

EBURY COURT
1 BENSON ROAD
CRO 4LR





Croydon has an emerging Art Scene, along with well-established venues such as The Fairfield Halls which is at the heart of the New Cultural Quarter. The eagerly anticipated Westfield Shopping Centre will transform the centre of Croydon, along with various other projects including 28 new public squares and piazzas. Croydon is also becoming a tech hub and is known as the Silicon Valley of London. Along with the UK's largest school investment programme, Croydon is one of London's most dynamic boroughs.



Ebury court will benefit from open plan living tailored to generate a modern convenient lifestyle. Unique period features of the structure will combine with cutting edge design allowing each apartment to maximise its potential.

Ebury Court has been constructed by traditional methods. Unlike many new builds the external walls are formed of brickwork. This leads to far better fire safety and acoustic ratings compared to a timber framed construction



EAST CROYDON TO



LONDON BRIDGE
13 MINUTES



VICTORIA
16 MINUTES



GATWICK
14 MINUTES

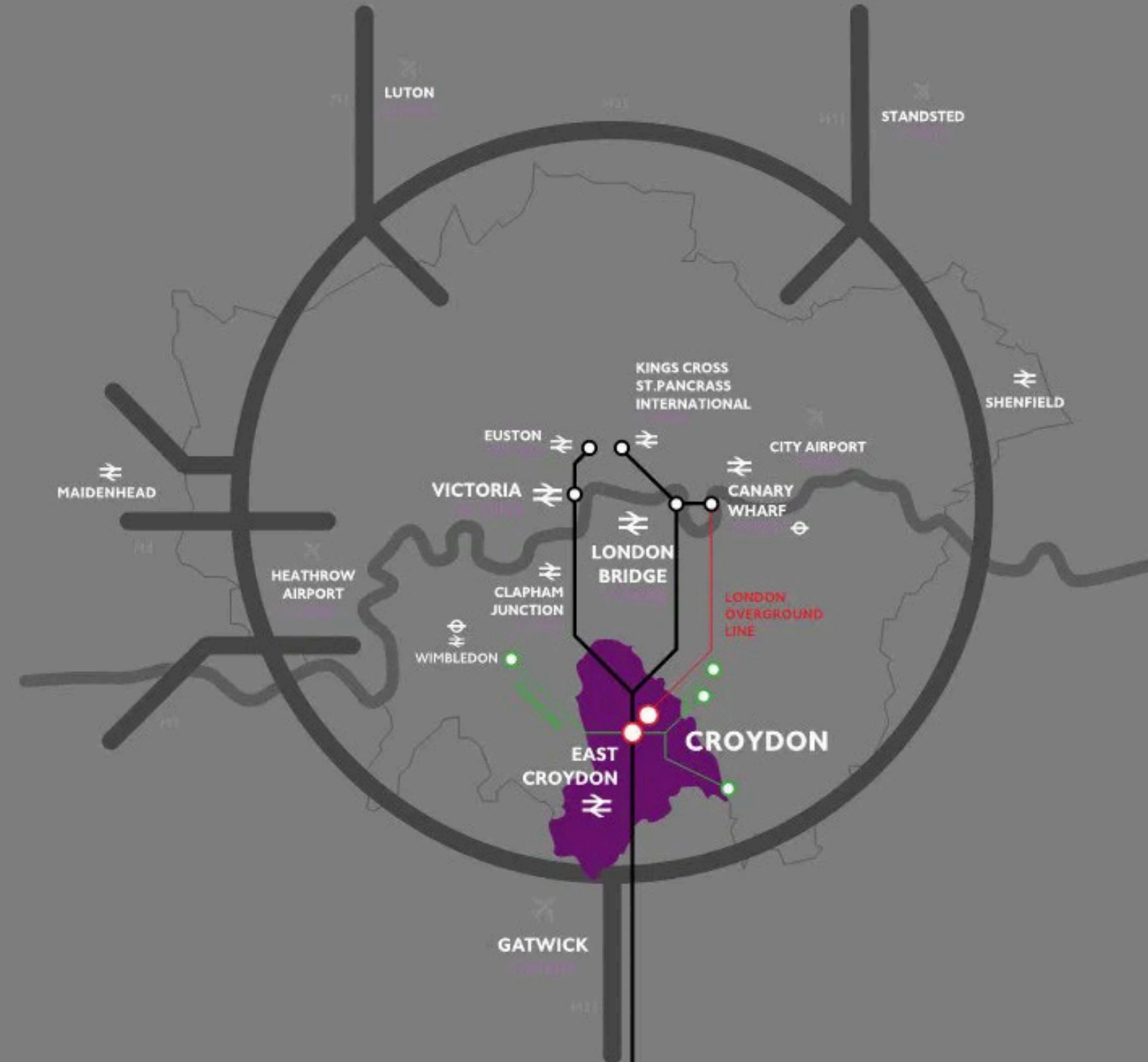


BRIGHTON
39 MINUTES

WEST CROYDON TO



CANARY WHARF
33 MINUTES



THE LOCATION

Croydon is a thriving community with many shops, restaurants and leisure facilities on the doorstep. Local gyms include David Lloyd and Nuffield Health, along with a multiplex cinema, bowling alley and entertainment complex. Purley Way is a retail hub with a John Lewis Home and Ikea amongst others.

The London Borough of Croydon is in the middle of a £5.25 billion regeneration programme. Just a 6 minute tram journey brings you to Boxpark, an exciting eat, drink, play concept that is a destination not only for locals, but those outside of the borough.



Ebury Court 1 Benson road, Croydon, CR0 4LR

Flat		SQM	SQFT
1	1 Bedroom Apartment, upper ground floor.	42.8	461
2	1 Bedroom Apartment, upper ground floor.	45.7	492
3	1 Bedroom Apartment, first floor.	45.6	491
4	1 Bedroom Apartment, lower firts floor.	41.7	449
5	1 Bedroom Apartment, penthouse.	47.3	509
6	1 Bedroom Apartment, lower ground floor, with comunal garden access.	46	495
7	1 Bedroom Apartment, lower ground floor, with comunal garden access.	52.4	564

House		SQM	SQFT
8	2 Bedroom Mews House	68.9	742
9	1/2 Bedroom Mews House (or study)	61.4	661
10	2 Bedroom Mews House	79.4	855
11	2/3 Bedroom Mews House (or study)	87	936



Ebury Court is an exclusive residential development in the heart of Croydon. The development is comprised of seven outstanding apartments, and 4 houses all finished to a high-end specification.

We are just 2 minutes walk to Wandle Park and Wandle tram station with easy access to East Croydon Station. The park has a host of recreational opportunities. These include:

An innovative play area, community garden, rose garden, trim trail, skate park, children's playground, ornamental garden, River Wandle, pond and bandstand.

If getting into London for work, shopping or relaxation is your thing, you'll be spoilt for choice. From East Croydon Station you can take your pick from Victoria or London Bridge as destinations – both around 15 minutes' travel time. Alternatively, Gatwick Airport is just 14 minutes in the other direction. Road links are excellent too, with the A23 a matter of minutes away, providing fast, easy access to London, the South Coast and the M25



KITCHEN

- BESPOKE BRITISH MADE, CONTEMPORARY HANDLELESS KITCHEN
- CONCEALED LED LIGHTING TO WALL UNITS
- BREAKFAST BAR (flats 2, 3 and 4 – houses 8 and 9)
- INDIVIDUALLY DESIGNED LAYOUTS
- CONTEMPORARY SLIMLINE KITCHEN WORKTOPS 22MM WHITE MARBLE EFFECT WITH MATCHING UPSTANDS
- CHROME SINK AND TRAVERSA MONO SINK MIXER TAP
- INTEGRATED APPLIANCES: FRIDGE FREEZER, WASHER DRYER, DISHWASHER, EXTRACTOR HOOD, INDUCTION HOB AND ELECTRIC OVEN
- GLASS SPLASH BACK BEHIND HOB

GENERAL

- TRIPLE GLAZED WINDOWS THROUGHOUT
- 10 YEAR NEW HOME WARRANTY
- LANDSCAPED COMMUNAL GARDEN
- CYCLE STORAGE
- VIDEO ENTRY SYSTEM
- PRIVATE GATED ENTRANCE

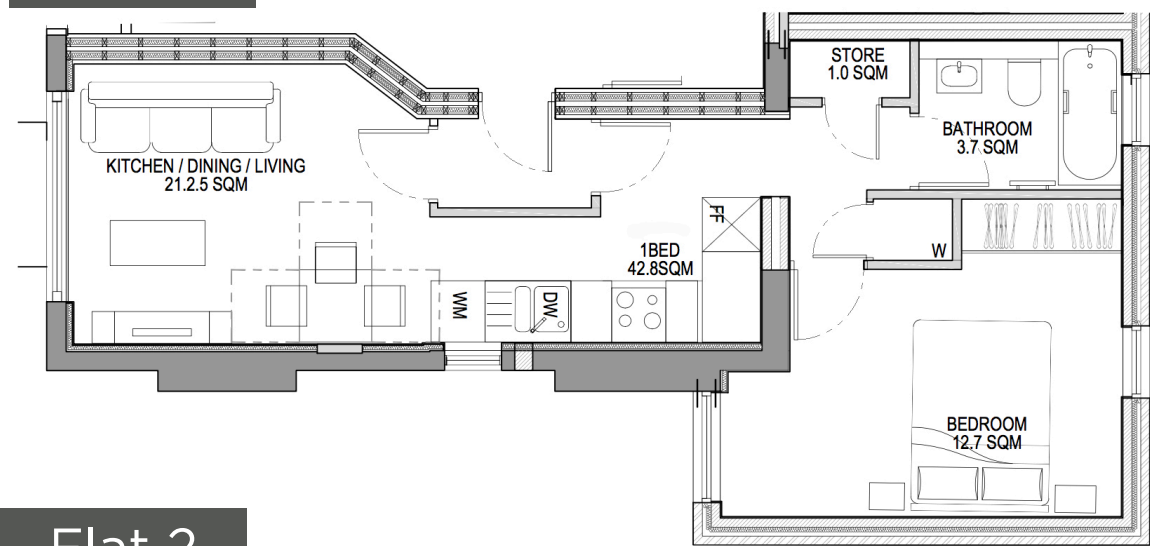


BATHROOMS

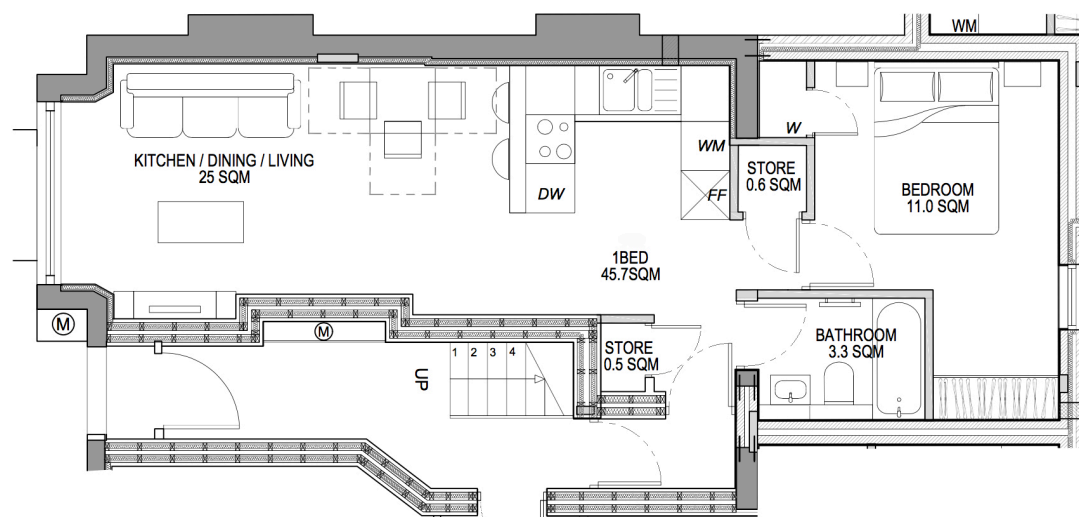
- LARGE FORMAT PORCELAIN WALL AND FLOORING TILES
- SINGLE ENDED BATH WITH BATH SCREEN
- VANITY UNITS WITH SOFT CLOSE DRAWER
- WALL HUNG WHITE WC PAN WITH SOFT CLOSE SEAT AND CONCEALED CISTERN WITH DUAL FLUSH PLATE
- LARGE FIXED MIRROR ABOVE VANITY UNITS TO BATHROOMS/ SHOWER ROOMS AND CLOAKROOMS
- LED OVER MIRRORS



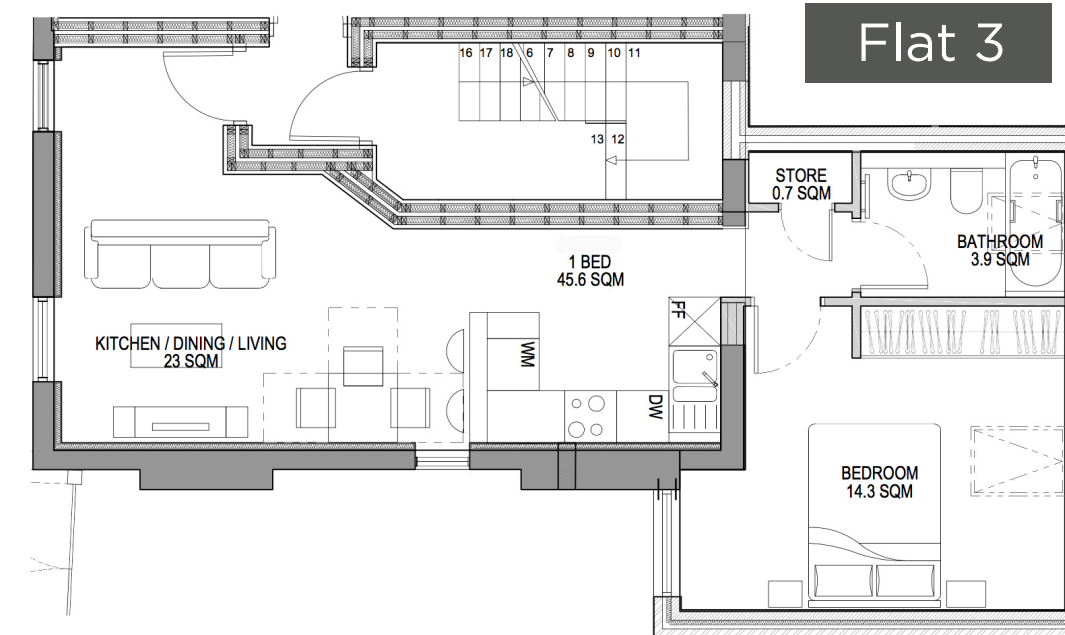
Flat 1



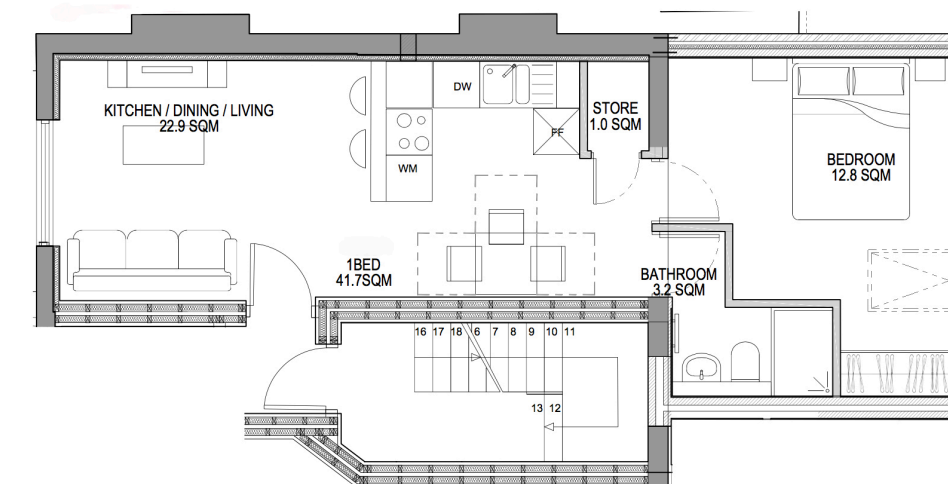
Flat 2



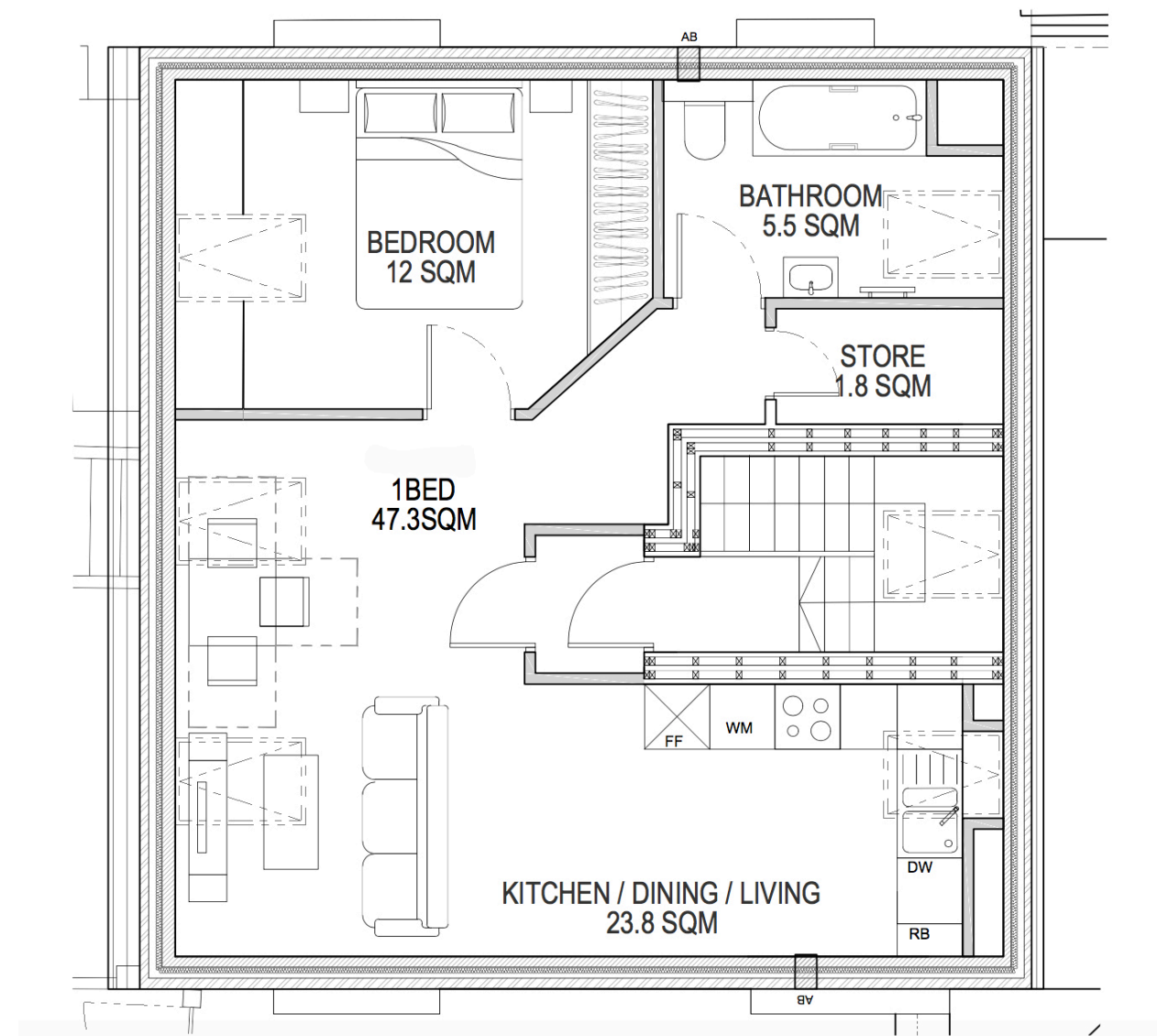
Flat 3



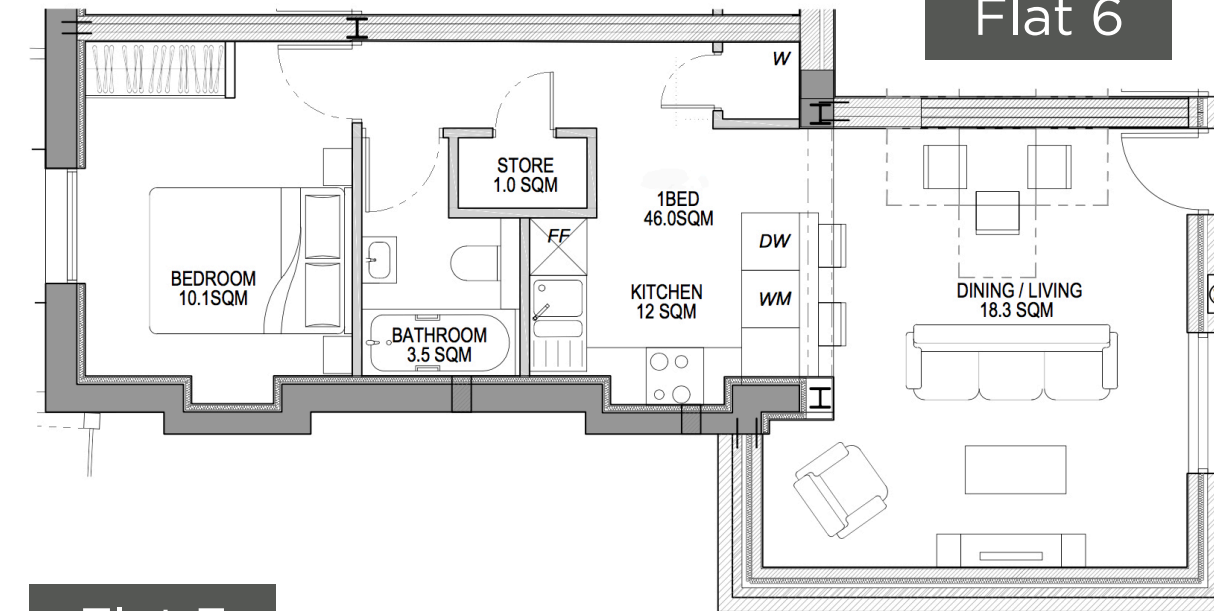
Flat 4



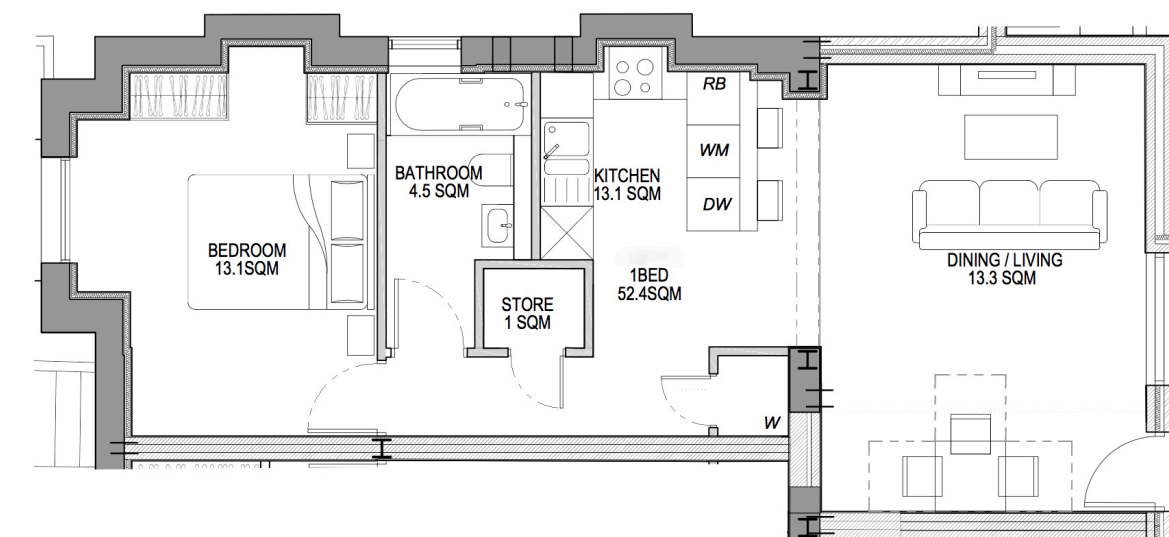
Flat 5



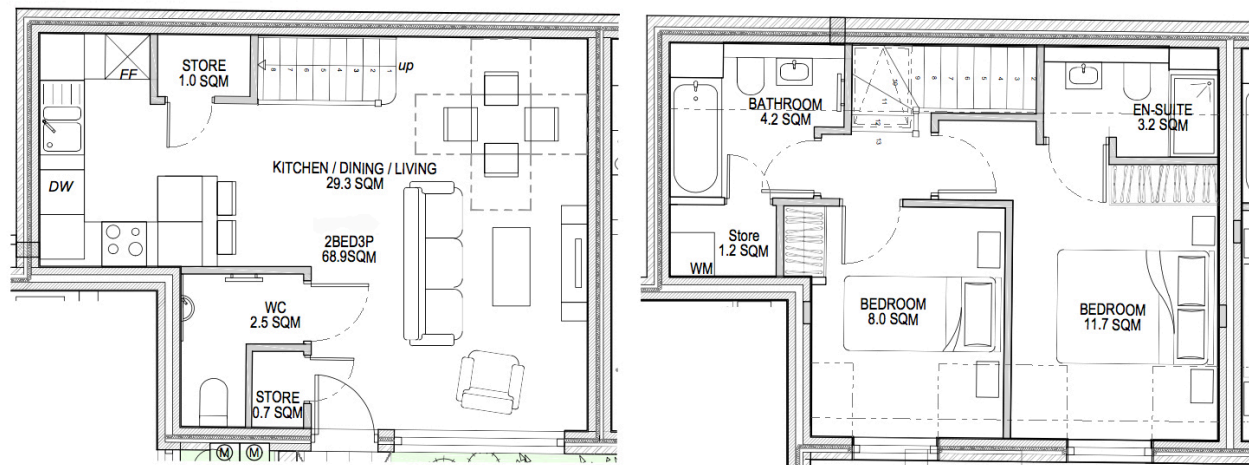
Flat 6



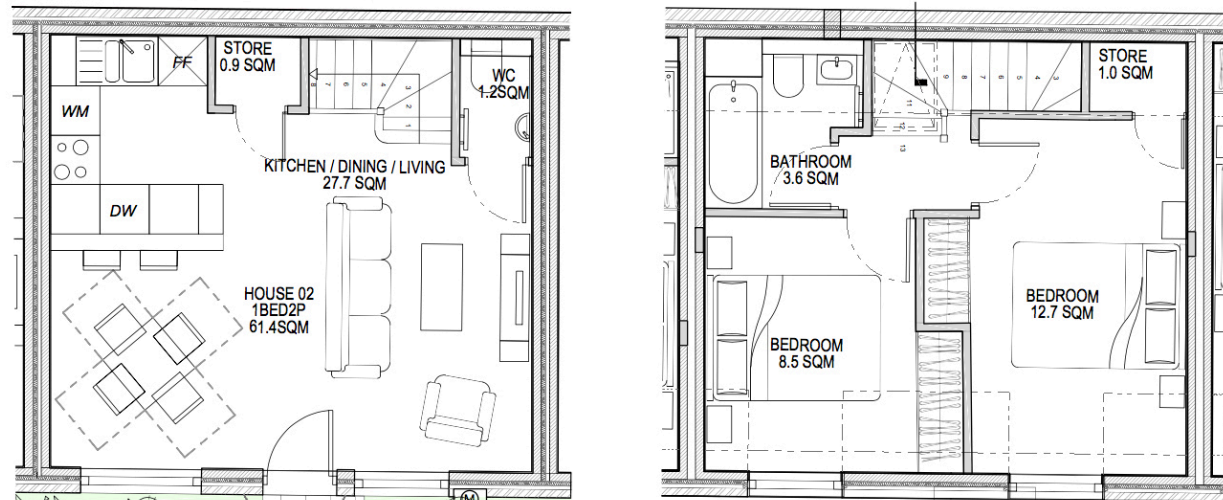
Flat 7



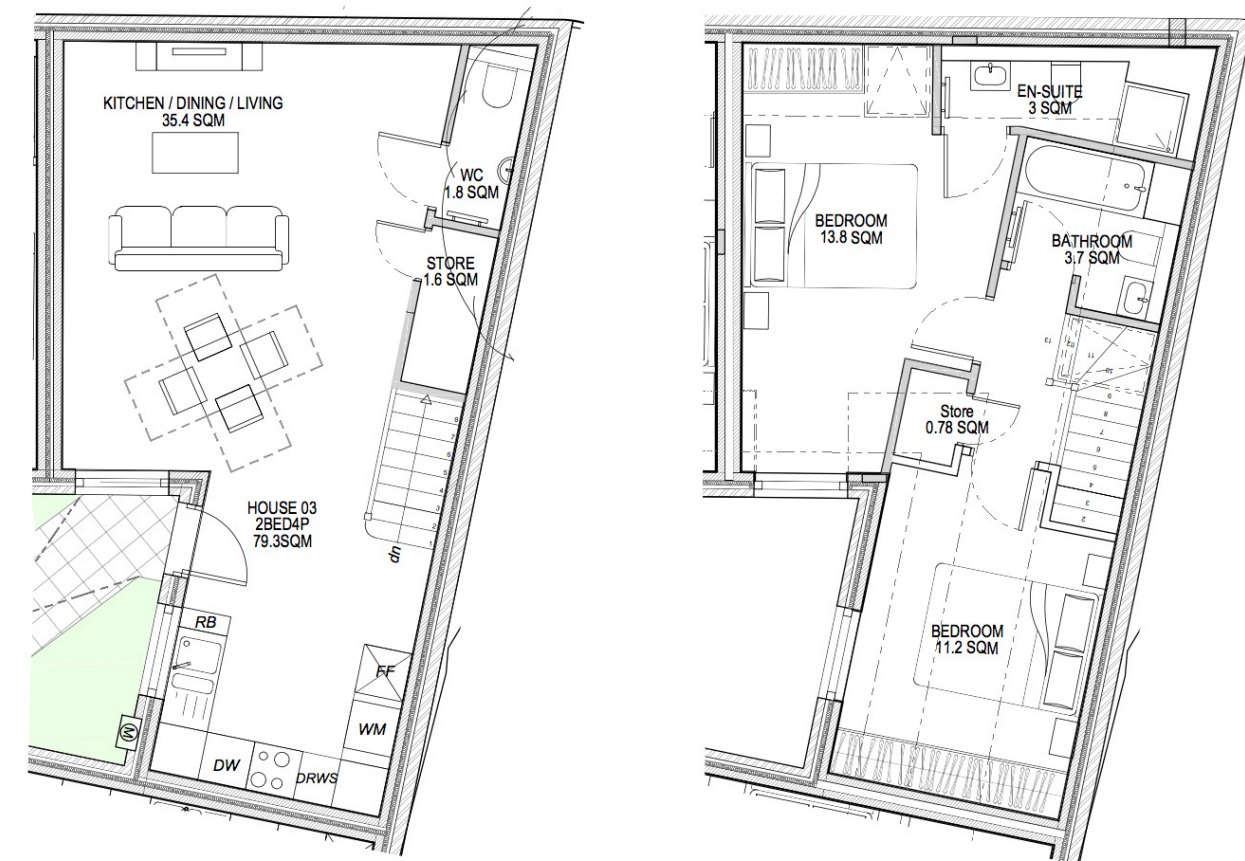
House 8



House 9



House 10



House 11





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