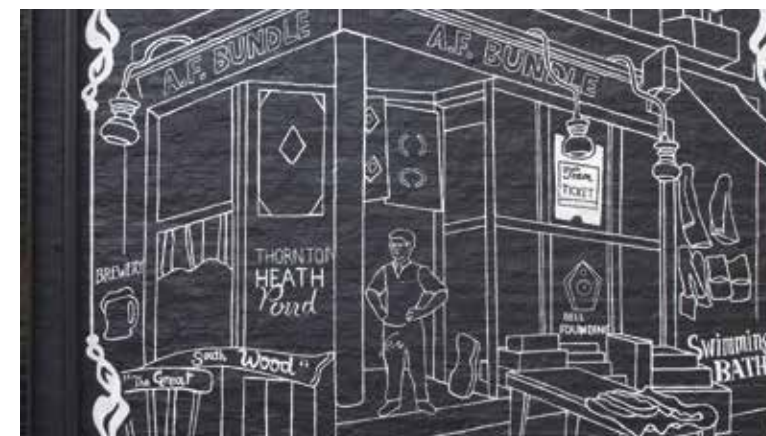
Your local Mediterranean, a favourite for family meals, date night or a special occasion.

5. Leisure centre

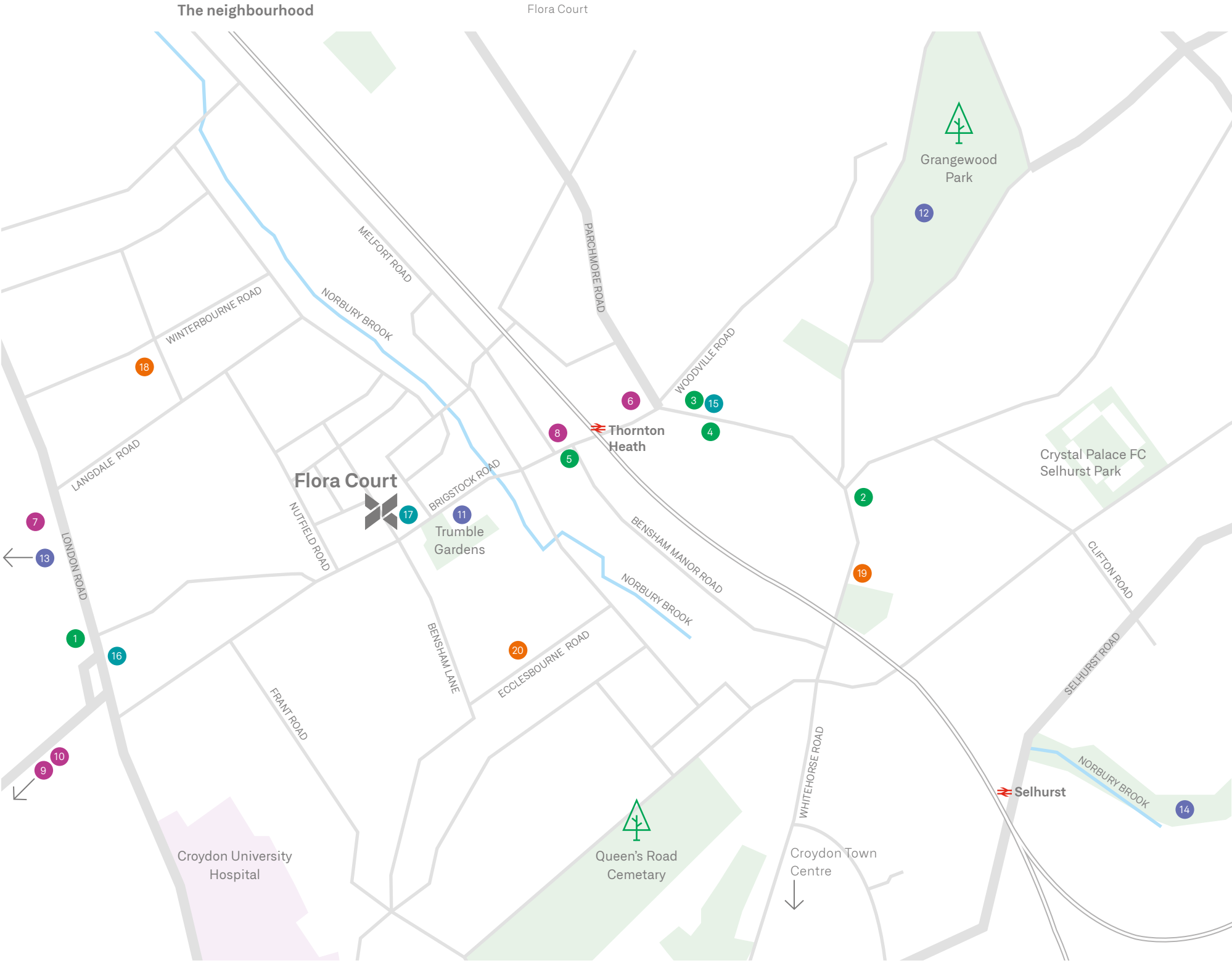
Swimming pool, gym and classes in spanking new surroundings.

6. Street art

By respected artists Mark McClure, Static and Ben Slow, reflecting the local area's diversity and progressive spirit.



Artwork by YOU&ME Architecture

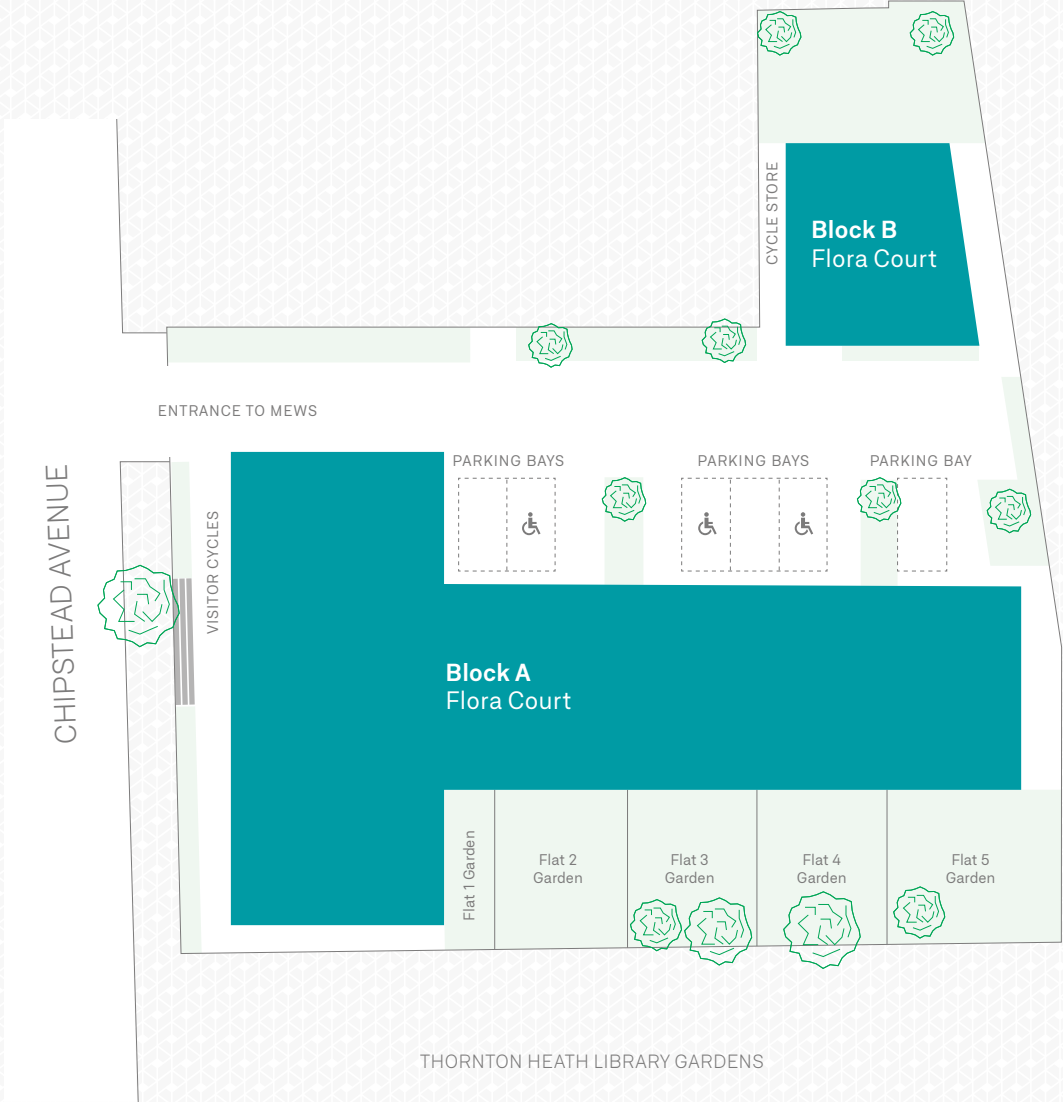


Food & drink	
Taperia	1
Yah So	2
Costa Coffee	3
Blue and Orange	4
The Railway Telegraph Pub	5
Shopping	
Tesco Superstore	6
Lidl	7
Iceland	8
Valley Retail Park	9
Sainsbury's Superstore	10
Parks	
Trumble Gardens	11
Grangewood Park	12
Mitcham Common	13
Norbury Brook	14
Local amenities	
Thornton Heath Leisure Centre	15
Post Office	16
Thornton Heath Library	17
Schools	
Winterbourne School	18
Whitehorse Manor School	19
Bensham Manor School	20
Journey times	
Trains	
West Croydon Station	8 mins
Norwood Junction Station	12 mins
Victoria Station	25 mins
London Bridge Station	33 mins
Bus	
450 Crystal Palace	16 mins
250 / 109 Brixton	34 mins
Cycle	
Croydon	10 mins
Crystal Palace triangle	16 mins
Tooting Bec	20 mins
Brixton	30 mins
Walk	
Thornton Heath Station	6 mins
West Croydon Station	29 mins
Norwood Junction Station	36 mins

Block plan

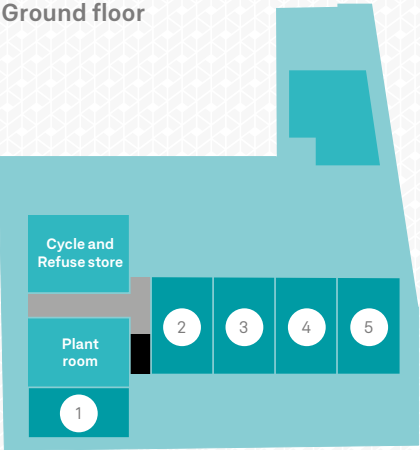
Flora Court

There are 24 apartments for sale through shared ownership, located in Block A, which is a four storey building on Chipstead Avenue, overlooking a private courtyard.

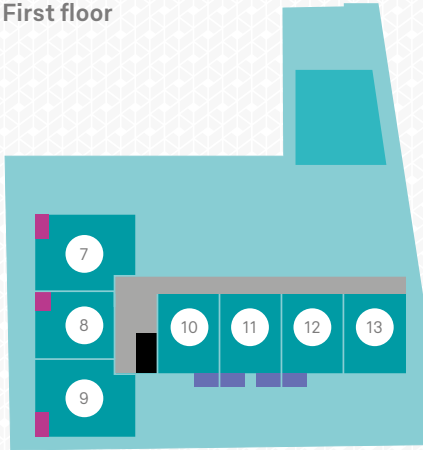


- Key
- Apartment number
 - Communal access
 - Projecting balcony
 - Recessed balcony
 - Stairs

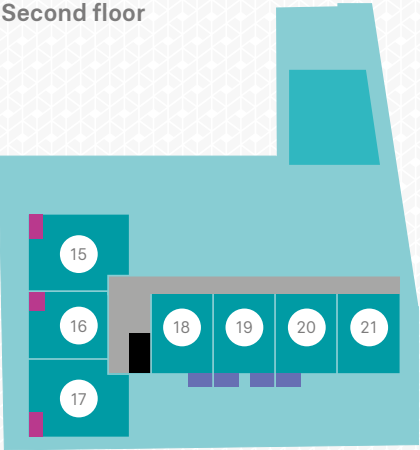
Ground floor



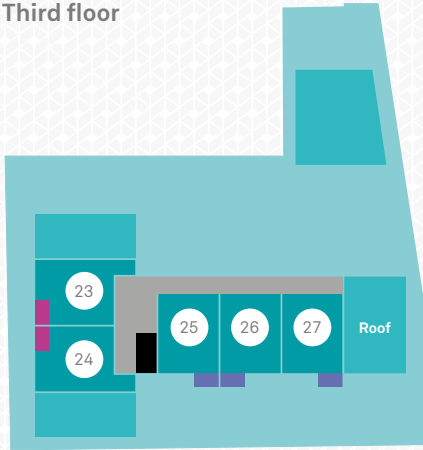
First floor



Second floor



Third floor





Boy artwork by Ben Slow
Graphic artwork by Mark McClure

All the one and two bedroom apartments in the main block at Flora Court are available for sale with shared ownership, meaning you can get on the housing ladder with a very modest deposit. Our experienced sales team can take you through the options that could work for you.

Shared ownership is a government backed scheme to help people to get onto the property ladder. You purchase a share in the property, typically ranging between 25% to 75% of the market value, and pay a subsidised rent on the share that you do not own.

Brick by Brick is a small, residential development company established by Croydon Council, creating beautifully designed new homes for the people of Croydon. Our homes are exceptionally high quality and great value for money.

As a council-owned developer, we want to make homes that really add to our Borough and stand the test of time.

We work with a collection of award winning architects, as well as our own in-house architectural team ‘Common Ground Architecture’, to create homes with light, open interiors and modern exteriors that integrate well with their surroundings.

We always aim to create a mix of homes at different levels of affordability, and some of our homes are built for the council so they can be offered to Croydon residents at affordable rent*.

We offer Croydon residents priority on our homes for the first two months they’re on sale. All the profits from our open market homes go back to the council to help make our borough even better for all who live and work in Croydon.

To find out more about Brick by Brick, go to www.bxbdevelopment.com, or visit our shop in Croydon Town Centre at 62 George St, CR0 1PD.

*The smaller block across the courtyard contains three homes available at affordable rent, which will be managed by Croydon Council.



Barrie Close Mews, by Pitman Tozer

Pitman Tozer

Pitman Tozer is a growing studio of architects, known for their energetic and collaborative approach. We have worked closely with Pitman Tozer on a number of projects, and we are especially proud of this building in Thornton Heath which delivers well-considered homes at an affordable level.

**PITMAN TOZER
ARCHITECTS**



Coombe Road, by Common Ground Architecture

Common Ground Architecture

Common Ground is our own team of award winning architects. Common Ground designed the interiors of the homes, introducing our bespoke Brick by Brick specifications.

They also worked closely with Pitman Tozer on this scheme to ensure the common parts of the apartment building works seamlessly, and the exteriors are harmonious with their setting.

**COMMON
GROUND
ARCHITECTURE**

Contact us

Flora Court

Sales enquiries

Call our experienced sales team:
020 3034 2565

Register your details:
bxbdevelopment.com

Visit our shop:
62 George Street
Croydon
CR0 1PD



@bxbdevelopment

Brick by Brick are covered by, and adhere to, the consumer code for home buyers. For more information visit:
www.nhbc.co.uk/Builders/ConsumerCodeforHomeBuilders



