

ANERLEY

130 CROYDON  
ROAD

SE20

ANERLEY

**130 CROYDON  
ROAD**

SE20

130 CROYDON ROAD IS A BEAUTIFUL DEVELOPMENT OF BRAND NEW, CONTEMPORARY TWO BEDROOM APARTMENTS, CONVENIENTLY LOCATED CLOSE TO CRYSTAL PALACE AND WITHIN A 10 MINUTE WALK OF ANERLEY STATION.



**AREA & LOCAL  
AMENITIES**



CRYSTAL PALACE OCCUPIES ONE OF  
THE HIGHEST POINTS IN GREATER  
LONDON AND OFFERS STUNNING VIEWS  
OF THE CITY SKYLINE.



## IT'S LEAFY, ECCENTRIC, UNPRETENTIOUSLY BOHEMIAN.

### RESTAURANTS & PUBS

The area has plenty of down-to-earth cheap and chic restaurants and drinking spots. Well known are places like The Exhibition Rooms (modern British cuisine), Lorenzo's Ristorante for Italian food, and the on-trend Crystal Palace market, offering fresh seafood & grills with fine locally sourced products. The pub culture in Crystal Palace is flourishing with a number of traditional and gastropubs.

Places such as Westow House offer plenty of live gigs and karaoke nights. A more quiet place to unwind in minimalist interior and a beer garden is The White Hart. Joanna's Restaurant, serving breakfast, a la carte and brunch menus, has been a South London favourite since 1978 and a catalyst to the café culture we see in Crystal Palace today.

### COFFEE & TEA SHOPS

A handful of coffee and tea shops can be found on Westow Street, display windows decorated with mountains of home-made muffins, artisan breads, croissants & cookies. Finest roasteries in the area are known to be Blackbird Bakery and Dalhousie, together with Brown & Green and its marshmallow-topped hot chocolate.

### LEISURE & SHOPS

Close by is the renowned Crystal Palace National Sports Centre which has a climbing wall, swimming pool, tennis court and much more to offer. Meanwhile, theatres, libraries, bookstores with reading clubs and excellent independent shops, selling everything from antiques to wedding dresses, are all within easy reach.

The newly opened Everyman Cinema, located just a 5 minute drive away, offers a warm and friendly atmosphere. Have a glass of wine and a pizza, served to your seat, whilst enjoying a wide range of independent and classic films.



Crystal Palace Park

## PARKS & GREEN AREAS

Betts Park, a large green open space is located just behind the development, with a number of attractions including part of the old Croydon Canal, a gym, football pitch and a children's play area. Just up the road, Crystal Palace Park with its historic ruins, dinosaurs, fishing lakes and farm hosts vintage car shows, gigs and funfairs – always providing something to do.



# TRANSPORT LINKS

**ANERLEY**  

Zone 4

10 min walk to station

-  East Croydon - 10 mins
-  New Cross Gate - 14 mins
-  Canada Water - 19 mins
-  London Bridge - 24 mins
-  Shoreditch High Street - 29 mins
-  Dalston Junction - 35 mins
-  Highbury & Islington - 43 mins



INTERIOR







### CONTEMPORARY FINISHES

The apartments offer stylish living with open-plan kitchen/living rooms. Kitchens boast integrated appliances and contemporary wood grained grey cabinets with composite stone worktops and upstands. All master bedrooms boast en-suite shower rooms. There is a communal rear garden available for shared use by all apartments, whilst one ground floor apartment also has its own private courtyard finished in Indian sandstone.

Selected apartments also have balconies overlooking the rear garden. Other benefits include a lift servicing all floors, colour video entry system, underfloor heating throughout and a 10 year build warranty. There are four car parking spaces available for separate purchase to the front of the building and a rear secure cycle storage unit. All residents also benefit from 2 years' free Zipcar membership and £30 driving credit.





### GENERAL INTERNAL

- Pre-finished light grey veneered doors with brushed satin ironmongery
- White matt emulsion paint finish to all ceilings
- Light grey matt emulsion paint finish to all walls
- Grey solid flooring to living areas
- Electric boiler
- Electric underfloor heating throughout
- Mechanical ventilation system

### KITCHEN

- Contemporary wood grained grey cabinets with composite stone worktops and upstands
- Ceramic electric hob
- Fan assisted electric oven
- Stainless steel chimney and glass cooker hood
- Integrated dishwasher
- Integrated washing machine
- Integrated wine cooler

### BATHROOM

- Bath with wall mounted shower and bath mixer
- Wall hung vanity unit with basin and chrome tap
- WC
- Heated towel rail
- Full height wall tiling and floor tiling from a Porcelanosa range

### EN-SUITE

- Glass shower enclosure
- WC
- Vanity unit and shower
- Towel rail
- Full height wall and floor tiling from a Porcelanosa range

### OTHER

- 10 year build warranty
- Lift
- Secured by Design
- Colour video entry system
- Off-street parking (available to purchase)
- Electric car charging point
- Cycle storage unit
- 2 years' free Zipcar membership\*

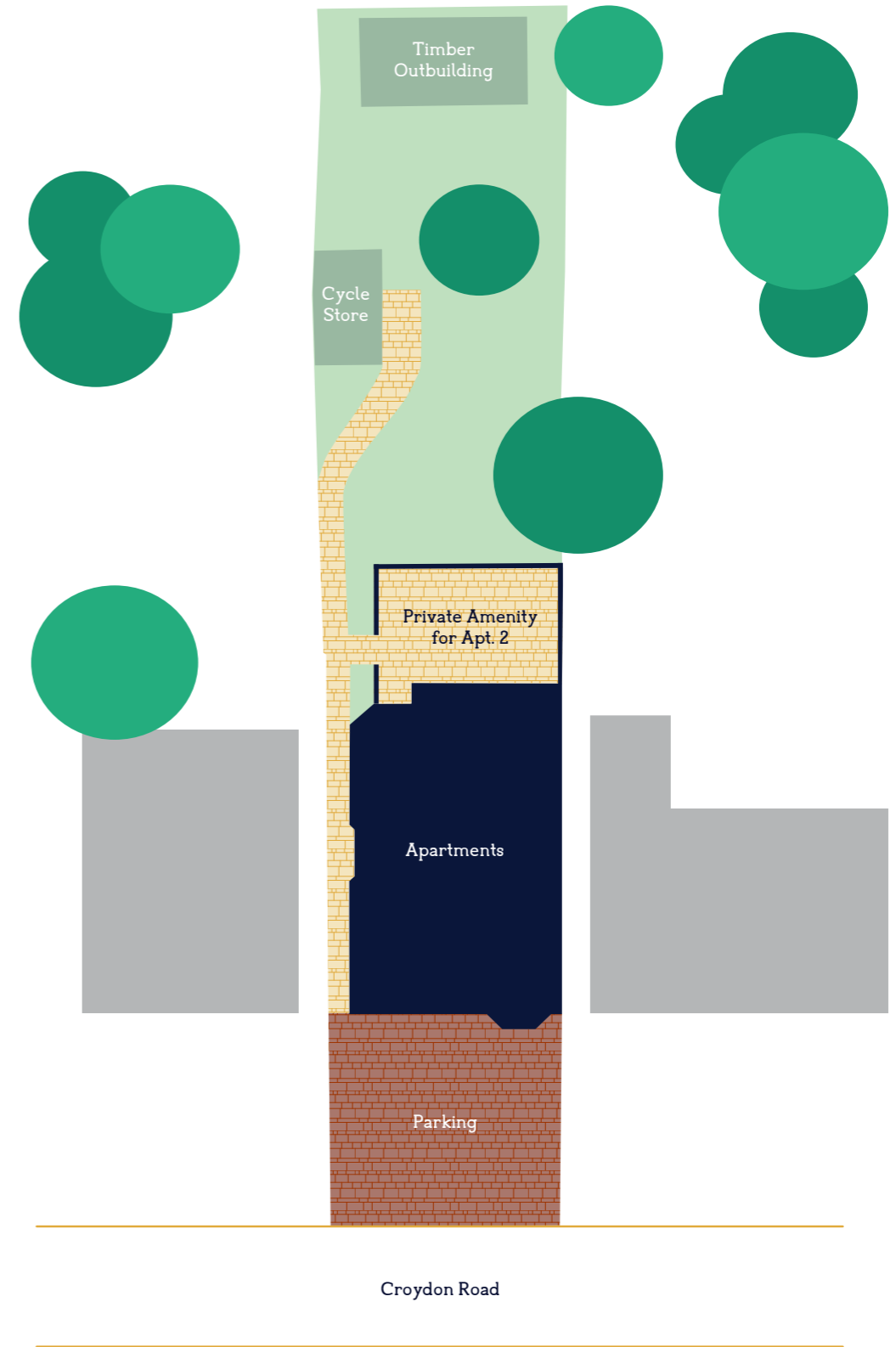
\*Further information available on request.



# SITE PLAN & FLOORPLANS

SE20

29



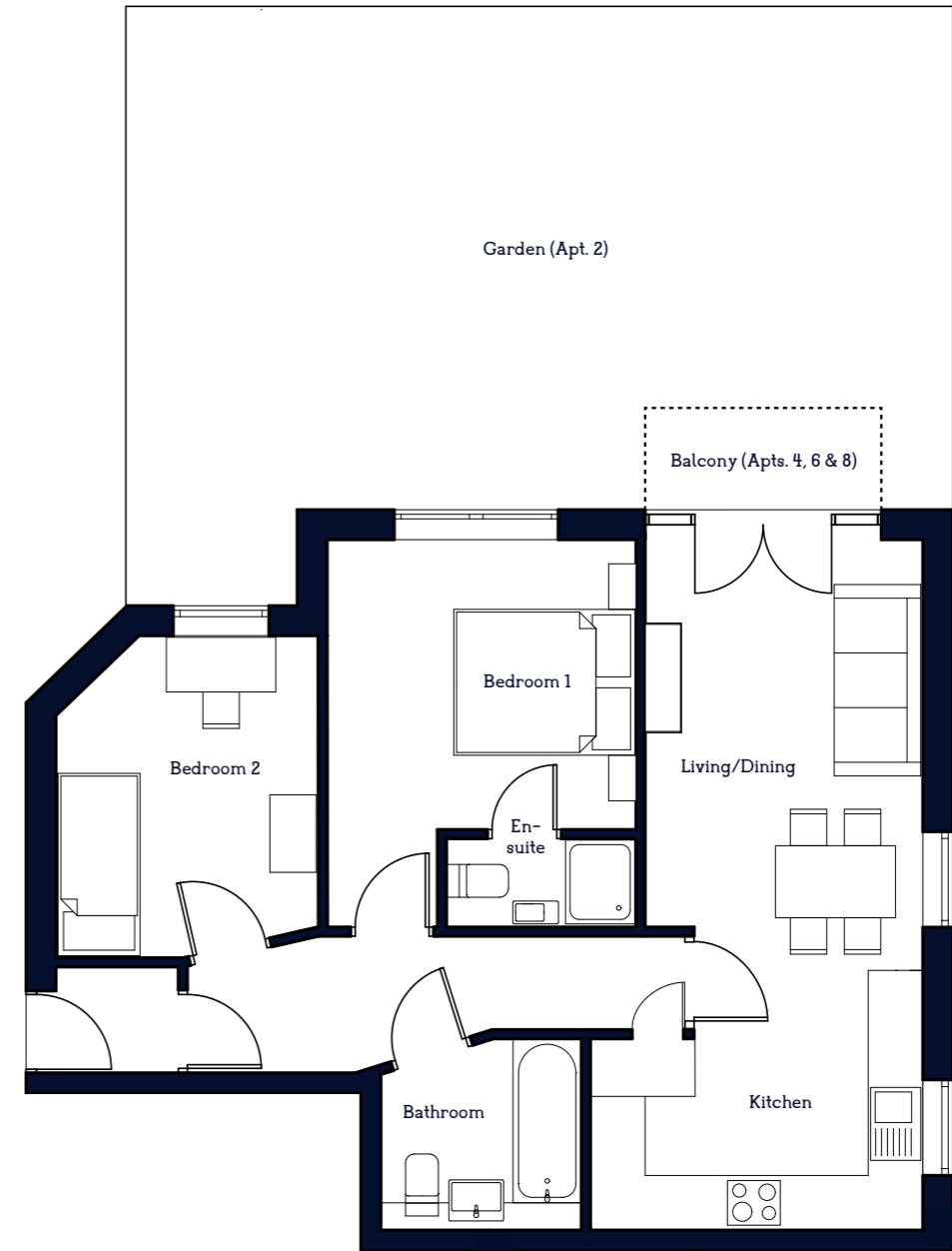
**GROUND FLOOR  
APT. 1**

Kitchen/Living/Dining	29ft 3 x 10ft 9 (8.9m x 3.3m)
Bedroom 1	10ft x 11ft 1 (3m x 3.4m)
Bedroom 2	8ft 5 x 11ft 1 (2.6m x 3.4m)



**GROUND, FIRST, SECOND  
& THIRD FLOORS  
APTS. 2, 4, 6 & 8**

Kitchen/Living/Dining	9ft 10 x 24ft 5 (3m x 7.4m)
Bedroom 1	10ft 10 x 10ft 4 (3.3m x 3.1m)
Bedroom 2	11ft 1 x 9ft 6 (3.4m x 2.9m)





**FIRST FLOOR  
APT. 3**

Kitchen/Living/Dining	29ft 3 x 10ft 9 (9m x 3.3m)
Bedroom 1	12ft 4 x 11ft 1 (3.8m x 3.4m)
Bedroom 2	8ft 5 x 11ft 1 (2.6m x 3.4m)



**SECOND & THIRD FLOORS  
APTS. 5 & 7**

Kitchen/Living/Dining	27ft 1 x 10ft 7 (8.3m x 3.2m)
Bedroom 1	10ft 1 x 11ft 1 (3.1m x 3.4m)
Bedroom 2	8ft 8 x 8ft 8 (2.6m x 2.6m)



130 CROYDON RD

020 8315 6996 | [newhomes@acorn.ltd.uk](mailto:newhomes@acorn.ltd.uk) | [acornnewhomes.co.uk](http://acornnewhomes.co.uk)



These particulars are provided as a guide to what is being offered and are subject to contract and availability. Whilst showing the general specification and design of the properties we reserve the right and liberty at our discretion to amend or vary. All measurements are approximate and taken at the maximum points and should not be relied upon. Layouts, sizes and specification are not final and may change at the developer's discretion. We advise that any prospective purchasers employ their own independent experts to verify the statements herein. Map for reference purposes only. Not to scale. All information and images provided are the property of Acorn and may not be used or replicated in part or full without prior permission from Acorn.

