



19-23 CLIFFORD ROAD,
SOUTH NORWOOD SE25 5JJ

STYLISH LIVING IN SOUTH NORWOOD STARTS HERE

Conan Apartments is a collection of 15 new build homes that can be purchased using Help to Buy. The 13 one-bedroom apartments and two studio suites are in the centre of a welcoming South East London community, located directly opposite Norwood Junction station for easy access to central London and the rest of the city. Each property is uniquely considered, well sized and thoughtfully laid out. The finish is exceptional too, with a top class specification that includes high speed fibre broadband and generous feature windows. South Norwood offers the perfect blend of social buzz and peaceful open space, with a successful regeneration programme enhancing the area's highlights. Simply step out of your front door to enjoy SE25's parks, bars, restaurants and coffee shops.





YOUR STEP ON THE LONDON PROPERTY LADDER

With Help to Buy available and attainable purchase prices, Conan Apartments is ideal for first-time buyers looking to live London life to the fullest – especially with a train station literally on their doorstep. The 15 properties are divided across three floors, with secure access, communal outside space, safe cycle storage and a number of apartments with their own balcony. Throughout each apartment is a neutral colour palette and generous lighting, serving to enhance the flow of space with ample natural light. Central to every apartment is an open-plan kitchen/lounge/dining room, with a contemporary-style kitchen, quartz worktops and integrated appliances for an upgrade to the usual entry-level specification. The main living area is complemented by a bathroom with design details including waterfall taps and built-in storage, while a light-filled bedroom completes the accommodation.

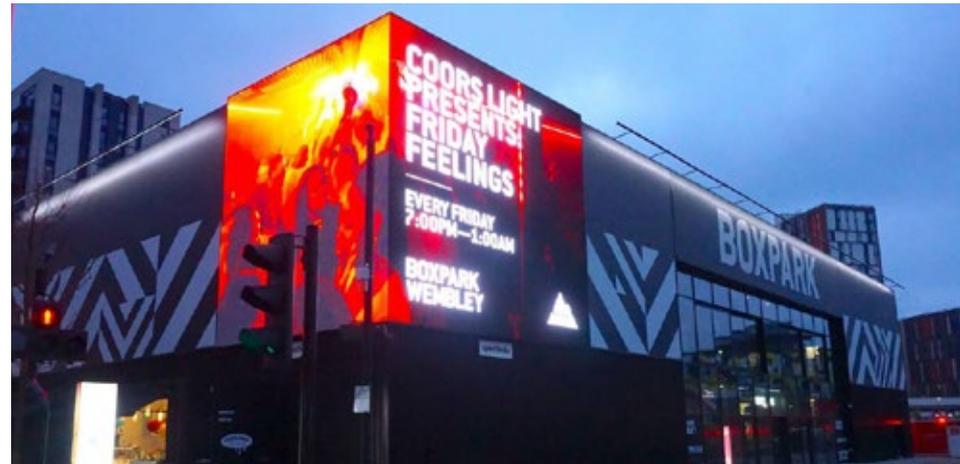




NEVER FAR FROM YOUR NEXT EXPERIENCE

South Norwood is proud to be a sustainable community where you don't have to wander far to enjoy different sights, sounds and smells – with activity concentrated in and around the High Street, Station Road and Market Parade. It's a neighbourhood where a new guest roast is always on the menu at Coffee Craft; where street food triumphs at the South Norwood Farmers' Market and where a refreshing tippie is always available at The Craft Beer Cabin. Still wanting more? Grab a Lebanese breakfast at Daily Petit Dejeuner, order a pizza lunch from Mama Dough or dine out with friends at Banana Island Bar and Nigerian Restaurant.

For something different, South Norwood's residents can enjoy the bars, independent restaurants, Everyman Cinema and art galleries 'up the hill' in Crystal Palace. The Triangle is the trend-setting place to be - home to The Vaults Collective for plants and pastries, Coopers bakery cum night time bar, and Varanda for cocktails and Mexican street food.



OUT & ABOUT

There's a thriving arts, entertainment and culture scene in South Norwood, with Stanley Arts – a beautifully refurbished Edwardian building – a centrepiece for performances and events. Its programme is complemented by an excellent bar and café that is utilised by the entire community. Regular customers include those renting desks at the collaborative, co-working space next door – with local home workers, start-ups and the self-employed nipping in for a flat white. Within 3 miles of the Conan Apartments is BOXPARK Croydon – an innovative events space and dining experience, with a barber shop, urban axe throwing and baseball cages thrown in for good measure.



FIND YOUR NEW CENTRE

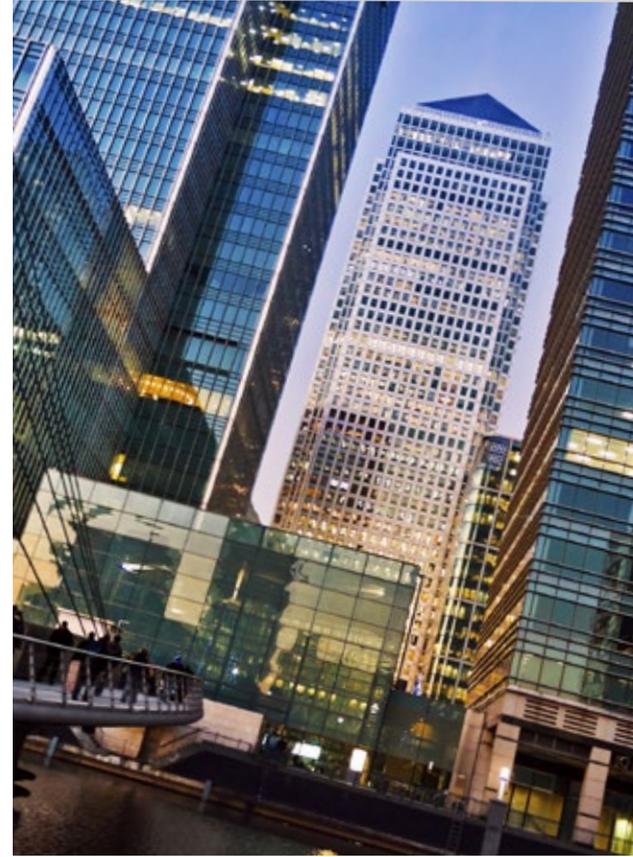
Looking for a better connection with nature? South Norwood delivers with its very own country park, featuring 50 hectares of meadows, wetlands, a lake and streams. This slice of the countryside is joined by South Norwood Lake & Grounds – the home of Croydon Sailing Club, where you can also windsurf and try stand up paddle boarding - while the annual South Norwood Community festival takes residents to the local recreation ground for a day of food, art, culture and live music.

The town's cricket club is immensely popular with both players and spectators, based at The Waterside Centre and choosing to use Surrey as its postal address – a nod to South Norwood's position on the historic Kent/Surrey border. South Norwood Leisure Centre is another focal point for health and fitness, with two swimming pools, a gym and fitness studios. As a bonus, members can also participate in classes at nearby Croydon Sports Arena.

Crystal Palace is South Norwood's much loved sister town, famed for its football team, its park with 30 Grade I listed, life-size statues of dinosaurs and other extinct animals, and its amazing national sports centre. For retail and leisure, both Croydon and Bromley bustle with High Street brands, independent stores and lively after-hours social opportunities. South Norwood's location also allows residents to head west into Surrey or south into Kent – with minimal travelling time for a maximum dose of Home County charm.

Urban vibrancy and
tranquil open spaces
happily co-exist in SE25





TRAVEL TIMES

South Norwood is one of the best connected neighbourhoods in London, with Conan Apartments located just one minute from Norwood Junction's train platforms. The station operates direct routes to Central London via both Overground and mainlines services, while there is fast access to major road networks for an easy journey into Kent and Surrey.

NORWOOD JUNCTION TRAIN STATION	TESCO EXPRESS	S. NORWOOD CLOCK TOWER	S. NORWOOD LEISURE CENTRE	S. NORWOOD LAKE & GROUNDS	S. NORWOOD COUNTRY PARK
1	4	5	10	13	15

 ON FOOT
MINUTES

EAST CROYDON	LONDON BRIDGE	CLAPHAM JUNCTION	CANARY WHARF	SHOREDITCH	GATWICK AIRPORT
4	12	21	26	33	37

 BY RAIL
(FROM NORWOOD JUNCTION)
MINUTES

CRYSTAL PALACE	BOXPARK, CROYDON	THE GLADES, BROMLEY	WIMBLEDON	M25	REDHILL
2	2.7	4.5	9	12	13

 BY CAR
MILES

Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps. July 2021.



COMPUTER GENERATED IMAGE



APT 01

Area	42.45 sm / 456.93 sf	
Kitchen / Living	6.98 x 4.31m	22'10" x 14'1"
Bedroom	4.09 x 2.92m	13'5" x 9'7"

APT 02

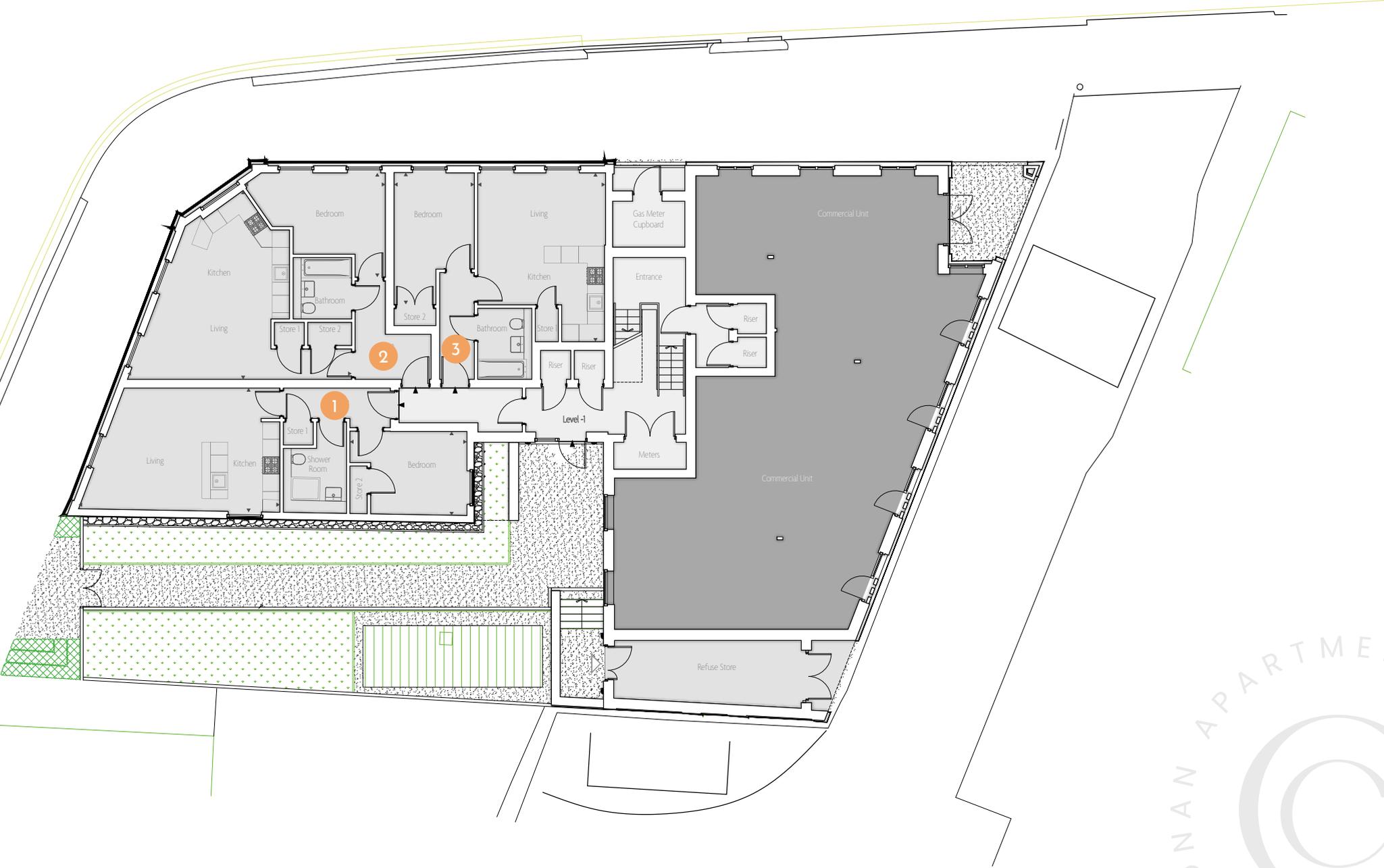
Area	49.93 sm / 537.44 sf	
Kitchen / Living	7.73 x 6.51m	25'4" x 21'4"
Bedroom	4.87 x 3.60m	15'12" x 11'10"

APT 03

Area	42.68 sm / 459.40 sf	
Kitchen / Living	4.42 x 5.81m	14'6" x 19'1"
Bedroom	2.78 x 4.55m	9'1" x 14'11"

COMMERCIAL UNIT

Area	128.42 sm / 1382.30 sf	
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FIRST FLOOR



APT 04

Area	49.16 sm / 529.15 sf	
Kitchen / Living	5.78 x 6.26m	18'-12" x 20'-6"
Bedroom	4.86 x 2.78m	15'-11" x 9'-1"

APT 05

Area	36.50 sm / 392.88 sf	
Kitchen / Living	6.34 x 3.64m	20'-10" x 11'-11"
Bedroom	3.90 x 2.50m	12'-10" x 8'-2"

APT 06

Area	52.57 sm / 565.86 sf	
Kitchen / Living	6.48 x 5.46m	21'-3" x 14'-12"
Bedroom	5.01 x 3.01m	16'-5" x 9'-11"



APT 07

Area	50.34 sm / 541.86 sf	
Kitchen / Living	6.98 x 4.31m	22'-10" x 14'-1"
Bedroom	4.09 x 2.92m	13'-5" x 9'-7"

APT 08

Area	54.78 sm / 589.64 sf	
Kitchen / Living	7.73 x 6.51m	25'-4" x 21'-4"
Bedroom	4.87 x 3.60m	15'-12" x 11'-10"

APT 09

Area	46.10 sm / 496.22 sf	
Kitchen / Living	4.42 x 5.81m	14'-6" x 19'-1"
Bedroom	2.78 x 4.55m	9'-1" x 14'-11"



SECOND FLOOR



APT 10

Area 49.16 sm / 529.15 sf

Kitchen / Living 5.78 x 6.26m 18'-12" x 20'-6"

Bedroom 4.86 x 2.78m 15'-11" x 9'-1"

APT 11

Area 36.50sm / 392.88 sf

Kitchen / Living 6.34 x 3.64m 20'-10" x 11'-11"

Bedroom 3.90 x 2.50m 12'-10" x 8'-2"

APT 12

Area 52.57 sm / 565.86 sf

Kitchen / Living 6.48 x 5.46m 21'-3" x 14'-12"

Bedroom 5.01 x 3.01m 16'-5" x 9'-11"



APT 13

Area 50.34 sm / 541.86 sf

Kitchen / Living 6.98 x 4.31m 22'-10" x 14'-1"

Bedroom 4.09 x 2.92m 13'-5" x 9'-7"

APT 14

Area 54.78 sm / 589.64 sf

Kitchen / Living 7.73 x 6.51m 25'-4" x 21'-4"

Bedroom 4.87 x 3.60m 15'-12" x 11'-10"

APT 15

Area 46.10 sm / 496.22 sf

Kitchen / Living 4.42 x 5.81m 14'-6" x 19'-1"

Bedroom 2.78 x 4.55m 9'-1" x 14'-11"



Wardrobes are indicative only

SPECIFICATION

GENERAL DETAILS

- Solar PV panels fixed to roof and integrated into system
- Anthracite 7016 windows with anthracite vertical railings
- 2-way audio entry/greeting system
- BG brushed stainless steel sockets with grey inserts
- BG brushed stainless steel switches
- 70mm Resilient Battens with 25mm mineral wool between in the floor
- Sealed led downlighters with long life components
- Nuair eco 3 Mechanical heat recovery units for increases economy
- Rebated skirtings and architraves
- Satin stainless door hardware
- Locally sourced white ladder style doors throughout
- Timber clad metal framed 15 bike storage shelter
- Resin bound walkways
- External mailboxes
- High security metal railings and gate to courtyard entrance
- Flats 5/11 have mist suppression system



Backed by
HM Government

Subject to scheme rules

BATHROOMS

- Large floor to ceiling wood effect ash plank tiles
- Chrome ladder electric towel radiators
- Dual voltage shaver socket
- Wall mounted toilet with soft close seat
- Countertop basin with waterfall basin mixer
- Waterfall bath mixer (bathrooms with baths only)
- Concealed shower valves with square shower head

LIVINGROOM/ HALLWAY

- Combination boiler fed radiator
- 10mm oak engineered flooring
- Pendant light
- Sky Q Cabling

KITCHEN

- Individually designed contemporary kitchens
- 27mm quartz worktop with a white marble effect finish
- Stainless steel sink with single chrome tap
- SMEG canopy cooker hood
- NEFF built-in stainless steel electric single oven
- NEFF black gas hob (black)
- Beko standard/ slimline integrated dishwasher A rated
- Baumatic 70/30 fridge freezer (white) A++ rated

- 12x units: Sharp washer dryer (white)
- 3x units: Baumatic integrated washer dryer (white) A rated
- Ideal vogue max 32kw combi boiler
- 10mm oak engineered flooring

BEDROOM

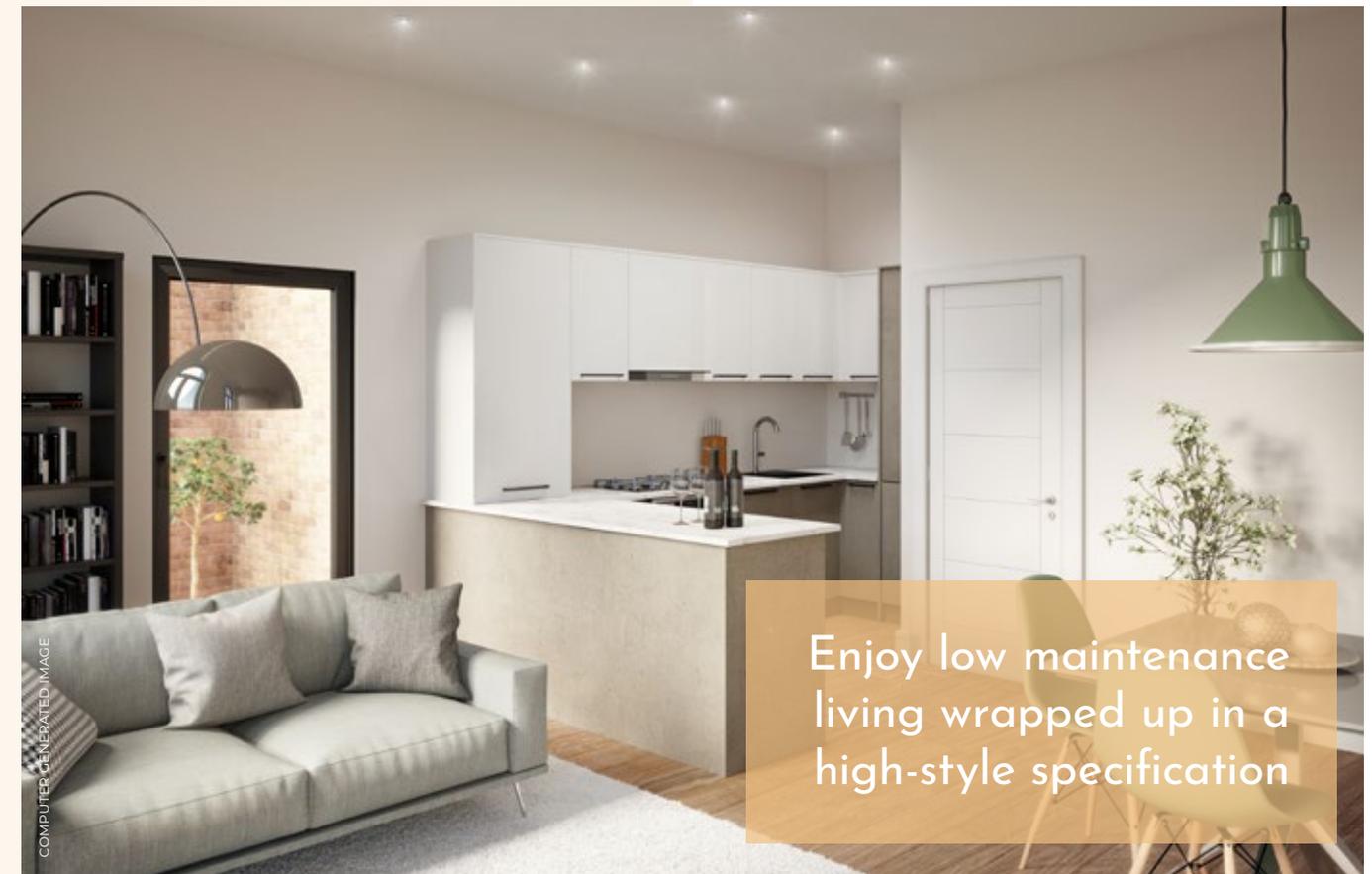
- Combination boiler fed radiator
- Pendant light
- Sealed led downlighters with long life components
- Arctic grey 60oz 12.5mm pile carpet

BALCONIES

- Silver ash composite decking boards
- Anthracite vertical railings
- Anthracite wall light

WORKING FROM HOME

- High speed FTTP (fibre to the property)
- Acoustic insulation in the walls
- DFM acoustic insulation beneath the floorboards





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