

GLENDON
APARTMENTS

SE 27

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Glendon Apartments is an exclusive development of nine one and two bedroom luxury apartments at 69 Gipsy Road near Norwood Park.

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The Area

Glendon Apartments is located within walking distance of both West Norwood town centre, home to one of London's most exciting markets 'Feast', Gipsy Hill parade of shops including The Paxton pub and also the increasingly popular 'Crystal Palace' triangle with its unique selection of shops restaurants and bars.

Glendon Apartments is only a short walk to Norwood Park whilst Crystal Palace Park and Dulwich Park provide further green spaces. In addition, Dulwich Village is only a short trip away providing a unique 'village feel' destination.

1	3	
2	4	5

- 1&2: Crystal Palace Park
 3: Feast – West Norwood's Local Food Market
 4: Dulwich's Picture Gallery
 5: The Paxton Pub, Gipsy Hill



Siteplan

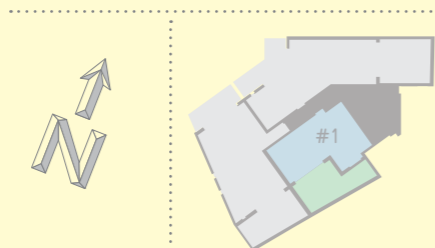
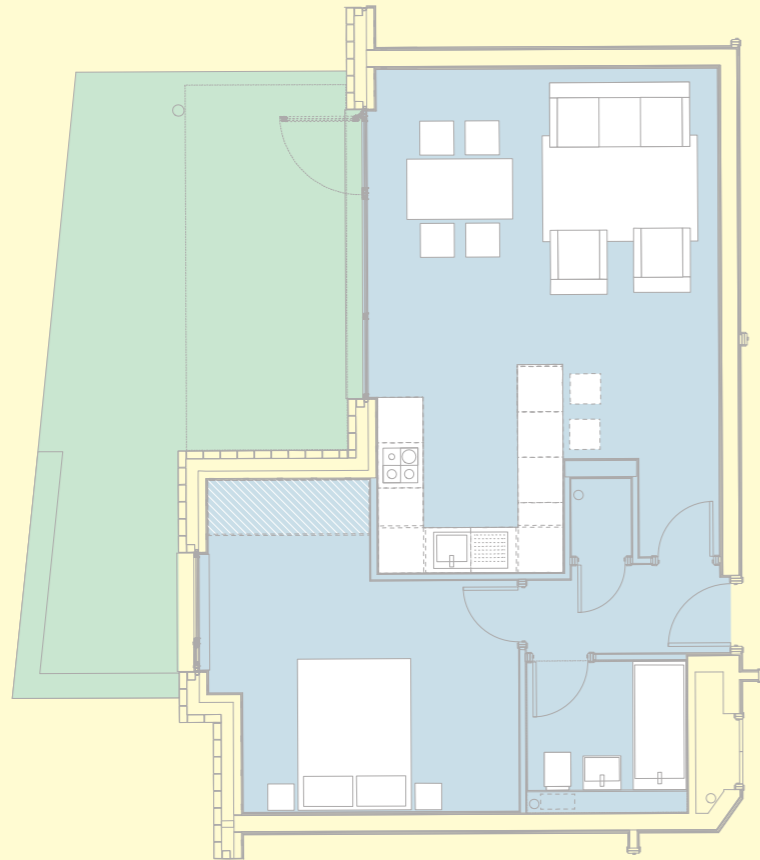


Aukland Hill

Gipsy Road

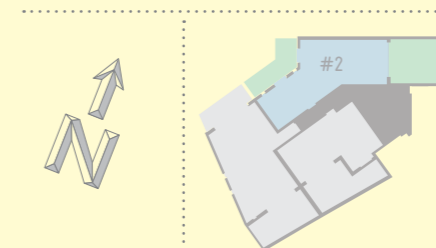
Unit type #1: 1 Glendon Apartments

Total Internal Area	52.9sqm / 569.5sqft
Total Garden Area	25.8sqm / 278sqft
Total Gross Area	78.7sqm / 847.5



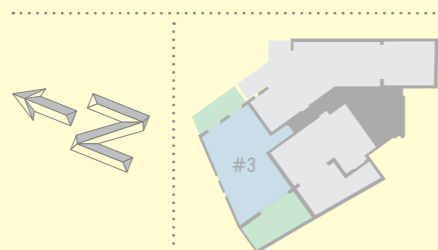
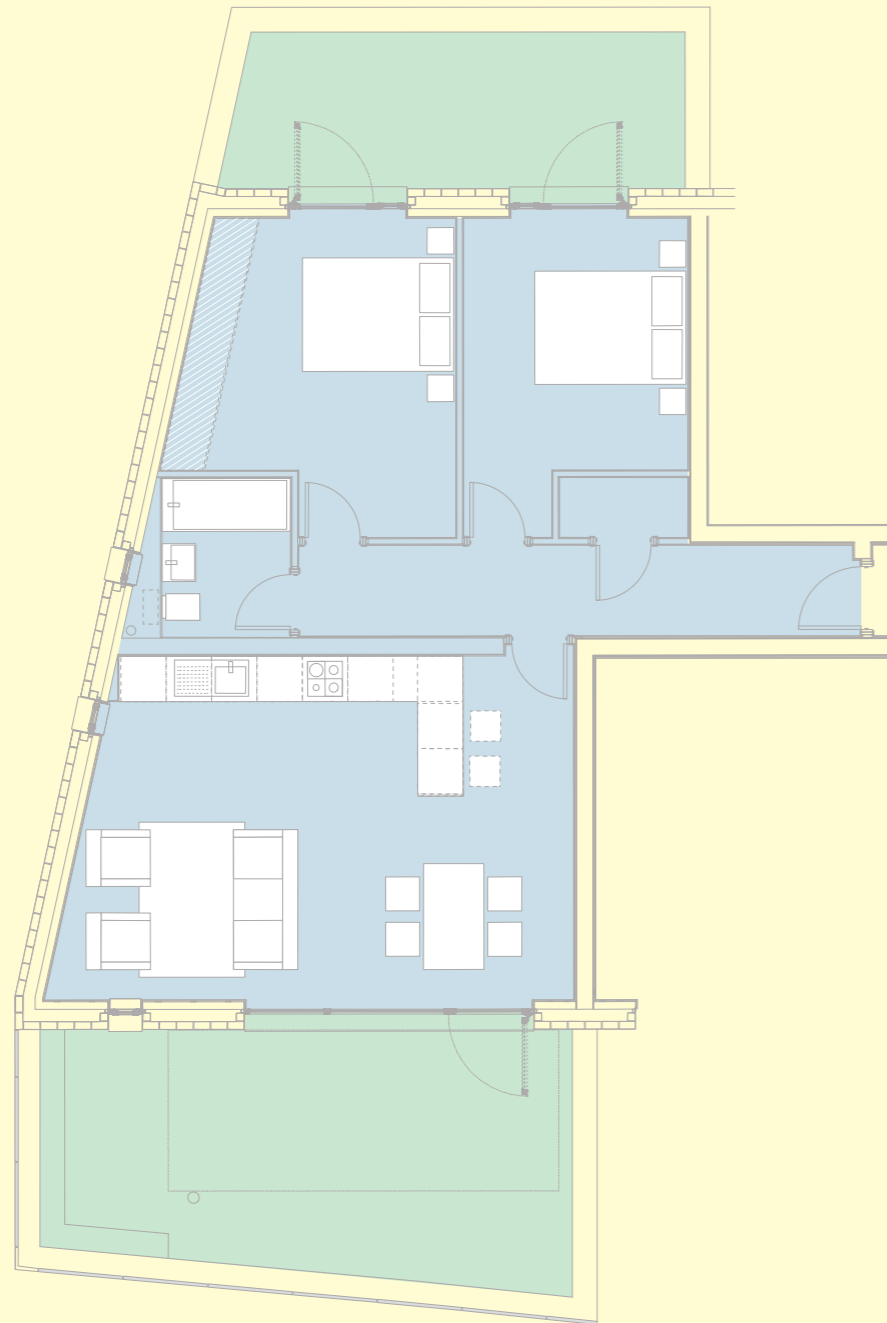
Unit type #2: 2 Glendon Apartments

Total Internal Area	71.8sqm / 773sqft
Total Garden Area	43.8sqm / 471.5sqft
Total Gross Area	115.6sqm / 1244.5sqft



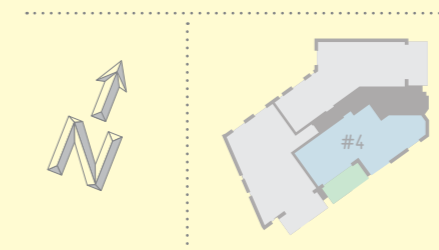
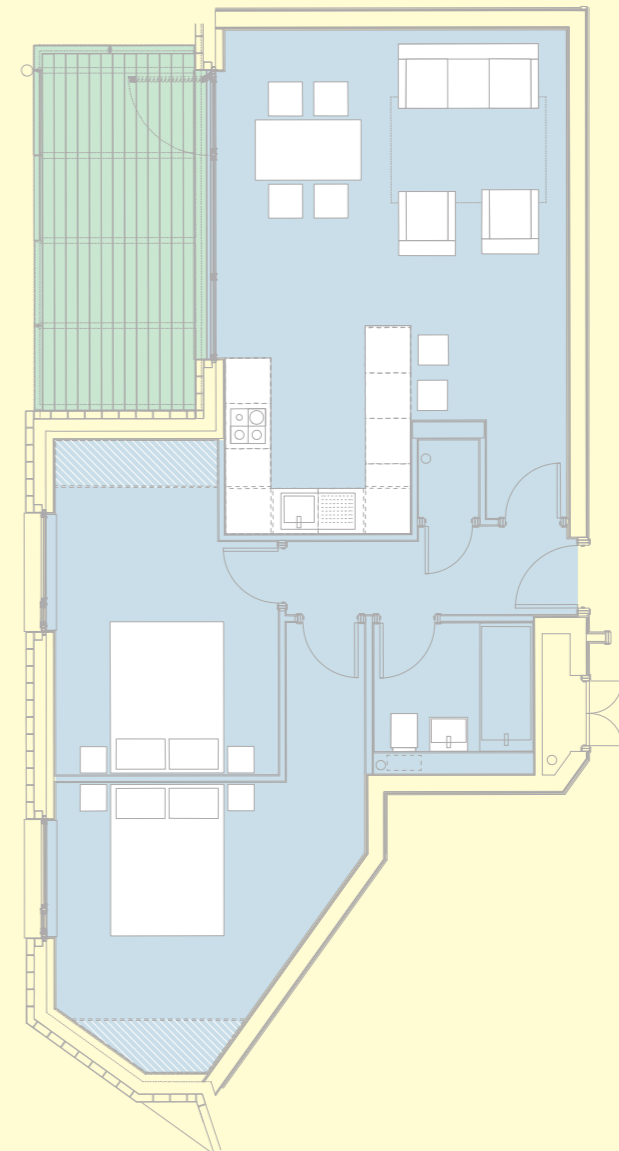
Unit type #3: 3 Glendon Apartments

Total Internal Area	71.2sqm / 766.5sqft
Total Garden Area	35sqm / 377sqft
Total Gross Area	106.2sqm / 1143.5sqft



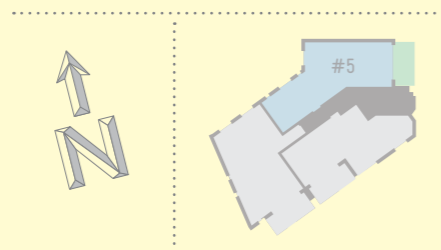
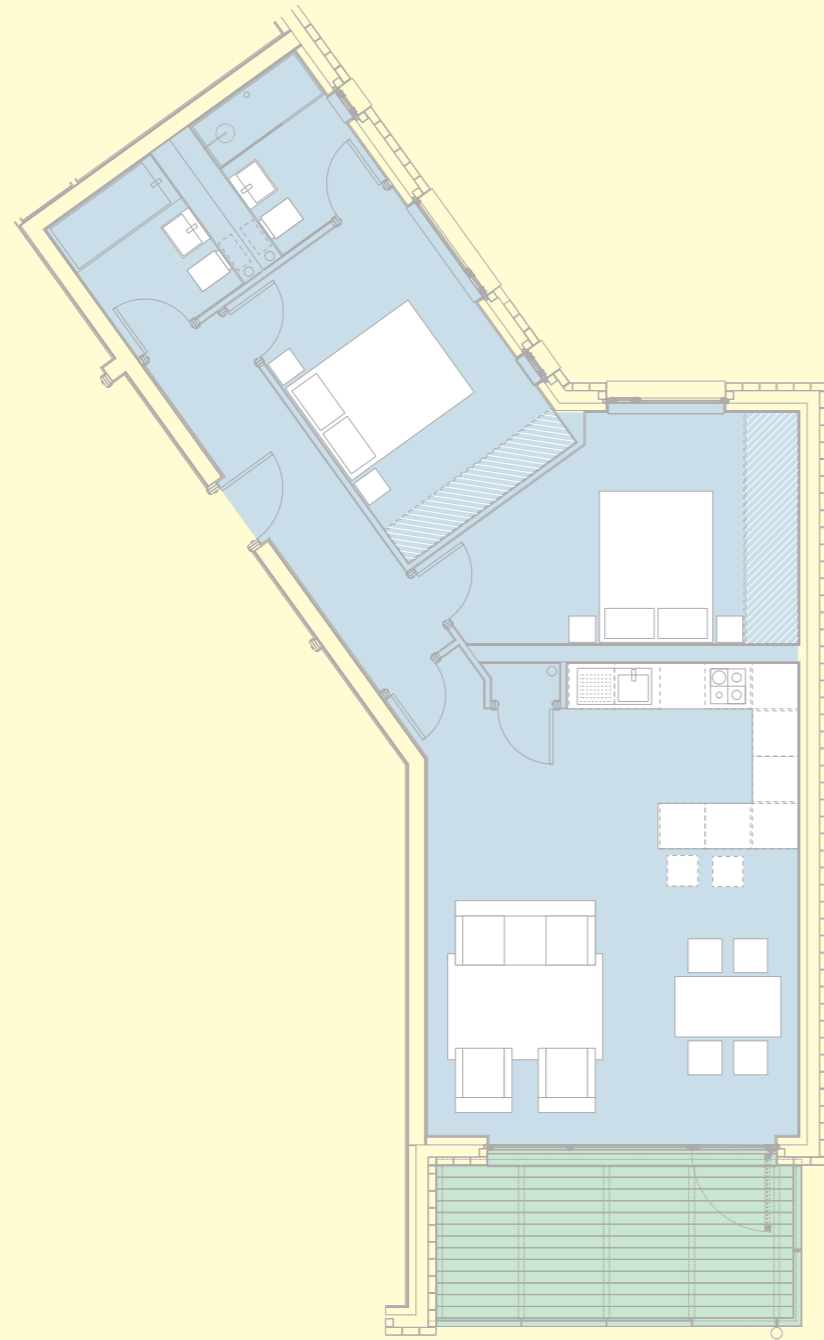
Unit type #4: 4 & 7 Glendon Apartments

Total Internal Area	71.8sqm / 773sqft
Total Garden Area	10.3sqm / 111sqft
Total Gross Area	82.1sqm / 884sqft



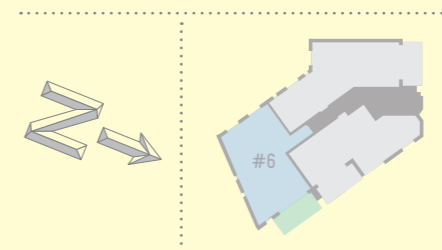
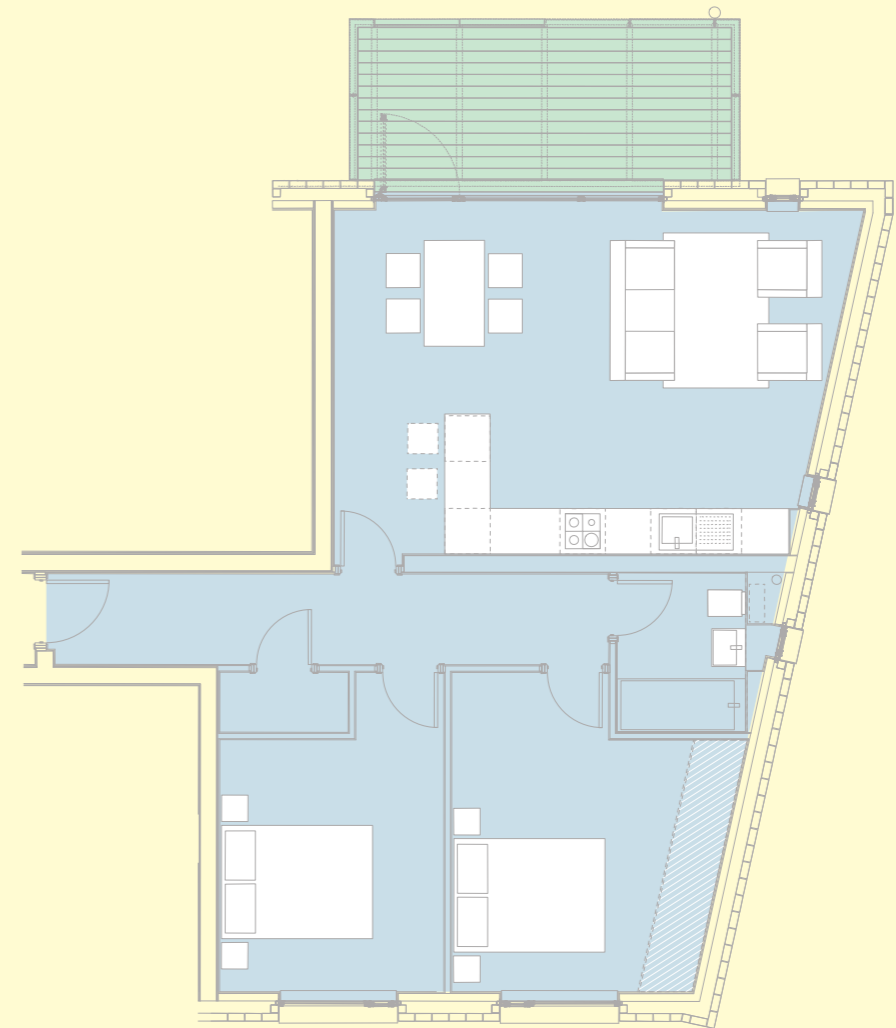
Unit type #5: 5 & 8 Glendon Apartments

Total Internal Area	71.8sqm / 773sqft
Total Garden Area	10.3sqm / 111sqft
Total Gross Area	82.1sqm / 884sqft



Unit type #6: 6 & 9 Glendon Apartments

Total Internal Area	71.2sqm / 766.5sqft
Total Garden Area	10.7sqm / 115sqft
Total Gross Area	81.9sqm / 881.5sqft



Build quality

Q New Homes pride themselves on their attention to detail. The careful choice of materials combined with exacting standards during fitting ensures their clients have a high quality finish.

Workmanship is also scrutinised by a variety of building inspectors including the NHBC.



Specification

GENERAL

- Designed by award winning architects – **Nissen Richards Studio**.
- 10 year NHBC Buildmark Insurance and Warranty Cover.
- Code for Sustainable Homes Level 3.
- Lifetime Homes.
- Secure by Design.
- Alumasc Derbigum Roof with 35 year guarantee.
- Worchester Bosch boiler with 7 year guarantee.
- Nu Heat Under Floor Heating throughout apartments.
- Heatmiser Neo. A smartphone app to control Zoned Under Floor Heating from anywhere using Android or Apple apps.
- Engineered oak flooring (so that it works with under floor heating) in the living room and hallways.
- High specification fitted carpets in all bedrooms.
- Fitted wardrobes with contemporary mirrored doors in all bedrooms (excluding bedroom 2 in Apt 3, 6, and 9).
- SANRAFEAL contemporary oak doors with brushed chrome ironmongery.
- Neutral combination of “Pure Brilliant White” Dulux matt emulsion, and a warming off white “Timeless” Dulux matt emulsion.
- Super-high performance double glazing throughout by LEAY, to keep you warm in winter, cool in the summer, and block external acoustics all year round. Featuring: 6mm clear toughened glass /16mm Argon gas filled cavity with warm edge spacer / 6mm clear low ‘e’ toughened sealed glass units to achieve a centre pane u value of 1.1W/m2K.
- Individual secure bicycle storage in communal garden at rear of the property.
- All doors and windows with insurance approved multi-point locks.
- Private Balcoony or garden / terrace to all apartments.
- Balconies with composite timber decking that will not need repainting for 20+ years.
- Garden / Terrace with permeable block paving, planted evergreen hedge, and privacy screen to front garden walls.

KITCHENS

- Custom designed and made to order High Gloss White German kitchens from Nobilia.
- DuPont Corian Brilliant White worktops and upstands.
- DuPont Corian under mounted sink, with drainer carved into worktops.
- Quooker Fusion Tap: a single tap for hot, cold, and instant boiling water which is convenient, sleek, energy efficient and space saving, meaning no need for a kettle any more. It incorporates a childproof double-push-and-turn handle with light ring.
- Capel Waste Disposal Unit integrated into sink.
- Coloured Glass Splashback from Glass Expressions.
- BOSCH Stainless Steel Oven and Hob Extractor Fan.
- BOSCH Integrated fridge, freezer, dishwasher and washer / dryer.
- BOSCH Glass Induction Hob, fast, precise cooking, easy cleaning and low energy consumption compares very favourably with gas for its ‘instant on, instant off’ appeal, with the added attraction that the glass-covered hobs are easy to wipe clean as the surface does not get hot. Induction also wastes virtually zero energy as all heat goes into the pan.
- As induction works by a magnetic conduction between the pan and the hob, pans need to have a stainless steel or cast iron base – non-magnetic pans will not work, so a full set of special induction pots and pans are included.

BATHROOMS

- BAUHAUS designer basins / bespoke fitted recessed mirrors with Corian surround shelf and LED lighting or fitted mirrored unit.
- BETTE and DURAVIT White Contemporary sanitary ware.
- DURAVIT wall hung WC with ‘soft close’ seat and GEBERIT concealed cistern.
- CROSSWATER Ultra modern chrome taps, fittings and thermostatic shower valve with 3 way diverter.
- CROSSWATER Monsoon shower head, Follow Me square shower handset and hose, and bath over flow / bath filler tap.
- Wall mounted chrome heated electric towel rail.

BATHROOMS cont.

- Caesar Luxury Italian porcelain tiles.
- Under floor heating.
- En-suites with minimalist walk in showers with glass screens.

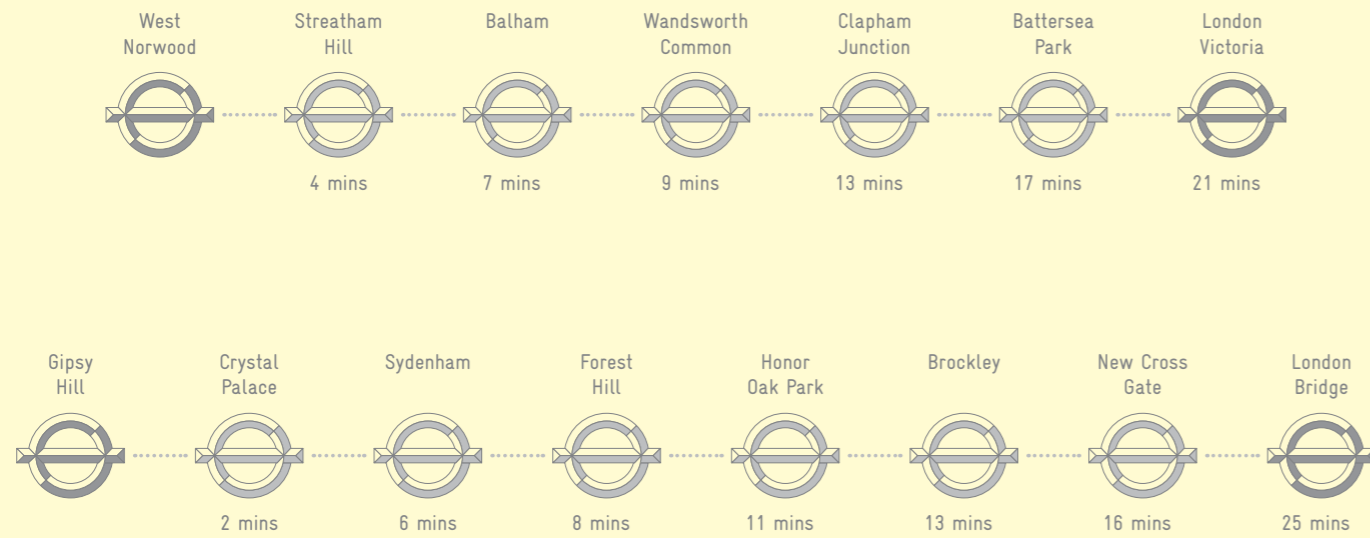
ELECTRICAL

- All lighting schemes designed by Studio ZNA to produce the most natural lighting possible in the most energy efficient way.
- Low voltage energy saving LED lighting throughout.
- LED lighting bulbs will last around 45,000 hours of use, or in excess of 10 years.
- Recessed LED spotlights to all bedrooms and bathrooms.
- Surface Mounted LED White Delta Boxy down-lights in Kitchen / Living rooms and hallways.
- External LED lighting to balconies and gardens.
- External LED feature lighting to front entrance area.
- Dedicated TV, Sky+ and BT points in living room and bedrooms, linked so that you can control your Sky box in the Living room from the comfort of your bedroom without needing an additional box.
- Communal TV aerial/Sky+ dish.
- Video entry via TV/TEL system in each apartment.
- Fob entry system.
- Fitted intruder alarms system.
- Mains-wired smoke alarms and heat detectors in all apartments.
- Brushed chrome light switches and sockets throughout.
- Electrical Energy Display Devices. Monitor your actual energy consumption.

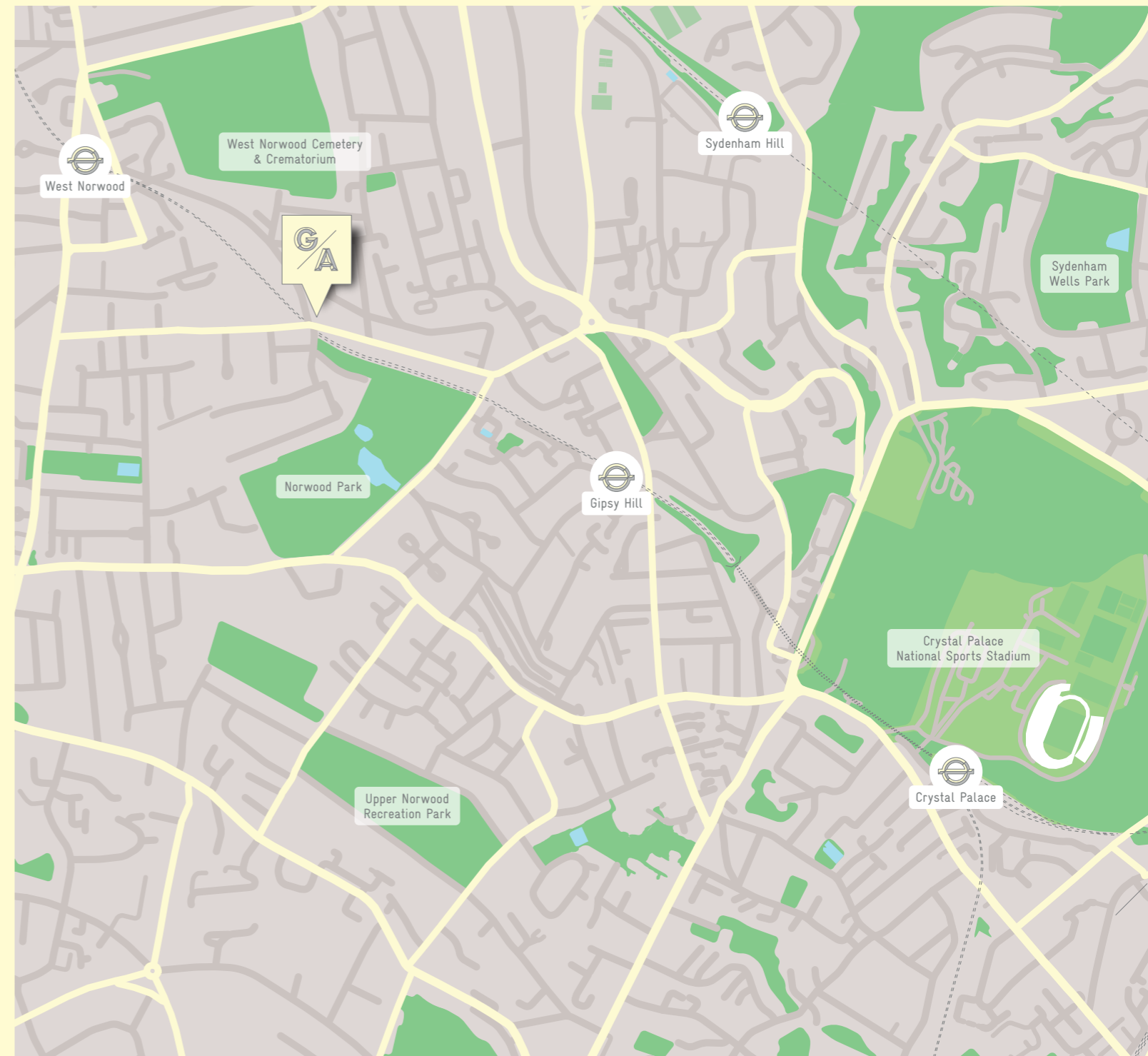


Transport Links

Transport connections, as shown below, provide fast connections to London Victoria and London Bridge. The East London line underground extension can also be accessed by Crystal Palace station with its fast links to Canada Water and Shoreditch.



Area Map



About Q New Homes

We are a private developer with a lifelong history in construction and a passion for building, design, and quality. We build homes with character and personality that we are proud to put our names on and that our customers are proud to live in.

The old saying of large enough to cope, small enough to care rings true to our ethos.

Our most recent development was a collection of 5 luxury apartments in Peckham Rye.

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.COM



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