

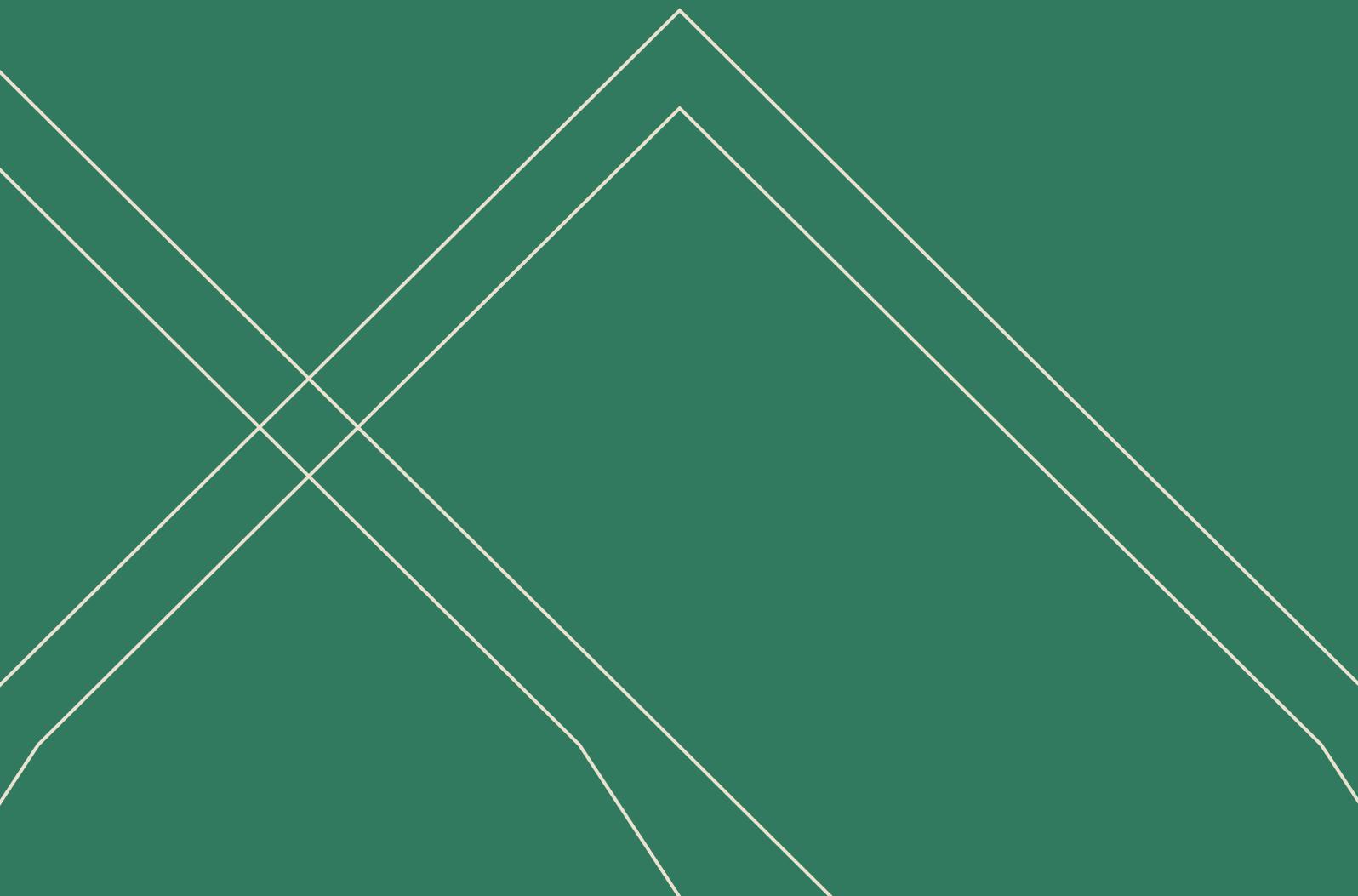
PURLEY - LONDON



ATHENA
HOUSE

ATHENA HOUSE IS A COLLECTION OF
SEVEN LUXURY TWO BEDROOM APARTMENTS
LOCATED IN PURLEY

Athena House, 7a Edgehill Road, Purley, CR8 2NB





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OUR DEVELOPMENT

ATHENA HOUSE

Athena House is comprised of seven stunning two-bedroom apartments in Purley, South London. The modern, homely design incorporates state-of-the-art technology throughout each apartment, high-end security systems, off-street parking, outdoor space and much more.

Internally, each apartment features high-spec finishes and top-of-the-range appliances. Ground-floor dwellings are all blessed by gardens whilst the other apartments in the building feature balcony space - all with external lighting.

Transportation options are all considered with excellent local train links as well as bike storage

and electric vehicle charging points catering to various means of commute.

Residents have a plethora of options when it comes to culture and leisure. With quick links in to central London and local hot spots such as vibrant Bromley to the north and more rural pursuits around the Surrey Hills to the south, all bases are covered.

A UNIQUE COLLECTION OF SEVEN TWO BEDROOM APARTMENTS



RESIDENTS HAVE A
PLETHORA OF OPTIONS
WHEN IT COMES TO
CULTURE AND LEISURE.



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A TRANQUIL RETREAT FOR CITY WORKERS

OUR AREA

ATHENA HOUSE

Purley started life as an agricultural community until development began in the late 1800's. This saw the area evolve into a beautiful, leafy London garden village, offering a tranquil retreat for city workers in London.

As travel in to London has become faster and more frequent, its rural beauty has been complimented by a more lively scene in the centre of the village with a number of bars, cafes and restaurants popping up to serve the locality.

Today the area features everything a resident could wish for from a popular London suburb whilst offering a less-crowded alternative to the likes of nearby Croydon.



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RESTAURANTS

THINGS TO DO

A range of restaurants are available in central Purley with the likes of DanThai and the super atmospheric Las Fuentes attracting locals in the evenings. Nearby Croydon broadens the

culinary options even further. The likes of BOXPARK and the Surrey Street Market, both well-known for their street-food offerings, attract visitors from near and far each week.

Meanwhile restaurants such as Little Bay (modern European) and Karachi Cuisine (Pakistani) offer food and atmosphere not to be missed.



FOOD AND ATMOSPHERE NOT TO BE MISSED

CAFÉ CULTURE

THINGS TO DO

Purley has an array of coffee spots with Lupita Coffee House and the Portuguese deli O Farol perhaps the pick of the bunch.

Again, Croydon has a larger selection available close by. Keep an eye out for Crushed Bean and Smoothbean! both of which are favourites among locals.



PUBS & BARS

THINGS TO DO

Purley itself is well-served with pubs such as The Jolly Farmers and the Foxley Hatch just two examples of many.

The scene over in Croydon is, of course, buzzing. The Spread Eagle and The Oval Tavern, which has a brilliant live music scene, are always a good bet for evening entertainment.



A SMORGASBORD OF ACTIVITIES, JUST A STONE'S THROW AWAY

RECREATION

THINGS TO DO

Purley offers so much to potential residents. With a wide range of options on your doorstep, a smorgasbord of activities a stone's throw away in Croydon and, of course, all

the central London has to offer a short train journey from Athena House.

Leisure and cultural activities are all on offer too. Three

golf courses serve the area (Purley Downs, Coulsdon Manor, Woodcote Park) whilst numerous parks and sports facilities are also dotted in and around the village.

LANDMARKS

PURLEY & CROYDON



OVERGROUND



PLACES OF INTEREST

KEY

PURLEY & CROYDON

RESTAURANTS

1. DAN THAI (PURLEY)
2. LOCOS ARGENTINE STEAKHOUSE (PURLEY)
3. LAS FUENTES (SPANISH) (PURLEY)

CAFE'S & COFFEE SHOPS

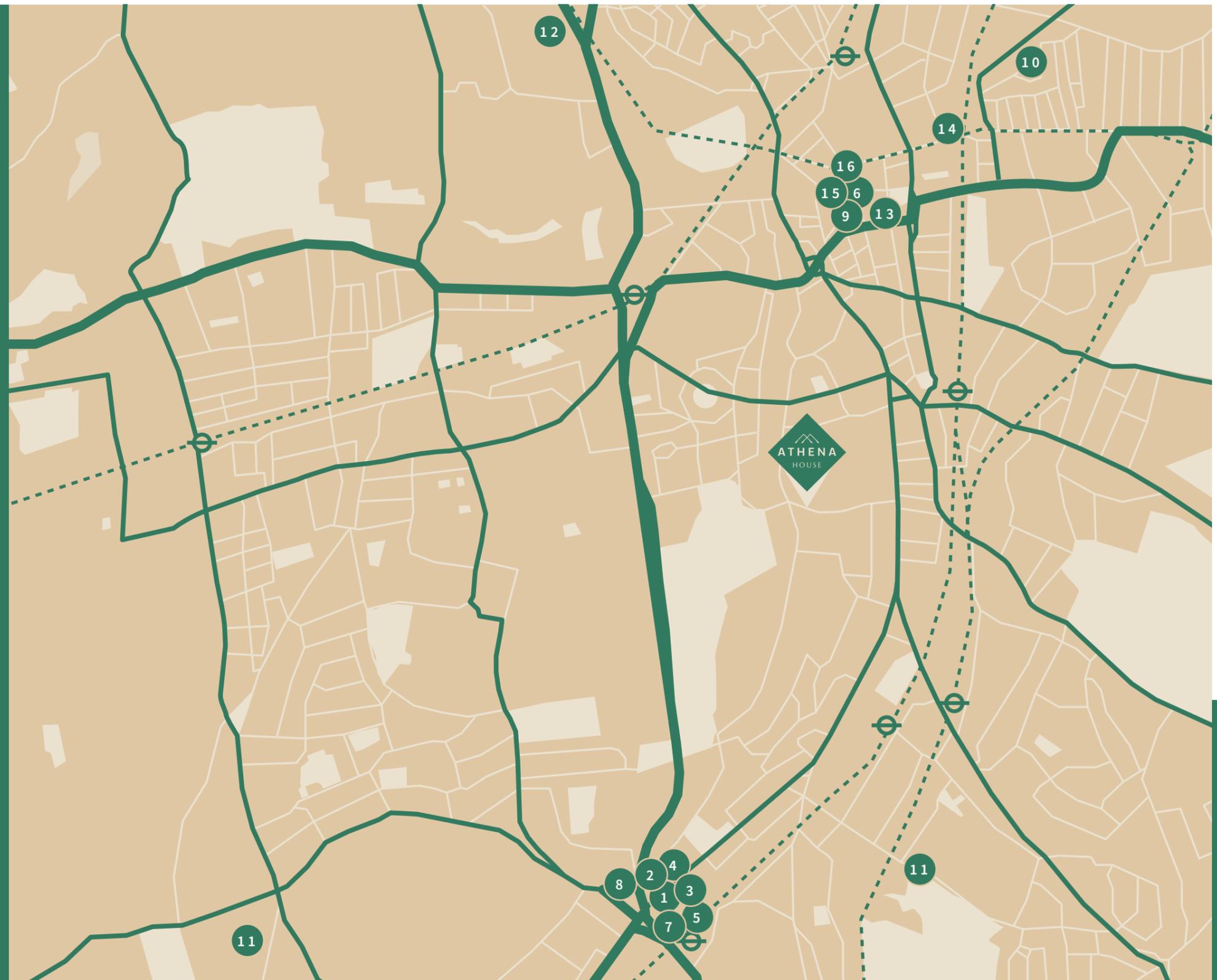
4. O FAROL (PURLEY)
5. LUPITA COFFEE HOUSE (PURLEY)
6. THE LUDOQUIST (CROYDON)

PUBS & BARS

7. JOLLY FARMERS (PURLEY)
8. FOXLEY HATCH (PURLEY)
9. THE SPREAD EAGLE (CROYDON)
10. THE OVAL TAVERN (CROYDON)

ENTERTAINMENT

11. GOLF - X3 GOLF COURSES IN THE AREA (PURLEY DOWNS, COULSDON MANOR, WOODCOTE PARK)
12. VUE CINEMA (PURLEY)
13. DAVID LEAN CINEMA (CROYDON)
14. BOXPARK (CROYDON)
15. SURREY STREET MARKET (CROYDON)
16. MATTHEW'S YARD (CROYDON)



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TRANSPORT LINKS

PURLEY & CROYDON

PURLEY TRAIN STATION

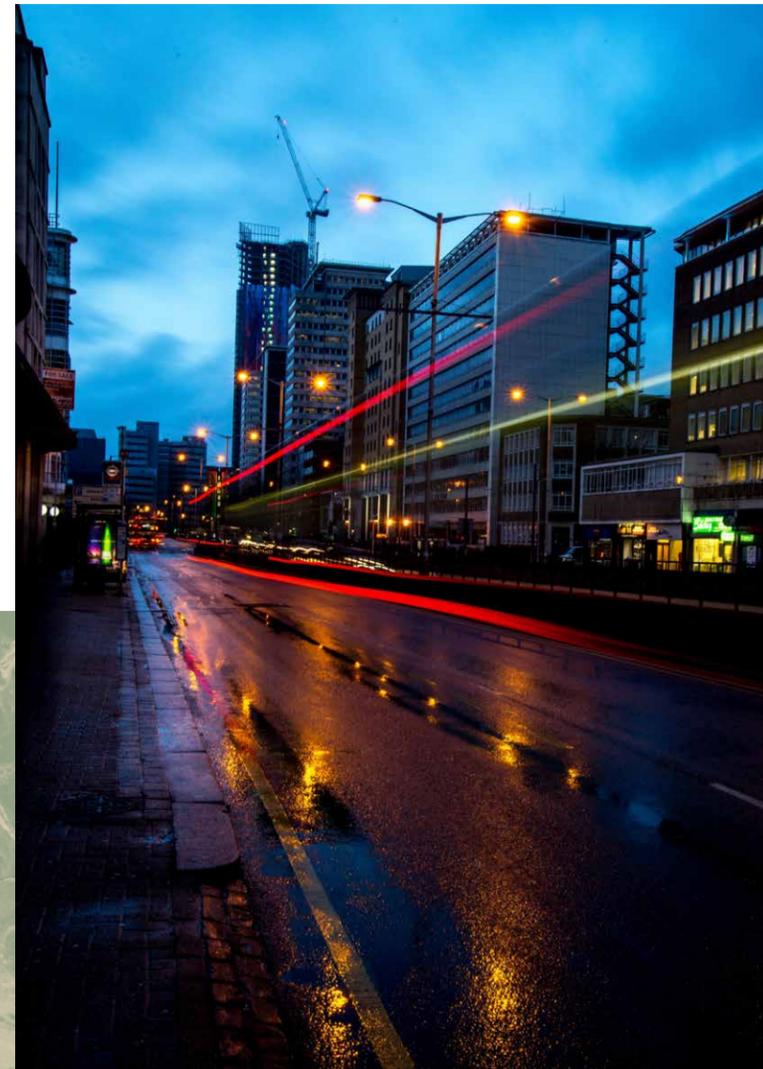
-  15 minute walk
-  8 minutes via bus (455 route, bus every 20 mins)
-  10 minutes via bus (289 route, bus every 12 mins)
-  5 minute cycle
-  Gatwick Airport (direct 25 mins).

PURLEY OAKS TRAIN STATION

-  15 minute walk
-  5 minute cycle

DIRECT CONNECTIONS FROM PURLEY:

-  **London Victoria** - 24 minutes via Southern Rail
-  **London Bridge** - 26 minutes via Thameslink
-  **London Blackfriars** - 33 minutes
-  **Farringdon** - 38 minutes via Thameslink



TRANSPORT LINKS

PURLEY & CROYDON



PLANS & SPECIFICATIONS

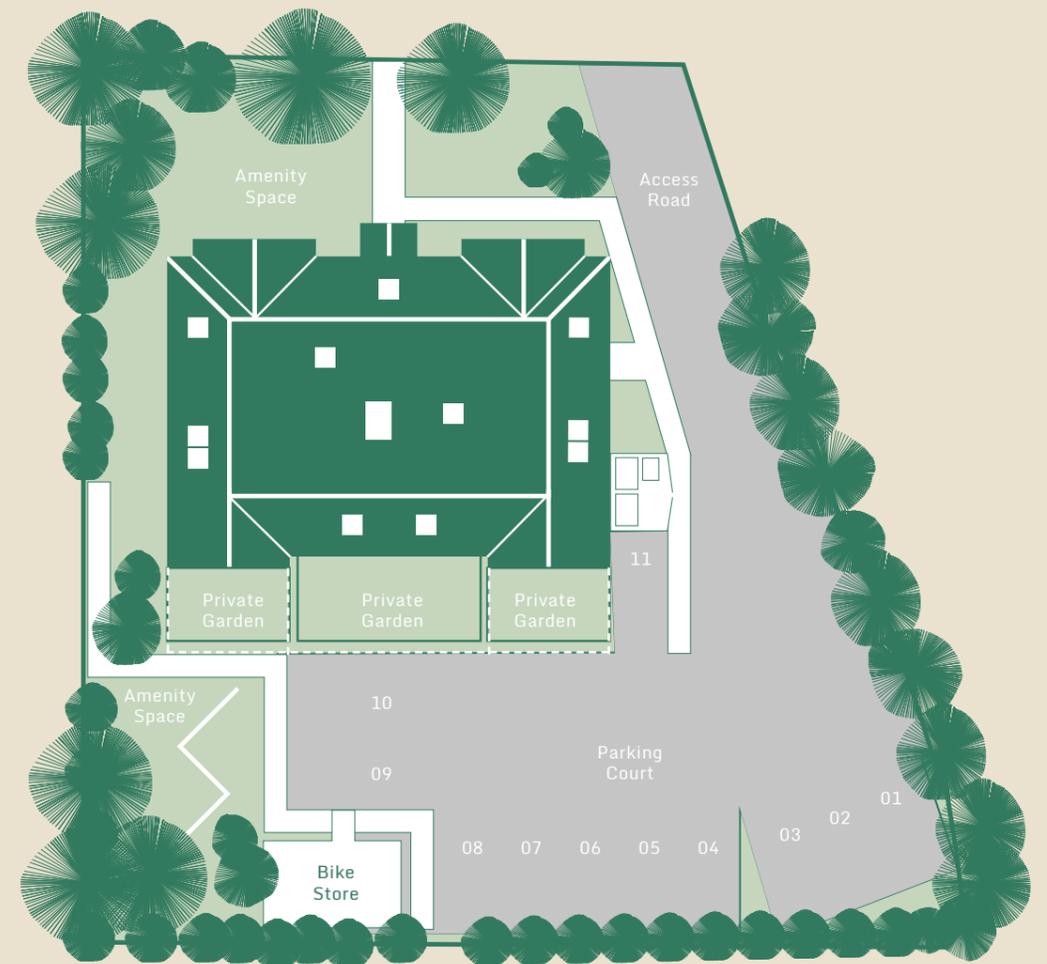
ATHENA HOUSE

BLOCK PLANS

ATHENA HOUSE

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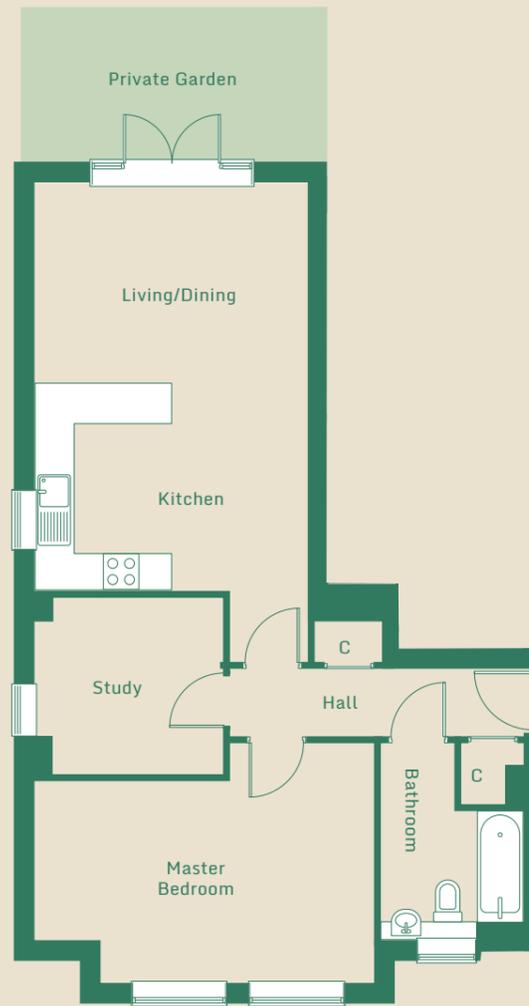


*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

APARTMENT ONE

ATHENA HOUSE - FLOORPLANS & SPECIFICATION

2 BEDROOM // Ground Floor
724 sqft // 67.30m²

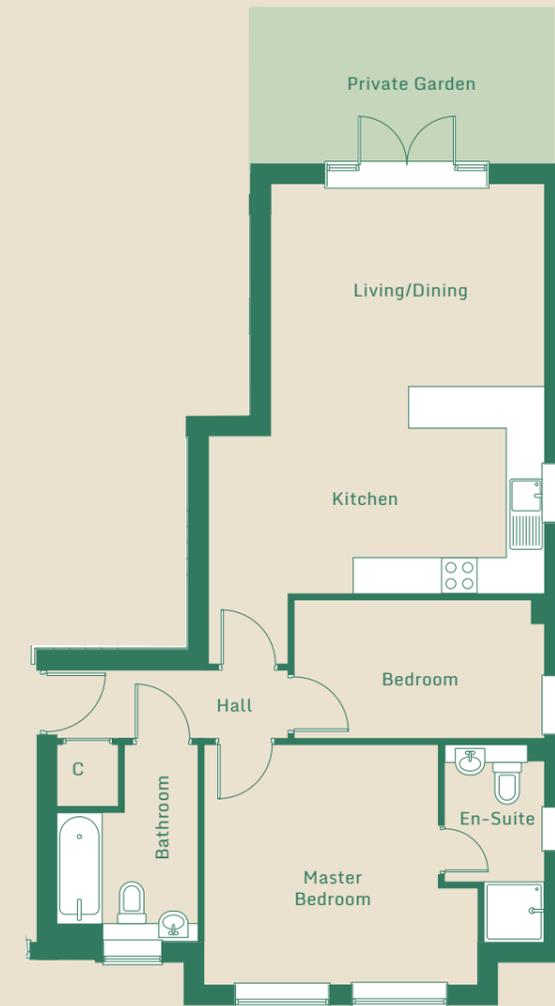


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APARTMENT TWO

ATHENA HOUSE - FLOORPLANS & SPECIFICATION

2 BEDROOM // Ground Floor
727 sqft // 67.54m²

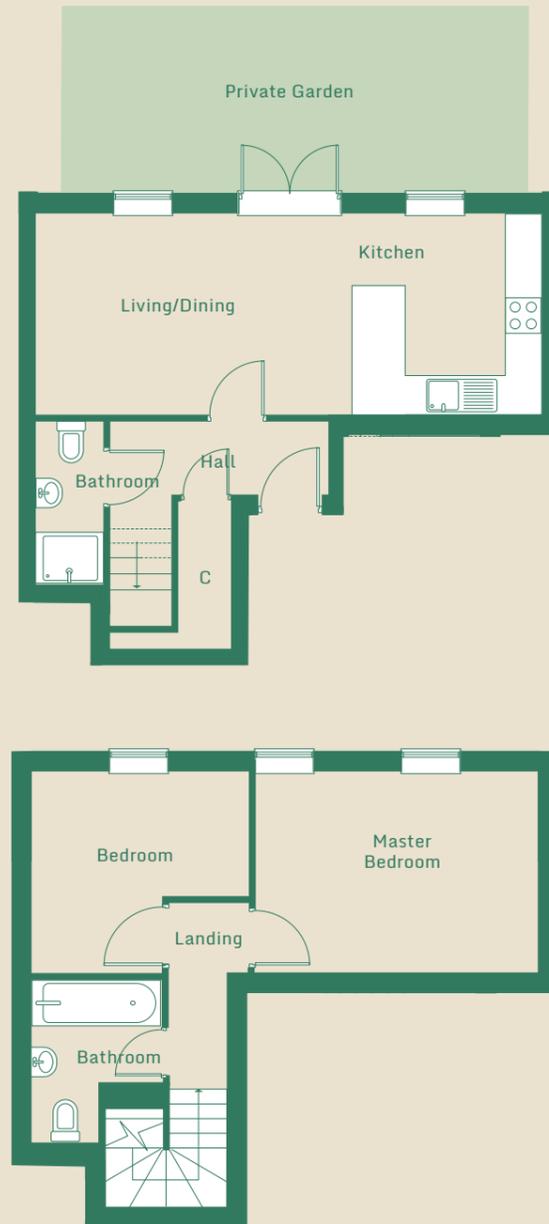


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APARTMENT THREE

ATHENA HOUSE - FLOORPLANS & SPECIFICATION

2 BEDROOM // Ground & First Floor
756 sqft // 70.25m²

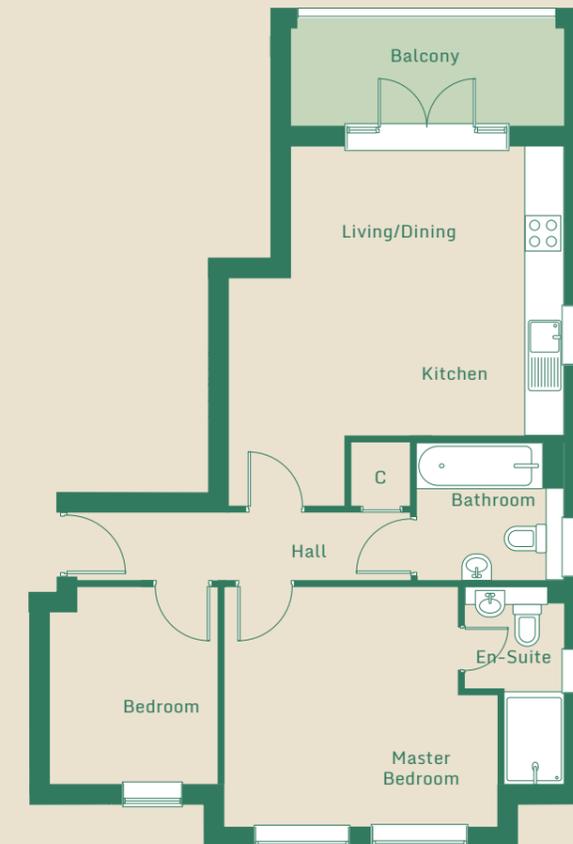


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APARTMENT FOUR

ATHENA HOUSE - FLOORPLANS & SPECIFICATION

2 BEDROOM // First Floor
683 sqft // 63.48m²

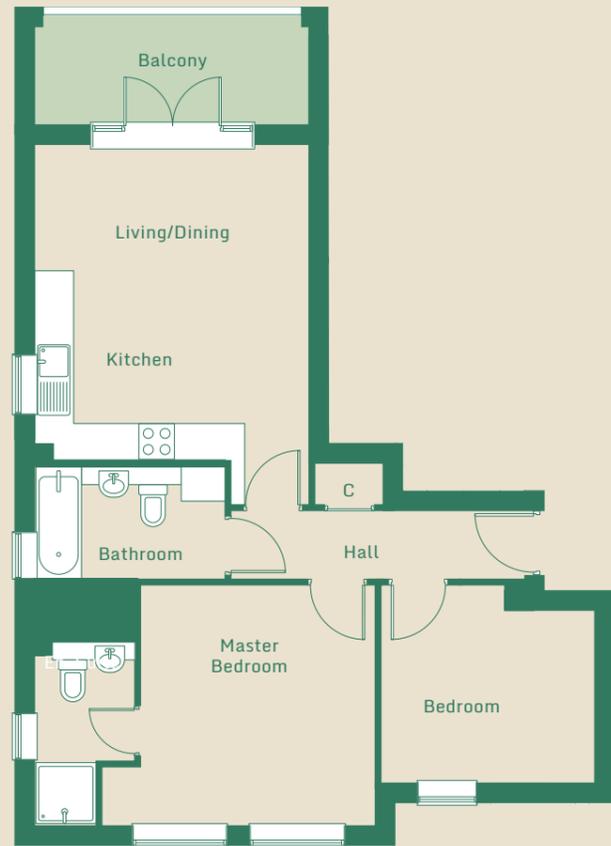


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APARTMENT FIVE

ATHENA HOUSE - FLOORPLANS & SPECIFICATION

2 BEDROOM // First Floor
695 sqft // 64.59m²

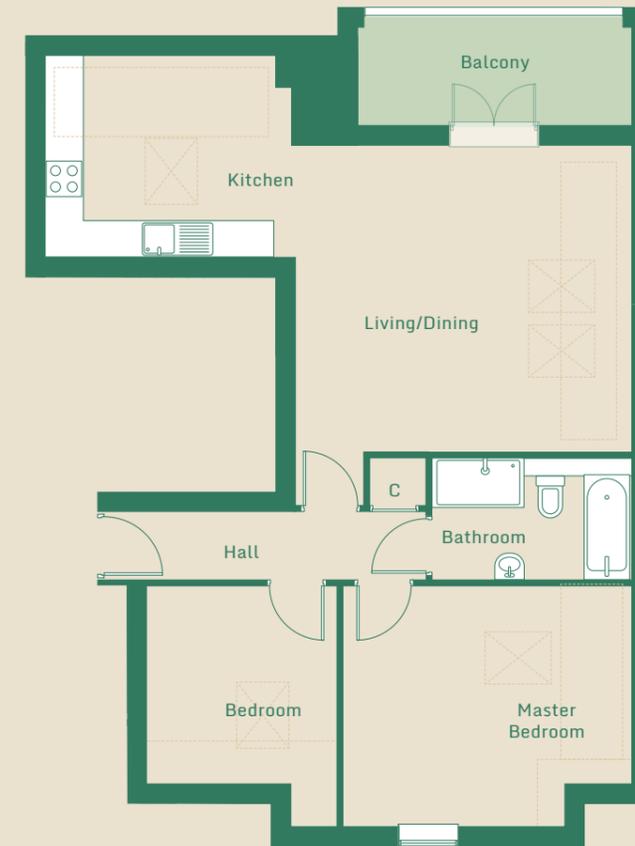


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APARTMENT SIX

ATHENA HOUSE - FLOORPLANS & SPECIFICATION

2 BEDROOM // Second Floor
834 sqft // 77.51m²

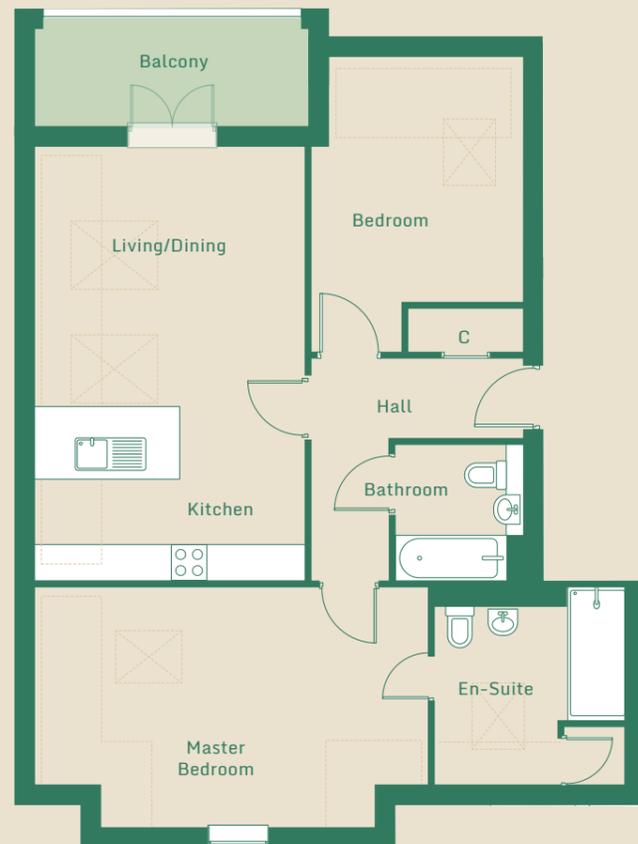


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APARTMENT SEVEN

ATHENA HOUSE - FLOORPLANS & SPECIFICATION

2 BEDROOM // Second Floor
919 sqft // 85.36m²



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SPECIFICATION*

THE DETAILS

GENERAL FEATURES

- 10 year new build warranty through Premier Guarantee
- Help to buy registered
- Video entry system
- security alarms in every apartment
- Private Amenity space for every apartment
- Gardens for ground floor flats, balconies for other apartments. All with external lighting
- Allocated off-street Car parking space for each apartment
- Electric vehicle charging points
- Secure Bike storage

KITCHENS

manufacturer's 25 year warranty

- Modern handleless soft close units
- Quartz worktops with drainage grooves and upstands.

- Integrated appliances
- Fridge/freezer
- Oven
- 4 ring gas hob
- Integrated extractor
- Dishwasher
- Washer/dryer
- USB socket charging points in kitchen

Appliances and quartz worktops are covered by a 5 year warranty

BATHROOMS

- Porcelanosa tiles throughout
- Saneux vanity units

FITTINGS

- Soft close toilets and concealed cistern
- Thermostatic shower mixer
- Heated towel rails
- Mirrors with integrated LED light and electric shaving socket
- Steel baths

WINDOWS

- Energy efficient windows and doors

ELECTRICAL & COMMUNICATION

- Mains operated smoke, heat, CO2 detectors with battery back ups
- Low energy LED downlighters throughout
- TV aerial and sky TV points to living room and all bedrooms
- High speed fibre optic broadband

HEATING

- Central heating throughout via combination boiler

*subject to change and availability



Backed by HM Government

Help to Buy (HTB) 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 or homeowners who want to buy a brand-new home with a purchase price of up to £600,000.

THE DEVELOPERS

CALIBRE DEVELOPMENTS

CALIBRE
DEVELOPMENTS

Calibre Developments is a dedicated residential property development company focused on London and key strategic locations around the South East. Established 7 years ago

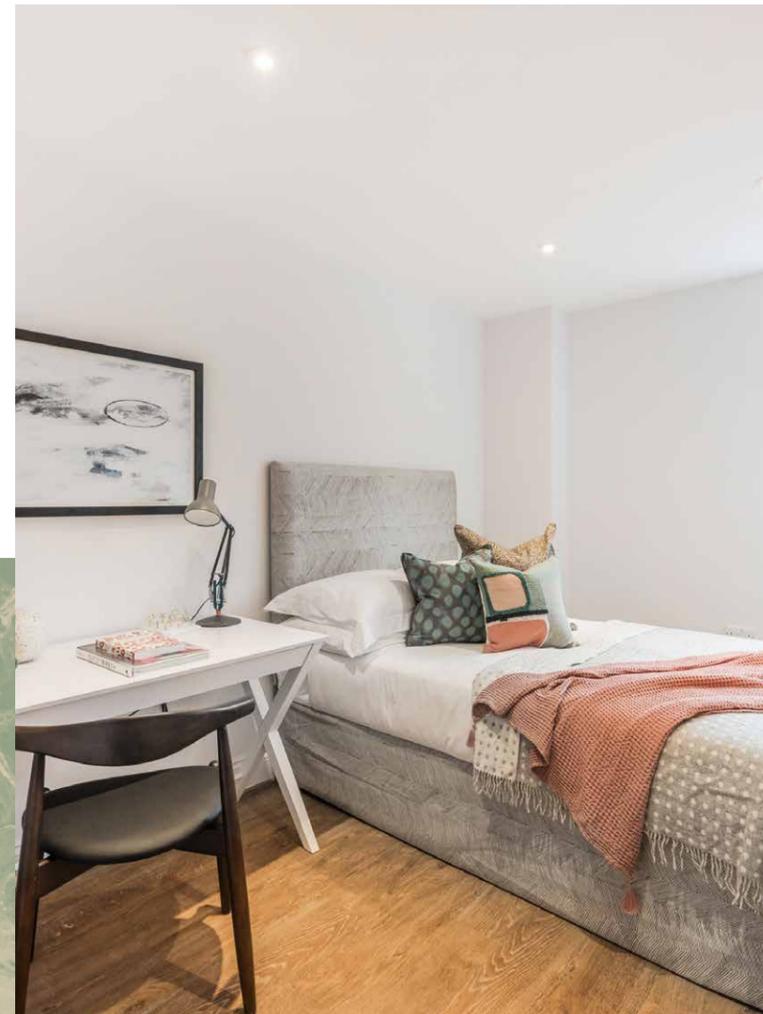
it has a proven track record, having completed numerous development projects in this time.

We are design led and focus on creating quality homes that are well thought-out, innovative and finished to the highest specification.

Calibre manage the entire development process from architectural design and planning through to construction

and interior design. Our team work closely with trusted architects and contractors, all leaders in their fields, to create bespoke and original homes that stand apart from the rest of the market.

Calibre Developments prides itself on producing homes of an exceptional standard for the modern, discerning buyer and we believe we understand the needs of today's homebuyers.



OUR PROMISE

ATHENA HOUSE

Premier Guarantee is A New Homes Warranty designed to protect homeowners of newly built properties in the first 10 years from structural defects. This site has been registered with this scheme to provide comfort and assurances to homeowners that the scheme has been built to the highest standard.

premier
guarantee®



GET IN TOUCH

PEDDER PROPERTY

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pedder | DEVELOPMENT
CONSULTANCY

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