



A STUNNING COLLECTION OF 1, 2 AND 3 BEDROOM APARTMENTS IN THE HEART OF CROYDON



LONDON LIVING THE SMART WAY

Want to enjoy an urban lifestyle and an easy commute to the capital, without the central-London price tag? Welcome to Boulevard Point, a stylish new collection of apartments in the heart of Croydon with easy access to train, tram, road and air routes. So you can minimise travel time, whether you're heading into town, up to London, down to the coast, out to the countryside, or out of the country altogether.



Wandle Park



AN AFFORDABLE WAY TO BUY

We have ten spacious homes available to buy at Boulevard Point on a shared ownership basis, which makes buying in this desirable development a more affordable option. With four 3-bed, three 2-bed and three 1-bed apartments available, there are options whether you're buying as a family, as a couple or alone.

A NEW DAWN FOR CROYDON



Croydon is undergoing a thoughtful regeneration programme that's making it even more appealing for people of all ages. Entertainment and cultural enrichment are plentiful, with something for everyone – whether you're into fine art, heavy rock, light comedy or action adventure. And the options are endless for dining out, big nights out and keeping the kids busy.

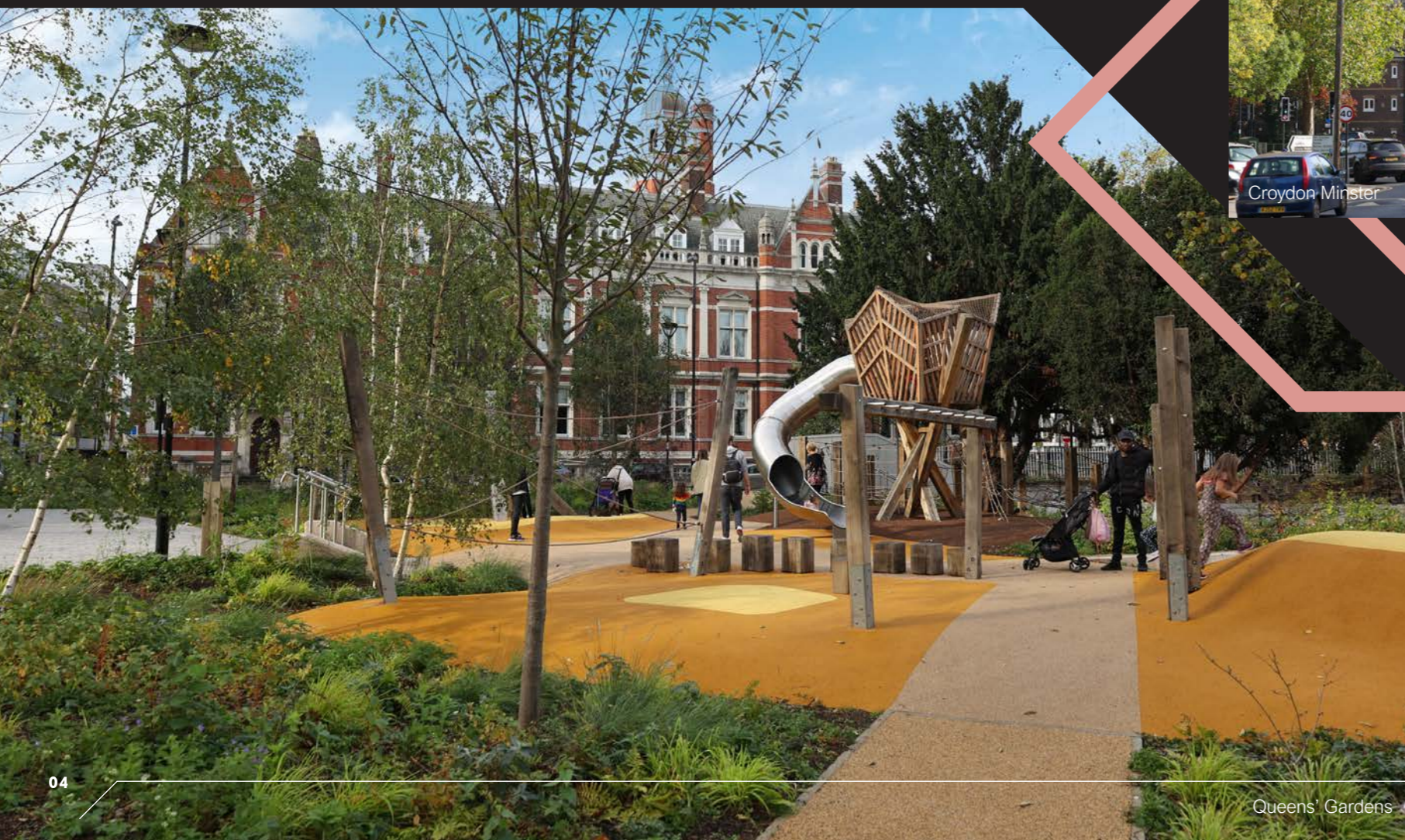


FOR YOU AND YOUR FAMILY

The facilities available for you at Boulevard Point are close at hand and high quality.

You have a community health centre a 5-minute walk away. There are primary schools, secondary schools and colleges in easy reach with either good or outstanding Ofsted ratings. And, for pre-schoolers, the Early Learners Day Nursery is just a 2-minute walk away.

If you work remotely, but like company, you have the TMRW Coworking Space a 4-minute walk away (not to mention great coffee shops nearby).





There are several great places to meet, eat and drink an easy stroll from Boulevard Point. Just around the corner, you can enjoy a craft ale at the Green Dragon or while away the hours at board-game bar The Ludoquist. You can call in for coffee at Crushed Bean or savour cocktails and pasta at upscale Italian restaurant, Ponte Nuevo.

And, within a 10-minute walk, there are fantastic restaurants from all kinds of gastronomy – from Turkish at Atesh to Sri Lankan at Machan Kitchen and Spanish at Galicia.



Box Park

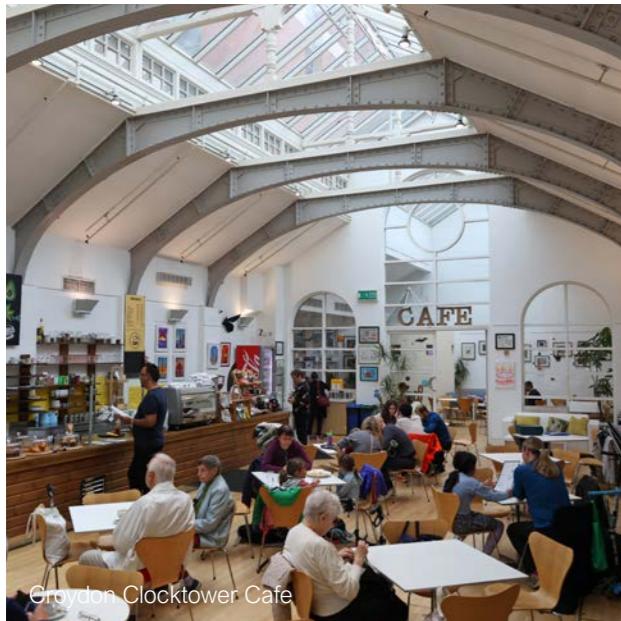


Croydon market

WHERE GETTING SOCIAL IS EASY

WELL CULTURED

There's also a host of incredible cultural venues around a 10-minute walk or less from Boulevard Point. Boxpark Croydon hosts concerts, screenings, art exhibitions, markets and more, plus a huge variety of foodie fayre. Matthews Yard boasts a vegan kitchen, games space and exhibitions by local artists. And Fairfield Halls is South London's largest arts centre and a major venue for concerts, plays, films and comedy nights.



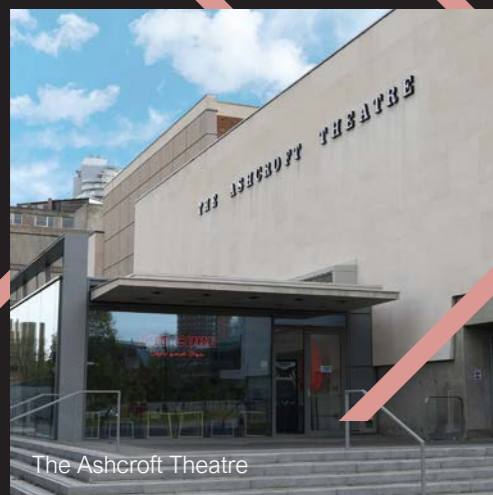
Croydon Clocktower Cafe



The Ludoquist



Fairfield Halls



The Ashcroft Theatre



Art & Craft Bar

GREAT SHOPPING, RIGHT ON YOUR DOORSTEP



Centrale Shopping Centre



Whitgift Shopping Centre

Centrale & Whitgift is Croydon's flagship shopping centre and is just an 8-minute walk from Boulevard Point. There, you'll find Zara, M&S, Next and more. On the edge of town, a 9-minute drive or 19-minute bus journey away, is the Valley Park Retail Centre, home to Ikea and stores such as Dunelm, Sports Direct, DFS and Boots. And, for serious splurging, you can be at London's Oxford Circus in around 40 minutes.

For everyday essentials, you can walk to Sainsbury's Local in 2 minutes, a large Sainsbury's in 11 minutes and Waitrose in 9 minutes. And you can get to Aldi by bus in 8 minutes.

ENTERTAINMENT FOR EVERYONE

Other options for entertainment are wide and varied too. Movie lovers can choose from screenings at Vue Cinema or the intimate David Lean Cinema or Croydon Clocktower. For adrenaline junkies there's Escape Room, for families there's Tenpin Bowling and for night owls there are many much-loved bars and clubs in Croydon's centre.

Within a 30-minute drive, there's even more to enjoy – from go-karting at Surbiton Raceway to horseracing at Epsom Downs and thrill seeking at Chessington World of Adventures.



Croydon Clocktower



Marks & Spencer



Centrale Shopping Centre



Wandle Park



Brighton Beach

GREEN AND PLEASANT LAND

Not only are you conveniently close to Croydon's centre at Boulevard Point, you have several open green spaces nearby too. Whether you enjoy running, walking, picnicking, kicking a ball or kicking back with a book, there's a place for you.

The immaculate Queen's Gardens are just a 6-minute walk away. Wandle Park, with its pond, river, playground, skate park and trim trail, is a 10-minute walk. And at Park Hill Park, a 13-minute walk away, you can play tennis and basketball, visit the playground and wander in the historic walled garden. Only slightly further afield, a 10-minute cycle away, is the much larger Lloyd Park.



Queen's Gardens



Surrey Hills

GLORIOUS HILLS AND SEA AIR

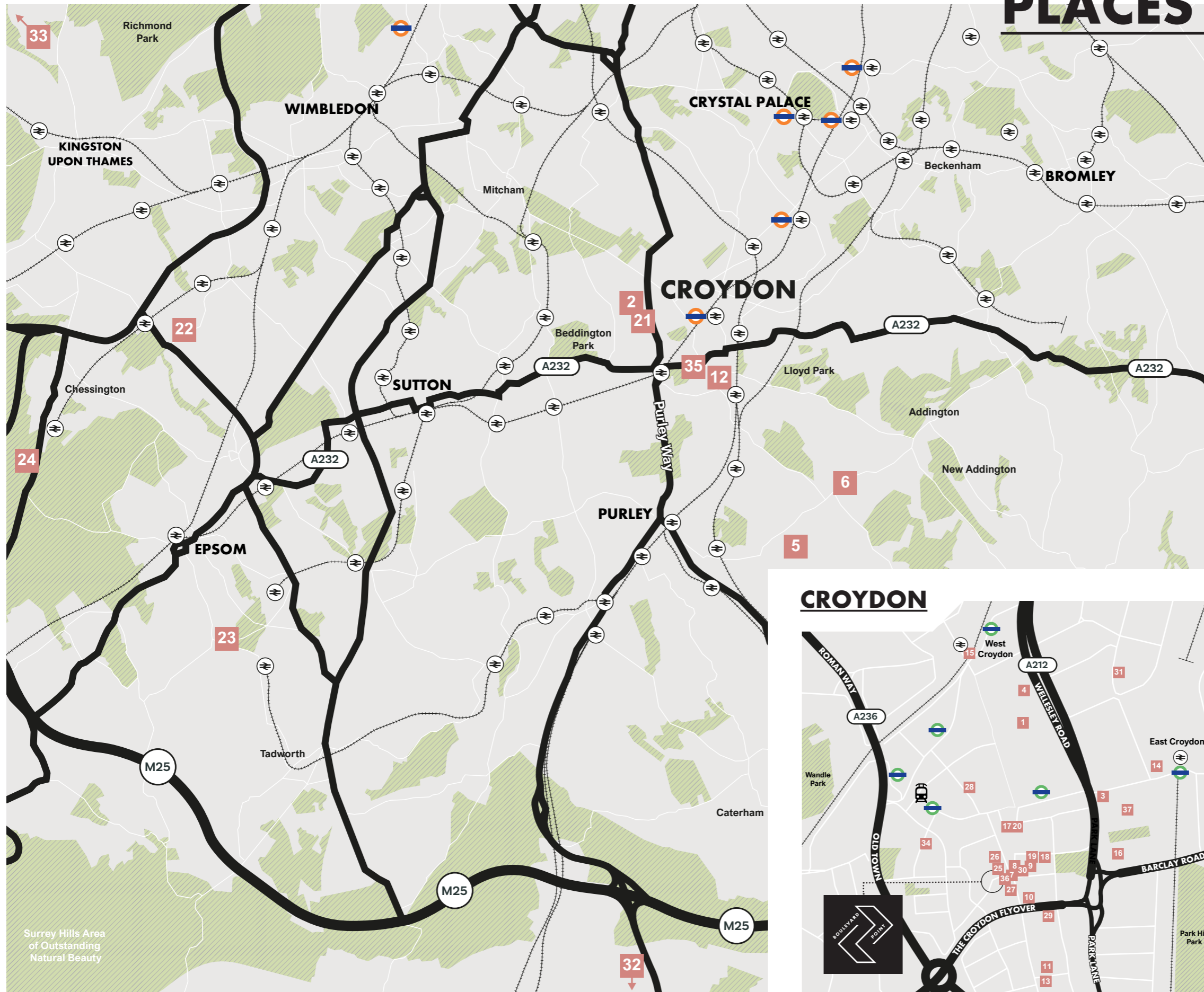
You can easily experience a whole different landscape if you call Boulevard Point home. Within a 37-minute drive, you can be immersed in the magnificent scenery of the Surrey Hills Area of Outstanding Natural Beauty. And, in around an hour, you can be beside the seaside in Brighton.

GET ACTIVE IN YOUR NEIGHBOURHOOD

Back in Croydon, there are plenty of other opportunities to improve your health and wellbeing too. Within a 3-minute walk of Boulevard Point, for example, you have Treed Fitness Gym, Croydon Yoga Hub and F45 training centre. And the Flip Out adventure park for big kids and little kids alike is a 6-minute walk away.



PLACES OF INTEREST



SHOPPING

1. Centrale & Whitgift
2. Valley Park Retail Centre
3. Sainsbury's Local
4. Sainsbury's
5. Waitrose
6. Aldi

FOOD & DRINK

7. The Green Dragon
8. The Ludoquist
9. Crushed Bean
10. Ponte Nuevo
11. Atesh
12. Machan Kitchen
13. Galicia

LEISURE

14. Boxpark Croydon
15. Matthews Yard
16. Fairfield Halls
17. Vue Cinema
18. David Lean Cinema
19. Croydon Clocktower
20. Escape Room
21. Tenpin Bowling
22. Surbiton Raceway
23. Epsom Downs
24. Chessington World of Adventures
25. Treed Fitness Gym
26. Croydon Yoga Hub
27. F45 Training Centre
28. Flip Out adventure park

AMENITIES & TRAVEL

29. Edridge Road Community Health Centre
30. TMRW Coworking Space
31. Enterprise Car Club
32. Gatwick Airport
33. Heathrow Airport

EDUCATION

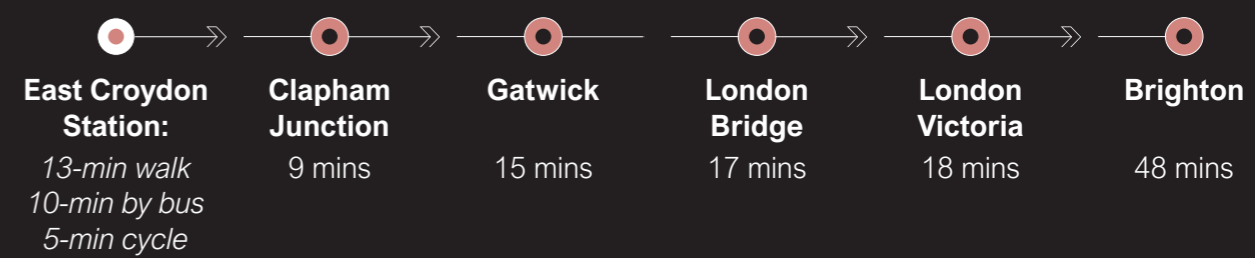
34. Old Palace of John Whitgift School
35. Krishna Avanti Primary School
36. Early Learners Day Nursery
37. Croydon College



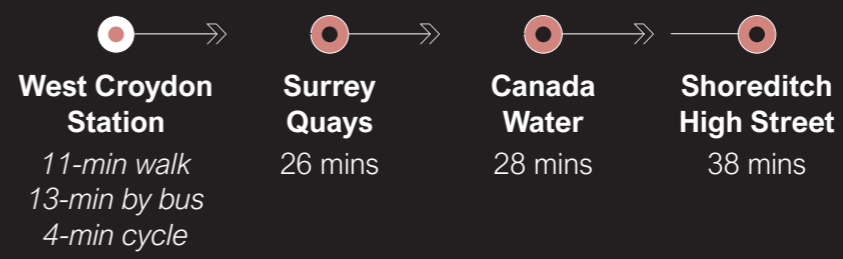
FAST TRAVEL LINKS

Croydon offers everything you need, right on your doorstep. But if you do need to travel, the excellent nearby connections make things really easy.

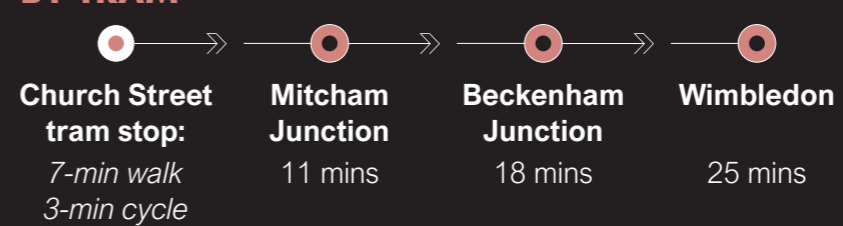
BY TRAIN



BY TUBE



BY TRAM



BY BUS

There are bus stops on the high street just around the corner from Boulevard Point. And Croydon has a good bus network with routes running across and out of town and up into London.

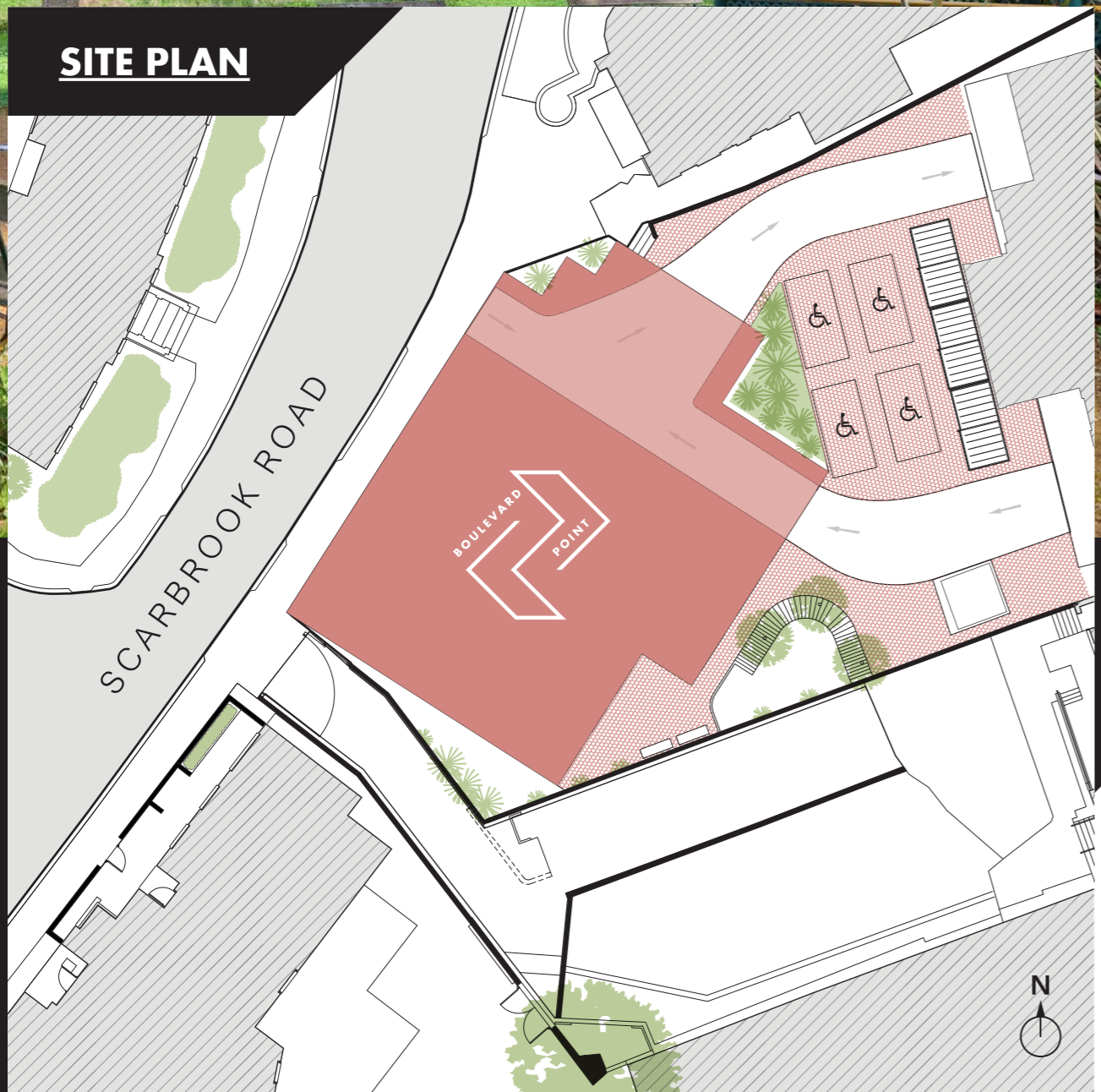
BY CAR

The Enterprise Car Club in Croydon's centre allows hourly and daily self-service hire. Boulevard Point is close to the A232, which takes you east and west to the M25, and Purley Way, which leads north to London and south to Brighton.

BY PLANE

Gatwick Airport: around 33 minutes by car or 27 minutes public transport.
Heathrow Airport: around an hour by car or 1.25 hours by public transport.

SITE PLAN



Sources: *google.com/maps. Times shown are approximate and subject to traffic.**thetrainline.com. Times shown are for the fastest travel times, average journeys may be longer.

YOUR SPACE, YOUR STYLE

Each home at Boulevard Point is finished to a high standard with a modern design scheme, ready for you to add your personality. And they all have a generous balcony, so you have private outdoor space for morning coffees, lazy lunches and soaking up the atmosphere of your excellent new neighbourhood.

WINDOWS + DOORS

- › White lacquered wooden entrance door
- › Satin stainless steel door handles
- › White composite windows

FLOORING

- › Engineered wood flooring in lounge and hallways
- › Silver grey carpet in bedroom(s)

ELECTRICAL + HEATING

- › Brushed steel switches and sockets
- › LED spotlights and pendant lighting
- › Video intercom system
- › Underfloor heating

PAINTWORK

- › White satin woodwork
- › White matte walls

KITCHEN

- › Sandstone base units, grey top units (soft-closing doors)
- › White Caesarstone Snow quartz worktop
- › Brushed stainless steel undermounted sink
- › Built-in single fan oven
- › Induction hob
- › Built-in canopy cooker hood
- › Built-in microwave
- › Integrated dishwasher
- › Integrated fridge freezer
- › Washer Dryer (in hallway)

BATHROOM

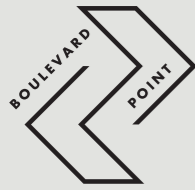
- › White acrylic bath with glass screen (bathroom)
- › Chrome shower with handset and fixed square head
- › Slim white shower tray with dry area
- › Sliding shower door (ensuite)
- › White square back-to-wall toilet with soft-closing seat
- › White wall-mounted basin with chrome monobloc mixer tap
- › Polished white marble wall tiles
- › Grey 60x60mm floor tiles

BEDROOM

- › Silver grey carpet in bedroom(s)
- › Fitted wardrobe to main and some bedrooms (see floorplans)







3 BEDROOM APARTMENT

PLOT 1 & 5

GROSS INTERNAL AREA

88 sqm

LIVING AREA

5.8 x 5.2m

BEDROOM 1

2.7 x 5.8m

BEDROOM 2

2.2 x 4.5m

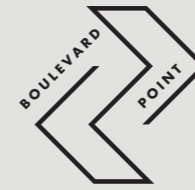
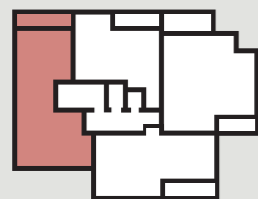
BEDROOM 3

2.9 x 4.2m

S = Store
F = Fridge
W = Wardrobe



First & second floor



1 BEDROOM APARTMENT

PLOT 2, 6 & 10

GROSS INTERNAL AREA

60 sqm

LIVING AREA

4.9 x 6.0m

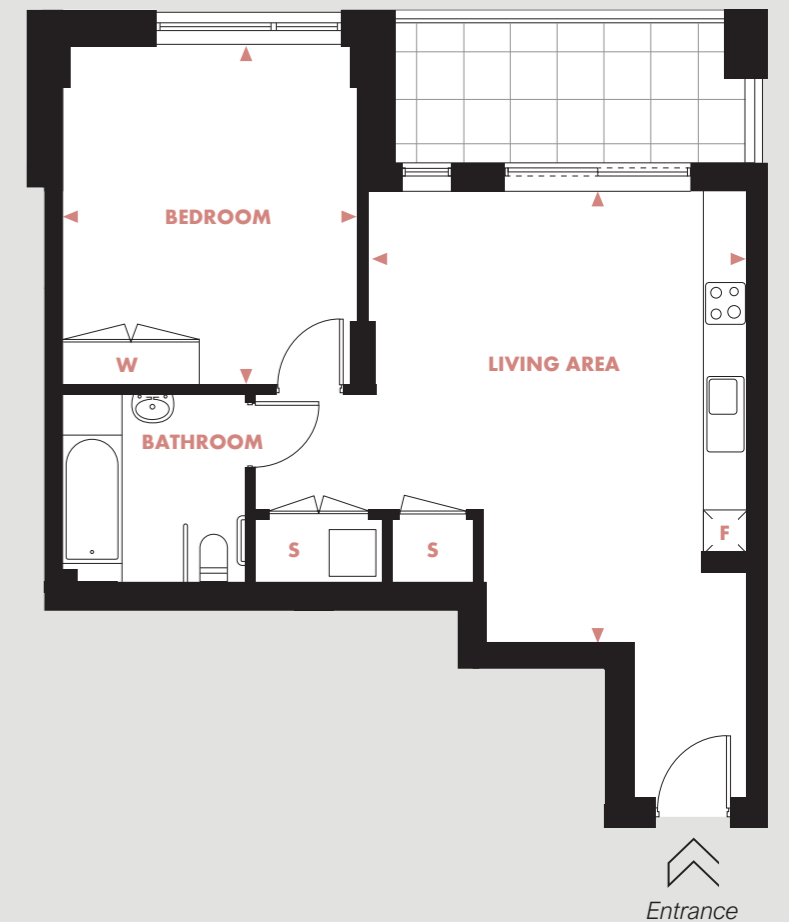
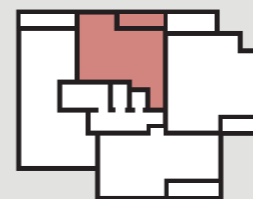
BEDROOM 1

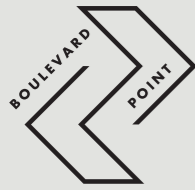
3.9 x 4.5m

S = Store
F = Fridge
W = Wardrobe



First, second & third floor





3 BEDROOM APARTMENT

PLOT 3 & 7

GROSS INTERNAL AREA

87 sqm

LIVING AREA

7.5 x 4.5m

BEDROOM 1

4.5 x 3.7m

BEDROOM 2

3.5 x 3.2m

BEDROOM 3

2.7 x 3.3m

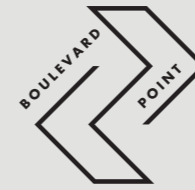
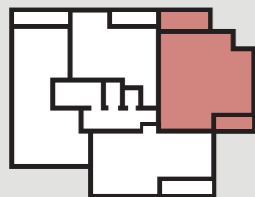
S = Store

F = Fridge

W = Wardrobe



First & second floor



2 BEDROOM APARTMENT

PLOT 4, 8 & 12

GROSS INTERNAL AREA

71 sqm

LIVING AREA

7.2 x 4.7m

BEDROOM 1

2.9 x 4.4m

BEDROOM 2

3.8 x 3.1m

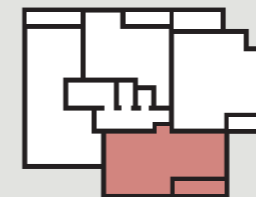
S = Store

F = Fridge

W = Wardrobe



First, second & third floor











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