

THE
MARZIALE

75 KNOLLYS ROAD, TULSE HILL, SW16 2JN



THE MARZIALE

Secure your very own space in South London with a purchase at The Marziale in Tulse Hill. This collection of 19 one, two and three-bedroom apartments is within a 15 minute walk of three train stations – Tulse Hill, West Norwood and Streatham Hill – and has the added benefit of Help to Buy assistance on qualifying properties. Spaces are available to purchase in the secure underground car park, with cycle racks and electric charging points being additional highlights essential for urban London living.

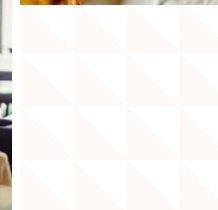
The Marziale is at the heart of one of the capital's most welcoming communities, with shops, bars and restaurants balanced with green open spaces, good schools and community-focused amenities. As well as the immediate facilities in Tulse Hill, residents will become close neighbours of Dulwich, Brockwell and Clapham.

*Tulse Hill is a place where
community, culture and
commuter connections meet.*

Tulse Hill offers a lifestyle rarely found in an urban location – an authentic village atmosphere, where much-loved neighbourhood establishments and a tight-knit community blissfully co-exist alongside some of London's most interesting experiences and quirky establishments.

Key to Tulse Hill's growing credentials is its transport connections. The three stations within walking distance give fast and frequent rail access to London's key business districts, leisure locations and social hotspots – including London Bridge, St Pancras, Farringdon and the West End.

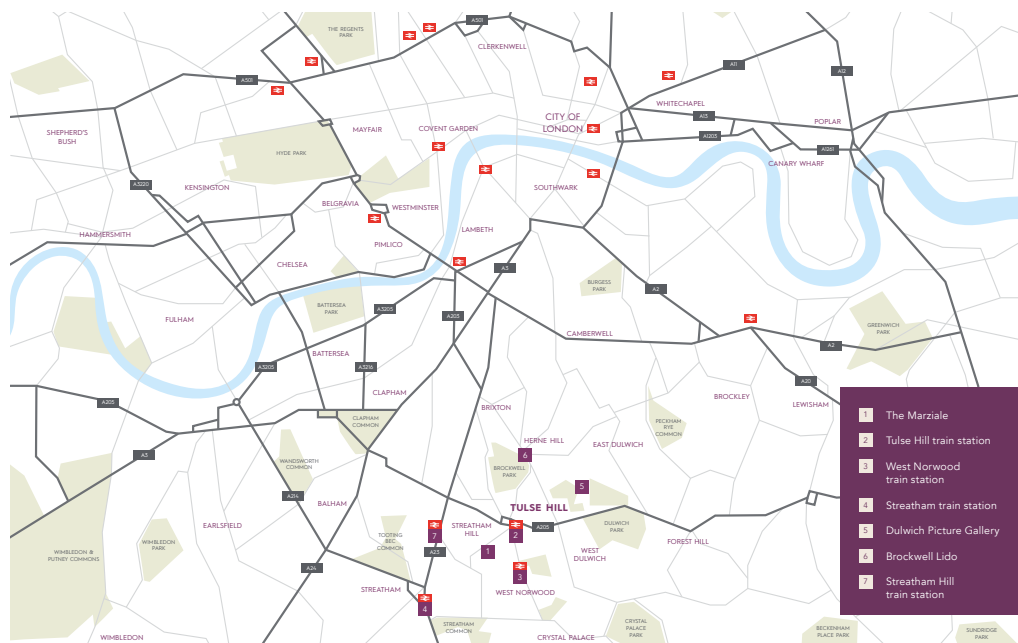
The Marziale puts residents at the heart of a flourishing social scene – one that's easily enjoyed on an everyday basis. Stay local to enjoy DJs, live bands and open-mike nights at The Railway Tavern; discover a green oasis at the South London Botanical Institute, where lush gardens provide a surprising setting, and buy perfect pastel de nata from Portuguese restaurant-bar, Castelo. Additional highlights include the Tulse Hill Hotel for seasonal British dining and West Norwood's monthly street market.



*Enjoy a neighbourhood
that's becoming a
shining star of South
London's social scene.*

Tulse Hill is part of a wider South London community that is crammed full of cultural gems and interesting amenities. Hop neighbourhoods to Dulwich Village for the Picture Gallery and fine boutiques; to Forest Hill for the Horniman Museum and Gardens – a place where you'll find stunning views across the capital's skyline as well as curious exhibits; to Brockwell for a dip in the lido or a spin around the little-known velodrome; and to Herne Hill for First Aid Box's 'drip-fed' cocktails and a bustling farmers' market.





Map not to scale. Indicative purposes only.

The choice of three train stations within a 15 minute walk.



Travel times are based on minimum journey times available. Sources: Google Maps and National Rail.



ON FOOT

- 11 minutes
West Norwood Health & Leisure Centre
- 11 minutes
Sainsbury's Local
- 13 minutes
West Norwood station
- 14 minutes
Tulse Hill station
- 15 minutes
Streatham Hill station
- 16 minutes
Railway Tavern
- 22 minutes
South London Botanical Institute
- 26 minutes
Streatham Common



BY RAIL (from Tulse Hill Station)

- 16 minutes
Blackfriars
- 18 minutes
City Thameslink
- 18 minutes
London Bridge
- 20 minutes
Farringdon
- 25 minutes
St Pancras International
- 34 minutes
Bond Street
- 36 minutes
Moorgate
- 52 minutes
Gatwick Airport



IN THE CAR

- 8 minutes
Dulwich Picture Gallery
- 8 minutes
Brockwell Lido
- 12 minutes
Horniman Museum & Gardens
- 12 minutes
Clapham Common
- 23 minutes
Whitgift Centre, Croydon
- 30 minutes
The Glades, Bromley
- 52 minutes
City Airport
- 55 minutes
Gatwick Airport

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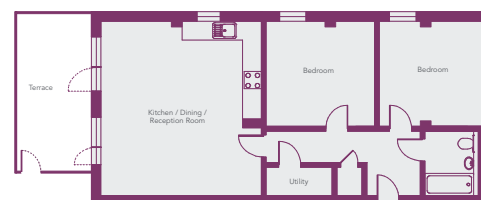
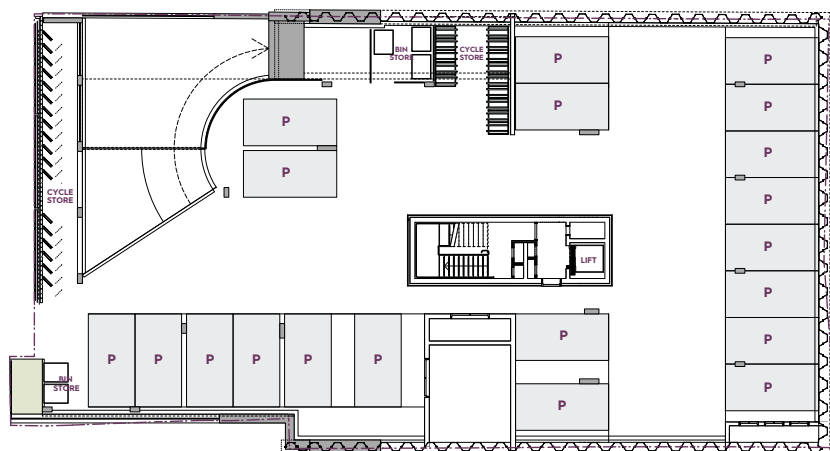
The Marziale is an attractive addition to the Tulse Hill residential market, with a contemporary design both inside and out. The emphasis is on clean lines and a sense of symmetry, underpinned by a superior build quality, well-planned layouts and a hand-picked specification.

Each of the apartments benefits from private outside space – terraces at ground level and balconies to the upper floors – with a lift, video door access and CCTV to communal areas. Internally, there are sleek fitted kitchens by Krieder, integrated Bosch appliances, luxury bathrooms and underfloor heating throughout.



Computer Generated Image

Parking

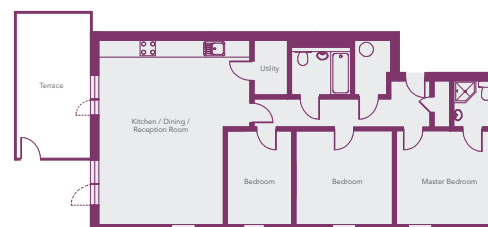


LEVEL B1

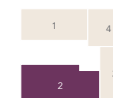


APARTMENT 1 2 BEDROOM

Kitchen/Dining/Reception Room	18'5 (5.61m) x 16'9 (5.11m)
Bedroom	11'6 (3.51m) x 11'2 (3.40m)
Bedroom	11'5 (3.48m) x 11'2 (3.40m)
Gross Internal Floor Area	721 sqft 67 sqm

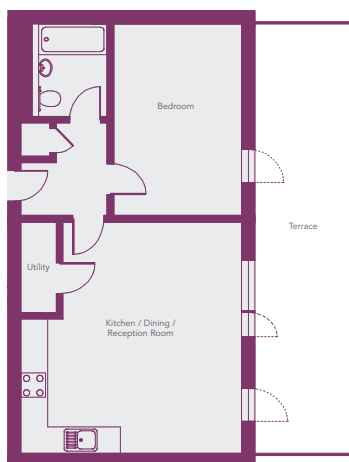


LEVEL B1



APARTMENT 2 3 BEDROOM

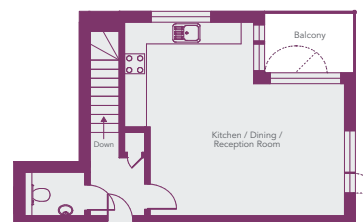
Kitchen/Dining/Reception Room	21'8 (6.60m) max x 18'1 (5.51m) max
Master Bedroom	11'10 (3.61m) x 11'2 (3.40m)
Bedroom	11'2 (3.40m) x 7'7 (2.31m)
Bedroom	11'2 (3.40m) x 11'2 (3.40m)
Gross Internal Floor Area	970 sqft 90.1 sqm



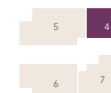
LEVEL B1

APARTMENT 3
1 BEDROOM

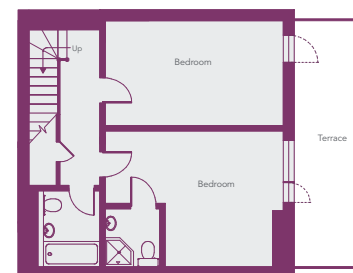
Kitchen/Dining/Reception Room	17'5 (5.31) max x 16'9 (5.11) max
Bedroom	14'6 (4.42) x 9'8 (2.95)
Gross Internal Floor Area	546 sqft 50.7 sqm



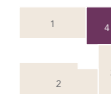
LEVEL GF

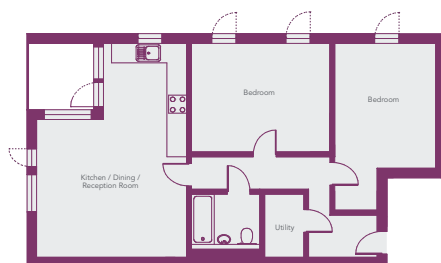
APARTMENT 4
2 BEDROOM

Kitchen/Dining/Reception Room	17'9 (5.41) max x 17'9 (5.41)
Bedroom	16'5 (5.00) x 9'5 (2.87)
Bedroom	16'5 (5.00) max x 12'6 (3.81) max
Gross Internal Floor Area	860 sqft 79.9 sqm



LEVEL B1

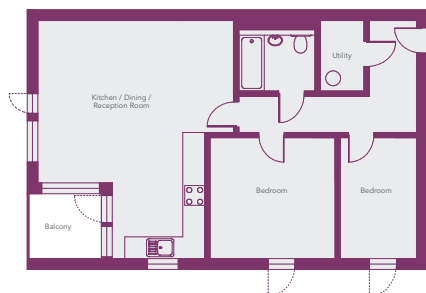




LEVEL GF

**APARTMENT 5**
2 BEDROOM

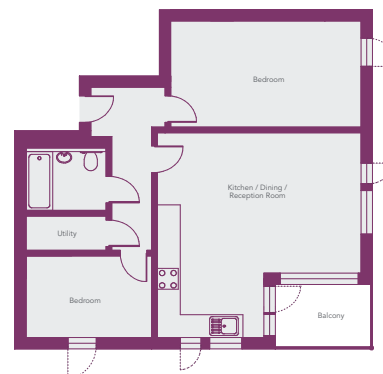
Kitchen/Dining/Reception Room	15'1 (4.60) max x 14'10 (4.52) min
Bedroom	14'2 (4.32) x 11'2 (3.40)
Bedroom	17'2 (5.23) max x 10'4 (3.15) max
Gross Internal Floor Area	778 sqft 72.3 sqm



LEVEL GF

**APARTMENT 6**
2 BEDROOM

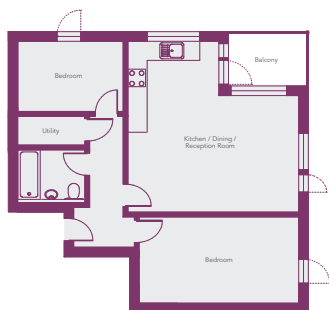
Kitchen/Dining/Reception Room	18'1 (5.51) max x 14'10 (4.52) min
Bedroom	11'6 (3.51) x 11'5 (3.48)
Bedroom	11'5 (3.48) x 6'11 (2.11)
Gross Internal Floor Area	706 sqft 65.6 sqm



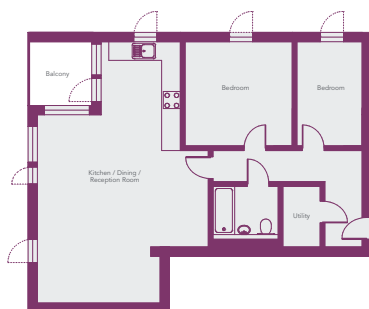
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**APARTMENT 7**
2 BEDROOM

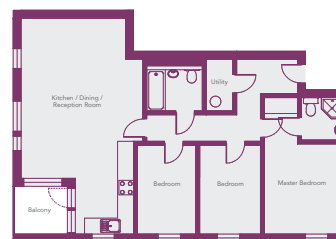
Kitchen/Dining/Reception Room	17'9 (5.41) max x 12'2 (3.71) min
Bedroom	16'8 (5.08) x 8'11 (2.72)
Bedroom	10'11 (3.33) x 7'3 (2.21)
Gross Internal Floor Area	658 sqft 61.1 sqm



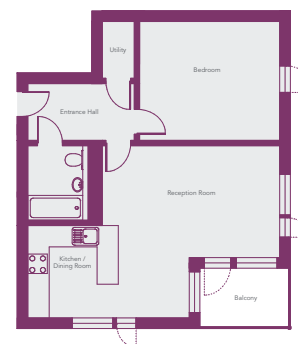
LEVEL 1	LEVEL 3		
		APARTMENTS 8 & 16 2 BEDROOM	
Kitchen/Dining/Reception Room	17'9 (5.41) max x 12'2 (3.71) min		
Bedroom	10'11 (3.33) x 7'3 (2.21)		
Bedroom	16'8 (5.08) x 8'11 (2.72)		
Gross Internal Floor Area	658 sqft	61.1 sqm	



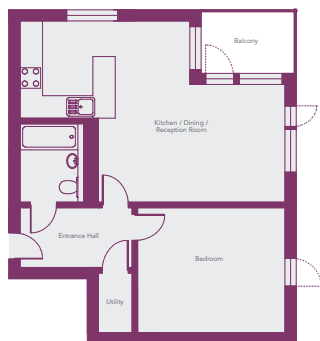
LEVEL 1	LEVEL 3		
		APARTMENTS 9 & 17 2 BEDROOM	
Kitchen/Dining/Reception Room	20'1 (6.12) x 18'4 (5.59) max		
Bedroom	11'6 (3.51) x 11'2 (3.40)		
Bedroom	11'2 (3.40) x 6'11 (2.11)		
Gross Internal Floor Area	777 sqft	72.1 sqm	



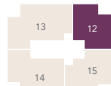
LEVEL 1	LEVEL 3		
		APARTMENTS 10 & 18 3 BEDROOM	
Kitchen/Dining/Reception Room	20'1 (6.12) min x 15'1 (4.60) max		
Master Bedroom	17'1 (5.21) max x 9'10 (3.00) max		
Bedroom	11'2 (3.40) x 7'3 (2.21)		
Bedroom	11'2 (3.40) x 7'7 (2.31)		
Gross Internal Floor Area	877 sqft	81.4 sqm	



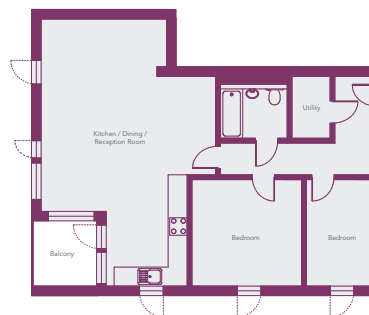
LEVEL 1	LEVEL 3		
		APARTMENTS 11 & 19 1 BEDROOM	
Kitchen/Dining/Reception Room	23'8 (7.21) max x 16'2 (4.93) max		
Bedroom	13'2 (4.01) x 11'2 (3.40)		
Gross Internal Floor Area	558 sqft	51.9 sqm	



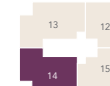
LEVEL 2

**APARTMENT 12**
1 BEDROOM

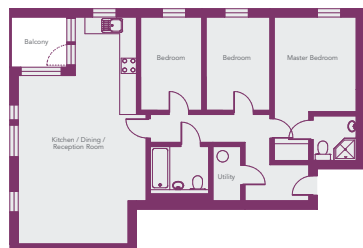
Kitchen/Dining/Reception Room	23'8 (7.21) max x 16'2 (4.93) max
Bedroom	13'2 (4.01) x 11'2 (3.40)
Gross Internal Floor Area	559 sqft 51.9 sqm



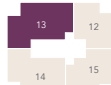
LEVEL 2

**APARTMENT 14**
2 BEDROOM

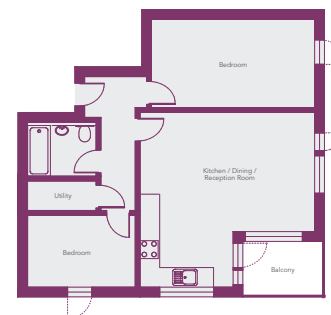
Kitchen/Dining/Reception Room	20'1 (6.12) x 18'4 (5.59)
Bedroom	11'6 (3.51) x 11'2 (3.40)
Bedroom	11'2 (3.40) x 6'11 (2.11)
Gross Internal Floor Area	777 sqft 72.3 sqm



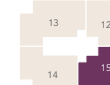
LEVEL 2

**APARTMENT 13**
3 BEDROOM

Kitchen/Dining/Reception Room	20'1 (6.12) min x 15'1 (4.60) max
Master Bedroom	17'1 (5.21) max x 9'10 (3.00) max
Bedroom	11'2 (3.40) x 7'3 (2.21)
Bedroom	11'2 (3.40) x 7'7 (2.31)
Gross Internal Floor Area	877 sqft 81.4 sqm



LEVEL 2

**APARTMENT 15**
2 BEDROOM

Kitchen/Dining/Reception Room	17'9 (5.41) max x 12'2 (3.71) min
Bedroom	16'8 (5.08) x 8'11 (2.72)
Bedroom	10'11 (3.33) x 7'3 (2.21)
Gross Internal Floor Area	658 sqft 61.1 sqm



An outstanding specification

CONTEMPORARY KITCHEN

- Contemporary Krieder Classic kitchen with a comprehensive range of base and wall units with LED lighting
- Caesarstone quartz worktop with upstands, recessed drainer and hob splashback
- Bosch built in oven and integrated extractor hood
- Bosch induction hob
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Single bowl under mounted stainless steel sink with Blanco Chrome tap
- Bosch washing machine
- Pull out larder unit to most kitchens (Except flats 3, 11, 12 & 19)

STYLISH DESIGNER BATHROOMS

- Crosswater contemporary dual flush concealed cistern WC with soft-close seat
- Crosswater white bath with single glass screen and fixed head shower with chrome hand shower
- Walnut vanity unit with drawer in main bathroom and a plain mirror to all bathrooms
- Chrome heated towel rail
- Shower rooms have glass screens, chrome shower and a mirrored cabinet

LUXURY FLOORING, DOORS & WINDOWS

- Light oak engineered wood floors to all main reception rooms and hallways
- Eaton Square Palace carpet in all bedrooms
- Bathrooms fully tiled to floors and part tiled to walls in Domus porcelain
- Entrance doors in flush light oak veneer

- Satin stainless steel ironmongery
- White painted internal doors
- Velfac Argon filled triple glazed windows with clear lacquered timber inner frames
- Light grey painted architraves and skirtings

POWER & TECHNOLOGY

- Low energy LED spotlights to living area
- Pendant lights to bedrooms
- Prewired/provisioned for cable TV, SKY and SKY Q, telephone & broadband

HEATING, PLUMBING & INSULATION

- Energy efficient mechanical ventilation and heat recovery system
- Energy efficient combination gas boiler
- Zoned underfloor heating throughout
- High level of insulation throughout
- Solar PV panels

SECURITY & PEACE OF MIND

- Video door entry system to each flat
- CCTV to common areas
- Access control system to lift and doors to communal areas
- Spaces available to purchase in secure underground car park
- Private post boxes in secure lobby
- 10 year ABC+ New Home Warranty
- 2 year Zipcar car-sharing membership included
- Part of the Secured by Design police initiative

AMENITIES

- Lift to all floors
- Private balconies or terraces to all flats
- Communal terracing to rear leading to landscaped communal gardens
- Electric charging points and cycle racks in car park
- Sustainable sedum roof



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