

Waddon House

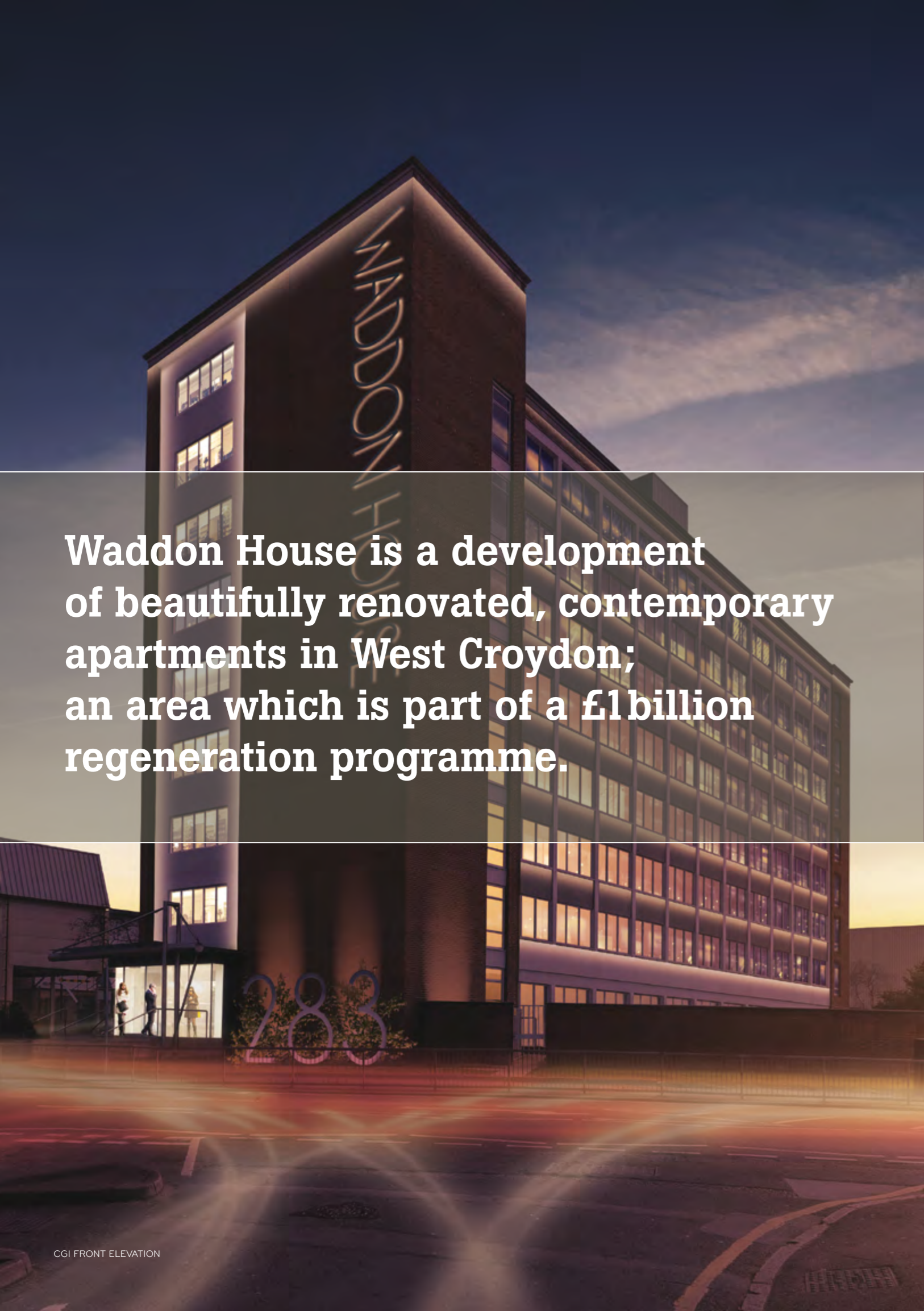
# CROYDON CR0



[waddonhouse-cr0.com](http://waddonhouse-cr0.com)







**Waddon House is a development of beautifully renovated, contemporary apartments in West Croydon; an area which is part of a £1 billion regeneration programme.**



The arrangement of one bedroom homes has been carefully designed with modern living and functionality in mind. Light, bright, open-plan rooms, stylish kitchens and elegant interiors give these apartments a flawless finish.

With London Victoria just a 28 minute commute, Wallington offers the best of both city and suburban life, making these ideal properties for first time buyers and investors alike.







## 87 one bedroom apartments

- Minutes from Waddon Train Station
- Concierge reception
- Open plan living
- Gardens & balconies to some apartments
- Gated car parking available (optional extra)
- Bosch appliances
- 2 passenger lifts.



CGI FRONT ELEVATION



# Overview of Croydon's £1 billion regeneration programme



## £93million funding

committed by Croydon Council and Partners and the Mayor of London's Regeneration fund with efforts to name Croydon as a new 'place of enterprise' ([www.croydon.gov.uk](http://www.croydon.gov.uk)).

## 5,000 new jobs

which will stimulate the local economy and provide opportunities through employment and training schemes.

## 1.5million ft<sup>2</sup>

promising a futuristic retail and entertainment destination. This sustainable and iconic landmark at Westfield for the community will include 300 shops and department stores, restaurants, cinemas and a bowling alley.

## Improved infrastructure

to the existing public transport network infrastructure and car parking facilities will encourage visitors to Croydon.

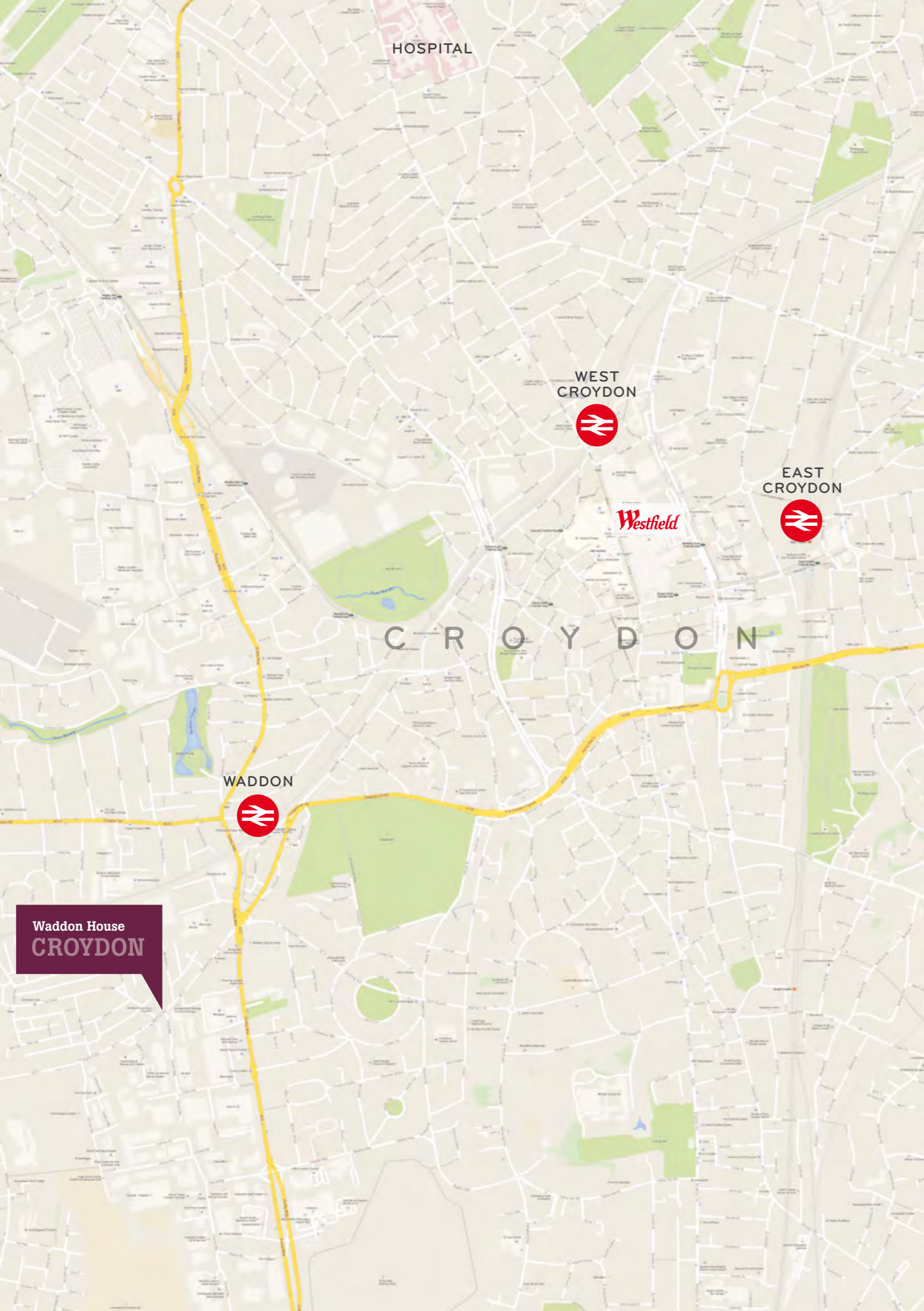


The regeneration of Croydon is well underway, with plans approved by the Mayors Office for Croydon Vision 2020, the name given by the London Borough of Croydon for its £1billion regeneration programme.

The long term plan, has a series of “Masterplans” that will focus on hubs within the borough, namely, East Croydon, West Croydon, Mid Croydon, Fairfield and Old Town. The programme is enormous, with the development set to fund improvements to the local railways, culture and education hubs, local amenities and offices, leisure and sport facilities and finally shopping and entertainment.







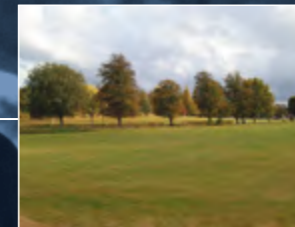
**13** Croydon University Hospital  
minutes drive



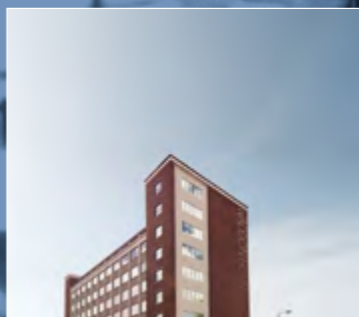
**13** New Westfield Shopping Centre  
minutes bus

**11** Croydon College  
minutes tram

**10** Duppas Hill Park  
minutes walk



**Waddon House Apartments  
Wallington, Croydon**



**7** Waddon Station  
minutes walk

**12** Wandle Park Tram Link  
minutes bus



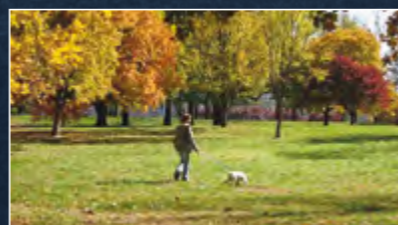
**13** East Croydon / West Croydon  
minutes bus



**21** Croydon Old Town  
minutes walk



**20** Roundshaw Open Space  
minutes walk







**Shopping & Leisure**

An approved £1billion investment by retail giants Westfield will see a new complex appear in the heart of Croydon to replace the existing Whitgift Shopping Centre. This destination will offer an abundance of shops, restaurants and entertainment facilities under one roof.



**Schools and Universities**

The nearby Wallington County Grammar School is achieving grades of A\* – C for between 94% and 99% of pupils in the last 3 years. The area is also home to the famous Brit School, responsible for mentoring some of the UK's finest musical talent; as well as Croydon University.

**Fairfield Hall**

Artists such as The Beatles, Status Quo and Morecambe and Wise have established this venue as a destination for entertainment. The venue runs a varied music, comedy and theatre programme all year round. Recent years have seen a rise in both community events and conferences, broadening the scope for its future. It is also home to Croydon's largest Cinema.

**Croydon Clocktower**

Home to the Croydon Museum, the Library and the David Lean Cinema, this centre for arts, is also part of the Town Hall and stands as an iconic landmark in Croydon's architecture.

**Shirley Windmill**

This incredible Grade II listed Windmill and rare public attraction is thought to have been erected in 1854 as the largest standing Windmill in Surrey. Local government funding helped secure Shirley Windmill as a heritage site.

**Surrey Street Market**

The Surrey Street Market in Croydon runs six days per week. Around 75 stalls sell fresh fruit, vegetables and dairy produce. The rising trend of supporting local, independent traders and home-made goods has given the market a real boost in recent years.

**Tram System**

The Tramlink was launched in 2000 to serve the London Boroughs of Croydon and Merton. Croydon is at the heart of its routes, which reach destinations such as Beckenham, Elmers End and Wimbledon, where it offers an interchange for the London Underground (District Line).

**Victorian Town Hall**

Another of Croydon's Grade II listed buildings, has been restored and refurbished to provide new, modern facilities with the Mayor's Parlour since reverted to its original purpose. The registry office, which dates to 1895, can be used for wedding services.







City / Liverpool Street Station  
50 minutes

Knightsbridge  
45 minutes

London Bridge / Borough Market  
40 minutes

M25 / M23 Junction  
28 minutes

East Croydon Station / Croydon College  
11 minutes

Gatwick Airport  
33 minutes

Wimbledon  
40 minutes

Shoreditch  
55 minutes

Canary Wharf  
57 minutes

Heathrow Airport  
50 minutes

Richmond Park  
43 minutes

Kingston University  
38 minutes

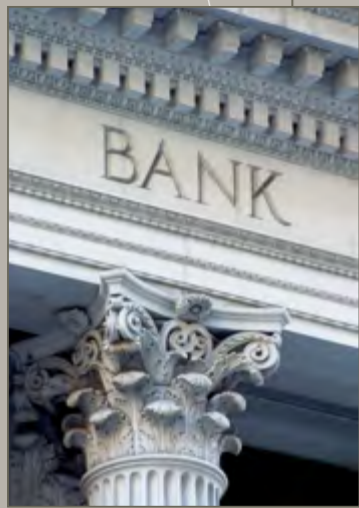
WADDON HOUSE APARTMENTS

Victoria Station  
28 minutes

Oxford Circus / Soho  
35 minutes

Waterloo Station / London Eye  
42 minutes

UCL  
60 minutes





Make yourself at home. Whether you're relaxing, 'ordering in' with friends or heading out for fun.

PLACES TO VISIT







The interior design scheme is simple and elegant, focusing largely on maximizing all available light and space.

Fresh and neutral palettes, with hardwood oak flooring, set-off a stylish open-plan kitchen, living and dining space; a desirable layout that enjoys the benefits of a multi-functional entertaining or family room.





Contemporary  
kitchens are  
completed with  
a range of  
integrated Bosch  
appliances.



Waddon House  
bathrooms are  
fitted with cast  
iron baths, rain  
showers and  
heated towel rails.







#### GENERAL

- 250-year lease to all flats
- 10-year Building Guarantee (C-R-L)
- Built to comply with all current building regulations
- The building is highly insulated, and requires much less heating than most other similar buildings, with the benefit of lower heating bills
- Paxton Net 2 Video entry system providing secure entry to the building allowing access with keyless fobs or a personal code to communal entrance to the apartments
- CCTV covering the internal and externals of the building and car park for added security
- White Oak 2 Stile veneered doors
- Fitted sliding wardrobes to principal bedrooms, fitted with shelf and rail
- Two passenger lifts serving all apartments.

#### ELECTRICAL

- Recessed lighting to kitchen, bathroom and hallway. Wall lighting to living and bedrooms
- Dimmer switches to all habitable rooms
- Low energy light fittings
- Pre-wired to accept Sky+, Virgin, Freeview TV, telephone and DAB and FM radio to living / dining and bedrooms
- Wired for Fibre Optic Broadband (Subscription required with Hyperoptic)
- Networked with CAT 5e cabling to living / dining and bedrooms back to the service cupboard
- Mains power, battery backed up smoke detectors
- NICEIC Certified.

#### BATHROOMS

- Cast iron single ended baths
- Thermostatic 'rain' shower with handheld attachment and integrated tap
- Glass hinged shower screens with chrome channels
- Vanity unit
- Recessed mirrored cabinet above sink
- Wall hung WC
- Ceramic 600mm x 600mm wall tiles
- Chrome heated towel rail
- Shaver socket (within mirrored cabinet).

#### FLOORING

- Hardwood oak flooring throughout main living and entrance hall
- Ceramic 600mm x 600mm tiled floor in bathrooms
- Carpet in bedrooms.

#### KITCHENS

- Matt finished, handleless contemporary kitchens
- Fully fitted with Hi-Macs Natural Acrylic Stone surfaces
- Sink unit (under mounted) with mixer tap
- Hi-Macs Natural Acrylic Stone splash backs
- Recessed LED lighting under kitchen wall cupboards
- Bosch stainless steel appliances; oven, hob and extractor
- Integrated Bosch dishwasher and fridge freezer appliances
- Bosch washer / dryer located in service cupboard.

#### HEATING

- Rooms - will be through energy efficient electric, glass fronted, panel radiators with LED display and remote control
- Water - will be through energy efficient electric Megafluo direct unvented hot water cylinder.

#### DETAILED DESIGN

- In light of our sustainability policy, the following measures have been implemented:
- Thicker walls and roofs to allow for increased u-values in excess of current regulations
  - Maximised light and space to allow for more daylight and less electricity
  - High performance uPVC Windows
  - Bike store with CCTV monitoring and keyless fob only access
  - Bin store with CCTV monitoring and keyless fob only access.



Look a little closer and you'll find plenty of finer details at Waddon House that give the apartments those all-important finishing touches.







|   |
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| <b>APARTMENT 6</b>  |
| <b>TOTAL AREA (43.3m<sup>2</sup>   466.5ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>3.6m x 5.3m (19.3m <sup>2</sup>   207.8ft <sup>2</sup> ) |
| BEDROOM 3.3m x 2.8m (11.1m <sup>2</sup>   119.1ft <sup>2</sup> )                    |

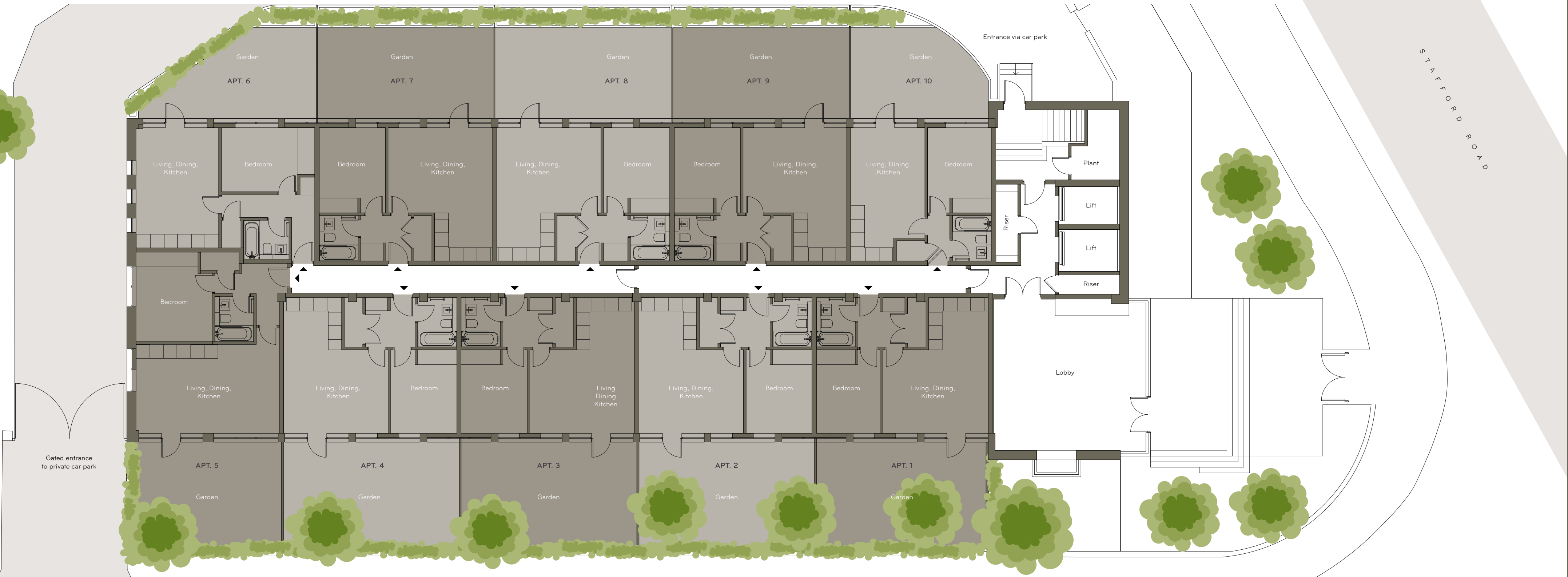
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| <b>APARTMENT 7</b>  |
| <b>TOTAL AREA (44.8m<sup>2</sup>   482.7ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.6m x 5.9m (22.6m <sup>2</sup>   243.4ft <sup>2</sup> ) |
| BEDROOM 2.9m x 3.1m (10.9m <sup>2</sup>   117.4ft <sup>2</sup> )                    |

|   |
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| <b>APARTMENT 8</b>  |
| <b>TOTAL AREA (44.8m<sup>2</sup>   482.7ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.6m x 5.9m (22.6m <sup>2</sup>   243.4ft <sup>2</sup> ) |
| BEDROOM 2.9m x 3.1m (10.9m <sup>2</sup>   117.4ft <sup>2</sup> )                    |

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| <b>APARTMENT 9</b>  |
| <b>TOTAL AREA (44.5m<sup>2</sup>   479.5ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.5m x 5.9m (21.9m <sup>2</sup>   236.2ft <sup>2</sup> ) |
| BEDROOM 2.9m x 3.1m (10.9m <sup>2</sup>   117.4ft <sup>2</sup> )                    |

|   |
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| <b>APARTMENT 10</b>   |
| <b>TOTAL AREA (36.5m<sup>2</sup>   392.4ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>3.3m x 5.9m (17.8m <sup>2</sup>   191.5ft <sup>2</sup> ) |
| BEDROOM 2.8m x 3.1m (10.5m <sup>2</sup>   113.2ft <sup>2</sup> )                    |

|                     |
|---------------------|
| FLOOR 8             |
| FLOOR 7             |
| FLOOR 6             |
| FLOOR 5             |
| FLOOR 4             |
| FLOOR 3             |
| FLOOR 2             |
| FLOOR 1             |
| <b>GROUND FLOOR</b> |



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| <b>APARTMENT 5</b>  |
| <b>TOTAL AREA (49.7m<sup>2</sup>   535.2ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>6.3m x 3.9m (25.3m <sup>2</sup>   272.5ft <sup>2</sup> ) |
| BEDROOM 3.3m x 3.3m (12.6m <sup>2</sup>   135.7ft <sup>2</sup> )                    |

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| <b>APARTMENT 4</b>  |
| <b>TOTAL AREA (45.4m<sup>2</sup>   489.0ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.6m x 6.0m (22.8m <sup>2</sup>   245.3ft <sup>2</sup> ) |
| BEDROOM 2.9m x 3.0m (10.6m <sup>2</sup>   113.6ft <sup>2</sup> )                    |

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|---|
| <b>APARTMENT 3</b>  |
| <b>TOTAL AREA (45.4m<sup>2</sup>   489.0ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.6m x 6.0m (22.8m <sup>2</sup>   245.3ft <sup>2</sup> ) |
| BEDROOM 2.9m x 3.0m (10.6m <sup>2</sup>   113.6ft <sup>2</sup> )                    |

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| <b>APARTMENT 2</b>  |
| <b>TOTAL AREA (45.4m<sup>2</sup>   489.0ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.6m x 6.0m (22.8m <sup>2</sup>   245.3ft <sup>2</sup> ) |
| BEDROOM 2.9m x 3.0m (10.6m <sup>2</sup>   113.6ft <sup>2</sup> )                    |

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| <b>APARTMENT 1</b>  |
| <b>TOTAL AREA (45.1m<sup>2</sup>   485.9ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.7m x 6.0m (23.1m <sup>2</sup>   248.9ft <sup>2</sup> ) |
| BEDROOM 2.8m x 3.0m (10.2m <sup>2</sup>   110.1ft <sup>2</sup> )                    |

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to waddonhouse-cr0.com for the most up-to-date floor plans.

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# Ground floor: Apartments 1 – 10





WAA DDDOIN HOUSE

Apartment  
floor plans



|              |
|--------------|
| FLOOR 8      |
| FLOOR 7      |
| FLOOR 6      |
| FLOOR 5      |
| FLOOR 4      |
| FLOOR 3      |
| FLOOR 2      |
| FLOOR 1      |
| GROUND FLOOR |



**APARTMENT TYPE G**  
TOTAL AREA (43.2m<sup>2</sup> | 465.5ft<sup>2</sup>)

| FLOOR     | 1  | 2  | 3  | 4  | 5  | 6  |
|-----------|----|----|----|----|----|----|
| APARTMENT | 17 | 28 | 39 | 50 | 61 | 72 |

LIVING, DINING, KITCHEN  
3.6m x 5.3m (19.3m<sup>2</sup> | 207.4ft<sup>2</sup>)

BEDROOM  
3.3m x 2.8m (11.0m<sup>2</sup> | 118.8ft<sup>2</sup>)

**APARTMENT TYPE H**  
TOTAL AREA (44.1m<sup>2</sup> | 474.5ft<sup>2</sup>)

| FLOOR     | 1  | 2  | 3  | 4  | 5  | 6  |
|-----------|----|----|----|----|----|----|
| APARTMENT | 18 | 29 | 40 | 51 | 62 | 73 |

LIVING, DINING, KITCHEN  
4.6m x 5.9m (22.6m<sup>2</sup> | 243.4ft<sup>2</sup>)

BEDROOM  
2.9m x 3.1m (11.0m<sup>2</sup> | 118.2ft<sup>2</sup>)

**APARTMENT TYPE I**  
TOTAL AREA (44.7m<sup>2</sup> | 481.4ft<sup>2</sup>)

| FLOOR     | 1  | 2  | 3  | 4  | 5  | 6  |
|-----------|----|----|----|----|----|----|
| APARTMENT | 19 | 30 | 41 | 52 | 63 | 74 |

LIVING, DINING, KITCHEN  
4.6m x 5.9m (22.6m<sup>2</sup> | 243.4ft<sup>2</sup>)

BEDROOM  
2.9m x 3.1m (10.8m<sup>2</sup> | 116.6ft<sup>2</sup>)

**APARTMENT TYPE J**  
TOTAL AREA (43.8m<sup>2</sup> | 471.6ft<sup>2</sup>)

| FLOOR     | 1  | 2  | 3  | 4  | 5  | 6  |
|-----------|----|----|----|----|----|----|
| APARTMENT | 20 | 31 | 42 | 53 | 64 | 75 |

LIVING, DINING, KITCHEN  
4.5m x 5.9m (21.9m<sup>2</sup> | 236.2ft<sup>2</sup>)

BEDROOM  
2.9m x 3.1m (11.0m<sup>2</sup> | 118.2ft<sup>2</sup>)

**APARTMENT TYPE K**  
TOTAL AREA (36.5m<sup>2</sup> | 392.8ft<sup>2</sup>)

| FLOOR     | 1  | 2  | 3  | 4  | 5  | 6  |
|-----------|----|----|----|----|----|----|
| APARTMENT | 21 | 32 | 43 | 54 | 65 | 76 |

LIVING, DINING, KITCHEN  
3.3m x 5.9m (17.8m<sup>2</sup> | 191.5ft<sup>2</sup>)

BEDROOM  
2.8m x 3.1m (10.5m<sup>2</sup> | 113.1ft<sup>2</sup>)



**APARTMENT TYPE F**  
TOTAL AREA (51.4m<sup>2</sup> | 553.3ft<sup>2</sup>)

| FLOOR     | 1  | 2  | 3  | 4  | 5  | 6  |
|-----------|----|----|----|----|----|----|
| APARTMENT | 16 | 27 | 38 | 49 | 60 | 71 |

LIVING, DINING, KITCHEN  
6.3m x 4.8m (28.5m<sup>2</sup> | 306.5ft<sup>2</sup>)

BEDROOM  
3.4m x 2.9m (10.4m<sup>2</sup> | 112.0ft<sup>2</sup>)

**APARTMENT TYPE E**  
TOTAL AREA (45.4m<sup>2</sup> | 489.0ft<sup>2</sup>)

| FLOOR     | 1  | 2  | 3  | 4  | 5  | 6  |
|-----------|----|----|----|----|----|----|
| APARTMENT | 15 | 26 | 37 | 48 | 59 | 70 |

LIVING, DINING, KITCHEN  
4.6m x 6.0m (22.8m<sup>2</sup> | 245.3ft<sup>2</sup>)

BEDROOM  
2.9m x 3.0m (10.6m<sup>2</sup> | 113.6ft<sup>2</sup>)

**APARTMENT TYPE D**  
TOTAL AREA (45.4m<sup>2</sup> | 489.0ft<sup>2</sup>)

| FLOOR     | 1  | 2  | 3  | 4  | 5  | 6  |
|-----------|----|----|----|----|----|----|
| APARTMENT | 14 | 25 | 36 | 47 | 58 | 69 |

LIVING, DINING, KITCHEN  
4.6m x 6.0m (22.8m<sup>2</sup> | 245.3ft<sup>2</sup>)

BEDROOM  
2.9m x 3.0m (10.6m<sup>2</sup> | 114.5ft<sup>2</sup>)

**APARTMENT TYPE C**  
TOTAL AREA (45.1m<sup>2</sup> | 485.2ft<sup>2</sup>)

| FLOOR     | 1  | 2  | 3  | 4  | 5  | 6  |
|-----------|----|----|----|----|----|----|
| APARTMENT | 13 | 24 | 35 | 46 | 57 | 68 |

LIVING, DINING, KITCHEN  
4.6m x 6.0m (22.8m<sup>2</sup> | 245.1ft<sup>2</sup>)

BEDROOM  
2.8m x 3.0m (10.3m<sup>2</sup> | 111.3ft<sup>2</sup>)

**APARTMENT TYPE B**  
TOTAL AREA (36.6m<sup>2</sup> | 394.4ft<sup>2</sup>)

| FLOOR     | 1  | 2  | 3  | 4  | 5  | 6  |
|-----------|----|----|----|----|----|----|
| APARTMENT | 12 | 23 | 34 | 45 | 56 | 67 |

LIVING, DINING, KITCHEN  
5.0m x 3.6m (16.9m<sup>2</sup> | 181.4ft<sup>2</sup>)

BEDROOM  
2.6m x 3.0m (9.6m<sup>2</sup> | 103.0ft<sup>2</sup>)

**APARTMENT TYPE A**  
TOTAL AREA (42.6m<sup>2</sup> | 458.4ft<sup>2</sup>)

| FLOOR     | 1  | 2  | 3  | 4  | 5  | 6  |
|-----------|----|----|----|----|----|----|
| APARTMENT | 11 | 22 | 33 | 44 | 55 | 66 |

LIVING, DINING, KITCHEN  
5.1m x 3.8m (19.2m<sup>2</sup> | 206.3ft<sup>2</sup>)

BEDROOM  
3.5m x 2.8m (11.4m<sup>2</sup> | 123.2ft<sup>2</sup>)

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to waddonhouse-cr0.com for the most up-to-date floor plans.

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|                |
|----------------|
| FLOOR 8        |
| <b>FLOOR 7</b> |
| FLOOR 6        |
| FLOOR 5        |
| FLOOR 4        |
| FLOOR 3        |
| FLOOR 2        |
| FLOOR 1        |
| GROUND FLOOR   |

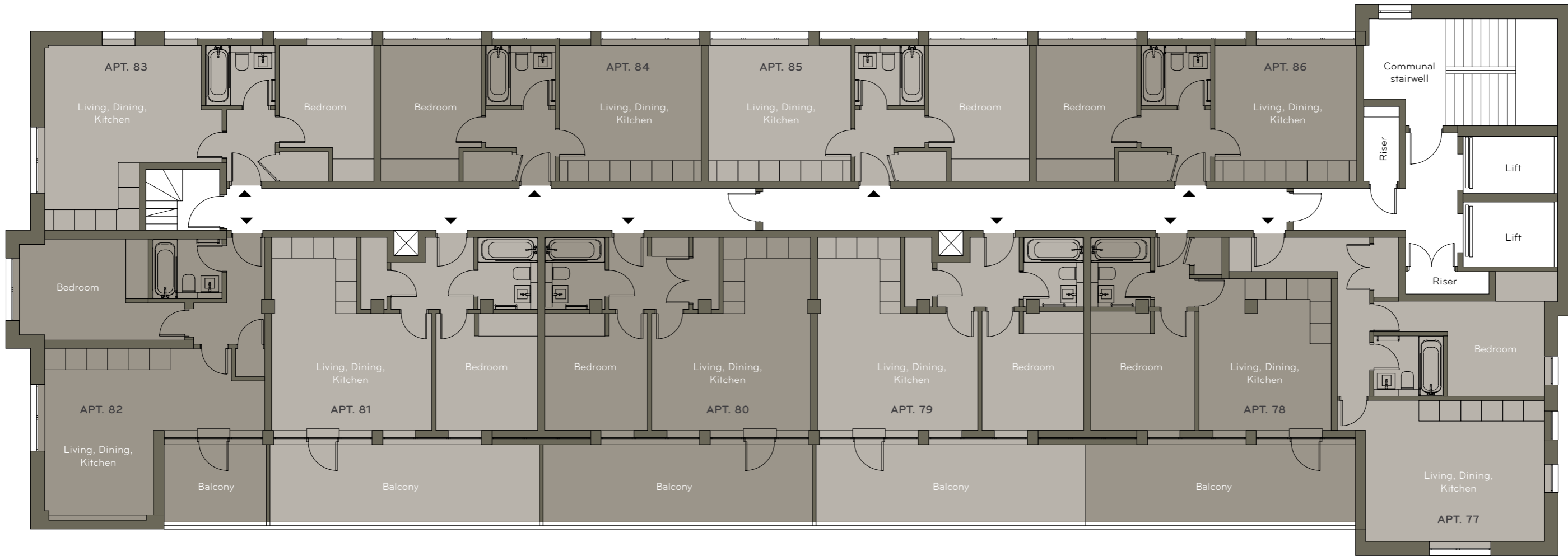


|   |
|---|
| <b>APARTMENT 83</b>   |
| <b>TOTAL AREA (39.2m<sup>2</sup>   422.1ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.5m x 5.3m (21.3m <sup>2</sup>   228.8ft <sup>2</sup> ) |
| BEDROOM<br>2.7m x 3.2m (9.0m <sup>2</sup>   97.3ft <sup>2</sup> )                   |

|   |
|---|
| <b>APARTMENT 84</b>   |
| <b>TOTAL AREA (35.8m<sup>2</sup>   385.7ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.1m x 3.9m (15.9m <sup>2</sup>   170.8ft <sup>2</sup> ) |
| BEDROOM<br>2.9m x 3.2m (10.6m <sup>2</sup>   114.2ft <sup>2</sup> )                 |

|   |
|---|
| <b>APARTMENT 85</b>   |
| <b>TOTAL AREA (35.8m<sup>2</sup>   385.7ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.1m x 3.9m (15.9m <sup>2</sup>   170.8ft <sup>2</sup> ) |
| BEDROOM<br>2.9m x 3.2m (10.6m <sup>2</sup>   114.2ft <sup>2</sup> )                 |

|   |
|---|
| <b>APARTMENT 86</b>   |
| <b>TOTAL AREA (35.8m<sup>2</sup>   385.7ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.1m x 3.9m (15.9m <sup>2</sup>   170.8ft <sup>2</sup> ) |
| BEDROOM<br>2.9m x 3.2m (10.6m <sup>2</sup>   114.2ft <sup>2</sup> )                 |



|   |
|---|
| <b>APARTMENT 82</b>   |
| <b>TOTAL AREA (44.1m<sup>2</sup>   474.4ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>6.3m x 4.9m (21.5m <sup>2</sup>   231.4ft <sup>2</sup> ) |
| BEDROOM<br>3.0m x 2.9m (11.5m <sup>2</sup>   123.7ft <sup>2</sup> )                 |

|   |
|---|
| <b>APARTMENT 81</b>   |
| <b>TOTAL AREA (41.2m<sup>2</sup>   443.1ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.6m x 5.6m (20.7m <sup>2</sup>   223.2ft <sup>2</sup> ) |
| BEDROOM<br>2.9m x 2.7m (9.7m <sup>2</sup>   104.9ft <sup>2</sup> )                  |

|   |
|---|
| <b>APARTMENT 80</b>   |
| <b>TOTAL AREA (42.0m<sup>2</sup>   451.7ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.6m x 5.6m (20.8m <sup>2</sup>   223.7ft <sup>2</sup> ) |
| BEDROOM<br>2.9m x 2.7m (9.8m <sup>2</sup>   105.8ft <sup>2</sup> )                  |

|   |
|---|
| <b>APARTMENT 79</b>   |
| <b>TOTAL AREA (41.1m<sup>2</sup>   442.8ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>4.6m x 5.6m (20.6m <sup>2</sup>   222.0ft <sup>2</sup> ) |
| BEDROOM<br>2.9m x 2.8m (9.9m <sup>2</sup>   106.3ft <sup>2</sup> )                  |

|   |
|---|
| <b>APARTMENT 78</b>   |
| <b>TOTAL AREA (34.2m<sup>2</sup>   368.3ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>3.8m x 4.4m (16.4m <sup>2</sup>   176.2ft <sup>2</sup> ) |
| BEDROOM<br>3.0m x 2.8m (10.1m <sup>2</sup>   109.1ft <sup>2</sup> )                 |

|   |
|---|
| <b>APARTMENT 77</b>   |
| <b>TOTAL AREA (46.0m<sup>2</sup>   495.5ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>5.1m x 4.1m (21.4m <sup>2</sup>   230.8ft <sup>2</sup> ) |
| BEDROOM<br>2.7m x 2.8m (11.0m <sup>2</sup>   118.0ft <sup>2</sup> )                 |

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to waddonhouse-cr0.com for the most up-to-date floor plans.

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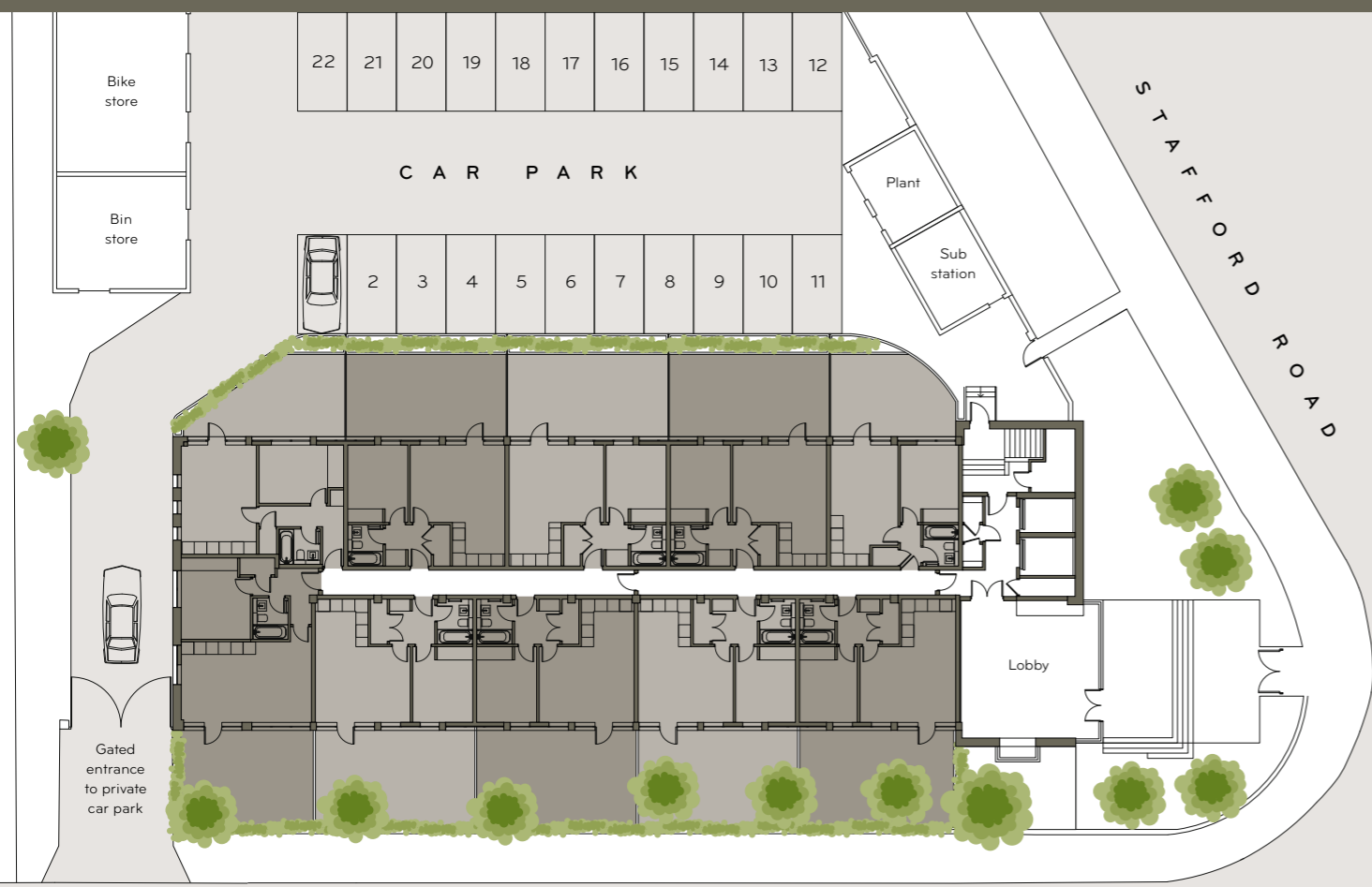
CGI REAR ELEVATION

| TYPICAL PREDICTED ENERGY PERFORMANCE FOR ALL APARTMENTS |    |
|---|----|
| ENERGY EFFICIENCY RATING                                | 88 |
| ENVIRONMENTAL IMPACT (CO <sub>2</sub> ) RATING          | 91 |

|              |
|--------------|
| FLOOR 8      |
| FLOOR 7      |
| FLOOR 6      |
| FLOOR 5      |
| FLOOR 4      |
| FLOOR 3      |
| FLOOR 2      |
| FLOOR 1      |
| GROUND FLOOR |



## Site plan & parking spaces (optional extra)



K I N G S   W A Y



|   |
|---|
| <b>APARTMENT 87</b>   |
| <b>TOTAL AREA (41.7m<sup>2</sup>   448.9ft<sup>2</sup>)</b>                         |
| LIVING, DINING, KITCHEN<br>5.1m x 4.1m (20.8m <sup>2</sup>   224.1ft <sup>2</sup> ) |
| BEDROOM<br>3.2m x 2.6m (10.6m <sup>2</sup>   113.8ft <sup>2</sup> )                 |

All measurements are gross internal areas. Room sizes may be subject to minor alterations. Please refer to waddonhouse-cr0.com for the most up-to-date floor plans.

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## IDM's design and development team



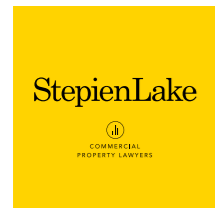
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## IDM's recent developments

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**WHITTINGTON HOUSE**  
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Road, London W6 9DB



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## WADDON HOUSE IS PART OF THE HELP TO BUY SCHEME

### 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.

### Who is eligible?

Equity loans are available to first time buyers as well as homeowners looking to move. The home you want to buy must be newly built with a price tag of up to £600,000.

You won't be able to sublet this home or enter a part exchange deal on your old home. You must not own any other property at the time you buy your new home with a Help to Buy: Equity Loan.

### Please contact IDM for further information

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## IDM group of companies



IDM is a property services operation which encompasses Property Investment & Property Development.

IDM aims to bring above average return on investments for all stakeholders. This core objective is achieved through all our divisions, each complementary to one another. By utilising our 40 years'+ experience in property development, our mission is to deliver excellent value to our customers by providing high quality developments in which people can work, live and play.

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Whether you are looking for residential or investment property finance, insurance or protection planning, we can find a solution for you. We are a leading UK financial services intermediary offering independent advice to help you make the right choices for your circumstances.

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With the volume of property that IDM develop and sell we have our own agency that deals with all our sales as well as third party instructions. If you are looking at an investment property IDM will be able to offer a full service arranging the letting of your property once you have completed the purchase.

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IDM's Property Management department will take on the management of any sized buildings from a single flat for a private landlord to freeholds of large mixed use buildings. We offer a complete range of property services for residential property owners, landlords and developers. IDM always retain the freeholds of our own developments and carry out the block management once the development has been completed.

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IDM Interiors offers a wide range of furniture solutions for residential properties. Whether you are investors requiring a complete package for fully furnished rental properties or you simply need a sofa for your new home, we offer a tailored service based on your individual needs.

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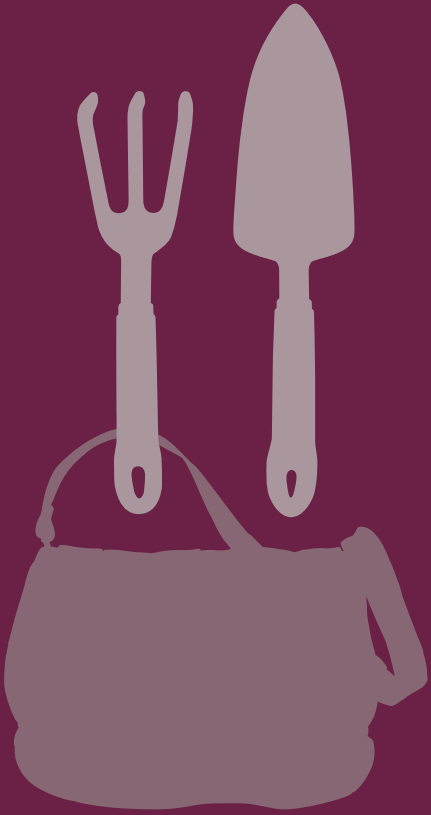
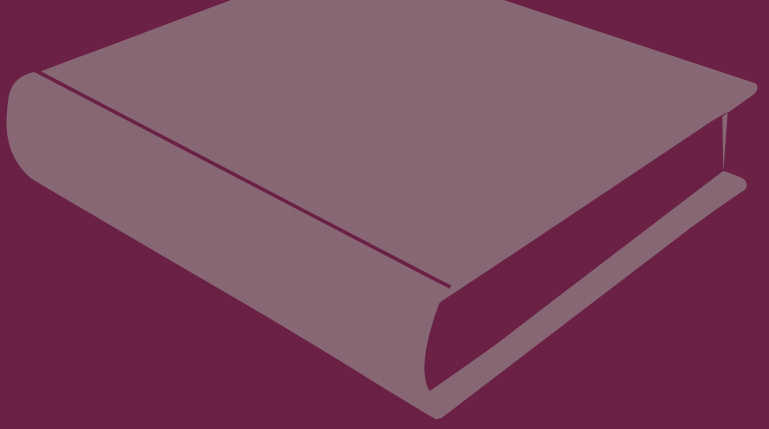
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The photographs used on the specification pages of this brochure are for illustrative purposes only and show typical interiors of IDM's Developments.





# 87 one bedroom apartments



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