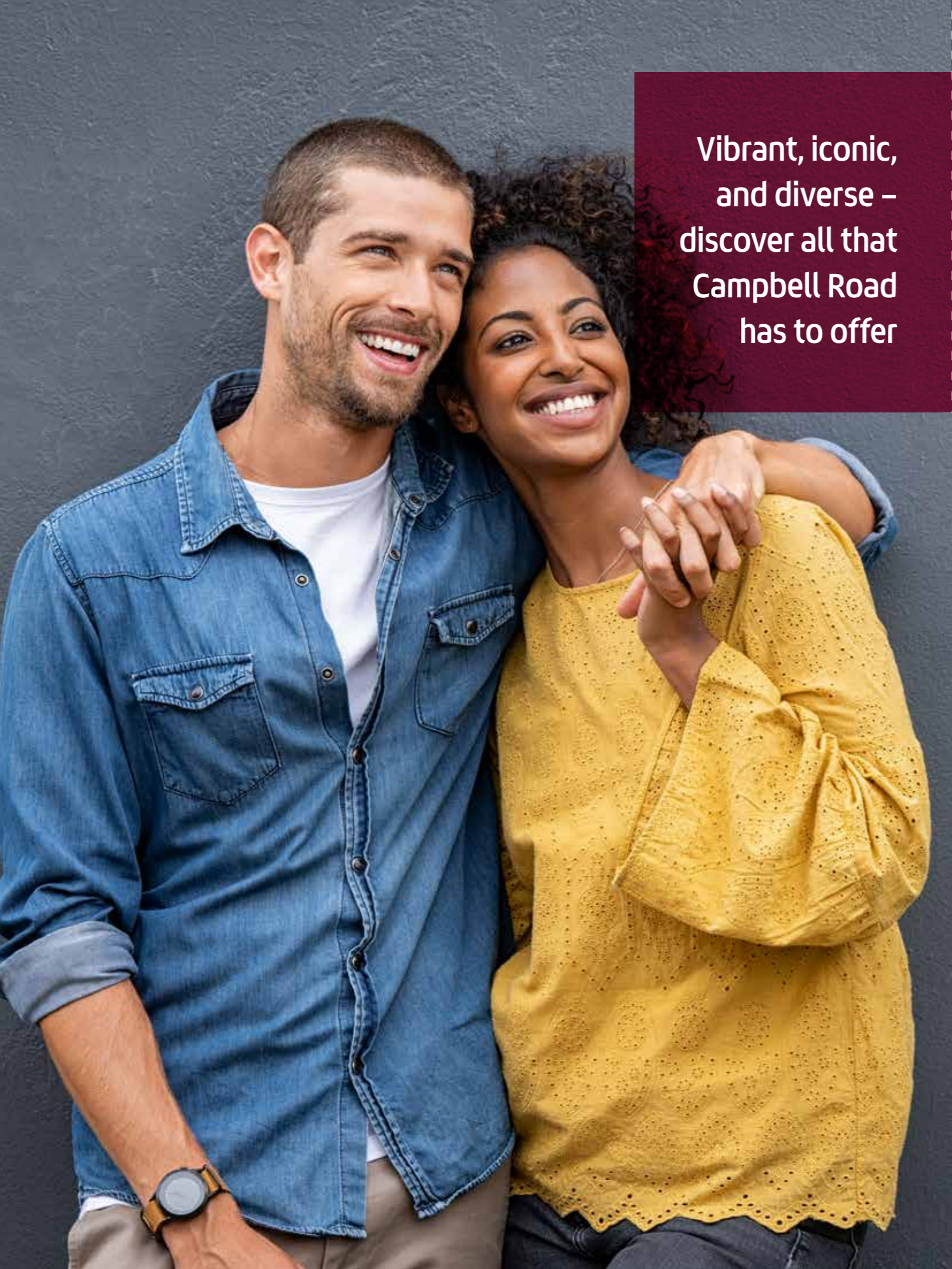




CAMPBELL
 **ROAD**



Vibrant, iconic,
and diverse –
discover all that
Campbell Road
has to offer



MADE FOR LIVING

Croydon is well on its way to becoming London's biggest growth centres thanks to its new diverse culture and local developments. The borough offers a unique mix to businesses and residents alike, with its ideal location just 15 minutes on train from central London or Gatwick Airport and surrounded by the green Surrey countryside. Quoted as being the 'new global city' within the heart of Croydon its iconic transformation will help re-energise the whole area into a community led environment with new schools, healthcare and amenities.

Choosing a new apartment at Campbell Road could be the best move you'll ever make. You'll soon discover that everything Croydon has to offer is on hand, from shops, cafes, restaurants and late-night music bars to great commuting links – but, when you come home and close your front door, you'll have a stylish, comfortable place to relax.

Although Campbell Road is less than 10 minutes' walk from West Croydon and 25 minutes' walk to East Croydon station and the vibrant town centre, this collection of 16 modern, one, two and three-bedroom apartments, set over three floors, enjoys a peaceful location in a quiet residential road.

These apartments are homes to be proud of. Designed with young professionals and fledgling families in mind, they offer generous open-plan living areas with dining space and contemporary kitchens. With private patios or balconies and all are spacious, light and airy. With one of the country's best transport networks almost on the doorstep you do not need a car, but if you do, some properties come with allocated parking space.*

*Please see pricelist for further details





Perfectly situated
for the best
connections to
city and country

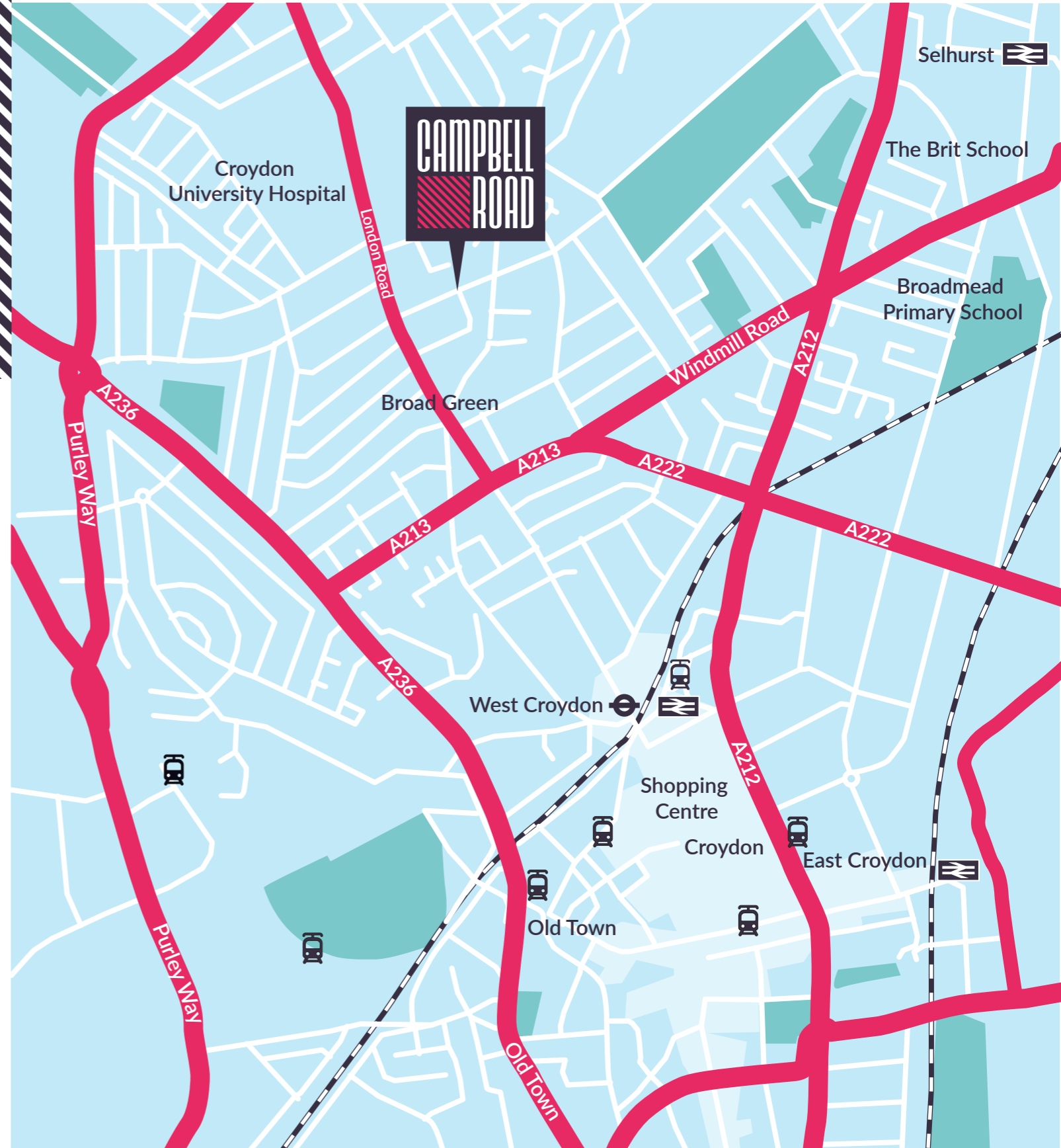
IDEALLY SITUATED

East Croydon station, is about 25 minutes' walk from Campbell Road, provides a regular rail service to Clapham Junction with a journey time of around 9 minutes, London Bridge with a journey time of approximately 15 minutes and London Victoria, with a journey time from 17 minutes. For travelling abroad, Gatwick airport is only about 30 minutes' by train from East Croydon. There are also rail services from West Croydon station, about 15 minutes' walk from Campbell Road.

Tramlink, located next to the East Croydon railway station, operates four routes, all of which serve East Croydon and West Croydon, Wimbledon, Mitcham Junction, Elmers End, Beckenham Junction and New Addington. The journey to Wimbledon from East Croydon takes just 32 minutes on the tramlink and it's such an easy way to travel.

There's limited allocated parking on site and you won't be allowed to apply for local permits, but with transport links like these, who needs a car?





GREAT CONNECTIONS

ON FOOT	BY TRAIN from East Croydon	BY BUS	BY CAR
West Croydon 15 mins	Clapham Junction 9 mins	West Croydon 9 mins	Crystal Palace 14 mins
Shopping Centre 19 mins	London Bridge 15 mins	Shopping Centre 14 mins	Wimbledon 36 mins
Selhurst 23 mins	London Victoria 17 mins	East Croydon 16 mins	Chessington 40 mins
East Croydon 25 mins	Gatwick Airport 30 mins	Selhurst 18 mins	Gatwick Airport 41 mins

For further details contact National Rail www.nationalrail.co.uk
or Train Line at www.thetrainline.com.

STUNNING INTERIORS

These stunning apartments have been designed with the vision of the very best contemporary urban living. The layout and structure have been carefully configured and bought to life to maximise the use of interior space. The open plan living space has been designed to provide an airy and light ambience with large windows to allow the use of natural light. Built in, up to date appliances have been installed in the spacious kitchen to allow a homely yet modernistic approach to fill your culinary experiences. Whilst the bathroom, with its pristine walls and tiles give you a high end experience every time.



Kitchen

- Fully fitted Roundel Kitchens Selections
- Fusion Cabinets
- Doors – Dove Gloss – FUS035
- Worktop – radius in Ipanema White
- Handle – Stainless Steel Effect Bow Handle – X724
- Integrated white goods
- Stainless steel bowl sink with single lever mixer kitchen tap

Bathroom

- Fully fitted white bath
- Idealfill bath filler overflow & clicker waste
- Ceraflex Single lever basin mixer with pop up waste
- Studio Echo close coupled WC with soft close seat and cover
- Idealrain M3 shower kit with 100 mm 3 function head, 600 mm rail and 1.35 m hose
- Separate bathroom & shower room (3 bedrooms only)
- Blanco wall tiling
- Ceramic tile flooring
- Full height wall mirror above sink*
- Concept Air Cube vanity basin with Concept Cube vanity unit drawer & shelf

Flooring

- Flux Series Concrete R10 Shading V2 in 300 x 600 mm

Internal Features

- Hampton Oak flooring to hallway
- Carpet to bedrooms
- Double glazed windows
- Private balcony to all apartments**
- Walls painted white throughout
- Heat detectors
- Individual boilers in each apartment
- TV/SAT/DAB/FM aerial point in living area

Externally

- Premier Building Warranty
- Refuse storage area
- Car parking space available to selected plots

* Mirror position may vary in some plots, ask the sales adviser for further information.

**Please ask the sales adviser for further information.



THE SITE

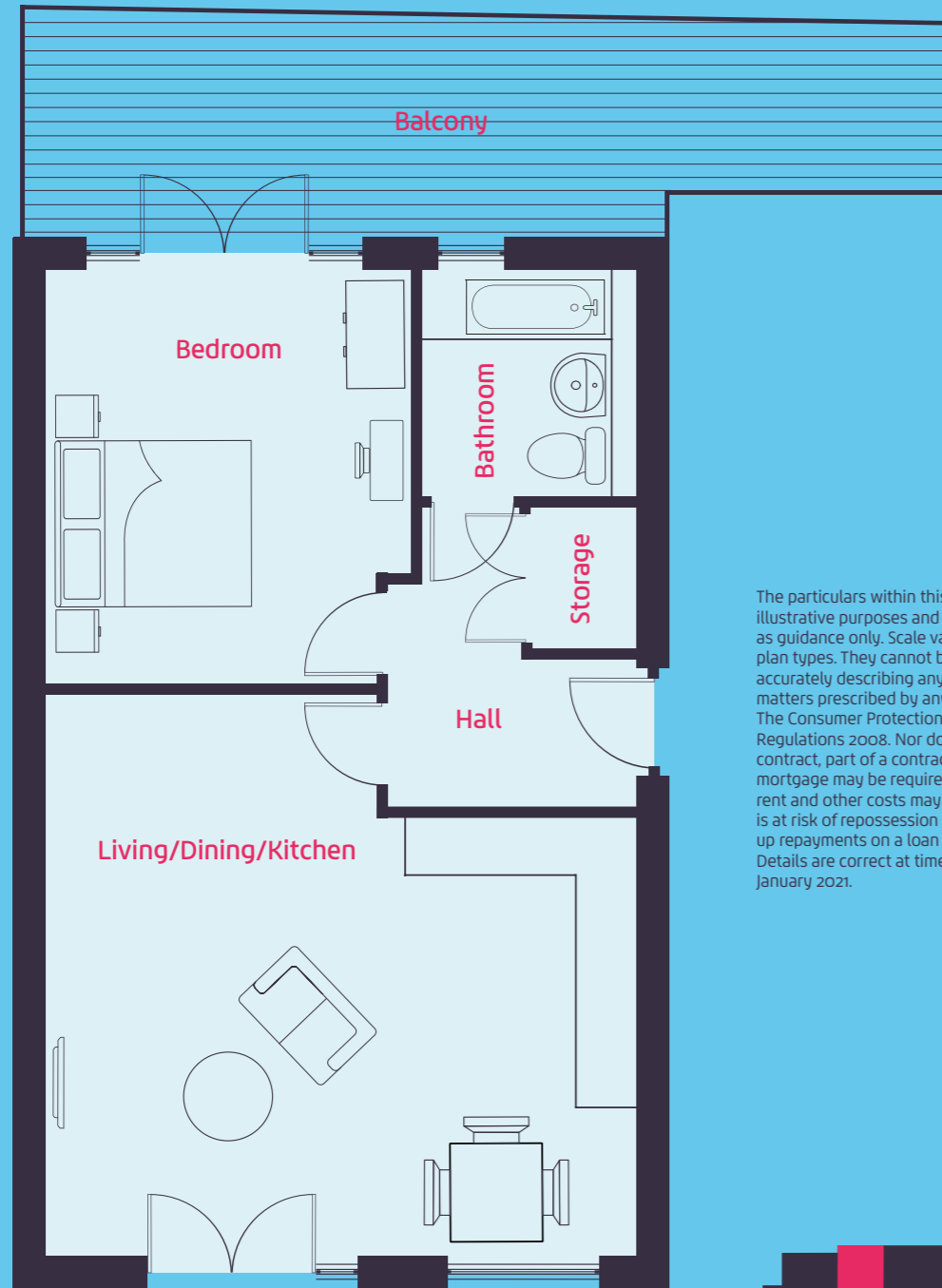


FLAT 7

ONE BEDROOM

GROUND FLOOR

TOTAL AREA: 61.1 m²
LIVING / DINING / KITCHEN: 6.0 x 5.8 m
BEDROOM: 4.2 x 3.9 m
BALCONY: 18.7 m²



The particulars within this document are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. They cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under The Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it. Details are correct at time of going to print: January 2021.

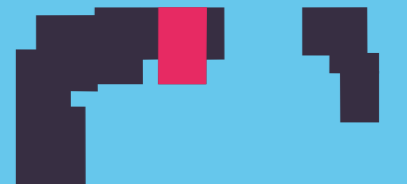
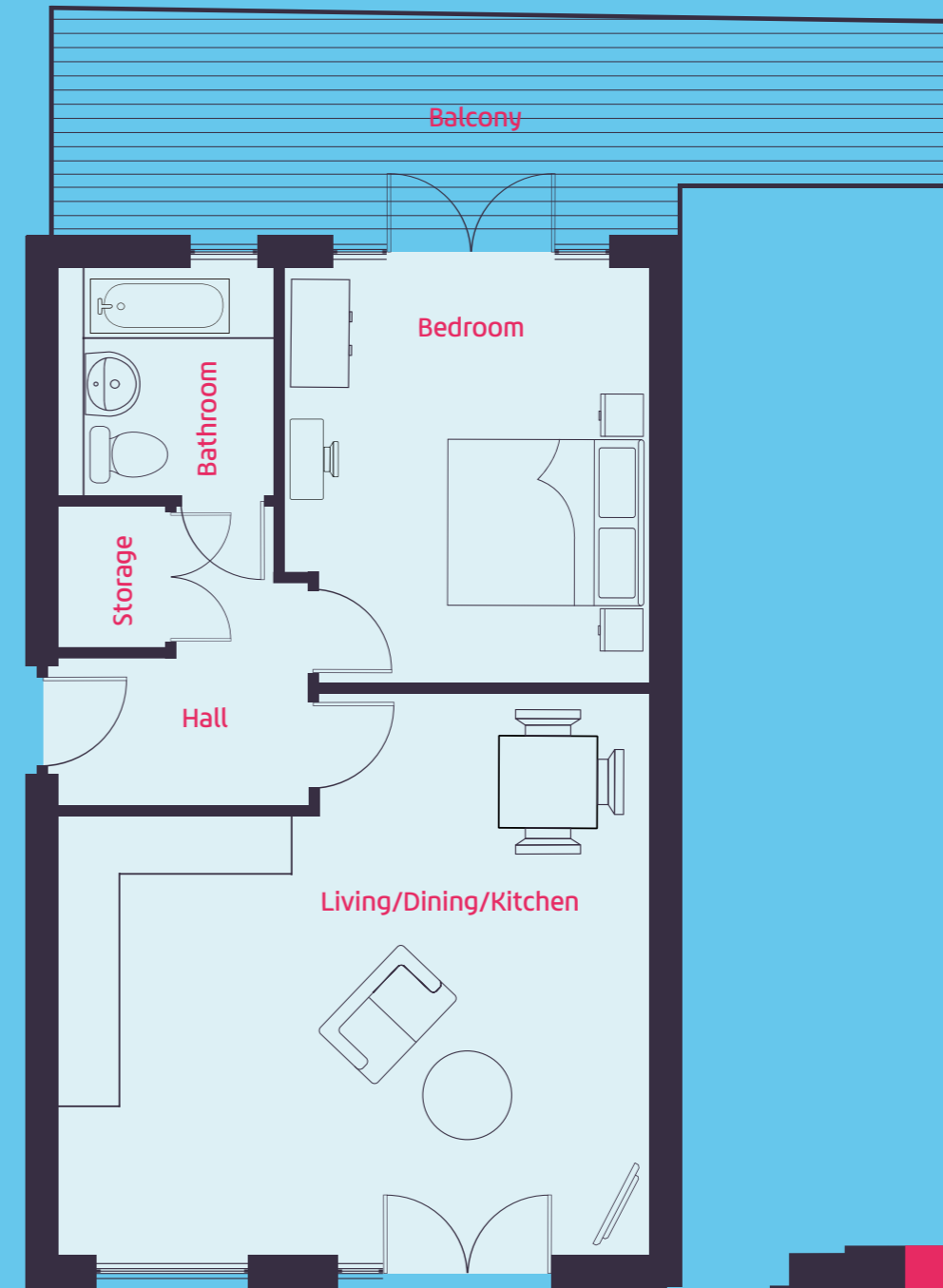


FLAT 8

ONE BEDROOM

GROUND FLOOR

TOTAL AREA: 61.1 m²
LIVING / DINING / KITCHEN: 6.0 x 5.8 m
BEDROOM: 3.4 x 4.2 m
BALCONY: 16.2 m²



FLAT 9 & 11

TWO BEDROOMS

FLAT 9 FIRST FLOOR

FLAT 11 SECOND FLOOR

TOTAL AREA: 61.1 m ²
LIVING / DINING / KITCHEN: 6.6 x 3.8 m
BEDROOM 1: 3.7 x 3.4 m
BEDROOM 2: 2.2 x 4.8 m
BALCONY: 6.4 m ²



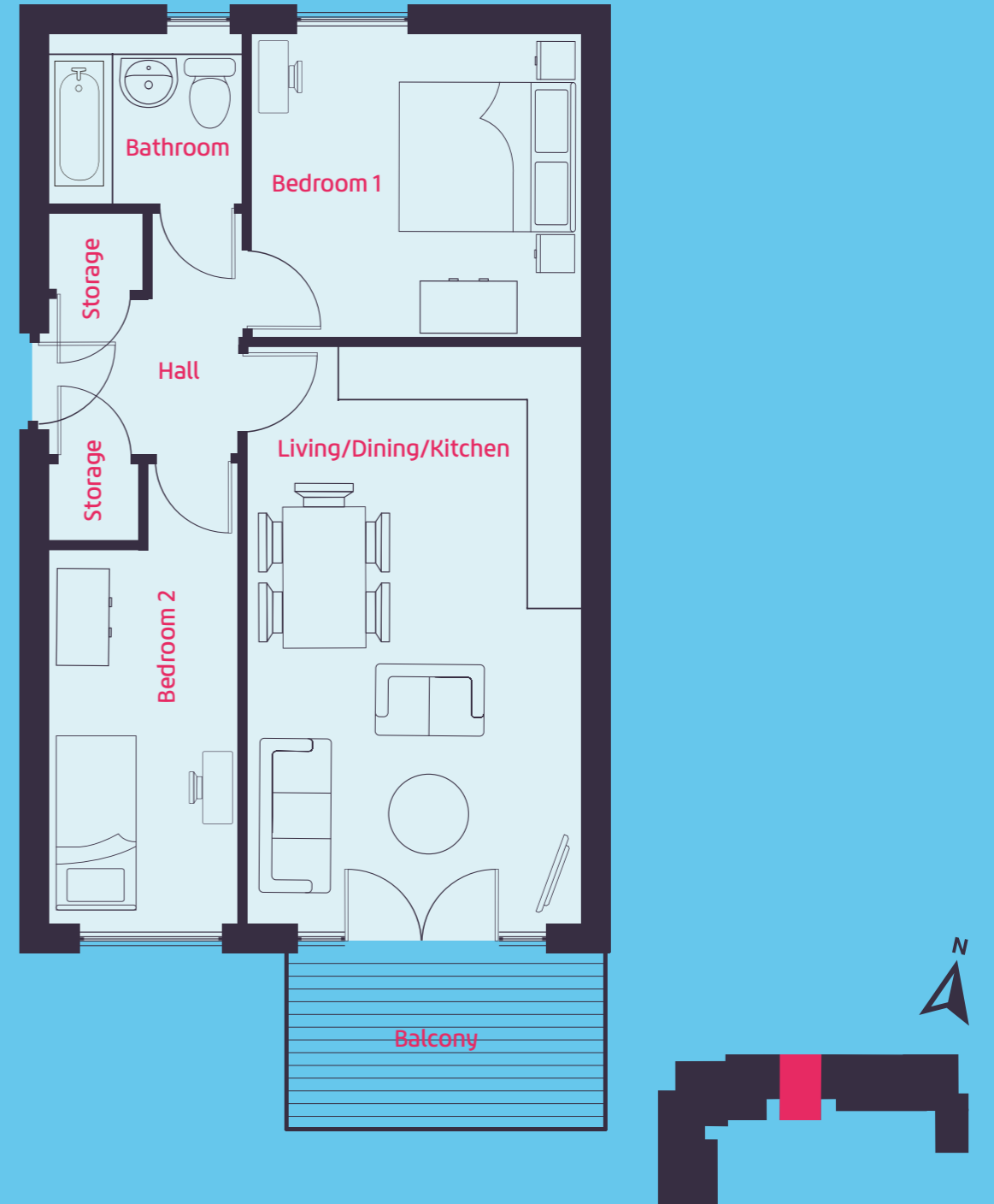
FLAT 10 & 12

TWO BEDROOMS

FLAT 10 FIRST FLOOR

FLAT 12 SECOND FLOOR

TOTAL AREA: 61.1 m ²
LIVING / DINING / KITCHEN: 6.6 x 3.8 m
BEDROOM 1: 3.8 x 3.4 m
BEDROOM 2: 4.2 x 2.2 m
BALCONY: 6.5 m ²

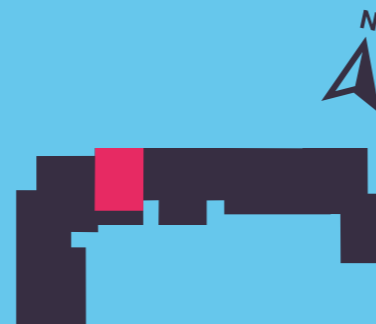


FLAT 13

ONE BEDROOM

THIRD FLOOR

TOTAL AREA: 50.0 m²
LIVING / DINING / KITCHEN: 5.4 x 4.8 m
BEDROOM: 3.8 x 3.4 m
BALCONY: 8.7 m²

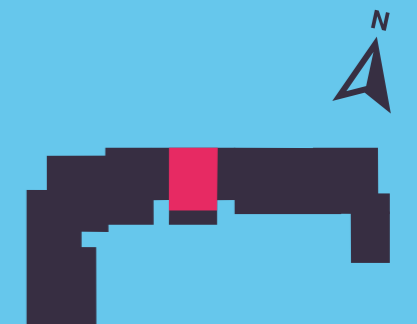
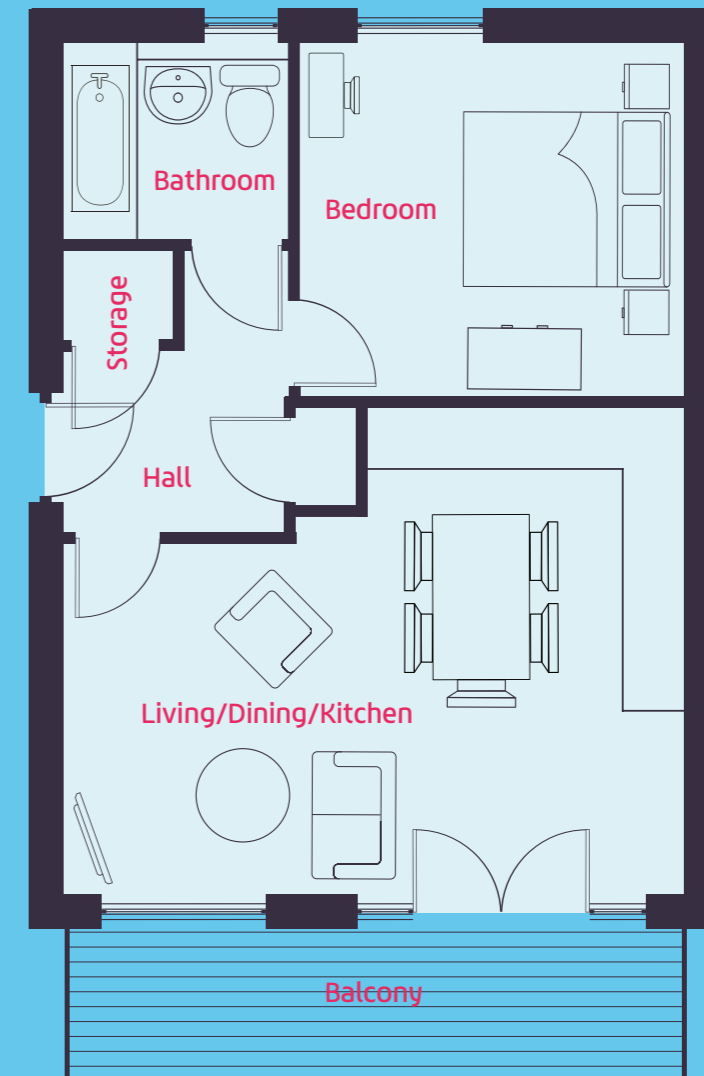


FLAT 14

ONE BEDROOM

THIRD FLOOR

TOTAL AREA: 50.0 m²
LIVING / DINING / KITCHEN: 6.1 x 4.8 m
BEDROOM: 3.4 x 3.8 m
BALCONY: 8.8 m²



FLAT 15, 16 & 17

THREE BEDROOMS

FLAT 15 FIRST FLOOR

FLAT 16 SECOND FLOOR

FLAT 17 THIRD FLOOR

TOTAL AREA:	94.2 m ²
KITCHEN / DINING:	2.4 x 5.2 m
LIVING:	5.5 x 3.6 m
BEDROOM 1:	4.9 x 2.9 m
BEDROOM 2:	2.8 x 4.2 m
BEDROOM 3:	3.5 x 2.2 m
BALCONY:	6.4 m ²

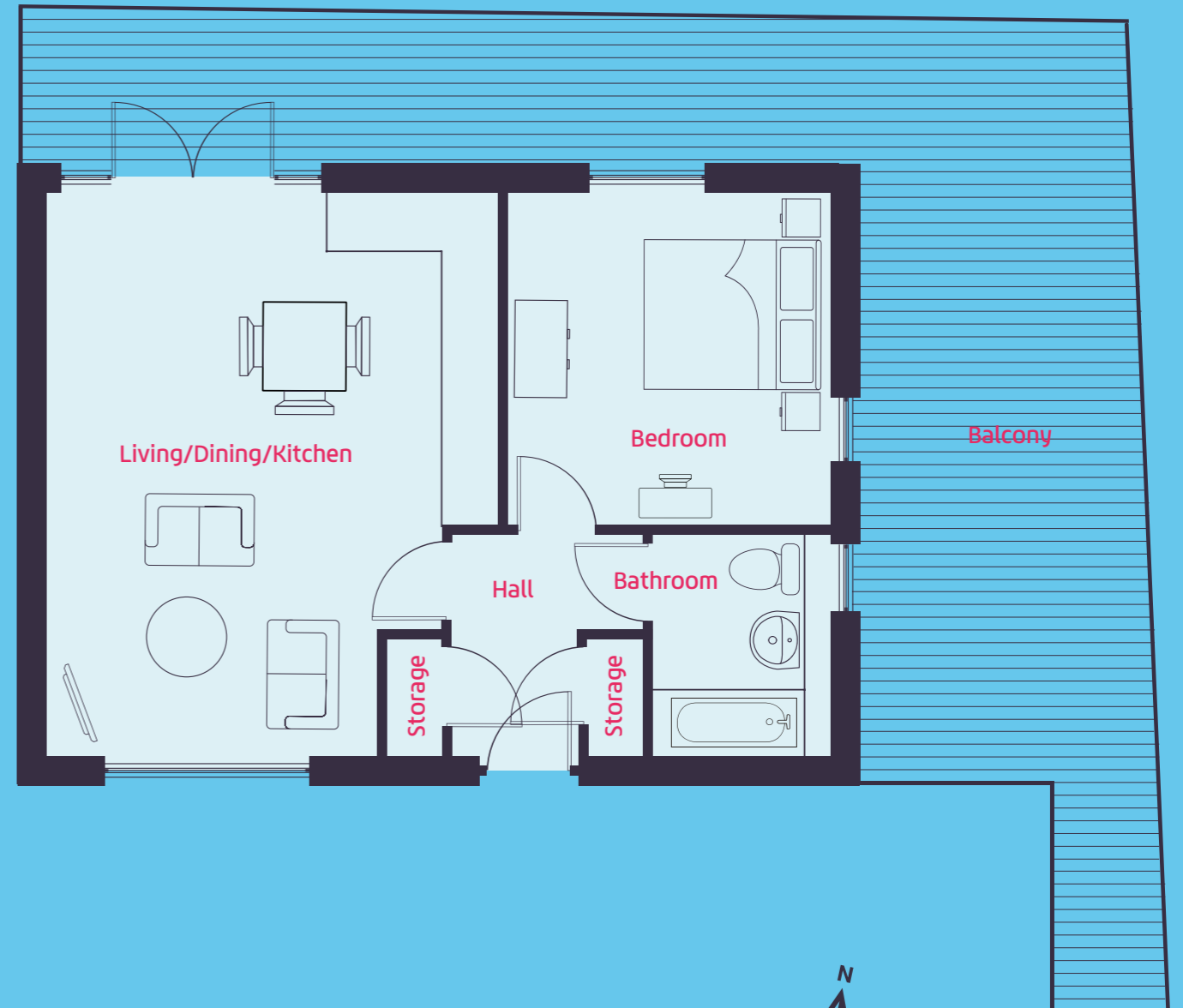


FLAT 18

ONE BEDROOM

GROUND FLOOR

TOTAL AREA:	51.0 m ²
LIVING / DINING / KITCHEN:	6.0 x 6.1 m
BEDROOM:	3.5 x 3.6 m
BALCONY:	36.8 m ²



FLAT 19

TWO BEDROOMS

FIRST FLOOR

TOTAL AREA: 61.4 m²
LIVING / DINING / KITCHEN: 8.5 x 2.6 m
BEDROOM 1: 3.5 x 3.6 m
BEDROOM 2: 2.2 x 3.6 m
BALCONY: 4.4 m²



FLAT 20

STUDIO

FIRST FLOOR

TOTAL AREA: 42.7 m²
STUDIO: 4.0 x 6.5 m



FLAT 21

TWO BEDROOMS
SECOND FLOOR

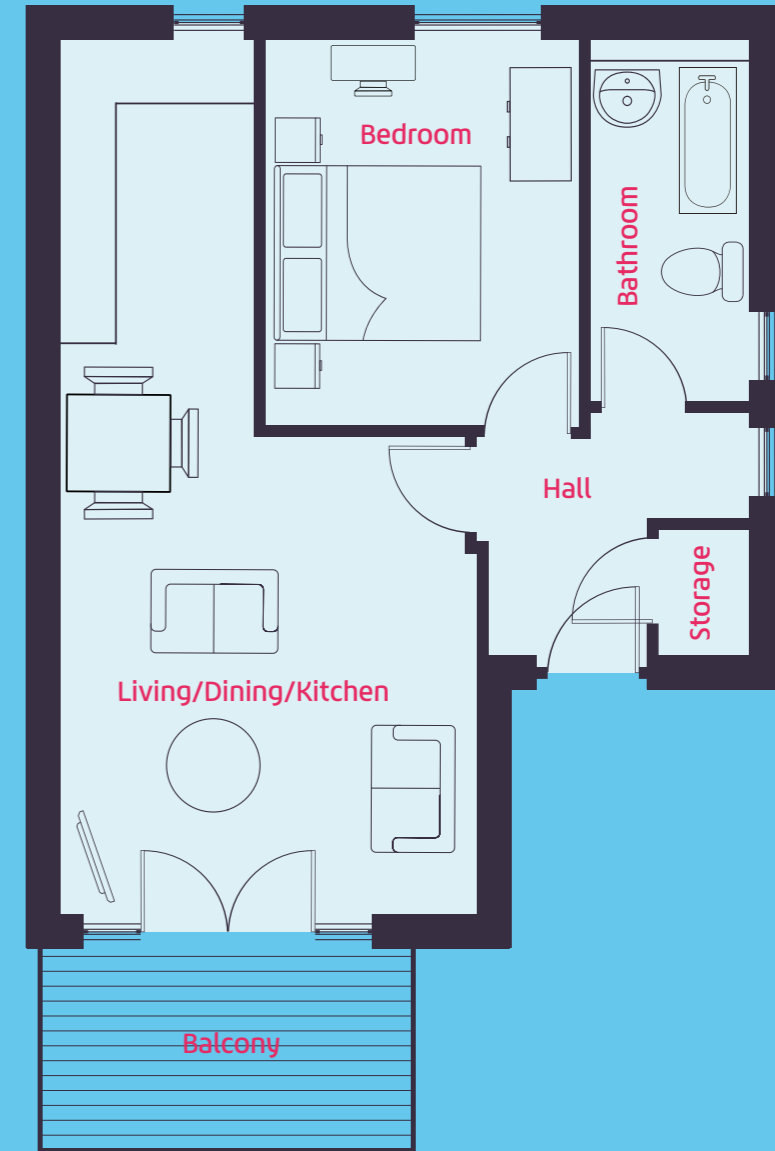
TOTAL AREA: 61.4 m ²
LIVING / DINING / KITCHEN: 2.6 x 8.6 m
BEDROOM 1: 3.6 x 3.5 m
BEDROOM 2: 2.2 x 3.6 m
BALCONY: 6.5 m ²



FLAT 22

ONE BEDROOM
THIRD FLOOR

TOTAL AREA: 50.0 m ²
LIVING / DINING / KITCHEN: 4.7 x 4.1 m
BEDROOM: 3.1 x 3.8 m
BALCONY: 6.5 m ²



CONTACT US

Working in Partnership with Croydon Council

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About us

PA Housing is an award winning provider of affordable, quality homes, but our business is about more than property – it's about people. We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 23,000 homes and employ 600 plus staff to provide best service to our customers.



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