

FOUNTAIN GATES CR7



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ABOUT

Fountain Gates is a collection of 9 beautiful homes with only the best contemporary modern interiors. Modern living doesn't get any better than this.

Sadiq Khan, Mayor of London names Croydon London's Borough of Culture 2023.

Fountain Gates brings the very best of contemporary design and modern living to the heart of Thornton Heath.

A vibrant town in Croydon Surrey with London Bridge and Victoria only 35 minutes away by direct train. Thornton Heath British Rail station is approximately a 10 minute walk from Fountain Gates.

One of Croydon's best kept secrets Fountain Gates offers a boutique of six plentiful 1 bedroom apartments, one spacious 3 bedroom apartment and two family 3 bedroom houses with gardens built to a high specification.

Thornton Heath has fast become the choice for buyers searching for more space but don't want to compromise accessibility to central London. These homes are available now for off plan sale and are due to be completed in December 2020.



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LOCATION

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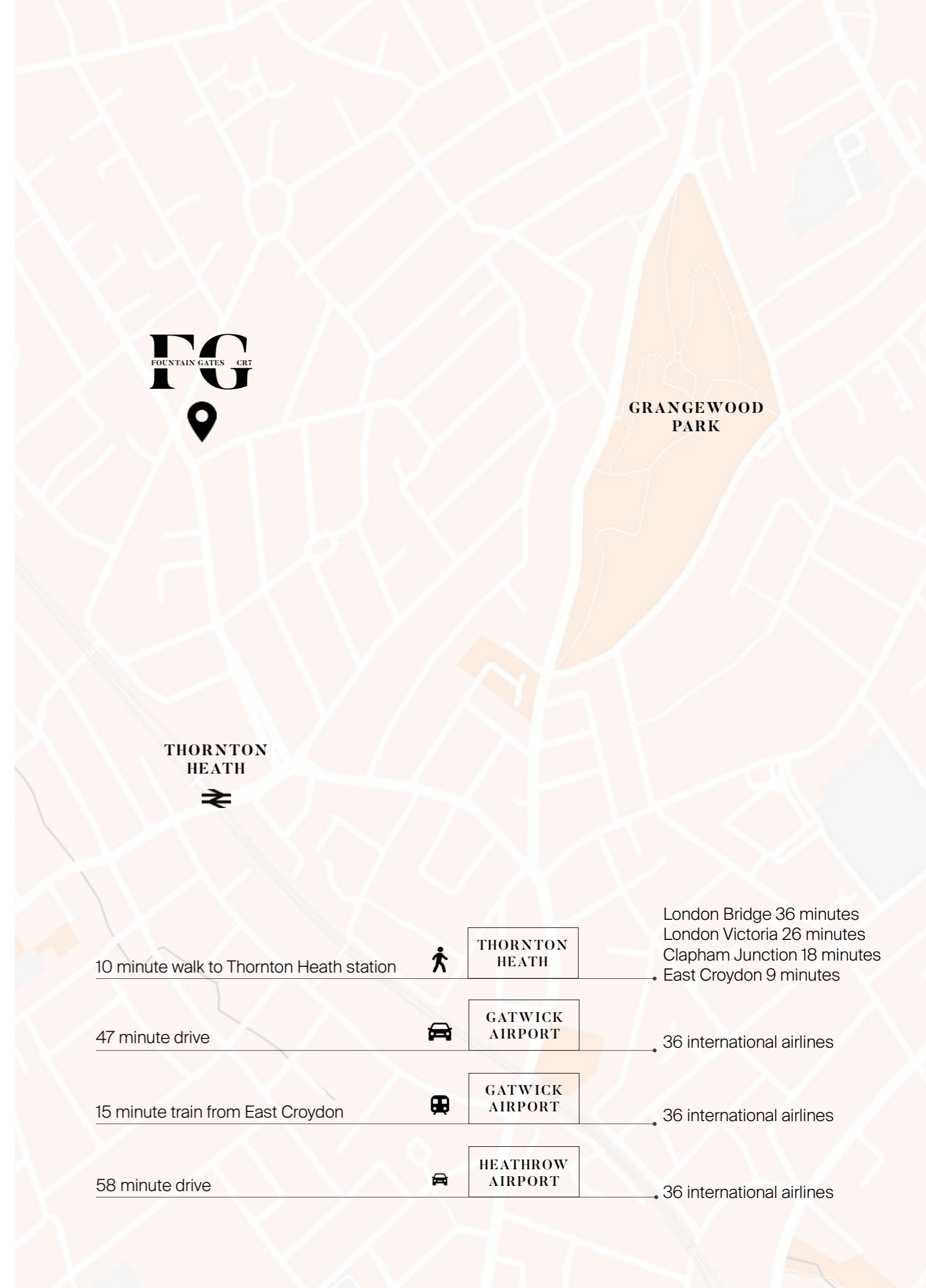


A stone throw from the tranquillity of Fountain Gates is lively Thornton Heath High Street home to a vibrant mix of residents, architecture and businesses. It has an eclectic mix of cosmopolitan, quirky, independent shops and restaurants with a large Costa coffee shop that serves the community not only as an eatery but also as a hot desk and trendy meeting space.

The leisure centre is a focal meeting point on the buzzing high street and offers a large pool, gym, racket sport courts with a plethora of other recreational activities.

A popular and affordable place to live. Thornton Heath has several parks. Grange Park, Thornton Heath Recreation Park and Trumble Gardens are three that are within 10 minutes of Fountain Gates.

Close by awaiting to furnish your new home are Ikea, Next Home, John Lewis Home, TKMax and many more within a 15 minute drive on Purley Way.



GRANGEWOOD PARK

THORNTON HEATH

10 minute walk to Thornton Heath station



THORNTON HEATH

London Bridge 36 minutes
London Victoria 26 minutes
Clapham Junction 18 minutes
East Croydon 9 minutes

47 minute drive



GATWICK AIRPORT

36 international airlines

15 minute train from East Croydon



GATWICK AIRPORT

36 international airlines

58 minute drive



HEATHROW AIRPORT

36 international airlines



INTERIORS

These contemporary and modern interiors aim to provide practical homes for everyone without compromising style, comfort and durability.

The interiors at Fountain Gates embody design with durability. The finishes chosen are specific and built with performance in mind and their ability to remain timeless for future generations. The devil is in the detail and we have designed with that in mind.

Bedrooms have bespoke joinery, luxury doors and handles. There is wood flooring throughout the rest of the homes, but bedrooms have carpet to give you that early morning or last thing at night cosy feeling.

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We utilised every inch of space when designing the kitchen/living space.

Maximising light, space and colour were at the heart of our thinking when we designed the layout for these modern living apartments to make cooking and entertaining a pleasure and in equal measure for relaxing nights in.

High quality floors, integrated branded appliances including wine coolers, and integrated spice racks (in selected units) complete the picture of each apartment and house.

Overhanging the dining area is a feature light on a dimmer to create ambience whilst enjoying an evening meal. Tall anthracite radiators create that extra cosy atmosphere.

The lounge area is also served with dimmers to create mood lighting.

All handpicked furniture and specialist items are optional but can be reserved for you once you have secured your apartment or house.



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**Design isn't just beautiful;
even in small doses it changes
the way we see**

Single and double bespoke vanity units sit on custom built units.

Herringbone wall tiles and large white floor tiles continue to surround the bath with glazed shower screens to seclude the bathing area.

Anthracite towel rails and anthracite mirrors in the bathrooms create a sense of contemporary chic living.

The finish is where we pride ourselves. Classic and clean lines with richly contrasting materials, good quality taps and accessories. The spaces have been well lit with dimmer switches to provide warmth and the twinkle factor.



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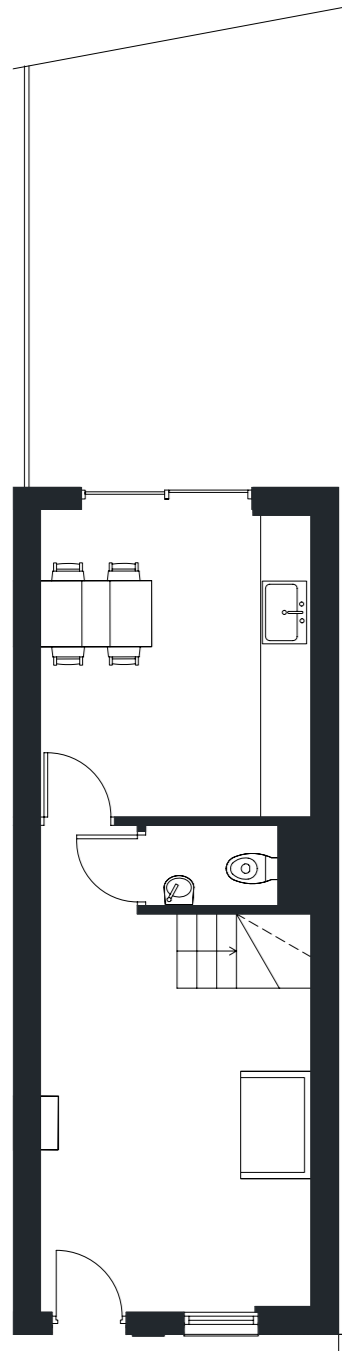
Doors open to the balcony from the bedroom and lounge areas creating convenience, ease and flow throughout the apartment.

We created the balcony space to feel like an extension of the inside space almost bringing the outside in, with a natural flow throughout. The colour of the outdoor tiles complement the look and feel of the inside floor covering.

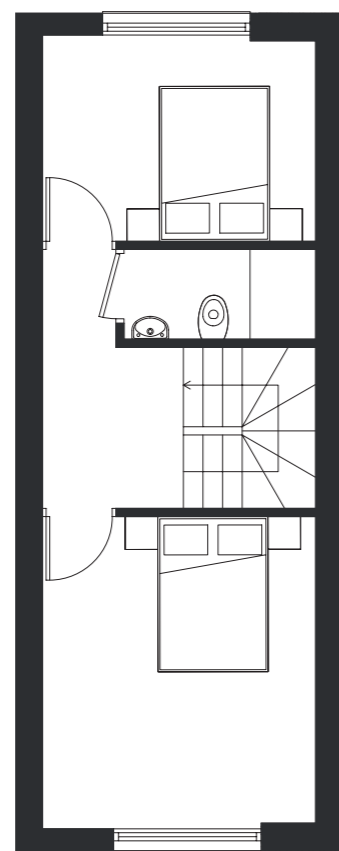
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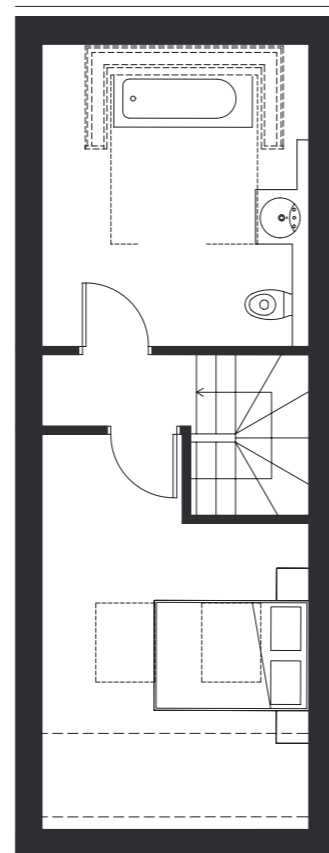
Kitchen/Dining: 3.7m x 3.3m 12.1ft x 10.8ft
Living: 3.9m x 3.3m 12.8ft x 10.8ft
Bedroom 1 (1st floor): 3.8m x 3.3m 8.2ft x 10.5ft
Bedroom 2 (2nd floor): 2.5m x 3.2m 8.2ft x 10.5ft
Bedroom 3 (1st floor): 3.3m x 3.8m (at shortest) 10.8ft x 10.5ft (at shortest)
Bathroom: 3.3m x 3.7m (to eaves) 10.8ft x 12.1ft (to eaves)
 3.3m x 2.4m (full height) 10.8ft x 7.9ft (full height)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

HOUSE 2

APARTMENTS

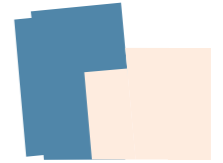


UNIT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	PAGE
1	3	Ground Floor	90	968.75	22-23
2	1	1st Floor	50.4	542.5	24-25
3	1	1st Floor	51.3	552.2	24-25
4	1	2nd Floor	50.4	542.5	26-27
5	1	2nd Floor	50.1	539.3	26-27
6	1	3rd Floor	41.5	446.7	28-29
7	1	3rd Floor	40	430.6	28-29



GROUND FLOOR

UNIT 1

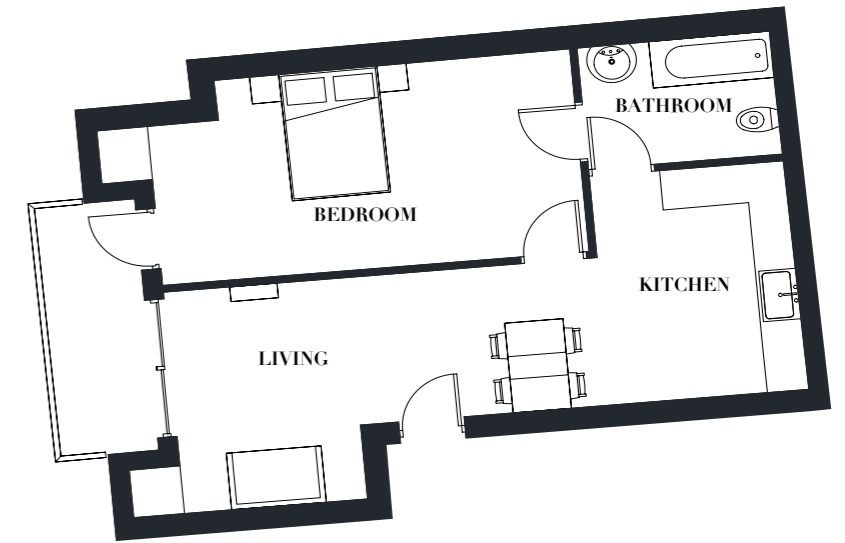
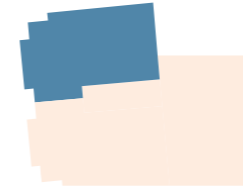


Kitchen / Living / Dining:	9.36m x 3.68m	30.7ft x 12.1ft
Master Bedroom:	5.4m x 2.8m + Entrance & Wardrobe	17.7ft x 9.2ft + Entrance & Wardrobe
Bedroom 2:	3.2m x 2.7m + Entrance & Wardrobe	10.4ft x 8.9ft + Entrance & Wardrobe
Bedroom 3:	2.29m x 3.3m	7.5ft x 10.8ft



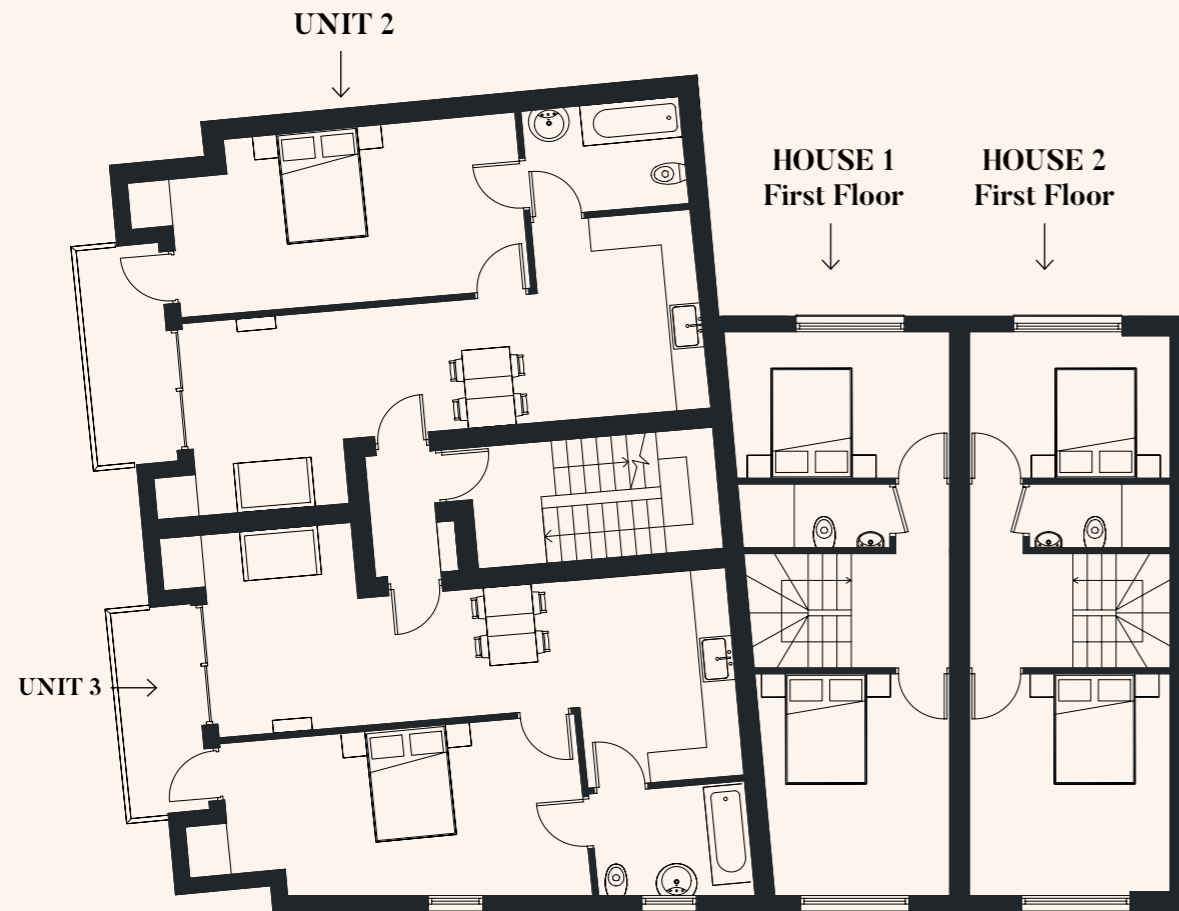
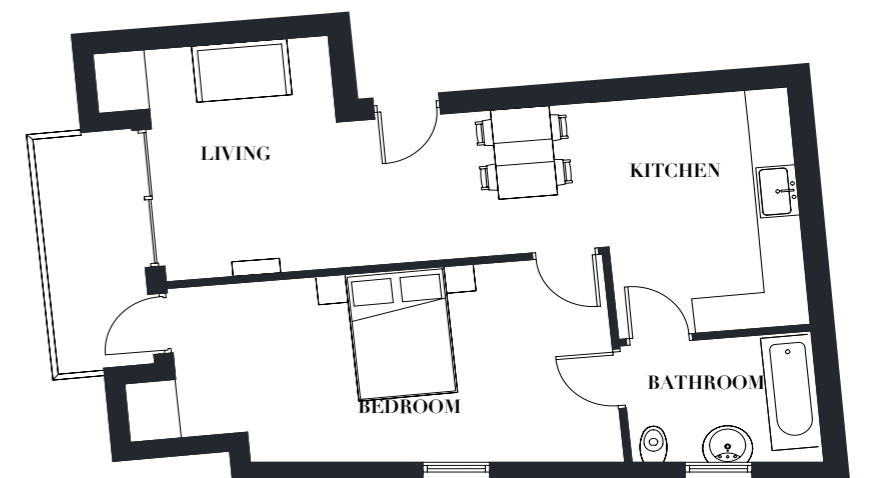
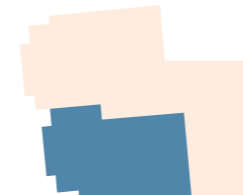
UNIT 2

Kitchen / Living / Dining: 8.67m x 2.2m (at shortest) x 3.4m (at largest) 28.4ft x 7.2ft (at shortest) x 11.3 (at largest)
Master Bedroom: 5.8m x 3.08m (at widest) 19ft x 10.1ft (at widest)

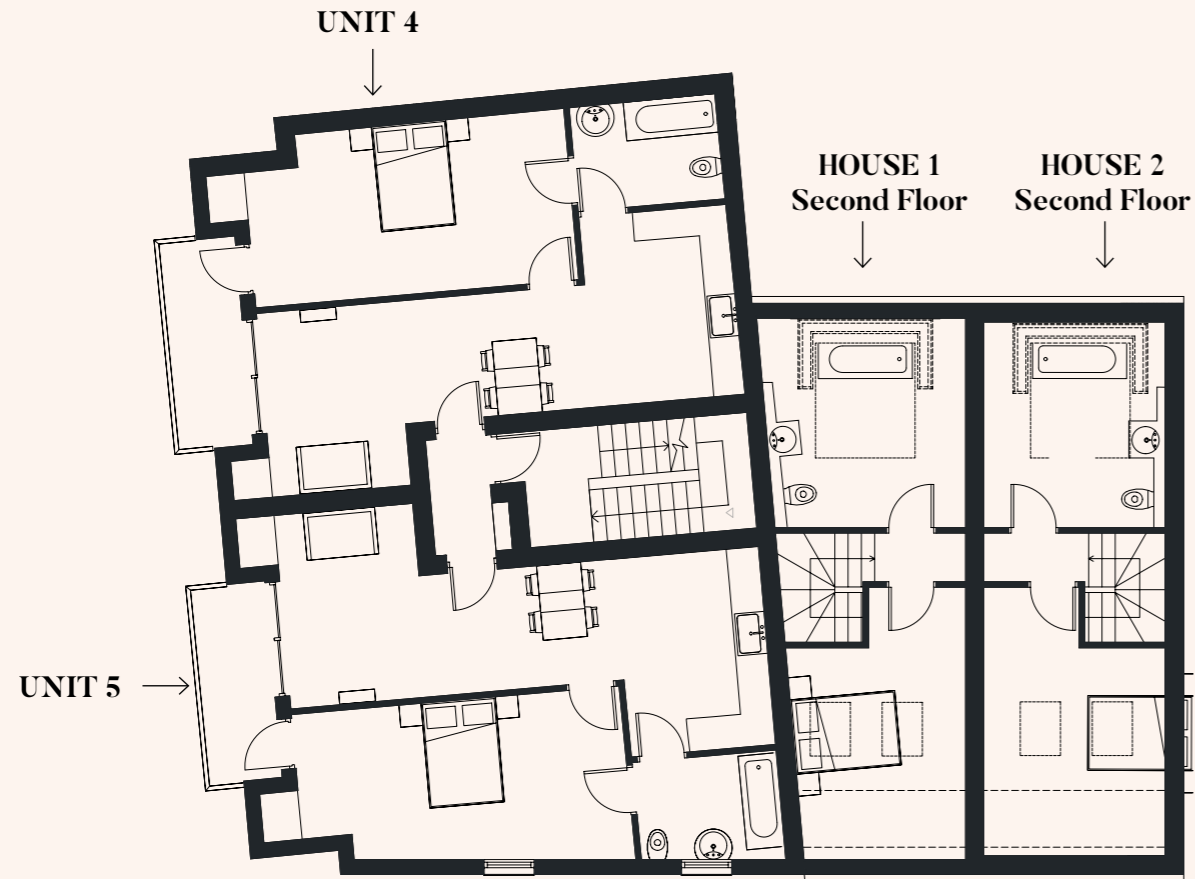


UNIT 3

Kitchen / Living / Dining: 8.7m x 2.2m (at shortest) x 3.5m (at largest) 28.5ft x 7.2ft (at shortest) x 11.5 (at largest)
Master Bedroom: 5.9m x 3.2m (at widest) 19.4ft x 10.5ft (at widest)



FIRST FLOOR



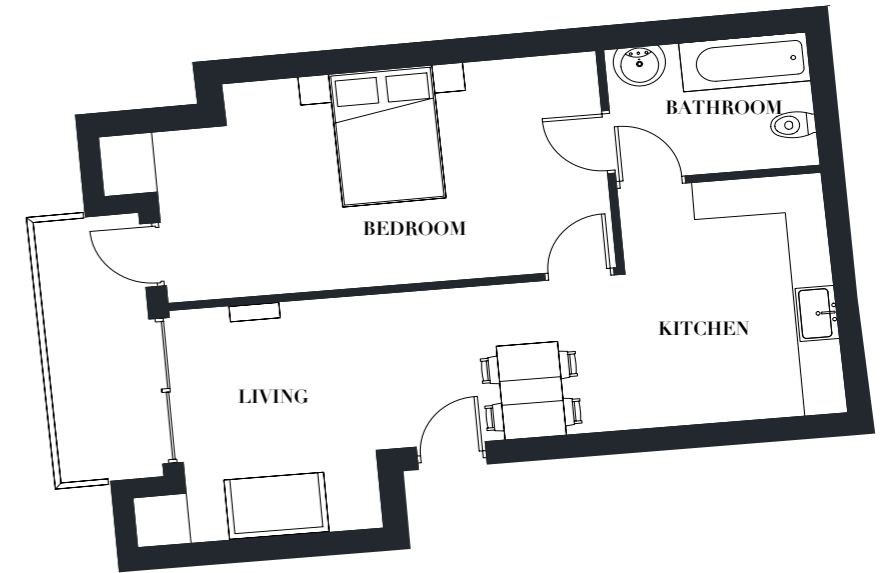
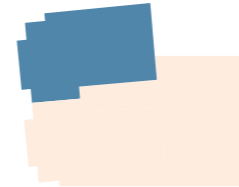
SECOND FLOOR

UNIT 4

Kitchen / Living / Dining:
Master Bedroom:

8.67m x 2.2m (at shortest) x 3.4m (at largest)
5.8m x 3.08m (at widest)

28.4ft x 7.2ft (at shortest) x 11.3 (at largest)
19ft x 10.1ft (at widest)

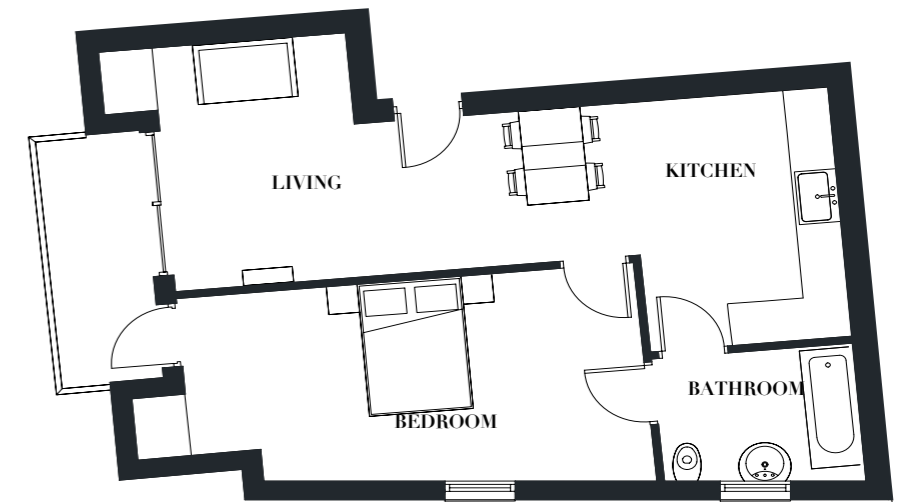
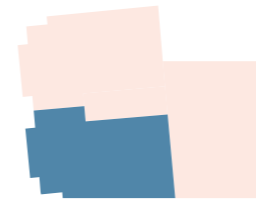


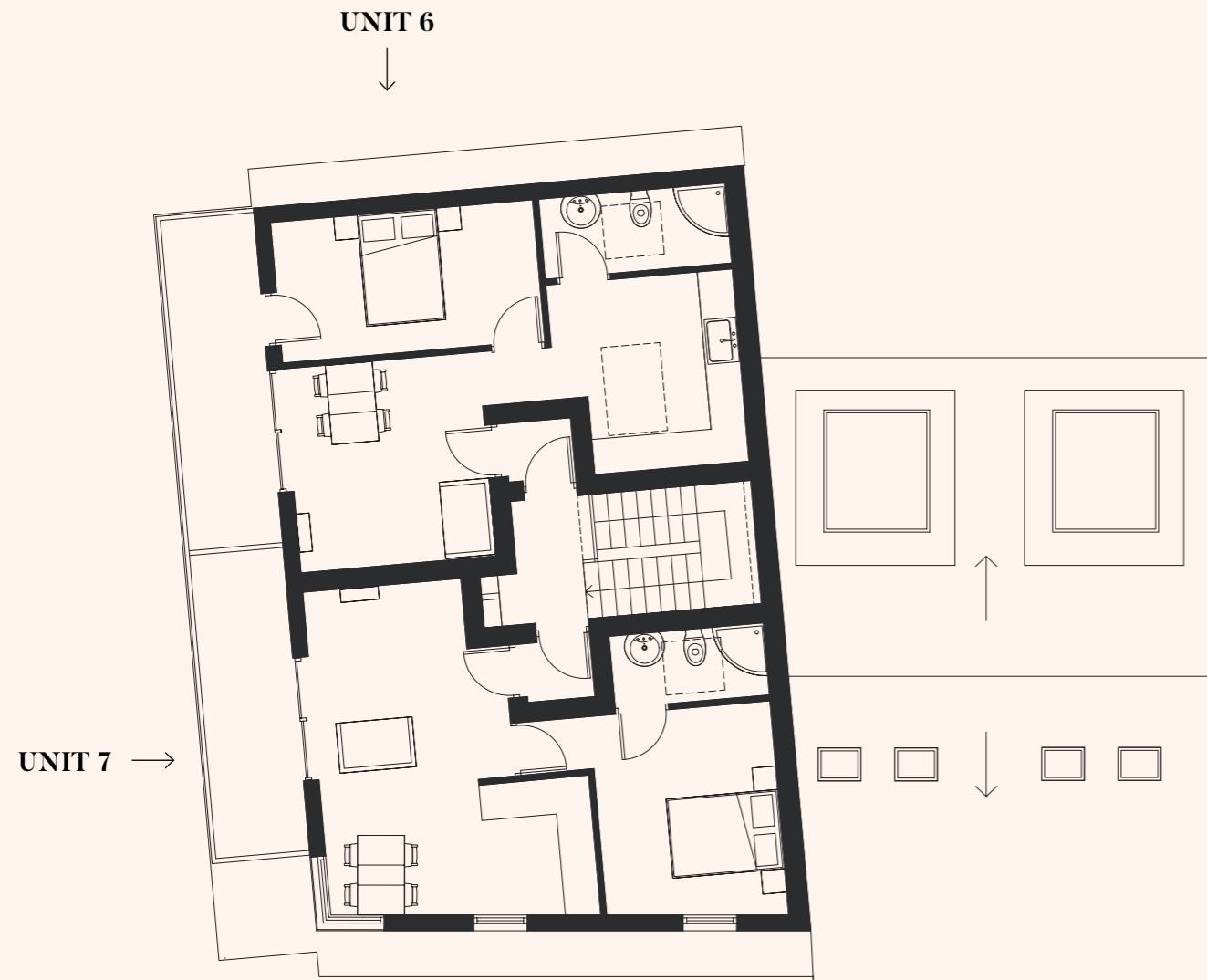
UNIT 5

Kitchen / Living / Dining:
Master Bedroom:

8.7m x 2.2m (at shortest) x 3.5m (at largest)
5.9m x 3.2m (at widest)

28.5ft x 7.2ft (at shortest) x 11.5 (at largest)
19.4ft x 10.5ft (at widest)

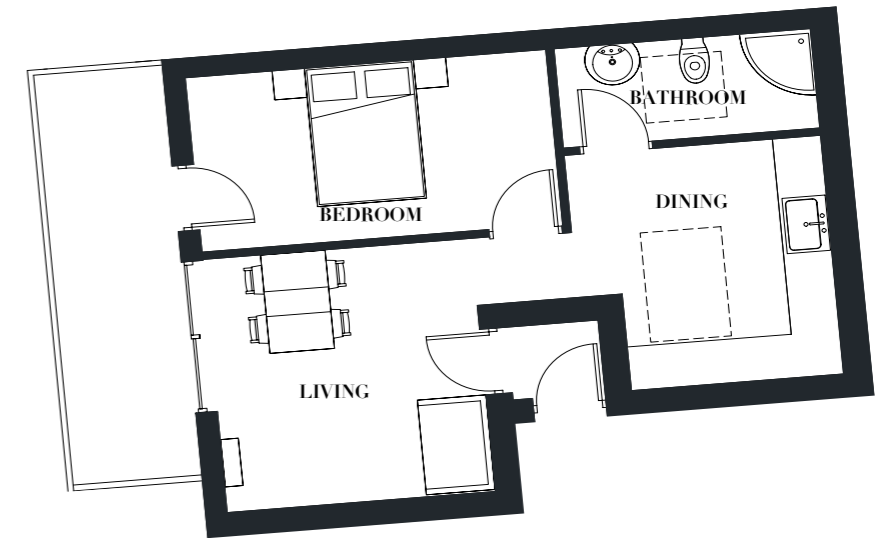
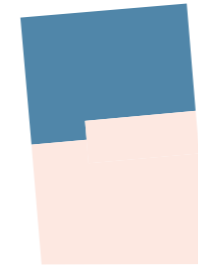




THIRD FLOOR

UNIT 6

Kitchen / Living / Dining: 7.8m x 2.2m (at shortest) x 3.3m (at largest) 25.6ft x 23.6ft (at shortest) x 10.8ft (at largest)
Master Bedroom: 4.5m x 2.5m (at widest) 14.8ft x 8.2ft (at widest)



UNIT 7

Kitchen / Living / Dining: 5.7m x 2.7m (at shortest) x 4.6m (at largest) 18.7ft x 8.2ft (at shortest) x 15.1ft (at largest)
Master Bedroom: 3.1m x 3.6m (at widest) 10.2ft x 11.8ft (at widest)



INTERIOR FINISHES

Engineered oak wood flooring
 Luxury carpet in bedrooms
 Tiled bathrooms
 Oak internal doors
 Chrome ironmongery on all internal doors
 Matte black ironmongery on balcony door

BEDROOM

Luxury carpet
 Bespoke joinery
 TV outputs
 Brushed stainless steel fixtures
 Pendant lighting

LIVING AREA

Controllable lighting
 Pendant lighting over dining area
 Brushed stainless steel fixtures

KITCHEN

Integrated fridge/freezer
 Oven & microwave unit tower
 Wine cooler
 Pull-out spice rack in selected units
 High wall cupboards split into two
 Stainless steel taps
 Integrated washing machine/dryer
 Unit 1 to feature washing machine/dryer within hall cupboard
 Tall anthracite radiators
 Branded appliances

BATHROOM

White sanitary ware
 Floating joinery with counter top basin and tap
 Floating WC
 Matte black finishes on the bath & shower head
 Full-tiled herringbone effect anthracite grey feature wall
 Walls with sanitary ware to feature half tiled large white tiles
 Remaining walls finished in high quality white paint
 Anthracite grey towel rail
 Large white floor tiles continue up the side of the bath
 Glazed shower screen



ABOUT DEVELOPERS



We are Lorraine and Delores, boutique developers who build contemporary, practical and stylish homes which are affordable and relevant for all on a journey.

As boutique developers we will not compromise on style, comfort and durability.

For those just starting out and may need help to buy, Fountain Gates caters for you, or maybe this is your next step accommodation and you want to move into a modern family home with a garden?
Come and take a look!



Credit: Dee Luci Photography

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DISCLAIMER

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