

COPPER  
CORNER  
— SYDENHAM —

# WELCOME



Computer-Generated Image (CGI)

23 x one and two bed shared ownership duplexes and apartments

# WANDER AROUND

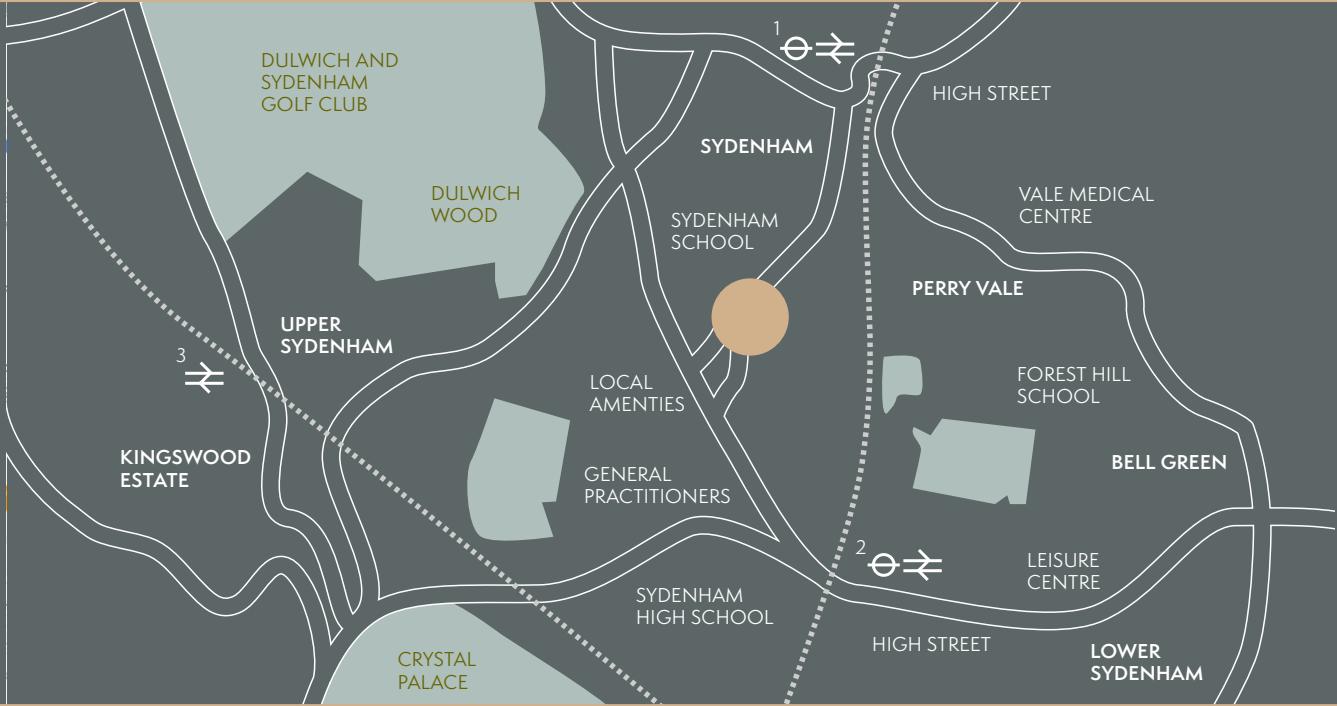


An exciting regeneration development, Copper Corner, built on the site of the historic police station in green and hilly Sydenham, is one of south-east London's most arresting developments. This stylish collection of 13 x one bedroom apartments, 7 x two bedroom apartments and 3 x two bedroom duplexes is designed with you in mind. Each offers a private balcony or patio and all have access to a landscaped garden.

In this thriving Zone 3 location, community counts and the commute into central London is quick. Sydenham ticks every box on your wish list. Great location. Super shopping. Handy supermarkets. Fabulous restaurants and coffee shops. Brilliant pubs and bars. Leafy parks. Active gyms and sports centres. Lively arts scene. Good schools (outstanding secondaries) and children's attractions. Make Copper Corner your new home, and become part of one of London's most welcoming neighbourhoods.



# HOTSPOTS



Urban and suburban, with the best of both worlds, Sydenham is perfect for singles, couples and families. Pop to the pub – it’s a minute’s walk. Head up the hill to the eclectic, independent shops. Tuck into fish and chips, sushi, Nando’s, sourdough pizza or whatever else tickles your tastebuds. Listen to some vinyl with your coffee at Sugahill Cafe. Take an art class at The Anna Lovely Gallery. Have a laugh at The Poodle Club.

Other high spots include Ignition Brewery and the local brewery Taproom. Celebrate the story of Sydenham at the wall mosaics. Join in the community gardening in Mayow Park – or head to Crystal Palace Park, with its acres of green space, great views, children’s farm and National Sports Centre.

<b>Take a stroll from</b> <b>179 Dartmouth Road, SE26:</b>	The Bricklayers Arms (local pub): <b>1 min</b>	Sydenham School (girls’ academic): <b>2 mins</b>	Tesco Express (local market): <b>3 mins</b>	Sydenham Train Station <b>12 mins</b>
<b>Travel from Sydenham Train Station:</b>	Crystal Palace Train Station: <b>11 mins</b>	West Croydon Train Station: <b>17 mins</b>	Canada Water Train Station: <b>20 mins</b>	Whitechapel Train Station: <b>27 mins</b>
<b>Take a pedal from</b> <b>179 Dartmouth Road, SE26:</b>	Forest Hill Train Station: <b>3 mins</b>	Sydenham’s local High Street <b>4 mins</b>	The Bridge Leisure Centre <b>10 mins</b>	Crystal Palace Park <b>11 mins</b>

The times are only approximate. You can find out more about the travelling times from Transport for London ([tfl.gov.uk](http://tfl.gov.uk)) and Google map ([google.co.uk/maps/](http://google.co.uk/maps/)).



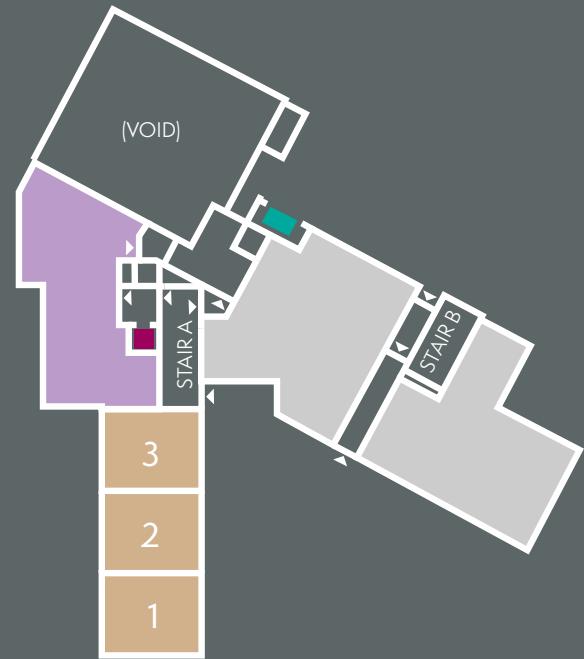
**Public transports:**

- 1: Forest Hill Train Station
- 2: Sydenham Train Station
- 3: Sydenham Hill Train Station
- 4: Bus stop (P)

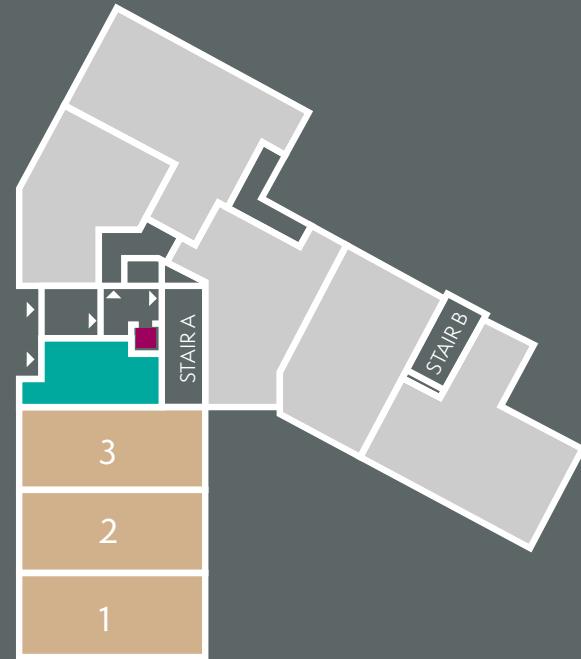
- Copper Corner
- Courtyard
- Children’s play area

# TAKE YOUR PICK

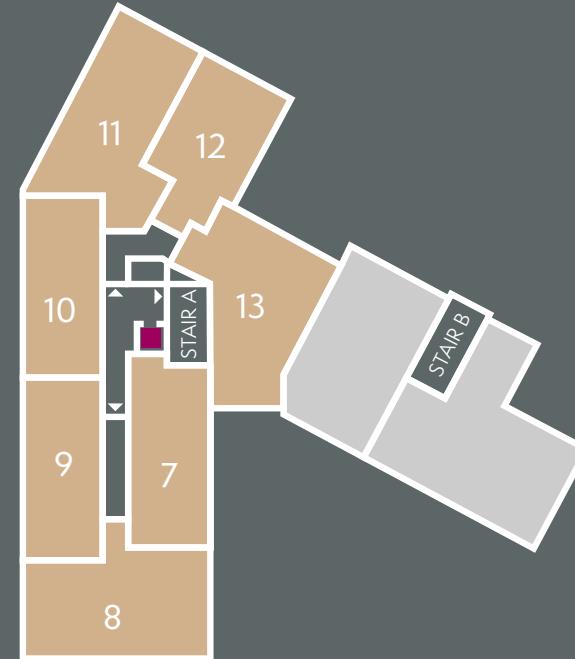
Lower Ground Floor (LG)



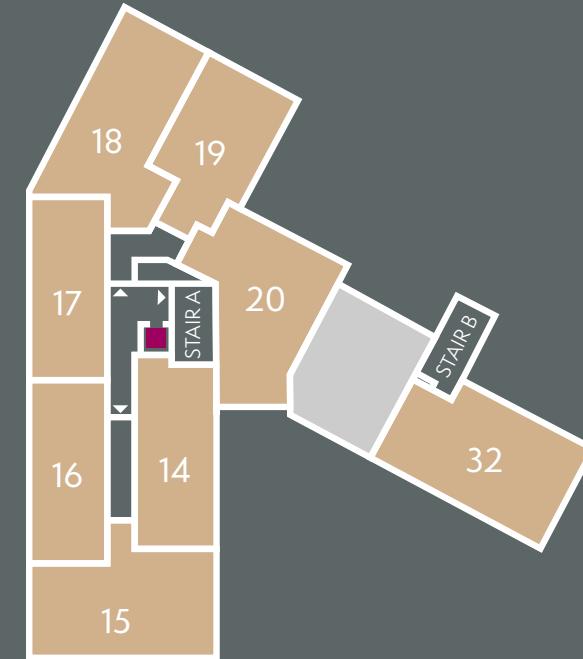
Ground Floor (G)



1<sup>ST</sup> Floor



2<sup>ND</sup> Floor



3<sup>RD</sup> Floor



 Shared ownership units

 Bike storage

 Lift

 Communal entrances

 Affordable rented units

 Bin storage



Unit 32 is only accessed by 'Stair B'. The rest of the units are accessed by a lift or 'Stair A'. There is no parking space on site.

1 BED APARTMENTS            

2 BED APARTMENTS        

2 BED DUPLEX APARTMENTS   

STYLISH NEW  
HOME GIVES YOU  
A GREAT FEELING

## PLOT 1, 2 & 3

TYPE: DUPLEX APARTMENT

TOTAL: 84M<sup>2</sup>

KITCHEN: 2.80 X 2.40M

OPEN PLAN: 6.20 X 4.00M

BEDROOM 1: 5.60 X 2.80M

BEDROOM 2: 3.60 X 3.40M

BATHROOM: 2.00 X 2.00M

EN-SUITE: 2.00 X 1.60M

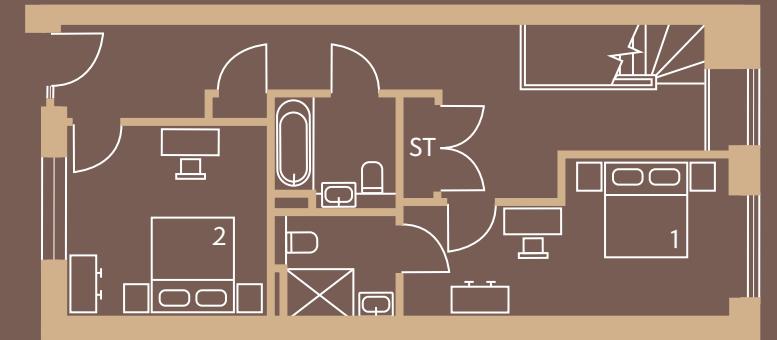
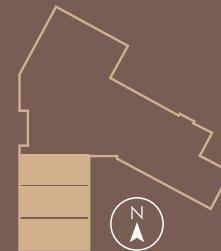
3<sup>RD</sup> FLOOR

2<sup>ND</sup> FLOOR

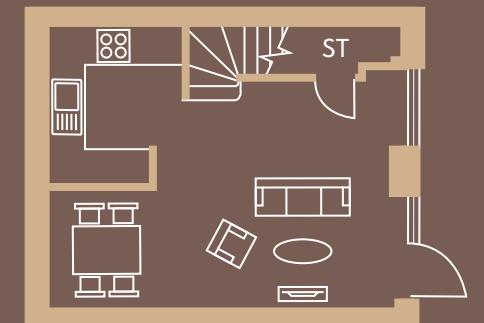
1<sup>ST</sup> FLOOR

G FLOOR: 1, 2 & 3

LG FLOOR: 1, 2 & 3



Upper level



Lower level

All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with the Sales & Marketing team.

# PLOT 7, 14 & 21

TYPE: **APARTMENT**

TOTAL: **50.8M<sup>2</sup>**

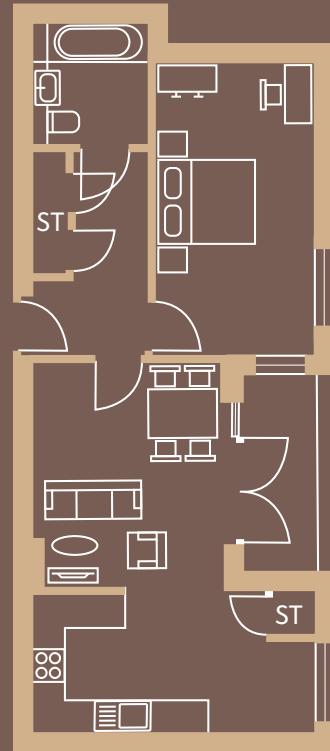
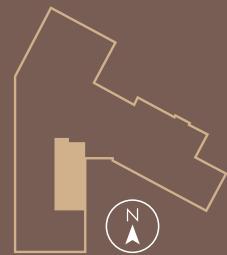
OPEN PLAN: **6.40 X 4.80M**

BEDROOM 1: **5.00 X 2.80M**

BATHROOM: **2.00 X 2.00M**

BALCONY: **3.20 X 1.20M**

- 3<sup>RD</sup> FLOOR: 21
- 2<sup>ND</sup> FLOOR: 14
- 1<sup>ST</sup> FLOOR: 7
- G FLOOR
- LG FLOOR



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# PLOT 8, 15 & 22

TYPE: **APARTMENT**

TOTAL: **71.5M<sup>2</sup>**

OPEN PLAN: **7.00 X 5.00M**

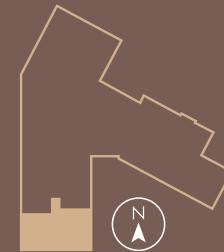
BEDROOM 1: **4.40 X 3.00M**

BEDROOM 2: **4.40 X 3.00M**

BATHROOM: **2.00 X 2.00M**

BALCONY: **3.80 X 1.40M**

- 3<sup>RD</sup> FLOOR: 22
- 2<sup>ND</sup> FLOOR: 15
- 1<sup>ST</sup> FLOOR: 8
- G FLOOR
- LG FLOOR



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# PLOT 9, 10, 16, 17, 23 & 24

TYPE: APARTMENT

TOTAL: 50.1M<sup>2</sup>

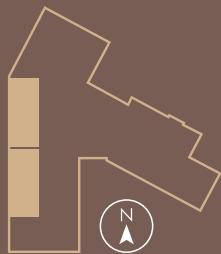
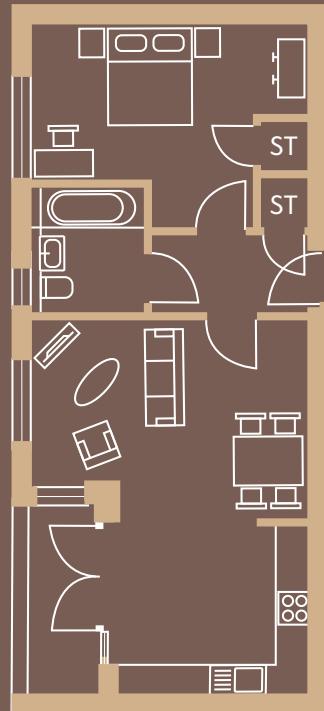
OPEN PLAN: 6.60 X 4.80M

BEDROOM 1: 4.80 X 3.60M

BATHROOM: 2.00 X 2.00M

BALCONY: 3.20 X 1.20M

- 3<sup>RD</sup> FLOOR: 23 & 24
- 2<sup>ND</sup> FLOOR: 16 & 17
- 1<sup>ST</sup> FLOOR: 9 & 10
- G FLOOR
- LG FLOOR



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# PLOT 11 & 18

TYPE: APARTMENT

TOTAL: 71.8M<sup>2</sup>

OPEN PLAN: 6.60 X 5.80M

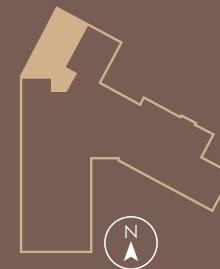
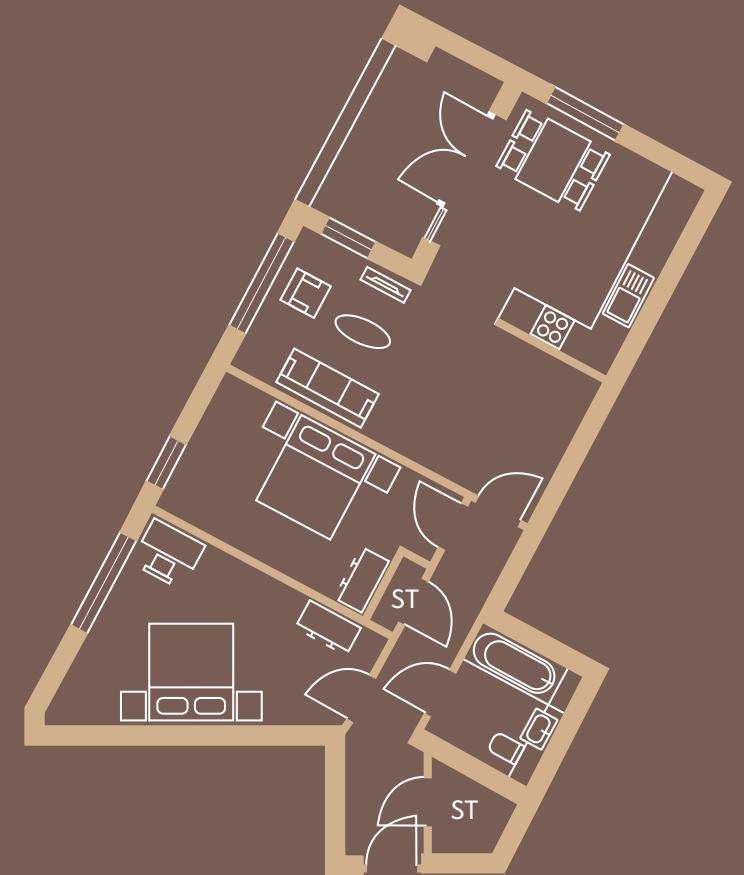
BEDROOM 1: 4.60 X 4.00M

BEDROOM 2: 4.60 X 2.60M

BATHROOM: 2.00 X 2.00M

BALCONY: 3.20 X 1.80M

- 3<sup>RD</sup> FLOOR
- 2<sup>ND</sup> FLOOR: 18
- 1<sup>ST</sup> FLOOR: 11
- G FLOOR
- LG FLOOR



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# PLOT 12 & 19

TYPE: **APARTMENT**

TOTAL: **51.5M<sup>2</sup>**

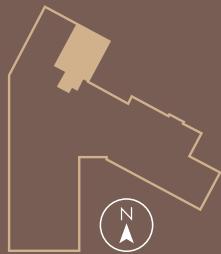
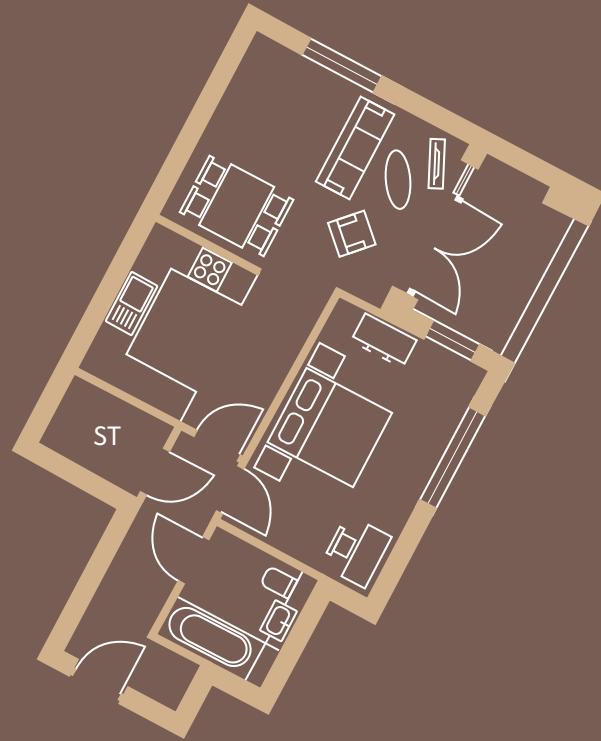
OPEN PLAN: **6.60 X 4.20M**

BEDROOM 1: **4.40 X 2.80M**

BATHROOM: **2.00 X 2.00M**

BALCONY: **2.80 X 1.80M**

-  3<sup>RD</sup> FLOOR
-  2<sup>ND</sup> FLOOR: 19
-  1<sup>ST</sup> FLOOR: 12
-  G FLOOR
-  LG FLOOR



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# PLOT 13 & 20

TYPE: **APARTMENT**

TOTAL: **73.1M<sup>2</sup>**

OPEN PLAN: **6.00 X 4.60M**

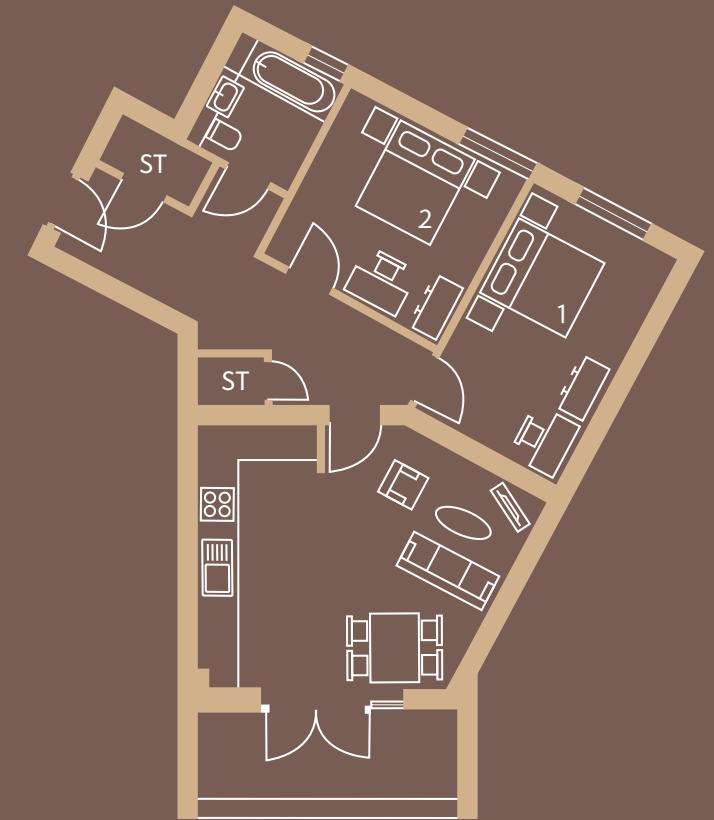
BEDROOM 1: **4.40 X 2.80M**

BEDROOM 2: **3.40 X 3.20M**

BATHROOM: **2.00 X 2.00M**

BALCONY: **4.20 X 1.40M**

-  3<sup>RD</sup> FLOOR
-  2<sup>ND</sup> FLOOR: 20
-  1<sup>ST</sup> FLOOR: 13
-  G FLOOR
-  LG FLOOR



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# PLOT 25

TYPE: APARTMENT

TOTAL: 71.8M<sup>2</sup>

OPEN PLAN: 6.80 X 5.40M

BEDROOM 1: 4.60 X 3.00M

BEDROOM 2: 3.40 X 3.00M

BATHROOM: 2.00 X 2.00M

BALCONY: 10.2 X 2.80M

-  3<sup>RD</sup> FLOOR: 25
-  2<sup>ND</sup> FLOOR
-  1<sup>ST</sup> FLOOR
-  G FLOOR
-  LG FLOOR



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# PLOT 32

TYPE: APARTMENT

TOTAL: 71.5M<sup>2</sup>

OPEN PLAN: 7.20 X 4.60M

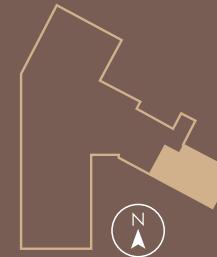
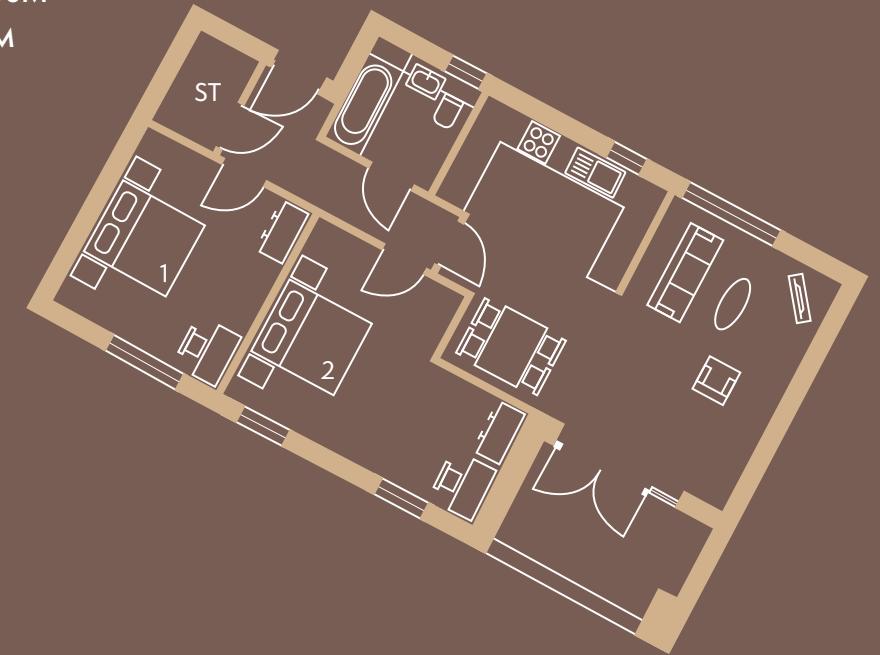
BEDROOM 1: 3.60 X 3.20M

BEDROOM 2: 5.00 X 3.60M

BATHROOM: 2.00 X 2.00M

BALCONY: 3.40 X 2.20M

-  3<sup>RD</sup> FLOOR
-  2<sup>ND</sup> FLOOR: 32
-  1<sup>ST</sup> FLOOR
-  G FLOOR
-  LG FLOOR



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Computer-Generated Image (CGI)

# DESIGN FEATURES

Contemporary and comfortable, your new Copper Corner shared ownership apartment combines a sleek exterior with stylish interior design and the highest standard of building techniques and materials. Quality is the hallmark of this crisp, modern development.

Every home offers open-plan living and comes with a private balcony or patio. All enjoy access to the thoughtfully designed courtyard and children's play area. The majority of units can be accessed by a lift, and the cycle storage makes getting out and about a breeze. All created in the style you love, in the location you want.

# SPECIFICATIONS

## INTERNAL FEATURES

- » Walls painted white throughout
- » Wood effect flooring to hallway, living, dining and kitchen
- » Carpet to bedrooms
- » Gas fired combination boiler
- » Radiators with thermostatic controls
- » Double glazed windows throughout
- » Balconies to all plots
- » Mains operated smoke detectors/heat detectors/carbon monoxide detectors
- » BT points to the living room and master bedroom. Only one live socket to each apartment extensions maybe required if necessary and independent contract required per unit
- » LED downlighters to kitchen
- » Video door entry system
- » TV point in living area and main bedroom
- » Wiring for Virgin Media (independent satellite contract required per unit)

## EXTERNAL FEATURES TO APARTMENTS

- » Lockable cycle store
- » Communal bin store
- » Communal play area

## KITCHEN

- » Howdens Greenwich Gloss kitchen units in Pebble
- » Natural Stone Grey laminate worktops with matching upstands
- » Electric hob with stainless steel cooker hood
- » Integrated electric fan oven
- » Stainless steel 1.5 bowl sink/drainer and chrome mixer tap
- » Integrated fridge/freezer
- » Integrated washer/dryer
- » Integrated dishwasher (some plots are fitted with a slimline dishwasher)

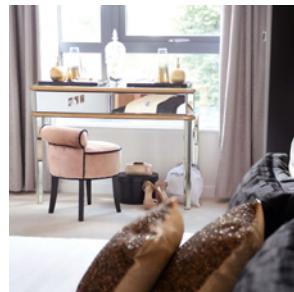
## BATHROOMS AND EN-SUITE

- » Fully fitted white Ideal Standard sanitary ware with chrome mixer
- » Thermostatic controlled shower mixer
- » Glass shower screen
- » Heated chrome towel rail
- » Fully tiled walls and floor

## ADDITIONAL INFO

- » 12 year LABC warranty







### ELIGIBILITY

Priority will be given to applicants who live or work in the London Borough of Lewisham. Income threshold apply, speak to the Sales and Marketing Team to find out more.

### DISCLAIMER

The particulars within this document are for illustrative purposes and should be treated as guidance only. They cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under The Consumer Protection from Unfair Trading Regulations 2008.

Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it.

### CONTACT US

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**Website:** [sales.pahousing.co.uk/coppercorner](https://sales.pahousing.co.uk/coppercorner)

**Phone:** 01932 559 809

### ABOUT US

PA Housing is an award winning provider of affordable, quality homes, but our business is about more than property – it's about people. We put our customers at the centre of everything we do and offer first class services.

Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 23,000 homes and employ 600 plus staff to provide best service to our customers.

