



MALVERN HOUSE

KENLEY CR8

NINETEEN BEAUTIFUL 1, 2 AND 3 BEDROOM APARTMENTS

AVAILABLE FOR SHARED OWNERSHIP



- THE - AREA

ENJOY THE BEST OF BOTH WORLDS...

Set in quiet, leafy surroundings, in a charming residential location, Malvern House seems a million miles from the hustle and bustle of the city. Yet these stylish, new apartments are just a short commute from central London and has an array of fashionable shops, bars and restaurants in nearby Purley and Croydon.

Malvern House is perfect if you are looking to combine the buzz of city life with laid-back living, in a highly sought-after area.





Perfectly Positioned

This modern, new-build development is located in the desirable district of Kenley, just 12 miles south of London. Close to Coulsdon, Croydon and the affluent neighbourhood of Purley, this is a rare chance to buy in an exclusive location, at an affordable price.

The area boasts excellent transport links into London and Croydon, as well as easy access to the green open spaces of Kenley Common and the North Downs.

It is ideal for first time buyers and for those keen to live in a lovely sought after location, yet still stay connected.



- THE - LOCATION

WORK, REST & PLAY

Kenley offers the perfect location not only for commuting to London, but also to enjoy your life to the full. You'll find plenty to do in the stylish surrounding areas, including chic bars and restaurants, top-notch sporting facilities and plenty of green, open spaces to relax and unwind.

Neighbouring Purley, less than 2 miles away, has repeatedly been voted one of the most affluent suburbs in Britain. Popular for its large houses, tree lined roads and thriving high street, the town attracts wealthy city workers and families keen to escape the capital. It has a host of cafés, restaurants, a Tesco superstore and a wide range of shops.

The area has many excellent primary and secondary schools, as well as first-class leisure facilities, including gyms, golf courses and sports clubs.

The great outdoors on your doorstep

The beautiful Kenley Common is just a short walk away. This 56 hectare area of picturesque grassland and ancient woodland surrounds a former Battle of Britain airfield. Home to a wide range of wildlife, it is the perfect spot to escape and take in the views across the Caterham valley towards the North Downs beyond. At Malvern House it's hard to believe you are just 13 miles from the centre of London.

Slightly further afield, you have the beautiful Surrey hills and North Downs to explore, with their stunning scenery and delightful country inns.



BE WELL-CONNECTED

You'll enjoy excellent transport links however you choose to travel.



By rail

Kenley Station (zone 6) is about 0.4 miles (approximately 12 minutes walk) from the Malvern House apartments. From here there are direct train services to London Victoria (38 minutes) and London Bridge (35 minutes).

Alternatively, there are fast, direct trains from Purley, just 1.3 miles away, to London Victoria (27 minutes), London Bridge (22 minutes) and Gatwick Airport (25 minutes).

By bus

The area is well served by buses, with the 405, 407, 412 and 455 all operating locally.

You can connect to a number of nearby towns including Croydon, Wallington, Redhill and Caterham all within 40 minutes from your door.

By car

Malvern House has free, on-site parking for residents.

It also benefits from easy access to the road network. The A22 (Godstone Road) is two minutes away and it is just over 6 miles to Junction 6 of the M25.

By Air

Gatwick Airport is 19 miles away, with a direct rail connection from nearby Purley Station.

Distances and travel times sources: tfl.co.uk & google maps

LOCATION

