



**HIGHGATE
HOUSE**

Purley



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SMITHAM BOTTOM LANE CR8 3DE

A Luxury development of nine 2 & 3 bedroom apartments



**KEMPTON
-HOMES-**



Backed by
HM Government

ALL PLOTS FEATURE

- Private Parking Space
- Island / Breakfast Bar in Kitchen
- 10yr Building Warranty
- Balcony or Patio / Garden Area
- Luxury Karndean Flooring to Kitchen/Living Room
- London Help to Buy Available



Front Elevation
CGI for illustrative purposes only.

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Nine exclusive apartments now available with the option to purchase off plan, all constructed to a high standard using the best materials with both kitchens and bathrooms finished to your specification.*

All ground floor apartments benefiting from bifold doors leading to private patio and garden whilst the first and second floor apartments each have their own balcony.

Each apartment enjoys private parking with provision for an electric car charging point, outdoor lighting to the balcony / patio areas and access to the landscaped communal gardens complete with secure bicycle storage.

Every apartment benefits from a high specification fully fitted kitchen with either an island or breakfast bar return, Villeroy & Boch sanitary ware to bathrooms and en suites plus fitted wardrobes to the main bedrooms and underfloor heating throughout.

All apartments come with a 10 year building warranty and the development qualifies for the [London Help to Buy](#) scheme (details overleaf).

*Depending on stage of construction.
CGI for illustrative purposes only.



Rear Elevation



Plot 3 Kitchen/Living area



Plot 6 Kitchen/Living area



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London Help to Buy Equity Loan Scheme explained:-

- Only 5% deposit required
- Government funding for up to 40% of the value of the property
- Interest free for 5 years
- Leaving mortgage for just 55% of the property value
- Property being purchased up to £600,000
- Available to First Time Buyers Only

What is London Help to Buy?

London Help to Buy is a government scheme designed to help you to get on to the property ladder in the London area. Help to Buy is an equity loan from the government of up to 40% of the value of the property you wish to buy, provided you have a 5% deposit, therefore requiring only a 55% mortgage on your new home.

What are the criteria for applying?

To use London Help to Buy, the property you are buying must:

- Be a new build
- Have a purchase price of up to £600,000
- Be the first property you own
- Not be let or sublet once purchased

Banks offering London Help to Buy

The majority of high street banks offer the scheme including: Aldermore, Bank of Scotland, Barclays, Halifax, Leeds, Lloyds, Nationwide, NatWest, Newcastle, Royal Bank of Scotland, Santander, Teachers and TSB.

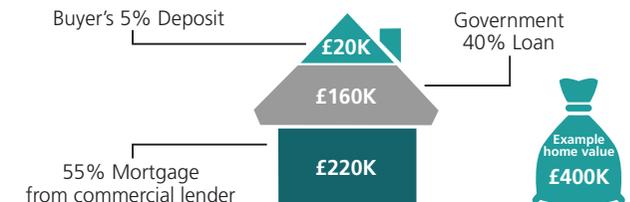
How do I pay back my loan?

- You must pay the loan back after 25 years or when you sell your home whichever comes first
- You will not be charged interest on your 40% loan for the first 5 years of owning your home
- From year 6, a fee of 1.5% is payable on the equity loan, which rises annually by RPI (Retail Price Index) + 1%

How to Apply

You apply directly to the house builder for the loan and then apply separately for a mortgage via your chosen lender or mortgage broker, letting them know you intend using the London Help to Buy scheme.

Example Calculation



For more information, visit:

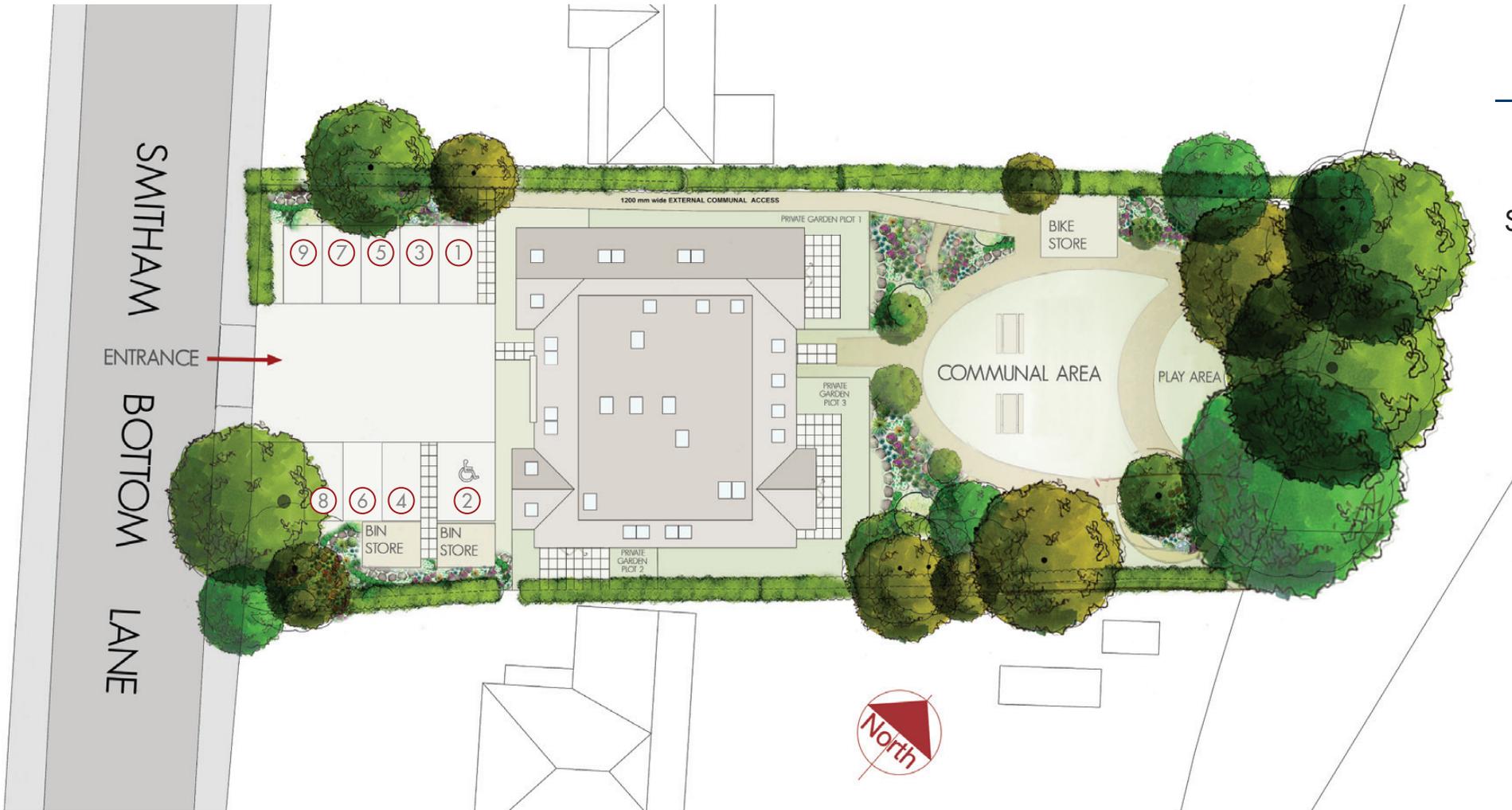
helptobuy.gov.uk/equity-loan/london-help-to-buy



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ARTISTIC SITE PLAN



CGI for illustrative purposes only



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GROUND FLOOR PLOTS 1-3 DIMENSIONS



Plot 1	
Living/Dining/Kitchen	5700 x 6600
Bedroom 1	5700 x 4100
Bedroom 2	3350 x 3700
Bedroom 3	2400 x 3300
Total Area	97 sq m / 1045 sq ft

Plot 2	
Living/Dining/Kitchen	6850 x 5100
Bedroom 1	4900 x 3350
Bedroom 2	3600 x 3400
Total Area	80 sq m / 862 sq ft

Plot 3	
Living/Dining/Kitchen	5500 x 5700
Bedroom 1	4150 x 3400
Bedroom 2	2800 x 4500
Bedroom 3	2000 x 4500
Total Area	90 sq m / 969 sq ft

*All dimensions in mm unless otherwise specified
All dimensions are approximate.

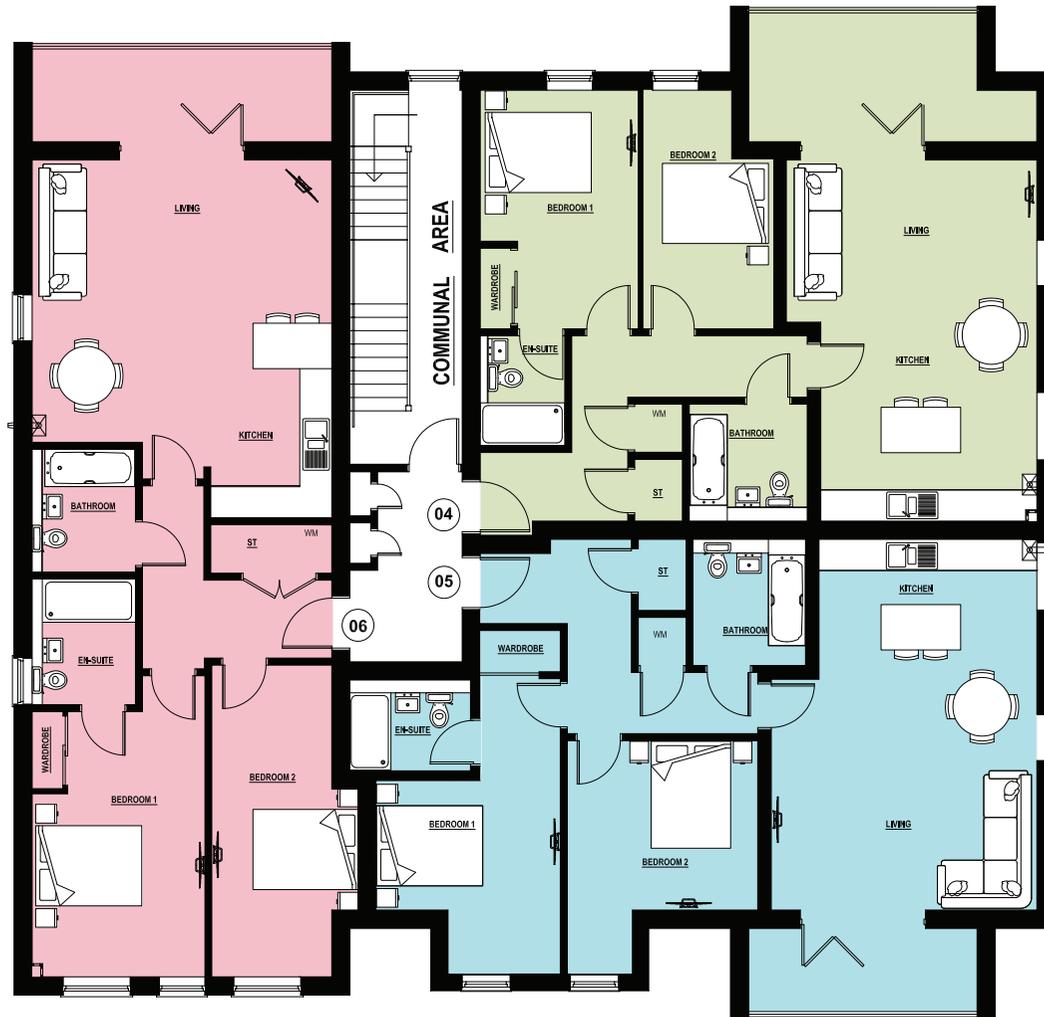


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FIRST FLOOR

PLOTS 4-6 DIMENSIONS



Plot 4	
Living/Dining/Kitchen	4750 x 6800
Bedroom 1	3000 x 4500
Bedroom 2	2450 x 4500
Total Area	78 sq m / 840 sq ft

Plot 5	
Living/Dining/Kitchen	5000 x 7000
Bedroom 1	3500 x 6400
Bedroom 2	3650 x 3200
Total Area	84 sq m / 905 sq ft

Plot 6	
Living/Dining/Kitchen	5700 x 6700
Bedroom 1	3300 x 5600
Bedroom 2	2800 x 5800
Total Area	88 sq m / 948 sq ft

*All dimensions in mm unless otherwise specified
All dimensions are approximate.

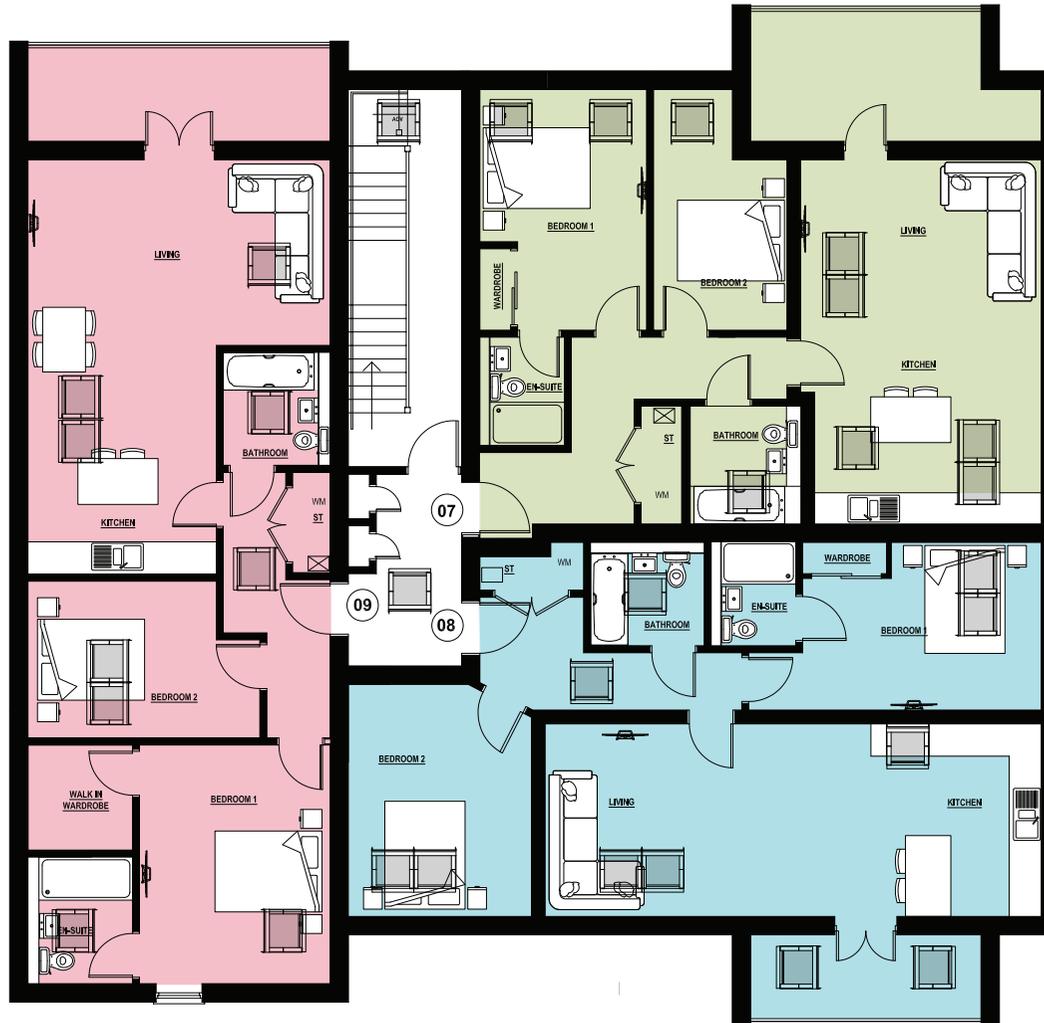


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SECOND FLOOR

PLOTS 7-9 DIMENSIONS



Plot 7	
Living/Dining/Kitchen	4300 x 6750
Bedroom 1	3150 x 4000
Bedroom 2	2550 x 4000
Area	76 sq m / 819 sq ft
Area under 1.5m height	2sq m / 21 sq ft
Total Area	78 sq m / 840 sq ft

Plot 8	
Living/Dining/Kitchen	9100 x 3600
Bedroom 1	5200 x 3100
Bedroom 2	3450 x 4100
Total Area	78 sq m / 840 sq ft
Area under 1.5m height	2sq m / 21 sq ft
Total Area	80 sq m / 861 sq ft

Plot 9	
Living/Dining/Kitchen	5200 x 7700
Bedroom 1	3600 x 4400
Bedroom 2	3900 x 5800
Total Area	81 sq m / 872 sq ft
Area under 1.5m height	6sq m / 65 sq ft
Total Area	87 sq m / 937 sq ft

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All dimensions are approximate.

SPECIFICATION

KITCHENS

- Contemporary matt finish Handleless Kitchens including either island or breakfast bar
- 4 zone induction hob
- Built in oven
- Integrated fridge freezer
- Integrated dishwasher
- Integrated microwave
- Undermounted sink with chrome mixer tap
- Stone worktops with upstands

BATHROOM/EN SUITES

- Modern Villeroy & Boch sanitaryware
- Wall hung vanity units to en suites
- Chrome taps
- Thermostatic showers
- Chrome heated towel rails to bathrooms and en suites
- Porcelanosa ceramic tiling to floors
- Porcelanosa full height tiling in shower areas and behind baths - half height elsewhere

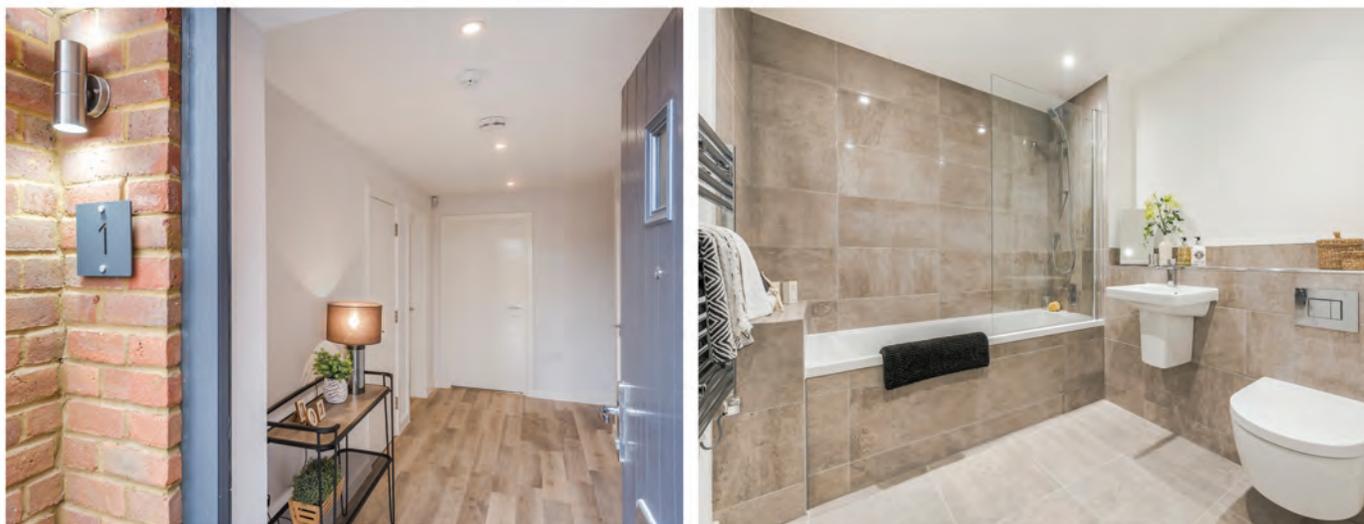
INTERNAL FIXTURES & FITTINGS

- Fitted wardrobes to main bedrooms
- Hallway storage cupboard or hallway storage and separate utility cupboard
- Double glazed windows
- Bifold doors to kitchen / living room (Plots 1-6)
- Patio doors to kitchen / living room (Plots 7-9)
- Karndean Flooring to Kitchen/Living Room and Hallway
- Carpets to all bedrooms included*

Options

Flooring and kitchen colour options are available off plan depending on stage of construction.

*Subject to achieving full asking price.





HEATING & ELECTRICAL

- Underfloor heating throughout living areas
- Heated towel rails to bathrooms and en suites
- Gas combi Boiler
- Mains operated smoke detectors
- Intruder Alarms (ground floor plots only)
- Telephone Entry System
- Multi room TV with points to living room and all bedrooms
- Broadband capability

EXTERNAL FEATURES

- Multipoint locking front door with spyhole
- Own private patio / garden area or balcony with either bi folding or patio doors
- Outdoor lights to balconies / patio areas
- Private parking space with each plot
- External communal lighting
- Secure communal bike storage
- Bin store
- Landscaped communal gardens

ADDITIONAL INFORMATION

- 10 year warranty
- Provision for electric car charging point
- London Help to Buy Available

Images of previous Kempton Homes developments.

LOCAL AREA



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

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 East 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.

Purley Way lists a number of out of town retailers including Ikea, Next, B&Q and many more.

Croydon town centre has many of the major high street stores and for those looking for more designer labels and free out of town parking then 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, beautiful countryside and far reaching views over fields, meadows and farmland.

Closer to home, just a short distance from Highgate House are Farthing Downs and Happy Valley located in nearby Coulsdon which provide areas of green tranquil space for walks, nature watching and other outdoor activities.



WELL CONNECTED



 REEDHAM STATION 15mins	 EAST CROYDON 15mins	 M25 JUNCTION 6 15mins
PURLEY STATION 20mins	LONDON VICTORIA 37mins	GATWICK AIRPORT 34mins
PURLEY TOWN CENTRE Shops, Supermarkets, Leisure Centre etc. 20mins	LONDON BRIDGE 42mins	HEATHROW AIRPORT 50mins

Purley is perfectly placed for road, rail and air travel. Trains from Purley Station run directly to both London Victoria and London Bridge stations, with local station Reedham also running a regular service direct to London Bridge. The M25 (junction 6) is 10 minutes drive giving access to both Gatwick and Heathrow airports.

*All travel times and distances are approximate



At Kempton Homes we are committed to producing well designed new homes using quality materials.

Our ethos is to provide an excellent customer service along with creating a living space you will enjoy and be proud to own.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk





CGI for illustrative purposes only.

We reserve the right to amend the specification or floor plans, as necessary, at any time. This brochure and the details contained herein do not form any part of the contract of sale. The dimensions stated may for example include fitted wardrobes, ceilings and other features. All dimensions and measurements are approximate, although we try to make these as accurate as possible. The contents of this brochure are intended solely to give an indication of the development and the floor plan layouts.



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