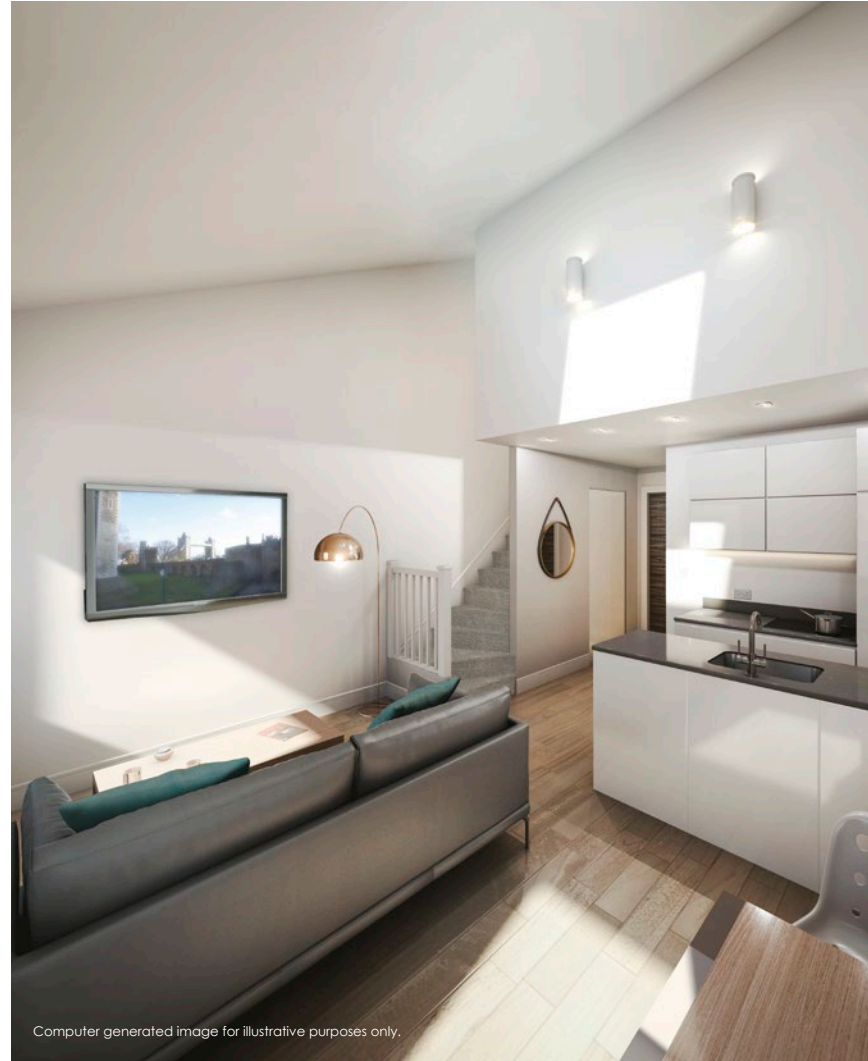


VENTURE
LOFTS



VENTURE
LOFTS





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INTRODUCTION



Venture Lofts offers fresh, contemporary living space in a vibrant, ascendant location on the fringes of London.



These 40 modern apartments are located in Purley, a lively, well-connected town in the heart of the London Borough of Croydon, currently benefiting from a landmark regeneration plan that will transform the area.



For the discerning first-time buyer or investor, a property in the development represents the chance to be part of this economic and cultural transformation, while still enjoying the draw of the capital, less than half an hour away.



Computer generated image for illustrative purposes only.

THE DEVELOPMENT



Computer generated image for illustrative purposes only.



Venture Lofts is a select residential development, comprising 40 studio and one bedroom apartments set within a bright, modern building in the heart of Purley town centre.

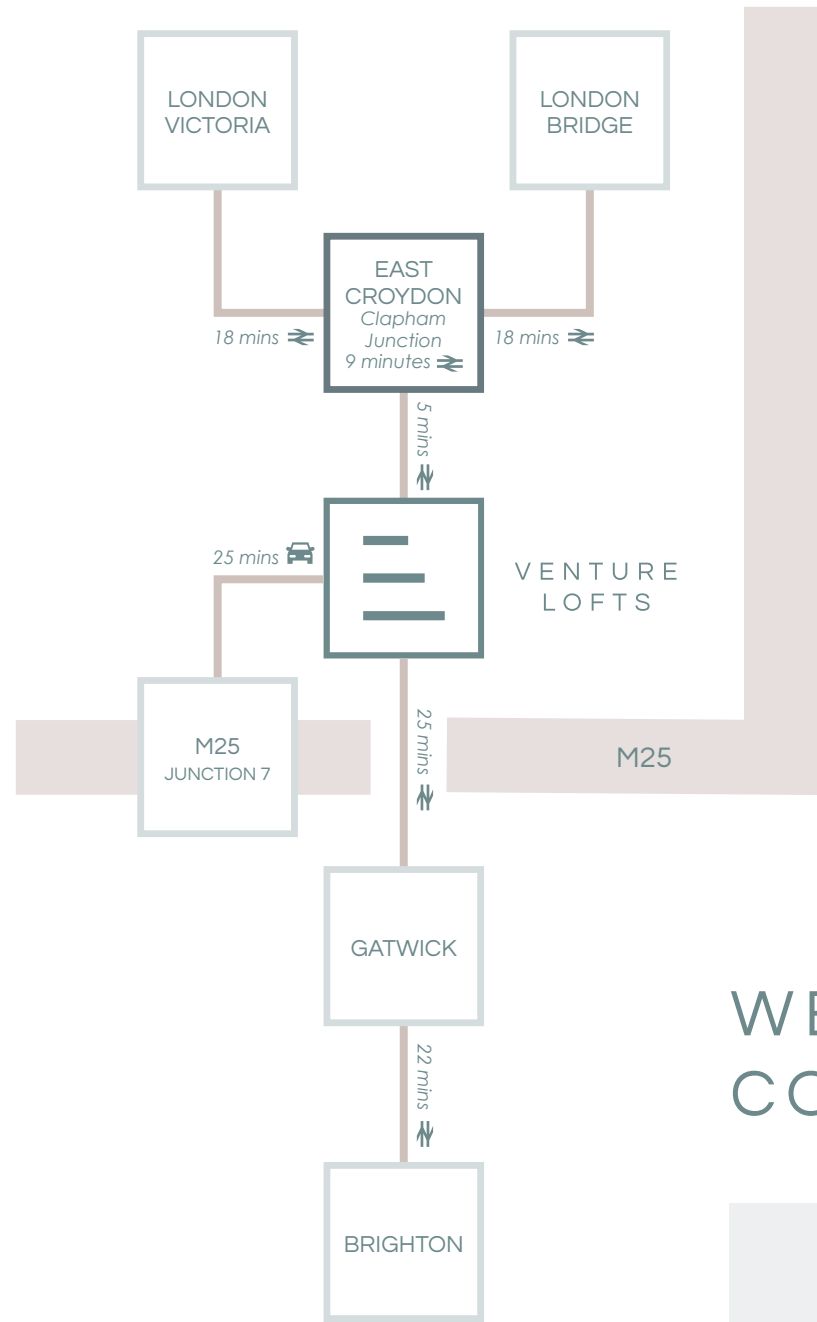
Each flat forms a comfortable and contemporary living space, defined by an intelligent approach to the use of space and natural light, as well as modern fixtures and fittings throughout.

Purley is a leafy but vibrant London suburb that possesses the harmony of a thriving high street, dining and bar scene, as well as numerous choices for shopping.

Leisure and recreation are well served in Purley, with a multiplex cinema, bowling, a leisure centre and numerous golf courses all nearby. The town also enjoys close proximity and easy access to numerous parks and open countryside.

AN ENVIABLE LOCATION



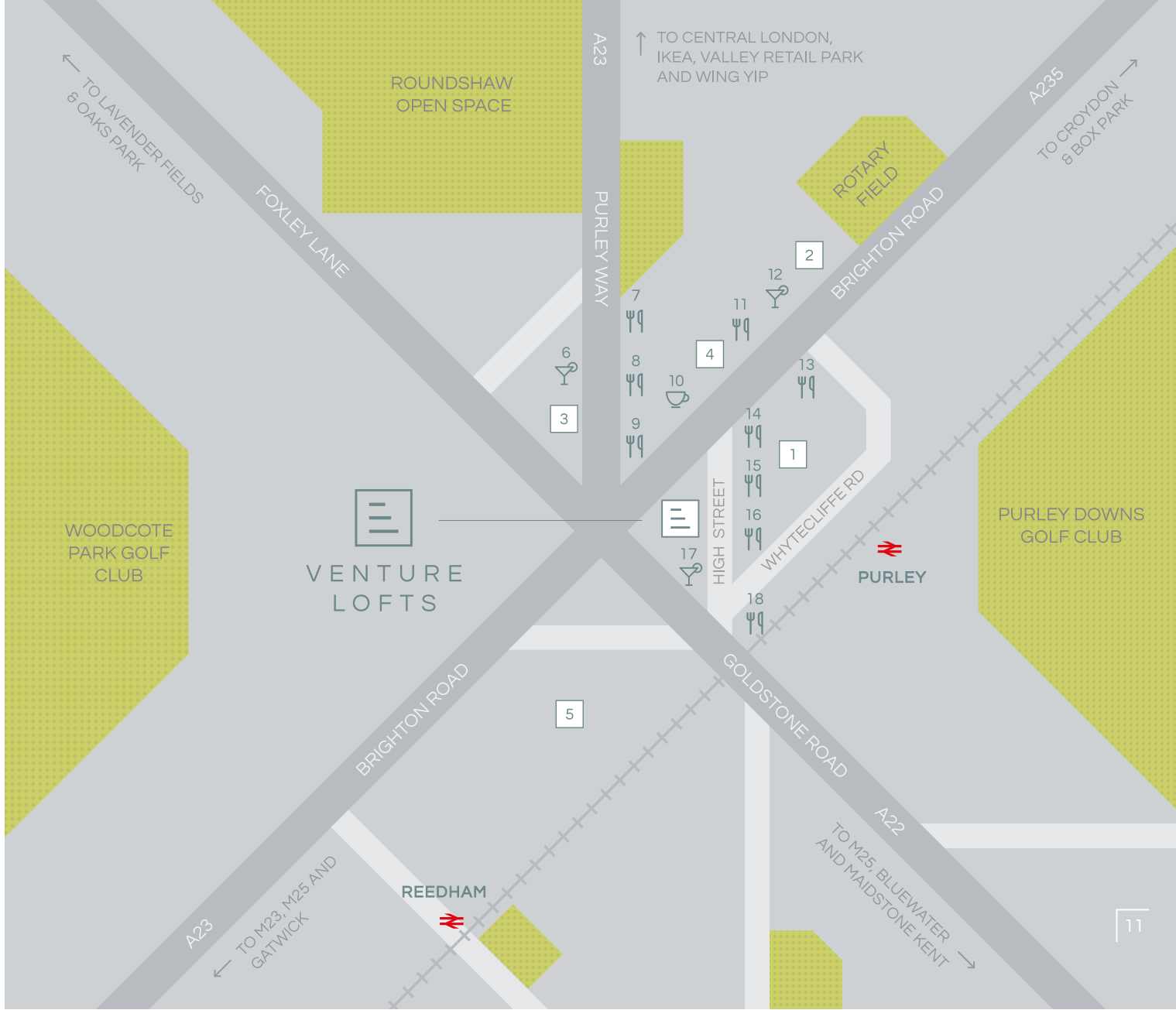


Purley is served by rail from two stations on the London-to-Brighton mainline, with direct trains to and from London Bridge, Victoria and Gatwick Airport. These are all accessible within 30 minutes, and Brighton in under an hour.

Croydon's Tramlink serves the surrounding areas of South London and multiple bus routes stop in the centre of Purley. The town is also an easy gateway to the M25 and southern England by road, with the natural splendour of the South Downs, as well as the coasts of Sussex and Kent, all reachable in little over an hour.

WELL CONNECTED

All times are approximate. Fastest trains showing. Source: National Rail timetables

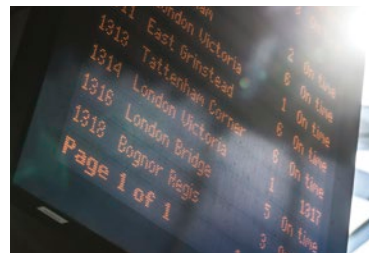


KEY LANDMARKS

- 1 Purley Pool and Recreation Centre
- 2 Purley War Memorial Hospital
- 3 Purley Library
- 4 Purley Post Office
- 5 Tesco Supermarket

FOOD AND DRINK

- 6 Foxley Hatch
- 7 Domino's Pizza
- 8 Zero Quattro
- 9 Pizza Express
- 10 Costa Coffee
- 11 Blacks Burgers
- 12 The Pear Tree
- 13 KFC
- 14 Las Fuentes
- 15 Shi Sha Oui
- 16 Dexter Burger
- 17 Jolly Farmers
- 18 Golden Orient



CROYDON: A BOROUGH ON THE UP

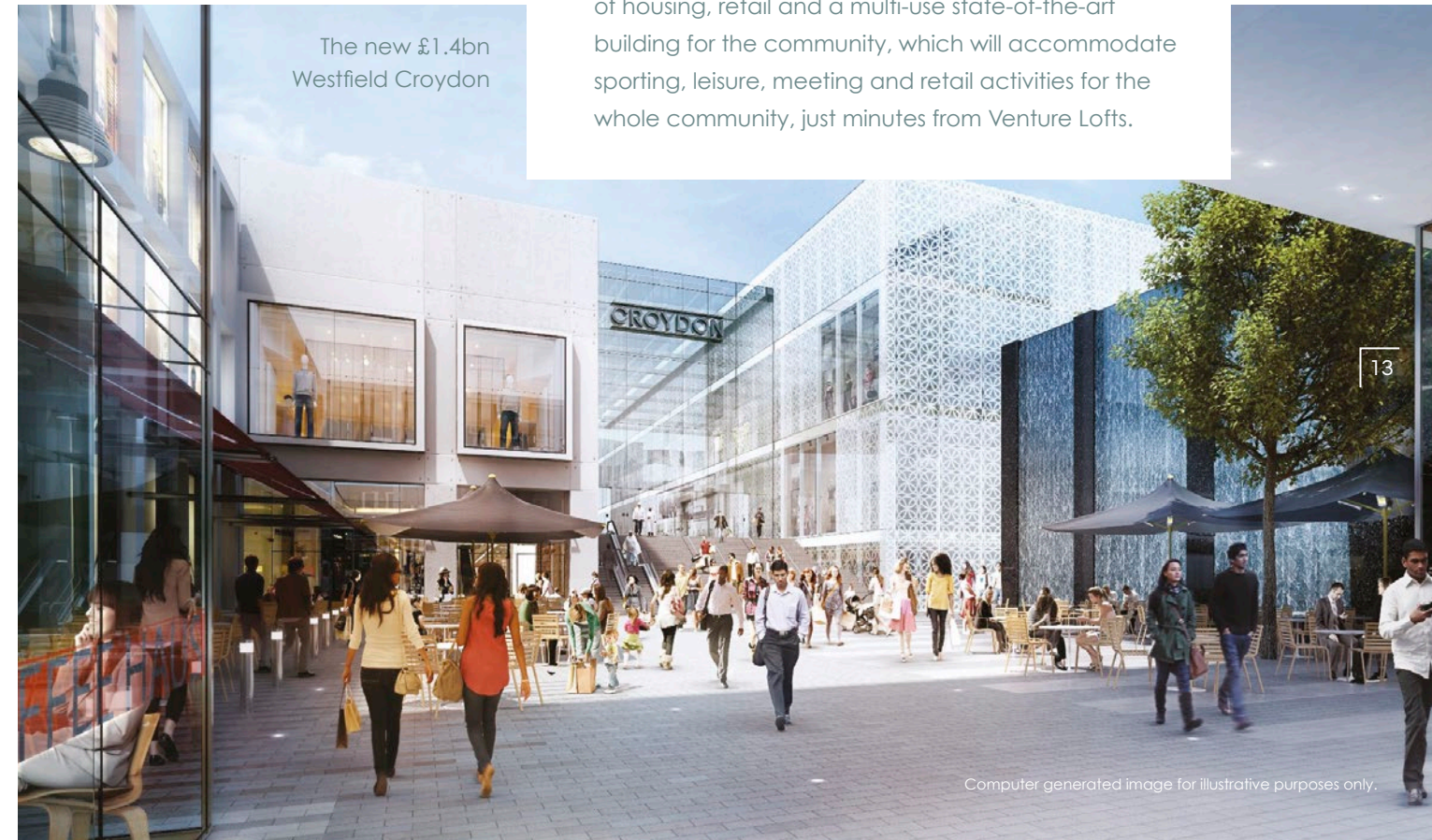
£5bn of economic and cultural investment is currently underway across Croydon.

This has already seen the arrival of independent fashion and dining space, Boxpark – already a renowned leisure concept in other areas of London – and work will soon be underway on the 1.5 million sq.ft Westfield shopping centre.

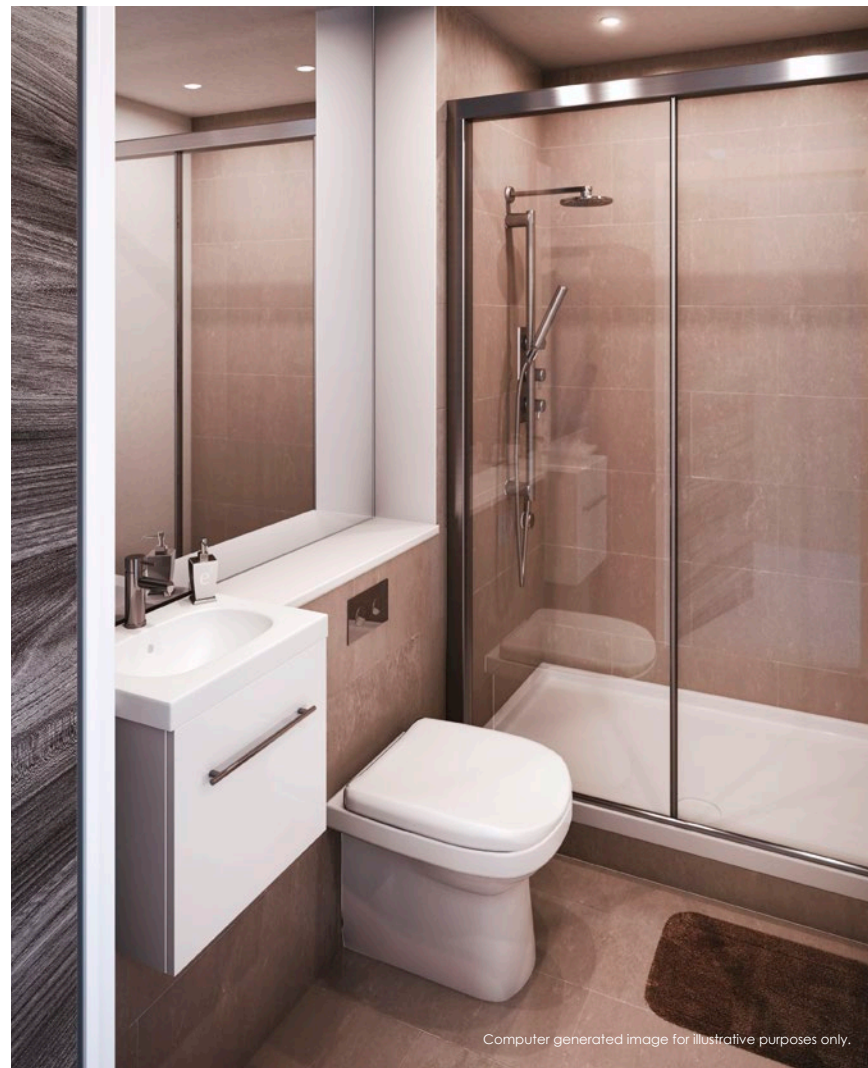
Croydon's Fairfield Halls are also getting a £30 million makeover into a state of the art performance venue at the heart of a stunning new cultural quarter.

In Purley itself, there are plans for further regeneration of housing, retail and a multi-use state-of-the-art building for the community, which will accommodate sporting, leisure, meeting and retail activities for the whole community, just minutes from Venture Lofts.

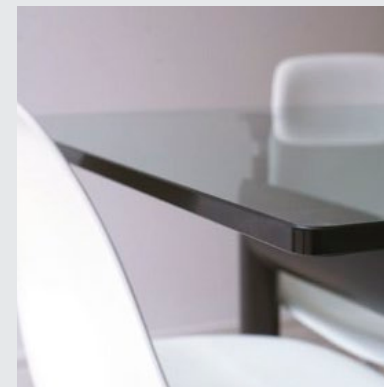
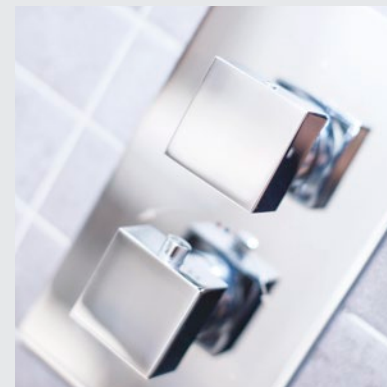
The new £1.4bn
Westfield Croydon



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THE SCHEME

From the moment you step inside the chic, porcelain-tiled entrance to Venture Lofts, you are immediately struck by the quality and attention to detail of the development's fixtures and fittings. This remains true throughout both communal areas and the apartments themselves.

The building's architectural design gives prominence to natural light and space and the upper floor apartments feature vaulted ceilings and large, double-height dormer windows.

SPECIFICATION

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Bathrooms:

- Ideal Standard brassware
- Fixed head rain shower and separate hand held
- Contemporary wash hand basin with under sink storage unit
- Contemporary WC with soft close seat & concealed cistern
- Ladder style heated chrome tower rail
- Shaver socket
- Porcelain wall & floor tiles

Kitchens:

- Contemporary handleless kitchen cabinets
- Quartz work surfaces, splash back and upstands
- Under mount stainless steel sink with mixer tap
- Siemens built in single multi-function oven*
- Siemens black glass hob*
- Siemens Integrated dishwasher
- Siemens Integrated fridge / freezer*
- Siemens washer-dryer
- Under unit lighting

Bedroom:

- Double fitted mirrored wardrobe**

General Features:

- Contemporary internal doors with stainless steel ironmongery
- Uplights to vaulted areas

Lighting, Electrics, Connectivity & Security:

- Schneider Ultimate Range face plates
- Downlights throughout (uplights to vaulted areas where applicable)
- Sky+ cabling to living room and bedroom
- Fibre To The Premises (FTTP) superfast broadband connectivity
- Telephone point to reception
- Video entry system

Heating:

- Underfloor heating throughout
- Electric boiler & hot water cylinder



Flooring:

- Textured laminate flooring to kitchen, living area and hall
- Carpet to bedrooms*
- Carpet to stairs and landings where applicable

External:

- Double glazed aluminium frame entrance door to lobby
- Double glazed aluminium frame windows throughout
- Secure bike storage
- Allocated residents parking***



Internal Common Areas:

- Passenger Lift
- Porcelain tiles to entrance hall with bespoke entrance mat
- Carpets to all other areas
- 10 year Home Warranty
- Storage lockers***

Customer Service:

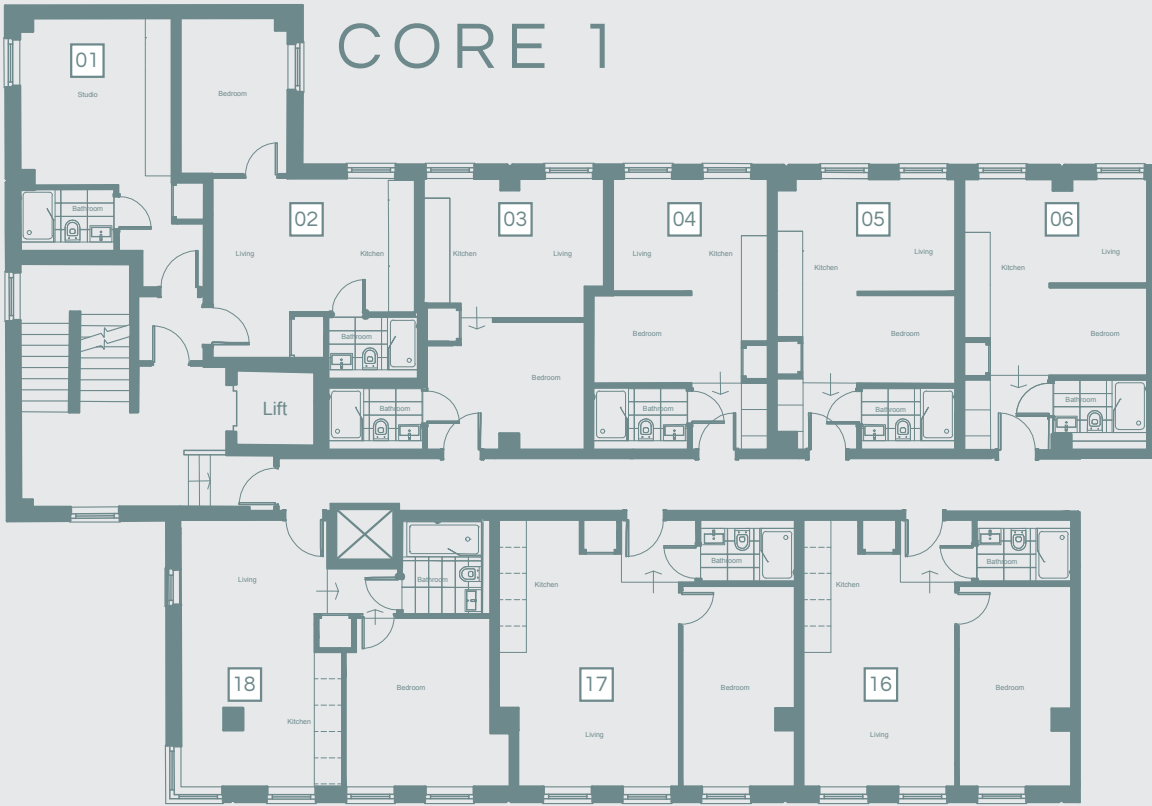
- Out of hours emergency contact centre

** Studio flats have Siemens under counter fridge with freezer compartment, Siemens combination oven/ microwave, Siemens Domino Hob and laminate flooring.*
*** Fitted wardrobes to studios will only be mirrored where layout and design allows.*
**** Please see price list for additional costs.*
These details are intended to give a general indication of the proposed specifications. Images are indicative only. We reserve the right to use other products of a similar or greater value.

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FIRST FLOOR

CORE 1



CORE 2



Flat	Max Size (sq.m)	Max Size(sq.ft)
01	20.6 sq.m	222 sq.ft
02	28.8 sq.m	310 sq.ft
03	26.7 sq.m	287 sq.ft
04	23.3 sq.m	251 sq.ft
05	25.4 sq.m	273 sq.ft
06	25.4 sq.m	273 sq.ft

Flat	Max Size (sq.m)	Max Size(sq.ft)
16	37.1 sq.m	399 sq.ft
17	40.2 sq.m	433 sq.ft
18	41.6 sq.m	448 sq.ft

Flat	Max Size (sq.m)	Max Size(sq.ft)
07	24.8 sq.m	267 sq.ft
08	24.8 sq.m	267 sq.ft
09	25.0 sq.m	269 sq.ft
10	24.9 sq.m	268 sq.ft
11	32.4 sq.m	349 sq.ft

Flat	Max Size (sq.m)	Max Size(sq.ft)
12	41.2 sq.m	443 sq.ft
13	37.1 sq.m	399 sq.ft
14	37.1 sq.m	399 sq.ft
15	37.2 sq.m	400 sq.ft

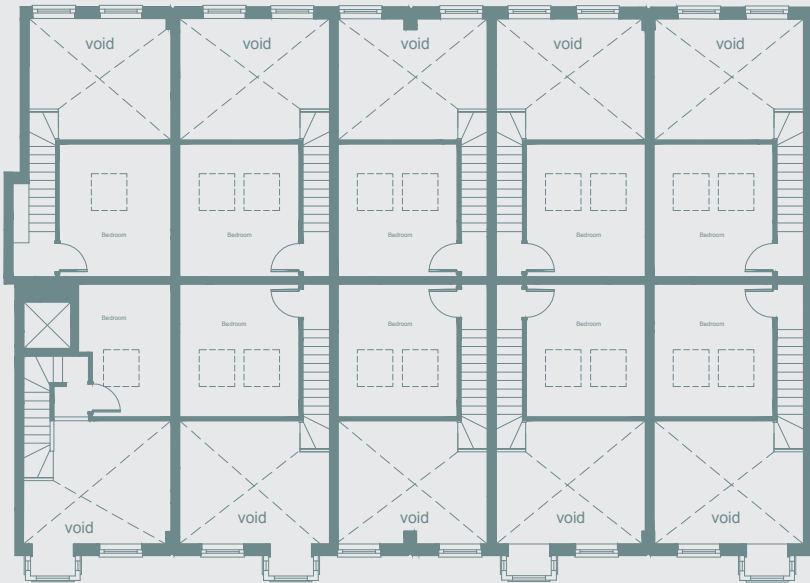


SECOND FLOOR

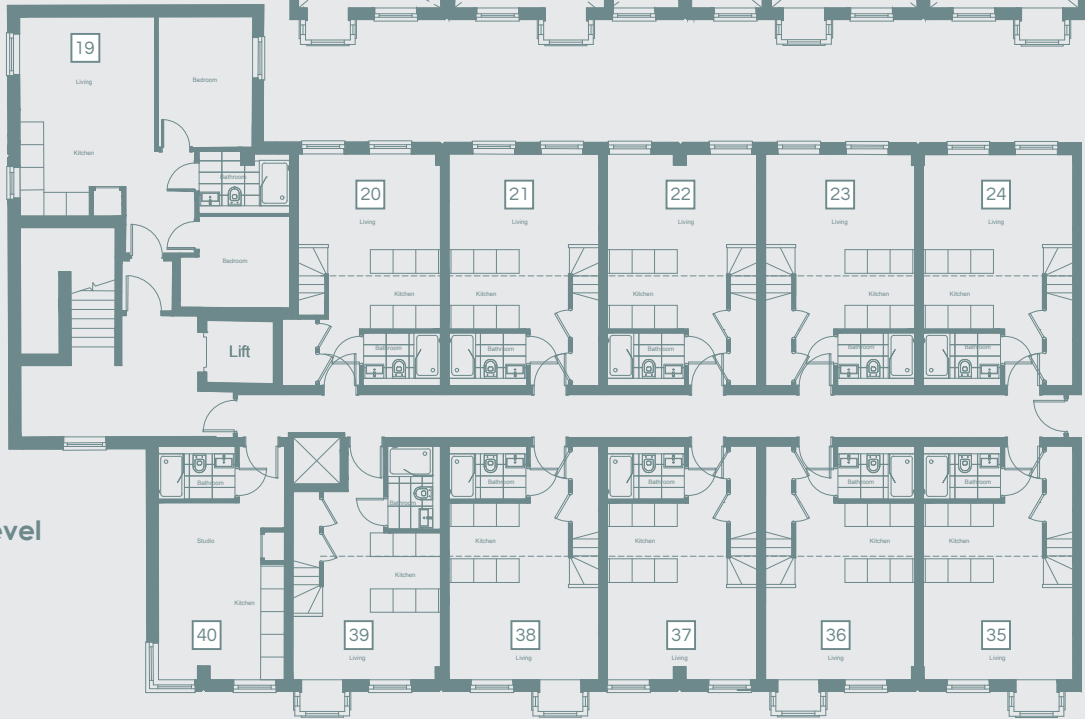
Upper Level

CORE 1

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Lower Level



Flat	Max Size (sq.m)	Max Size(sq.ft)
19	42.4 sq.m	456 sq.ft
20	36.4 sq.m	392 sq.ft
21	37.1 sq.m	399 sq.ft
22	37.0 sq.m	398 sq.ft
23	37.0 sq.m	398 sq.ft
24	37.0 sq.m	398 sq.ft

Flat	Max Size (sq.m)	Max Size(sq.ft)
35	37.2 sq.m	400 sq.ft
36	37.2 sq.m	400 sq.ft
37	37.2 sq.m	400 sq.ft
38	37.3 sq.m	401 sq.ft
39	32.8 sq.m	353 sq.ft
40	20.5 sq.m	221 sq.ft

21



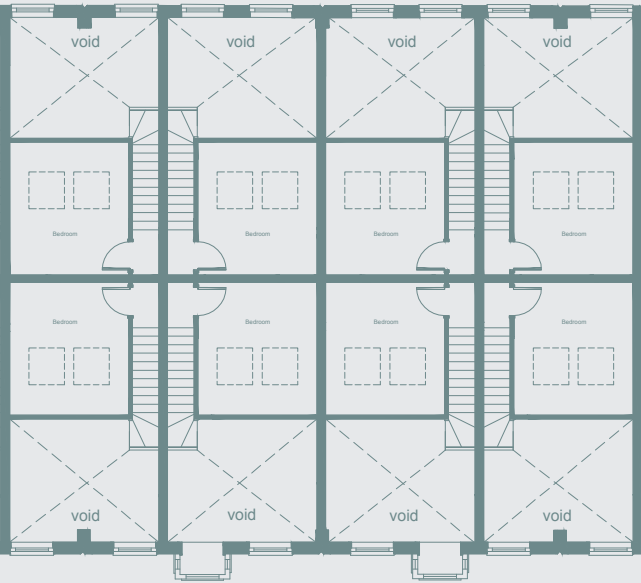
SECOND FLOOR

Flat	Max Size (sq.m)	Max Size(sq.ft)
25	37.0 sq.m	398 sq.ft
26	37.0 sq.m	398 sq.ft
27	37.0 sq.m	398 sq.ft
28	37.0 sq.m	398 sq.ft
29	26.9 sq.m	289 sq.ft

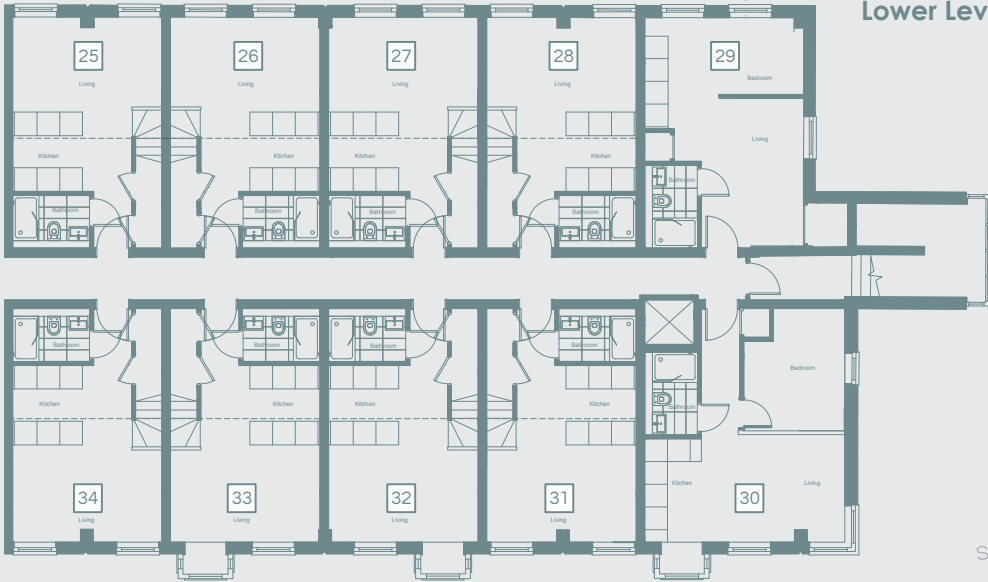
Flat	Max Size (sq.m)	Max Size(sq.ft)
30	30.9 sq.m	333 sq.ft
31	37.3 sq.m	401 sq.ft
32	37.2 sq.m	400 sq.ft
33	37.2 sq.m	400 sq.ft
34	37.2 sq.m	400 sq.ft

Upper Level

CORE 2



Lower Level

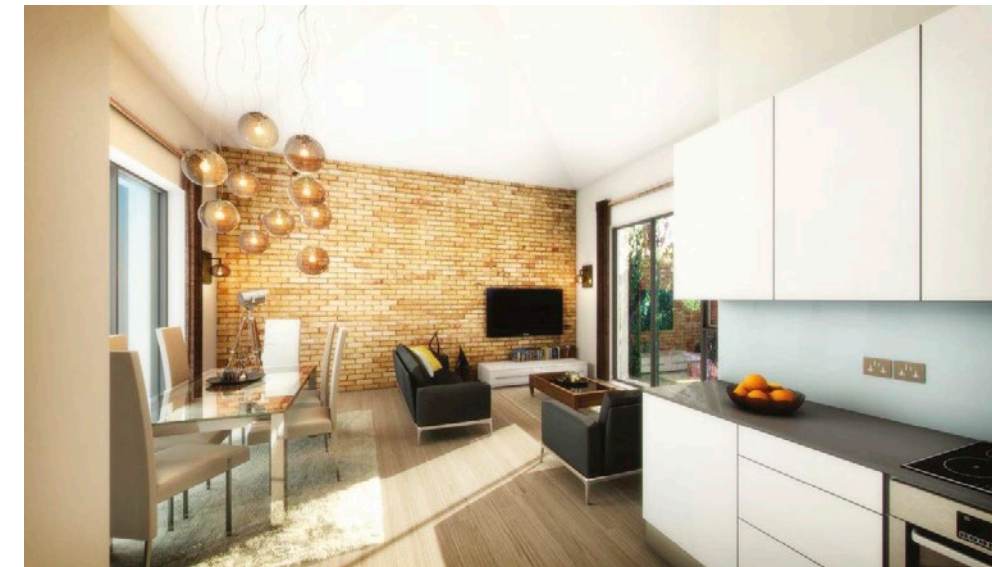




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ENQUIRIES



Contact details:
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020 7471 6060

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