

# JASMINE LODGE

WEST HILL | CR2

# JASMINE LODGE

WEST HILL | CR2

*Jasmine Lodge is a high specification,  
luxury development of three bedroom apartments*

## **Chapter 1**

---

Welcome to Jasmine Lodge

## **Chapter 2**

---

On your doorstep

## **Chapter 3**

---

Within easy reach

## **Chapter 4**

---

Specification

## **Chapter 5**

---

Site map & floorplans



# **Welcome to Jasmine Lodge**



Jasmine Lodge is a high specification, luxury development of three bedroom apartments. The modern, open-plan living/dining/kitchen arrangements utilise space well and benefit from KRIEDER kitchens with fully integrated Siemens appliances, quartz stone worktop surfaces and handleless cupboard doors. Hallways have been fitted with porcelain tiles, which run through in to the living/dining/kitchen areas and underfloor heating runs throughout all apartments, including bathrooms.

Bedrooms are highly spacious and have been fitted with luxury carpets, whilst all masters come with fitted wardrobes and en-suite shower rooms. All apartments boast more than one balcony/terrace, which have been finished with composite decking and frameless glass privacy screens. Additional benefits include video intercom entry system, underground secure parking (one space per apartment) and a 10 year build warranty.





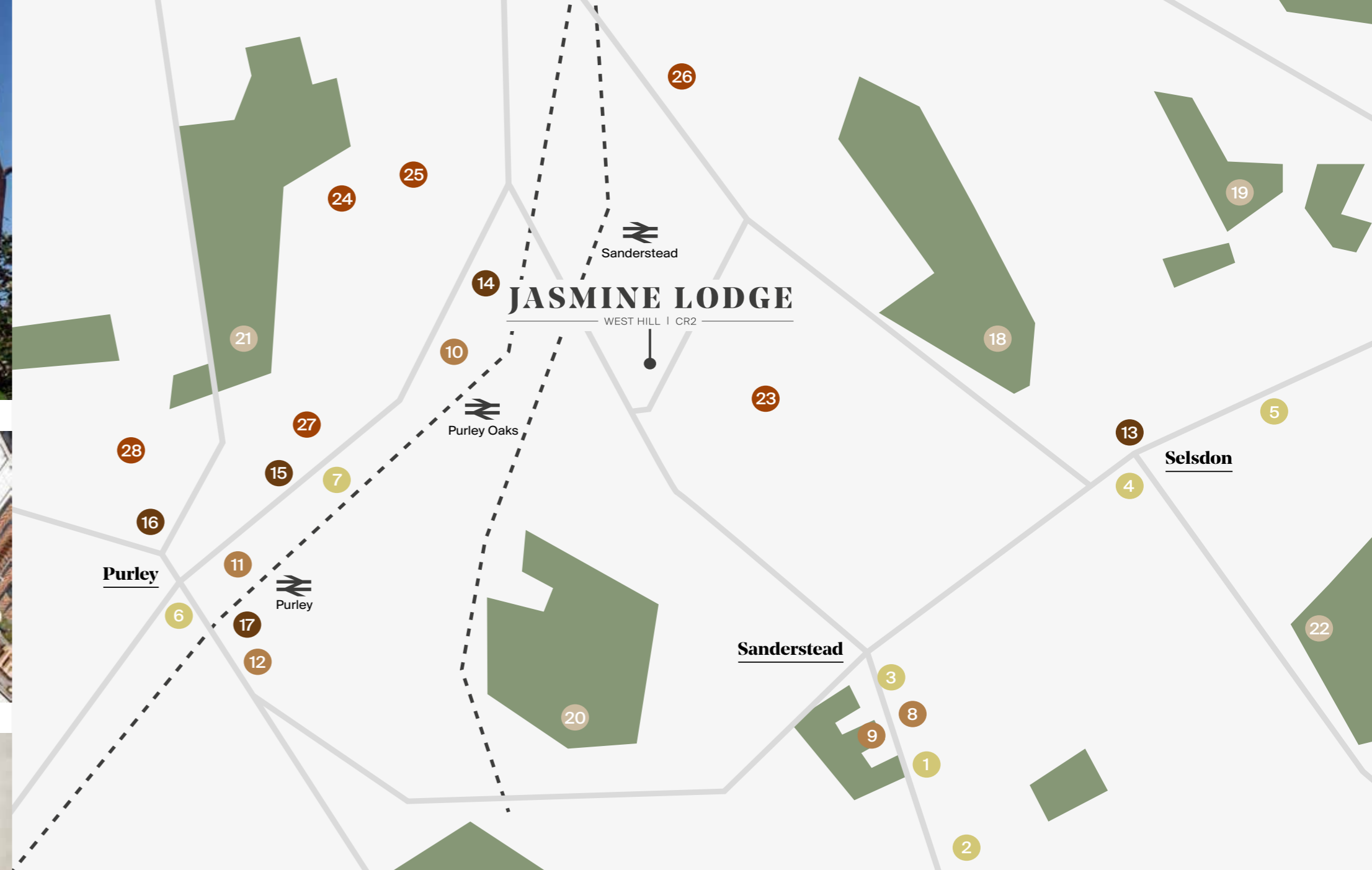
**Chapter 2**

---

**On your  
doorstep**







Sanderstead is a beautiful, quaint village close to Purley, surrounded by parks and tranquil green spaces.

Within close proximity you have key high street amenities such as Waitrose, Sainsbury's and Aldi. There are also a range of small eateries nearby such as Pricilla's Tea Room – a vintage tearoom in the heart of Sanderstead village which is a local favourite. Other pubs and eateries on offer include the Sir Julian Huxley pub and Costa Coffee.

Purley High Street also offers a wide variety of shops and restaurants, including Tesco Extra, The Pear Tree and Las Fuentes.

The area has four main schools including the highly regarded Ridgeway Primary school and Harris Academy, both of which are just a mile or less away.



## Key

### Shopping

- 1 Waitrose
- 2 Majestic Wine
- 3 Cook
- 4 Sainsbury's
- 5 Aldi
- 6 Tesco Extra
- 7 Sainsbury's Local

### Eateries

- 8 Costa Coffee
- 9 Pricilla's Tea Room
- 10 Toby Carvery
- 11 Las Fuentes
- 12 Dexter Burger

### Bars & Pubs

- 13 Sir Julian Huxley
- 14 Purley Arms
- 15 The Pear Tree
- 16 Foxley Arms
- 17 Jolly Farmers

### Green Spaces

- 18 Croham Hurst Golf Club
- 19 Bramley Bank Nature Reserve
- 20 Purley Downs Golf Club
- 21 Purley Way Playing Fields
- 22 Selsdon Wood Nature Reserve

### Schools

- 23 Ridgeway Primary School and Nursery
- 24 Harris Academy Purley
- 25 Regina Coeli Catholic Primary School
- 26 St Peter's Primary School
- 27 Christ Church C of E Primary School
- 28 Thomas More Catholic School



*Sanderstead is surrounded  
by parks and tranquil  
green spaces*



**Within easy  
reach**

## Sanderstead Station

East Croydon		6 mins
Clapham Junction	●	17 mins
Oxted		17 mins
London Victoria	● ● ●	23 mins
East Grinstead		35 mins

## Purley Oaks Station

Caterham		19 mins
London Bridge	● ●	22 mins

## Purley Station

Reigate		19 mins
London Victoria	● ● ●	23 mins
Tottenham Corner		24 mins
London Bridge		25 mins
Gatwick Airport	● ●	26 mins
London Blackfriars	● ●	28 mins
City Thameslink		30 mins
St Pancras International	● ● ● ● ● ●	38 mins

## Underground Station Key

Circle	●
District	●
Hammersmith & City	●
Jubilee	●
Metropolitan	●
Northern	●
Overground	●
Piccadilly	●
Victoria	●

Source: Trainline. Overall journey times may include changes.



# Specification



### General

- Nuheat underfloor heating system throughout including bathrooms
- Smart heating system (NeoStat/NeoHub)
- Underground secure gated parking space (one space per apartment)
- Wired for audio visual system
- Cat 5e/HDMI cabling
- Low energy LED lighting
- Brushed chrome switches and sockets (USB and power socket points to bedrooms and kitchen)
- Italian designer door furniture in brushed chrome
- Porcelain tiles to entrance hall and living area
- Digital TV aerial for Sky viewing capability
- LED marker lights in entrance hall
- Video intercom (virtual doorman) entry system
- Composite decked balconies with frameless glass privacy screens
- High speed M500 Virgin Broadband available
- Wired for BT Fibre Optic

### Kitchen

- KRIEDER ultra modern, German manufactured kitchen
- Stainless steel kitchen sink
- 20mm quartz stone worktop surfaces with carved water runoff to sink
- Full height stone splashback
- Housed Siemens washer/dryer
- Integrated Siemens microwave oven
- Integrated Siemens single oven
- Siemens induction hob with touch controls
- Integrated Siemens fridge/freezer
- Integrated Siemens dishwasher
- Siemens canopy extractor hood



### Bedrooms

- Luxury carpets
- German manufactured fitted wardrobes to master bedroom

### Bathrooms

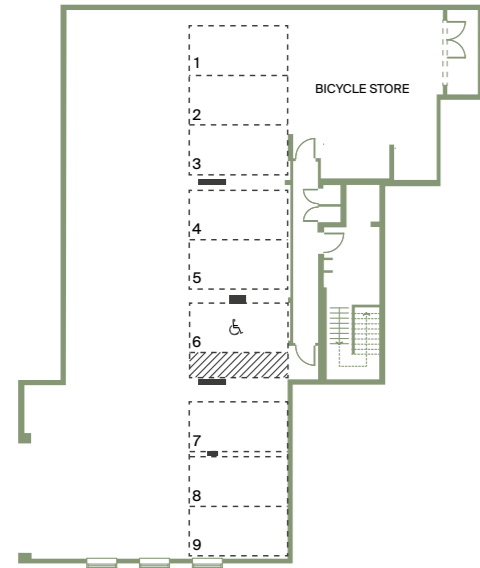
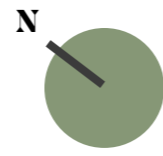
- Porcelanosa ceramic tiled walls and floors
- Porcelanosa wall hung toilets and basins
- Chrome taps, thermostatic valves, flush plates and shower heads
- Chrome electric towel radiators
- Glass shower screens
- Fitted mirrors
- Brushed chrome shaver sockets dual 110v & 240v





**Site map &  
floorplans**

# Site map

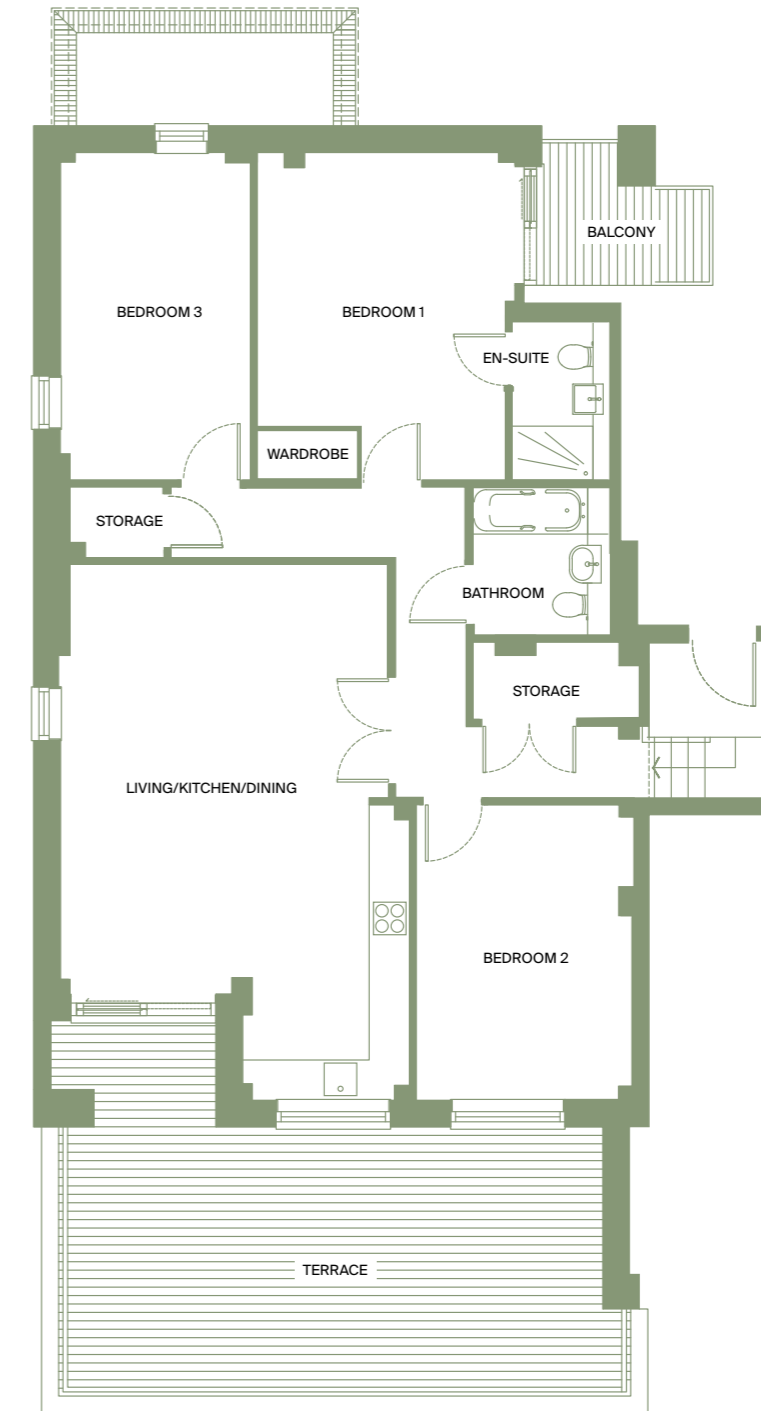


Underground parking

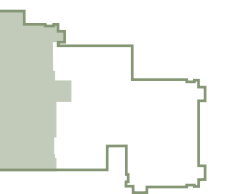


# Apartment 1

Ground floor



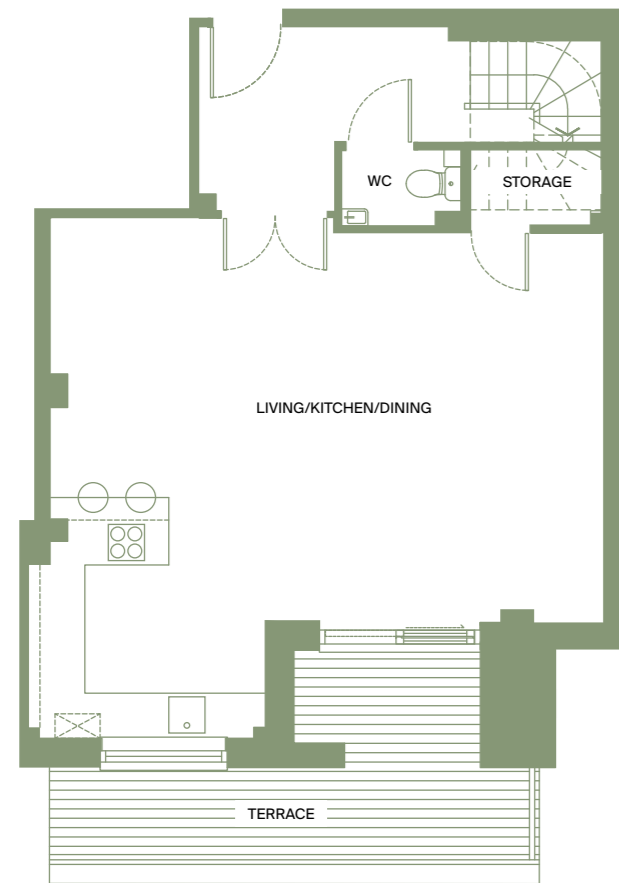
Living/Kitchen/Dining	Bedroom 1	Bedroom 2	Bedroom 3	Total
4.9m x 6.4m	3.7m x 4.9m	3.2m x 4.4m	2.9m x 4.9m	111m <sup>2</sup>
16ft 1 x 21ft	12ft 2 x 16ft 1	10ft 6 x 14ft 5	9ft 6 x 16ft 1	1,195sqft





# Apartment 2

Ground & first floor

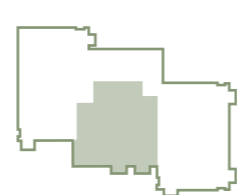


<b>Living/Kitchen/Dining</b>	<b>Bedroom 1</b>	<b>Bedroom 2</b>	<b>Bedroom 3</b>	<b>Total</b>
7.4m x 5.2m	3m x 4.5m	3m x 3.8m	2.9m x 3.8m	132m <sup>2</sup>
24ft 3 x 17ft 1	9ft 11 x 14ft 9	9ft 11 x 12ft 6	9ft 6 x 12ft 6	1,421sqft

Ground floor

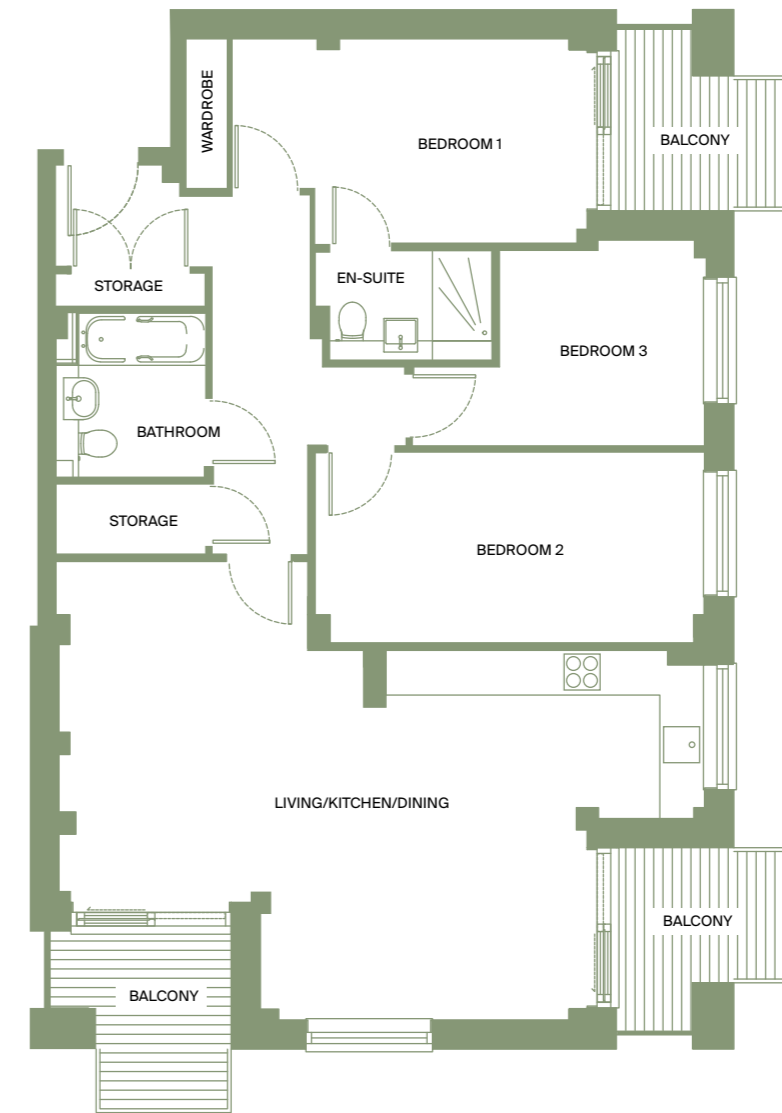


First floor

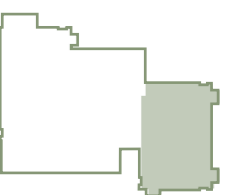


# Apartments 3, 5 & 8

Ground, first & second floors

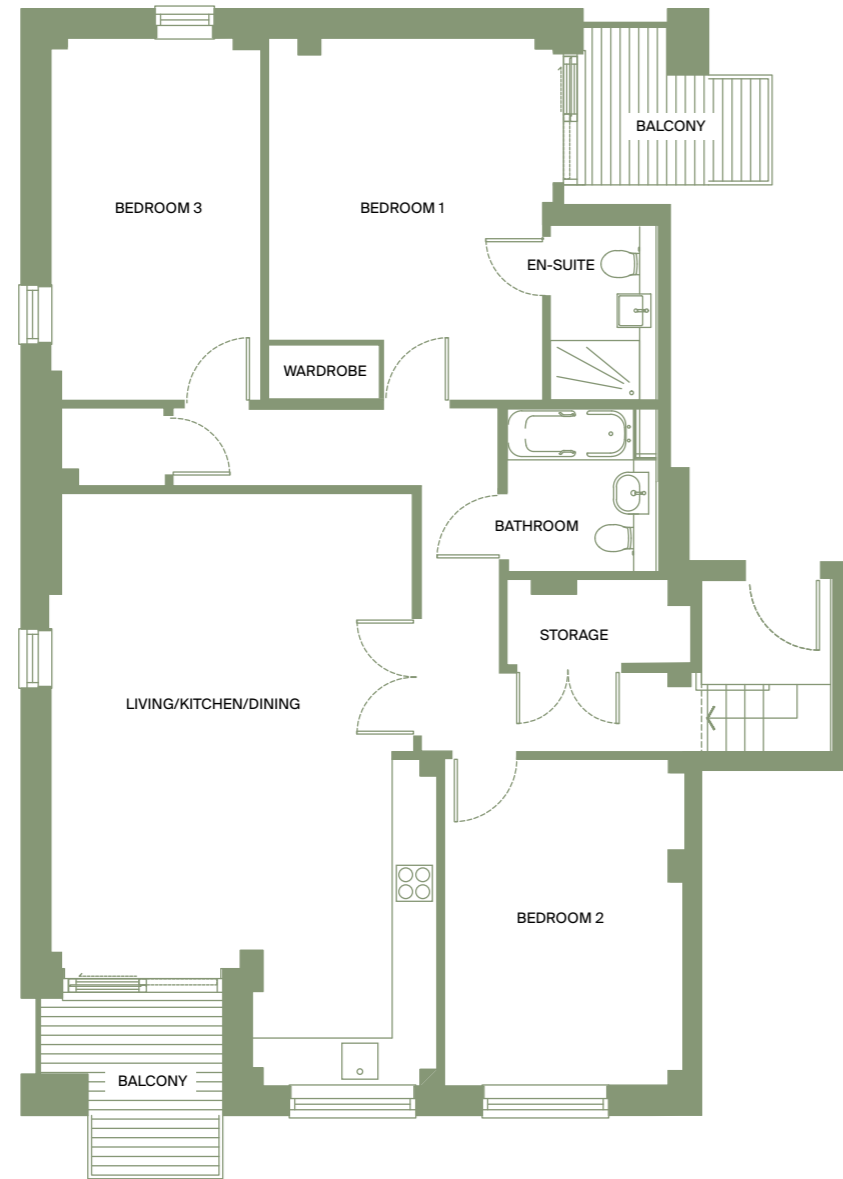


<b>Living/Kitchen/Dining</b>	<b>Bedroom 1</b>	<b>Bedroom 2</b>	<b>Bedroom 3</b>	<b>Total</b>
8.6m x 5m	5.4m x 2.8m	5.3m x 2.6m	2.8m x 2.6m	96m <sup>2</sup>
28ft 3 x 16ft 5	17ft 9 x 9ft 2	17ft 5 x 8ft 6	9ft 2 x 8ft 6	1,033sqft

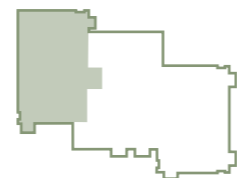


# Apartments 4, 6 & 9

First, second & third floors

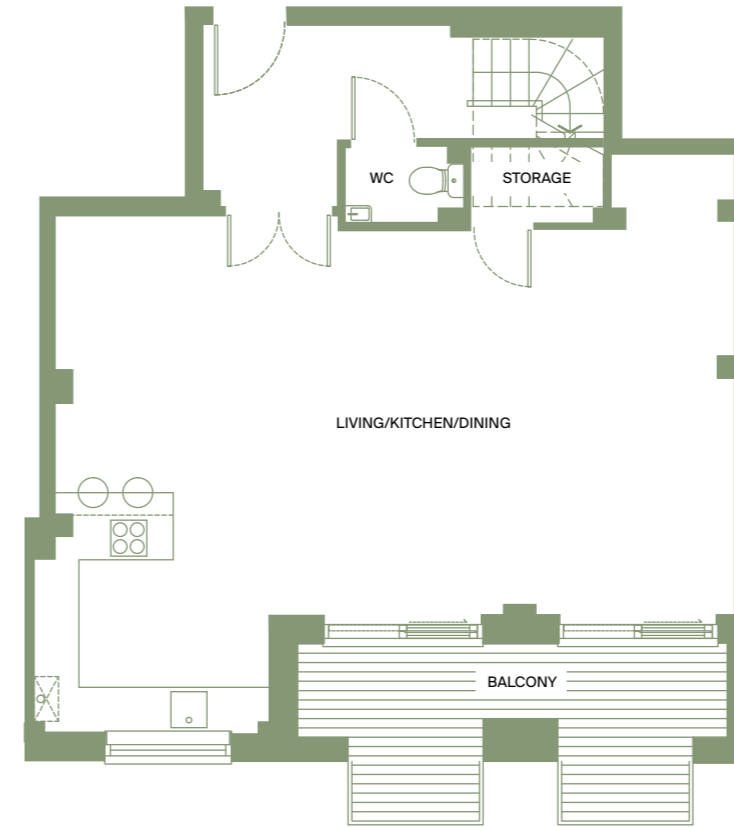


Living/Kitchen/Dining	Bedroom 1	Bedroom 2	Bedroom 3	Total
4.9m x 6.4m	3.7m x 4.9m	3.2m x 4.4m	2.9m x 4.9m	111m <sup>2</sup>
16ft 1 x 21ft	12ft 2 x 16ft 1	10ft 6 x 14ft 5	9ft 6 x 16ft 1	1,195sqft

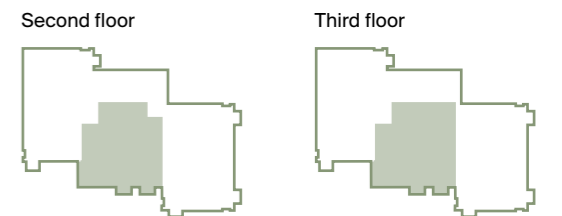


# Apartment 7

Second & third floor



Living/Kitchen/Dining	Bedroom 1	Bedroom 2	Bedroom 3	Total
9.2m x 7m	3.3m x 5.1m	3m x 4.5m	2.9m x 4.1m	146m <sup>2</sup>
30ft 2 x 23ft	10ft 10 x 16ft 9	9ft 11 x 14ft 9	9ft 6 x 13ft 5	1,571sqft



Selling Agent:



020 8315 6996

[acorngroup.co.uk/newhomes](http://acorngroup.co.uk/newhomes)

[newhomes@acorngroup.co.uk](mailto:newhomes@acorngroup.co.uk)



Backed by  
HM Government

Developed By:

**DECO**

DESIGN & BUILD CO LTD

Part of the North Star Group

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.

