

Modern.  
Classic.

THE  
WANDLE



# Light. Space.

The Wandle is situated on Scarbrook Road, just a two-minute walk from the Old Town of Croydon. This 26-storey tower boasts 128 spacious apartments, each designed to a high standard throughout. All residents at The Wandle will benefit from a roof garden on level 22 and access to the co-working space on level 1.

Whether it's relaxing at home in your own winter garden, or taking in all that Croydon and Central London has to offer, The Wandle is perfect for the urban dweller.



Welcome to The Wandle – a vibrant, contemporary collection of one- and two-bedroom apartments each with a winter garden and panoramic views at the heart of one of London's most historic boroughs.





# Outside. Inside.

Every apartment has its own winter garden - a tranquil room that overlooks the city.



**Right**  
The south-side view from the winter garden. The perfect spot for watching the world go by.

**Left**  
The living area opens onto the winter garden, flooding the space with plenty of natural light.



Each apartment offers breathtaking views of the city and beyond, with floor-to-ceiling windows, spacious balconies and winter gardens providing ample opportunities to soak up the tranquility of the space. Whether you're enjoying a morning coffee or watching the sunset over the city, the views from The Wandle will captivate.

From spacious open-plan living areas to high-spec finishes and state-of-the-art kitchens, you'll enjoy a level of comfort that is second to none. Whether you're entertaining guests or simply unwinding after a long day, The Wandle provides the perfect backdrop for sophisticated living.

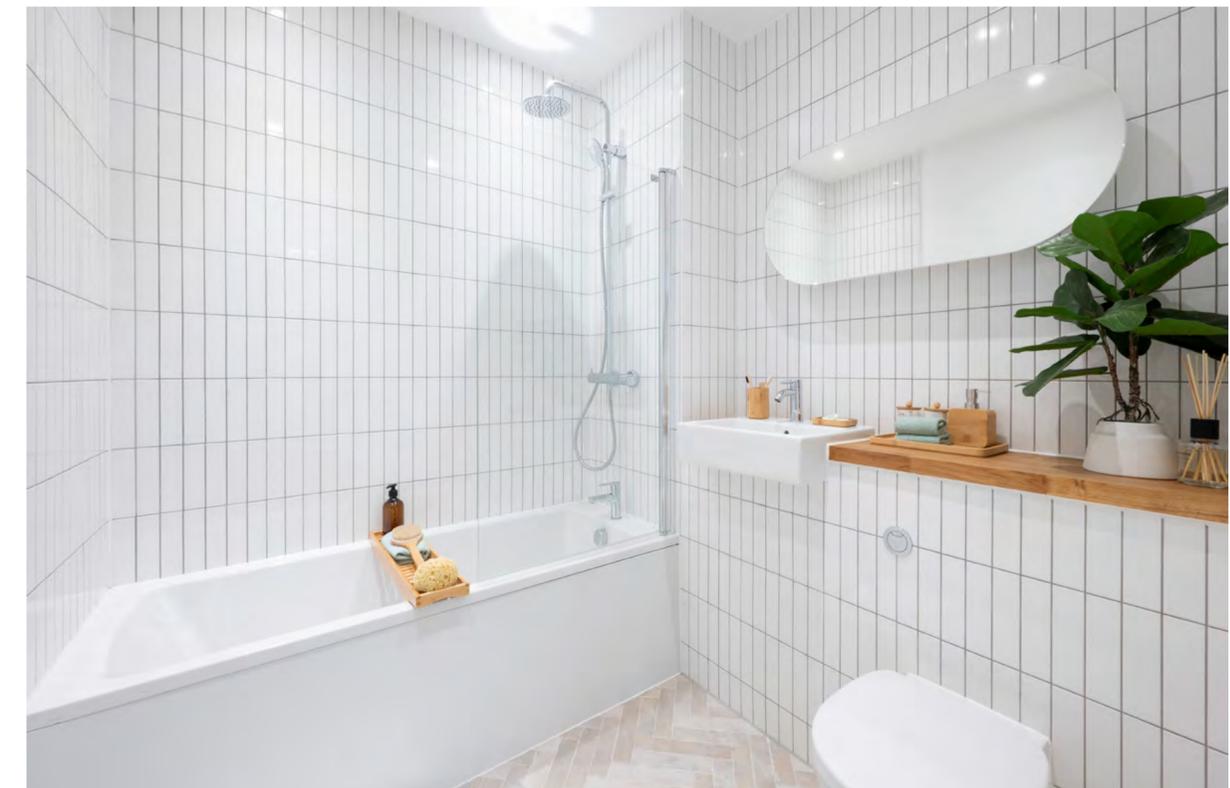




Light and space is the core inspiration behind each apartment and its finishes.

**Left**  
The light and spacious second bedroom.

**Below**  
Bathroom with European Oak countertop and porcelain floor tiles laid in a herringbone format.



# Tranquility. Community.

The Wandle benefits from a range of independent coffee shops, bars and restaurants as well as grocery shops on its doorstep. The iconic Boxpark with its bars, restaurants, and event spaces has helped redefine the town centre. Croydon's vibrant local culture and rich heritage will see it named as the London Borough of Culture in 2023.

Croydon also has an extensive choice of open green spaces, wetlands, and playing fields. The borough boasts 21 'Outstanding' primary schools and six secondary schools, making it the perfect place to raise a family.

The Wandle is well connected with major transport links around the borough and beyond, including key railway networks, buses and the Croydon Tramlink.



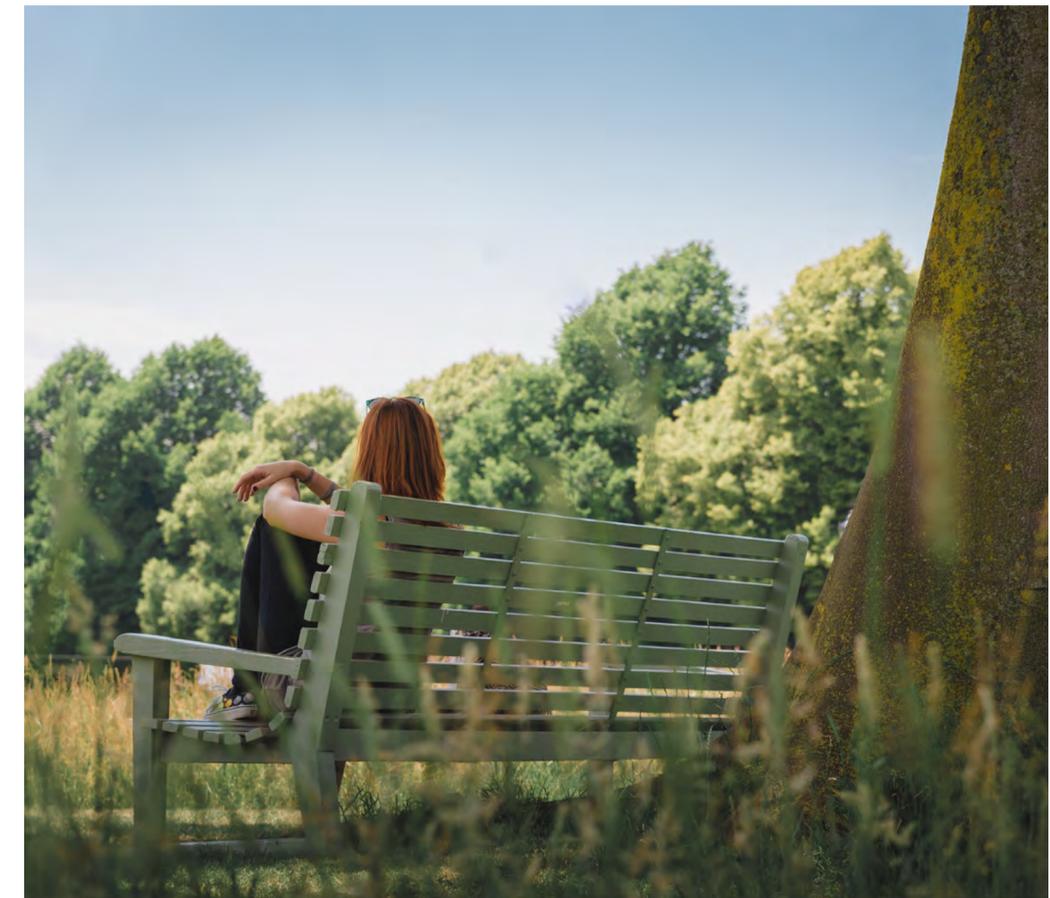
Situated in the vibrant heart of Croydon old town with easy access to Central London.

#### Below

Pass the time away in one of Croydon's many open green spaces, or socialise in the vibrant hotspots of the town.

#### Left

Byte and Crushed Bean are just around the corner from The Wandle, perfect for your morning coffee.



# Comfort. Style.

All apartments are finished to an exacting standard, with stylish fittings and fixtures.



## Kitchen

- Fitted kitchen with Howdens Greenwich Super Matt Base Units
- Worktop 30mm thick in Silestone Marengo, suede finish with drainage grooves
- Oak veneer shelves between units
- Integrated 70/30 Fridge Freezer, Bosch
- Integrated dishwasher, Bosch
- Integrated induction hob, Bosch
- Integrated electric oven, Bosch
- Bristan Lemon Easyfit Kitchen Sink Mixer Chrome Tap
- Brushed stainless steel switches to splashback



## Bathroom & En Suite

- White sanitaryware with contemporary chrome fittings
- Concealed cistern WC with soft close seat & cover
- European Oak countertop treated with Dulux Trade Danish Oil
- Bathroom cabinet above basin with lift-up hinge supporting horizontal pill-shaped mirror with Stainless Steel edge. Shaving socket concealed within cabinet.
- Square slimline fixed shower head
- Pull out hand shower set
- Electric heated towel rail
- Porcelain floor tiles laid in a herringbone format

## Electric, Lighting, Heating

- Recessed LED light warm temperature white Bezel with Satin Reflectors
- Single Pendant light to bedrooms
- Pendant lights in hallway, living area and bedrooms
- White plastic sockets
- White plastic light switches



## Security

- Door Entry Systems (audio only) by Entrotec with a Digital Keypad
- CCTV to entrance lobby
- Secure bicycle storage
- Door entry systems by Entrotec with a digital keypad



## Internal Finishes

- Walls and Ceilings in Dulux Trade Diamond Matt Light and Space Pure Brilliant White
- Entrance Hall, Living Rooms and Kitchens
- Engineered Parquet Block Flooring laid in herringbone pattern. Solid Wood Flooring Company – TW-E944
- Bedrooms, Landings & Stairs - 80%Wool 20% Nylon Carpet - Westex Ultima Twist Collection – Penultima Colour: Quartz
- Washing machine located in storage cupboard, Bosch

## General

- Lift and stair access to each floor
- Wall mounted Thorn Novoline LED with chrome finish at each half landing
- Solid core doors Primed and Finished with Dulux Trade Diamond Satin Wood Pure Brilliant White
- Walls in Dulux Trade Diamond Eggshell Pear Grey
- Winter Garden to each unit

## Communal / Warranty

- NHBC 10 Year Buildmark Warranty



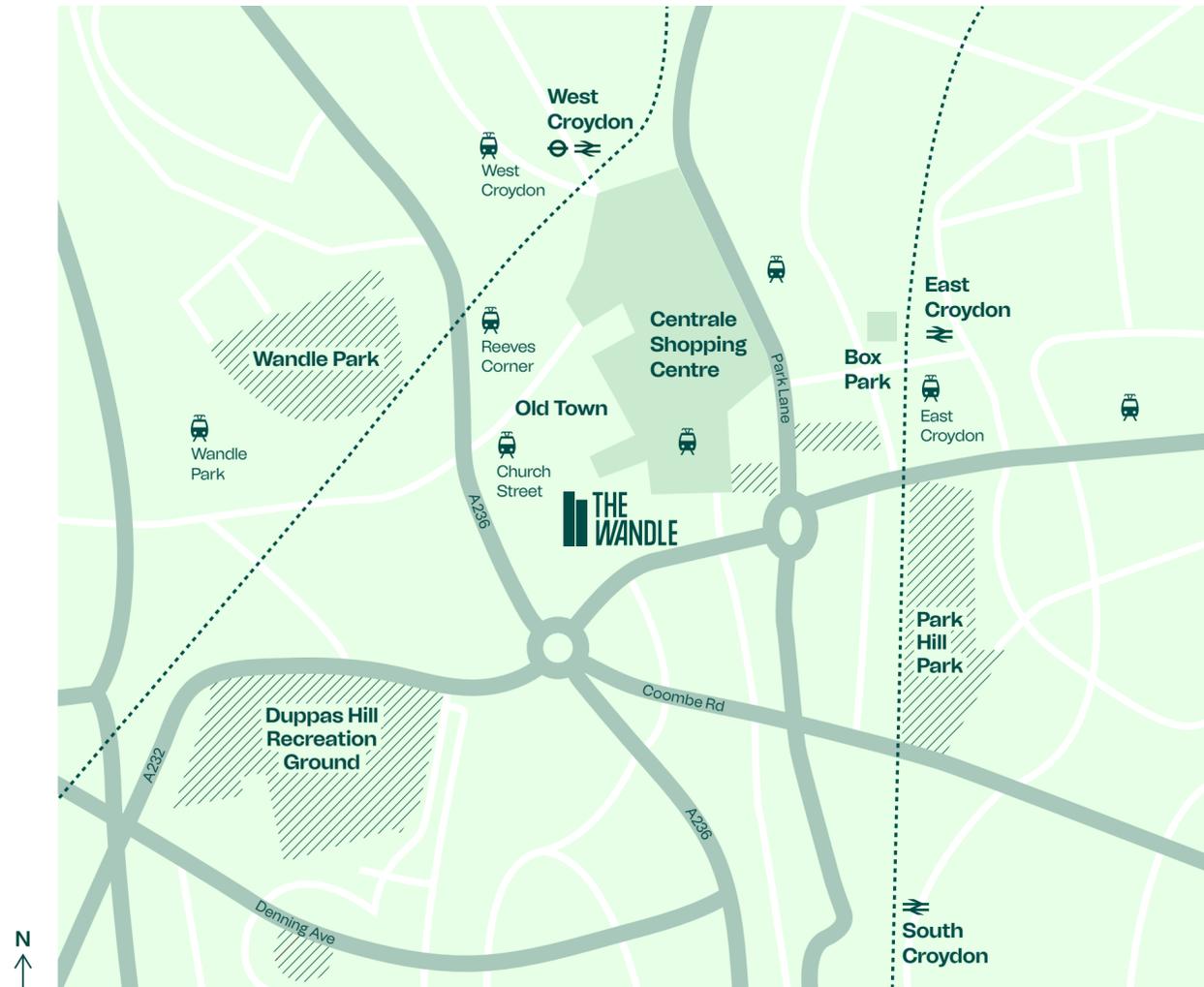


# Urban. Oasis.

With three major train stations close by, The Wandle offers quick and convenient access to the city of London - with London Bridge, London Victoria and London Blackfriars under 30 minutes away.

Frequent travelers will be delighted by the ease of accessing London Gatwick Airport - a mere 15 minutes away from East Croydon station.

Station	 Gatwick Airport	 London Bridge	 London Victoria	 London Blackfriars
East Croydon	14 minutes	15 minutes	16 minutes	20 minutes
West Croydon	29 minutes	18 minutes	30 minutes	26 minutes
South Croydon	27 minutes	22 minutes	20 minutes	24 minutes





# Relax. Unwind.

To become part of  
The Wandle community,  
please get in touch:

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