



SOUTH CROYDON



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## GREEN LIVING IN GREEN VALLEY

Green Valley Apartments are set within the tree-lined Croham Valley Rd and Ballards Farm Rd, provides a unique setting and stunning views of greenery all around. Surrounded by established, mostly detached houses it benefits from a leafy location yet is within close proximity to transport links, woods, green open spaces and restaurants.

The building is organically integrated into the natural slope of the land and benefits from lavish landscaping to enhance the tranquil feel and green living.



This is where architecture meets luxury and sustainability. Green Valley apartments is a truly unique development comprising 7 stylish one, two and three bedroom apartments all with private terraces facing Croham Hurst Golf Club.

These apartments also enhance green credentials by providing every apartment with a heat pump connected to solar panels and under-floor heating throughout.



# LIFE IN SOUTH CROYDON

South Croydon is a location that delivers on the 'best of both worlds' status – a Greater London town with a suburban feel combined with super-fast connections to London Bridge and London Victoria, as well as quick access to wide open countryside. The South Croydon area is rich in contrasting attractions and prospects.

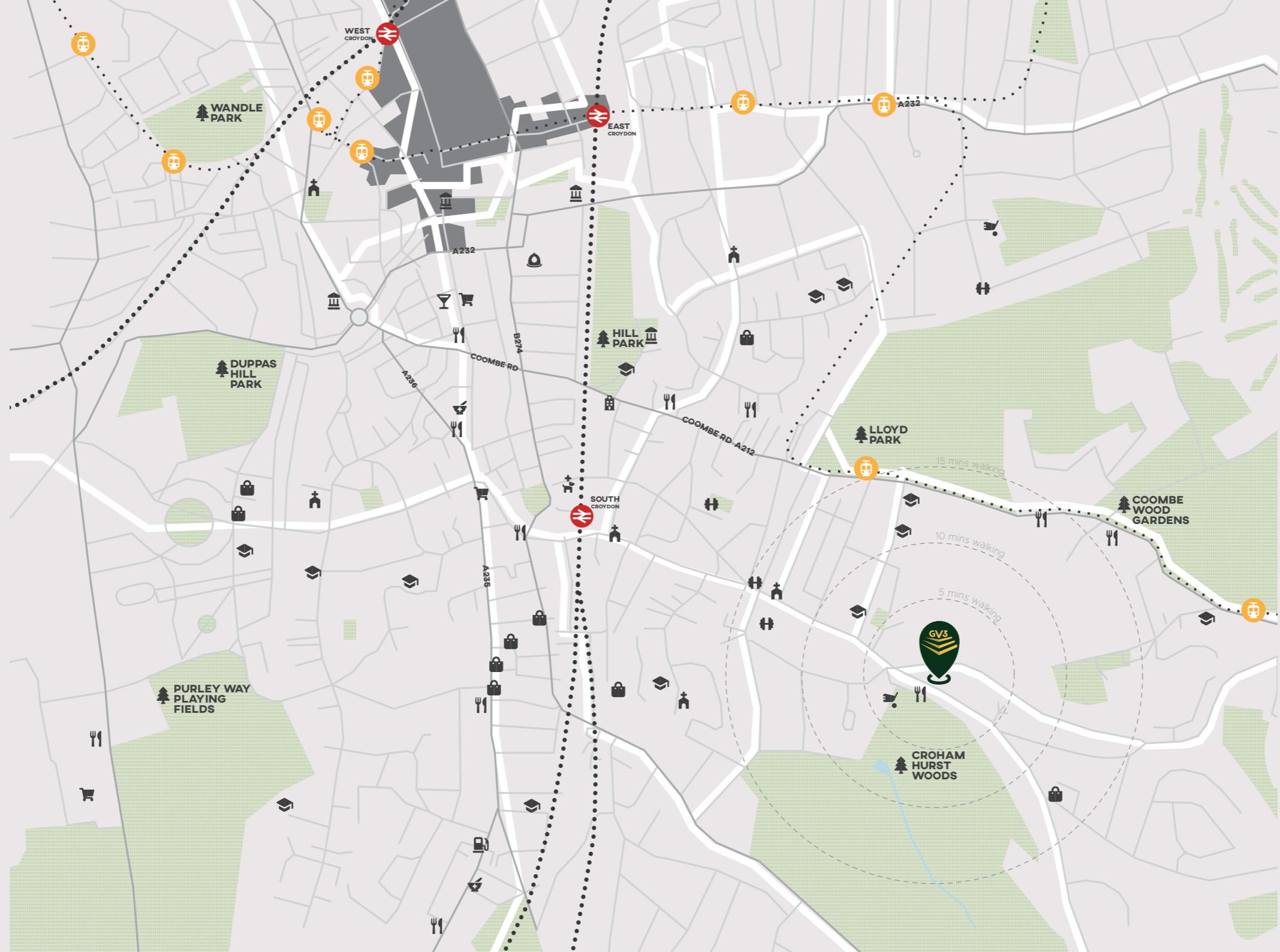
Across the road you can explore Croham Hurst Wood, while the ornamental gardens at the Woodland Trust's Coombe Woods with Coach Cafe are waiting to be explored nearby. Residents can also walk to Lloyd Park with leisure facilities including cafe.

Nearby South End may surprise you with vast number of cafes, restaurants and pubs. Further down in Croydon Centre, you can explore museums, galleries, entertainment venues and a growing arts scene. Croydon has been named London Borough of Culture for 2023 and with financial grants it will deliver some cultural events, including food and music festival.



## ON YOUR DOORSTEP

- Bar
- Restaurant
- Shops
- Market
- Sports
- Golf Club
- School
- Church
- Park
- Monument
- Vet Clinic
- Police Station
- Hospital
- Gas Station
- Pharmacy
- Train Station
- Tram Station
- Tram Line



## TRANSPORT LINKS

Green Valley Apartments are just 0.9mile away from South Croydon Station with links into Central London. With the bus stop at your door step and direct connection to South and East Croydon Train Station it is only 10 or 15 min bus ride.

Also walking distance to Lloyds Park tram link with regular services to East Croydon, Wimbledon, Beckenham and Elmers End.



South Croydon Station  
18 minute walk

Lloyd Park Tramlink  
13 minute walk



The local bus routes are 64 and 433

**SOUTH CROYDON STATION**  
10 min bus ride

**EAST CROYDON**  
15 min bus ride



LONDON BRIDGE	25 MINS	38 MINS	LONDON VICTORIA
EAST CROYDON	5 MINS	19 MINS	CLAPHAM JUNCTION
SOUTH CROYDON STATION	18 MINUTE WALK		
PURLEY	3 MINS	14 MINS	OXTED
CATERHAM	19 MINS	21 MINS	EAST GRINSTEAD



LLOYD PARK	13 MIN WALK
EAST CROYDON	8 MINS
MITCHAM JUNCTION	23 MINS
MORDEN ROAD	31 MINS
WIMBLEDON	37 MINS

# HELP TO BUY



Help to Buy puts property ownership within reach and means an end to renting and allows first time buyers to purchase a new build property and get on the property ladder.



If you have a deposit of just 5%, the scheme offers a Government equity loan of up to 40% of the value of your home. That means you only have to secure a mortgage of up to 55% from a bank or building society



The loan comes interest-free for the first five years and can be repaid at any time during the loan term or on the sale of your home. Couples can also purchase together and combine salaries.





## EXQUISITE INTERIORS

The apartments vary in size and layout but they all offer open plan kitchen/dining/living spaces and access to south facing terrace.

\*All the CGI images are representative



## KITCHEN DINING

Bespoke kitchens in matt and wood finish with stone worktop.

High quality Bosch appliances, set in an open plan and dining space purposefully designed for entertaining as well as convenient everyday living.





Generously proportioned open plan space with floor to ceiling windows let natural light in creating a feeling of airiness and tranquillity.



Every apartment has outside space with large landscaped, south facing terrace to enjoy the wonderful view of greenery of Croham Golf Club. Off street parking is also available by separate negotiation.



## BEDROOMS

Big windows provide plenty of light and spacious built in wardrobes offer a practical storage solution and an efficient use of space. Spacious master bedroom with mood lighting and quality carpets plus large fitted wardrobes.



## BATHROOMS

Generous in size all bathrooms have Porcelanosa tiles and Vado fittings. Quality vanity units are made in Italy to make the bathrooms luxurious and off highest spec.

# SPECIFICATION

## Internal and General

- Black double-glazed aluminium windows and doors
- LED down lights to all apartments and track lighting in the kitchen
- Connection points in living room and bedrooms wired for Freeview and ready for SKY Q in the living room
- Bespoke fully fitted wardrobes and storage cupboards
- Oak engineered wood flooring
- High quality carpet to bedrooms

## Heating and Lighting

- Heatpump with PV panels
- Underfloor heating throughout the entire flat
- Wireless thermostats for underfloor heating
- White low energy down lighters throughout
- All low and mid-level socket outlets and switch plates screwless matt white

## Kitchen

- Contemporary matt two tone kitchens, with ceiling high wall cabinets, soft close doors and drawers
- Polished stone composite quartz worktop
- Fully integrated high standard Bosch appliances (fridge freezer, dishwasher, microwave, oven, induction hob\* Elica in duplex apartments)
- Franke under mounted black single bowl sink and kitchen mixer tap
- Under wall cabinet lighting

## Bathroom and En Suites

- Wall and floor tiles by Porcelanosa
- Mix of contemporary range sanitaryware
- Built in bath with overhead shower
- Low threshold shower tray with enclosure to en suite with wall mounted Vado shower head, hand shower and thermostatic controls
- Wall hanging ceramic WC with soft close seat
- Premium quality Italian vanity unit with countertop basin
- Wall mounted polished chrome/black Vado fittings
- Shaver socket and mirror in bathrooms
- Chrome or black towel rail

## Communal

- Generous balconies/terraces with access from living area and bedroom
- Internal stairways with glass balustrades to 3 levels
- Cycle storage with secure access
- Dedicated bin and recycling facilities
- Paved area to the front and back
- A parking space can be purchased separately

## Warranty

- All apartments come with 10 year structural warranty
- Appliances standard warranty
- Access to apartments via audio/visual entry system and video doorbell for duplex apartments
- Security alarm to each flat
- Main operated smoke/heat detectors with battery back up

\*These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.

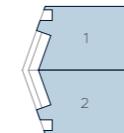


Material samples from interior specification

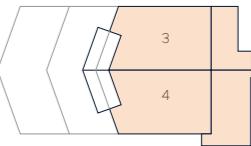




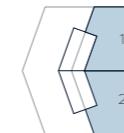
# APARTMENT LOCATOR



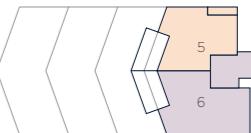
LEVEL 00



LEVEL 02



LEVEL 01



LEVEL 03



LEVEL 04

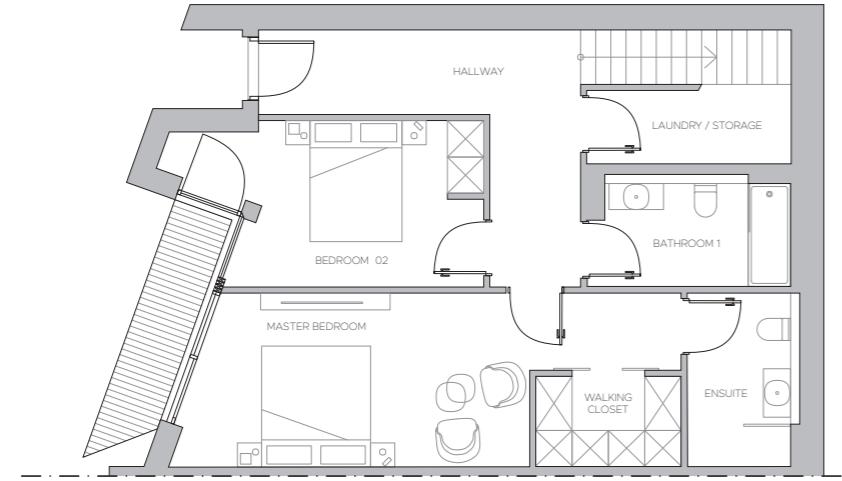
● 1 BED ● 2 BED ● 3 BED



Apartment	Beds	Level	Gross Internal Area sq m	Gross Internal Area sq ft	Gross External Area sq m	Gross External Area sq ft
1	3	00/01	124.20	1336	19.00	204
2	3	00/01	124.20	1336	19.00	204
3	1	02	79.36	854	14.92	160
4	1	02	79.36	854	14.92	160
5	1	03	51.66	556	14.92	160
6	2	03	61.19	658	14.92	160
7	3	04	98.64	1061	36.82	396

\*All drawings and dimensions are representative





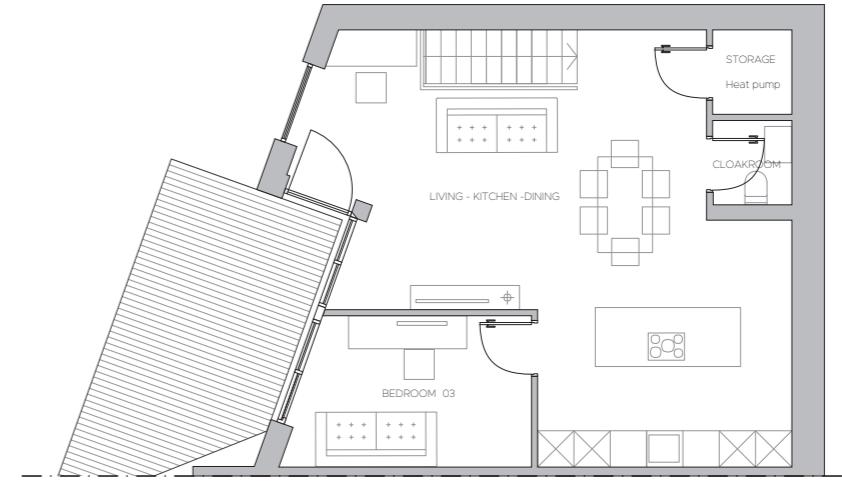
## APARTMENT 01

### 3 BED

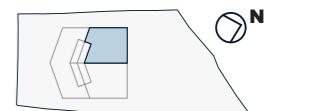
GROSS INTERNAL AREA level 00 and 01	124.20 sq m	1336.87 sq ft
MASTER BEDROOM	22.95 sq m	247.03 sq ft
BEDROOM 02	12.27 sq m	132.18 sq ft
BATHROOM	5.54 sq m	59.63 sq ft
ENSUITE	4.87 sq m	52.42 sq ft
LAUNDRY STORAGE	5.35 sq m	57.58 sq ft
HALLWAY	11.70 sq m	125.93 sq ft

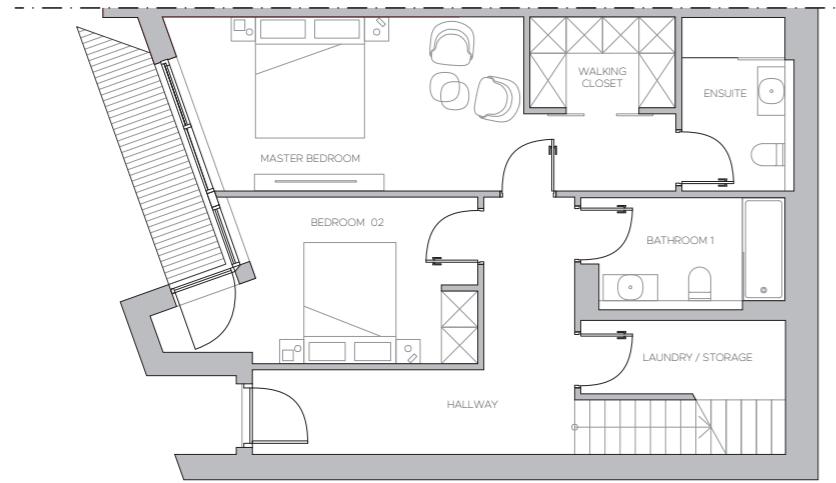
LIVING/KITCHEN/ DINING	39.73 sq m	427.65 sq ft
STORAGE	18.2 sq m	19.59 sq ft
CLOAK ROOM	18.2 sq m	19.59 sq ft
BEDROOM 3	9.62 sq m	103.55 sq ft
TERRACE	19.00 sq m	204.00 sq ft

### LEVEL 00



### LEVEL 01





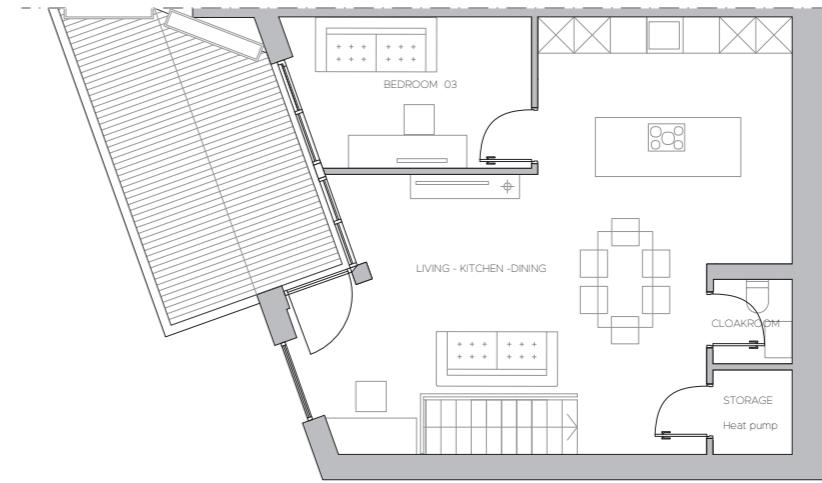
## APARTMENT 02

### 3 BED

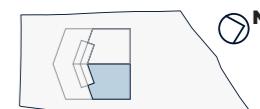
GROSS INTERNAL AREA level 00 and 01	124.20 sq m	1336.87 sq ft
MASTER BEDROOM	22.95 sq m	247.03 sq ft
BEDROOM 02	12.27 sq m	132.18 sq ft
BATHROOM	5.54 sq m	59.63 sq ft
ENSUITE	4.87 sq m	52.42 sq ft
LAUNDRY STORAGE	5.35 sq m	57.58 sq ft
HALLWAY	11.70 sq m	125.93 sq ft

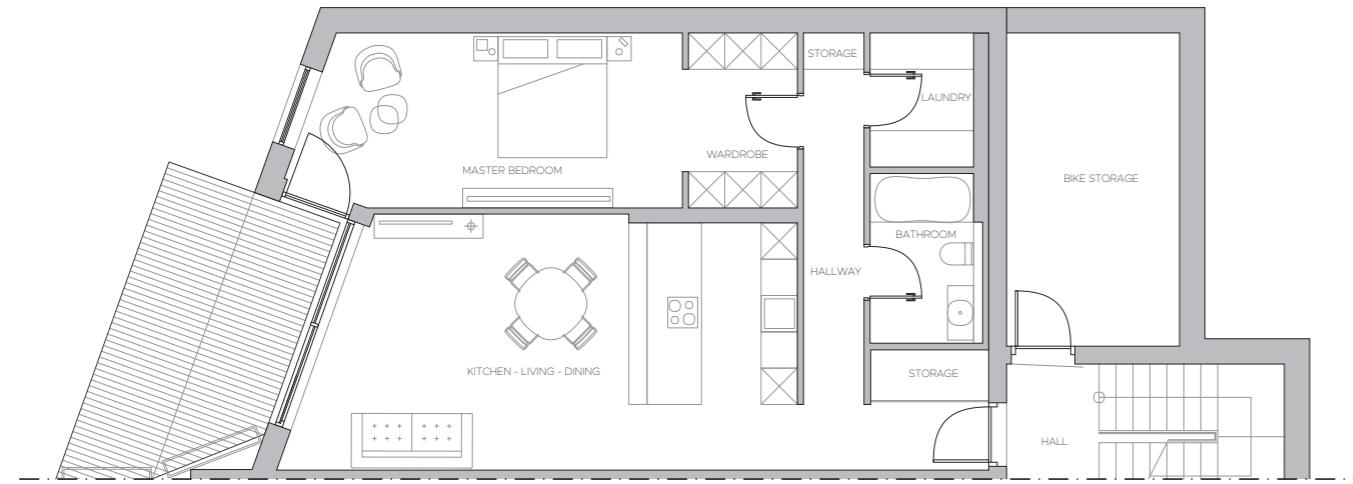
LIVING/KITCHEN/ DINING	39.73 sq m	427.65 sq ft
BEDROOM 3	9.62 sq m	103.55 sq ft
STORAGE	1.82 sq m	19.59 sq ft
CLOAK ROOM	1.82 sq m	19.59 sq ft
TERRACE	19.00 sq m	204.00 sq ft

### LEVEL 00



### LEVEL 01



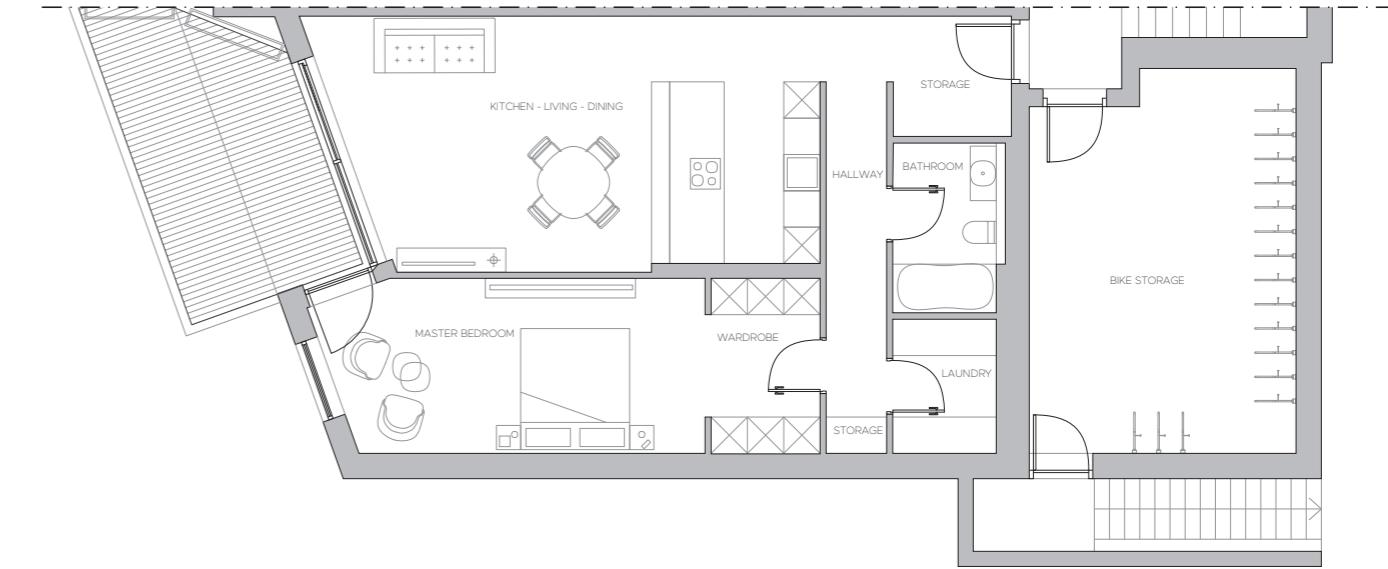
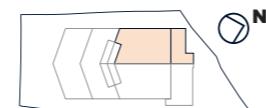


**APARTMENT 03**

**1 BED**

GROSS INTERNAL AREA	79.36 sq m	854.22 sq ft
LIVING/DINING/KITCHEN	38.52 sq m	414.62 sq ft
HALLWAY	6.13 sq m	65.98 sq ft
MASTER BEDROOM	23.26 sq m	250.36 sq ft
BATHROOM	4.76 sq m	51.23 sq ft
LAUNDRY	3.78 sq m	40.68 sq ft
TERRACE	14.92 sq m	160.59 sq ft

**LEVEL 02**

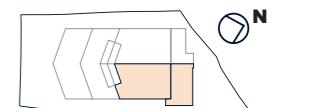


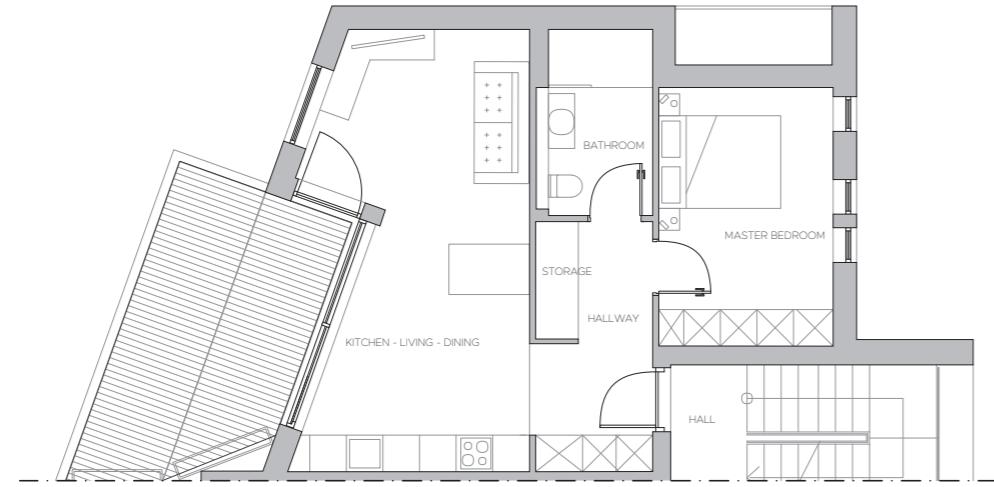
**APARTMENT 04**

**1 BED**

GROSS INTERNAL AREA	79.36 sq m	854.22 sq ft
LIVING/DINING/KITCHEN	38.52 sq m	414.62 sq ft
HALLWAY	6.13 sq m	65.98 sq ft
MASTER BEDROOM	23.26 sq m	250.36 sq ft
BATHROOM	4.76 sq m	51.23 sq ft
LAUNDRY	3.78 sq m	40.68 sq ft
TERRACE	14.92 sq m	160.59 sq ft

**LEVEL 02**



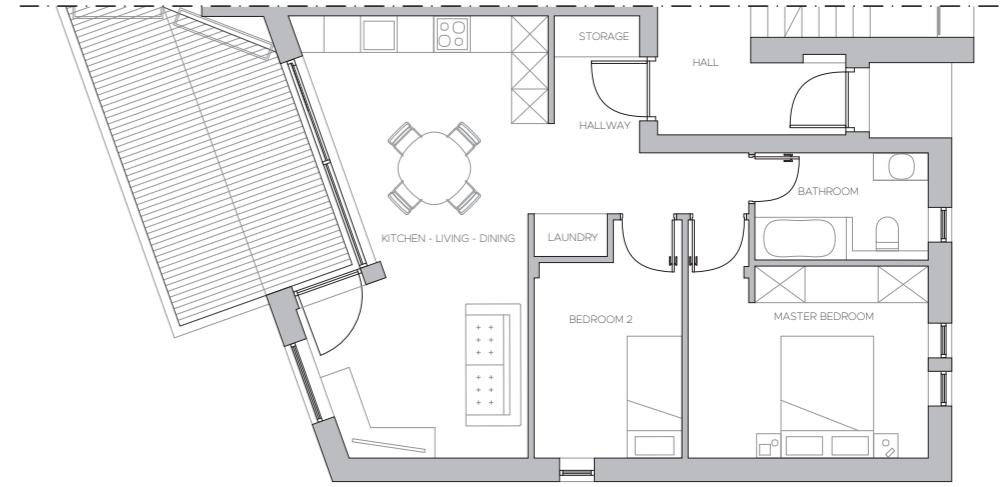
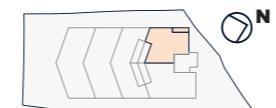


### APARTMENT 05

#### 1 BED

GROSS INTERNAL AREA	51.66 sq m	556.06 sq ft
LIVING/DINING/KITCHEN	28.69 sq m	308.81 sq ft
BATHROOM	5.21 sq m	56.08 sq ft
MASTER BEDROOM	12.13 sq m	130.56 sq ft
HALLWAY(storage)	3.69 sq m	39.72 sq ft
TERRACE	14.92 sq m	160.59 sq ft

#### LEVEL 03

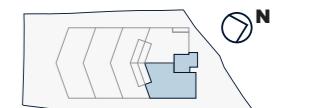


### APARTMENT 06

#### 2 BED

GROSS INTERNAL AREA	61.19 sq m	658.64 sq ft
LIVING/DINING/KITCHEN	25.28 sq m	272.11 sq ft
HALLWAY (sotrage+laundry)	7.32 sq m	78.79 sq ft
MASTER BEDROOM	13.08 sq m	140.79 sq ft
BEDROOM 2	8.48 sq m	91.28 sq ft
BATHROOM	4.74 sq m	51.02 sq ft
TERRACE	14.92 sq m	160.59 sq ft

#### LEVEL 03

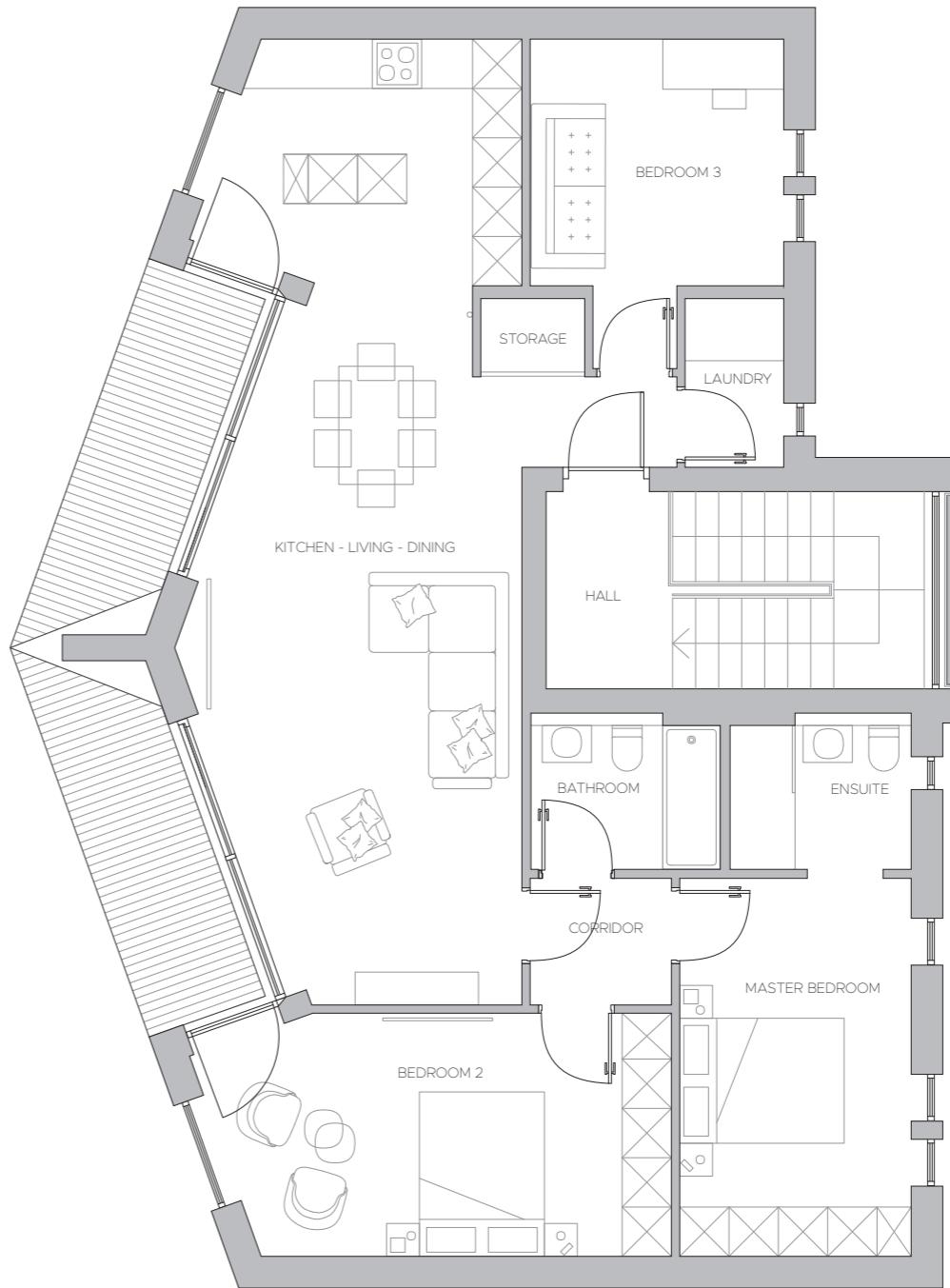


## APARTMENT 07

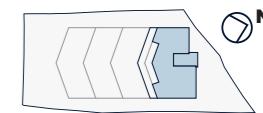
### 3 BED

GROSS INTERNAL AREA	98.64 sq m
LIVING/DINING/KITCHEN	43.28 sq m
MASTER BEDROOM	12.94 sq m
ENSUITE	3.85 sq m
BEDROOM 2	15.89 sq m

BEDROOM 3	10.28 sq m
BATHROOM	4.02 sq m
LAUNDRY	2.46 sq m
CORRIDOR	2.64 sq m
TERRACE	36.82 sq m



LEVEL 04



# A WORD FROM THE DEVELOPER

Welcome to Green Valley Apartments, another development in South Croydon delivered by Cobalt Developments.

We believe quality and great design is paramount in achieving best results and we accomplish it by using best internal and external finishes but also thought out design and bespoke approach to each and every project.

We understand that in today's world people demand the best and have very exacting requirements, which is why we make every effort to create beautiful, practical yet exciting homes.

We hope you will enjoy living here.

Cobalt Development team



## A TEAM OF EXPERT TEO ARCHITECTS + URBAN DEVELOPMENT

**TEO architects** is an architectural office based in London that approaches each project as a unique entity set in its own specific environment.

The practice has developed a wide range of projects, from mansions and residential developments to bespoke furniture and feature wall designs in both residential and commercial settings.

**Urban Development** is mixed-use design consultants focussing on urban property development and commercial architecture. Established 2004

TEOArchitects



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p.8 Ignacio Brosa - p.9 Andi Whiskey - Mgg Vitchakorn - p.10\_11 Map by Bembureda.

