



WANDLE PARKSIDE

CROYDON CR0 3RD

1 & 2 BEDROOM
APARTMENTS FOR
SHARED OWNERSHIP



Computer generated image

LIFE IN THE PARK

Welcome to Wandle Parkside: a collection of 21 one and two-bedroom apartments set within a stylish, urban development on Cornwall Road, next to Croydon's historic Wandle Park.

Choose a new home here and you could soon be enjoying life in a designer new home, with light-filled living space and a private balcony where you'll be able to relax on a summer's evening or sunny afternoon.

Smart, modern apartments close to the centre of Croydon can be costly but, at Wandle Parkside, Shared Ownership is available through Optivo. Shared Ownership is designed to help young professionals and fledgling families who cannot afford to buy on the open market. If eligible, you'll be able to buy a share of between 25% and 75% of a new 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 monthly rent on the share owned by Optivo – along with any service 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 full details of shared ownership.

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**BUILDING HOMES
MAKING PLACES
ENHANCING LIVES**

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PARK LIFE

Living next to Wandle Park, you'll have plenty of opportunity to get out and about. This historic park, featuring mature trees, ornamental gardens, rose gardens and a pond – complete with a family of herons - is popular with joggers, dog-walkers, skateboarders and families alike. You'll be able to play tennis or meet friends for coffee at the café. With a multi-sports area, skate park, basketball court and play space, the park comes alive in the summer.

Croydon is an exciting place to live, it's a town with a real 'buz,' - plenty to do and a bright future. Croydon's shopping facilities are considered to be the best outside London's West End –and with plans for a new Westfield Shopping Centre, they'll soon be even better. Indeed, with £5 billion being invested in the regeneration of the town centre, Croydon is set to become one of the best places to shop, work and live in South London.





W

WANDLE PARKSIDE

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PARK LIFE

A new home at Wandle Parkside will put you within walking distance of the town centre –and a wide range of retail outlets, independent boutiques, High Street names and farmers' markets. Surrey Street Market, which operates six days a week, is a great place to buy your fruit, vegetables, flowers, home wares and cooked food.

Croydon has its share of nightlife with bars, pubs, plenty of restaurants, music and comedy venues. If you want to see a play, a musical or live music – or enjoy an evening of comedy - head to Fairfield Hall Arts Centre, home to a playhouse, concert hall, studio spaces, rehearsal rooms, restaurants and bars.

There are plenty of sports clubs, local gyms and fitness centres – and, for those who enjoy golf, there are at least five golf courses within easy reach.

WANDLE PARKSIDE

TRANSPORTATION

Conveniently placed between London and Gatwick Airport, Croydon is one of London's largest and best-connected boroughs and a new home at Wandle Parkside will put you within easy reach of rail, tram and bus links.

West Croydon interchange, in Travelcard Zone 5, is approximately 10 minutes' walk from Cornwall Road and East Croydon station is less than 25 minutes on foot.

Croydon's Tramway provides services to Elmers End, Wimbledon, New Addington, Mitcham Junction and Beckenham Junction and the Wandle Park stop is about 10 minutes' walk away.

Croydon also has a busy bus network with a 24-hour service to London Victoria and excellent road links to Central London and the South Coast.



Croydon



London Bridge



Brighton



LOCATION MAP



WANDLE PARKSIDE

SPECIFICATIONS

Kitchen

- Platinum grey gloss kitchen from Symphony's "Woodbury" range
- Grey, square-edged laminate worktop with matching upstand
- Integrated appliances from Zanussi and Bosch to include electric oven, gas hob, chimney hood, washer/dryer, fridge/freezer and dishwasher (flats with 2 beds or more)
- Stainless steel splashback behind hob

Bathroom & WC

- Contemporary white bathroom suite from Ideal Standard including WC with concealed cistern
- Heated chrome towel rail
- Ceramic floor tiles
- Ceramic wall tiles, full height to wet areas
- Shaver socket.

Security & Connectivity

- Video door entry system
- Mains powered smoke and heat detectors
- TV and phone points to living room and master bedroom (service subject to owner's subscription)
- Sky Q connections to Living Area and Master Bedroom (service subject to owners' subscription)

Flooring

- Amtico flooring to kitchen, living, dining areas and hallways
- Wool-mix carpet to bedroom(s)

General

- Cycle storage
- Balcony or terrace to all apartments
- NHBC warranty



Images are of a previous Optivo show home.



WANDLE PARKSIDE

SITE PLAN



BUILDING HOMES
MAKING PLACES
ENHANCING LIVES



Shared Ownership Homes
One Bedroom



Shared Ownership Homes
Two Bedroom



Affordable Rent Homes





One Bedroom

Apartments:

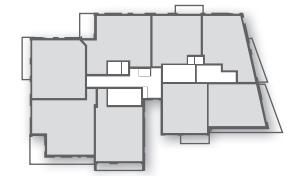
16 - Ground Floor

21 - 1st Floor

52.87 sqm / 569 sqft

Kitchen/ Living/ Dining
4.38m x 6.13m

Bedroom
3.14m x 4.16m



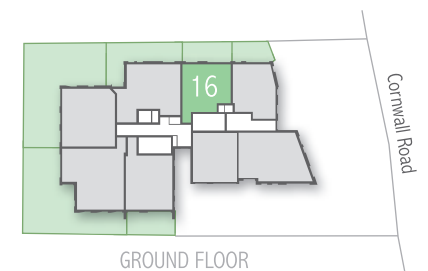
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Cornwall Road



One Bedroom

Apartments:

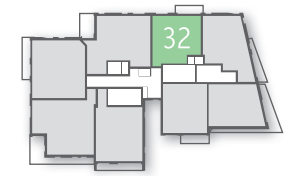
26 - 2nd Floor

32 - 3rd Floor

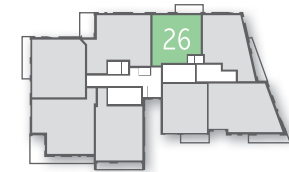
51.36 sqm / 552 sqft

Kitchen/ Living/ Dining
4.38m x 6.13m

Bedroom
3.14m x 4.12m



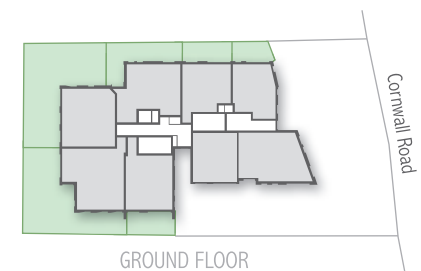
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR





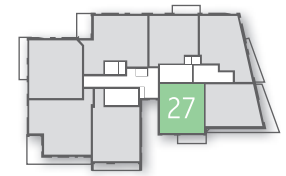
One Bedroom

Apartment:
27 - 3rd Floor

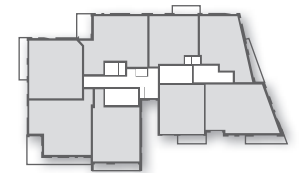
51.83 sqm / 557 sqft

Kitchen/ Living/ Dining
3.65m x 7.66m

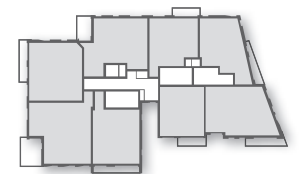
Bedroom
3.14m x 3.73m



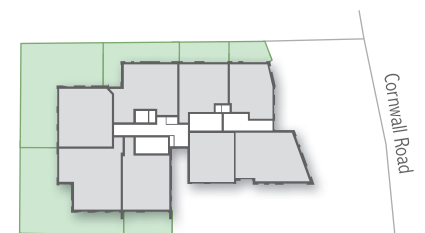
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Cornwall Road





Two Bedroom

Apartments:

12 - Ground Floor

17 - 1st Floor

22 - 2nd Floor

28 - 3rd Floor

64.04 sqm / 689 sqft

Kitchen/ Living/ Dining

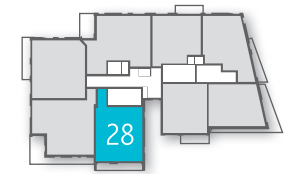
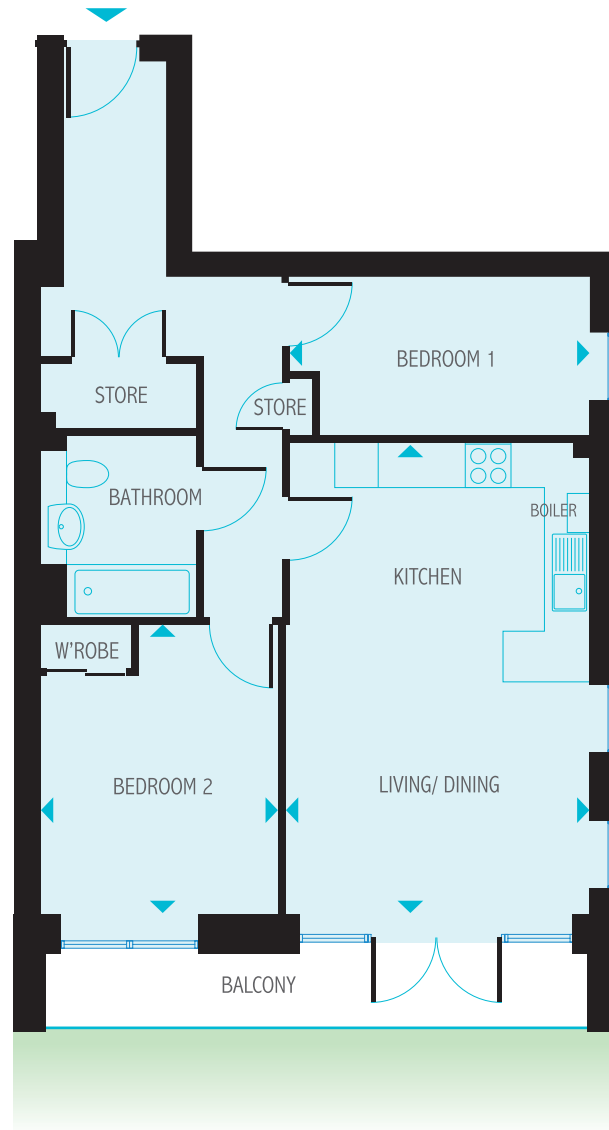
4.07m x 6.27m

Bedroom 1

3.17m x 3.18m

Bedroom 2

4.02m x 2.13m



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Cornwall Road



Two Bedroom

Apartments:

13 - Ground Floor

18 - 1st Floor

85.78 sqm / 923 sqft

Kitchen/ Living/ Dining

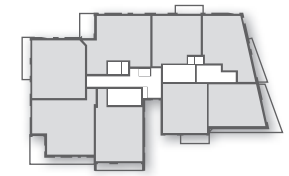
6.43m x 5.22m

Bedroom 1

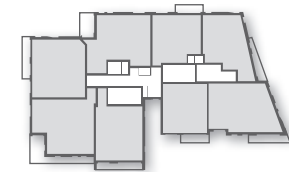
3.72m x 3.58m

Bedroom 2

3.57m x 3.67m



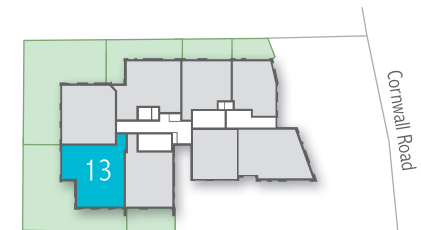
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Cornwall Road



Two Bedroom

Apartments:

14 - Ground Floor

19 - 1st Floor

24 - 2nd Floor

30 - 3rd Floor

73.46 sqm / 790 sqft

Kitchen/ Living/ Dining

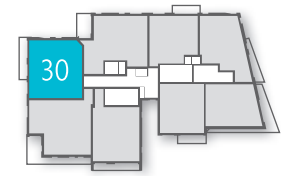
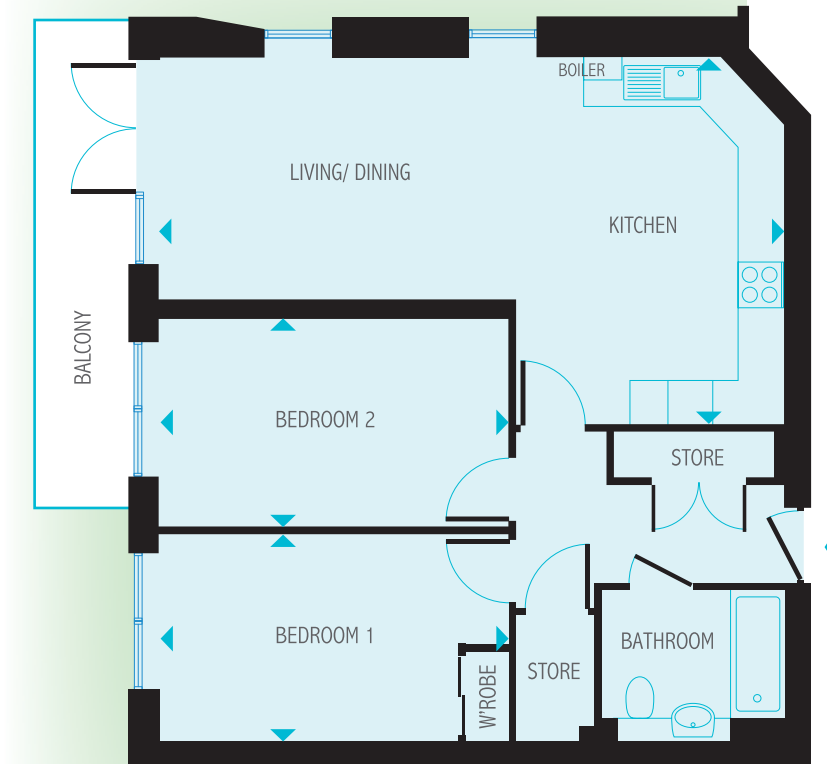
8.29m x 4.91m

Bedroom 1

4.65m x 2.79m

Bedroom 2

4.65m x 2.79m



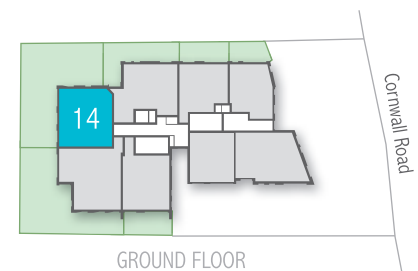
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Cornwall Road



Two Bedroom

Apartments:

15 - Ground Floor

20 - 1st Floor

25 - 2nd Floor

31 - 3rd Floor

72.89 sqm / 784 sqft

Kitchen/ Living/ Dining

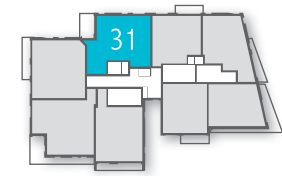
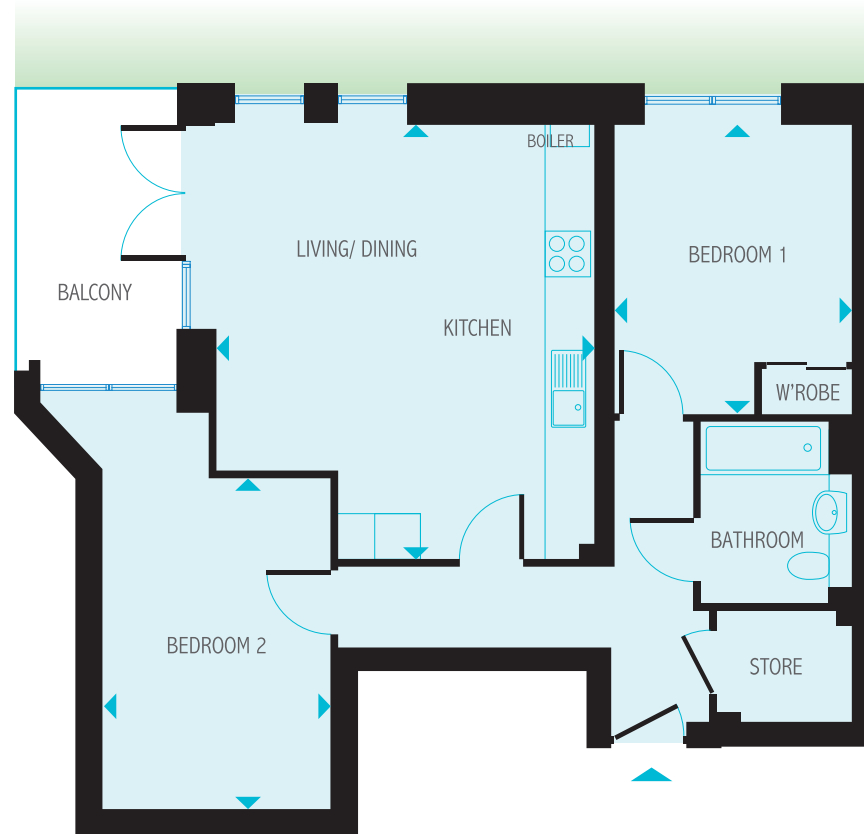
5.06m x 5.80m

Bedroom 1

3.19m x 3.89m

Bedroom 2

3.08m x 4.42m



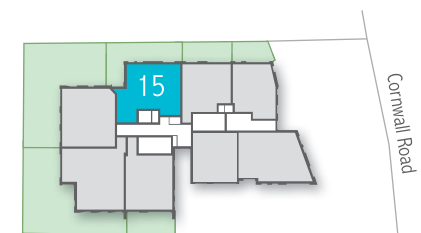
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Cornwall Road



Two Bedroom

Apartments:

23 - 2nd Floor

29 - 3rd Floor

78.90 sqm / 849 sqft

Kitchen/ Living/ Dining

6.43m x 5.22m

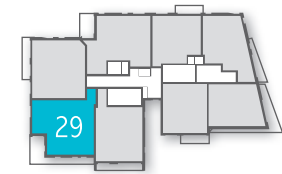
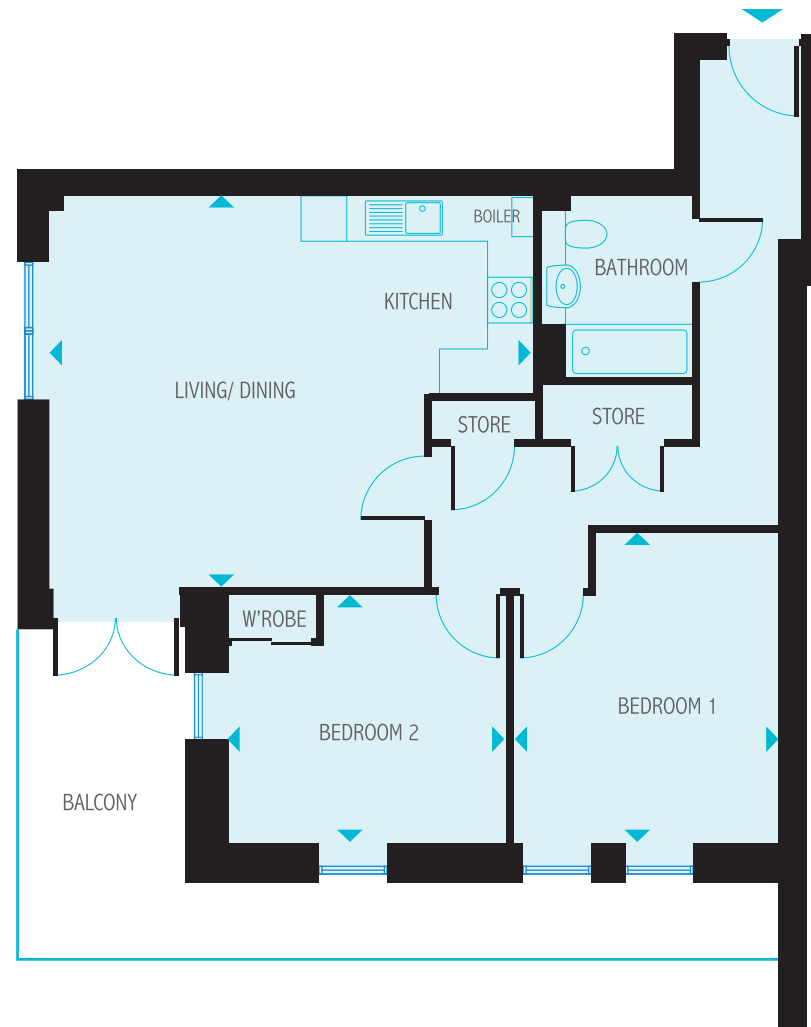
Bedroom 1

3.57m x 3.33m

Bedroom 2

3.72m x 2.65m

Boiler and window position vary



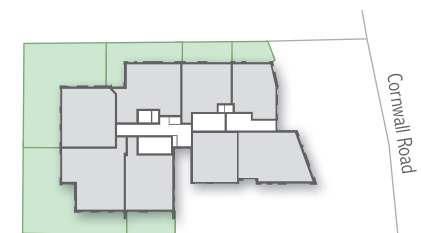
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Cornwall Road

SHARED OWNERSHIP/ OPTIVO CREDENTIALS



**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 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.

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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:





WANDLE PARKSIDE

1 & 2 BEDROOM
APARTMENTS

For further information, please contact us on

0800 012 1442
SALES@OPTIVO.ORG.UK



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