



PURLEY | CR8 2NP



WILDFLOWER PLACE

A refreshingly distinct development of nine houses with signature interiors by boutique designers, Ademchic. Located on a quiet leafy street in Purley, this development oozes style and sophistication.

luxgrovehomes

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.

luxgrovehomes.com

Luxgrove
CAPITAL PARTNERS

Luxgrove Capital Partners is a fully integrated institutional grade real estate investment manager. We provide the full range of real estate investment management services, covering fund management, portfolio management, financial management, asset management, property management and development management.

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Wildflower Place is an exceptional development of nine four-bedroom homes, designed for modern living. Each house creates the perfect home to relax, unwind and entertain in.

With Central London in easy reach, this attractive, tree-lined Surrey suburb has much to offer. You will be spoilt for choice with a range of open spaces on your doorstep, including Purley Beeches, Kenley Common, Farthing Downs and Oaks Park.

There are a number of great restaurants in Purley itself, or discover the mouth-watering street food restaurants and bars at Boxpark Croydon.

The area boasts a number of good primary and secondary schools, along with a variety of independent schools.





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LOCATION

Purley is well serviced by local transport links, with Purley and Purley Oaks stations on the London-to-Brighton railway line. Offering quick journeys to Victoria and London Bridge, and the amenities of Croydon close by, Purley offers the best of both worlds.

Wildflower Place is a short walk to Purley and Purley Oaks station and the bustling town centre with its array of cafés, restaurants, bars and shops. The M25 and M23 are less than six miles away, and there's easy access to Gatwick and Heathrow airports.



AREAS OF INTEREST

Sports and Outdoors

- 1. Purley Leisure Centre
- 2. Purley Downs Golf Club
- 3. Coulsdon Manor Golf
- 4. Woodcote Park Golf Club
- 5. The Roundshaw Downs

Pubs and Restaurants

- 6. The Pear Tree
- 7. Foxley Hatch
- 8. Jolly Farmers
- 9. Dan Thai

Shopping

- 10. Sainsburys Local
- 11. Tesco Express
- 12. Ikea

School

- 13. Reedham Park School Limited
- 14. Beaumont Primary School
- 15. Woodcote High School
- 16. Thomas More Catholic School


Entertainment

- 17. Vue Cinema Purley Way



Nearest stations:


Purley
National Rail
13' walk


Purley Oaks
National Rail
15' walk

13 minute walk to **Purley Station**

Bank 46 minutes
St Paul's 41 minutes
Westminster 47 minutes
London Bridge 22 minutes
Canary Wharf 45 minutes
Bond Street 34 minutes



LOCAL AREA

Purley offers quiet residential streets, great schools and a buzzing commercial area, giving you the best of both worlds with speedy access to both countryside and the city centre.

PUBS & RESTAURANTS | The area benefits from many restaurants, pubs and bars including local favourites such as Locos Argentine Steakhouse, Dexter Burger and Dan Thai.

SPORTS | Purley has enough sports and fitness venues to keep even the most devoted of fitness fanatics active. Participate in casual or competitive football, rugby or cricket at one of the local competing clubs. Alternatively, get your kicks away from the pitch at Purley Leisure Centre which has gym facilities, a learning pool for young children, a swimming pool and group fitness classes. There's also Purley Downs Golf Club and Cumnor House School Sports Ground nearby.

SHOPPING | The town centre features various recognisable high street retailers such as Boots, cafés and restaurants, as well as independent stores and designer boutiques. The retail giants that line Purley Way are a short drive away, with everything from IKEA to Costco. Drive ten minutes into Croydon and you'll be spoilt for choice.



UNIQUE INTERIORS

designed by

ADEMCHIC

At Luxgrove we believe that new build developments don't all have to look the same, which is why we have collaborated with leading London interior design studio ADEMCHIC on this project, bringing you new homes which are truly unique. Quality materials, sophisticated design and stunning contemporary detailing make them completely one of a kind.



We shape our homes and then our homes shape us.

-WINSTON CHURCHILL

The interiors at Wildflower Place reflect our dedication to thoughtful and elegant design. We've embraced the latest design trends and timeless quality materials to make a bold and long-lasting interior that is both timeless and original.

We utilized an open-plan kitchen and living layout to comfortably suit entertaining

guests and relaxing nights in. Our kitchens are effortlessly stylish and practical, this painted handleless range creates a modern space that fits perfectly around you and your lifestyle. All units have been designed with a neutral colour scheme and modern accents through branded appliances, hand built joinery and high quality specification.





Rooms should not be put together for show but to nourish one's wellbeing.

- ALBERT HADLEY

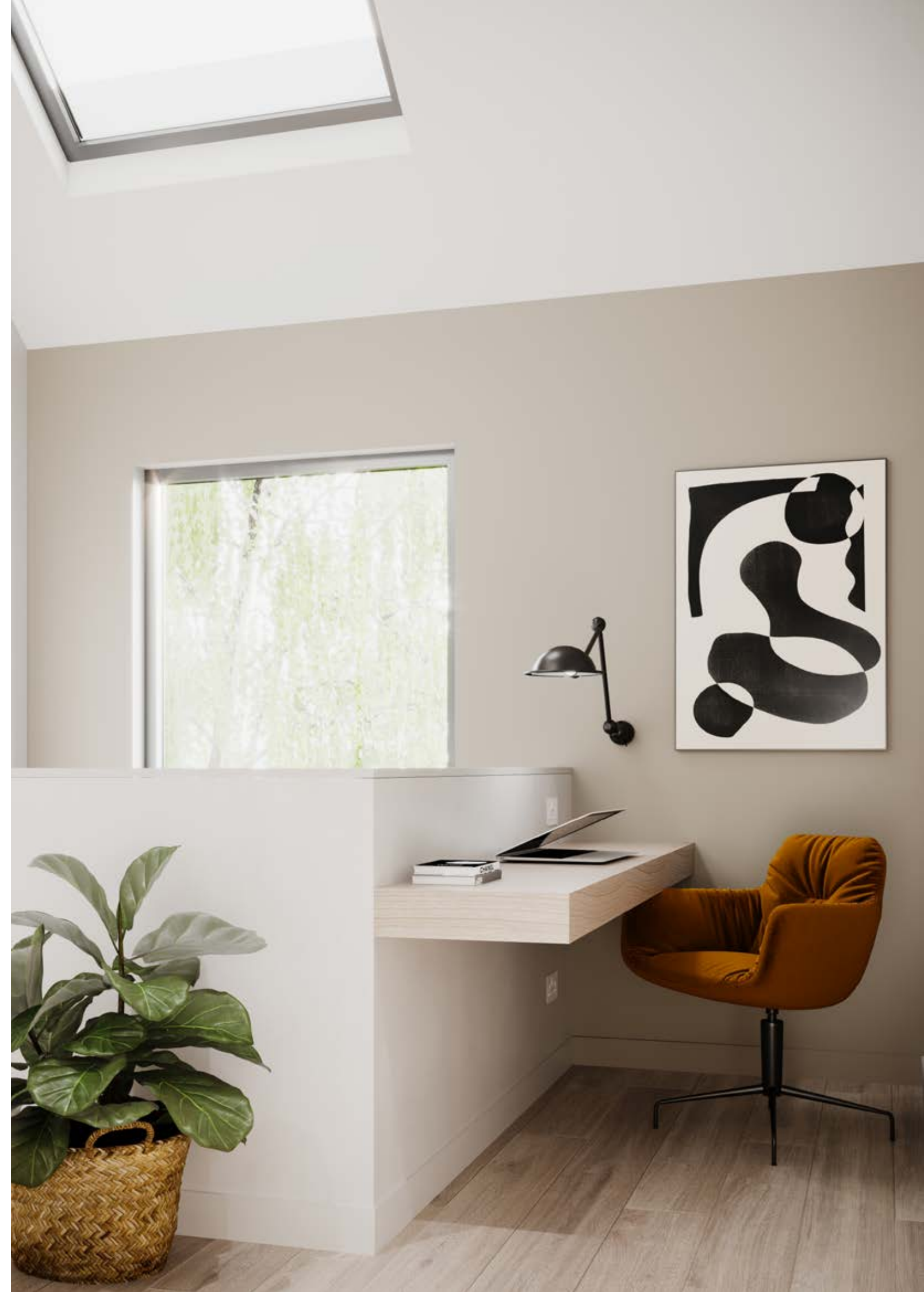
The bathrooms are bright and sophisticated combining elegance with the geometric floor tiles that are a timeless classic. The clean simplicity of matte black fixtures add a clear style and a touch of industrial chic. You'll love your own bespoke vanity unit where you can hide away all your cosmetics allowing your

bathroom to never feel cluttered. You'll also have room for your toiletries in the shower and bath enclosures so there won't be any need for makeshift shower shelves or rails - time to start living like you are in a five star hotel.



The bedrooms feature supersoft carpets and built in joinery, with individually designed head boards giving your room a very personal touch. You won't run out of storage space for your clothes as the cleverly designed wardrobes fit all your needs. All you will need to do is sit back and enjoy your new home.

Close attention has been paid to every detail in these houses which makes them so special. The clever use of space throughout the properties, like the bespoke work from home station bring a functionality to the design unlike anything on the market, allowing the house to run fluidly. Thought has gone into the placement of each and every socket.

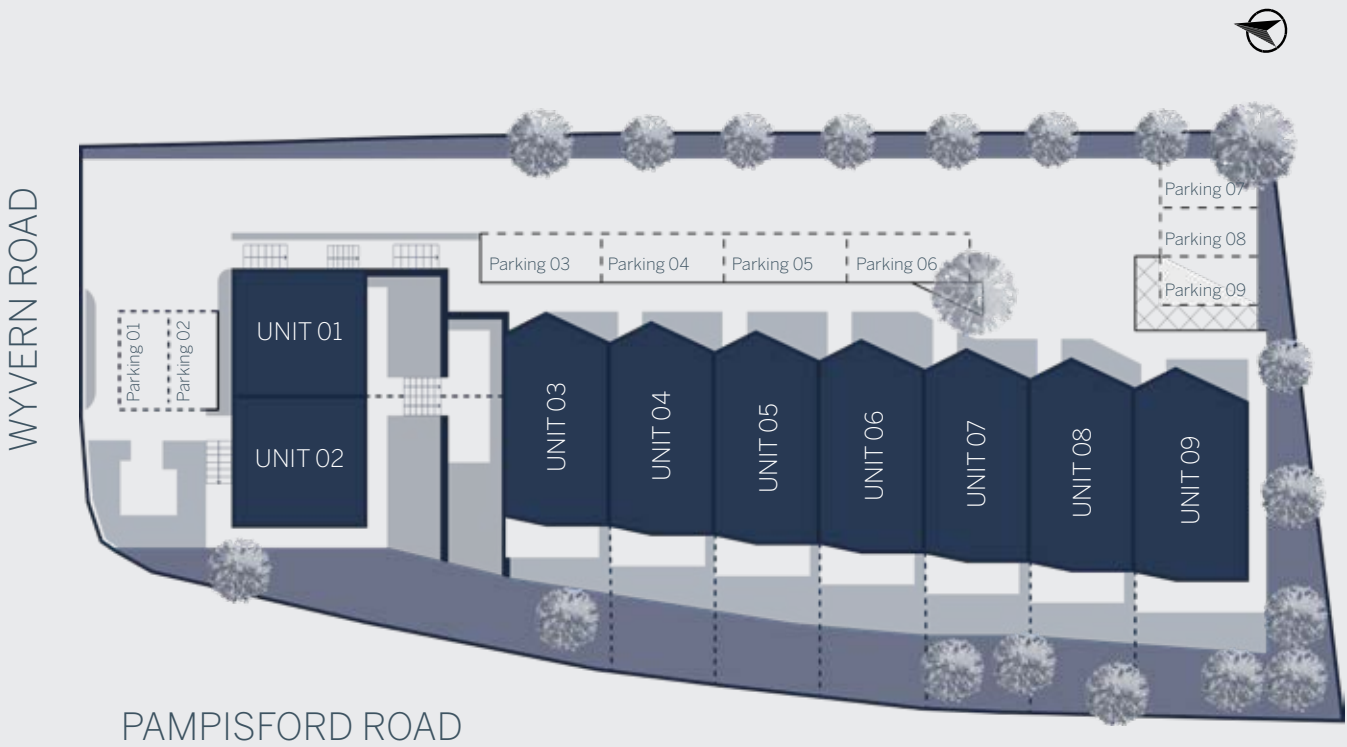




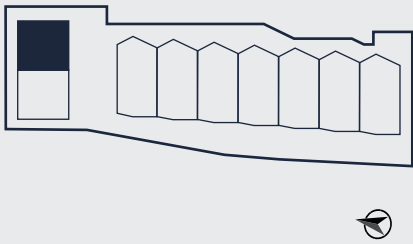
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FLOOR PLANS

HOUSE	BEDS	TOTAL AREA SQM	TOTAL AREA SQFT	PARKING	PAGE
1	4	107	1152	Yes	26
2	4	107	1152	Yes	27
3	4	130	1397	Yes	28
4	4	130	1397	Yes	29
5	4	130	1397	Yes	30
6	4	130	1397	Yes	31
7	4	130	1397	Yes	32
8	4	130	1397	Yes	33
9	4	137	1474	Yes	34



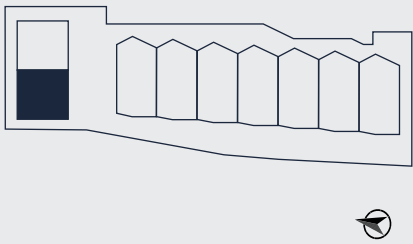
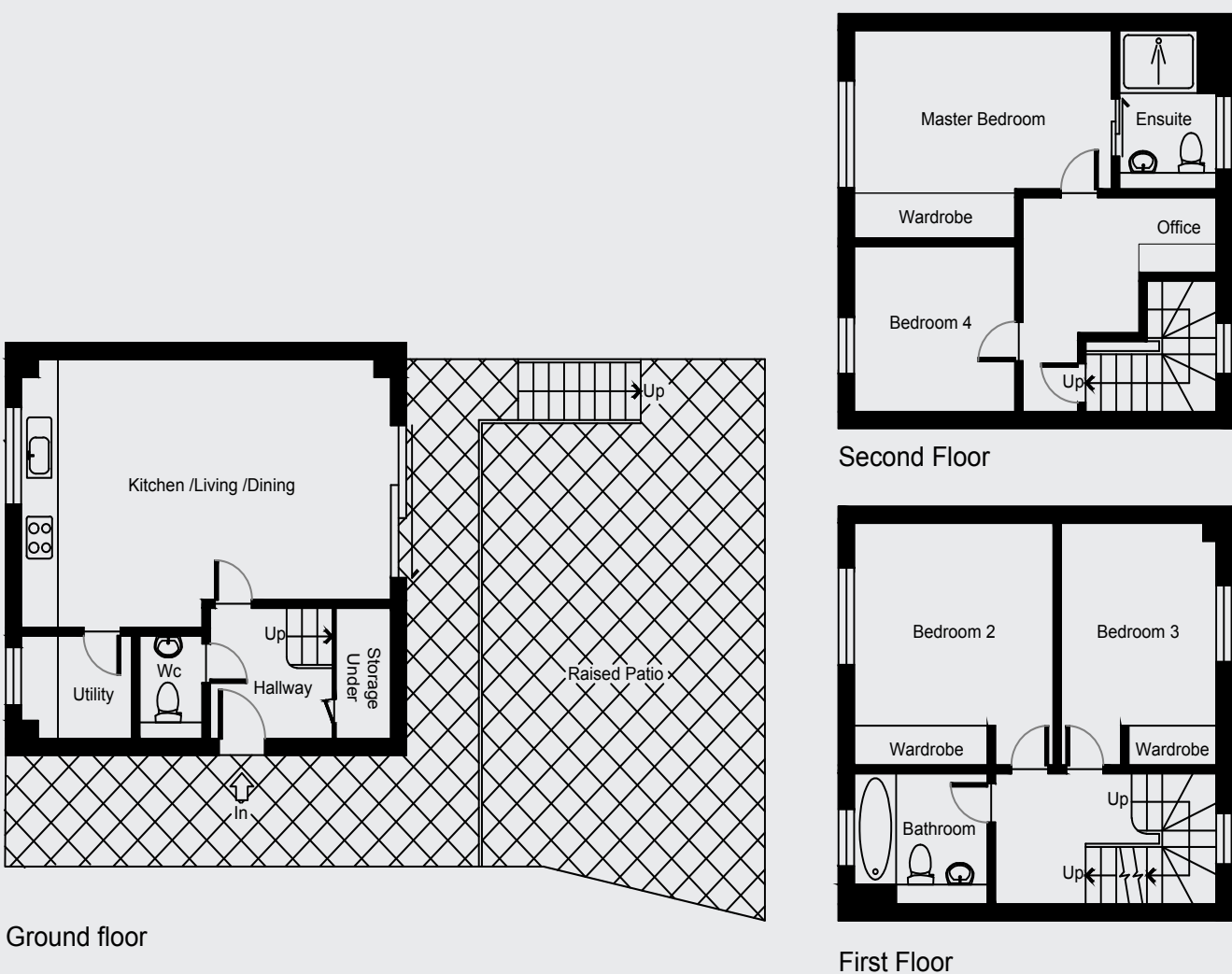
UNIT 1
FOUR BEDROOM HOUSE



TOTAL AREA Excludes patio	107 sqm	1152 sqft
KITCHEN + LIVING	6.12m x 4.17m	20'1" x 13'8"
MASTER BEDROOM	4.27m x 3.23m	14'0" x 10'7"
BEDROOM 2	3.76m x 3.30m	12'4" x 10'10"
BEDROOM 3	3.76m x 2.57m	12'4" x 8'5"
BATHROOM	2.21m x 2.03m	7'3" x 6'8"
WC	1.83m x 1.04m	6'0" x 3'5"
UTILITY	1.83m x 1.60m	6'0" x 5'3"
BEDROOM 4	2.67m x 2.57m	8'9" x 8'5"
ENSUITE	2.46m x 1.60m	8'1" x 5'3"
HALLWAY	2.03m x 2.03m	6'8" x 6'8"
PATIO	14.50m x 8.28m	47'7" x 27'2"

*Depth of gardens to be considered approx sizes

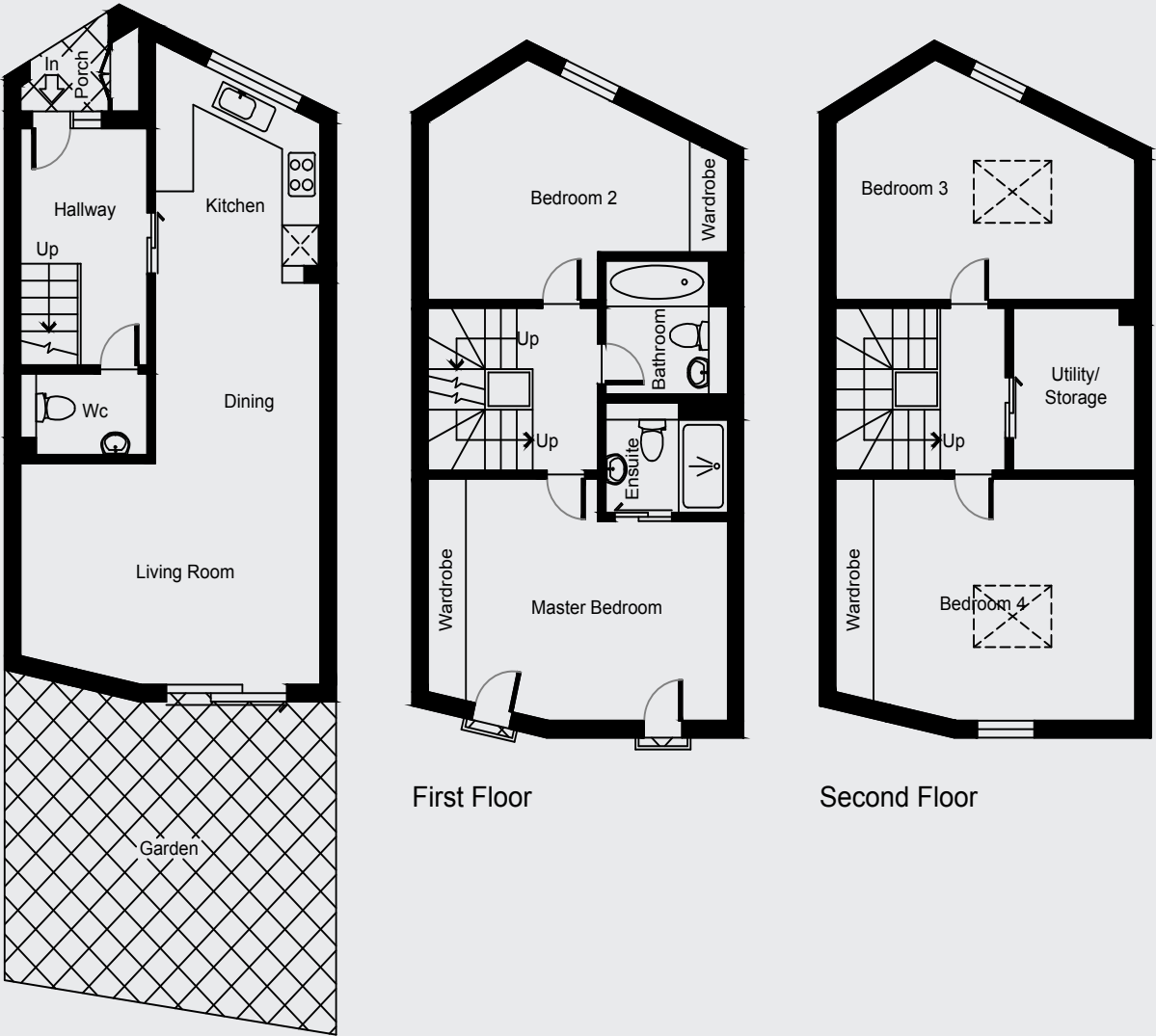
UNIT 2
FOUR BEDROOM HOUSE



TOTAL AREA Excludes patio	107 sqm	1152 sqft
KITCHEN + LIVING	6.12m x 4.17m	20'1" x 13'8"
MASTER BEDROOM	4.27m x 3.23m	14'0" x 10'7"
BEDROOM 2	3.76m x 3.30m	12'4" x 10'10"
BEDROOM 3	3.76m x 2.57m	12'4" x 8'5"
BATHROOM	2.21m x 2.03m	7'3" x 6'8"
WC	1.83m x 1.04m	6'0" x 3'5"
UTILITY	1.83m x 1.60m	6'0" x 5'3"
BEDROOM 4	2.67m x 2.57m	8'9" x 8'5"
ENSUITE	2.46m x 1.60m	8'1" x 5'3"
HALLWAY	2.03m x 2.03m	6'8" x 6'8"
PATIO	14.50m x 8.28m	47'7" x 27'2"

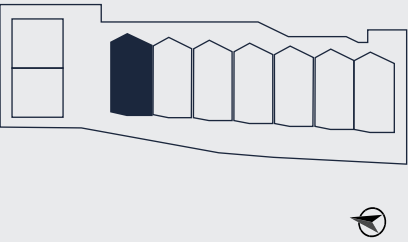
*Depth of gardens to be considered approx sizes

UNIT 3
FOUR BEDROOM HOUSE



First Floor

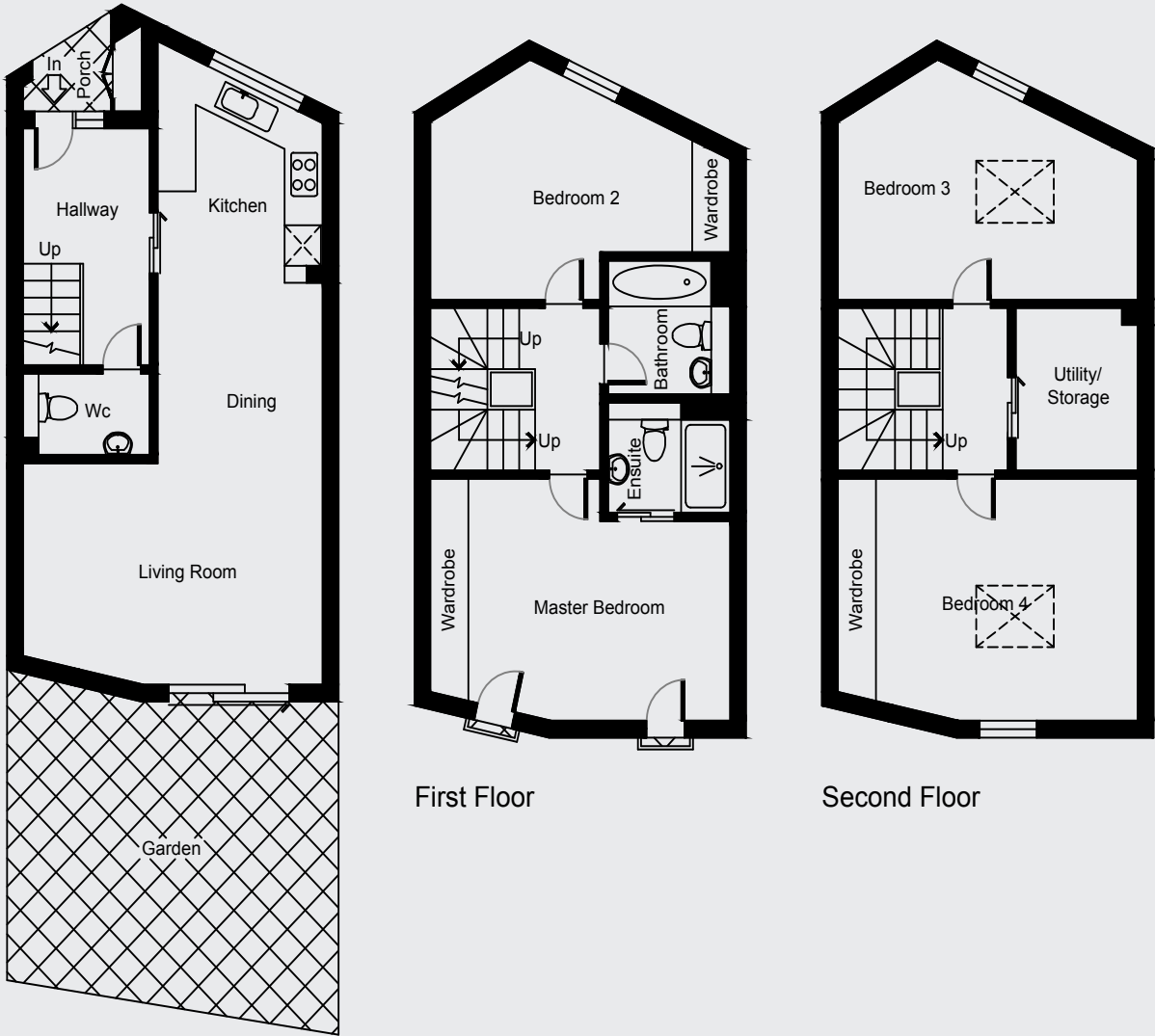
Second Floor



TOTAL AREA Excludes garden/porch	130 sqm	1397 sqft
KITCHEN + LIVING	9.68m x 4.80m	31'9" x 15'9"
MASTER BEDROOM	4.80m x 3.63m	15'9" x 11'11"
BEDROOM 2	4.80m x 3.61m	15'9" x 11'10"
BEDROOM 3	4.80m x 3.61m	15'9" x 11'10"
BEDROOM 4	4.80m x 3.63m	15'9" x 11'11"
BATHROOM	2.01m x 1.96m	6'7" x 6'5"
ENSUITE	1.96m x 1.65m	6'5" x 5'5"
WC	2.03m x 1.22m	6'8" x 4'0"
UTILITY	2.44m x 1.96m	8'0" x 6'5"
HALLWAY	3.56m x 2.03m	11'8" x 6'8"
PORCH	1.50m x 1.42m	4'11" x 4'8"
GARDEN	5.31m x 5.00m	17'5" x 16'5"

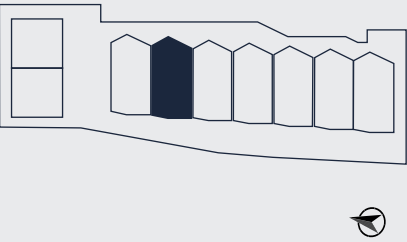
*Depth of gardens to be considered approx sizes

UNIT 4
FOUR BEDROOM HOUSE



First Floor

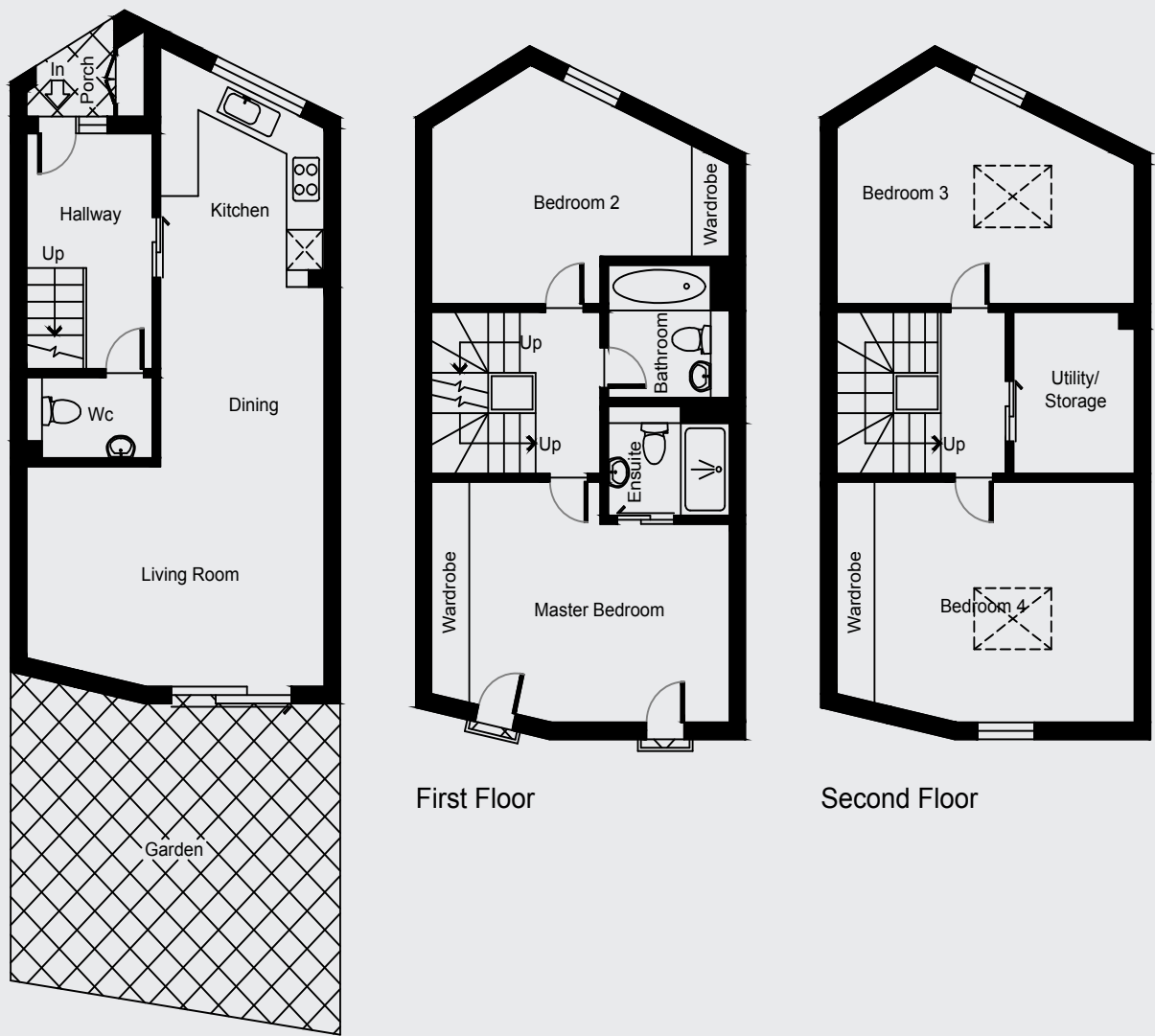
Second Floor



TOTAL AREA Excludes garden/porch	130 sqm	1397 sqft
KITCHEN + LIVING	9.68m x 4.80m	31'9" x 15'9"
MASTER BEDROOM	4.80m x 3.63m	15'9" x 11'11"
BEDROOM 2	4.80m x 3.61m	15'9" x 11'10"
BEDROOM 3	4.80m x 3.61m	15'9" x 11'10"
BEDROOM 4	4.80m x 3.63m	15'9" x 11'11"
BATHROOM	2.01m x 1.96m	6'7" x 6'5"
ENSUITE	1.96m x 1.65m	6'5" x 5'5"
WC	2.03m x 1.22m	6'8" x 4'0"
UTILITY	2.44m x 1.96m	8'0" x 6'5"
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PORCH	1.50m x 1.42m	4'11" x 4'8"
GARDEN	5.31m x 5.00m	17'5" x 16'5"

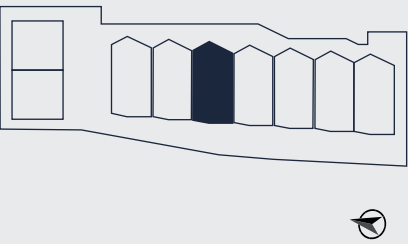
*Depth of gardens to be considered approx sizes

UNIT 5
FOUR BEDROOM HOUSE



First Floor

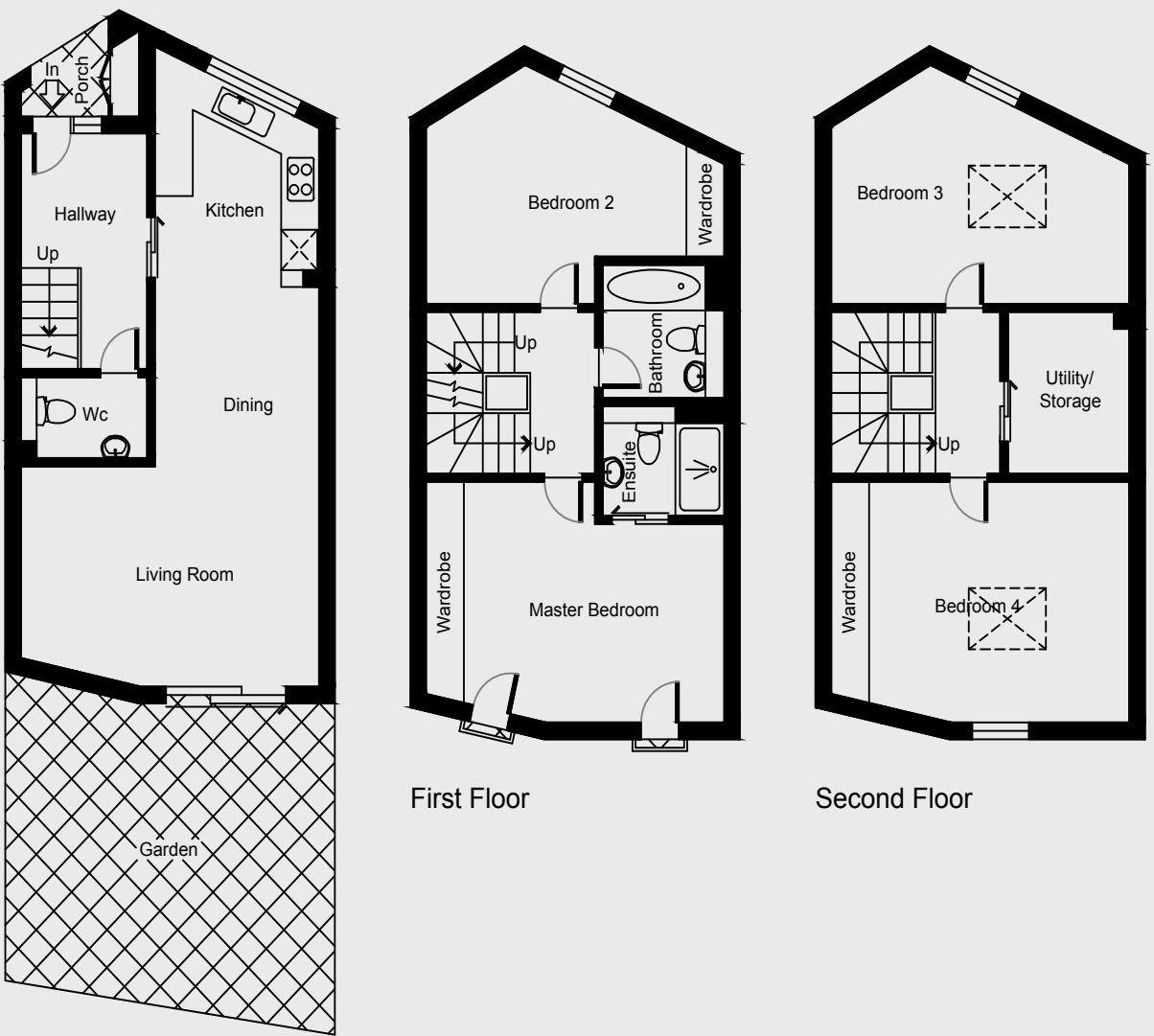
Second Floor



TOTAL AREA Excludes garden/porch	130 sqm	1397 sqft
KITCHEN + LIVING	9.68m x 4.80m	31'9" x 15'9"
MASTER BEDROOM	4.80m x 3.63m	15'9" x 11'11"
BEDROOM 2	4.80m x 3.61m	15'9" x 11'10"
BEDROOM 3	4.80m x 3.61m	15'9" x 11'10"
BEDROOM 4	4.80m x 3.63m	15'9" x 11'11"
BATHROOM	2.01m x 1.96m	6'7" x 6'5"
ENSUITE	1.96m x 1.65m	6'5" x 5'5"
WC	2.03m x 1.22m	6'8" x 4'0"
UTILITY	2.44m x 1.96m	8'0" x 6'5"
HALLWAY	3.56m x 2.03m	11'8" x 6'8"
PORCH	1.50m x 1.42m	4'11" x 4'8"
GARDEN	5.31m x 5.00m	17'5" x 16'5"

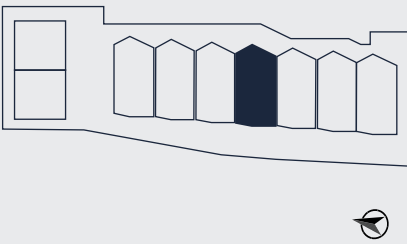
*Depth of gardens to be considered approx sizes

UNIT 6
FOUR BEDROOM HOUSE



First Floor

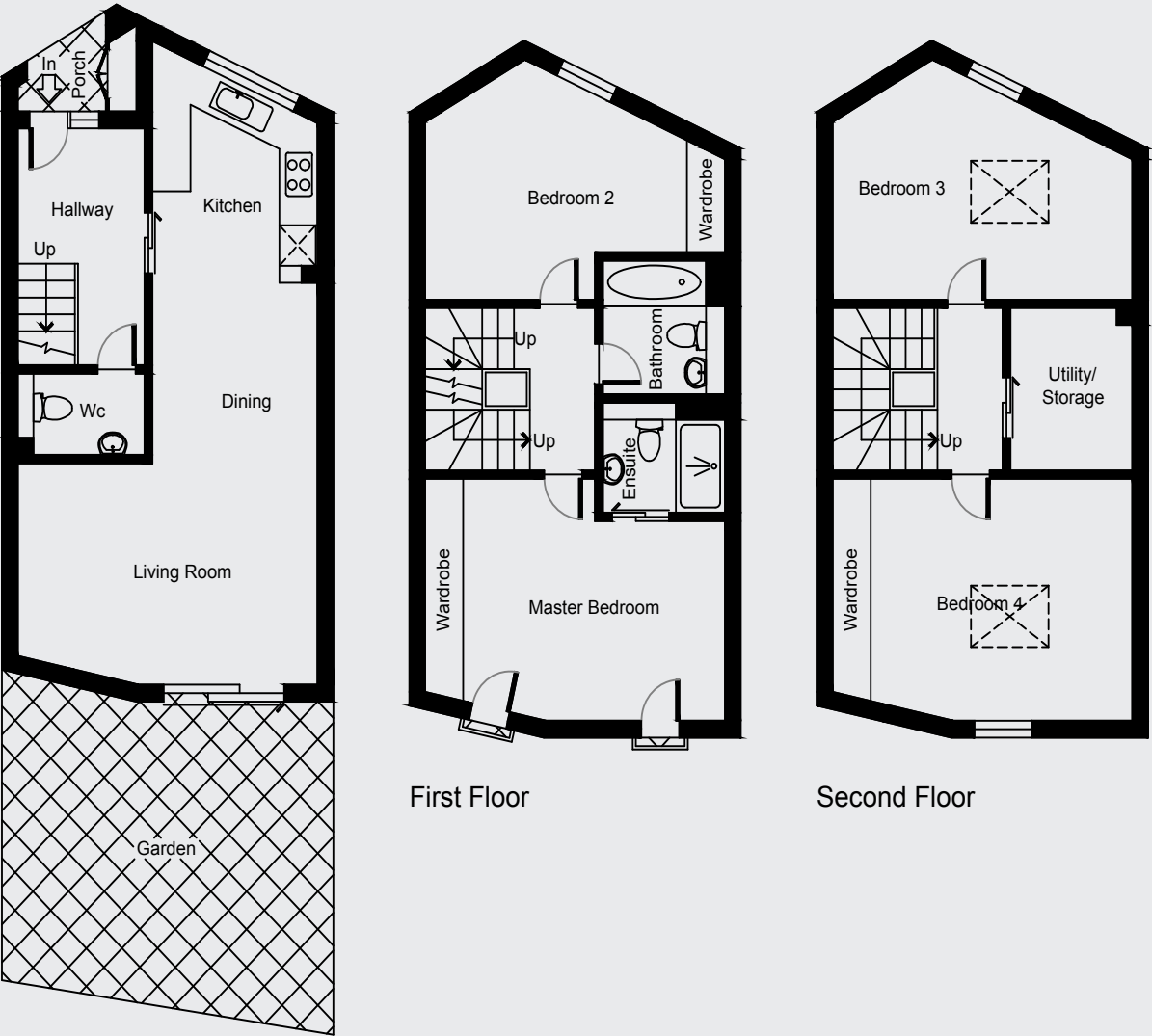
Second Floor



TOTAL AREA Excludes garden/porch	130 sqm	1397 sqft
KITCHEN + LIVING	9.68m x 4.80m	31'9" x 15'9"
MASTER BEDROOM	4.80m x 3.63m	15'9" x 11'11"
BEDROOM 2	4.80m x 3.61m	15'9" x 11'10"
BEDROOM 3	4.80m x 3.61m	15'9" x 11'10"
BEDROOM 4	4.80m x 3.63m	15'9" x 11'11"
BATHROOM	2.01m x 1.96m	6'7" x 6'5"
ENSUITE	1.96m x 1.65m	6'5" x 5'5"
WC	2.03m x 1.22m	6'8" x 4'0"
UTILITY	2.44m x 1.96m	8'0" x 6'5"
HALLWAY	3.56m x 2.03m	11'8" x 6'8"
PORCH	1.50m x 1.42m	4'11" x 4'8"
GARDEN	5.31m x 5.00m	17'5" x 16'5"

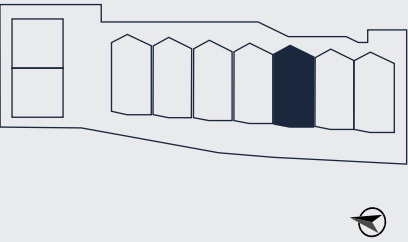
*Depth of gardens to be considered approx sizes

UNIT 7
FOUR BEDROOM HOUSE



First Floor

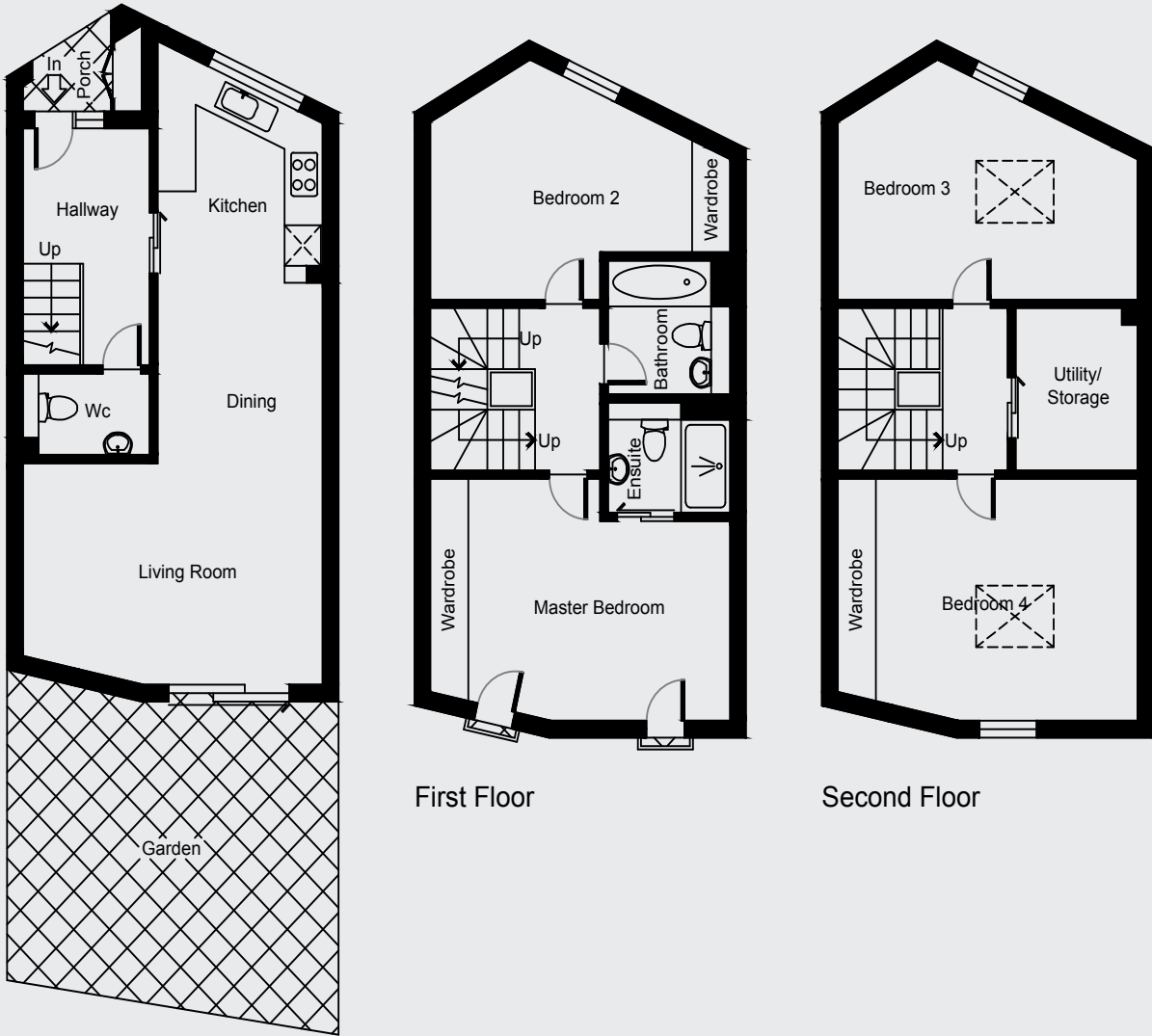
Second Floor



TOTAL AREA Excludes garden/porch	130 sqm	1397 sqft
KITCHEN + LIVING	9.68m x 4.80m	31'9" x 15'9"
MASTER BEDROOM	4.80m x 3.63m	15'9" x 11'11"
BEDROOM 2	4.80m x 3.61m	15'9" x 11'10"
BEDROOM 3	4.80m x 3.61m	15'9" x 11'10"
BEDROOM 4	4.80m x 3.63m	15'9" x 11'11"
BATHROOM	2.01m x 1.96m	6'7" x 6'5"
ENSUITE	1.96m x 1.65m	6'5" x 5'5"
WC	2.03m x 1.22m	6'8" x 4'0"
UTILITY	2.44m x 1.96m	8'0" x 6'5"
HALLWAY	3.56m x 2.03m	11'8" x 6'8"
PORCH	1.50m x 1.42m	4'11" x 4'8"
GARDEN	5.31m x 5.00m	17'5" x 16'5"

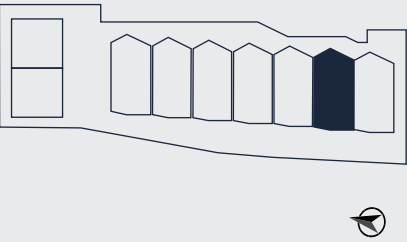
*Depth of gardens to be considered approx sizes

UNIT 8
FOUR BEDROOM HOUSE



First Floor

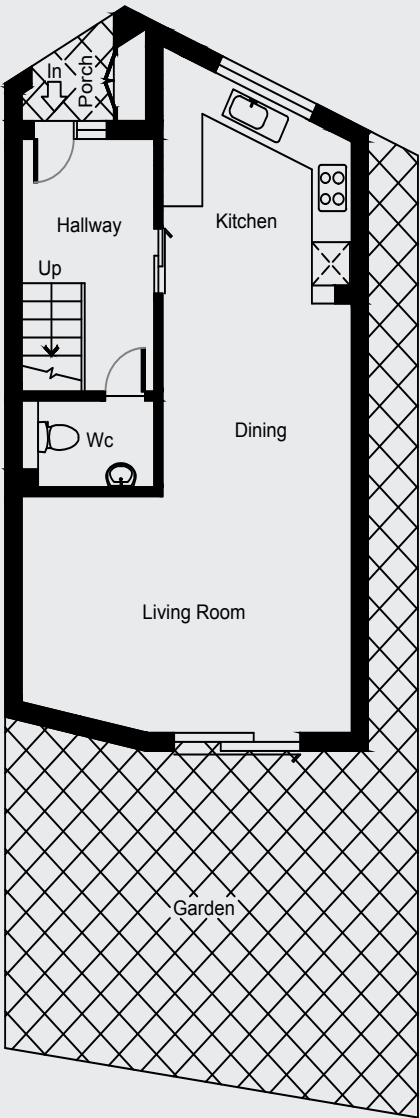
Second Floor



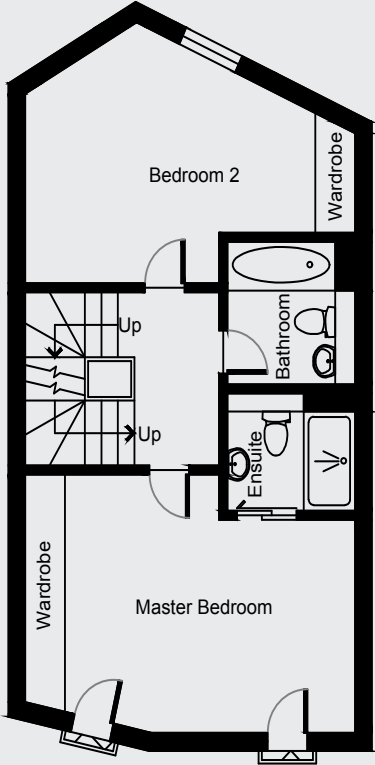
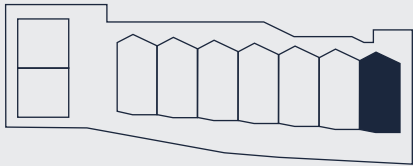
TOTAL AREA Excludes garden/porch	130 sqm	1397 sqft
KITCHEN + LIVING	9.68m x 4.80m	31'9" x 15'9"
MASTER BEDROOM	4.80m x 3.63m	15'9" x 11'11"
BEDROOM 2	4.80m x 3.61m	15'9" x 11'10"
BEDROOM 3	4.80m x 3.61m	15'9" x 11'10"
BEDROOM 4	4.80m x 3.63m	15'9" x 11'11"
BATHROOM	2.01m x 1.96m	6'7" x 6'5"
ENSUITE	1.96m x 1.65m	6'5" x 5'5"
WC	2.03m x 1.22m	6'8" x 4'0"
UTILITY	2.44m x 1.96m	8'0" x 6'5"
HALLWAY	3.56m x 2.03m	11'8" x 6'8"
PORCH	1.50m x 1.42m	4'11" x 4'8"
GARDEN	5.31m x 5.00m	17'5" x 16'5"

*Depth of gardens to be considered approx sizes

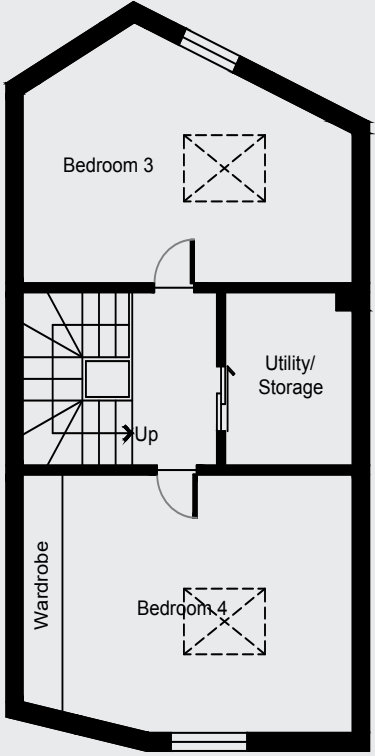
UNIT 9
FOUR BEDROOM HOUSE



Ground Floor



First Floor



Second Floor

TOTAL AREA	137 sqm	1474 sqft
Excludes garden/porch		
KITCHEN + LIVING	9.68m x 5.05m	31'9" x 16'7"
MASTER BEDROOM	5.05m x 3.63m	16'7" x 11'1"
BEDROOM 2	5.05m x 3.68m	16'7" x 12'1"
BEDROOM 3	5.05m x 3.68m	16'7" x 12'1"
BEDROOM 4	5.05m x 3.63m	16'7" x 11'11"
BATHROOM	2.01m x 1.96m	6'7" x 6'5"
ENSUITE	1.96m x 1.65m	6'5" x 5'5"
WC	2.03m x 1.22m	6'8" x 4'0"
UTILITY	2.44m x 1.96m	8'0" x 6'5"
HALLWAY	3.56m x 2.03m	11'8" x 6'8"
PORCH	1.50m x 1.42m	4'11" x 4'8"
GARDEN	7.10m x 4.90m	20'7" x 16'1"

*Depth of gardens to be considered approx sizes





SPECIFICATION

INTERIOR FINISHES

- Real engineered oak wood floors
- Integrated lighting
- Bespoke TV units
- Built in desk/office area to houses 1 and 2
- Large designated utility rooms

KITCHEN

- Calacatta stone worktops
- Bosch Induction hob and oven
- Integrated dishwasher
- Built-in fridge freezer
- Integrated extractor hood
- Integrated cabinet lighting
- Integrated microwave
- Individually designed layouts

BATHROOM

- Ensuite shower room to master bedroom
- Large walk in showers to all houses
- Contemporary neutral wall tiles
- Mosaic inspired porcelain floor tiles
- Fitted mirror with integrated light
- Brushed black fixtures
- Heated towel rails
- Built-in vanity units

ELECTRICAL

- Sky and Virgin Broadband
- Dimmable lights
- Dimmers to all bedrooms, kitchen and living areas
- Wall lights at the desk area and bedrooms
- Pendant lights to dining area

BEDROOMS

- Supersoft stain-resistant carpets
- Fitted wardrobes
- Bespoke Headboards
- Wall-mounted bedside lights

WARRANTY

- 10 year structural defects warranty

The specification of the houses is the anticipated specification as at the date this brochure 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.

FOR SALES ENQUIRIES
PLEASE CONTACT

luxgrovehomes

0203 500 4625

sales@luxgrove.com

DISCLAIMER

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WILDFLOWER PLACE

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