



Phase 1

*Ashcroft*



**WELCOME TO**

*Ashcroft*



# LIVE WORK AND CHILL

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Croydon's on the up. And a new home at Ashcroft will put you in one of South London's best places to live, work and chill out. Just a short walk from East Croydon station, this collection of contemporary, one, two and three-bedroom apartments is just what you've been waiting for. Design-led interiors. Cutting-edge style. Renewable and green energy solutions. Your own private outside space. And at a price that's affordable.

\*all apartments have private terraces with the exception of one.



*Homes designed  
to suit your  
lifestyle*

# PERFECTION BY DESIGN

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# CITY LIVING, CROYDON STYLE

Croydon has it all. Big name shops and street markets. Live music, lively bars and trendy clubs. Places to see and be seen. Cafe culture and a coffee quarter. Bottomless brunches, fine dining and Boxpark's fusion of flavours. Stunning street art and entertainment

venues. Places to work and to work out. And with outstanding transport links that put you in the City in 15 minutes. Multi-million pound investment has transformed Croydon, bringing Shoreditch cool to what's become one of South London's most exciting areas.

*Immerse yourself in the culture*





28-30 Fairfiled Road, Croydon, CR0 5LH

# GETTING OUT AND ABOUT

Whether you're commuting to work, heading into the City or making a quick weekend getaway to the coast, you couldn't have better transport links.

Croydon, in Zone 5, is home to three railway stations – East Croydon, West Croydon and South Croydon. It takes as little as 15 minutes to get into the City or to Gatwick airport from East Croydon station, which is just a short walk from Ashcroft – or you could be in Brighton in around 40 minutes.

Croydon's tramlink system is fantastic, providing links with Wimbledon and the London Underground system and an easy way to travel to destinations between Croydon, Wimbledon, New Addington and Beckenham Junction.

There's also a network of 25 bus routes and, from the bus stop on Park Hill Road, you can hop on a bus to the hospital, East Croydon bus station and West Croydon bus station.

From West Croydon, there are overground trains to Shoreditch High Street and Canada Water as well as services to London Bridge and Victoria.

If you're taking a taxi or hiring a car, the A22 and A23 provide links to London and the South Coast and the M25 is only 9 miles from Croydon.

## BY FOOT

- EAST CROYDON TRAM STOP  
8 min
- FAIRFIELDS HALL  
8 min
- EAST CROYDON STATION  
11 min
- CENTER OF CROYDON  
13 min
- PARK HILL PARK  
18 min
- LLOYD PARK  
23 min
- WANDLE PARK  
31 min

## BY BIKE

- PARK HILL PARK  
6 min
- LLOYD PARK  
7 min
- WANDLE PARK  
10 min

## BY CAR/TAXI

- GATWICK AIRPORT  
30 min
- HEATHROW AIRPORT  
53 min
- GREENWICH  
56 min
- BRIGHTON  
64 min

## FROM EAST CROYDON ST

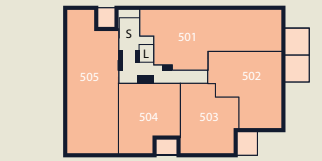
- CLAPHAM JUNCTION  
9 min
- GATWICK AIRPORT  
15 min
- LONDON VICTORIA  
16 min
- LONDON BRIDGE  
17 min
- CANARY WHARF  
32 min
- KINGS CROSS/ST PANCRAS  
42 min
- BRIGHTON  
42 min

## BY TRAM FROM EAST CROYDON

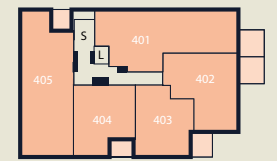
- WANDLE PARK  
7 min
- LLOYD PARK  
8 min
- ELMERS END  
14 min
- NEW ADDINGTON  
20 min
- BECKENHAM JUNCTION  
21 min
- WIMBLEDON  
29 min

\*Travel times from tfl.gov.uk and aa.routeplanner.info.

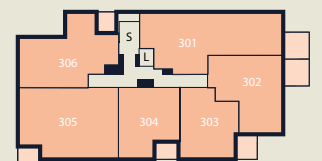
# SITEMAP



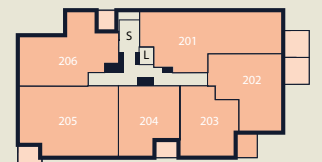
FIFTH FLOOR



FOURTH FLOOR



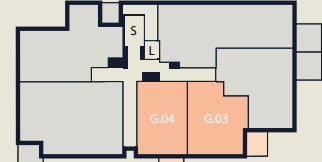
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

- Shared Ownership Homes
- Affordable Rented Homes



- P Plant Room
- C Cycle Store
- B Bin store
- L Lift
- S Stairs

This sitemap represents Ground Floor landscaping and Basement amenities



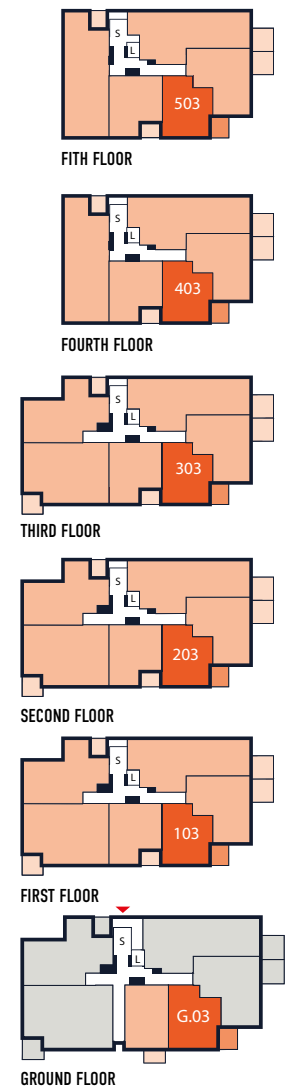
**Plots G03, 103, 203, 303, 403 & 503**

**1 Bedroom Apartment 50.8 Sq M 547 Sq Ft**

**Kitchen / Living / Dining** 4.70 x 6.58 M 15' 5" x 21' 7" Sq Ft

**Bedroom** 2.75 x 4.65 M 9' 0" x 15' 3" Sq Ft

**Patio / Terrace**



All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team. This floor plan orientation has been changed.



**Plot G04**

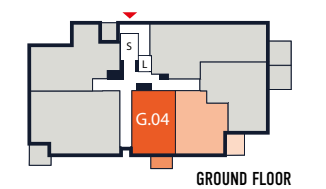
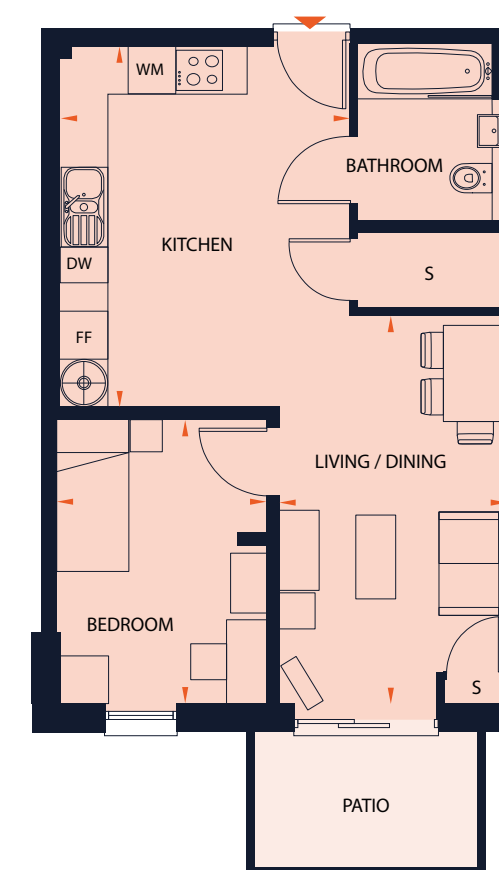
**1 Bedroom Apartment 46.6 Sq M 501 Sq Ft**

**Kitchen** 3.62 x 4.51 M 11' 10" x 14' 9" Sq Ft

**Living / Dining** 2.85 x 4.86 M 9' 4" x 15' 11" Sq Ft

**Bedroom** 2.62 x 3.55 M 8' 7" x 11' 8" Sq Ft

**Patio**



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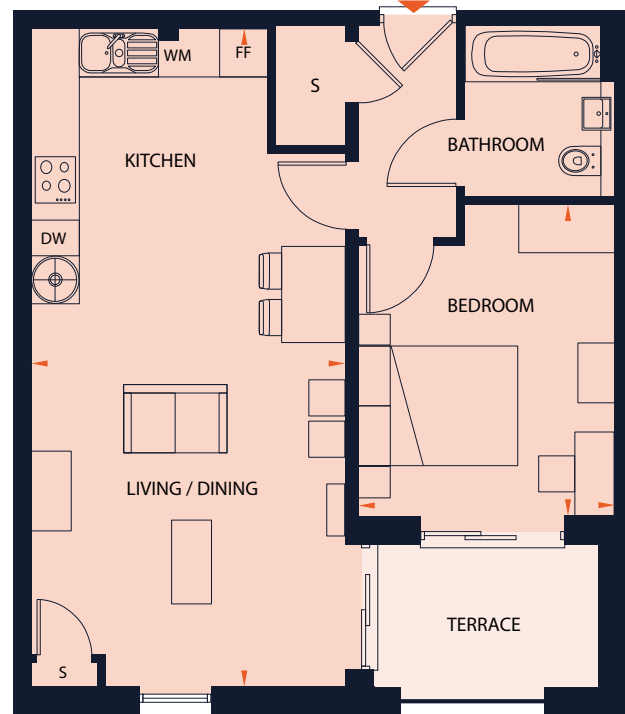
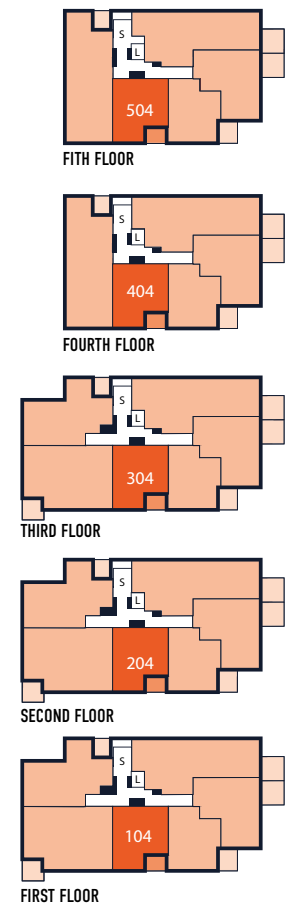
**Plots 104, 204, 304, 404 & 504**

**1 Bedroom Apartment 53.6 Sq M 577 Sq Ft**

**Kitchen / Living / Dining** 3.93 x 8.23 M 12' 10" x 27' 0" Sq Ft

**Bedroom** 3.21 x 3.89 M 10' 6" x 12' 9" Sq Ft

**Terrace**



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**Plots 102, 202, 302, 402 & 502**

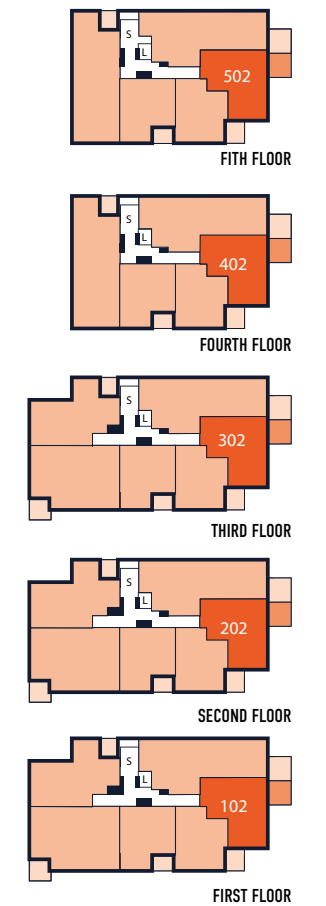
**2 Bedroom Apartment 64.4 Sq M 693 Sq Ft**

**Kitchen / Living / Dining** 6.54 x 4.03 M 21' 5" x 13' 2" Sq Ft

**Bedroom 1** 4.98 x 2.75 M 16' 4" x 9' 0" Sq Ft

**Bedroom 2** 3.78 x 2.08 M 12' 4" x 6' 10" Sq Ft

**Patio / Terrace**



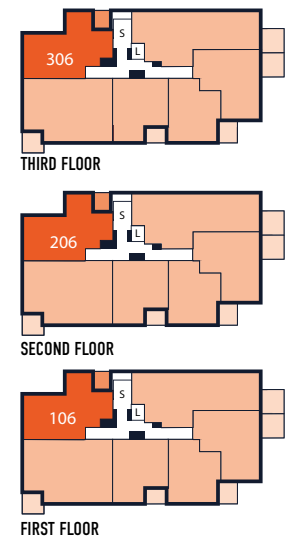
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**Plots 106, 206 & 306**

**2 Bedroom Apartment 70.9 Sq M 763 Sq Ft**

<b>Kitchen / Living / Dining</b>	5.45 x 6.00 M	17' 10" x 19' 8" Sq Ft
<b>Bedroom 1</b>	3.24 x 4.54 M	10' 7" x 14' 10" Sq Ft
<b>Bedroom 2</b>	2.75 x 4.54 M	9' 0" x 14' 11" Sq Ft
<b>Terrace</b>		



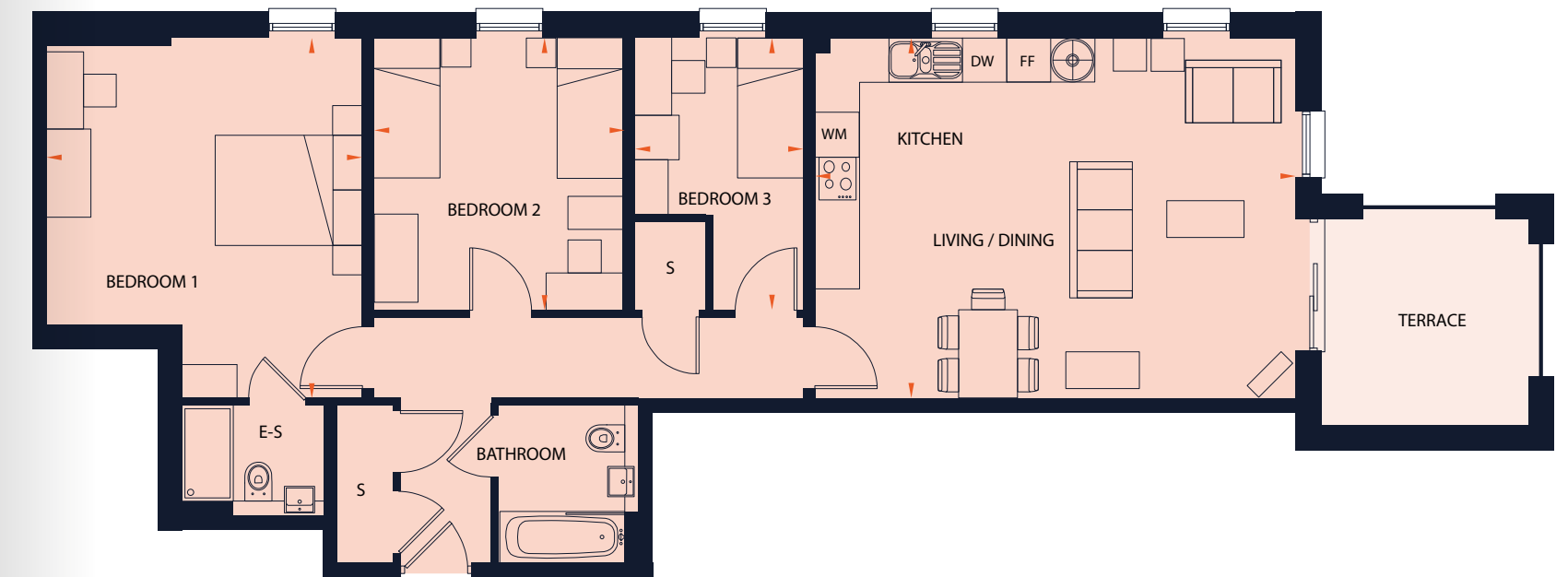
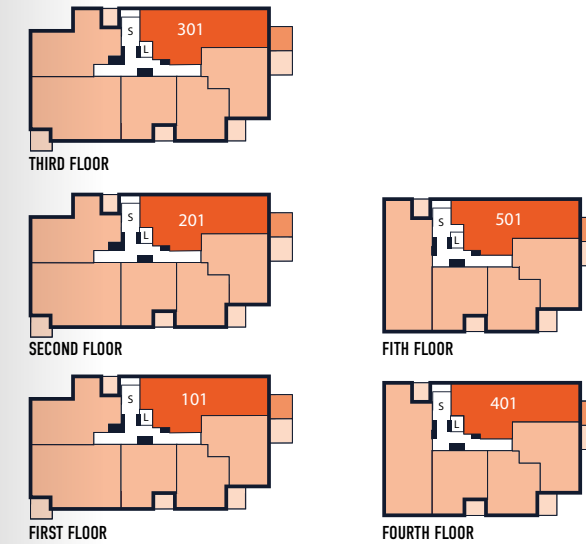
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**Plots 101, 201, 301, 401 & 501**

**3 Bedroom Apartment 87.8 Sq M 945 Sq Ft**

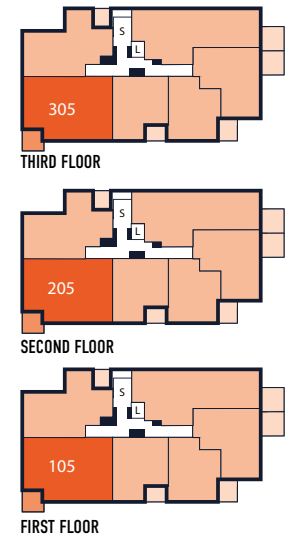
<b>Kitchen / Living / Dining</b>	6.52 x 4.89 M	21' 4" x 16' 0" Sq Ft
<b>Bedroom 1</b>	4.28 x 4.89 M	14' 0" x 16' 0" Sq Ft
<b>Bedroom 2</b>	3.39 x 3.69 M	11' 1" x 12' 1" Sq Ft
<b>Bedroom 3</b>	2.29 x 3.69 M	7' 6" x 12' 1" Sq Ft
<b>Terrace</b>		



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**Plots 105, 205 & 305**
**3 Bedroom Apartment 93.2 Sq M 1003 Sq Ft**

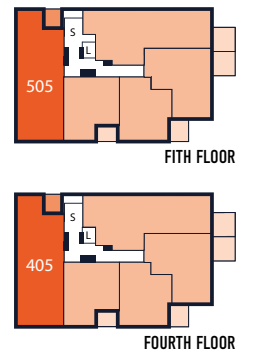
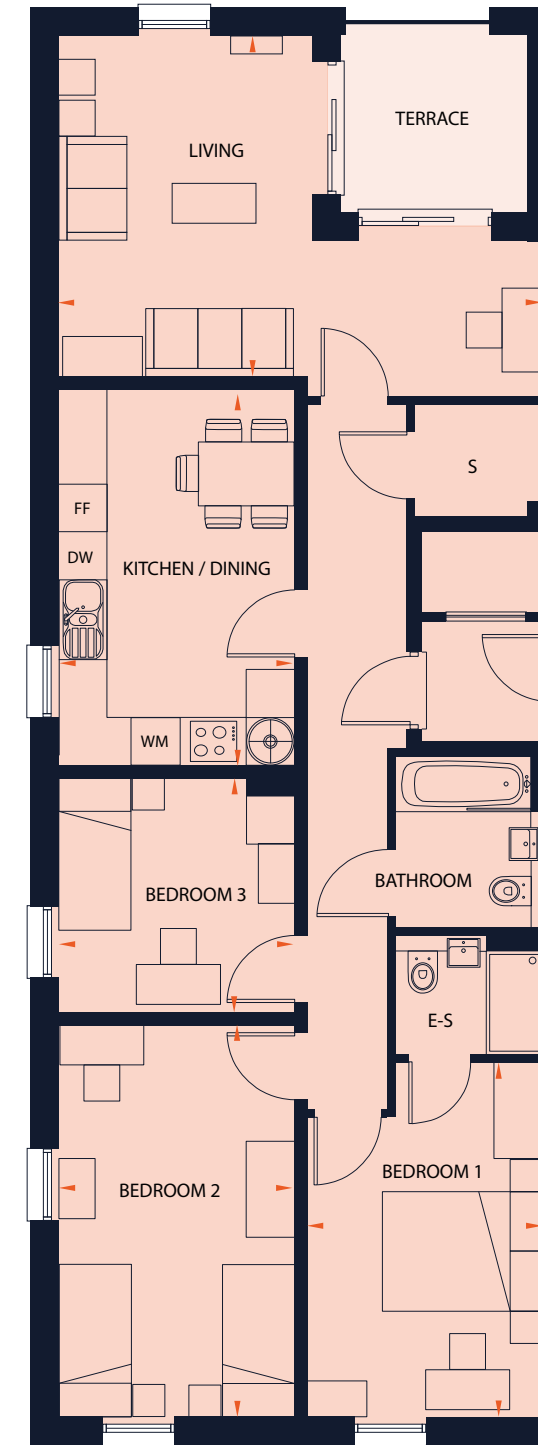
<b>Kitchen / Dining</b>	7.28 x 2.78 M	23' 10" x 9' 1" Sq Ft
<b>Living</b>	4.83 x 3.71 M	15' 10" x 12' 2" Sq Ft
<b>Bedroom 1</b>	2.75 x 4.16 M	9' 0" x 13' 8" Sq Ft
<b>Bedroom 2</b>	2.78 x 4.13 M	9' 1" x 13' 6" Sq Ft
<b>Bedroom 3</b>	3.26 x 2.37 M	10' 8" x 7' 9" Sq Ft
<b>Terrace</b>		



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**Plots 405 & 505**
**3 Bedroom Apartment 92.1 Sq M 991 Sq Ft**

<b>Kitchen / Dining</b>	2.94 x 4.65 M	9' 7" x 15' 3" Sq Ft
<b>Living</b>	6.04 x 4.26 M	19' 10" x 13' 11" Sq Ft
<b>Bedroom 1</b>	2.94 x 4.43 M	9' 7" x 14' 6" Sq Ft
<b>Bedroom 2</b>	2.94 x 4.90 M	9' 7" x 16' 1" Sq Ft
<b>Bedroom 3</b>	2.94 x 2.93 M	9' 7" x 9' 7" Sq Ft
<b>Terrace</b>		



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# QUALITY THAT DOESN'T COST THE EARTH

*It's Time  
for Top End  
Living*



## **Kitchen (fully fitted)**

- Fully-fitted kitchen from Symphony's "Woodbury" range: gloss white wall units and grey base units, with marble-effect laminate worktop & matching upstands
- Stainless steel 1.5 bowl sink with drainer and mixer tap
- Major appliances from Zanussi including washer, fridge freezer, dishwasher, single electric oven, ceramic hob and stainless-steel chimney-style extract hood
- White glass splashback to hob

## **Bathrooms**

- Fitted mirror
- Thermostatically-controlled shower mixer above bath
- Chrome-framed glass shower screen
- Ceramic tiles to floors and walls,
- Chrome heated towel rail

## **Internal**

- Oak-effect vinyl tile flooring to kitchen, living/dining area and circulation spaces
- Grey carpet to bedroom(s)
- Double-glazed windows throughout
- Walls painted white throughout
- Smoke and CO detectors
- Sprinklers
- Gas central heating
- TV plate including Sky Q / TVFM digital to living area and bedrooms (subject to owners' subscription)

## **External**

- Video door-entry phone system
- Private outdoor space to all homes
- Bicycle store
- NHBC Warranty

Specifications may be subject to change due to our policy of continuous improvement and the finished product may vary from the information provided. Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council

Images are of a typical PA Housing show home



**CONTACT US:**  
[sales.pahousing.co.uk/ashcroftphase1](https://sales.pahousing.co.uk/ashcroftphase1)  
[sales@pahousing.co.uk](mailto:sales@pahousing.co.uk)  
**0203 3940 078**

### SHARED OWNERSHIP

Shared Ownership is a Government-funded, low-cost home ownership programme that aims to help people who can't afford to buy a home at full value by enabling you to buy in affordable, manageable stages. If eligible, you're able to buy a share in your property, usually between 25% and 75% and pay rent on the share you don't own. You also have to pay any service charges and ground rent.

### 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, the Home Counties and the South East. We hold almost 23,000 homes and employ 600 plus staff to provide the best service to our customers.

### AM I ELIGIBLE?

Priority will go to people living or working in Croydon, but anyone can apply.

### OTHER ELIGIBILITY CRITERIA

A maximum household income £90,000 per annum applies and Local Authority income caps may also apply to some properties. Please speak to the Sales & Marketing Team for more information.

Your name, or the name of any joint applicant, must not be on the deeds of another property (in the UK or abroad) at the point of exchange.

The percentage of the home you can purchase is linked to your income and is subject to a financial assessment by an Independent Financial Adviser (IFA).



The particulars within this document are for illustrative purposes and should be treated as guidance only. 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: February 2022.

