

The
Grove
Croydon

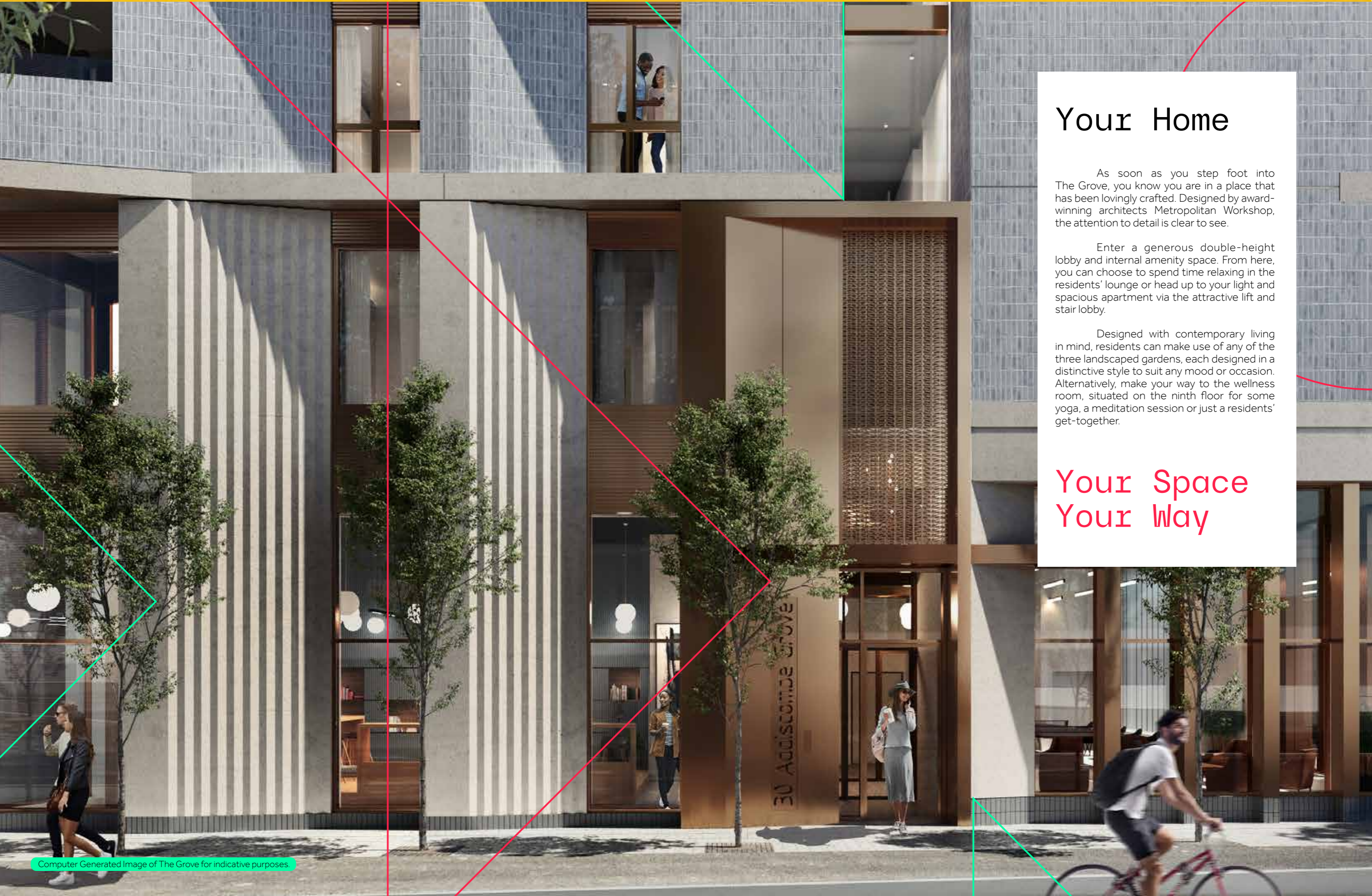


NEW HOMES
BUILDING HOMES
MAKING PLACES
ENHANCING LIVES

Welcome to The Grove Croydon

Optivo is pleased to present The Grove, a landmark development in the heart of metropolitan Croydon.

This stunning collection of two and three-bedroom apartments is available through Shared Ownership, and only moments away from East Croydon station. With three rooftop terraces offering stunning views across South London, contemporary specification, and light, spacious living space, these apartments are the ideal place to call home.



Your Home

As soon as you step foot into The Grove, you know you are in a place that has been lovingly crafted. Designed by award-winning architects Metropolitan Workshop, the attention to detail is clear to see.

Enter a generous double-height lobby and internal amenity space. From here, you can choose to spend time relaxing in the residents' lounge or head up to your light and spacious apartment via the attractive lift and stair lobby.

Designed with contemporary living in mind, residents can make use of any of the three landscaped gardens, each designed in a distinctive style to suit any mood or occasion. Alternatively, make your way to the wellness room, situated on the ninth floor for some yoga, a meditation session or just a residents' get-together.

Your Space Your Way

Croydon - always moving forward

Croydon is a place that is constantly reinventing itself. At various times, it has been market town, saffron supplier, archbishops' retreat, industrial town, home of London's first airport and a mini-Manhattan of towers and flyovers.

With the passing of the Croydon Corporation Act of 1957, the area embarked on an unparalleled office boom, with almost 500,000m² of office space being built in just 7 years and was then amalgamated into Greater London in 1965.

Today, Croydon is on the cusp of change again, and is now home to a burgeoning tech and creativity hub. The borough is in the midst of a multi-billion pound investment programme that is set to transform the area, placing Croydon at the forefront of innovation yet again.

Croydon is now home to over 2,000 digital, data and tech companies, employing around 8,000 staff. Subsequently, this has created a real buzz in the borough with independent cafés and workspaces opening, a bustling restaurant quarter to enjoy, two music festivals and a weekly comedy club – plenty to keep you busy.



LEFT AND ABOVE
Croydon is one of the fastest-growing tech clusters in the UK



ABOVE
Enjoy Croydon's
eclectic art scene

Culture Events Food Drink Shopping

Croydon has it covered

Whatever you're into, Croydon has it all. Whether it's culture, a spot of retail therapy or simply places to eat and drink, you won't be disappointed.

Boxpark Croydon is a hive of activity, with cafés, restaurants, bars and music venues it's a great place to spend time day or night, and with it only being a short three minute walk away, it will keep you coming back for more. For night owls and art lovers alike, the recently opened Phase is home to a 500 capacity club and gallery space.

Outside, on the streets of Croydon, there is an ever changing street-scape with artists brandishing walls and spaces in colour, patterns and street art. The street artist Banksy famously opened his pop-up store GrossDomesticProduct on Church Street during October 2019, cementing Croydon in street art folklore.

For shopping, head to the Centrale & Whitgift centre, only a 10 minute walk away. Here you will find everything you need under one roof, from high street favourites to independent retailers.

CULTURE

Art Rebellion	4.9 miles
David Lean Cinema	0.5 miles
Matthews Yard	0.8 miles
Museum of Croydon	0.5 miles
The Rise Gallery	8.3 miles

FOOD & DRINK

BOXPARK	0.2 miles
Spread Eagle Pub	0.6 miles
Surrey Street Market	0.6 miles

SHOPPING

Centrale & Whitgift Centre	0.8 miles
Number8	0.3 miles
Oscar Dahling Antiques	0.4 miles

Distance from The Grove are approximate - source: Google maps.



RIGHT

Boxpark, offering every
cuisine imaginable
under one roof

**RIGHT**

Croydon has 120 parks and open spaces to explore

FAR RIGHT

Embrace Croydon's independent coffee quarter

Things to do

If you're looking for green, open spaces you will be spoilt for choice in Croydon. The borough has 120 parks and open spaces within its boundaries, ranging from the 200 acre Selsdon Wood Nature Reserve to many recreation grounds and sports fields.

South of The Grove, and just a 6 minute walk away, is Park Hill. This historic park was once home to the Archbishop of Canterbury's deer which roamed freely in the area. More recently, Park Hill's Victorian walled garden has been revitalised and is a hidden gem in the borough.

Slightly further afield, but still within walking or cycling distance are Wandle Park and Lloyd Park - both perfect for long walks, summer picnics or just a place to reconnect with nature.

For breakfast, brunch or lunch, Croydon has a wealth of coffee shops and eateries to keep you going all day. Byte is an award-winning cafe which has firmly made its mark on Croydon's emerging independent coffee quarter. Serving quality food and coffee, the options are as wholesome as they are delicious, with every dietary requirement and lifestyle choice accounted for. Alternatively, head to The Ludoquist for a totally unique experience. Here you can spend hours relaxing, eating and drinking whilst choosing which of the 1400 board games you want to play.

And games to play

GREEN SPACE

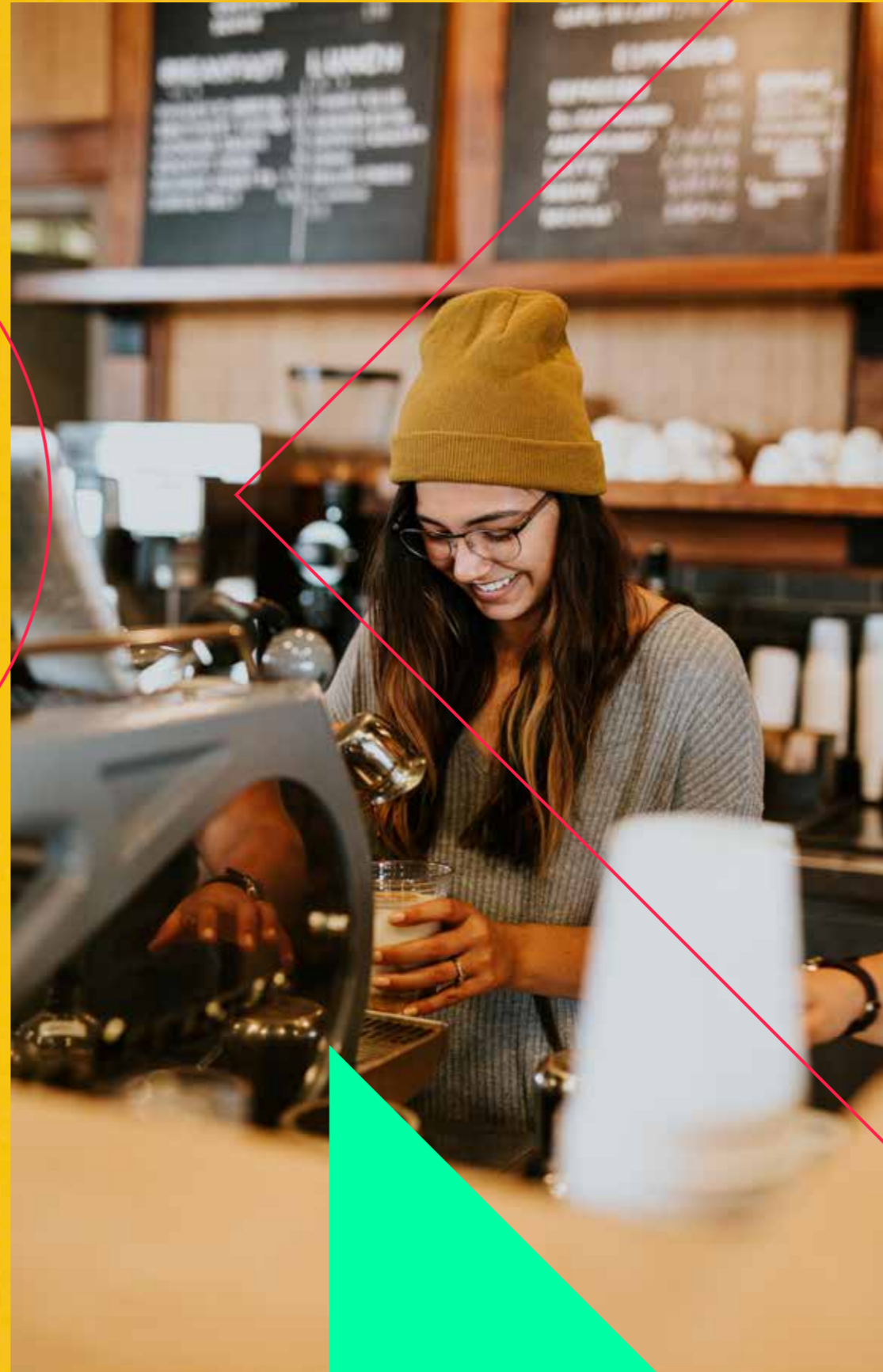
Coombe Wood	2.1 miles
Croham Hurst Woods	1.9 miles
Park Hill	1.9 miles
Wandle Park	1.3 miles

CAFE CULTURE

Byte Café	0.6 miles
The Ludoquist	0.6 miles

Distance from The Grove are approximate - source: Google maps.





**LEFT,
ABOVE
AND RIGHT**

Discover Crystal Palace's
trendy eateries and stores

Life on the **other** **side**

For a different pace of life, head over to neighbouring Crystal Palace. Renowned for its trendy independent shops, eclectic eateries and views to central London and the Surrey countryside, it makes for the perfect foil to Croydon's bustling, vibrant nature.

Take a stroll via Westow Street, Church Road and Westow Hill, and you will understand just why this place is so popular with locals and visitors alike. Whether it's, food, art, farmers markets, antiques or vintage clothing you're after, this is the place to come and spend the day with friends or family.



Transport Links

Croydon is a major transport hub, and living at the The Grove puts you at the heart of it, with just a two minute walk to East Croydon train Station. The site benefits from excellent train links to London Victoria and London Bridge, as well as south to Gatwick Airport and Brighton. Tramlink services go west to Wimbledon and east to Beckenham and Addington.

Cycling around Croydon is one of the most enjoyable ways to explore your new area. There are routes for people of all abilities and with the council investing over £300,000 in the streetscape, it is only set to get better.

By Bike

Old Town, Croydon	06 mins
Lloyd Park	09 mins
South Croydon	10 mins
Wandle Park	12 mins
Addington Village	19 mins
Crystal Palace	23 mins
Clapham Common	47 mins
Peckham Rye	60 mins

By Train

Crystal Palace	12 mins
Gatwick Airport	15 mins
London Bridge	16 mins
London Victoria	16 mins
Blackfriars	20 mins
St Pancras	29 mins
Shoreditch High Street	37 mins
Brighton	51 mins

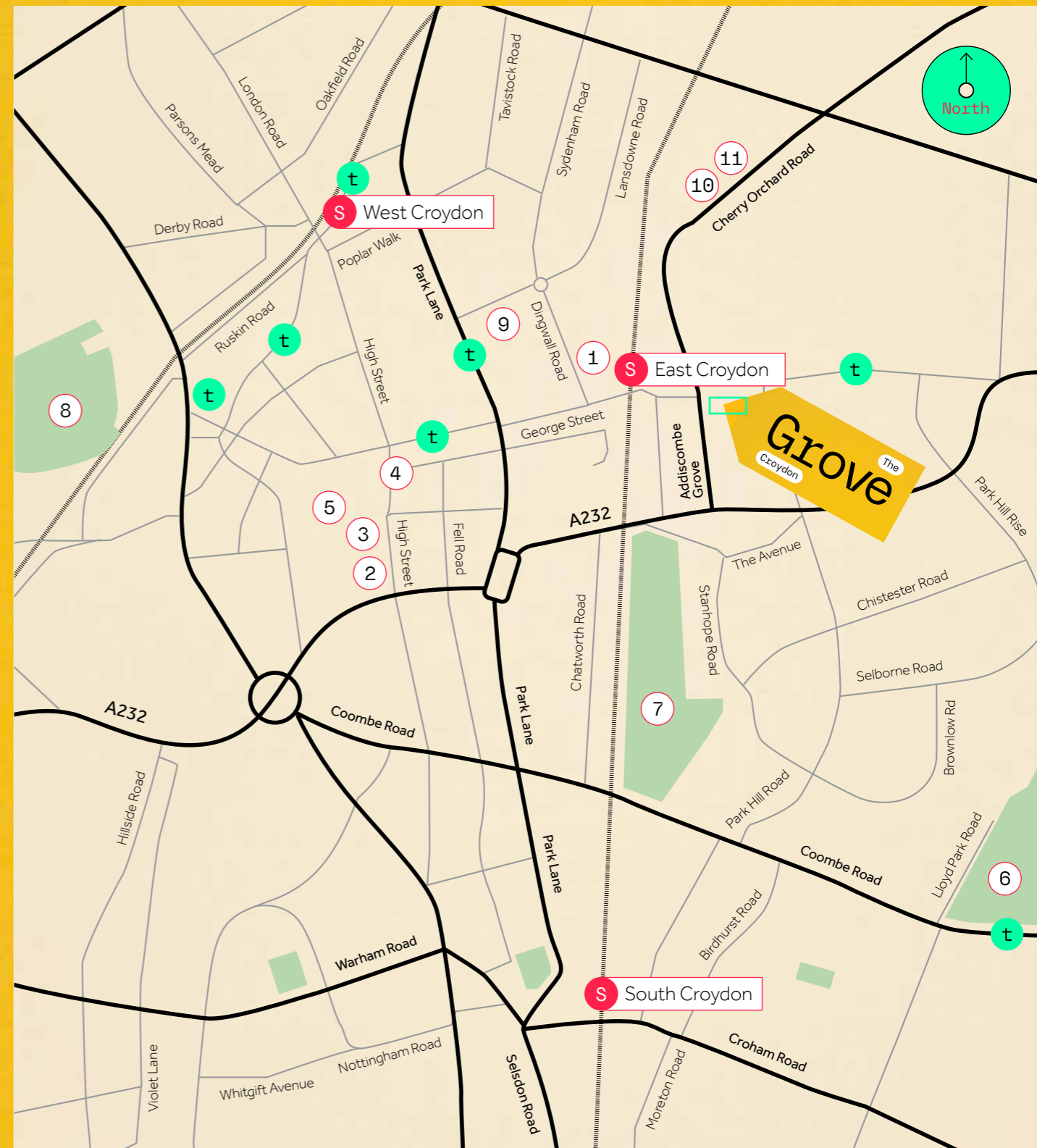
By Tram

West Croydon	03 mins
Wandle Park	07 mins
Micham Junction	15 mins
Morden Road	23 mins
New Addington	23 mins
Wimbledon Park	29 mins

By Bus

Penge	24 mins
Crystal Palace	34 mins
West Norwood	48 mins

Maps are not drawn to scale. Travel times are approximate - source: Google maps.



Food & Drink

- 1. BOXPARK
- 2. Byte Cafe
- 3. The Ludoquist
- 4. Spread Eagle Pub
- 5. Surrey Street Market

Green Space

- 6. Lloyd Park
- 7. Park Hill Park
- 8. Wandle Park

Shopping

- 9. Centrale & Whitgift Centre
- 10. Number8
- 11. Oscar Dahling Antiques

Transport

- S Train Station
- t Tram Stop

Work/ Life

The Grove has been designed to embrace everything about modern living. On the ground floor, to the north, is the residents' lounge and co-working space, both equipped with ultra-fast Hyperoptic Wi-Fi. Designed as a multi-purpose space, with comfortable seating, tables, and high benches, you can meet friends and neighbours, hold meetings or work whilst watching the world go by.

To the south of the lobby is a vibrant community space. Flooded with natural light and containing harder surfaces for more creative working or more practical pursuits. Here you will find a designated cycle maintenance area with tools provided, with a connecting glass door into the cycle store with capacity for 194 bikes.

Balance



Find your oasis of calm

9th Floor

The Social Garden

Make your way to the Social Garden on the ninth floor, which is the first and largest of three external spaces at. Step in to the lobby, a large glazed conservatory which overlooks the garden and forms a tranquil setting for residents to unwind. The garden forms a beautiful recreational space which has designated areas for relaxation, gardening or socialising. The mixture of hard and soft landscaping, hedges and glazed screening, ensure residents can enjoy the space throughout the year.

20th Floor

The Nordic Garden

On the 20th floor lies the second external residents' space, known as the Nordic Garden. The garden is designed with a mixture of planting, hard landscaping and bench seating allowing residents unencumbered access to the stunning views across the South London skyline.

21st Floor

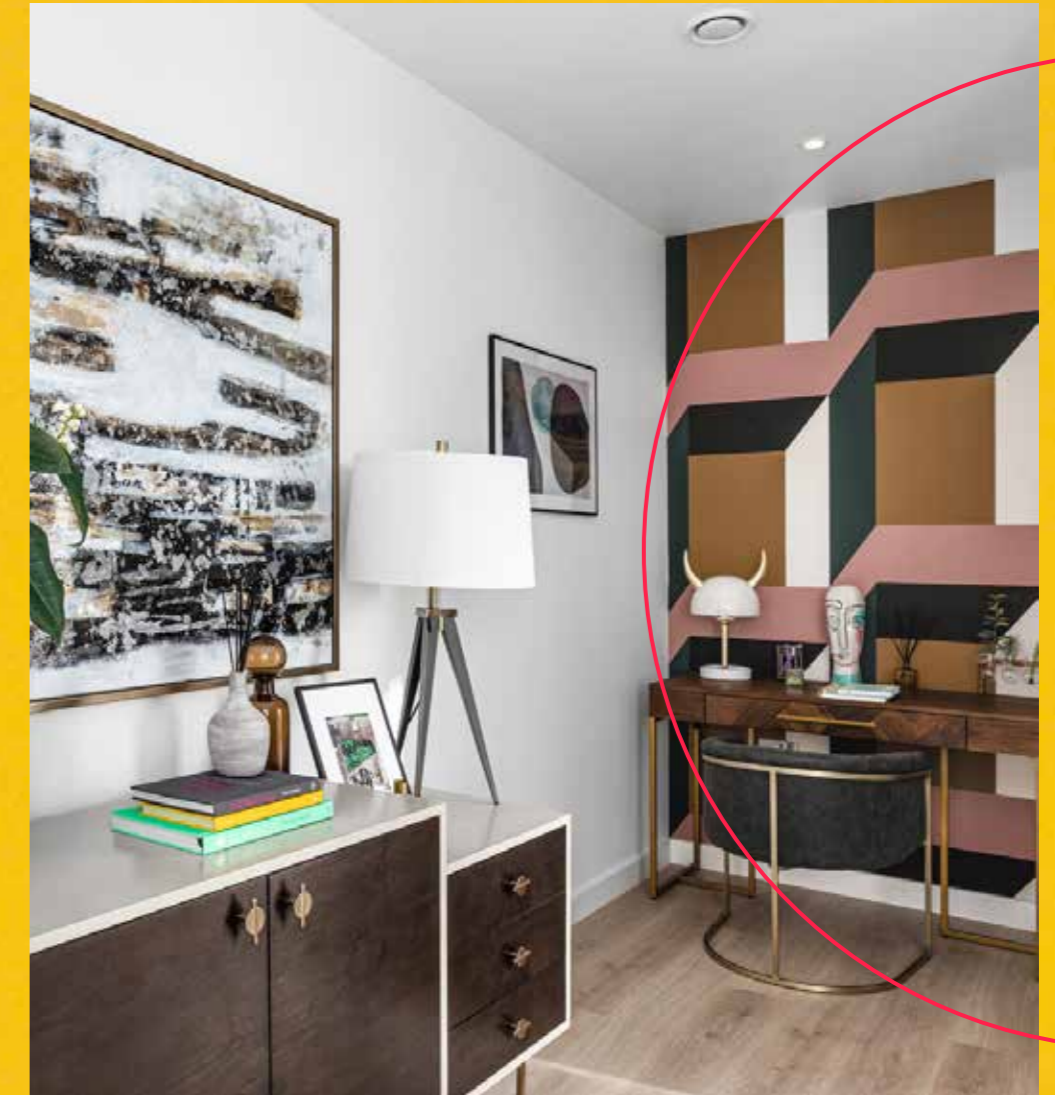
The Hidden Garden

Finally, head up to the 21st floor to the Hidden Garden, an enclosed space for residents to enjoy. The garden offers a more tranquil retreat, with glimpses of spectacular views out to the horizon to the west, north and east. There are also covered spaces so the serenity and views can be enjoyed whatever the season.

in the city



Images of The Grove show home.



Contemporary Homes Quality Finishes

KITCHEN

- Contemporary handleless kitchen units from Howdens in matt white
- Light stone colour Formica worktops with matching upstand and stainless steel splashback behind hob
- Blanco single bowl stainless steel sink with Blanco Crest stainless steel mixer tap
- Integrated general waste and recyclable bins
- LED downlights to underside of wall units
- Montpellier integrated appliances including:
 - ceramic hob with touch controls and heat indicator light
 - single multifunction oven
 - canopy extractor hood
 - fridge/freezer
 - washer dryer (located in utility cupboard)

BATHROOM

- Large format porcelain tiles in Mink colour to floor
- Large format porcelain tiles in Oyster colour with mosaic border detail to boxing behind basin and WC, to bath panel, skirting and full height around bath
- Contemporary bath in white with frameless glass shower screen
- Hansgrohe wall-mounted chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Ideal Standard semi-recessed countertop basin and Hansgrohe chrome mixer tap
- Ideal Standard back-to-wall WC with soft-close seat, concealed cistern, polished chrome finish dual flush plate and chrome finish toilet paper holder
- Chrome ladder heated towel radiator

- Full width mirror above vanity shelf to basin/WC
- Shaver socket in brushed chrome finish
- Two Hansgrohe robe hooks in chrome to back of door

BEDROOM

- Brintons Laura Ashley wool mix carpet in Soft Truffle colour
- Built-in full-height wardrobe to specified bedrooms* with white melamine doors, hanging rail and upper storage area



Images of The Grove show home.

EN SUITE SHOWER ROOM*

- Large format porcelain tiles in Mink colour to floor
- Large format porcelain tiles in Oyster colour with mosaic border detail to boxing behind basin and WC, to skirting and full height around shower
- Walk-in shower featuring glass screen and Hansgrohe wall-mounted chrome thermostatic shower mixer with matching shower attachment, slider and rail
- Ideal Standard semi-recessed countertop basin and Hansgrohe chrome mixer tap
- Ideal Standard back-to-wall WC with soft-close seat, concealed cistern, polished chrome finish dual flush plate and chrome finish toilet paper holder
- Chrome ladder heated towel radiator
- Full width mirror above vanity shelf to basin/WC
- Two Hansgrohe robe hooks in chrome to back of door

HEATING

- Heating and hot water provided by communal combined heat and power (CHP) system, with Heatmiser Wireless NeoAir programmable thermostat

ELECTRICAL

- LED downlights in white to open plan living/kitchen/dining, bedroom(s), bathroom, en suite* and hallway
- Additional wall lighting in white to bedroom(s)
- Brushed chrome finish switches and sockets throughout
- White switches and sockets where hidden, e.g. within cupboards
- TV, phone and data points to living room and bedrooms
- TV and satellite connection point to living room pre-wired for SkyQ

ENERGY EFFICIENCY

- Predicted Energy Efficiency rating between 81 and 85 (B)
- Predicted Environmental Impact rating between 91 and 94 (A/B)
- Built to latest Building Regulation standards
- Double glazed windows



INTERIOR FINISHES

- Pergo Premium Oak laminate flooring in silk matt finish to open plan living/kitchen/dining and hallway
- Satin finish stainless steel ironmongery throughout
- White eggshell paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

EXTERIOR

- Private inset balcony with Kinley porcelain decking to all apartments**
- Secure residents' cycle store
- Entrance lobby with lounge and workshop areas for use by all residents
- Ninth floor roof lounge and 'social garden' for use by all residents with Kinley and Thermowood decking, metal planters by Kinley, and timber planters & seating by Woodscape
- Twentieth floor glass pavilion and 'nordic garden' for use by all residents with Domus porcelain decking, and timber planters & seating by Woodscape

- Twenty-first floor enclosed 'hidden garden' for use by all residents with Kinley decking, and timber planters & seating by Woodscape

SECURITY AND PEACE OF MIND

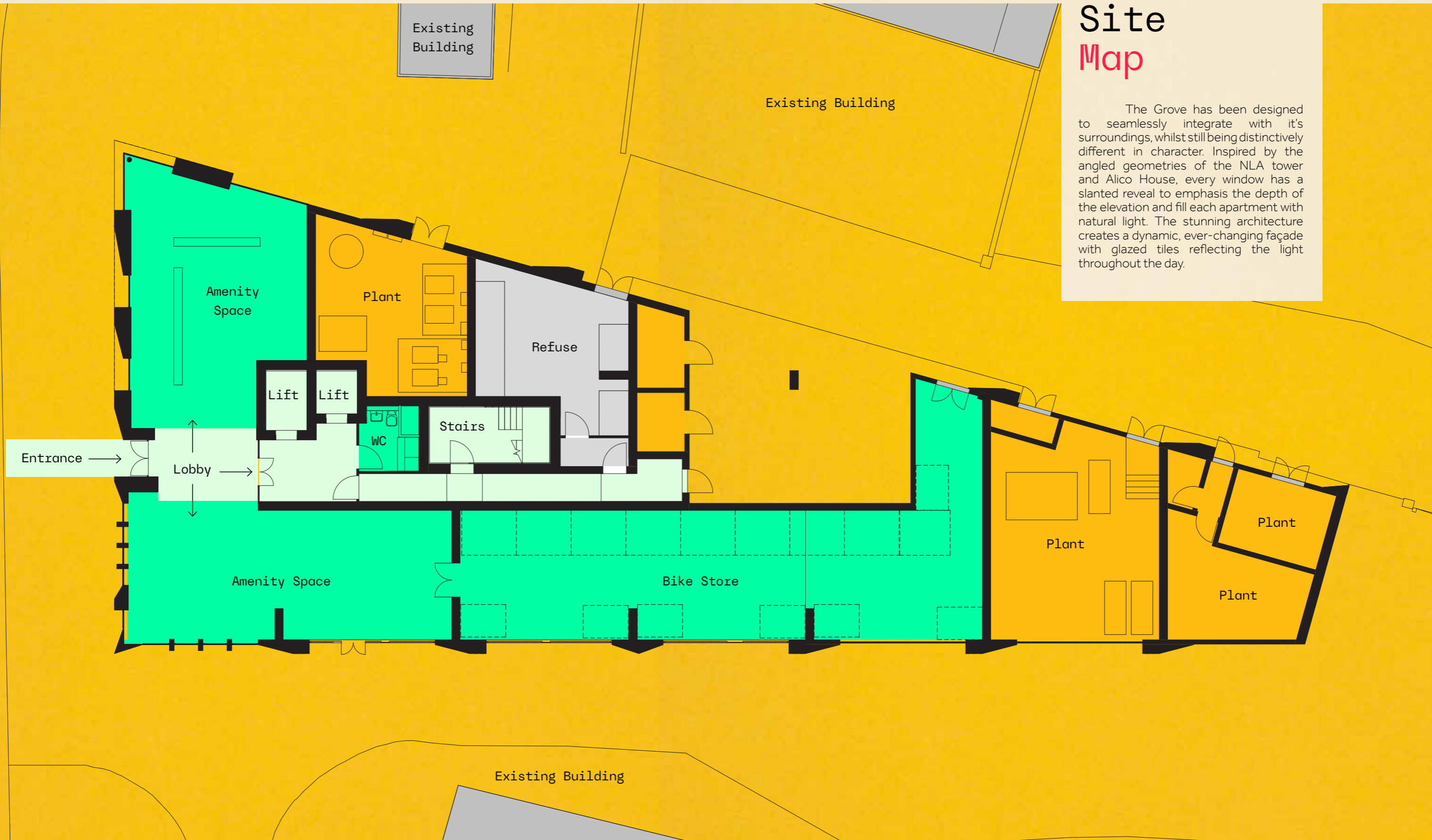
- Front door in oak finish with multipoint locking system, security chain and door viewer
- Comelit video door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 10 Premier warranty

*Refer to floorplans (page 24 onwards) for information on apartments with en suites, and bedrooms with fitted wardrobes.

** Flat 1 includes a private winter garden instead of a balcony.

The above specification shown is for general guidance and is subject to change due to Optivo's policy of continuous improvement. The finished product may vary from the information provided. Please speak to our sales advisor for more details.

Addiscome Grove



Site Map

The Grove has been designed to seamlessly integrate with its surroundings, whilst still being distinctively different in character. Inspired by the angled geometries of the NLA tower and Alico House, every window has a slanted reveal to emphasize the depth of the elevation and fill each apartment with natural light. The stunning architecture creates a dynamic, ever-changing façade with glazed tiles reflecting the light throughout the day.

Two Bedroom Apartment

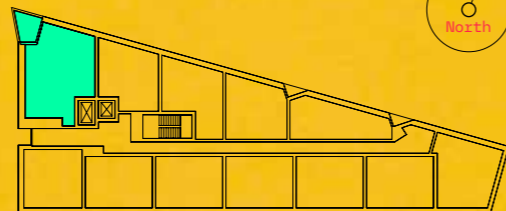
Flats 1*, 13, 25, 37, 49, 61, 73, 85, 97, 102, 107, 112, 117, 122, 127, 132, 137, 142, 147 & 152
30 Addiscombe Grove, Croydon, CR0 5BY



Key
S Store
W Wardrobe
WM Washing Machine

Room	Metric	Imperial
Kitchen/Dining/Living	6.1m x 2.9m	20'0" x 9'5"
Bedroom One	3.7m x 3.4m	12'1" x 11'1"
Bedroom Two	2.9m x 2.8m	9'5" x 9'1"
Bathroom	2.1m x 2.5m	6'8" x 8'2"
Balcony*	2.2m x 2.5m	7'2" x 8'2"
Gross Internal Area	65.1m²	701.5 ft²

Levels 1 - 20



*Flat 1 has a winter garden - 2.0m x 1.6m / 6'6" x 5'2" (3.4m² / 36.59ft²)
Floorplans show approximate measurements only. Exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variation.

Two Bedroom Apartment

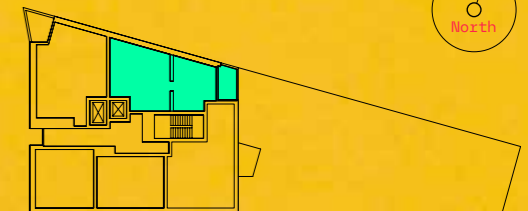
Flats 98, 108, 113, 118, 123, 128, 133, 138, 143 & 148
30 Addiscombe Grove, Croydon, CR0 5BY



Key
ES Ensuite
S Store
W Wardrobe
WM Washing Machine

Room	Metric	Imperial
Kitchen/Dining/Living	4.5m x 5.6m	14'7" x 18'3"
Bedroom One	3.4m x 3.2m	11'1" x 10'4"
Bedroom Two	2.6m x 3.1m	8'5" x 10'1"
Bathroom	2.6m x 1.9m	8'5" x 6'2"
Balcony	2.0m x 3.2m	6'5" x 10'4"
Gross Internal Area	67.6m²	727.6 ft²

Levels 9 & 11 - 19



Floorplans show approximate measurements only. Exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variation.

Two Bedroom Apartment

Flats 109, 114, 119, 124, 129, 134, 139, 144 & 149

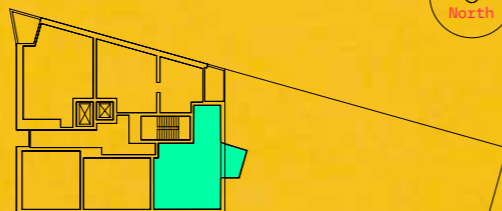
30 Addiscombe Grove, Croydon, CR0 5BY



- Key**
 S Store
 W Wardrobe
 WM Washing Machine

Room	Metric	Imperial
Kitchen/Dining/Living	2.9m x 7.5m	9'5" x 24'6"
Bedroom One	4.9m x 3.4m	16'0" x 11'1"
Bedroom Two	3.3m x 2.7m	10'8" x 8'8"
Bathroom	2.0m x 2.3m	6'5" x 7'5"
Balcony	1.8m x 3.1m	5'9" x 10'1"
Gross Internal Area	61.7m²	664.1 ft²

Levels 11 - 19



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Three Bedroom Apartment

Flat 103

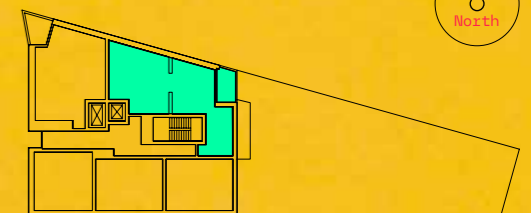
30 Addiscombe Grove, Croydon, CR0 5BY



- Key**
 ES Ensuite
 S Store
 W Wardrobe
 WM Washing Machine

Room	Metric	Imperial
Kitchen/Dining/Living	4.5m x 5.3m	14'7" x 17'3"
Bedroom One	3.4m x 3.2m	11'1" x 10'4"
Bedroom Two	2.9m x 4.4m	9'5" x 14'4"
Bedroom Three	2.6m x 3.0m	8'5" x 9'8"
Bathroom	2.6m x 1.9m	8'5" x 6'2"
Balcony	2.0m x 3.5m	6'5" x 11'4"
Gross Internal Area	85.5m²	918.1 ft²

Level 10

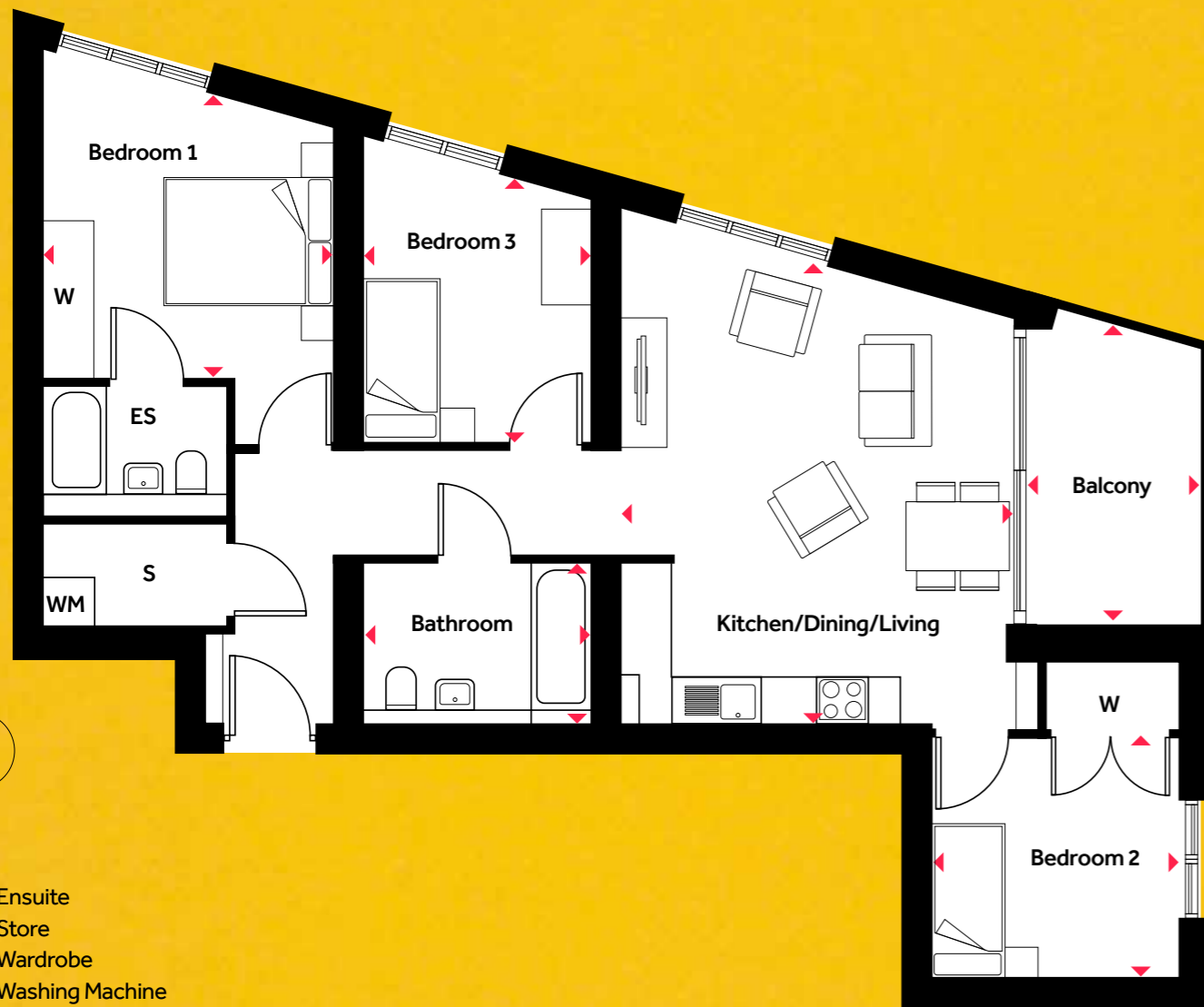


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Three Bedroom Apartment

Flat 153

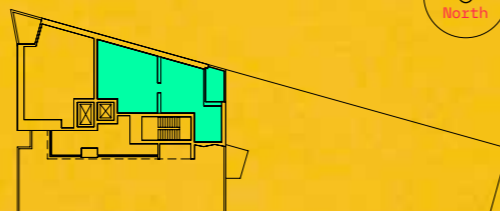
30 Addiscombe Grove, Croydon, CR0 5BY



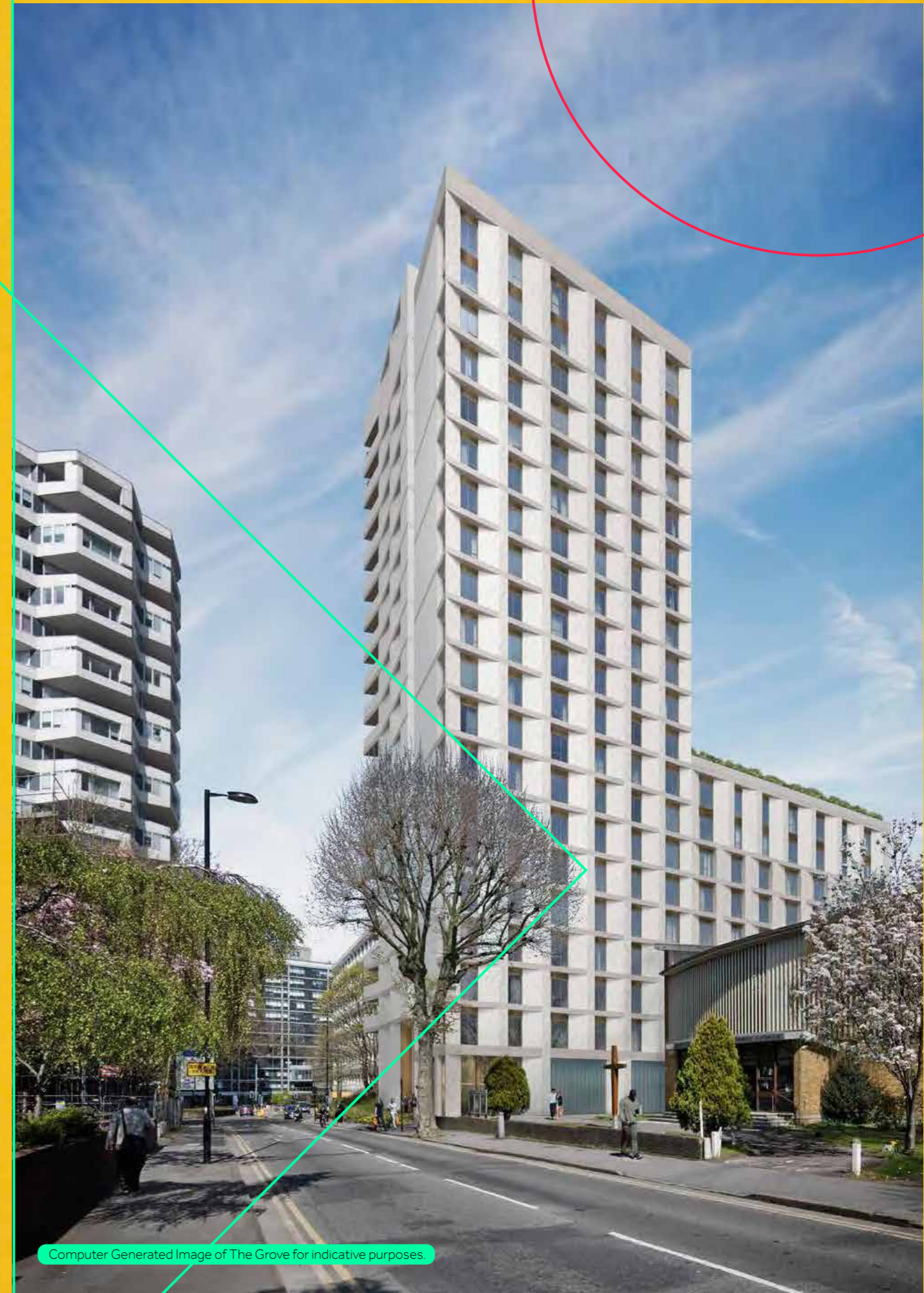
- Key**
- ES Ensuite
 - S Store
 - W Wardrobe
 - WM Washing Machine

Room	Metric	Imperial
Kitchen/Dining/Living	4.5m x 5.3m	14'7" x 17'3"
Bedroom One	3.4m x 3.2m	11'1" x 10'4"
Bedroom Two	2.9m x 2.9m	9'5" x 9'5"
Bedroom Three	2.6m x 3.0m	8'5" x 9'8"
Bathroom	2.6m x 1.9m	8'5" x 6'2"
Balcony	2.0m x 3.5m	6'5" x 11'4"
Gross Internal Area	80.6m²	856.8 ft²

Level 20



Floorplans show approximate measurements only. Exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variation.



Computer Generated Image of The Grove for indicative purposes.

About Shared Ownership

Shared Ownership

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

How does it work?

You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

The details

You need to consider a few things before deciding to proceed:

- Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

Want more information? You can:

Email us: sales@optivo.org.uk

Call us: 0800 012 1442

Visit our website: optivosales.co.uk

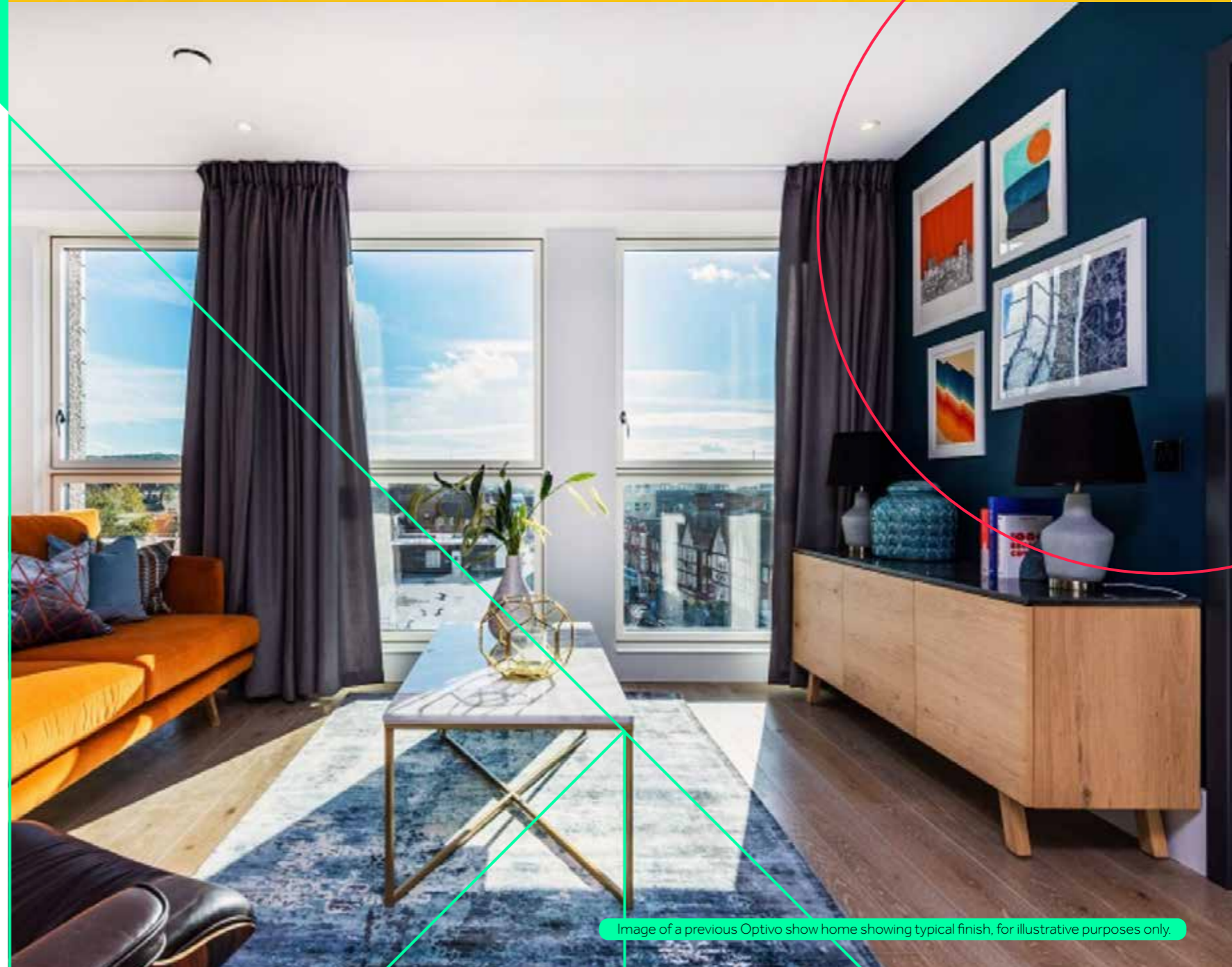


Image of a previous Optivo show home showing typical finish, for illustrative purposes only.

About Us

At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team manage all of our new home developments for both Shared Ownership and Open Market sale.

Our customers are at the centre of everything we do - which keeps us building homes, making places and enhancing lives.

Want more information? You can:

Email us: sales@optivo.org.uk

Give us a call: 0800 012 1442

Visit our website: optivosales.co.uk



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ENHANCING LIVES

The specification is indicative of style and may be subject to change at the construction stage of the development. These matters should be verified by any prospective buyer at the time of purchase. All information supplied within this brochure may vary and therefore does not form part of any contract. Images have been used to present the development and assumes that a reasonable amount of time has lapsed to allow for landscaping and foliage to mature. Computer generated image is indicative of style only and not representative of actual specification. February 2022.



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