



Stanley Works

OSBOURNE ROAD, CR7

est
2018

A selection of 1, 2 & 3 bedroom
apartments and houses



Welcome to Stanley Works

The final piece in the urban chain that connects Croydon to London, Thornton Heath is a thriving area located within the borough of Croydon.

A previously overlooked enclave; the district has recently become part of a £2.78 million regeneration scheme. One that is transforming this South East London suburb into a thriving metropolitan destination which surrounds a bustling high street.

Situated on the quiet residential streets that surround Thornton Heath train station is Stanley Works; a new and stylish development that offers shared ownership homes for individuals and families alike, with an abundance of excellent schools in the surrounding area.

A laid-back South London location that borders the growing technology hub of Croydon. An area that balances metropolitan buzz with an abundance of independent eateries and open green spaces. A place of endless opportunity and interest: this is Stanley Works.





O I

Beautifully crafted homes

Emerging from a history of industry and innovation, Stanley Works is an ambitious new development. Built upon the site of a former metalworks which was crucial to the industrial development of the Thornton Heath district.

The development offers a range of crafted 1-2 bedroom apartments and 2-3 bedroom houses, all a short walk from Thornton Heath train station. And ideally for commuters, it is located a mere 7 miles from Charing Cross.

Designed with quality and care, Stanley Works offers Contemporary homes for London living. Combining distinctive materials and interior finishing with high quality appliances and electronics.

These well crafted and adaptable spaces, relevant to the changing demands of modern living. Translating the industrial character and history of the area into homes that will sustain a future generation of living in Thornton Heath.





The London borough of Croydon boasts over 120 parks and open spaces



Stanley Works



02

Escape the city

Croydon has been a long term pioneer of modernity and innovation. Once a showcase of 1960s urban infrastructure, the center of Croydon is in the midst of a £5.25 billion redevelopment project; attracting a thriving start-up culture and an exciting variety of eateries to this burgeoning borough.

But it's not all concrete. With over 120 parks and open spaces, the borough of Croydon is also home to a variety of cherished gardens, woodlands and recreation grounds.

The well kept grounds of Grangewood Park are a short walk from Stanley Works, whilst the heights of the Addington Hills offer prime views across the city.

North of the ambitious Croydon skyline, Stanley Works is sited amidst the quiet leafy streets and Victorian architecture of Thornton Heath. Aligning community spirit and flair, with the pace and drive of the city.

Stanley Works



03

Live your best life

Combining the exciting pace of Croydon's metropolitan centre, with an endless number of green spaces and parks; Stanley Works is sited amidst destination eateries, landmark cultural destinations and endless opportunities for activity and leisure.

In Thornton Heath, local sports are well represented. Crystal Palace's Selhurst Park stadium is just a short walk away from the development, whilst the historic Streatham-Croydon rugby club, founded in 1871 maintain their grounds on the nearby Frant Road.

The weekend begins at Boxpark where a rotating variety of restaurants, bars and live music

occupy the arrangement of 80 repurposed shipping containers. Beyond this, the London Road is well known for its South Indian restaurants.

For the culturally curious, Fairfield Halls is an iconic venue for music events and theatre and the David Lean Cinema has organised a programme of independent British and international film screenings in the same location since 1995.

Elsewhere, off Surrey Street; Matthews Yard is an independent arts & creative hub that serves excellent food and coffee. Their long-standing concession Brgr&Beer remains a firm local favourite.



Visit Boxpark for a variety of restaurants, bars and live music



04

Effortless connections

With Thornton Heath train station located a short stroll from the development, Stanley Works is an ideal home for commuters; offering regular transport connections to the city and the surrounding area.

From Thornton Heath, regular trains to London Victoria take 30 minutes, and connect to the West End and Central London, whilst trains to London Bridge provide connections to the Jubilee Line and Canary Wharf within an hour.

Within the surrounding area, a network of reliable bus connections enable access to

the heights of Crystal Palace; and the greenery of Streatham common, whilst Croydon town centre can be reached within 10 minutes by train. Elsewhere, the lively pace of Peckham and the quaint village feel of East Dulwich can be easily travelled to by train.

For drivers the M25 can be reached in just 35 minutes via the A23. And for those looking for a last minute escape, Gatwick Airport is just 40 minutes away.





05

Dedicated to quality

KITCHEN

- Magnet Studio White
- Magnet Midnight laminated work surface
- Glass splashbacks
- AEG Appliances
 - Double Oven
 - Ceramic Hob
 - Integrated Fridge Freezer
 - Integrated Washer Dryer

LIVING ROOM

- Karndean Aura Flooring - Natural Abbey Oak

BATHROOM

- Ideal Standard sanitaryware
- Ceramic wall and floor tiles
- Curved glass shower screen
- Thermostatic over bath shower

BEDROOM

- Carpet Tomkinson Twist Stone

GENERAL

- Audio entry phone system
- Karndean Aura Flooring - Natural Abbey Oak
- Spotlights
- Vinyl matt emulsion to walls, ceiling and woodwork



Stanley Works

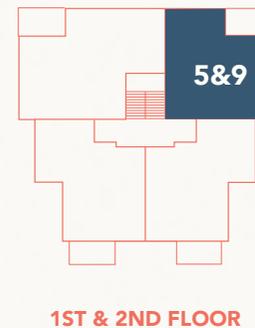
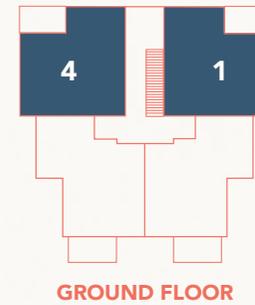
Site map



Flats 1, 4*, 5 & 9

FLOORS GROUND, 1 & 2

Living / Kitchen	23 m ²
Bedroom	14.5 m ²
Bathroom	4.4 m ²
TOTAL	52.7 m ²



*Flat 4 is a mirror image. Please note: Flats 5 & 9 have a balcony not a patio.



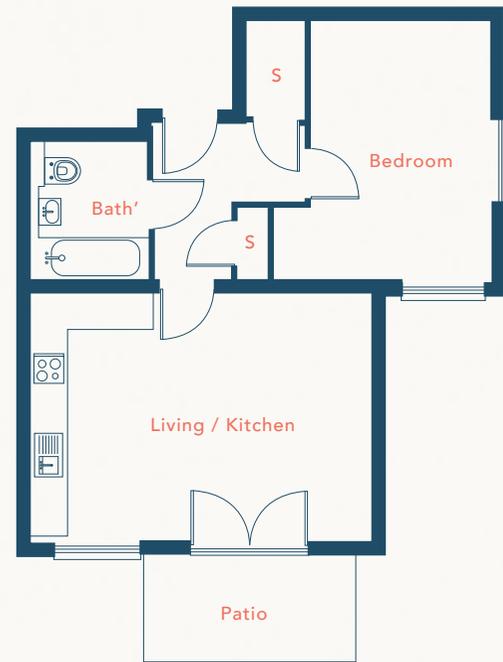
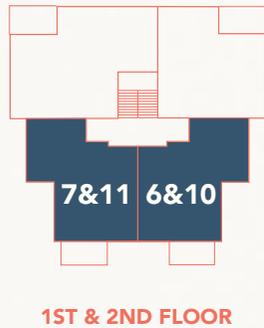
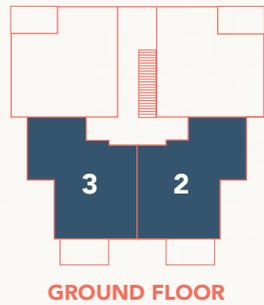
All dimensions are taken from architects' plans and cannot be relied upon to be 100% accurate. Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a guide and PA Housing reserves the right to amend the specification as necessary and without notice.



Flats 2, 3*, 6, 7*, 10 & 11*

FLOORS GROUND, 1 & 2

Living / Kitchen	24 m ²
Bedroom	13.8 m ²
Bathroom	4.6 m ²
TOTAL	52.3 m ²



*Flats 3, 7 & 11 are a mirror image. Please note:
Flats 6, 7, 10, & 11 have a balcony not a patio.



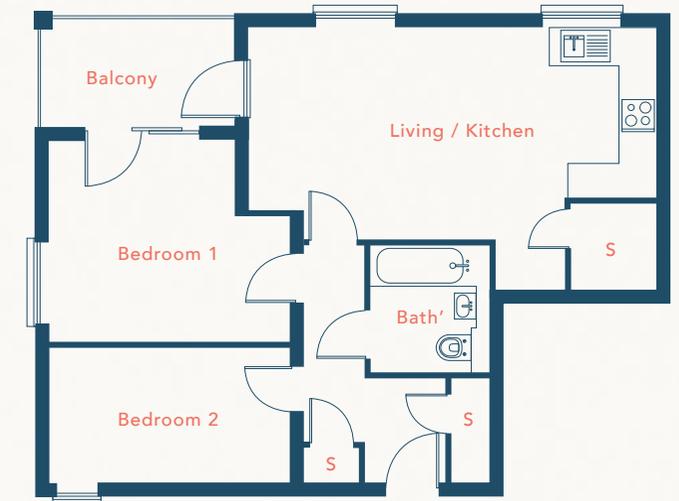
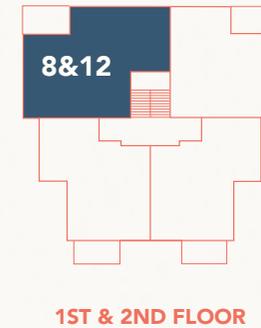
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Flats 8 & 12

FLOORS 1 & 2

Living / Kitchen	25.1 m ²
Bedroom 1	13 m ²
Bedroom 2	9.4 m ²
Bathroom	4.4 m ²
TOTAL	65.7 m ²



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Houses 1 & 5

GROUND FLOOR

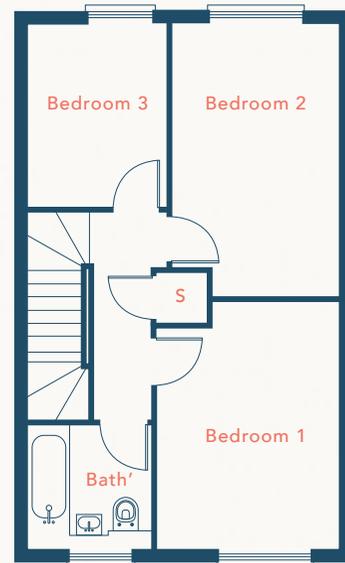
Living / Dining	27m ²
Kitchen	10 m ²
WC	3 m ²
TOTAL	52.4 m ²

FIRST FLOOR

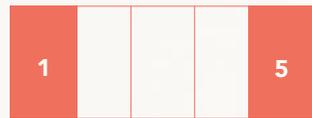
Bedroom 1	13.9 m ²
Bedroom 2	14.1 m ²
Bedroom 3	8 m ²
Bathroom	4.7 m ²
TOTAL	52.4 m ²



GROUND FLOOR



1ST FLOOR



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Houses 2, 3 & 4

GROUND FLOOR

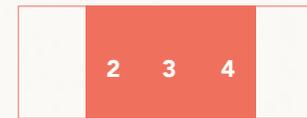
Living / Dining	21.6 m ²
Kitchen	8.3 m ²
WC	3 m ²
TOTAL	44.3 m ²

FIRST FLOOR

Bedroom 1	18.8 m ²
Bedroom 3	10.3 m ²
Bathroom	4.7 m ²
TOTAL	44.3 m ²

SECOND FLOOR

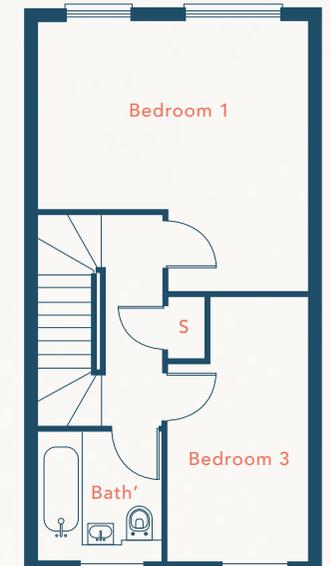
Bedroom 2	19.1 m ²
TOTAL	28 m ²



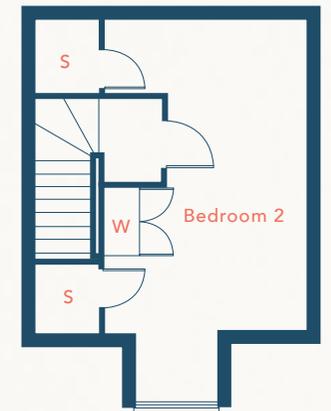
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Houses 7, 9 & 11

GROUND FLOOR

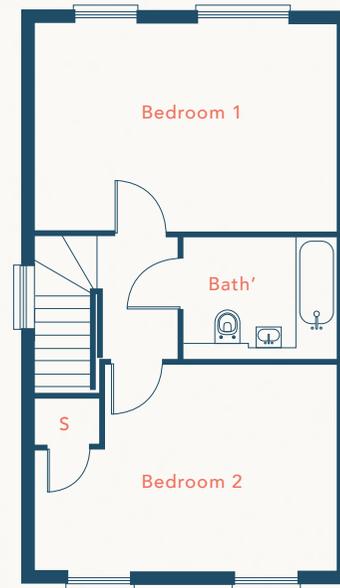
Living / Dining	22.1 m ²
Kitchen	8.2 m ²
WC	3.7 m ²
TOTAL	25.3 m ²

FIRST FLOOR

Bedroom 1	19.7 m ²
Bedroom 2	17.7 m ²
Bathroom	5.9 m ²
TOTAL	52.3 m ²



GROUND FLOOR



1ST FLOOR



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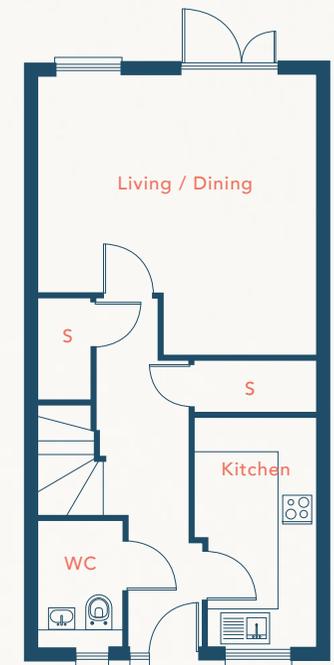
Houses 8 & 10

GROUND FLOOR

Living / Dining	20.1 m ²
Kitchen	7.5 m ²
WC	2.9 m ²
TOTAL	46 m ²

FIRST FLOOR

Bedroom 1	16.3 m ²
Bedroom 2	13.1 m ²
Bathroom	4.5 m ²
TOTAL	46 m ²



GROUND FLOOR



1ST FLOOR



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06

What's next?

Shared Ownership is a Government run initiative that enables you to buy a share of a property and pay rent on the remaining share that you don't own. You need to purchase the maximum share that you can afford, between 35% and 75% of the full market value, generally funded through a mortgage, and pay rent on the unsold equity.

The combined monthly cost on your rent and your mortgage will usually be less than buying a property out right. You are able to buy additional shares of your property at any time (please note a maximum of 5 transactions are allowed).

This process is known as staircasing.

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