



FOXMORE

PLACE







## FOXMORE PLACE

Built by Luxgrove Homes, Foxmore Place is a collection of five detached houses located in the sought-after area of Crystal Palace. These luxurious four-bedroom homes, all with private gardens and parking, create a small and exclusive community that strike the perfect balance between metropolitan and suburban living. They offer everything that living in London is worth praising for: location, prestige and unique design.

Foxmore Place is right across the road from Crystal Palace park. The area offers a vast selection of cultural spots, local amenities and convenient transport links. It also has some of the best schools south of the river. Foxmore Place is the ultimate destination for those looking for a more laid-back lifestyle as well as great connections to Central London.

[WWW.FOXMOREPLACE.COM](http://WWW.FOXMOREPLACE.COM)

luxgrovehomes

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# CRYSTAL PALACE

Crystal Palace is one of the most significant historical areas of South London. It is named after The Crystal Palace, a grand building that hosted the Great Exhibition in 1851, the biggest global event at the time. Despite its destruction, Crystal Palace still remains one of the greatest structures in British history.

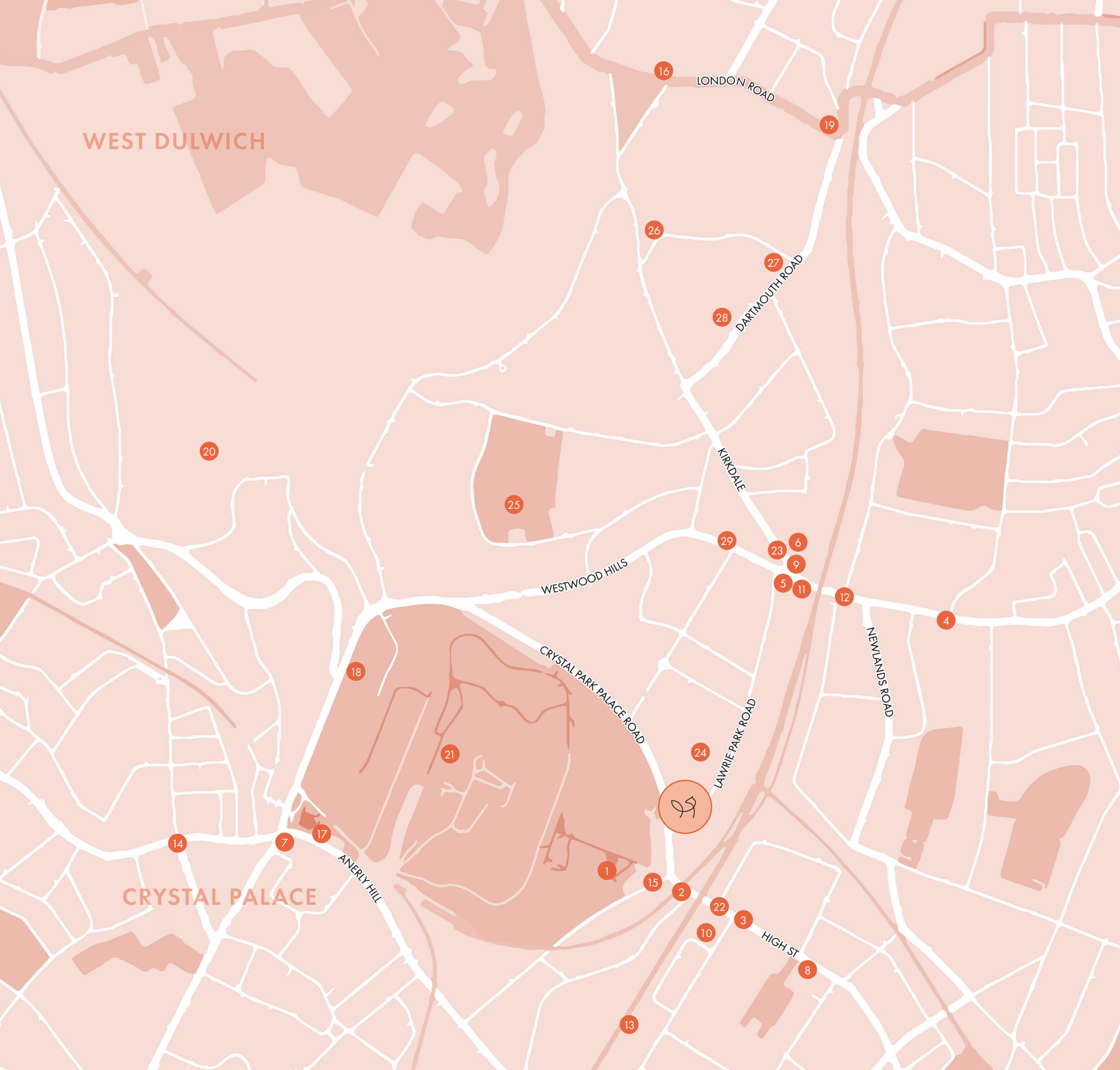
It is also home to one of the oldest football clubs in the world - Crystal Palace - with their stadium located further south in Selhurst Park. With green parks, museums, galleries and cosy streets, Crystal Palace is both a destination of interest for visitors and a wonderful town to live in.



Crystal Palace is where four South London boroughs meet: Lambeth, Southwark, Bromley and Croydon. Creating a perfect combination of Central London and suburban area perks, Foxmore Place is on the doorstep for all they have to offer.







## BARS, RESTAURANTS & CAFÉS

1. Brown & Green Life
2. The Bridge House
3. Craft Metropolis
4. Trattoria Raffaele
5. Cobb's Corner Cafe
6. The Greyhound
7. Church Grill

## SHOPPING

8. Tesco Express
9. Sainsbury's Local
10. Homebase
11. Kirkdale Bookshop & Gallery
12. Well Being Health Foods
13. The Cheese Collective
14. Do South
15. Crystal Palce Farmers Market

## ENTERTAINMENT

16. Horniman Museum and Gardens
17. Crystal Palace Museum
18. Brunel Water Tower Base
19. The Control Room
20. Kingswood Community Centre

## SPORT AND LEISURE

21. Crystal Palace Park
22. Temple of Strength
23. Pure Gym
24. Sydenham Tennis Club
25. Sydenham Wells Park

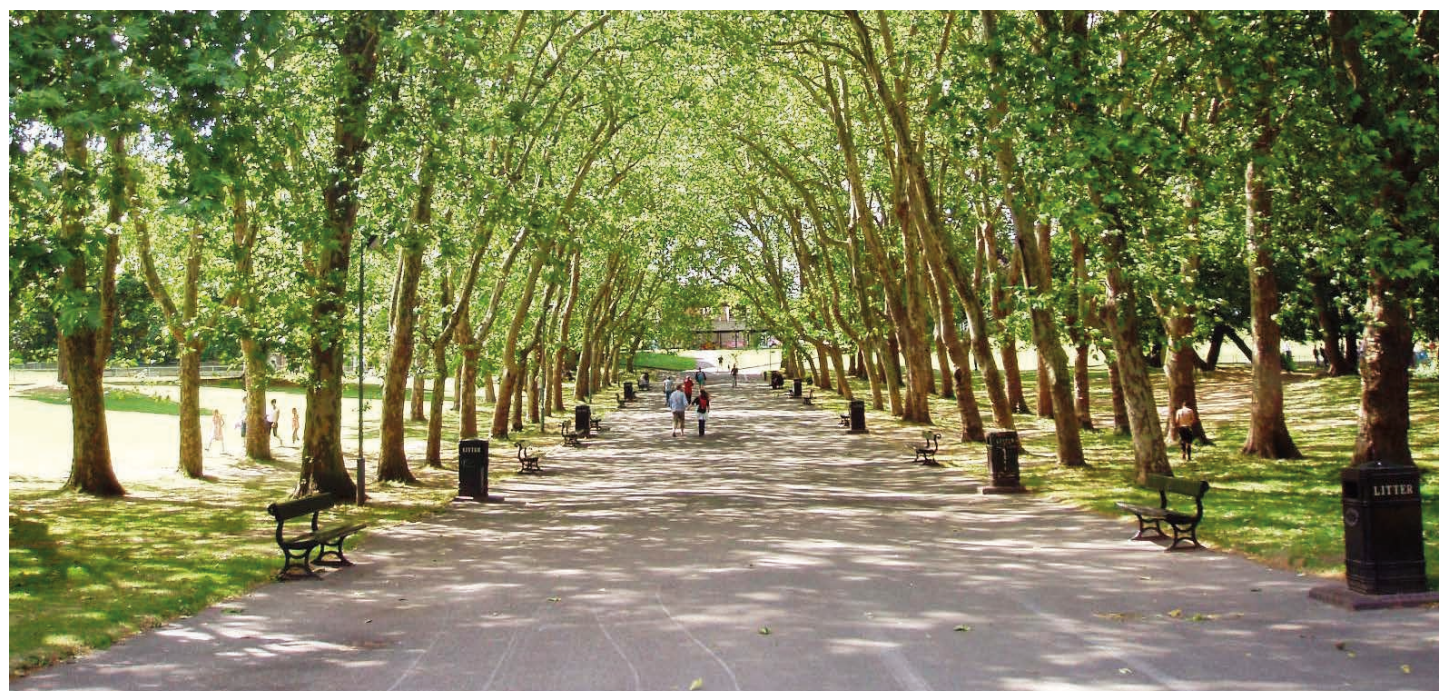
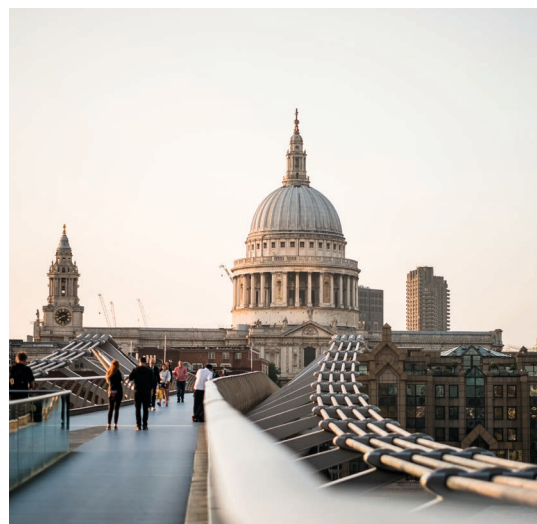
## SCHOOLS

26. Eliot Bank School
27. Holy Trinity Primary School
28. Sydenham School
29. St Bartholomew's Pre-School












This development is located in a superb spot for transport links, connecting it to Central London by rail and bus and offering a swift escape out of the capital via rail or by motorways which are a short drive away.



# ACCESSIBILITY

Foxmore Place is conveniently located near the London Overground Network and National Rail service. Penge West, the nearest station is just a 5-minute walk away which sits on the London Overground Network connecting West Croydon with Central London. A 20-minute overground journey connects commuters with the Jubilee Line in Canada Water. The Southern Railway services also stops at Penge West heading directly to London Bridge, taking just 20 minutes to get to one of the most connected Central London stations.

 OXFORD CIRCUS	40 MINUTES
 KINGS CROSS	52 MINUTES
 PENGE WEST	4 MINUTES
 TESCO EXPRESS	8 MINUTES
 BROWN & GREEN LIFE	4 MINUTES
 BRIDGE HOUSE	3 MINUTES
 CRYSTAL PALACE PARK	4 MINUTES

Alternatively, a 10-minute walk will get Foxmore Place residents to Penge East, sitting on the Southeastern rail service that travels further west to London Victoria in just 15 minutes, opening even more travel links within Central London.

Drivers will be delighted to find that Bromley is among the safest boroughs to travel by car and the quick access to the South Circular Road which offers convenient car journeys around London and access to the A23 and M25.



Foxmore Place has been designed with sophistication and comfort in mind. The interiors designed by ADEMCHIC are a nod to contemporary British design of, both, aesthetic and practical quality. The homes are graced with an abundance of natural light coming through the large windows overlooking the private garden. Foxmore Place was designed to maintain the perfect balance between privacy and open space, as well as to preserve the exclusivity yet maintain the sense of community between the detached homes - a rare find in an urban area.

ADEMCHIC

# INTERIORS











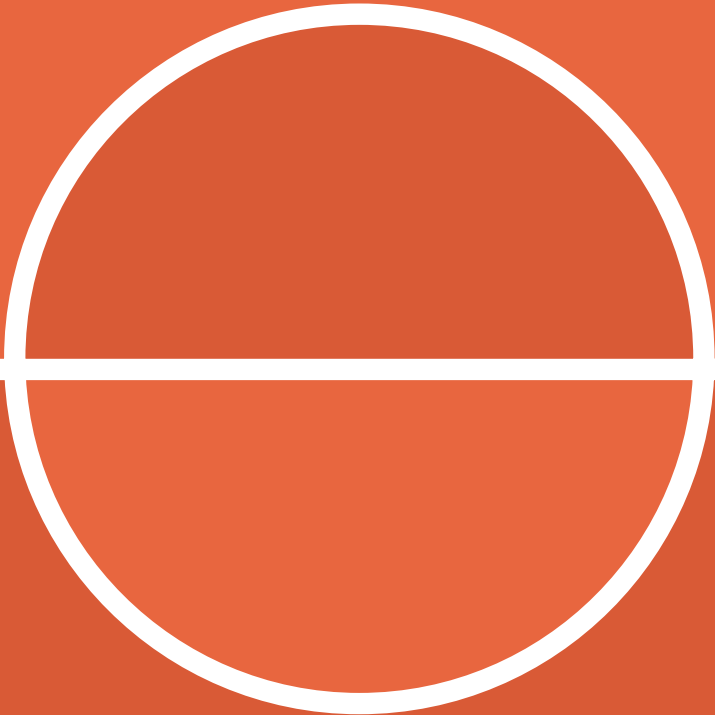
Foxmore Place has been created to cater to the increasingly important role our homes play in our lives. Convenience and luxury go hand in hand, with plenty of concealed and built-in storage space and areas designed to work from home. These homes are equipped with home automation and high specification appliances creating homes with convenience, comfort and the safety of the future residents in mind.











# FLOOR PLANS

UNIT	BEDS	TOTAL AREA SQM	TOTAL AREA SQFT	PARKING	PAGE
1	4	159.5	1716	YES	26
2	4	159.5	1716	YES	28
3	4	159.5	1716	YES	30
4	4	159.5	1716	YES	32
5	4	159.5	1716	YES	34

All images and the dimensions given are illustrative for this unit type and individual plots may differ. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please check with your sales adviser in respect of individual properties.



LAWRIE PARK ROAD

Foxmore Place was designed for privacy and the peace that detached homes provide. For example, each house makes optimum use of both the private outdoor space and the internal layout, yet there is also the sense of an exclusive small community of just five homes.

Foxmore Place is a great investment for those looking for a home that combines suburban luxuries and the advantages of a metropolitan location.





# PLOT 1

FOUR BEDROOM HOUSE

**KITCHEN/DINING**  
6.1m x 4.8m / 20'0" x 15'9"

**LIVING ROOM**  
4.55m x 3.2m / 14'11" x 10'6"

**BEDROOM 1**  
4.25m x 3.85m / 14'0" x 12'8"

**BEDROOM 2**  
3.75m x 3.2m / 12'4" x 10'6"

**BEDROOM 3**  
5.15m x 3.2m / 16'11" x 10'6"

**BEDROOM 4**  
5.15m x 2.9m / 16'11" x 9'6"

**STUDY ROOM 1**  
2.8m x 2.4m / 9'2" x 7'9"

**UTILITY ROOM**  
1.6m x 0.7m / 5'3" x 2'3"

**BATHROOM**  
2.5m x 1.7m / 8'1" x 5'7"

**ENSUITE 1**  
3.85m x 2.35m / 12'8" x 7'9"

**ENSUITE 2**  
2.5m x 1.6m / 8'1" x 5'3"

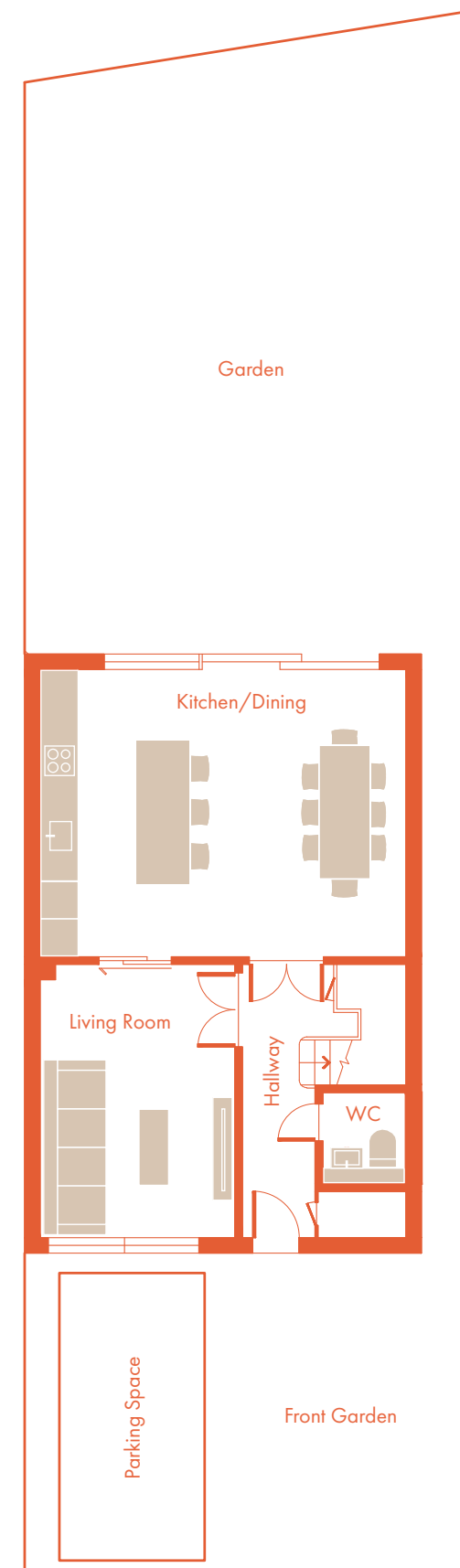
**WC**  
1.5m x 1.4m / 4'11" x 4'6"

**HALLWAY**  
4.5m x 1.2m / 14'9" x 3'11"

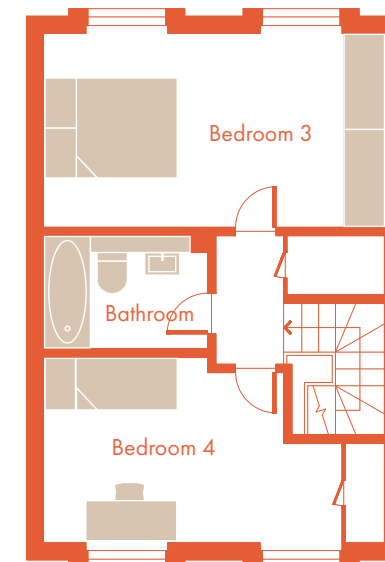
**FRONT GARDEN**  
10.4m x 5.3m / 24'7" x 17'4"

**GARDEN**  
10.4m x 7.5m / 34'3" x 24'7"

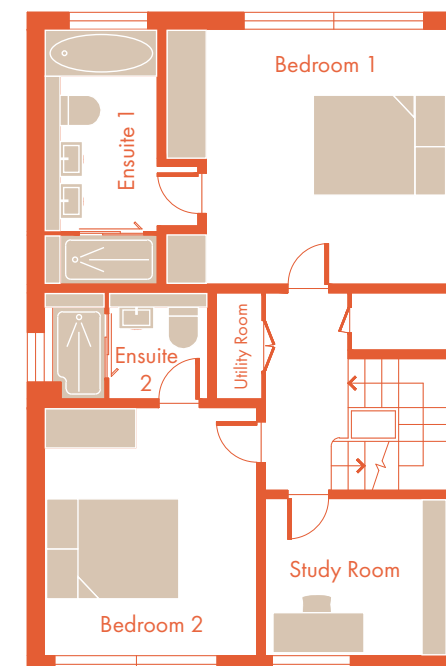
**GROSS INTERNAL AREA**  
159.5 sqm / 1716 sqft



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





# PLOT 2

FOUR BEDROOM HOUSE

**KITCHEN/DINING**  
6.1m x 4.8m / 20'0" x 15'9"

**LIVING ROOM**  
4.55m x 3.2m / 14'11" x 10'6"

**BEDROOM 1**  
4.25m x 3.85m / 14'0" x 12'8"

**BEDROOM 2**  
3.75m x 3.2m / 12'4" x 10'6"

**BEDROOM 3**  
5.15m x 3.2m / 16'11" x 10'6"

**BEDROOM 4**  
5.15m x 2.9m / 16'11" x 9'6"

**STUDY ROOM 1**  
2.8m x 2.4m / 9'2" x 7'9"

**UTILITY ROOM**  
1.6m x 0.7m / 5'3" x 2'3"

**BATHROOM**  
2.5m x 1.7m / 8'1" x 5'7"

**ENSUITE 1**  
3.85m x 2.35m / 12'8" x 7'9"

**ENSUITE 2**  
2.5m x 1.6m / 8'1" x 5'3"

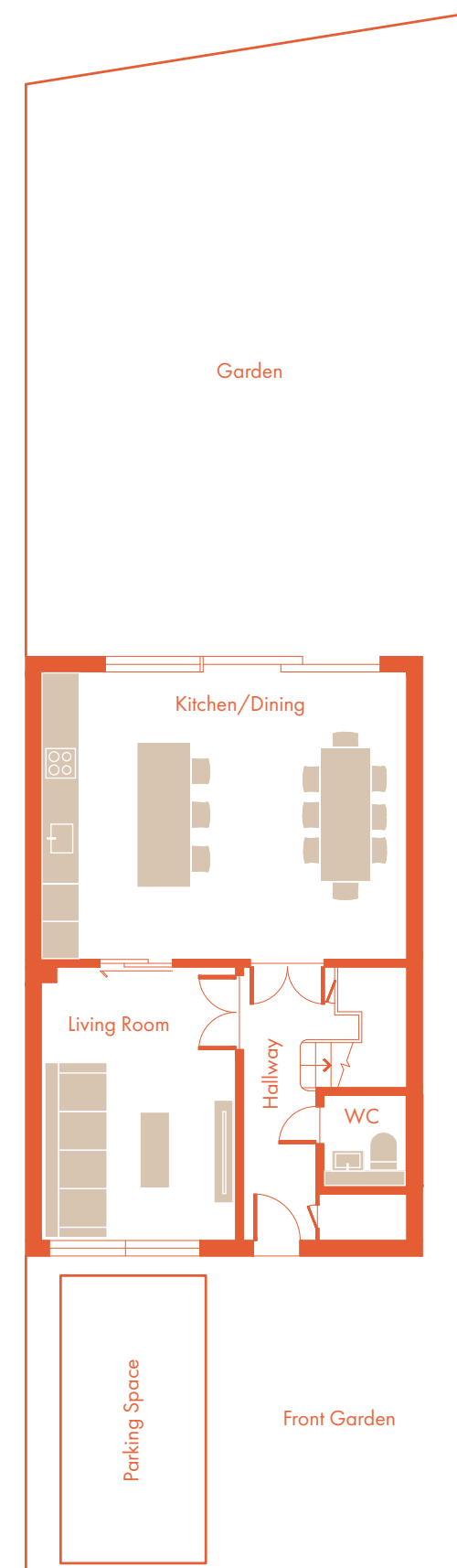
**WC**  
1.5m x 1.4m / 4'11" x 4'6"

**HALLWAY**  
4.5m x 1.2m / 14'9" x 3'11"

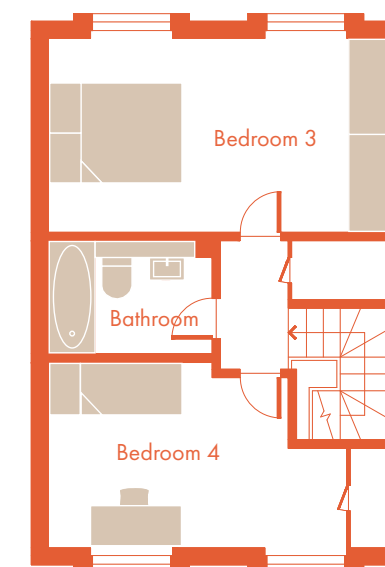
**FRONT GARDEN**  
10.4m x 5.3m / 24'7" x 17'4"

**GARDEN**  
11.7m x 7.5m / 38'3" x 24'7"

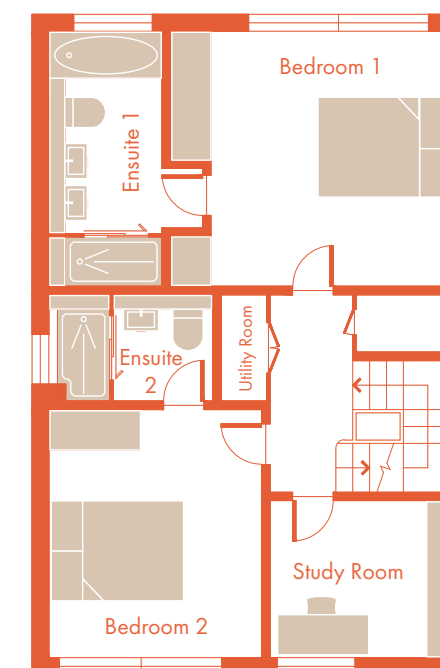
**GROSS INTERNAL AREA**  
159.5 sqm / 1716 sqft



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





# PLOT 3

FOUR BEDROOM HOUSE

**KITCHEN/DINING**  
6.1m x 4.8m / 20'0" x 15'9"

**LIVING ROOM**  
4.55m x 3.2m / 14'11" x 10'6"

**BEDROOM 1**  
4.25m x 3.85m / 14'0" x 12'8"

**BEDROOM 2**  
3.75m x 3.2m / 12'4" x 10'6"

**BEDROOM 3**  
5.15m x 3.2m / 16'11" x 10'6"

**BEDROOM 4**  
5.15m x 2.9m / 16'11" x 9'6"

**STUDY ROOM 1**  
2.8m x 2.4m / 9'2" x 7'9"

**UTILITY ROOM**  
1.6m x 0.7m / 5'3" x 2'3"

**BATHROOM**  
2.5m x 1.7m / 8'1" x 5'7"

**ENSUITE 1**  
3.85m x 2.35m / 12'8" x 7'9"

**ENSUITE 2**  
2.5m x 1.6m / 8'1" x 5'3"

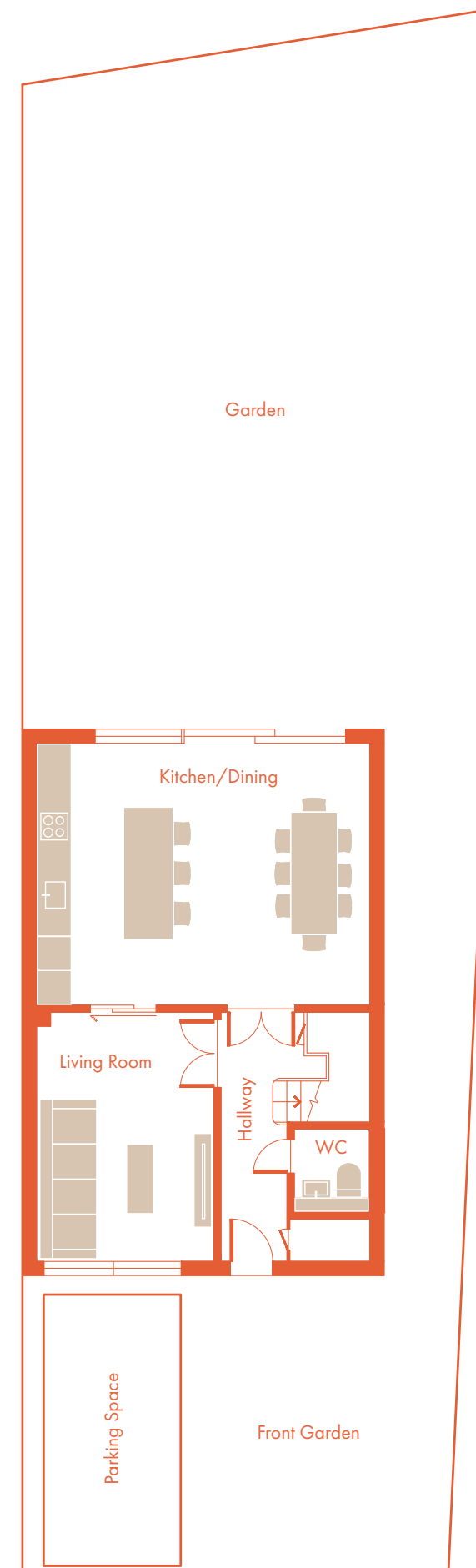
**WC**  
1.5m x 1.4m / 4'11" x 4'6"

**HALLWAY**  
4.5m x 1.2m / 14'9" x 3'11"

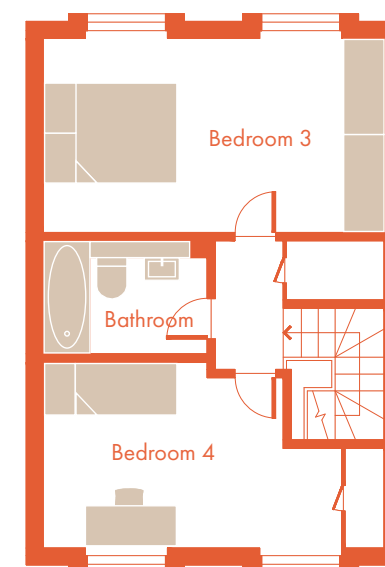
**FRONT GARDEN**  
8.4m x 5.3m / 27'7" x 17'4"

**GARDEN**  
13.7m x 8.4m / 43'7" x 27'7"

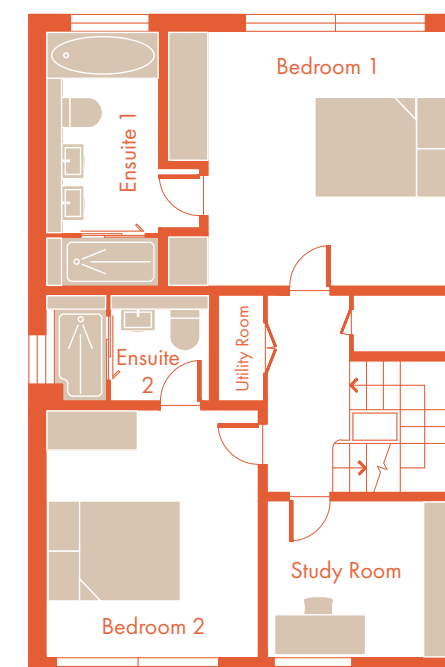
**GROSS INTERNAL AREA**  
159.5 sqm / 1716 sqft



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





# PLOT 4

FOUR BEDROOM HOUSE

## KITCHEN/DINING

6.1m x 4.8m / 20'0" x 15'9"

## LIVING ROOM

4.55m x 3.2m / 14'11" x 10'6"

## BEDROOM 1

4.25m x 3.85m / 14'0" x 12'8"

## BEDROOM 2

3.75m x 3.2m / 12'4" x 10'6"

## BEDROOM 3

5.15m x 3.2m / 16'11" x 10'6"

## STUDY ROOM 1

5.15m x 2.9m / 16'11" x 9'6"

## STUDY ROOM 2

2.8m x 2.4m / 9'2" x 7'9"

## UTILITY ROOM

1.6m x 0.7m / 5'3" x 2'3"

## BATHROOM

2.5m x 1.7m / 8'1" x 5'7"

## ENSUITE 1

3.85m x 2.35m / 12'8" x 7'9"

## ENSUITE 2

2.5m x 1.6m / 8'1" x 5'3"

## WC

1.5m x 1.4m / 4'11" x 4'6"

## HALLWAY

4.5m x 1.2m / 14'9" x 3'11"

## FRONT GARDEN

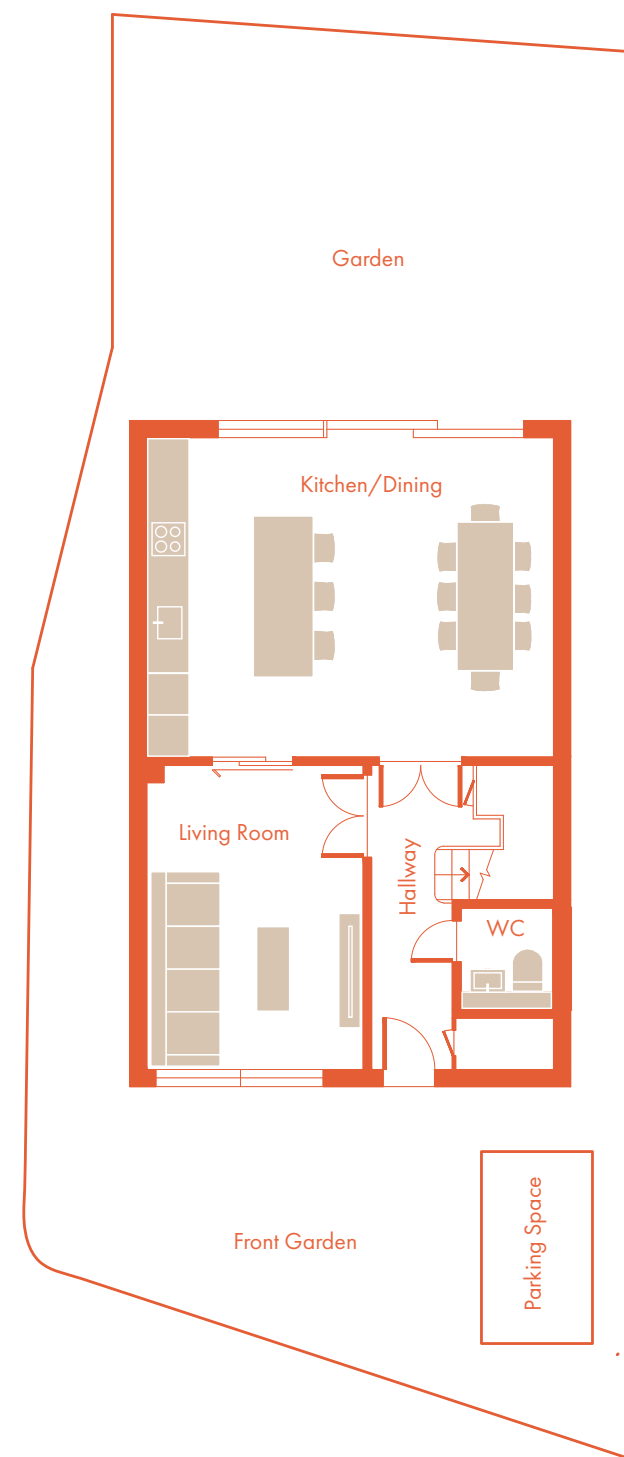
9.1m x 5.7m / 30'0" x 18'10"

## GARDEN

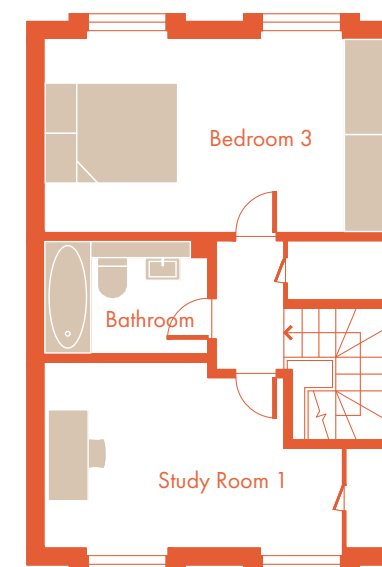
9m x 7m / 29'8" x 23'0"

## GROSS INTERNAL AREA

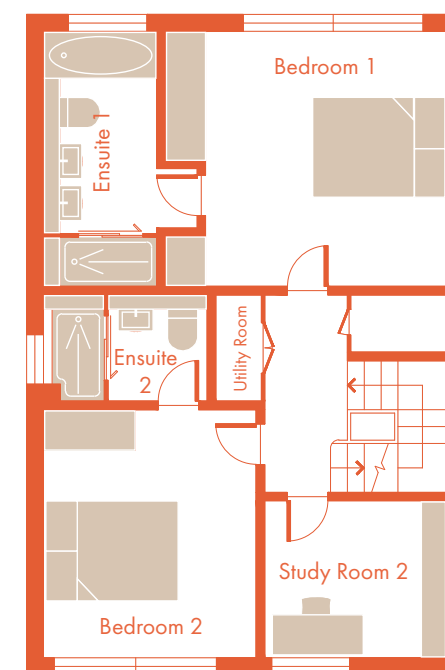
159.5 sqm / 1716 sqft



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



# PLOT 5

FOUR BEDROOM HOUSE

**KITCHEN/DINING**  
6.1m x 4.8m / 20'0" x 15'9"

**LIVING ROOM**  
4.55m x 3.2m / 14'11" x 10'6"

**BEDROOM 1**  
4.25m x 3.85m / 14'0" x 12'8"

**BEDROOM 2**  
3.75m x 3.2m / 12'4" x 10'6"

**BEDROOM 3**  
5.15m x 3.2m / 16'11" x 10'6"

**STUDY ROOM 1**  
5.15m x 2.9m / 16'11" x 9'6"

**STUDY ROOM 2**  
2.8m x 2.4m / 9'2" x 7'9"

**UTILITY ROOM**  
1.6m x 0.7m / 5'3" x 2'3"

**BATHROOM**  
2.5m x 1.7m / 8'1" x 5'7"

**ENSUITE 1**  
3.85m x 2.35m / 12'8" x 7'9"

**ENSUITE 2**  
2.5m x 1.6m / 8'1" x 5'3"

**WC**  
1.5m x 1.4m / 4'11" x 4'6"

**HALLWAY**  
4.5m x 1.2m / 14'9" x 3'11"

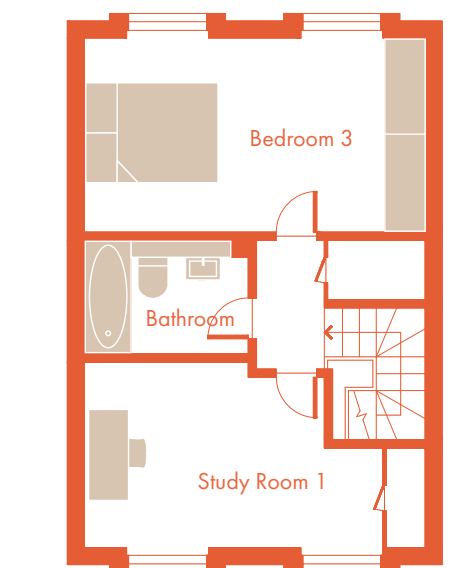
**FRONT GARDEN**  
8.9m x 5.7m / 29'3" x 18'10"

**GARDEN**  
15m x 8.9m / 49'4" x 29'3"

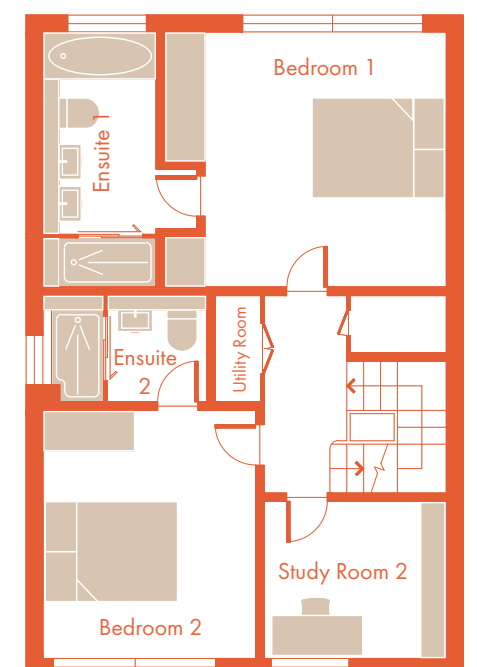
**GROSS INTERNAL AREA**  
159.5 sqm / 1716 sqft



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR







# SPECIFICATION



## INTERIOR FINISHES

White brushed natural engineered oak flooring  
Independent multi zone underfloor heating to ground floor and bathrooms  
Concealed curtain recesses

## JOINERY

Built-in wardrobes to all bedrooms  
Built-in media units \*  
Built-in office areas \*  
Extensive cloakrooms with built in storage

## LIGHTING & ELECTRICAL

Smart lighting control system  
Wall lights feature lighting to bedrooms and living areas  
Integrated recessed lighting to living areas  
USB Sockets \*\*

## BEDROOM

Individually designed headboards  
Super soft stain-resistant carpet  
Built-in wardrobes with leather handles  
Radiators to bedrooms

## KITCHEN

British-made modern shaker style kitchen  
White snowfall stone worktops  
Integrated Bosch appliances  
Integrated waste bin  
Integrated LED cabinet lighting  
Wine fridge  
Pendant Lighting above the kitchen island and the dining area

## BATHROOM

Large terrazzo porcelain floor tiles  
Ceramic sage wall tiles  
Bespoke drawer unit with stone basin  
Matt black brassware  
Heated towel rail

## SERVICES

Virgin Fibre Connected  
SKY+ Connected

## AMENITIES

Spectacular landscaped gardens  
Two parking spaces per house with electric charging points

## SECURITY & PEACE OF MIND

Ring Entryphone system  
Low carbon energy efficient homes  
10-year ICW structural defects warranty

\* To selected units

\*\*To bedroom and kitchen areas

The specification of the houses is the anticipated specification as at the date this sheet was prepared, but may be subject to change in accordance with permitted variances under the house sale contracts.

The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. House designs and layouts are indicative only and may change.



DEVELOPED BY

# LUXGROVE HOMES

Luxgrove Homes markets a selection of residential properties in attractive locations on behalf of Luxgrove Capital Partners. Whether we market new builds or conversions, common denominators are exacting demands on quality, architecture, design and innovative thinking.



FOR SALES ENQUIRIES  
PLEASE CONTACT

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020 3500 4625

luxgrovehomes

DISCLAIMER

The information in this brochure is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Travel directions are courtesy of Google Maps and TfL and represent fastest journey times. Computer generated images are conceptual only and subject to change. Final materials and finishes may differ from those shown. Luxgrove Homes operates a policy of continuous product development and reserves the right to alter any part of development specification at any time. For the latest information please consult one of our sales negotiators.

Images, Interior Design & Brochure Design: ADEMCHIC





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