

CLARENCE APARTMENTS

CATFORD LONDON SE6

CLARENCE APARTMENTS

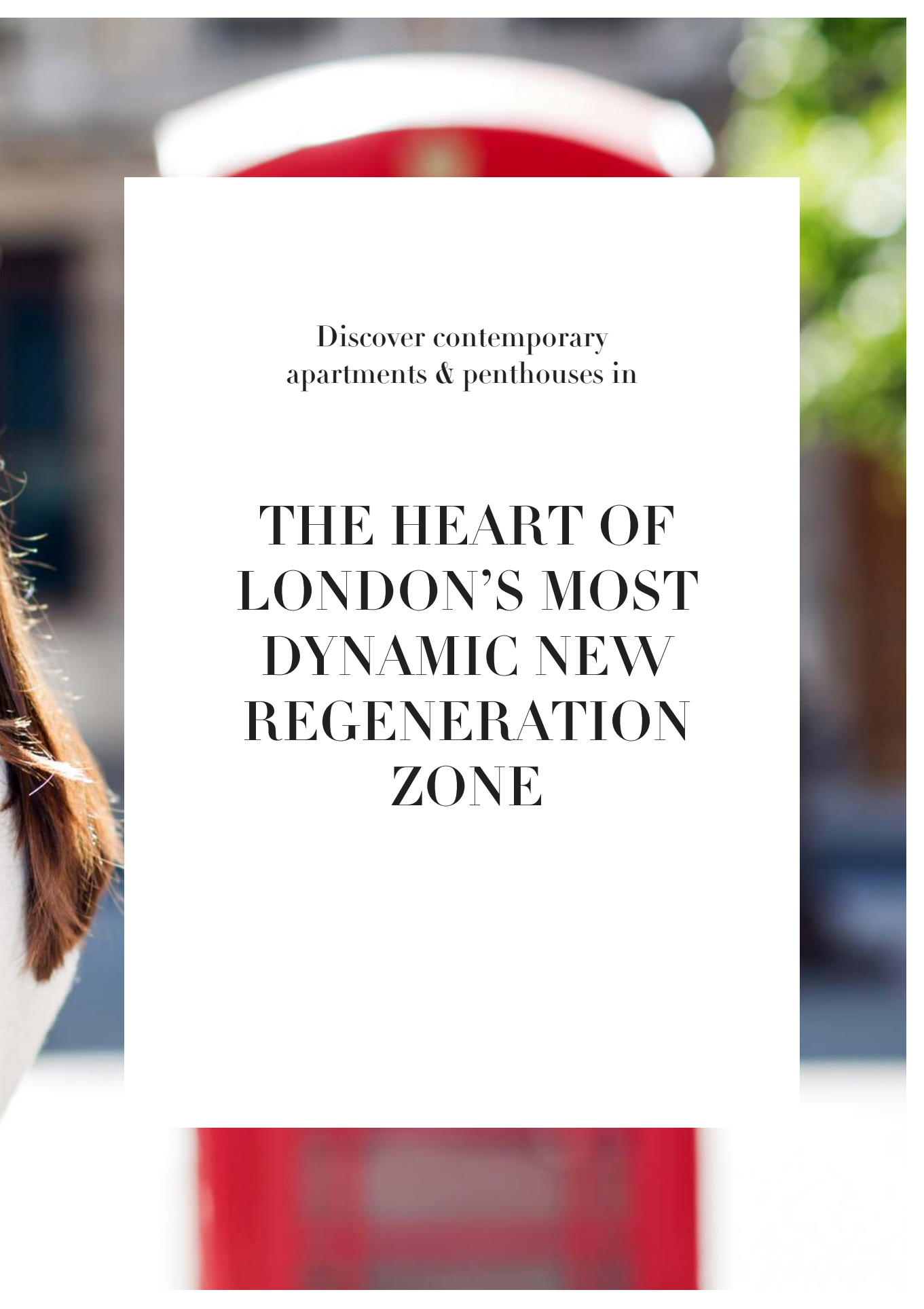
a perfect mix of location
and sophistication



*Located in the heart of Catford, London, SE6
(Zone 3) and only moments walk from two
important transport hubs allowing direct travel
times of only 11 minutes to some of Central
London's most important locations.*

*Clarence apartments comprises a mix of two,
three and four bedroom apartments, and two
equisite penthouses, all of which benefit from
their own outside space in the form of a balcony,
terrace or private garden.*





Discover contemporary
apartments & penthouses in

**THE HEART OF
LONDON'S MOST
DYNAMIC NEW
REGENERATION
ZONE**

This already vibrant area of London is to undergo an exciting transformation, with a major landmark redevelopment starting in Jan 2014 with a 589 new homes development to the major 4.7 hectare (12 acre) stadium site in the heart of Catford under a deal reached between the London Mayor and UK nationwide developer Barratt Homes London PLC, as well as extensive redevelopment of the existing town centre and shopping centre to create large public spaces all backed by the Mayor of London , Boris Johnson.





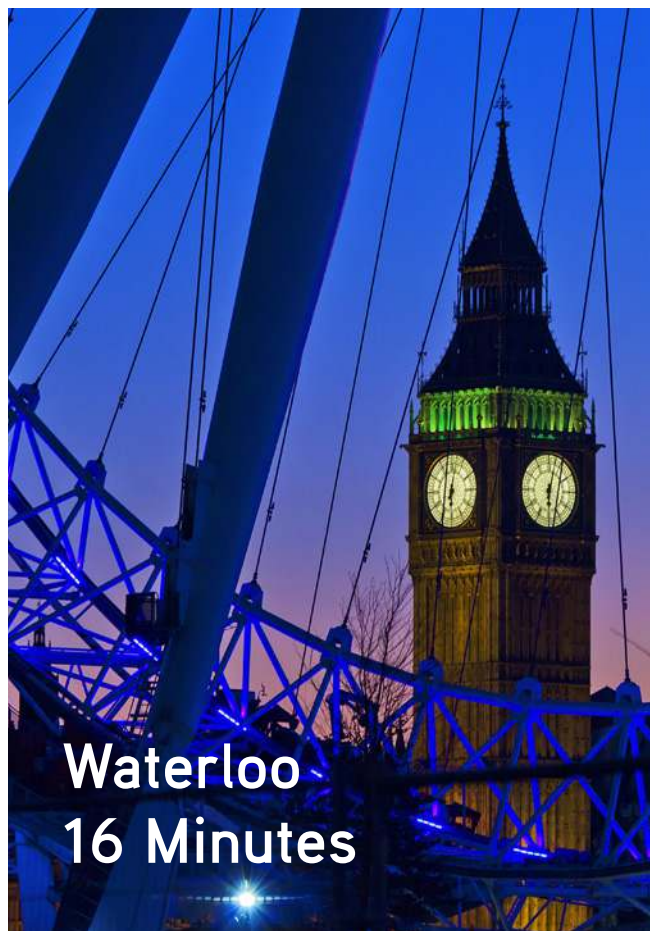
BENEFIT FROM
HAVING THE HEART
OF LONDON ON
YOUR DOORSTEP



London Bridge
11 Minutes



Waterloo
16 Minutes



Blackfriars
20 minutes



Charing Cross
20 minutes



Making the MOST of LONDON

Clarence Apartments offers a selection of superb travel connections,
ideally located in London Zone 3, with two stations allowing direct
oyster card rail travel to London's most prominent locations
Also located just moments from London's major road networks
conveniently placed for getting around by car

DIRECT RAIL TRAVEL

○ London Bridge
11 MINUTES

○ London Waterloo
16 MINUTES

○ Charing Cross
20 MINUTES

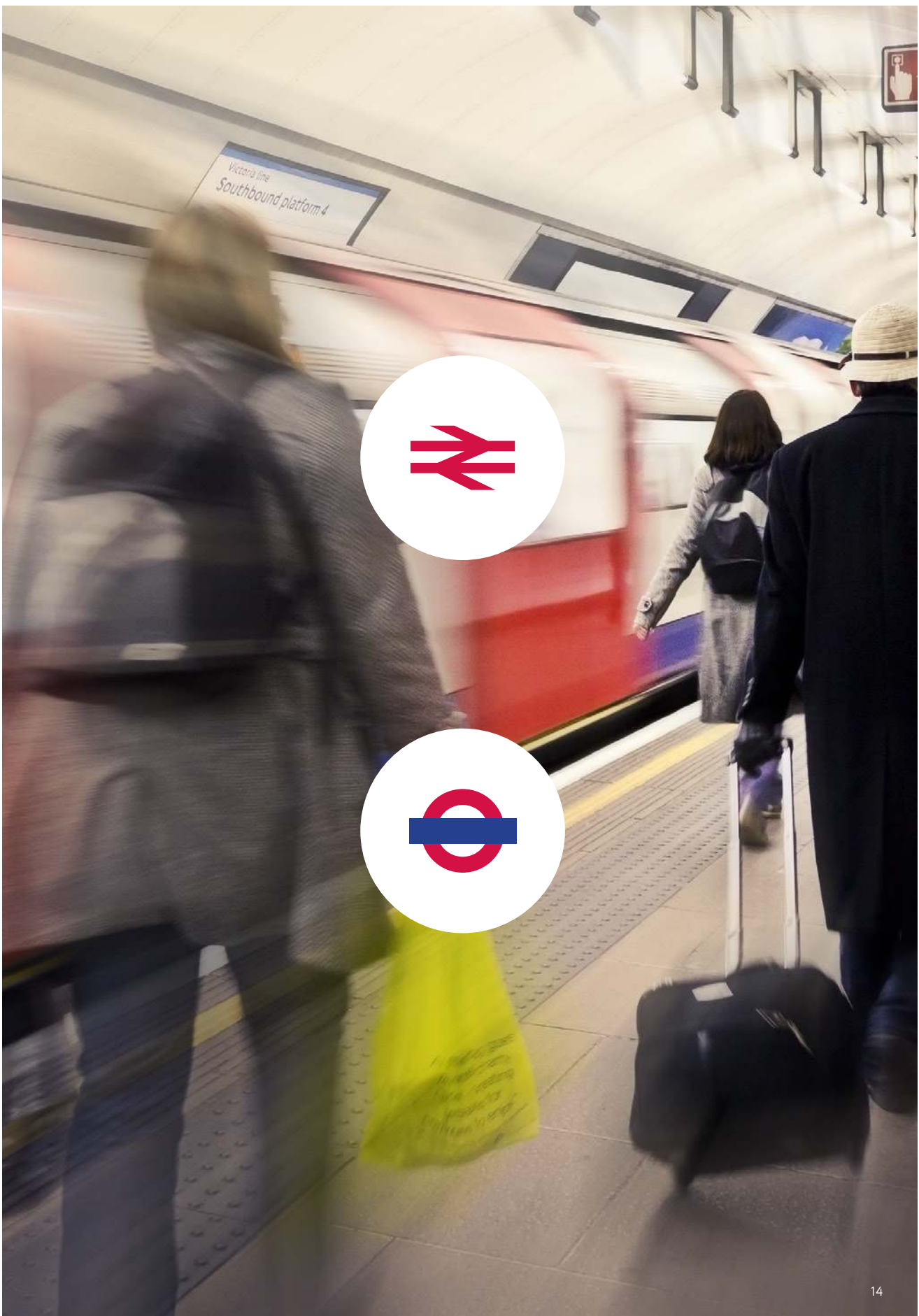
○ Cannon Street
20 MINUTES

○ Elephant & Castle
17 MINUTES

○ Blackfriars
20 MINUTES

○ Farringdon (Crossrail)
27 MINUTES

○ London St Pancras
31 MINUTES



WHERE
CONTEMPARY STYLE,
BLENDS WITH
SUPERB
SPECIFICATION



SPECIFICATION

GENERAL

Premier Guarantee or equivalent

'Velfac' Contemporary double glazed windows with timber internal face and aluminium external face.

Integrated lighting to all balconies and terraces.

Digital TV aerial, Phone and Internet points in all living rooms and bedrooms (service not included).

KITCHEN

Bespoke designed Kitchen

Polished Quartz work tops

High gloss kitchen units with polished chrome fixtures

Coloured glass splash back or White bevelled 'metro' wall tiles

Integrated Neff/Bosch appliances including combination oven, microwave, fully integrated tall fridge/freezer, washer/ dryer and dish washer

Stainless steel Gas Hob

Stainless steel sink with polished chrome mixer

Under cabinet LED lighting

BATHROOM & ENSUITE

White Villeroy & Boch suite

Wall mounted dual flush WC with soft close seat with concealed cistern

Bespoke cabinet with mounted WHB

White bath or shower tray

Full height Ceramic/porcelain tiling to shower and bath with half tiling throughout

Choice of warm grey or textured beige tiles

Frameless glass shower screens

Chrome brassware

Underfloor heating

Polished Chrome heated towel rail

Integrated Mirror with demister

LIVING/DINING ROOM

Provision for curtains

Access to balcony as shown

Engineered timber floorboards to living/dining, and hallways

Brushed steel sockets

Brushed steel sockets

BEDROOMS

Engineered timber or Carpet to bedroom floors

Bespoke fitted timber wardrobes

Brushed steel fixtures

INTERNAL WALL & FLOOR FINISHES

White or veneer finished internal doors

Treated timber decking/ paving to external balconies/ terraces

Bespoke fitted full height storage cupboards with brushed steel fixtures

Recessed downlighters

DOOR FURNITURE

Polished lever handles

Multi point insurance grade locking system to front door

ELECTRIC/LIGHTING

Polished or Satin chrome throughout living spaces

Video-phone door entry system

Wiring for digit TV in reception and master bedroom such as Sky or Virgin Media. (service not included)

Recessed LED lighting throughout

Under cabinet lighting to kitchen

Smoke/heat detection

HEATING

Electric underfloor heating to bathroom/ ensuite

Heating and hot water provided by gas High Efficiency Combination boiler

SECURITY

Secure Video-phone and key fob entry

OTHERS

Dedicated Cycle storage

Dedicated Refuse and recycle storage

Communal roof terrace to designated units

Balcony or terrace amenity to all units as shown



FLOOR PLANS

APARTMENT 1.01

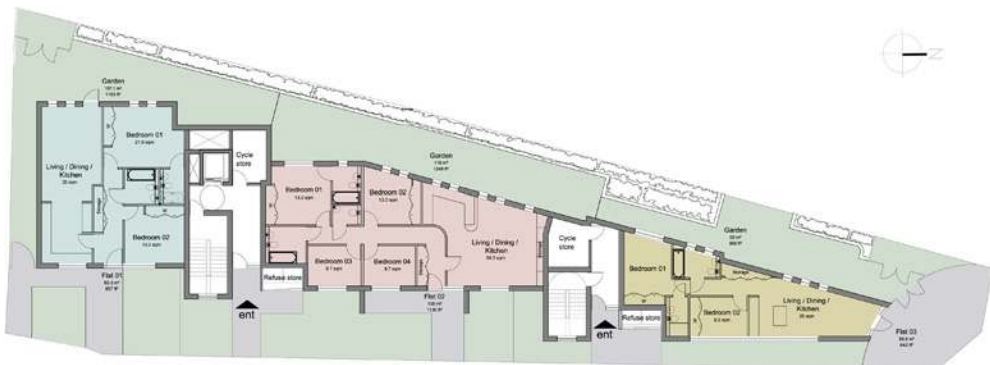
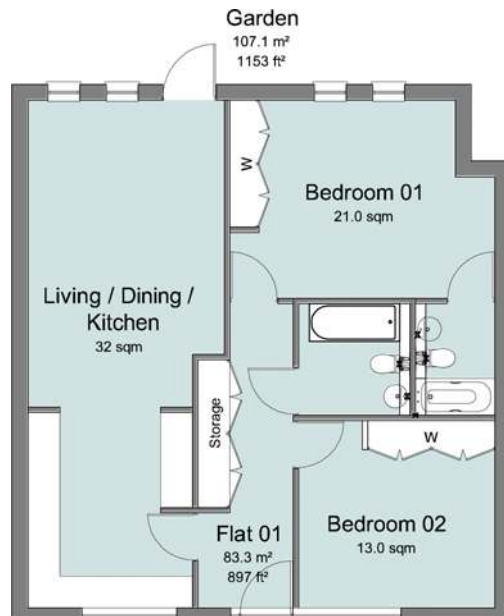
Level One

83.3 Sq M - 897 Sq Ft

2 Bedroom

Private Garden

107.1 Sq M - 1,153 Sq Ft



APARTMENT 1.02

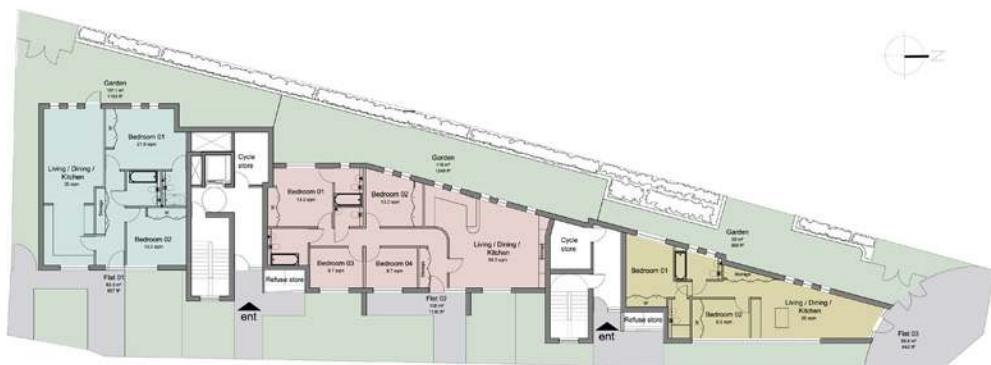
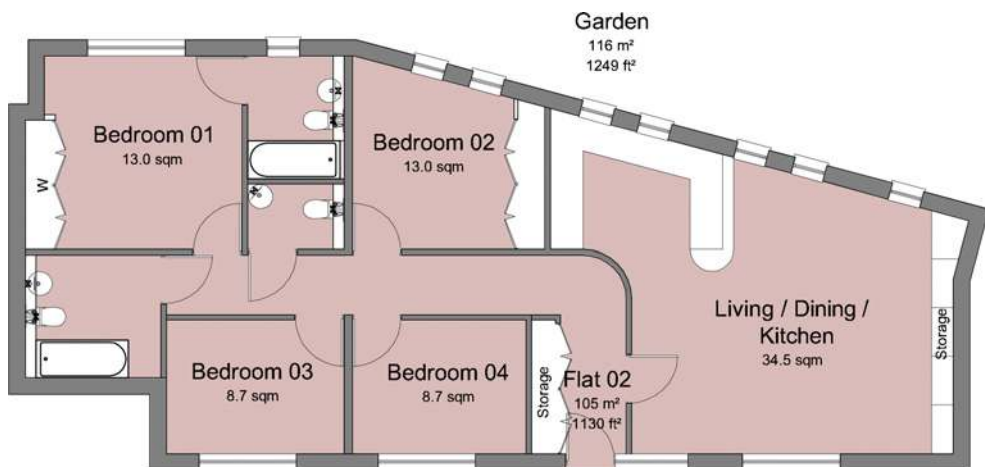
Level One

105.0 Sq M - 1,130 Sq Ft

4 Bedroom

Private Garden

116.0 Sq M - 1,249 Sq Ft



APARTMENT 1.03

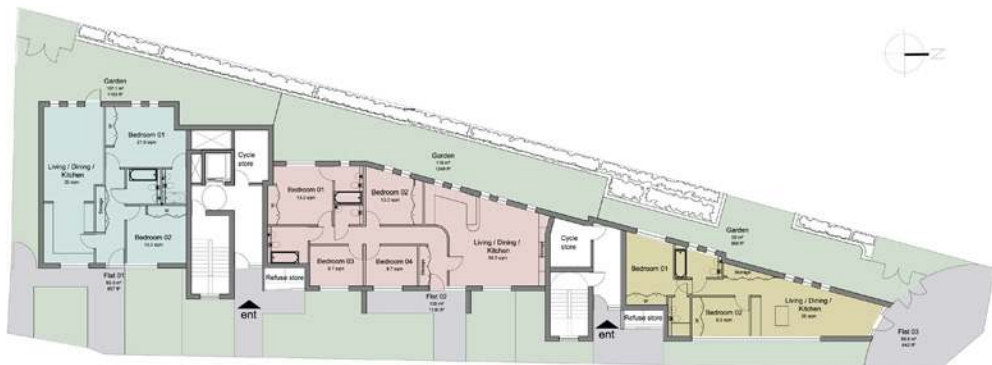
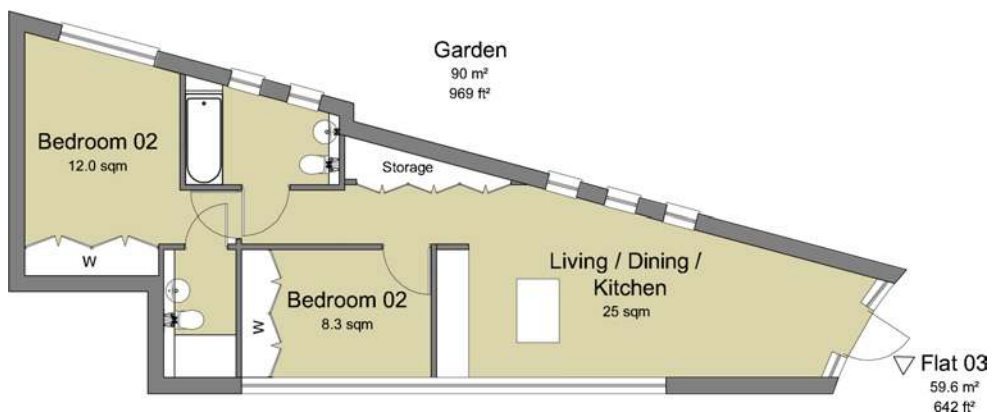
Level One

59.6 Sq M - 642 Sq Ft

2 Bedroom

Private Garden

90.0 Sq M - 969 Sq Ft



APARTMENT 2.01

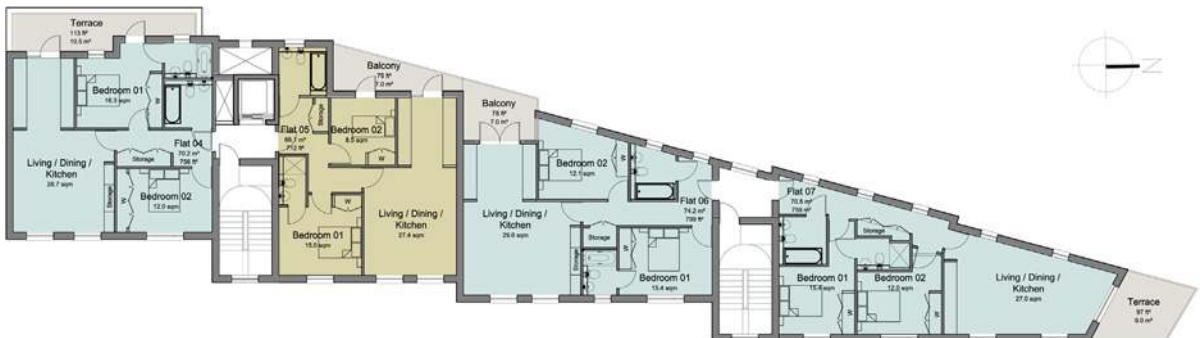
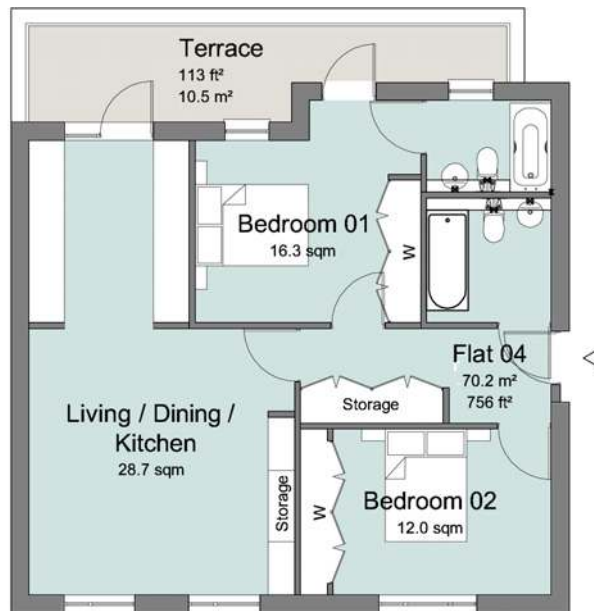
Level Two

70.2 Sq M - 756 Sq Ft

2 Bedroom

Terrace

10.5 Sq M - 113 Sq Ft



APARTMENT 2.02

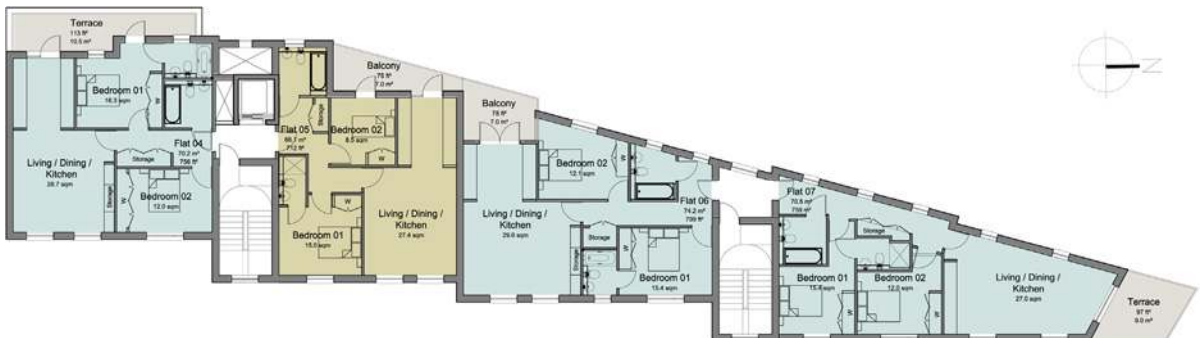
Level Two

66.1 Sq M - 712 Sq Ft

2 Bedroom

Balcony

7.0 Sq M - 75 Sq Ft



APARTMENT 2.03

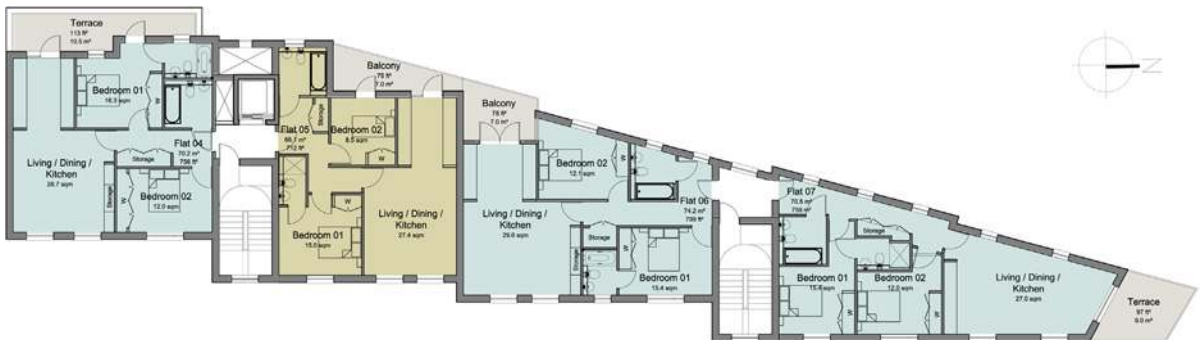
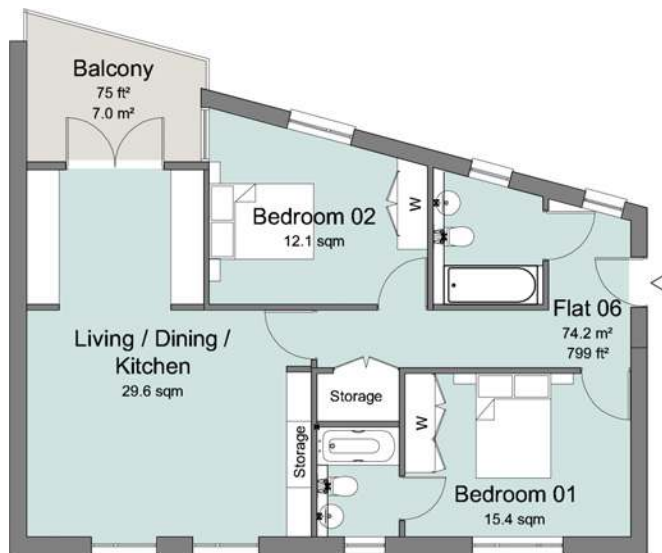
Level Two

74.2 Sq M - 799 Sq Ft

2 Bedroom

Balcony 7.0 Sq M - 75 Sq Ft

Private Roof garden 67.3 Sq M - 725 Sq Ft



APARTMENT 2.05

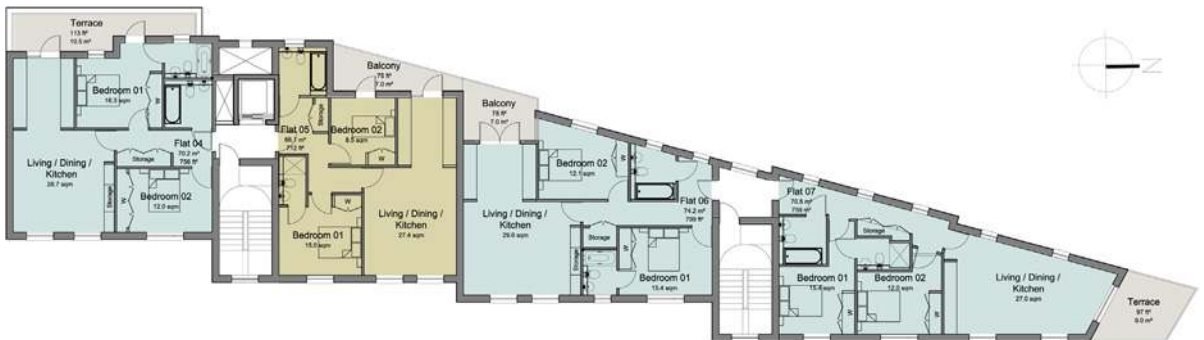
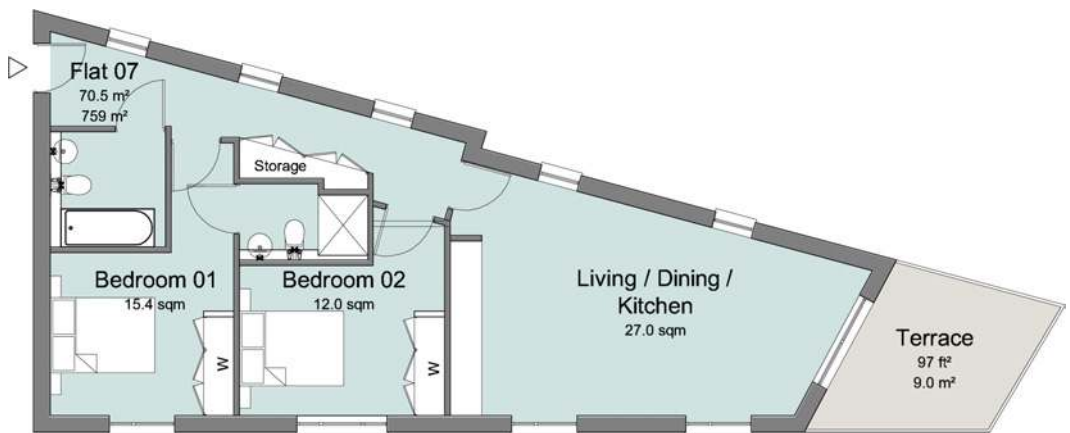
Level Two

70.5 Sq M - 759 Sq Ft

2 Bedroom

Terrace 9.0 Sq M - 97 Sq Ft

Private Roof Garden 67.3 Sq M - 725 Sq Ft



APARTMENT 3.01

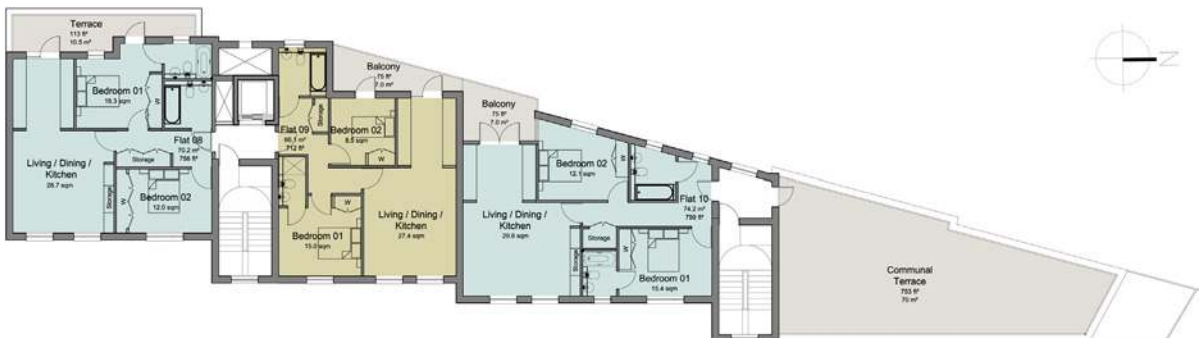
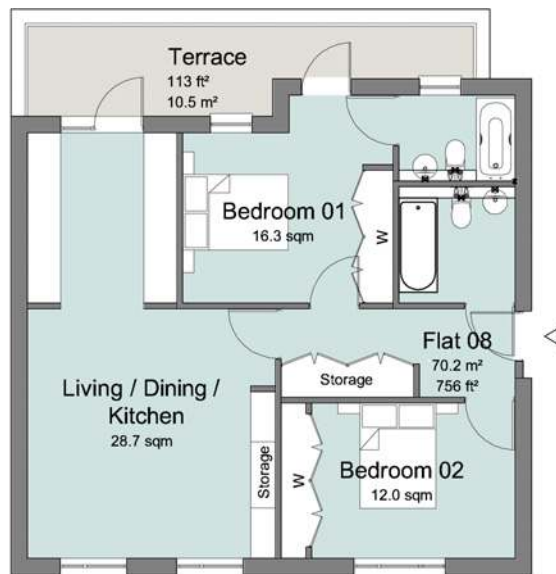
Level Three

70.2 Sq M - 756 Sq Ft

2 Bedroom

Terrace

10.5 Sq M - 113 Sq Ft



APARTMENT 3.02

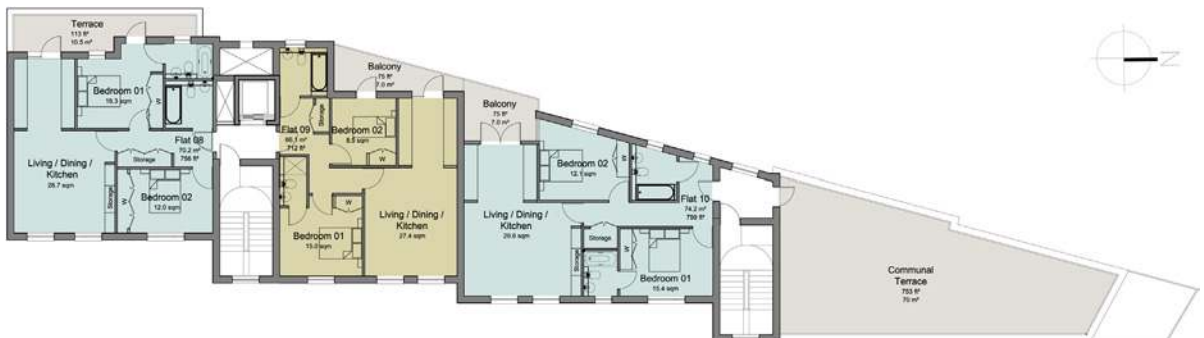
Level Three

66.1 Sq M - 712 Sq Ft

2 Bedroom

Balcony

7.0 Sq M - 75 Sq Ft



APARTMENT 3.03

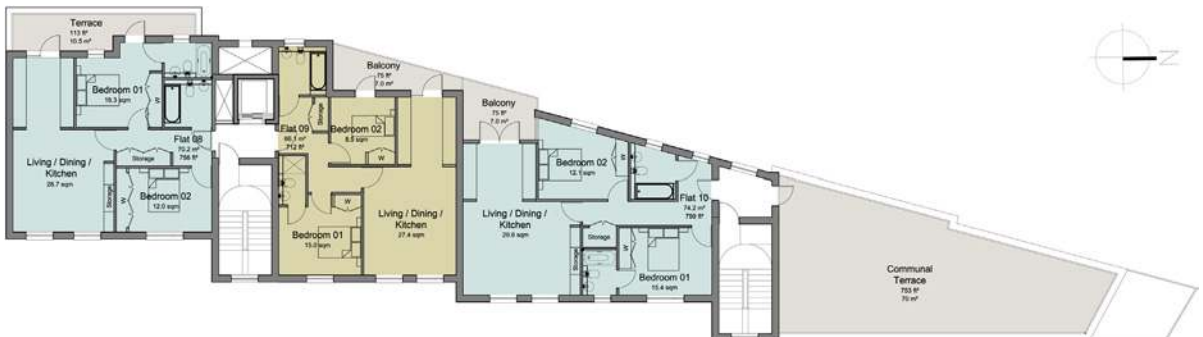
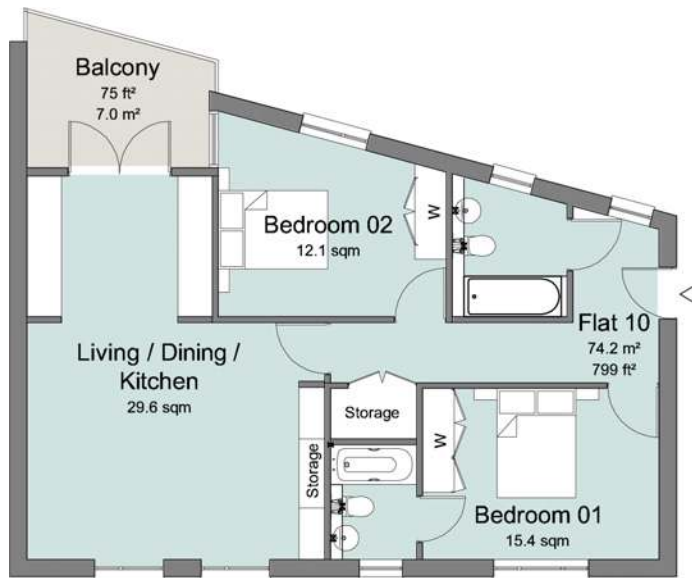
Level Three

74.2 Sq M - 799 Sq Ft

2 Bedroom

Balcony 7.0 Sq M - 75 Sq Ft

Private Roof Garden 67.3 Sq M - 725 Sq Ft



APARTMENT P.01

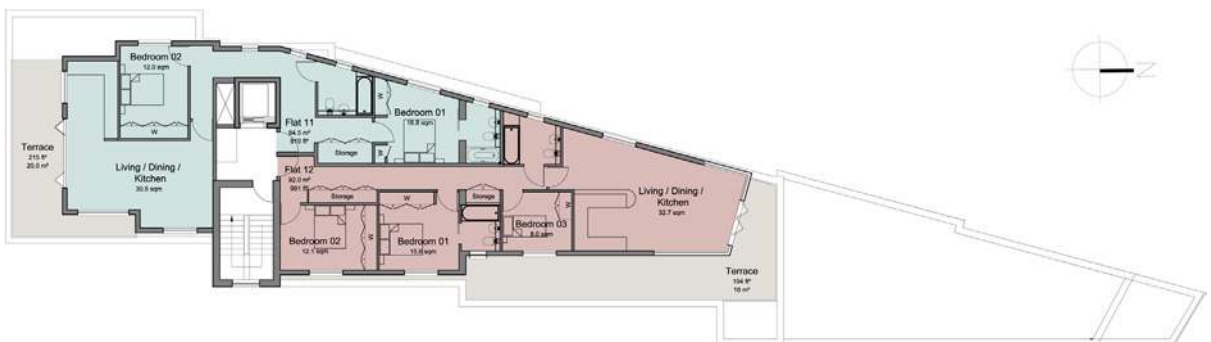
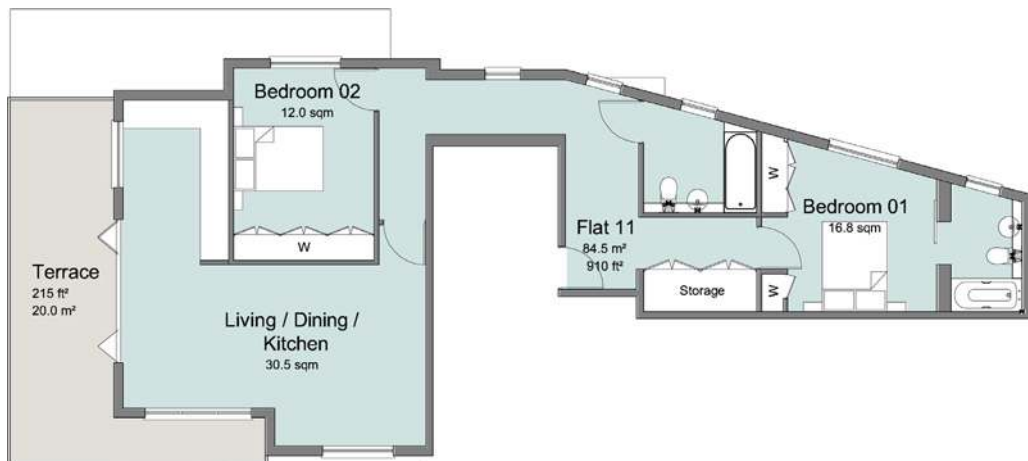
Penthouse

84.5 Sq M - 910 Sq Ft

2 Bedroom

Terrace

20.0 Sq M - 215 Sq Ft



APARTMENT P.02

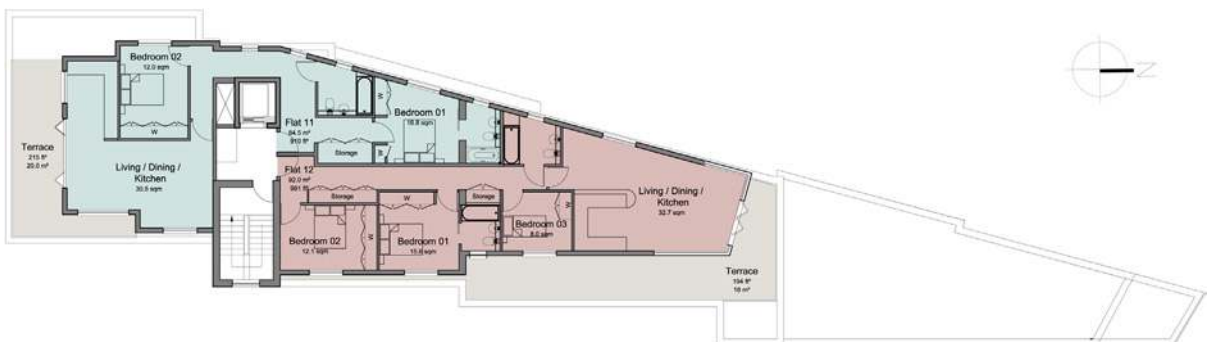
Penthouse

92.0 Sq M - 991 Sq Ft

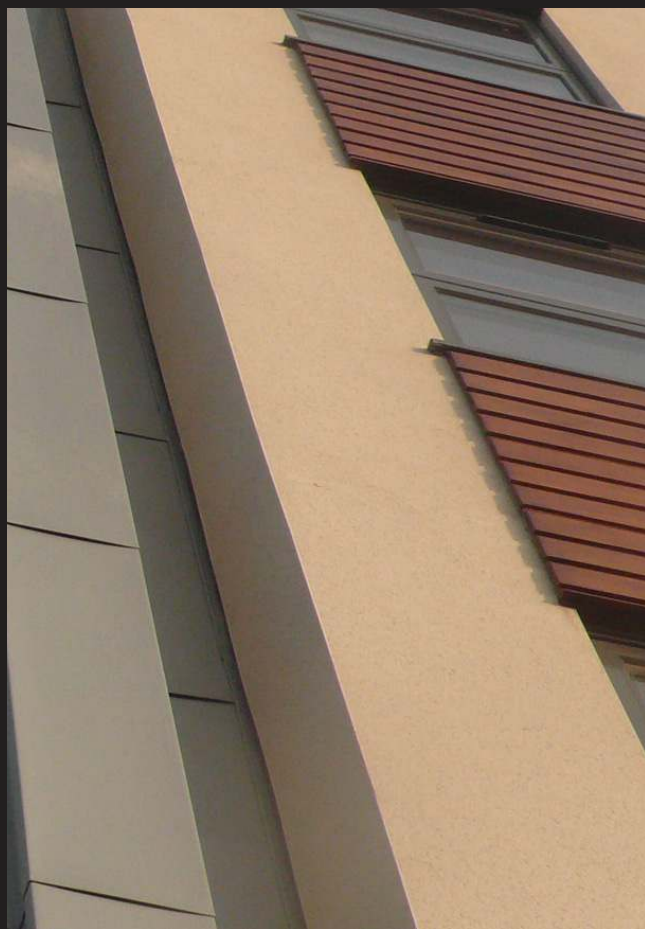
3 Bedroom

Terrace

18.0 Sq M - 194 Sq S



PREVIOUS DEVELOPMENTS



OUR LOCATION

