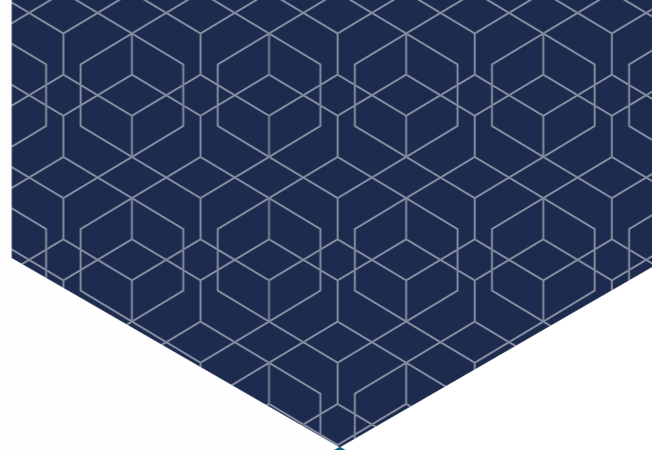




SHELDON STREET, CROYDON

# ANGEL OAK POINT

Stylish new 1, 2 & 3 bedroom  
Shared Ownership and London Living Rent  
apartments in Croydon



SHELDON STREET, CROYDON

ANGEL OAK POINT



**Stunning  
on the Outside,  
beautiful  
on the Inside**

A bold new building has arrived in Croydon, offering stylish new one, two and three bedroom apartments at affordable prices in an excellent location.

Built to the highest standards, Angel Oak Point is as attractive on the inside as it looks from the street. Large windows offer a distinctive design theme and allow ample natural light, bringing a sense of freedom and space to the open plan living areas. Kitchens are streamlined and well equipped. Bedrooms are generously proportioned and bathrooms offer a powerful shower and contemporary fittings.

The development has been completed with tomorrow in mind and offers advanced eco features to keep energy bills to the minimum and protect the environment. The grounds have been carefully landscaped to create attractive communal areas to meet up with neighbours and enjoy the summer sunshine.

Angel Oak Point offers a contemporary home to be proud of, built to reflect your urban lifestyle and within easy commuting distance of the centre of London. It's the perfect opportunity to put down roots and get onto the housing ladder.

# Shared Ownership

Under the Shared Ownership scheme you part-own and part-rent your home, making it possible for first-time buyers to get on the property ladder.

You could be within reach of owning your own home, even if you don't have a large deposit ready. With Shared Ownership you need a much smaller deposit than when you buy on the open market – and it's already helped thousands of first-time buyers and families onto the property ladder. We have a number of properties available through Shared Ownership to help you get moving.

## How does it work?

- The purchaser can purchase an initial share of the property, for example, 25%
- This means that they would own 25% of the property and pay rent on the remaining 75%
- The purchaser has the option to increase their share during their time in the property via a process known as 'staircasing', and in most cases can staircase all the way to 100%, thereby owning the property outright.

## To be eligible to purchase a Shared Ownership property, you must:

- Have a combined household income of no more than £90,000
- Not own a property at the time of completing on your purchase
- Have a good credit history
- Have a minimum of £5,000 to cover the costs of buying a home

\*\*Shared Ownership – Terms and conditions apply. This scheme with nuviva is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. This scheme cannot be used in conjunction with any other offer and is available on selected plots only. Please speak to a member of our Sales Team for more details.



**Owning your  
own home is  
a great feeling.  
You're in charge.**

# Out Early Home Late



Croydon has a vibrant energy that matches your lifestyle and there's an excellent choice of venues when you want to dance the night away. The Granaries offers three dance floors in one while Dice is a brilliant mix of cocktail bar and nightclub. The area is fab for foodies with restaurants that span all the great cuisines of the world. BOXPARK brings together a whole range of intriguing eateries serving everything from bao buns to gourmet burgers, together with live music, dancing and the world's biggest urban axe throwing club.

If you fancy something a little quieter, there's a great choice of local cafés and traditional pubs. Living on Sheldon Street, you'll have a wonderful array of takeaways within walking distance, serving everything from Indian, Turkish, Spanish and Italian food to dainty cakes.

# Art Attack

Croydon is home to one of the greatest arts venues in the country. The Fairfield Halls is a complete entertainment centre, featuring a theatre, concert hall and studios. You'll be able to enjoy everything from symphony orchestras to pop stars, pantomimes to Shakespeare productions. There's local cinema too, a choice of galleries and a vibrant art scene. In fact Croydon is hailed for its street art, including murals, installations and sculpture.

You'll find live music, stand-up comedy and BOXPARK hosts a range of special events throughout the year. Croydon has a great range of gyms and sports facilities. Whether you play football, rugby, hockey, cricket, tennis or badminton, there's a club nearby. And, if you opt to enjoy your sports from the spectator's point of view, there's first class football at Crystal Palace, racing at Epsom, cricket at Beckenham and, of course, tennis at Wimbledon.





# Let's talk shop!

Angel Oak Point is the perfect home for anyone who likes a bit of retail therapy. Whether you're browsing the big stores along Purley Way, searching for a bargain in the Surrey Street Market, or cruising the fashion boutiques of the Centrale & Whitgift Centre you're spoilt for choice. From Accessorize and Apricot to Waterstones, Yours and Zara, the Whitgift Centre has so many stores to explore.

Or hop on a train to London and check out Oxford Street. Or Camden Market. Or the King's Road. Or the food halls at Harrods. Living in Croydon, you're close to all the shops that matter.

Head in the other direction and you'll find yourself strolling through the Lanes in Brighton. Here you can spend an enchanting afternoon wandering its historic, brick paved streets and browsing its quirky shops while being serenaded by live jazz. Then, after a hard day's shopping, you can round off the day with a fish supper on the pier and a walk along the seafront before heading back home to Angel Oak Point.



# Get connected

Whether you're travelling by train or tram, car or plane, Croydon has great connections.

Situated on the main London to Gatwick line, East Croydon station is one of the major stations in the south-east. You can be in London Victoria in under twenty minutes and there are also regular services to London Bridge. In the other direction, Brighton is under 45 minutes away.

For travel across South London, simply hop on a tram and link up with Wimbledon, Mitcham and Beckenham. Croydon is also great for road links. It's a straightforward drive down to the M25 where you can connect with the national motorway network.

When you're heading further afield, Gatwick is under 20 minutes by train and the channel tunnel can be reached via the M25 and M20.

Yet, living at Angel Oak Point, one of the greatest joys is an afternoon of walking. With the magnificent Surrey Hills so close to where you live, your walking boots might be the finest transport of all.



ON FOOT

Tesco Express & Sainsbury's Local

0.2 miles

Vue Cinema

0.3 miles

George Street Tram Stop

0.4 miles

Pure Gym

0.5 miles



BY BIKE

Boxpark Croydon

0.7 miles

Ikea Croydon

1.7 miles

Crystal Palace

4.3 miles

Woodcote Park Golf Club

4.9 miles



ON TRAIN

from East Croydon station

Clapham Junction

9 mins

London Bridge

15 mins

London Victoria

16 mins

Brighton

43 mins



BY TRAM

from George Street tram stop

East Croydon station

2 mins

West Croydon

6 miles

Mitcham Junction

13 mins

Wimbledon

27 miles



SHELDON STREET, CROYDON

ANGEL OAK POINT

## GENERAL

- White internal doors
- Wool twist carpet in all bedrooms
- Wardrobes to master bedroom
- White skirtings and architraves
- Grey Oak vinyl plank flooring to kitchen, reception room and hallways
- Door entry system in apartments

## KITCHEN

- Contemporary kitchen units with under unit lighting
- Natural Stone Grey worktop with matching upstands and glass splashback
- Stainless steel under mounted sink
- Contemporary chrome mixer tap
- Integrated fridge/freezer
- Stainless steel electric oven
- Four zone ceramic hob
- Telescopic style extractor hood
- Integrated dishwasher
- Washer/dryer

## BATHROOM

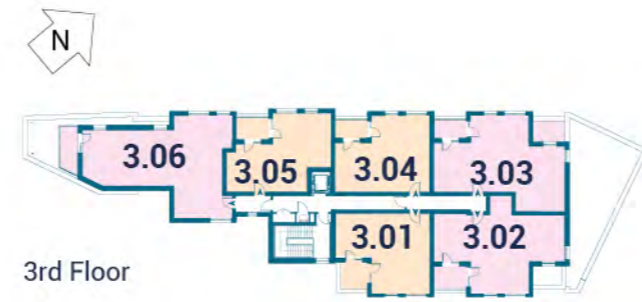
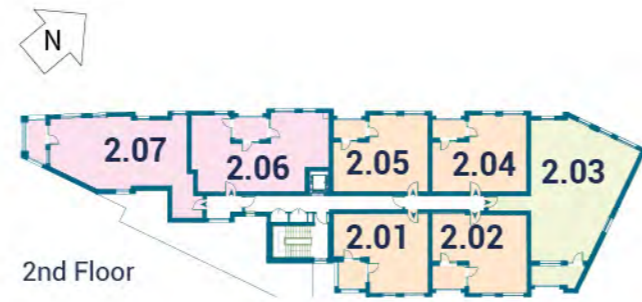
- Ceramic wall and floor tiles to all bath/shower rooms
- Contemporary white sanitaryware
- Grohe chrome fittings
- Chrome ladder style heated towel rail
- Chrome shaver points
- Ventilation system

## HEATING & ELECTRICAL

- Washer/dryer located in hallway cupboard\*
- White sockets and switches throughout
- Radiators
- Telephone socket to living room and all bedrooms
- TV Socket has access to Sky, Virgin and Hyperoptic (subject to subscription)
- Low energy downlights in kitchen, bathrooms and living room
- Smoke alarms

# Beautiful Interiors





# Site Plan

**Key to apartments**

- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS
- THREE BEDROOM APARTMENTS

## Sheldon Street



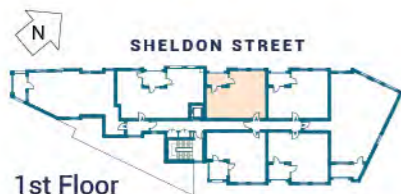


# Floor Plans

## One Bedroom Apartments



# London Living Rent



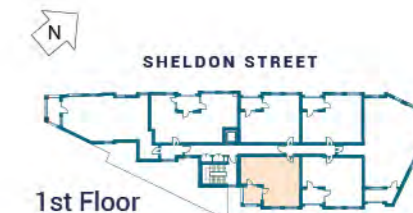
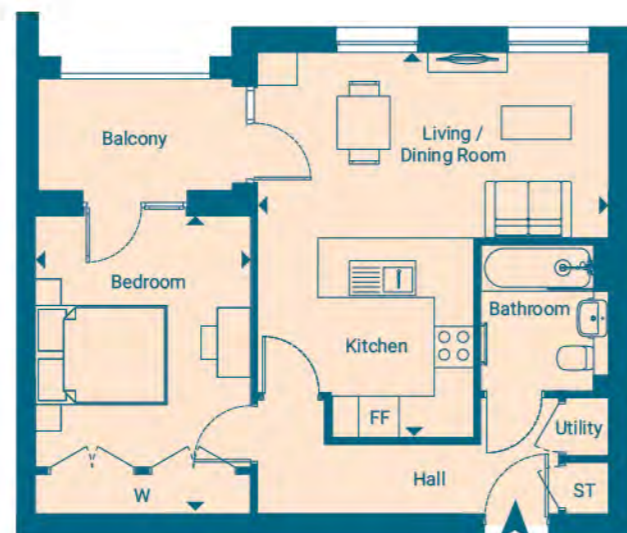
### One Bedroom Apartment

#### Plot 1.05

**Living / Kitchen / Dining area**  
5.82m x 5.30m 19' 1" x 17' 5"

**Bedroom**  
4.50m x 3.25m 14' 9" x 10' 8"

**Total Area**  
52.1 sq.m. 561 sq.ft



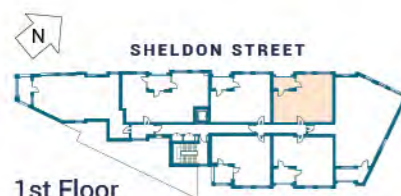
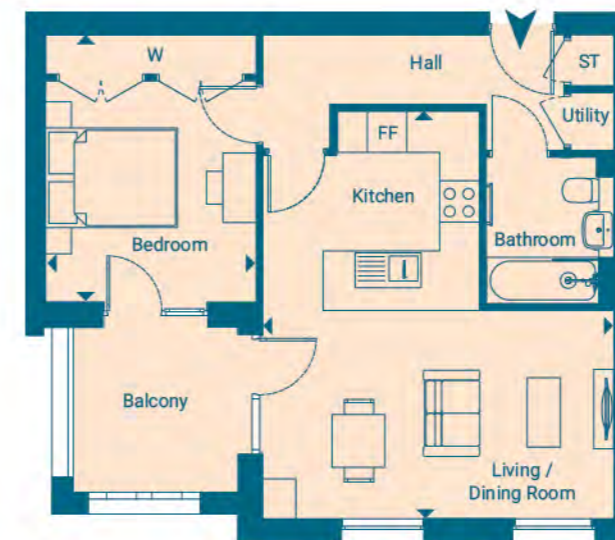
### One Bedroom Apartment

#### Plot 1.01

**Living / Kitchen / Dining area**  
6.16m x 5.31m 20' 3" x 17' 5"

**Bedroom**  
4.04m x 3.18m 13' 3" x 10' 5"

**Total Area**  
52.1 sq.m. 561 sq.ft



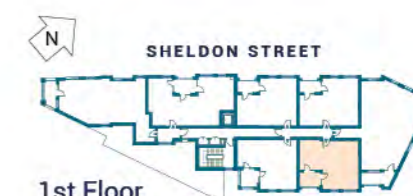
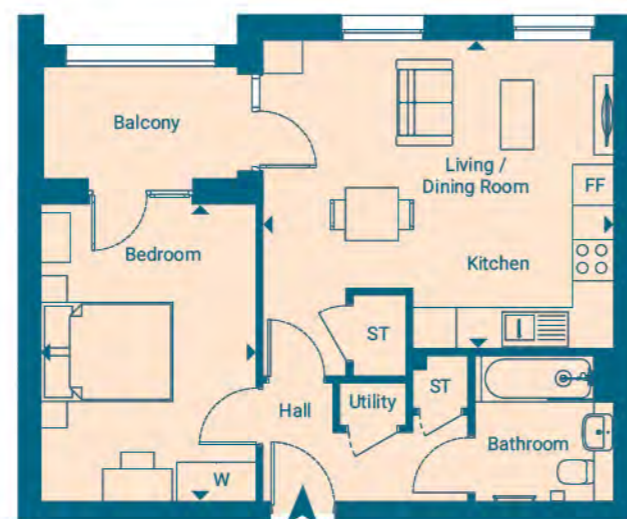
### One Bedroom Apartment

#### Plot 1.04

**Living / Kitchen / Dining area**  
5.30m x 4.66m 17' 5" x 15' 4"

**Bedroom**  
4.50m x 3.25m 14' 9" x 10' 8"

**Total Area**  
52.1 sq.m. 561 sq.ft



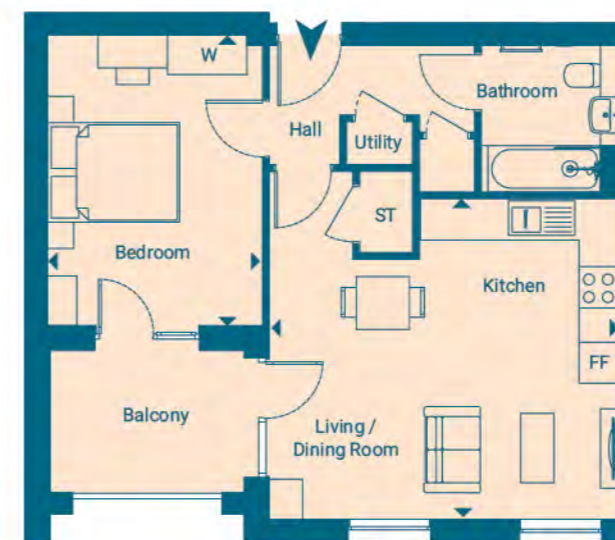
### One Bedroom Apartment

#### Plot 1.02

**Living / Kitchen / Dining area**  
5.31m x 4.84m 17' 5" x 15' 11"

**Bedroom**  
4.39m x 3.25m 14' 5" x 10' 8"

**Total Area**  
52.6 sq.m. 566 sq.ft



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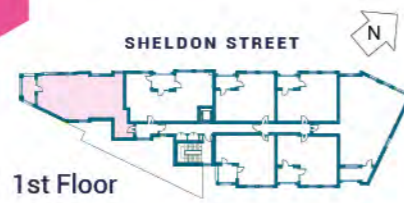
#### KEY

C - Cupboard W - Wardrobe ST - Storage



# Floor Plans

## Two Bedroom Apartments



### Two Bedroom Apartment

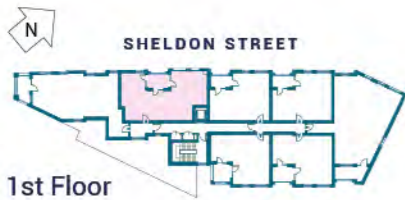
#### Plot 1.07

Living / Kitchen / Dining area  
6.65m x 6.61m 21' 10" x 21' 8"

Bedroom 1  
4.75m x 2.81m 15' 7" x 9' 3"

Bedroom 2  
4.75m x 2.85m 15' 7" x 9' 4"

Total Area  
83.4 sq.m. 897 sq.ft



### Two Bedroom Apartment

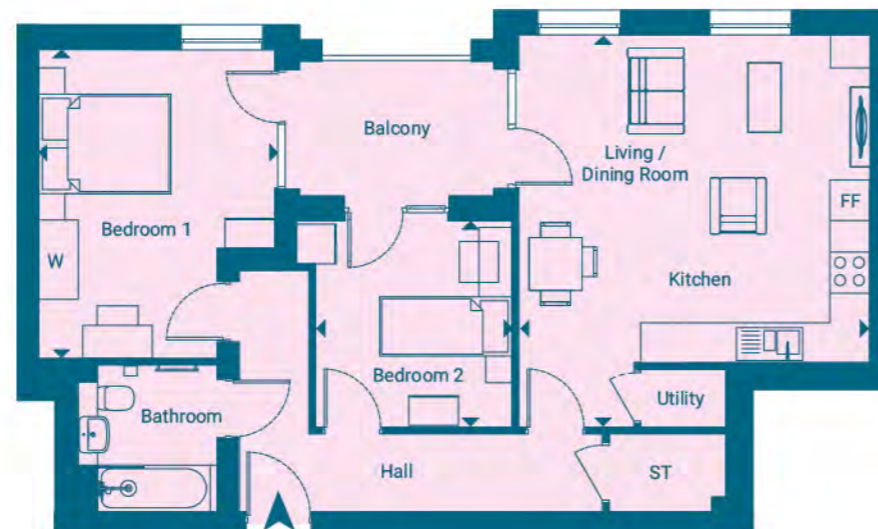
#### Plot 1.06

Living / Kitchen / Dining area  
5.31m x 4.95m 17' 5" x 16' 3"

Bedroom 1  
4.66m x 3.57m 15' 4" x 11' 8"

Bedroom 2  
3.11m x 2.97m 10' 2" x 9' 9"

Total Area  
73.2 sq.m. 788 sq.ft

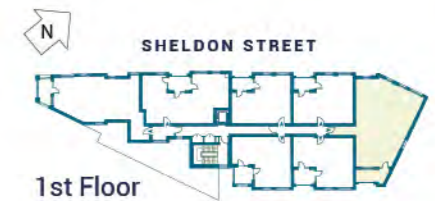


# London Living Rent



# Floor Plans

## Three Bedroom Apartments



### Three Bedroom Apartment

#### Plot 1.03

Living / Kitchen / Dining area  
5.30m x 5.20m 17' 5" x 17' 1"

Bedroom 1  
4.18m x 3.24m 13' 9" x 10' 7"

Bedroom 2  
4.59m x 3.51m 15' 1" x 11' 6"

Bedroom 3  
3.51m x 3.18m 11' 6" x 10' 5"

Total Area  
101.2 sq.m. 1,089 sq.ft

Floor plans represent typical layouts of the design of the apartments. They are not shown to scale. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation. Red Loft terms and conditions apply. All content within this document is indicative only. Red Loft reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of broadcast.

#### KEY

C - Cupboard W - Wardrobe ST - Storage

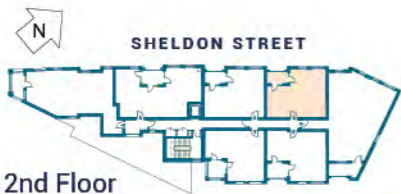


# Floor Plans

## One Bedroom Apartments



# Shared Ownership



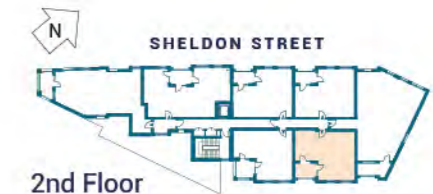
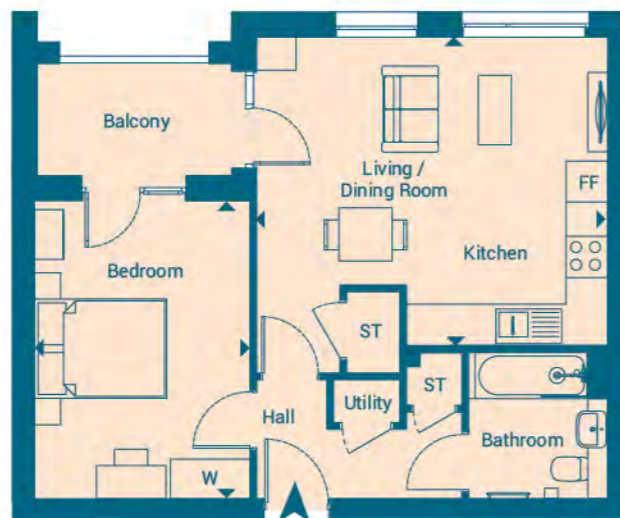
### One Bedroom Apartment

#### Plot 2.04

**Living / Kitchen / Dining area**  
5.30m x 5.04m 17' 5" x 16' 6"

**Bedroom**  
4.50m x 3.25m 14' 9" x 10' 8"

**Total Area**  
52.1 sq.m. 561 sq.ft



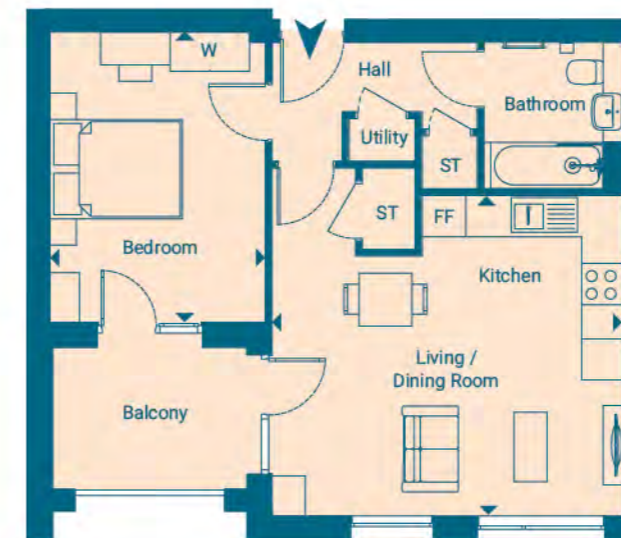
### One Bedroom Apartment

#### Plot 2.02

**Living / Kitchen / Dining area**  
5.31m x 4.84m 17' 5" x 15' 11"

**Bedroom**  
4.39m x 3.25m 14' 5" x 10' 8"

**Total Area**  
52.6 sq.m. 566 sq.ft



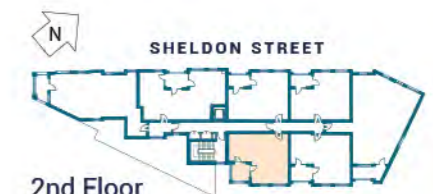
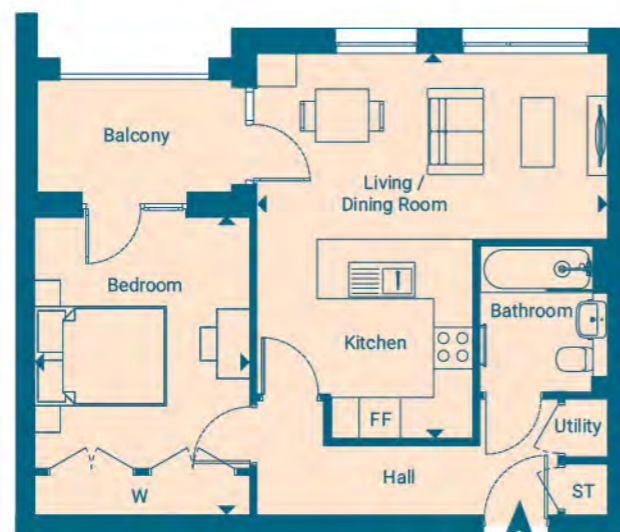
### One Bedroom Apartment

#### Plot 2.05

**Living / Kitchen / Dining area**  
5.82m x 5.30m 19' 1" x 17' 5"

**Bedroom**  
4.50m x 3.25m 14' 9" x 10' 8"

**Total Area**  
52.1 sq.m. 561 sq.ft



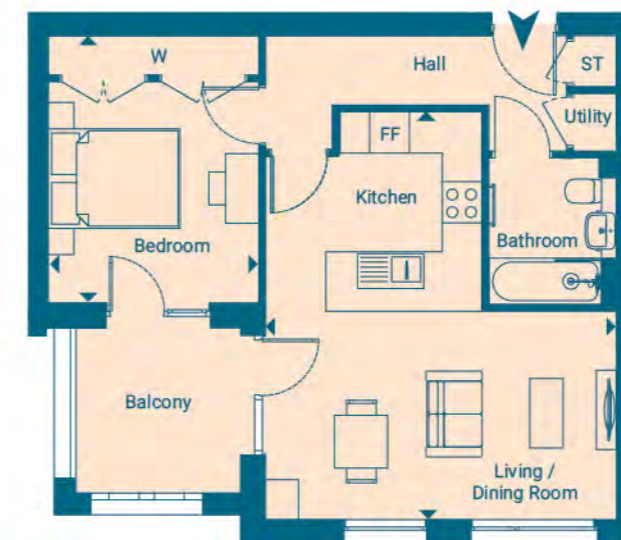
### One Bedroom Apartment

#### Plot 2.01

**Living / Kitchen / Dining area**  
6.16m x 5.31m 20' 3" x 17' 5"

**Bedroom**  
4.04m x 3.18m 13' 3" x 10' 5"

**Total Area**  
52.1 sq.m. 561 sq.ft



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**KEY**

C - Cupboard

W - Wardrobe

ST - Storage



# Floor Plans

## One Bedroom Apartments



# Shared Ownership



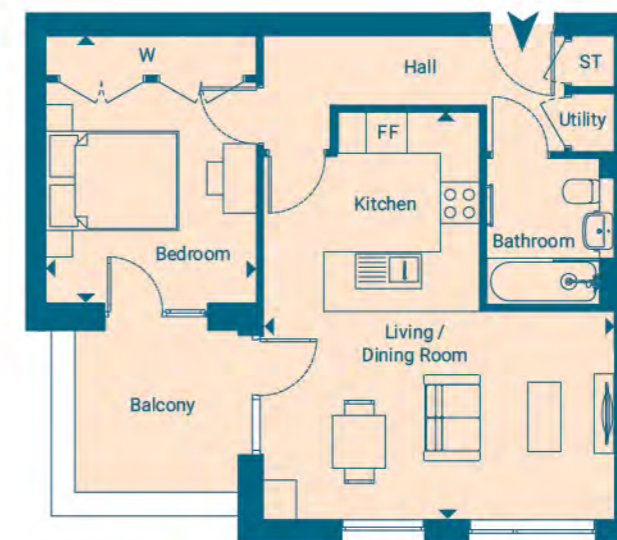
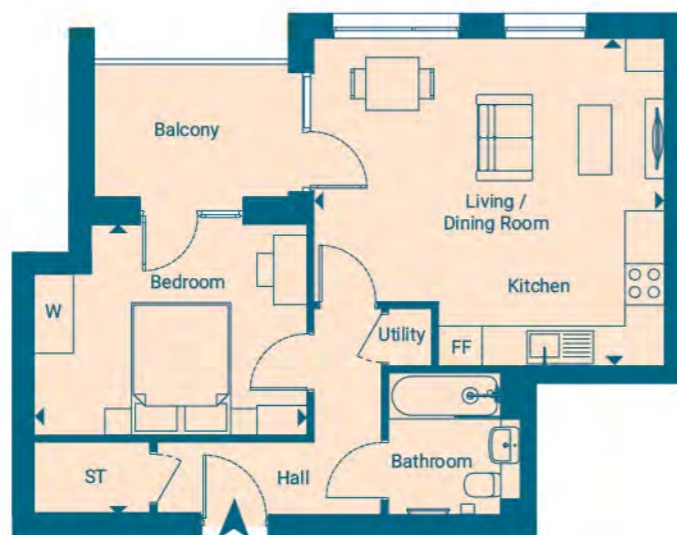
### One Bedroom Apartment

#### Plot 3.05

**Living / Kitchen / Dining area**  
5.30m x 4.95m    17' 5" x 16' 3"

**Bedroom**  
4.12m x 3.19m    13' 6" x 10' 5"

**Total Area**  
51.2 sq.m.        551 sq.ft



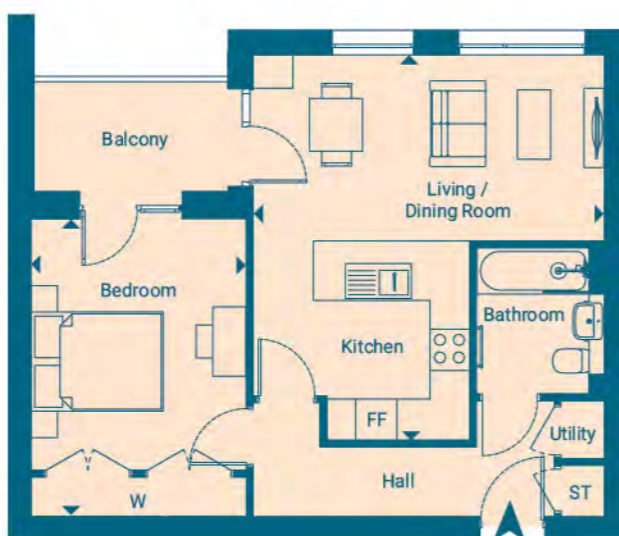
### One Bedroom Apartment

#### Plot 3.04

**Living / Kitchen / Dining area**  
5.82m x 5.31m    19' 1" x 17' 5"

**Bedroom**  
4.50m x 3.25m    14' 9" x 10' 8"

**Total Area**  
52.1 sq.m.        561 sq.ft



### One Bedroom Apartment

#### Plot 3.01

**Living / Kitchen / Dining area**  
6.16m x 5.31m    20' 3" x 17' 5"

**Bedroom**  
4.04m x 3.18m    13' 3" x 10' 5"

**Total Area**  
52.1 sq.m.        561 sq.ft

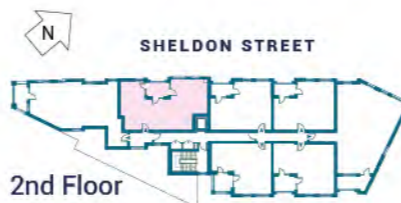
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**KEY**  
C - Cupboard    W - Wardrobe    ST - Storage



# Floor Plans

## Two Bedroom Apartments



### Two Bedroom Apartment

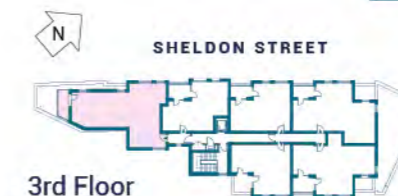
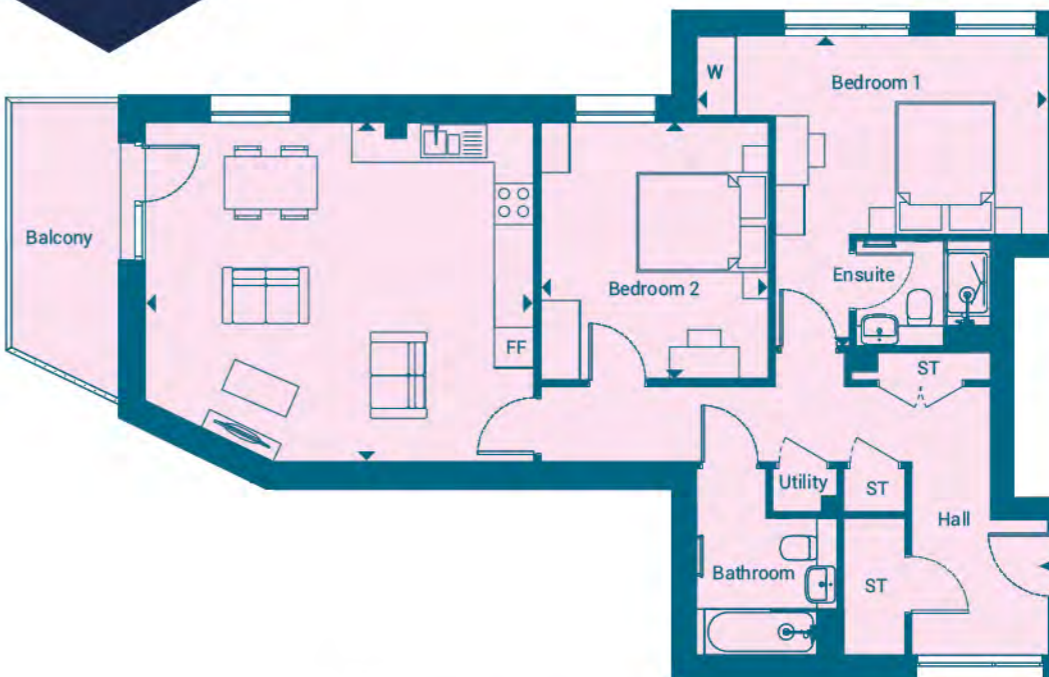
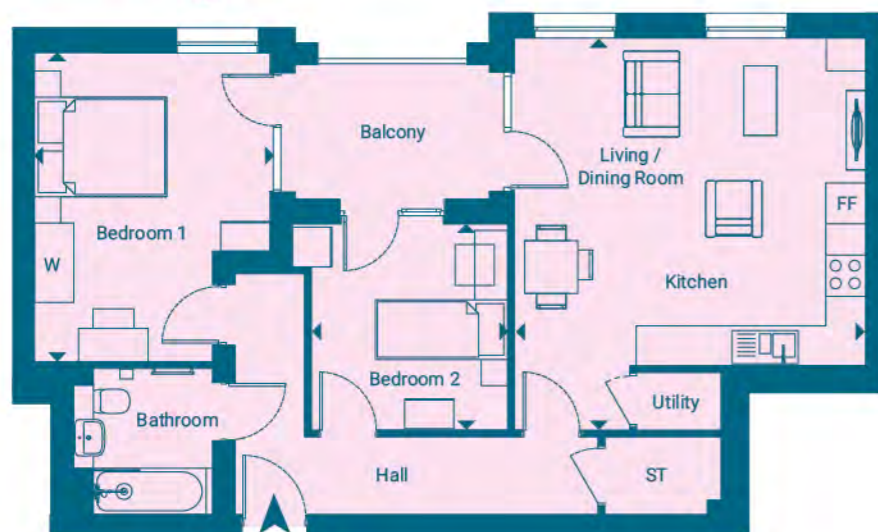
#### Plot 2.06

Living / Kitchen / Dining area  
5.31m x 4.95m 17' 5" x 16' 3"

Bedroom 1  
4.66m x 3.57m 15' 4" x 11' 8"

Bedroom 2  
3.11m x 2.97m 10' 2" x 9' 9"

Total Area  
73.2 sq.m. 788 sq.ft



### Two Bedroom Apartment

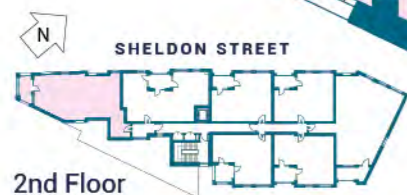
#### Plot 3.06

Living / Kitchen / Dining area  
5.87m x 5.12m 19' 3" x 16' 10"

Bedroom 1  
5.31m x 4.68m 17' 5" x 15' 4"

Bedroom 2  
3.89m x 3.44m 12' 9" x 11' 3"

Total Area  
87.7 sq.m. 944 sq.ft



### Two Bedroom Apartment

#### Plot 2.07

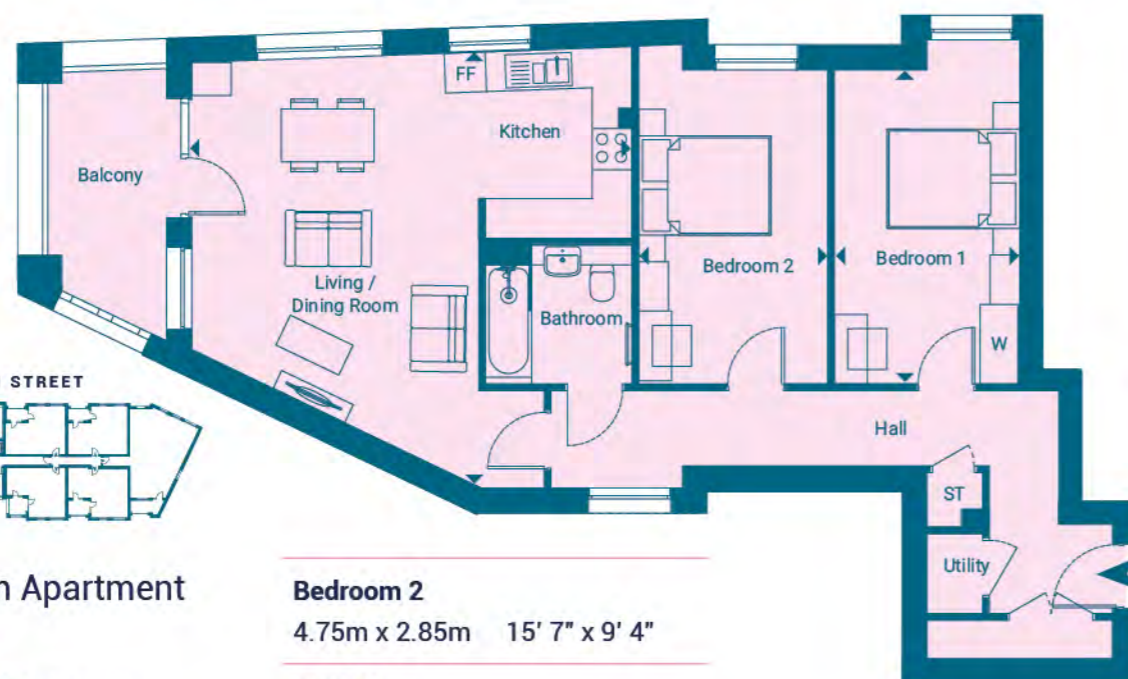
Living / Kitchen / Dining area  
6.65m x 6.61m 21' 10" x 21' 8"

Bedroom 1  
4.75m x 2.81m 15' 7" x 9' 3"

Bedroom 2  
4.75m x 2.85m 15' 7" x 9' 4"

Total Area  
83.4 sq.m. 897 sq.ft

Total Area  
83.4 sq.m. 897 sq.ft



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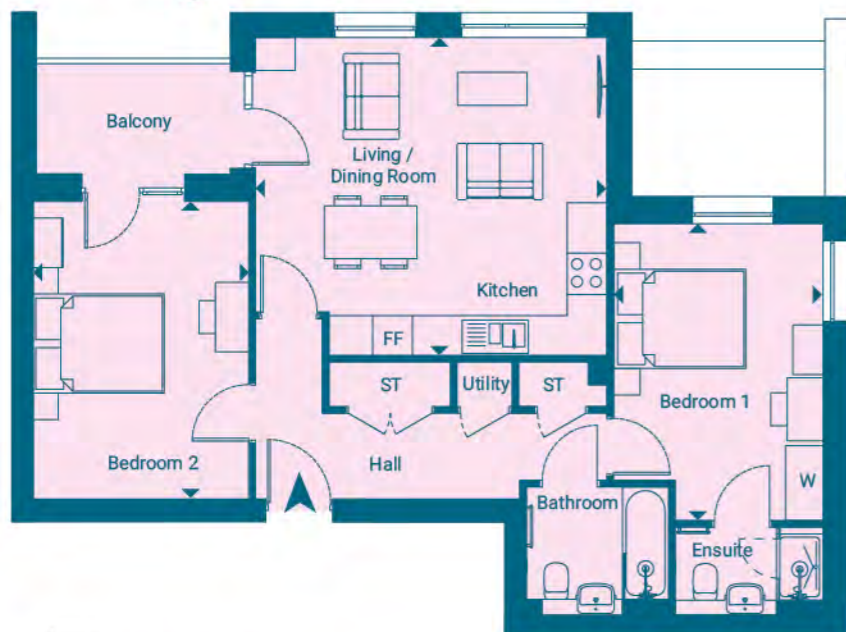
#### KEY

C - Cupboard W - Wardrobe ST - Storage



# Floor Plans

## Two Bedroom Apartments



### Two Bedroom Apartment

#### Plot 3.03

Living / Kitchen / Dining area  
5.30m x 4.80m 17' 5" x 13' 9"

Bedroom 1  
4.49m x 3.16m 14' 9" x 10' 4"

Bedroom 2  
4.50m x 3.27m 14' 9" x 10' 9"

Total Area  
73.6 sq.m. 792 sq.ft

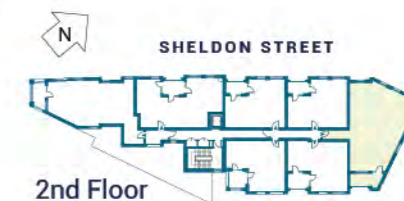


# Shared Ownership



# Floor Plans

## Three Bedroom Apartments



### Three Bedroom Apartment

#### Plot 2.03

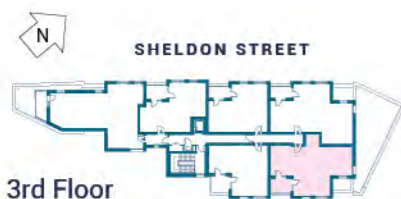
Living / Kitchen / Dining area  
5.30m x 5.20m 17' 5" x 17' 1"

Bedroom 1  
4.18m x 3.24m 13' 9" x 10' 7"

Bedroom 2  
4.59m x 3.51m 15' 1" x 11' 6"

Bedroom 3  
3.51m x 3.18m 11' 6" x 10' 5"

Total Area  
101.2 sq.m. 1,089 sq.ft



### Two Bedroom Apartment

#### Plot 3.02

Living / Kitchen / Dining area  
5.31m x 4.74m 17' 5" x 15' 7"

Bedroom 1  
4.24m x 3.16m 13' 11" x 10' 4"

Bedroom 2  
4.39m x 3.27m 14' 5" x 10' 9"

Total Area  
70.0 sq.m. 753 sq.ft



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#### KEY

C - Cupboard W - Wardrobe ST - Storage



SHELDON STREET, CROYDON

# ANGEL OAK POINT

FOR MORE INFORMATION:

020 7539 3745

[nuviva@redloft.co.uk](mailto:nuviva@redloft.co.uk)