



# HIGHGATE HOUSE

Purley



KEMPTON  
-HOMES-

## LOCAL AREA



Purley is a leafy suburb, situated between Croydon and Central London business/entertainment hubs on the one side, and open countryside and greenbelt land on the other.

It's close proximity to London, Purley Station to London Bridge (22 minutes), to London Victoria (23 minutes) and to East Croydon (7 minutes) makes it an ideal commute for both business or leisure purposes.

By road, the A23 runs through the centre of Purley connecting to as far down as Brighton in the South and Croydon and London to the North. The M25 is close by giving access to Gatwick Airport via M23, a 25 minute journey and Heathrow via M25, 45 minutes away.

Purley and the surrounding area provides plenty of entertainment facilities, including large cinema complexes, leisure centres, gyms and a vast array of restaurants and bars. The renowned Box Park complex is situated in Croydon and the restaurant district of South Croydon is a local spot frequented by those looking for a variety of cuisines and Purley itself has a good range of restaurants on the High Street.

Nearby Purley Way lists a number of major out of town retailers including Ikea, John Lewis, Next, B&Q and many more. Croydon town centre has most of the major high street stores and for those looking for more designer labels and free out of town parking Bluewater Shopping Centre is 40 minutes away on the M25.

For those enjoying the outdoors, there is easy access to the nearby North Downs and Vanguard Way where you will find both open and beautiful countryside with views over meadows, fields and farmland.



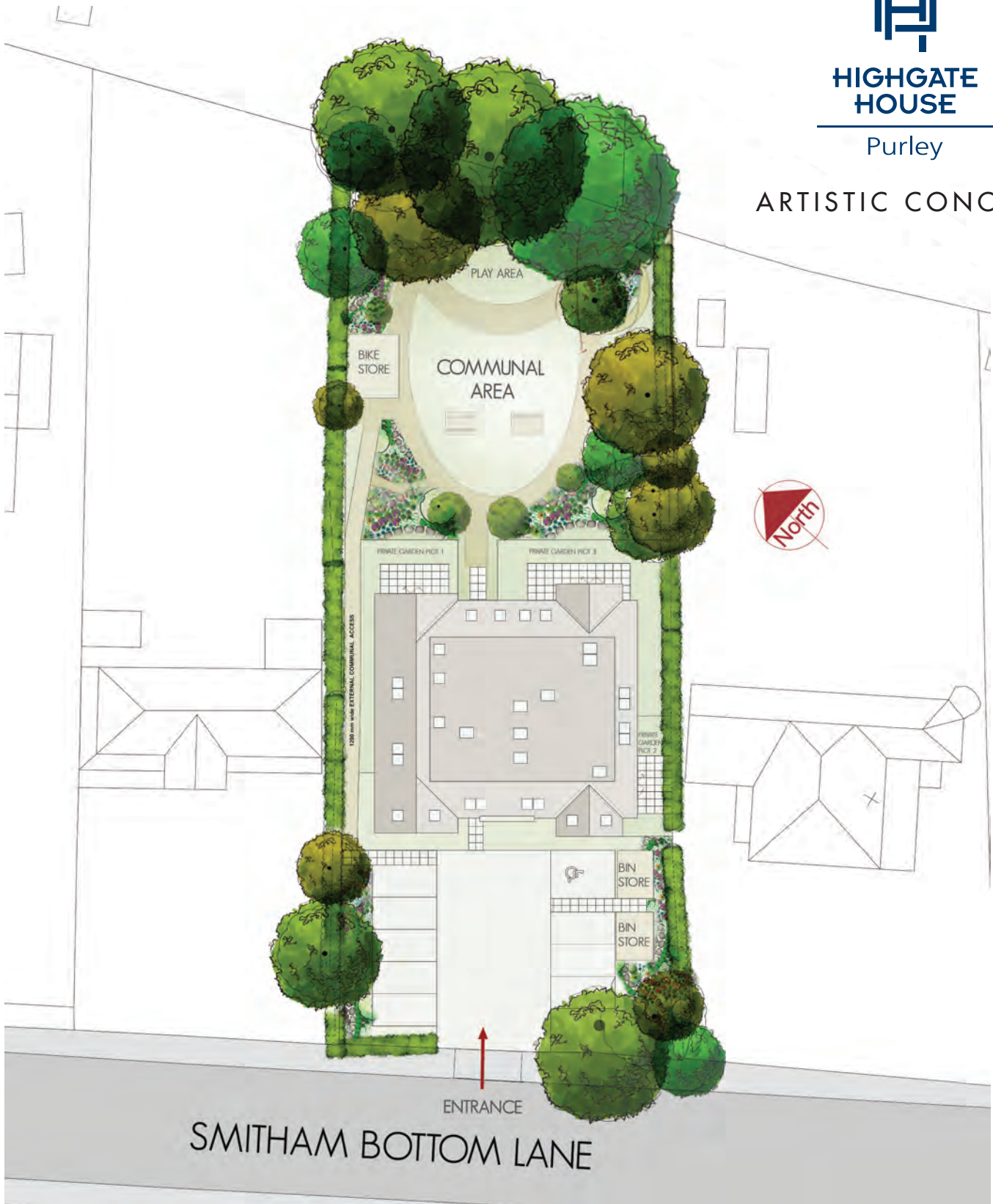




# HIGHGATE HOUSE

Purley

## ARTISTIC CONCEPT



Artists concept impression / illustration - for visualisation purposes only





**HIGHGATE  
HOUSE**

Purley

## HIGHGATE HOUSE SMITHS BOTTOM LANE PURLEY CR8 3DE SPECIFICATION

### **Kitchens**

Contemporary Matt Finish Handleless Kitchens

Incorporating:-

- Four zone induction hob
- Built in oven
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer/dryer
- Undermounted sink with chrome mixer tap
- Stone worktop with upstands

### **Bathroom/En Suites**

Modern Villeroy & Boch sanitaryware

Wall hung vanity units to en suites

Fitted mirrors

Chrome taps

Thermostatic showers

Porcelanosa ceramic tiling to floors and shower areas - otherwise half height

Chrome heated towel rails

### **Internal Fixtures & Fittings**

Fitted wardrobes to main bedrooms

Hallway storage cupboards

Double glazed windows and bi fold or patio doors (where applicable)

### **Options**

Kitchen, vanity unit, bathroom, living area flooring, bedroom carpets and wall colour choice options are available off plan depending on the stage of construction.

### **Heating & Electrical**

Underfloor heating

Gas Combi Boiler

Mains operated smoke detectors

Burgler alarms (ground floor plots only)

Telephone Entry System

Multi room TV with points to lounge and all bedrooms

Broadband capability

### **External Features**

Private parking

Own private patio or balcony

Bi fold doors to ground floor plots

Patio doors to balconies

Outdoor lights to balconies / patio areas

External communal lighting

Secure communal bicycle storage

Bin store

Landscaped communal gardens

Multi point locking front door with spy hole

### **Additional Information**

10 year warranty

Electric car charging point