



MGM
NEW HOMES

WELCOME



NEW BUILD
&
EDWARDIAN CONVERSION

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INTRODUCTION

Situated just 30 minutes from central London but with parks and green spaces on the doorstep, welcome to Westview. Within the existing Edwardian house are the conversion apartments whilst to the rear are the new build apartments.

Westview has a truly enviable location. Offering an escape from the hustle and bustle of city life, but being under half an hour to London Victoria and less than an hour to the famous coastal town of Brighton, it really is the ideal environment for both the homeowner and commuter.

Locally, Whyteleafe offers unrivalled transport access for the area, plus restaurants, a micro-brewery and convenience stores, whilst just up the top of the hill, Warlingham village green offers a vibrant mix of restaurants, boutique independent shops and an abundance of recreational facilities within the area.

Each apartment at Westview has been individually designed with a luxuriously appointed, open plan kitchen, living and dining room at its heart. British made kitchens with a full range of AEG integrated appliances, engineered wood flooring for the kitchen, hall and living area, carpet for the bedrooms and designer sanitary and brassware for the bathrooms and ensuites.

The interiors bring together traditional looks and finishes with a range of quality fixtures and fittings, all you need, in fact, to move in and start feeling at home immediately. With underfloor heating throughout the new build apartments and traditional central heating within the restored Edwardian property, each has its own quirk giving it a different identity which we will leave for you to discover.



LOCATION





LOCATION

Nestled at the end of a private road, within a quiet residential community, with great schools and a buzzing commercial area, Westview offers the best of country and city life just 30 minutes from central London.

With East Croydon only 11 minutes away providing services to Bedford, Brighton, St Pancras International, Luton, Gatwick Airport there are great transport links on the doorstep. Westview also has great road links with the M25, M23 and A23 for easy routes into London, Gatwick Airport, East Sussex and more all within minutes.

The Mayor of London has committed £1 billion towards ensuring a prosperous future for Croydon as a borough. With a bustling town on its doorstep soon residents of Westview will have even more choice of places to shop, eat and enjoy themselves.

Retail giants Westfield and Hammerson are joining forces in the regeneration of the Whitgift Centre and Centrale, Croydon, merging them as one vast, glittering shopping and leisure complex, bringing the mix of deluxe designer labels, fashion and homeware brands that have made Westfield London and Westfield Stratford so successful.

With the great outdoors and attractive open spaces right outside the door, Westview is rich in greenery and provides the ideal haven from the pace of modern city life. Enjoy plenty of open space at Whyteleafe park which is within a short stroll, or head out a bit further for a walk across the North Downs.



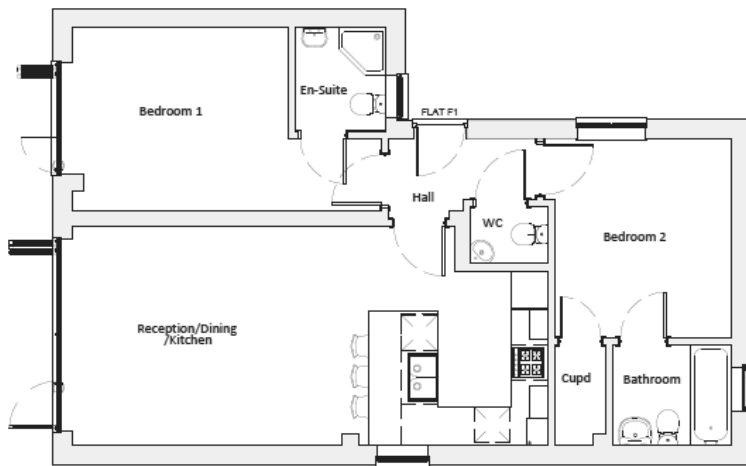


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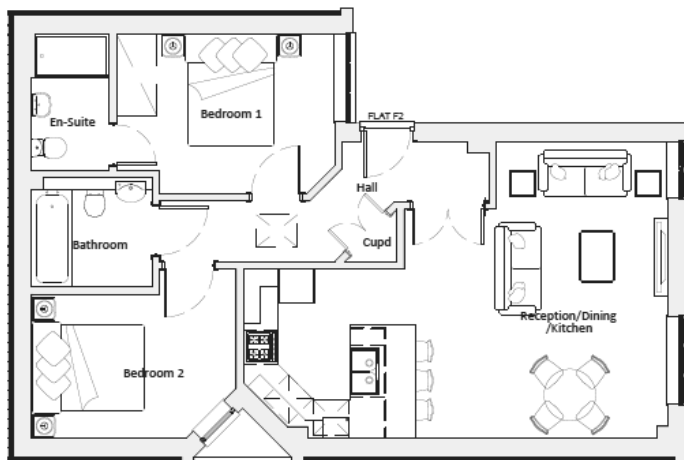


PLANS

NEW BUILDS



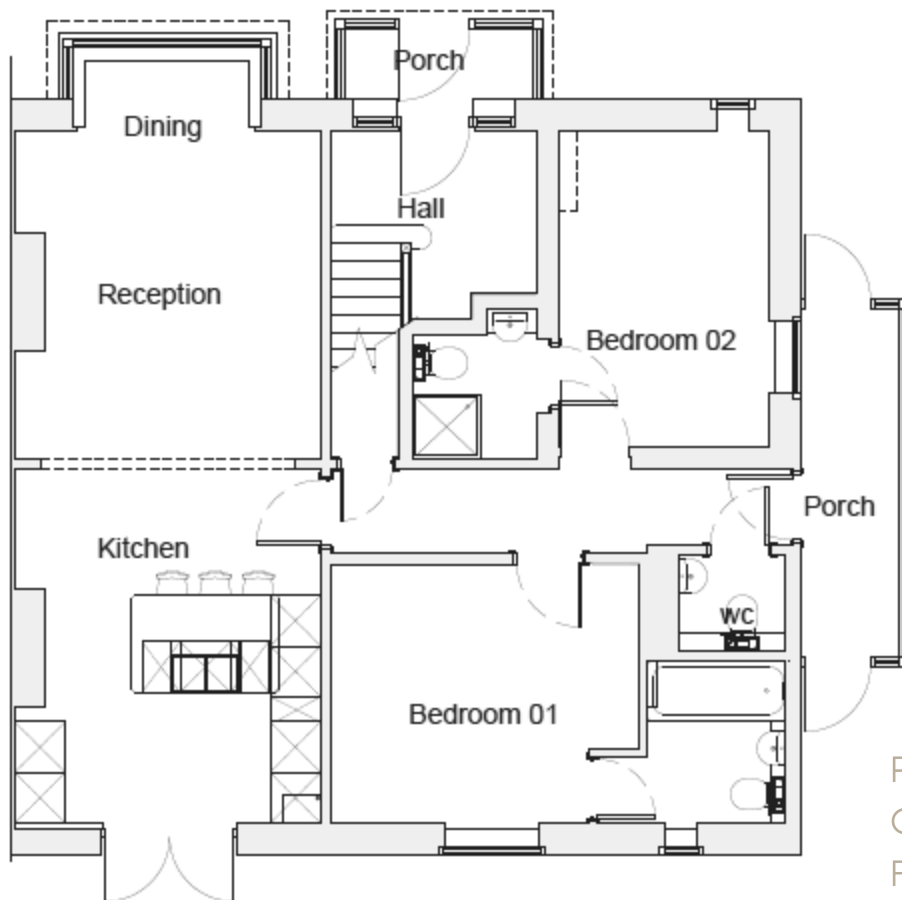
PROPOSED
LOWER
GROUND
FLOOR PLAN



PROPOSED
GROUND
FLOOR PLAN

PLANS

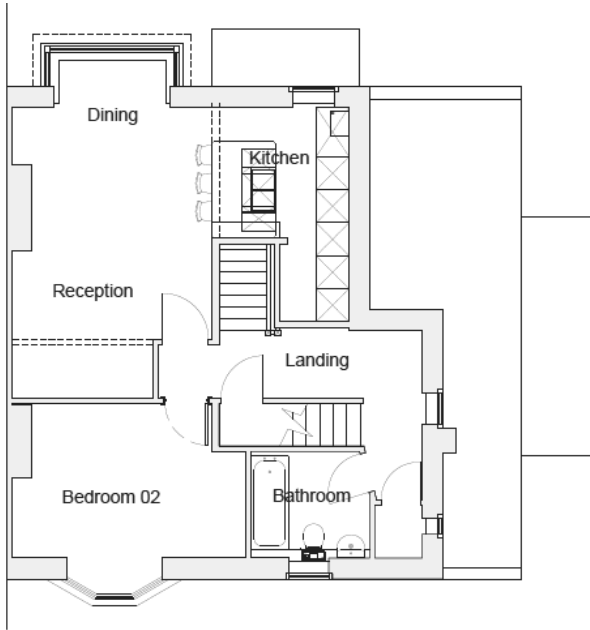
EDWARDIAN CONVERSION



PROPOSED
GROUND
FLOOR PLAN

PLANS

EDWARDIAN CONVERSION



PROPOSED FIRST
FLOOR PLAN



PROPOSED SECOND
FLOOR PLAN



SPECIFICATION

EXTERNAL

- Traditional front doors and chrome ironmongery
- Landscaping to each properties private front entrance
- Private amenity space for each apartment

KITCHENS

- Contemporary handleless matt finished units to the new build
- Traditional painted shaker kitchens to the converted Edwardian homes
- 20mm Quartz, marbled pattern worktops
- Integrated AEG appliances including fridge freezer, washer/dryer, dishwasher, extractor, induction hob, oven and microwave
- Concealed LED lighting under wall cabinets

BATHROOMS

- Designer sanitaryware and brassware throughout
- Porcelain tiling to floors and wet areas
- Vanity units with ample storage
- Electric shaving sockets

INTERNAL

- Victorian style, hand painted internal doors with chrome ironmongery
- Laura Ashley period patterned tiling to porches and entrances
- Carpet to bedrooms, landings and staircases
- Engineered oak plank flooring
- Traditional cornicing and oversized, hand painted skirting and architrave
- Contemporary heritage colour scheme throughout
- Underfloor heating throughout (wet system) - New Build
- Traditional central heating - Edwardian conversion
- LED downlighters
- RING video doorbell entry system
- Energy efficient boilers
- Full interior design with complete furniture packages available

CUSTOMER CARE

- 10 Year CRL Construction Warranty (new build)
- 12 month defect liability period
- Full home user manual

ENQUIRIES



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MGM New Homes give notice that all particulars within this brochure are for guidance only. Photographs show only certain parts of the property as they appeared at the time they were taken or other developments of a similar nature and finish to those proposed here. Areas, measurements and distances given are approximate only. This information does not constitute a contract in part or full and purchasers must satisfy themselves by inspection or otherwise. Particulars dated April 2018.

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