



## THE TRIANGLE

The Triangle is located close to Gipsy Hill and Crystal Palace, offering seven stylish 2 and 3 bedroom apartments with outside space and residential parking. Internally, the apartments offer spacious open plan living, with access to a balcony and well appointed Pronorm fitted kitchens with integrated Smeg appliances. All apartments offer good size double bedrooms and contemporary family bathrooms.

This unique scheme is the latest project delivered by Hambridge Homes, the award-winning family-owned development company, highly regarded as providing some of the most unique design-led residential developments in south London.



## CRYSTAL PALACE

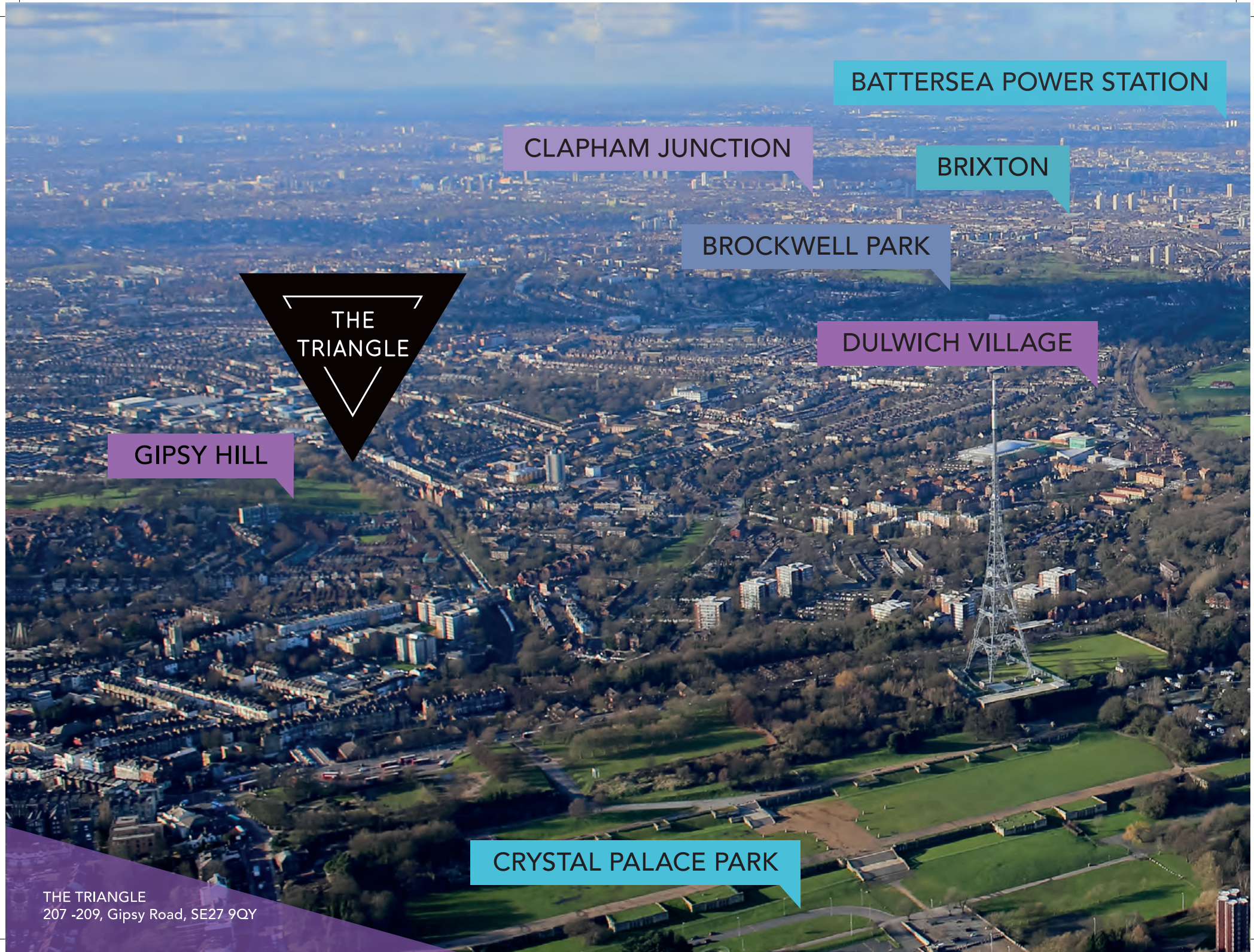
The Triangle is located between some of the most vibrant areas in South London. The famous Crystal Palace triangle is nearby and offers an eclectic mix of small independent shops, cafes, pubs and restaurants. West Norwood is a short walk with its renowned monthly street market 'Norwood Feast'. It is also close to Dulwich Park, Crystal Palace Park and Norwood Park making the area popular with young professionals.











THE  
TRIANGLE

BATTERSEA POWER STATION

CLAPHAM JUNCTION

BRIXTON

BROCKWELL PARK

DULWICH VILLAGE

GIPSY HILL

CRYSTAL PALACE PARK

THE TRIANGLE  
207 -209, Gipsy Road, SE27 9QY



An aerial photograph of London, showing the city's dense urban landscape, the River Thames, and surrounding green spaces. Several landmarks are highlighted with colored callout boxes. The London Eye is visible on the left side of the river. The Shard is a prominent skyscraper in the center-right. The Gherkin is another skyscraper to the right of the Shard. London Bridge is visible in the middle of the river. Dulwich College is located in the foreground, surrounded by trees and greenery. Walkie Talkie is a skyscraper on the far right.

LONDON EYE

THE SHARD

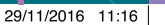
THE GHERKIN

LONDON BRIDGE


WALKIE TALKIE

DULWICH COLLEGE









Gipsy Hill 7 mins walk

London Victoria 24 mins

London Bridge 26 mins

Canary Wharf 37 mins

Gatwick 37 mins

## LOCATION

1. THE TRIANGLE SE27
2. THE CRYSTAL PALACE TRIANGLE
3. GIPSY HILL TRAIN STATION
4. CRYSTAL PALACE TRAIN STATION
5. CRYSTAL PALACE SPORTS GROUND
6. KINGSWOOD PRIMARY SCHOOL
7. DULWICH VILLAGE
8. BROCKWELL PARK
9. BRIXTON
10. CLAPHAM JUNCTION

## CONNECTIONS

Gipsy Hill train station is located an 7 minute walk from the development which provides easy access into London Bridge, the City and the West End.

### FROM GIPSY HILL TRAIN STATION

#### OVERGROUND

Gipsy Hill > London Victoria	24 mins
Gipsy Hill > London Bridge	26 mins
Gipsy Hill > Canary Warf	37 mins
Gipsy Hill > Charing Cross	44 mins
Gipsy Hill > Black friars	49 mins
Gipsy Hill > St Pancras	50 mins
Gipsy Hill > Kings Cross	52 mins

#### AIRPORTS

Gipsy Hill > Gatwick	37 mins
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# SITE PLAN

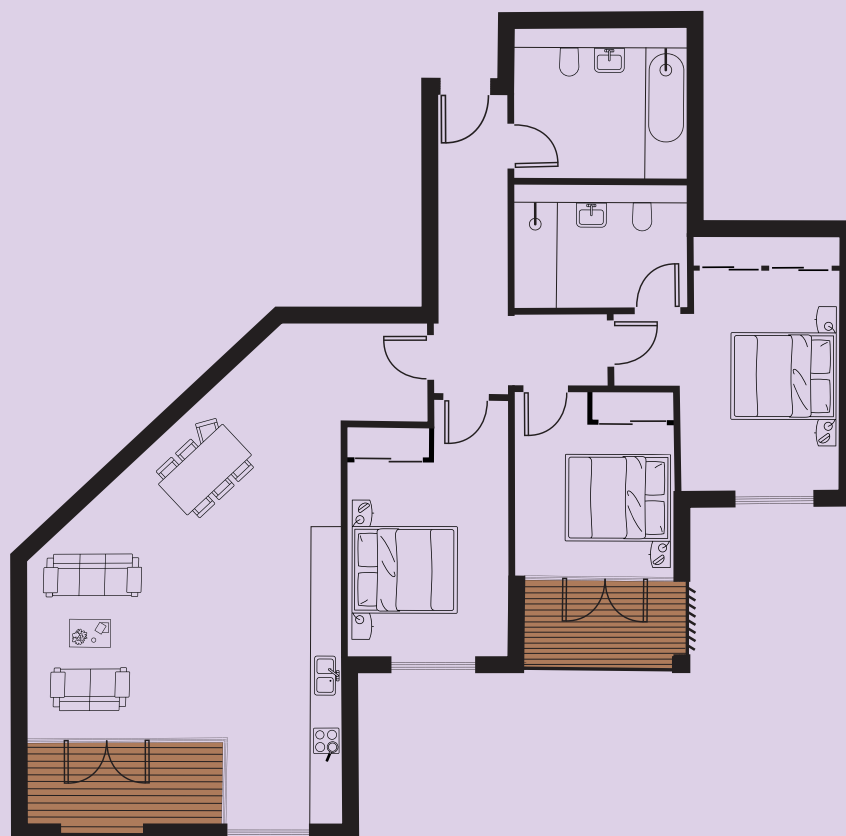
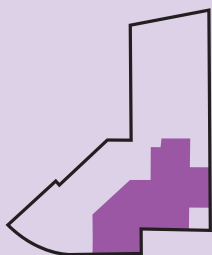
GROUND FLOOR AND PARKING





## APARTMENT 1

FIRST FLOOR | 3 BEDROOMS

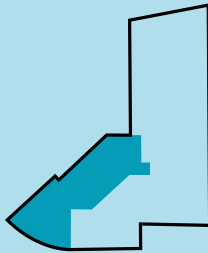


	m <sup>2</sup>	Sq Ft		m <sup>2</sup>	Sq Ft
Hallway	11.1	119.5	Bathroom	7.4	79.7
Living / kitchen area	38.4	413.3	External balconies	10	107.6
Master bedroom	13.8	148.5	<b>Net internal area</b>	<b>94.9</b>	<b>1021.5</b>
Ensuite shower room	3.2	34.4			
Bedroom 2	12.4	133.5			
Bedroom 3 / home office	8.6	92.6			



## APARTMENT 2

FIRST FLOOR | 3 BEDROOMS

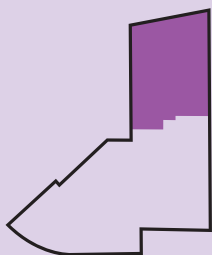


	m <sup>2</sup>	Sq Ft		m <sup>2</sup>	Sq Ft
Hallway	16	172.2	Bathroom	5.1	54.9
Living / kitchen area	37.6	404.7	External balcony	10	107.6
Master bedroom	13.9	149.6	<b>Net internal area</b>	<b>101.8</b>	<b>1095.8</b>
Ensuite shower room	4.3	46.3			
Bedroom 2	12.3	132.4			
Bedroom 3 / home office	12.6	135.6			



## APARTMENT 3

FIRST FLOOR | 3 BEDROOMS



	m <sup>2</sup>	Sq Ft		m <sup>2</sup>	Sq Ft
Hallway	10.9	117.3	Bathroom	6.6	71.0
Living / kitchen area	44.9	483.3	External balcony	10.4	111.9
Master bedroom	15.3	164.7	<b>Net internal area</b>	<b>102.2</b>	<b>1100.1</b>
Ensuite shower room	4.6	49.5			
Bedroom 2	11.3	121.6			
Bedroom 3 / home office	8.6	92.6			



## APARTMENT 4 DUPLEX

SECOND & THIRD FLOOR | 2 BEDROOMS

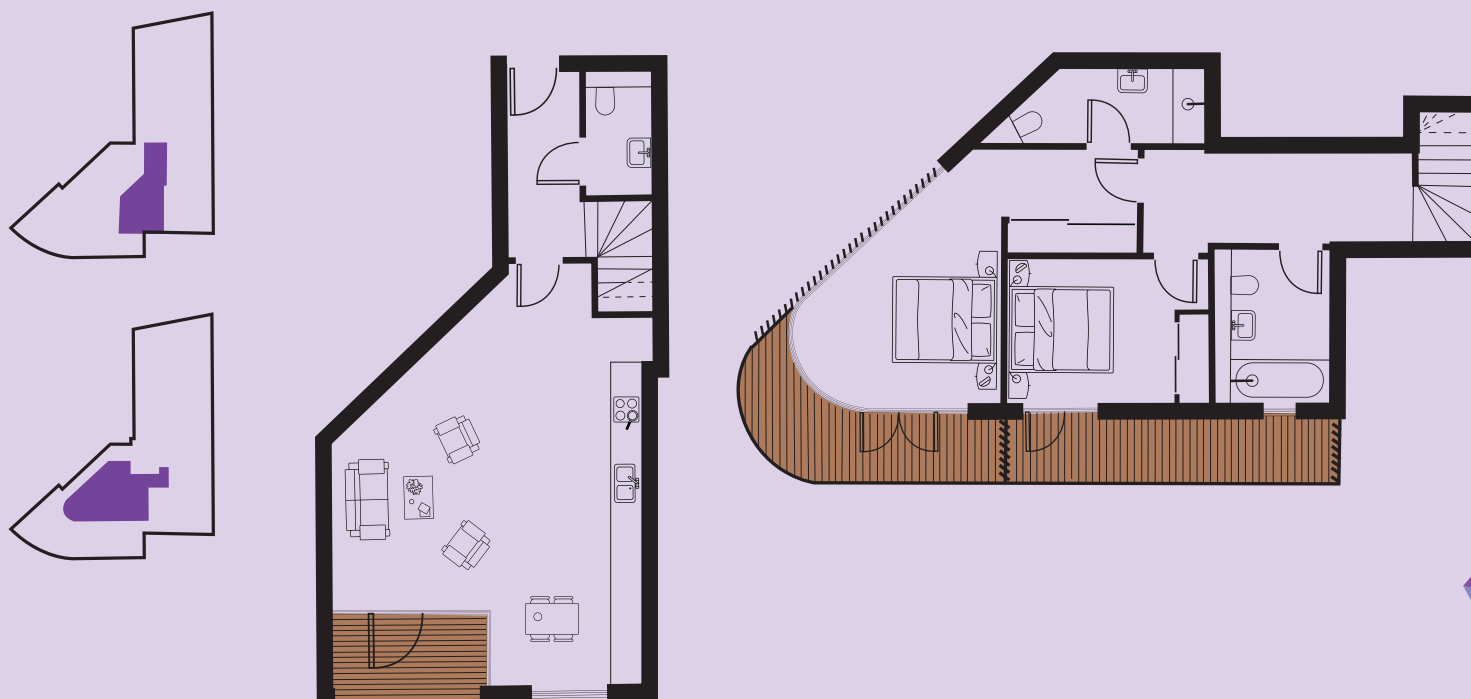


	m <sup>2</sup>	Sq Ft		m <sup>2</sup>	Sq Ft
Entrance floor hallway	5.3	57.0	Bedroom 2	10.7	115.2
Living / kitchen area	29.8	320.8	Bathroom	5.2	56.0
WC	3.2	34.4	External balconies	14	150.7
Upper floor hallway	11.8	127.0	<b>Net internal area</b>	<b>84</b>	<b>904.2</b>
Master bedroom	14.1	151.8			
Ensuite shower room	3.9	42.0			



## APARTMENT 5 DUPLEX

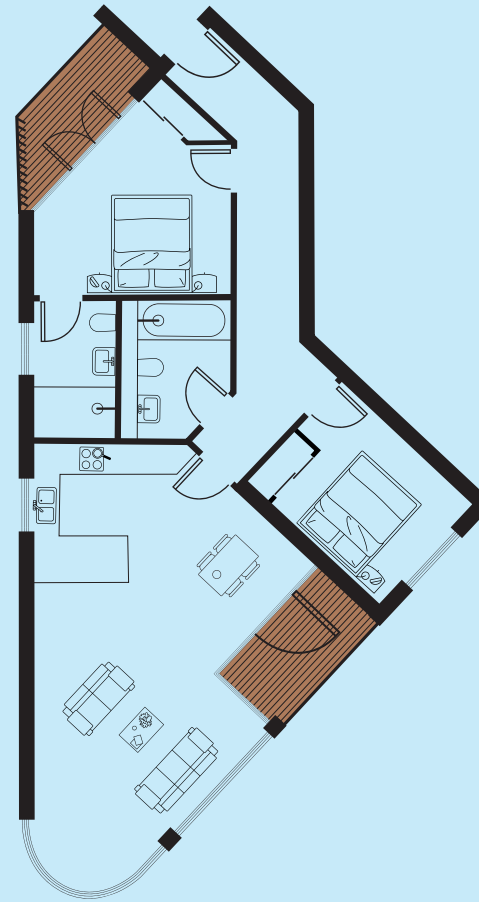
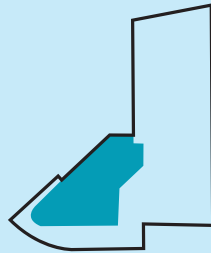
SECOND & THIRD FLOOR | 2 BEDROOMS



	m <sup>2</sup>	Sq Ft		m <sup>2</sup>	Sq Ft
Entrance floor hallway	4.7	50.6	Bedroom 2	10.3	110.9
Living / kitchen area	33.8	363.8	Bathroom	6	64.6
WC	2.6	28.0	External balconies	17.6	189.4
Upper floor hallway	11.4	122.7	<b>Net internal area</b>	<b>91.4</b>	<b>983.8</b>
Master bedroom	18.2	195.9			
Ensuite shower room	4.4	47.4			

## APARTMENT 6

SECOND FLOOR | 2 BEDROOMS

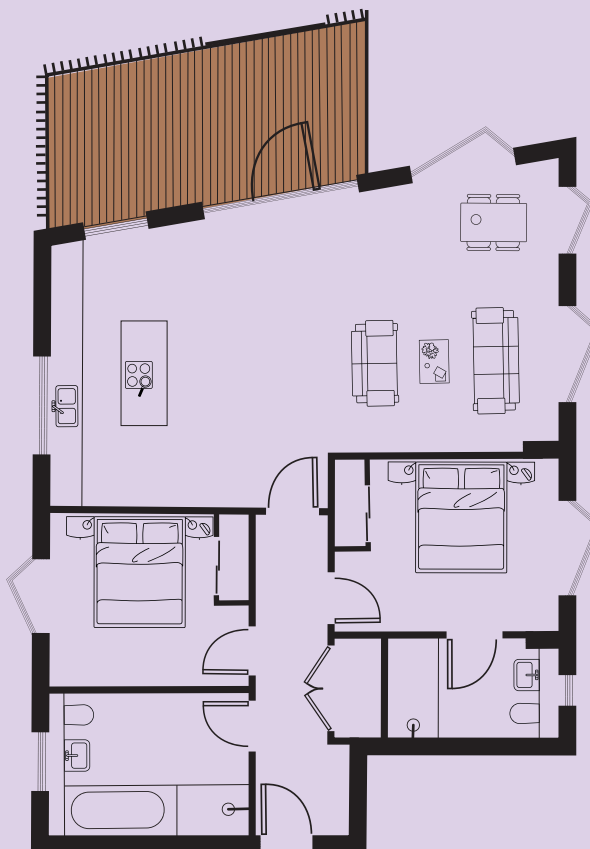
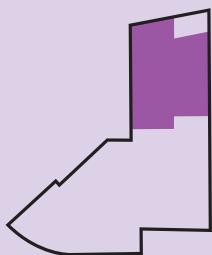


	m <sup>2</sup>	Sq Ft		m <sup>2</sup>	Sq Ft
Hallway	14.5	156.1	External balconies	6	64.6
Living / kitchen area	33.3	358.4	<b>Net internal area</b>	<b>78.9</b>	<b>849.3</b>
Master bedroom	12.1	130.2			
Ensuite shower room	4.4	47.4			
Bedroom 2	9.8	105.5			
Bathroom	4.8	51.7			



## APARTMENT 7

SECOND FLOOR | 2 BEDROOMS



	m <sup>2</sup>	Sq Ft		m <sup>2</sup>	Sq Ft
Hallway	10.7	115.2	External balcony	11.7	125.9
Living / kitchen area	44.7	481.1	<b>Net internal area</b>	<b>86.4</b>	<b>930.0</b>
Master bedroom	12.2	131.3			
Ensuite shower room	3.7	39.8			
Bedroom 2	9.7	104.4			
Bathroom	5.4	58.1			







# DETAILS

## PEACE OF MIND

- 10 year NHBC Guarantee
- Fully fitted alarm
- Multi-point locks
- Mains operated smoke, heat and CO2 detectors with battery back up
- Private, gated car-park
- Secure 'By Design'
- Electric entry gate, with separate gate to/from private car-park
- Video entry phone system
- Lift in communal areas

## EXTERNALLY

- All apartments benefit from a timber decked balcony, with external lighting
- Velfac double glazed aluminium/timber composite windows and doors – with 12 year guarantee
- Allocated parking space in secure car-park \*\*
- Communal car charging point

## DECORATION, JOINERY & IRONMONGERY

- Hardwood parquet flooring to open plan kitchen/living room and entrance hall
- Carpet to bedrooms
- Flush painted doors
- Walls and woodwork painted white throughout
- Polished chrome ironmongery
- Built in wardrobe/cupboard in bedroom \*

## KITCHEN

- Contemporary German Pronorm white gloss kitchen, with handleless soft close doors and drawers
- Corian worktop and upstand
- SMEG appliances throughout, to include single oven, gas hob and cooker hood, fridge/freezer, dishwasher and washer/dryer, bowl and a half sink with SMEG mixer tap.
- Under-cupboard pelmet lighting to wall units

## BATHROOMS AND EN-SUITES

- White contemporary sanitaryware by Duravit
- Taps and fittings by Vado
- Thermostatic shower mixer
- Tiling to floor and walls
- Heated towel rail
- Built-in mirror

## ELECTRICS

- Low energy LED down lighters and pendants throughout
- Sky TV points to all rooms
- Master telecom socket to hallway with additional sockets in living room and bedrooms
- Worcester Bosch boiler

\* Selected plots

\*\* Additional cost