

1,2 & 3 BEDROOM APARTMENTS



GREENSIDE
VIEWS

HACKBRIDGE, SOUTH WEST LONDON



GREENSIDE
VIEWS

Greenside Views is one building comprising of 89 apartments. There is a mix of 1, 2 and 3 bedroom spacious, luxury flats that overlook Mill Green



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VIEWS

Parking available (on request)
Lifts
Close to Mitcham Junction Station





Luxury, modern, living

Greenside Views is designed with space and light in mind. The neutral and contemporary décor throughout and well-designed layouts offer a modern and luxury finish.

Greenside Views is a mixture of 1, 2 and 3 bedroom apartments. The 1 and 2 bedroom apartments are served by three lifts and parking is available on request.

Each apartment benefits from a stylish handleless kitchen with quartz stone worktop and glass splash back. These kitchens are fully fitted with all white goods including integrated dishwasher and washing machine. All apartments are sold with flooring and carpets included. The smart tiled bathrooms include thermostatic shower heads and chrome heated towel rails alongside a mirror and under basin storage.

This residential area benefits from being surrounded by several open spaces and is conveniently located for multiple transport links by rail, road, tram and bus. The development itself is also overlooking a green.



A leafy suburb in South West London

Greenside Views is located in Hackbridge, a leafy suburb of South West London, conveniently positioned between Croydon and Wimbledon. It is set within the Wandle Valley and has multiple open, green spaces along with a local nature reserve allowing residents to enjoy an outdoor lifestyle while still having central London close at hand.



GREENSIDE
VIEWS

The centre of Hackbridge itself benefits from a small range of convenience stores and the high streets of Wallington, Carshalton and Mitcham are just a short drive or bus ride away. These high streets provide ample further amenities.

Wallington High Street boasts both a Sainsbury's and Tesco, Mitcham an Asda, Lidl and a Morrison's, and Carshalton High Street offering a Sainsbury's local. Wallington High Street also has a Café Nero, HSBC and Barclays banks, Snap Fitness, Fitness4Less and Coughlan's bakery to name a few and Carshalton High Street has a Costa Coffee, local bakeries, a selection of takeaway outlets, barbers and many more.

Valley Park shopping centre in Purley provides further shopping with a range of high street stores and restaurants including Nando's, Frankie & Benny's, Pizza Express, Boots, DFS, Ikea, Homebase, Next and Sports Direct to name a few. The shopping centre also has a bowling alley and cinema.

The famous Beddington Park can be found on the Eastern side of Hackbridge. The park consists of over 100 acres of parkland for walking and cycling and also benefits from a large children's playground, a pavilion with a café, tennis courts, a skate park, and little league football pitches so ideal for both adults and children. This beautiful park was once the deer park attached to Carew Manor, once a major country house, and is said to be one of the richest historical and archaeological sites in south west London.





Picturesque suburb, commuters dream

To the south of Hackbridge lies Carshalton Village, a picturesque area centred around two ponds overlooked by multiple grade II listed buildings and independent stores. This beautiful area has maintained a village like feel with several independent coffee houses, restaurants, pubs and gift shops. The village also offers a Everyone Active gym.



To the north of Greenside Views is Mitcham Junction station and Mitcham golf club, an 18 hole golf course established in the early 1890s, both of which are just a 10 minute walk away. The train station provides easy and direct access to London Victoria and London Blackfriars in just 23 minutes and 29 minutes respectively, making the area ideal for commuters into central London for work. The Mitcham tram stop also provides quick access to both Wimbledon and East Croydon with a stop at the Centrale shopping centre as well.

Greenside Views is surrounded by a range of excellent schools for families that are looking for high quality education. Primary schools include Hackbridge Primary School in Wallington (0.7 miles from Greenside Views), for children from nursery age up to 10/11 years old, which has good Ofsted reports. There also is a new primary school being built on London Road. Hackbridge Secondary schools include Wallington Boys Grammar School (2.1 miles from Greenside Views), for boys ages 11 to 18 years, which has outstanding Ofsted reports and Wallington Girls High School (3.2 miles from Greenside Views), for girls ages 11 to 18 years, with good Ofsted ratings. Wilsons Boys Grammar School (3 miles from Greenside Views) is also rated outstanding by Ofsted and is for boys 11 to 18 years and St Philomena's Catholic High School for Girls (2.2 miles from Greenside Views) has outstanding Ofsted reports too and is for girls ages 11 to 18 years.





Trains

35 minutes to Oxford Circus
change at Victoria

37 minutes to St Pancras International
direct from Mitcham Junction

15 minutes to Clapham Junction
direct from Mitcham Junction

23 minutes to London Victoria
direct from Mitcham Junction

29 minutes to London Blackfriars
direct from Mitcham Junction

30 minutes to Thameslink
direct from Mitcham Junction



Buses

127 runs from Purley Station to Tooting Broadway Station.
Stops on Mill Green Road. Passes through Woodcote, Wallington, Carshalton, Hackbridge and Mitcham

S1 runs from Banstead to Lavender Fields on the edge of Colliers Wood.
Stops on Mill Green Road. Passes through Belmont, Sutton, Hackbridge and Mitcham

Foot

Mitcham Junction Station 0.5 miles – 10 mins

Sainsbury's Local 0.6 miles – 13 mins

Hackbridge Station 0.7 miles – 15 mins

Imperial Sports Ground 0.7 miles – 14 mins

David Weir Leisure Centre 1 mile – 21 mins



Road

M25 (Junction 7) 30 mins Gatwick Airport 38 mins

Westfield London shopping centre (Shepherds Bush) 40 mins

Heathrow Airport 47 mins

Trams

11 minutes to Wimbledon **direct from Mitcham tram stop**

15 minutes to Centrale Shopping Centre **direct from Mitcham tram stop**

22 minutes to East Croydon **direct from Mitcham tram stop**

42 minutes to Gatwick Airport **change at East Croydon from the Mitcham tram stop**

43 minutes to Beckenham Junction **direct from Mitcham tram stop**



Specification

Kitchens

- ❖ Gloss Grey Handleless wall and base units
- ❖ Quartz stone worktop
- ❖ Siemens Electric Hob
- ❖ Vent Axia Cooker Hood
- ❖ Integrated Fridge Freezer
- ❖ Integrated Dishwasher
- ❖ Integrated Washing machine
- ❖ Glass Splashback
- ❖ Under cabinet LED lighting

Bathrooms

- ❖ Roca thermostatic shower head
- ❖ 2 drawer wall hung basin with mirror
- ❖ Wall hung Roca WC with soft close seat
- ❖ Chrome heated towel rail

Flooring

- ❖ Pro-Tek Excel WPC Engineered Vinyl Flooring in Fulham Grey
- ❖ Comar Soft Focus Titanium Grey Carpets to bedrooms
- ❖ Porcelain tiling to bathrooms

Interiors

- ❖ Doors – real wood veneer American white oak
- ❖ Ironmongery – Satin stainless steel handles
- ❖ Walls painted in white emulsion
- ❖ Windows – ALUK double glazed windows

Heating & Electrics

- ❖ Power points in all areas
- ❖ Polished chrome shaver sockets
- ❖ Recessed spotlights to hallways, kitchens, bathrooms and reception area
- ❖ MVHR system
- ❖ Virgin Media with broadband capacity

Security

- ❖ Secure bike storage

Warranty

- ❖ 10 year Protek Structural Warranty

DISCLAIMER

The specification will be followed but there may be small changes to what is listed here. These will be at the discretion of the developer.



Ground Floor

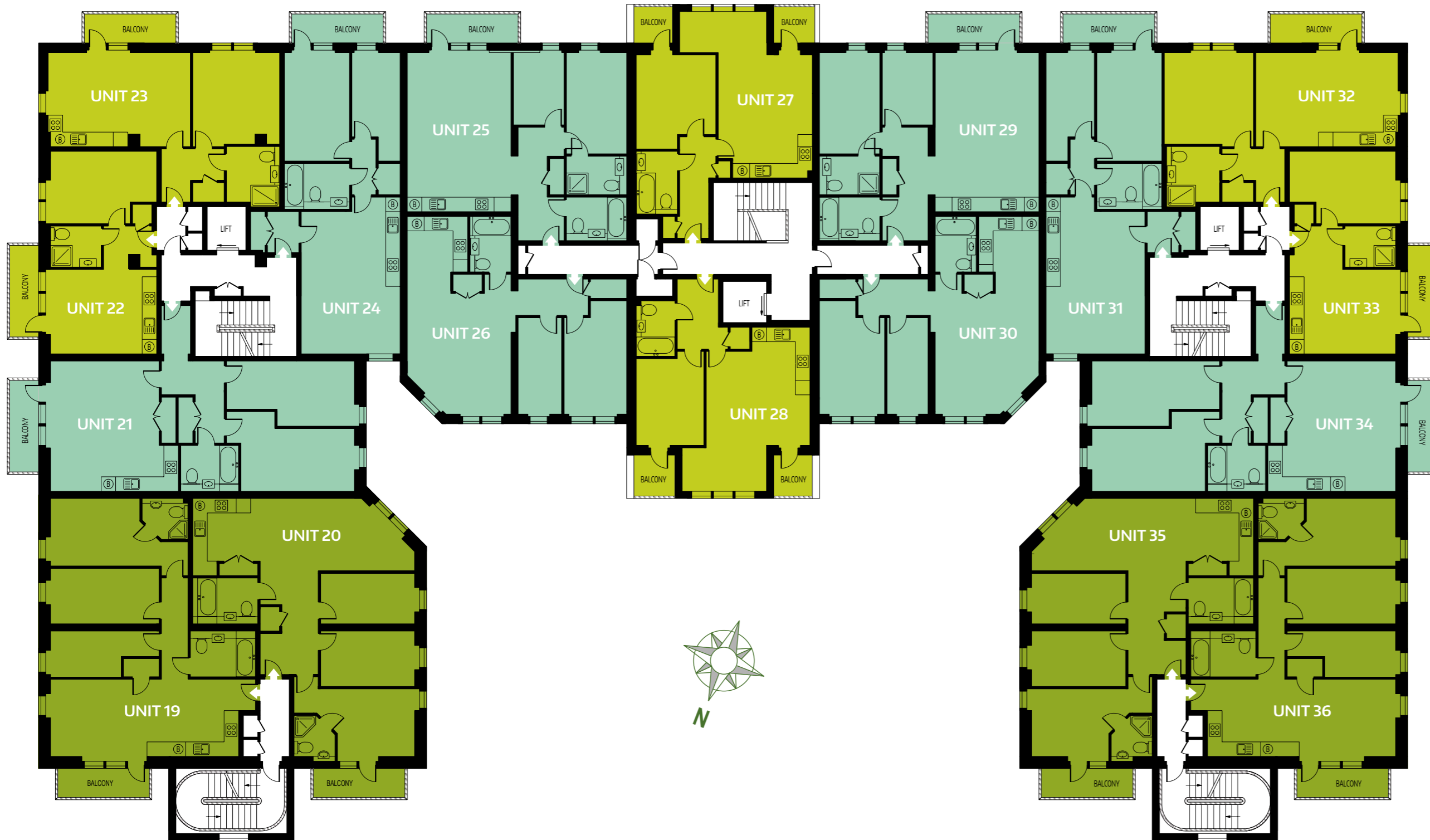
APPROXIMATE GROSS INTERNAL FLOOR AREA
10,784 SQFT – 1,002 SQM

UNIT	BEDROOMS	GIA (SQFT)	OUTSIDE SPACE
1	3	811	-
2	3	831	-
3	2	624	-
4	1	414	-
5	1	487	-
6	1	398	-
7	2	688	-
8	2	637	-
9	1	549	-
10	1	426	-
11	2	684	-
12	2	637	-
13	1	395	-
14	1	493	-
15	1	421	-
16	2	622	-
17	3	843	-
18	3	825	-

FOR ILLUSTRATION PURPOSE ONLY

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of and sale or let.





First Floor

APPROXIMATE GROSS INTERNAL FLOOR AREA
12,723 SQFT – 1,182 SQM

UNIT	BEDROOMS	GIA (SQFT)	OUTSIDE SPACE
19	3	820	Balcony
20	3	848	Balcony
21	2	759	Balcony
22	1	413	Balcony
23	1	534	Balcony
24	2	644	Balcony
25	2	710	Balcony
26	2	663	-
27	1	555	2x balconies
28	1	522	2x balconies
29	2	703	Balcony
30	2	663	-
31	2	646	Balcony
32	1	531	Balcony
33	1	420	Balcony
34	2	759	Balcony
35	3	847	Balcony
36	3	831	Balcony

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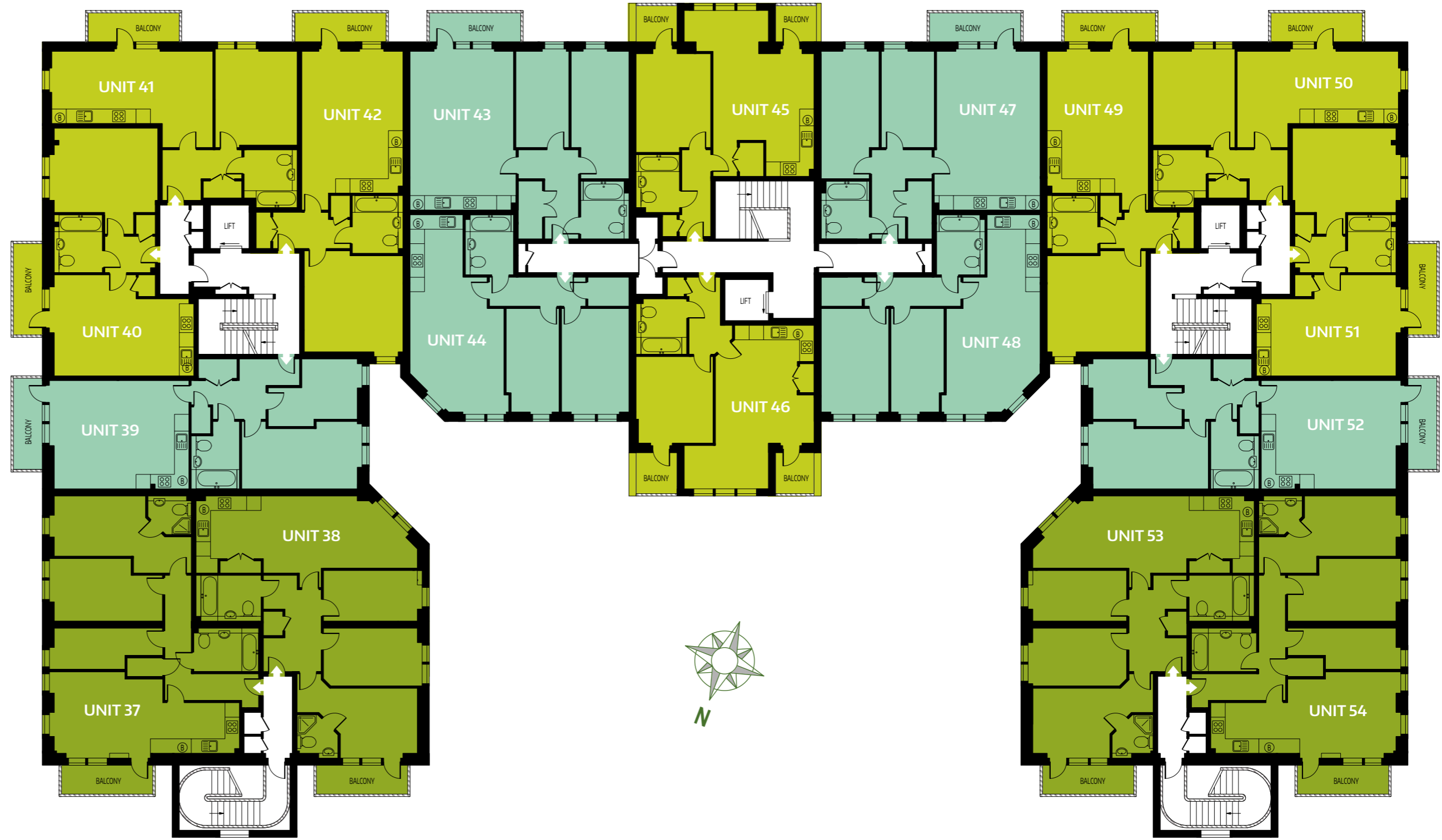




Second Floor

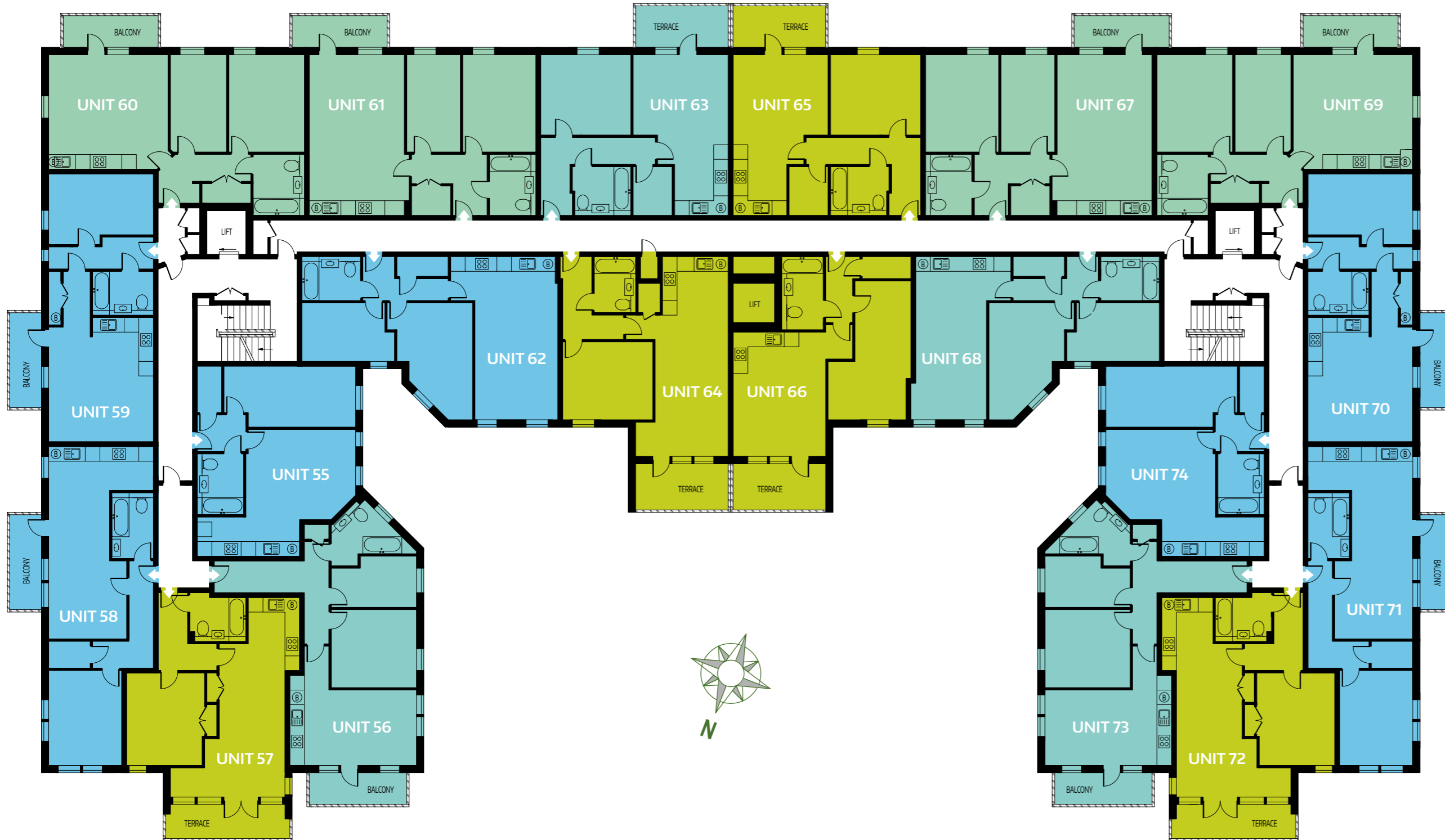
APPROXIMATE GROSS INTERNAL FLOOR AREA
12,801 SQFT - 1,189 SQM

UNIT	BEDROOMS	GIA (SQFT)	OUTSIDE SPACE
37	3	829	Balcony
38	3	848	Balcony
39	2	682	Balcony
40	1	543	Balcony
41	1	538	Balcony
42	1	598	Balcony
43	2	714	Balcony
44	2	667	-
45	1	563	2x balconies
46	1	538	2x balconies
47	2	714	Balcony
48	2	668	-
49	1	593	Balcony
50	1	544	Balcony
51	1	539	Balcony
52	2	684	Balcony
53	3	848	Balcony
54	3	835	Balcony



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Third Floor

APPROXIMATE GROSS INTERNAL FLOOR AREA
12,627 SQFT – 1,173 SQM

UNIT	BEDROOMS	GIA (SQFT)	OUTSIDE SPACE
55*	1	541	-
56	1 & study	601	Balcony
57	1	543	Terrace
58*	1	574	Balcony
59*	1	548	Balcony
60	2	650	Balcony
61	2	657	Balcony
62*	2	657	-
63	1 & Study	558	Terrace
64	1	549	Terrace
65	1	555	Terrace
66	1	538	Terrace
67	2	657	Balcony
68	1 & Study	620	-
69	2	645	Balcony
70*	1	538	Balcony
71*	1	560	Balcony
72	1	538	Terrace
73	1 & study	601	Balcony
74*	1	546	-

* Shared Ownership units

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Fourth Floor

APPROXIMATE GROSS INTERNAL FLOOR AREA
10,166 SQFT – 944 SQM

UNIT	BEDROOMS	GIA (SQFT)	OUTSIDE SPACE
75	1 & study	650	Terrace
76	2	682	Terrace
77	1	595	-
78	1	548	Terrace
79	1 & study	560	Terrace
80	1 & study	547	Terrace
81	1 & study	786	Terrace
82	1 & study	538	Terrace
83	1 & Study	763	Terrace
84	1 & study	547	Terrace
85	1 & study	555	Terrace
86	1	553	Terrace
87	1	576	-
88	2	704	Terrace
89	1 & study	644	Terrace



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Here is the new build customer journey



pre site visit

- 1 The site staff will provide an overview of the development, establish your property needs and determine your budget
- 2 You are registered on all relevant systems
- 3 You are then invited to the site to view show units and meet the sales team



day of the site visit

- 4 Plots are shown to you, which may be suitable and within budget
- 5 Prior to a plot being secured, affordability is confirmed by us
- 6 You make an offer to the developer!
- 7 The plot is secured (subject to the offer being accepted)



after site visit

- 8 Mortgage appointment is booked with one of our Mortgage Consultants at a time that suits you
- 9 All mortgage options are reviewed, includes Government Schemes available. An 'Agreement in Principle**' is gained, from an appropriate lender
- 10 Mortgage Offer is made
- 11 Final checks are made to ensure all arrangements are in place prior to exchange - this includes solicitors
- 12 Exchange of contracts, with a completion date/completion on notice date advised. Also, there is another opportunity for you to re-visit the site/your unit, prior to completion

MOVE IN!



How does it work?

With a Help to Buy Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

You won't be charged loan fees on the 20% loan for the first five years of owning your home.

If the home in the example provided is sold for £200,000, you'd get £160,000 (75%, from your mortgage and the 5% cash deposit) and you'd pay back £40,000 on the government loan (20%). You'd need to pay off your mortgage with your share of the money.

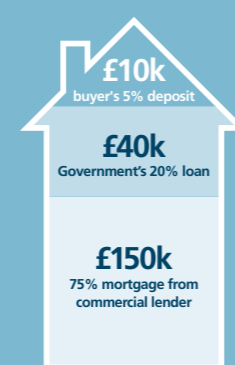
For more information (including advice on fees and paying back your loan) please download the Help to Buy buyers guide on the government website.

London Help to Buy

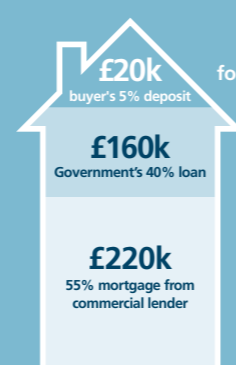
To reflect the current property prices in London, from February 2016 the Government increased the upper limit for the equity loan it gives new home-buyers within Greater London from 20% to 40%.

So, if you are looking to buy a new home in a London borough, find out more by visiting the London Help to Buy page on the government website: www.helptobuy.gov.uk.

Note: This particular scheme is available in England only. There are Help to Buy schemes available in Wales and Scotland; however, each national Help to Buy scheme has varying terms. Please keep this in mind for any prospective Help to Buy purchase.



Example:
20% Equity Loan for a home purchase for £200,000



Example:
40% Equity Loan for a London home purchase for £400,000

A BROKER FEE MAY BE PAYABLE UPON MORTGAGE APPLICATION AS WELL AS AN ADMINISTRATION FEE. THE TOTAL FEE PAYABLE WILL DEPEND ON YOUR CIRCUMSTANCES. YOUR MORTGAGE CONSULTANT WILL EXPLAIN ANY FEES APPLICABLE IN YOUR INITIAL APPOINTMENT.

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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* An Agreement in Principle will help you search for a property in your price range. It may also help you negotiate a better price with the seller because they know you can get a loan.
Note: Agreement in Principles are subject to status and lender criteria.



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