**WEST NORWOOD** 

# THE DEVELOPMENT

43 Knights Hill, SE27 is a collection of 6 new apartments located moments away from West Norwood Station and all the amenities of the high street.

All the apartments are available on Help-to-Buy and are finished to a high standard. With bespoke German, Hacker kitchens, engineered oak laminate flooring, underfloor heating and stylish bathrooms, these apartments are perfect for first time buyers who want to be close to transport and everything that West Norwood has to offer.



Help to Buy is a government scheme allowing first time buyers of a new flat or house to borrow up to 40% of the property's value (20% outside London). These schemes are available to first time buyers who want to buy a brand-new home with a purchase price up to





# **SPECIFICATION**

## Kitchens

- Bespoke German Hacker Kitchens
- Hoover Washing Machines
- Bosch Fridge Freezers
- Zanussi Hobs
- Matt Black Italian Designer Kitchen Taps
- Lamona Ovens
- Brushed Black Kitchen Handles
- Nespresso Vertuo Plus Coffee Machines
- Engineered Oak Laminate Flooring

### Bathrooms

- Diva Heated Towel Rails
- Contemporary Interior Designed Bathrooms

## Heating

- Underfloor Heating
- Ultra-Efficient Combi Boilers
- Zoned Room Thermostats

### Misc

- Fire Sprinklers
- Sky Q Connections
- Satin Nickel Double USB Sockets
- Secure Cycle Storage
- Anthracite Grey Double Glazing (10-year warranty)
- Integrated Smoke and CO2 Alarms
- 8mm Rubber Acoustic Sound Insulation
- EICO Washable Acrylic and Environmentally Friendly Paint throughout.
- 10 Year Build Zone Warranty
- 2 Year Developer Defects Warranty
- Share of Freehold

NB - Specification is subject to change and availability.

# **FLOORPLANS**

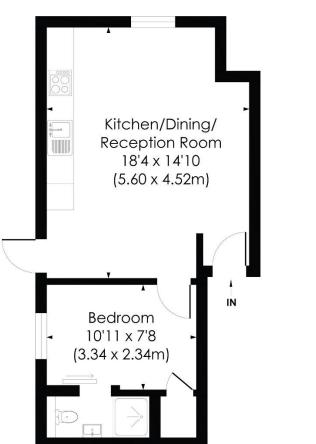
# Flat 1

### **KNIGHTS HILL, SE27**

Approx. Gross Internal Floor Area

388 Sq. ft/36.05 Sq. m





SECOND FLOOR

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

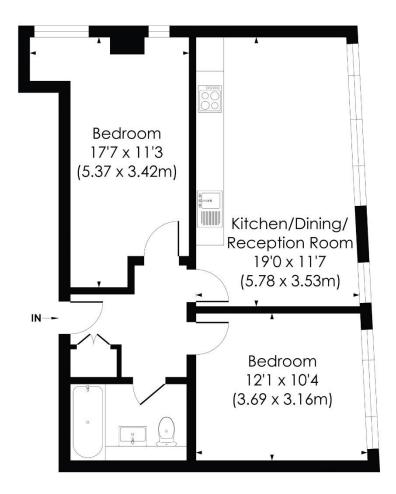


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Approx. Gross Internal Floor Area

620 Sq. ft/57.63 Sq. m



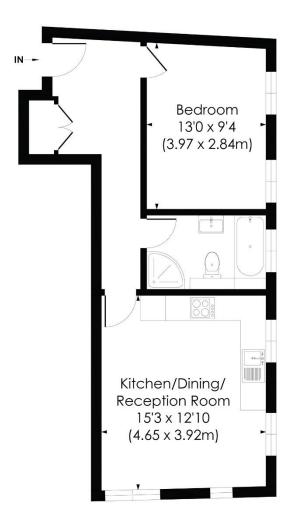


SECOND FLOOR

Approx. Gross Internal Floor Area

490 Sq. ft/45.48 Sq. m



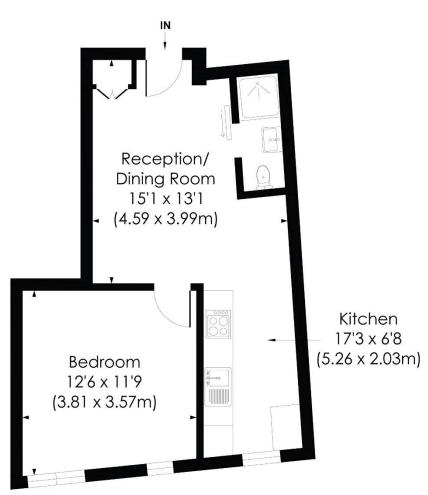


FIRST FLOOR

Approx. Gross Internal Floor Area

410 Sq. ft/38.12 Sq. m



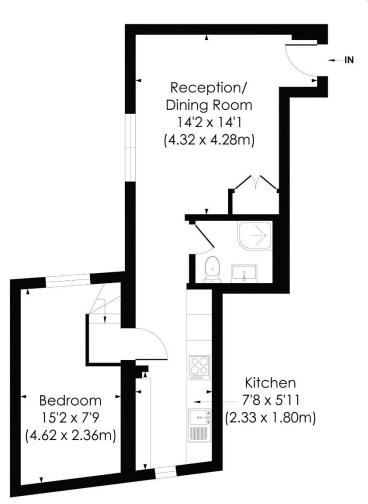


FIRST FLOOR

Approx. Gross Internal Floor Area

442 Sq. ft/41.09 Sq. m



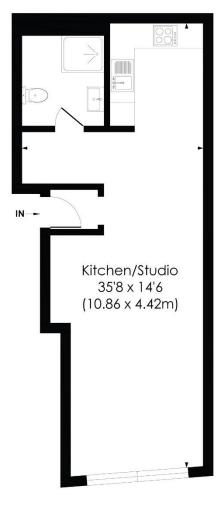


FIRST FLOOR

Approx. Gross Internal Floor Area

450 Sq. ft/41.81 Sq. m





**GROUND FLOOR** 

# WARRANTY

10 Year Build Zone Warranty



2 Year Developer Defects Warranty

# **GET IN TOUCH**



pedderdevelopment.com newhomes@pedderproperty.com 0208 702 9999 93 Queens Road, SE15 2EZ

**WEST NORWOOD**