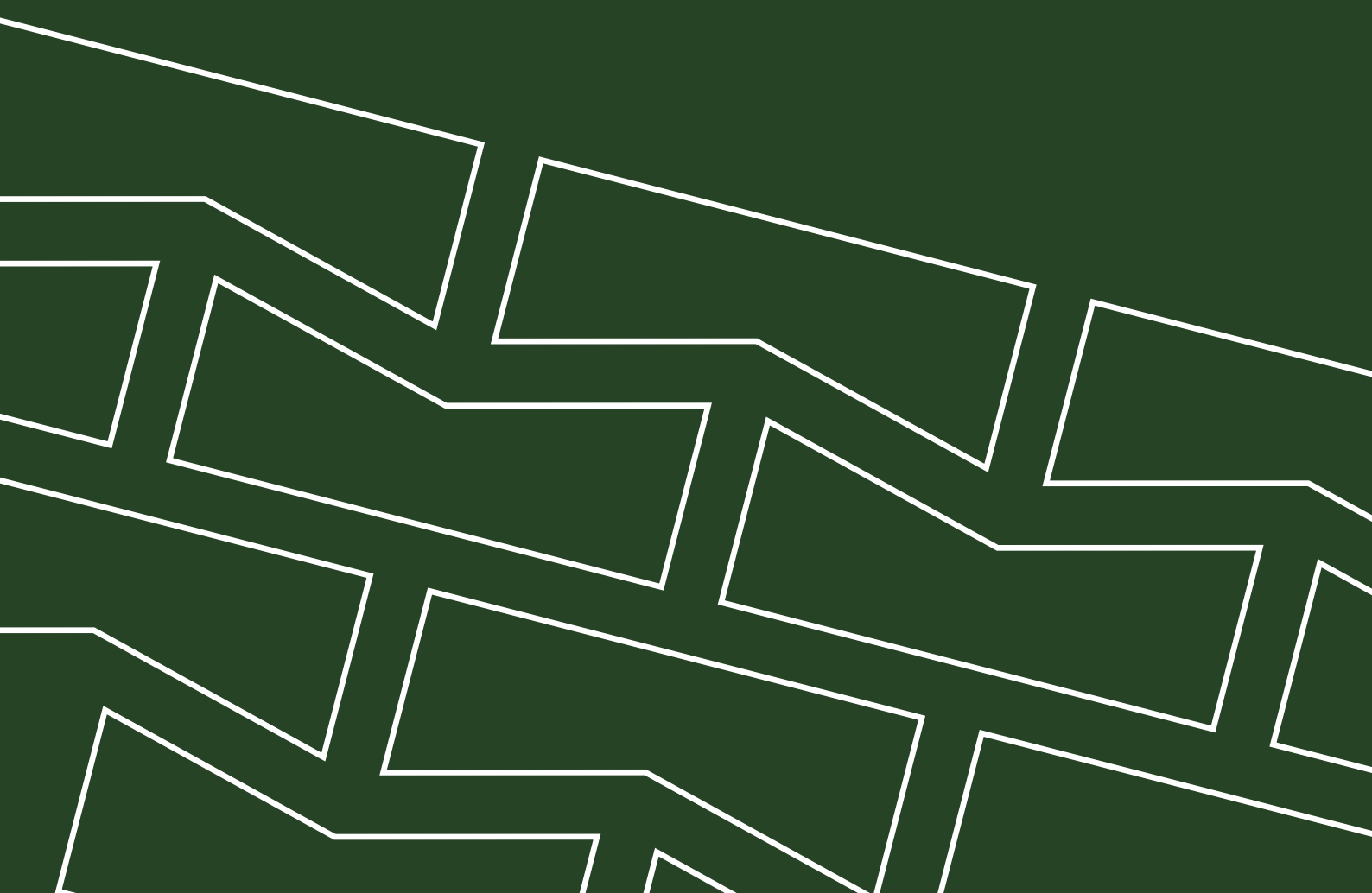


ALMA PLACE

CRYSTAL PALACE

A COLLECTION OF SIX TWO-BEDROOM
DUPLEX APARTMENTS IN THE HEART OF
CRYSTAL PALACE TRIANGLE.

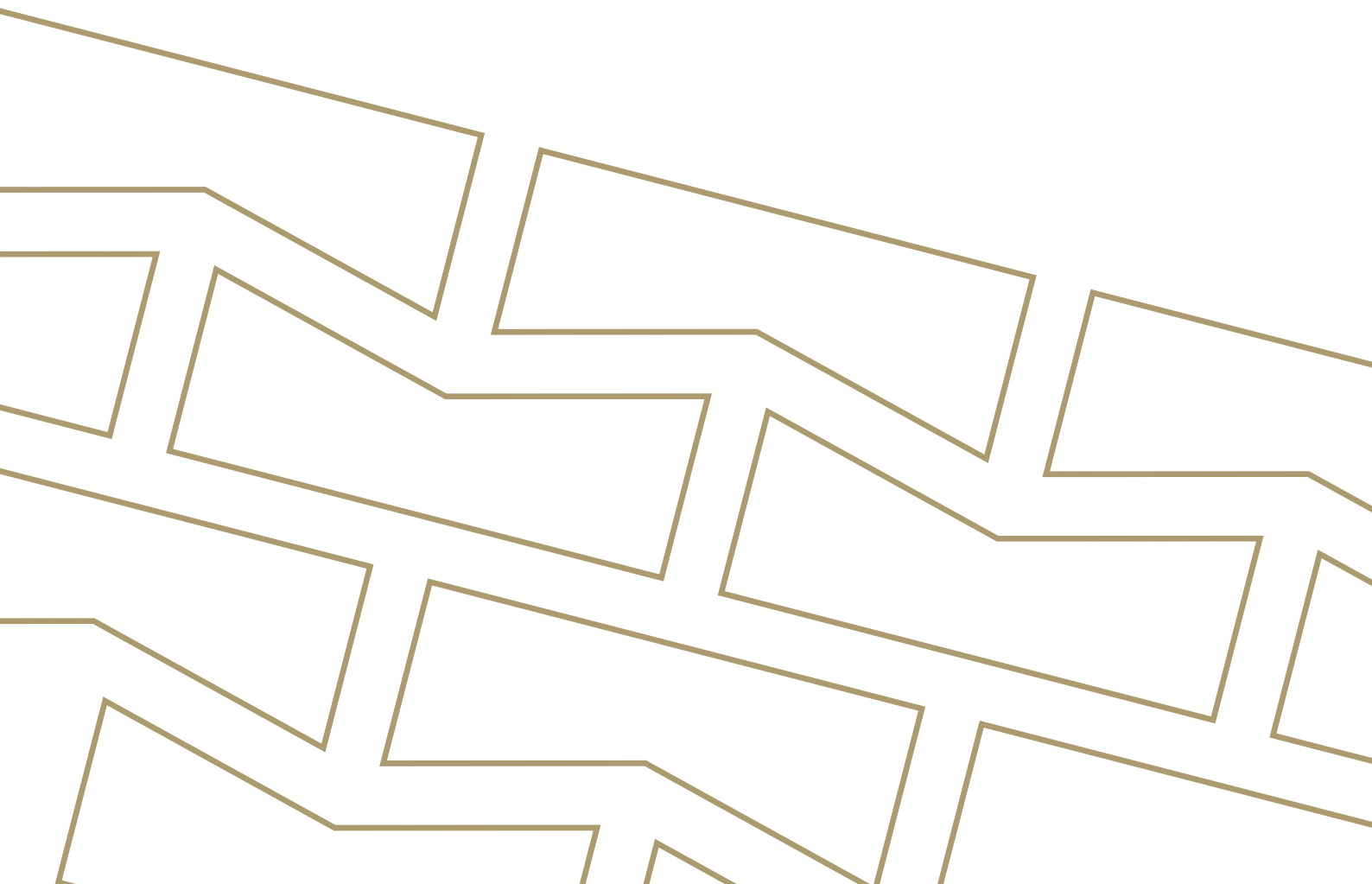




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ABOUT

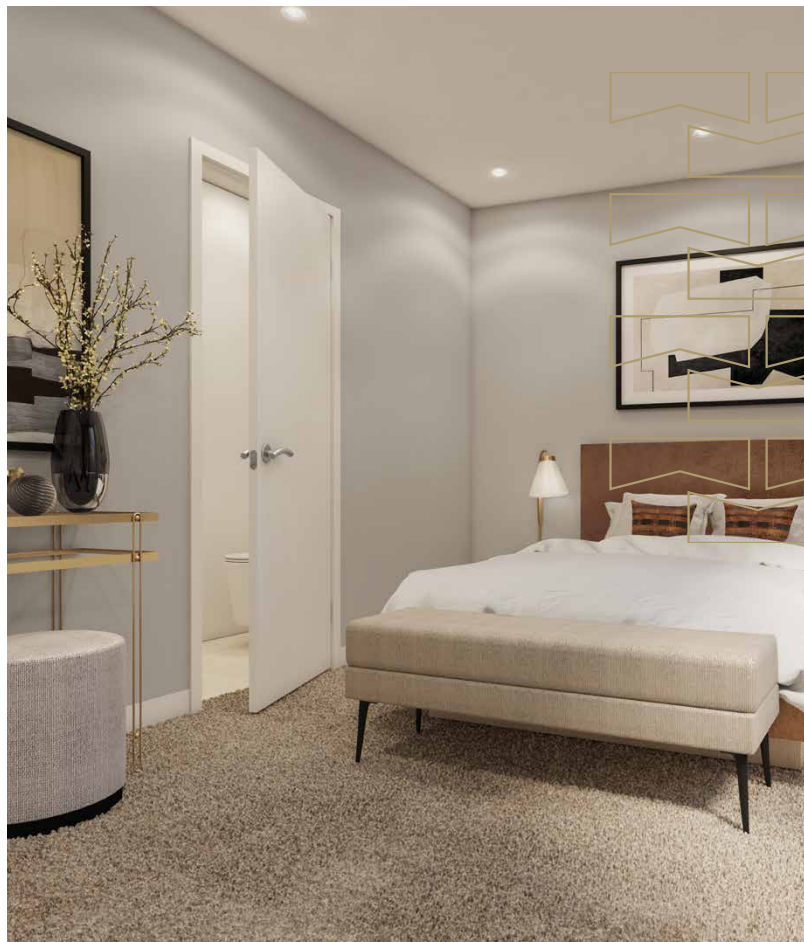
ALMA PLACE

Alma Place is a collection of six two-bedroom duplex apartments. Located centrally within Crystal Palace, the development juxtaposes its urban surroundings by sitting within a private woodland. Excellent transport links to the centre of London and a thriving local community will provide residents with all they need, both on their doorstep and minutes away by train.

The development is situated at the southern point of an area

known as 'The Triangle', which is packed with restaurants, cafes, boutique stores and more, all within a stone's throw of the front door.

**LOCATED CENTRALLY
WITHIN CRYSTAL PALACE,
THE DEVELOPMENT
JUXTAPOSES ITS URBAN
SURROUNDINGS BY
SITTING WITHIN A PRIVATE
WOODLAND.**





THE AREA

CRYSTAL PALACE



Today, Crystal Palace plays host to a burgeoning community of creatives and young professionals. Local amenities include excellent restaurants, high-end coffee shops, an Everyman cinema and everything else you could expect in a modern, residential outpost of London. Extra-curricular pursuits are also covered with yoga studios, ceramics classes and much more. The Saturday morning market bursts at the seams with local,

CRYSTAL PALACE PARK OFFERS SUNDAY STROLLS, UNIQUE SCENERY AND A BREATH-TAKING VIEW IN TO THE CITY.

organic and sustainable produce. Local businesses, artists and buskers are supported with all profits going to Crystal Palace's Patchwork Farm and other good causes.

Meanwhile Crystal Palace Park offers Sunday strolls, unique scenery and a breath-taking view over South London and beyond in to the city.

TRANSPORT LINKS

1-4 Alma Place,
Crystal Palace, SE19 2TB

CYCLE LINKS

- Brixton – **20** minutes
- Clapham Junction – **25** minutes
- London Bridge – **40** minutes
- Victoria – **42** minutes
- Liverpool Street – **48** minutes
- Oxford Circus – **51** minutes

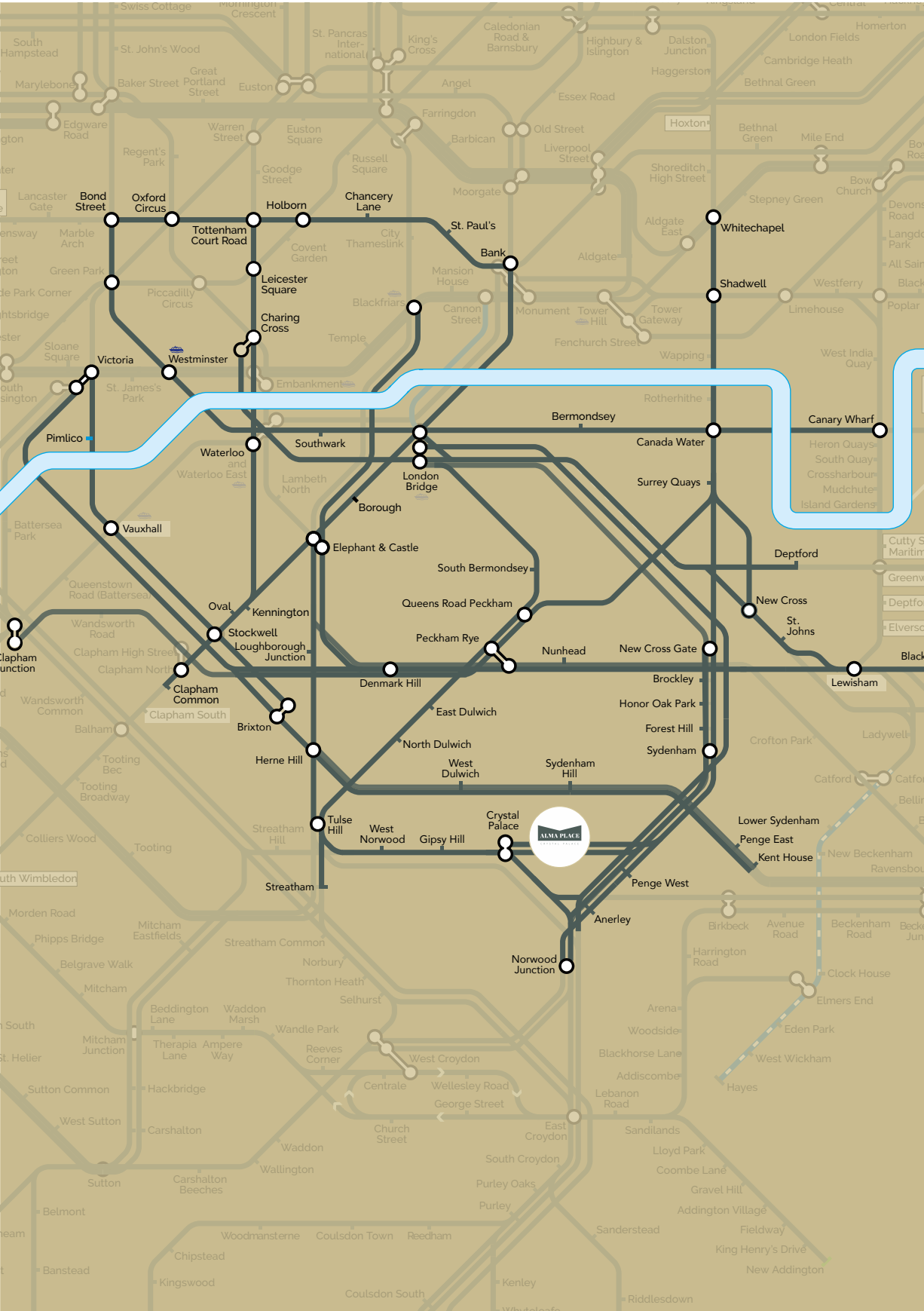
OVERGROUND

- Crystal Palace station (Overground/Southern Rail)
11 minute walk
- Gypsy Hill station (Southern Rail)
12 minute walk

TO THE CITY



TRANSPORT LINKS

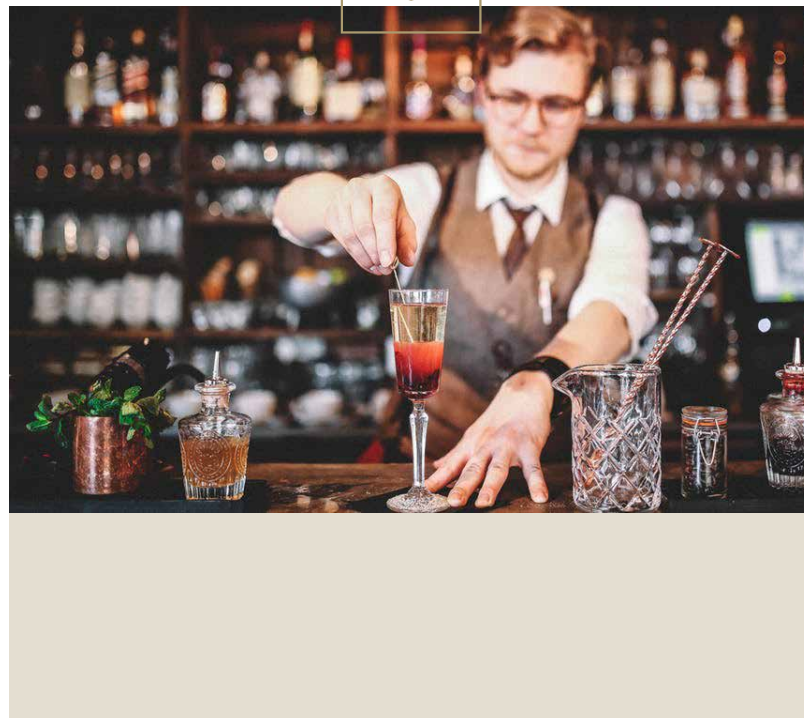


THINGS TO DO

RESTAURANTS



The central area of Crystal Palace and Upper Norwood is rich with options for eating out, any time of the day. Crystal Palace Market (not to be confused with the Saturday morning food market) is a busy, all-day eatery with delicious British cuisine amongst modern, industrial interiors. Meanwhile, Smoked Bone serves-up an altogether more American affair with burgers, ribs, chicken and even a weekend brunch menu on offer. Joanna's has been a local favourite for a long time with their signature burger and Sunday roast menu a mainstay. A plethora of alternative cuisines are available, with the likes of Yak & Yeti (Nepalese/Indian); Four Hundred Rabbits (pizza); Kish Mish (Persian) and many more all within walking distance of the development.



THINGS TO DO

CAFE CULTURE

The Triangle area is dotted with cafes, brunch spots and coffee houses - Four Boroughs Coffee is a must-visit for coffee aficionados. Brown & Green is a popular location with food & coffee lovers and they have even branched out to open satellite spots at the train station and in the nearby park. Cadence Performance Limited is a hub for the more active coffee drinkers in the area, also playing host to a cycle shop and yoga studio.

BROWN & GREEN IS A POPULAR LOCATION WITH LOCAL FOOD & COFFEE LOVERS





A FRESH PERSPECTIVE

THINGS TO DO

PUBS & BARS



The night life in the area is buzzing with a number of pubs and bars offering wide-ranging drinks and food options. Westow House is perhaps the largest destination in the centre of Crystal Palace, with vintage décor and live music attracting punters over the weekends. The likes of The Faber Fox, Walker Briggs, The White Hart and The Alma offer different takes on the pub/bar experience with an eclectic mix of locals attracted to each. Cocktail Embassy also provides a fun yet sophisticated cocktail experience to residents.



THINGS TO DO

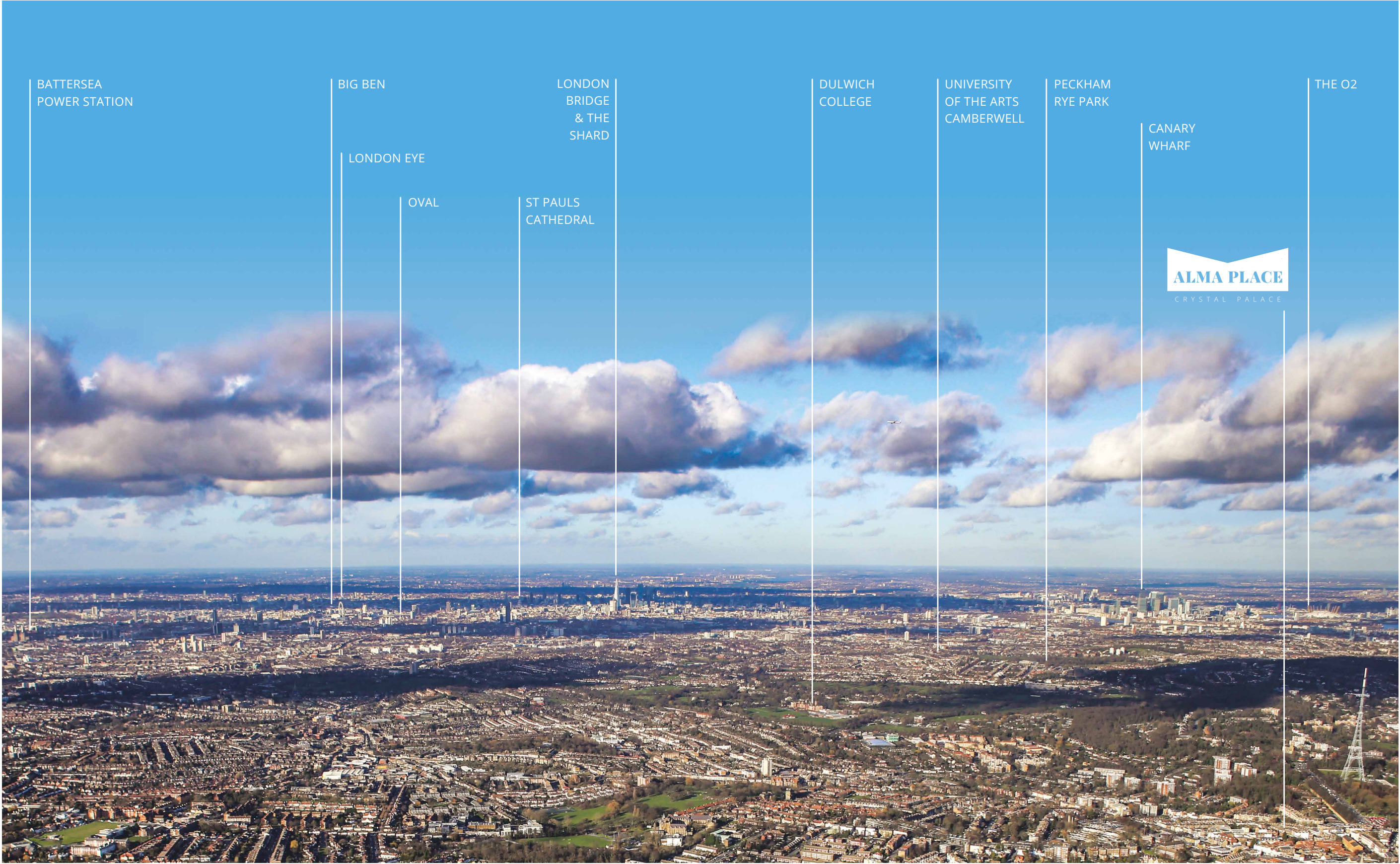
RECREATION, HOBBIES & LANDMARKS

There is much more than a busy drinking scene to keep you occupied. Lovers of yoga & fitness (Bamboo Fitness; The Yoga Edge; Cadence Performance & more), athletics (at the Crystal Palace National Sports Centre) and cooking (Yuki's Kitchen sushi classes, Crystal Palace Food Market and more) are all catered for. There are activities and excursions for the family too with the Crystal Palace park playing host to a maze as well as a walk that takes in a range of dinosaur models, first commissioned in 1852 to accompany the Crystal Palace Exhibition. Architecture enthusiasts can marvel at the stunning arches of the Crystal Palace subway whilst football fans could do much worse than to take in the roaring atmosphere at Selhurst Park.

THERE IS MUCH MORE THAN A BUSY DRINKING SCENE TO KEEP YOU OCCUPIED.



LONDON LANDMARKS
IN THE AREA



LOCAL LANDMARKS
IN THE AREA

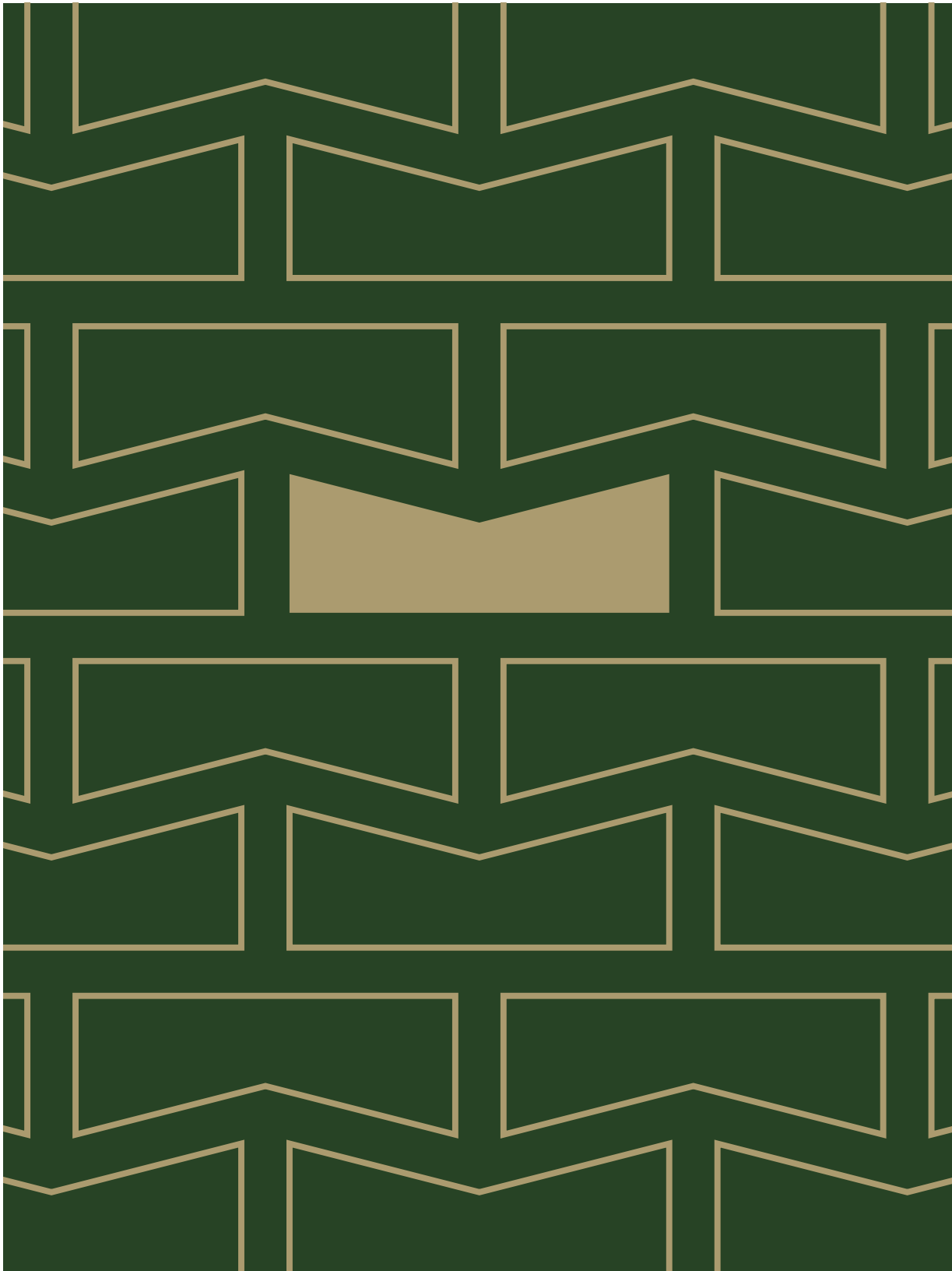
UNDERGROUND
PLACE OF INTEREST

KEY
MAP



PLANS

ALMA PLACE



SITE PLAN

ALMA PLACE



APARTMENT FOUR
ALMA PLACE

DUPLEX
2 BEDROOM
1012 sqft / 94m2



*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

APARTMENT FIVE
ALMA PLACE

DUPLEX
2 BEDROOM
969 sqft / 90m2



*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

APARTMENT SIX ALMA PLACE

DUPLEX
2 BEDROOM
1012 sqft / 94m2



*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

DUPLEX
2 BEDROOM
969 sqft / 90m2

APARTMENT SEVEN ALMA PLACE



*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

APARTMENT EIGHT
ALMA PLACE

DUPLEX
2 BEDROOM
1012 sqft / 94m2



*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

DUPLEX
2 BEDROOM
969 sqft / 90m2

APARTMENT NINE
ALMA PLACE



*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

SPECIFICATION

THE DETAILS*

KITCHEN

- Gloss grey kitchens with built-in appliances to include oven, ceramic hob, extractor, washer, dishwasher and fridge freezer (Bosch or equivalent)
- White Quartz worktops
- Engineered light grey oak flooring
- Low energy recessed spot lighting

BATHROOMS & SHOWER ROOMS

- White sanitaryware, close coupled toilets with soft close seats
- Vanity units and mirrored storage cabinets to bathrooms
- Heated towel rails
- Ceramic tiles to floors, full height tiled walls to shower rooms and bathrooms

GENERAL

- Dry-lining system to internal walls and Gyproc system to ceilings with painted finishes
- Engineered oak flooring to hallways and living rooms
- Carpets on heavy duty underlay to all bedrooms
- Brushed steel sockets and switchplates
- Independent full gas fired central heating system with concealed pipework to flat panel radiators
- White internal doors with painted frames
- Fitted wardrobes to main bedrooms, with hanging rails and shelving

- MDF painted skirtings and architraves
- Video door entry system
- Multi socket (power/aerial/satellite/BT) to living room
- TV point to bedrooms
- Mains operated smoke detectors with battery back up
- Stone decking and external lighting to private terrace/yard

COMMON PARTS

- Parking**
- Communal garden access for residents
- Carpet entrance foyer with hardwood skirting
- Carpets with feature nosings to staircase
- Individual mailboxes



Help to Buy (HTB) is a government scheme allowing first time buyers of a new flat or house to borrow up to 40% of the property's value (20% outside London). These schemes are available to first-time buyers or homeowners who want to buy a brand-new home with a purchase price of up to £600,000.

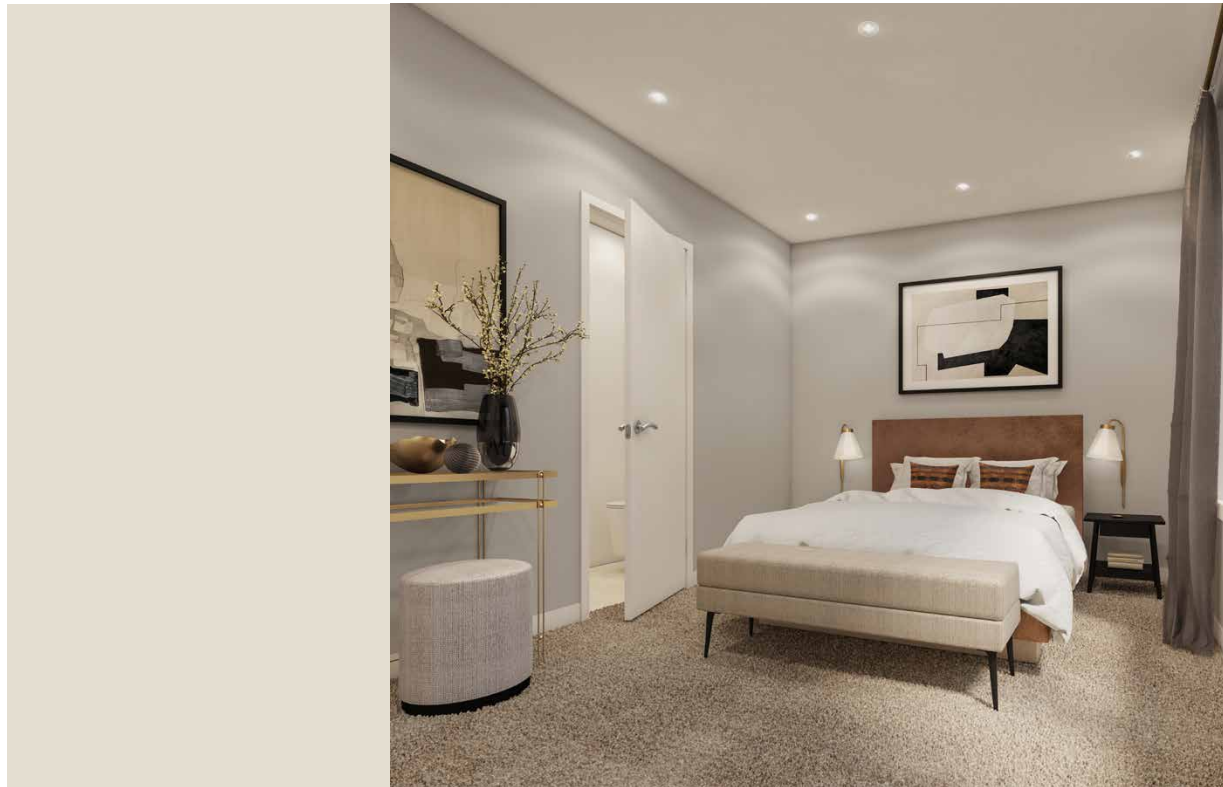
*subject to change and availability

** parking available by separate negotiation



THE DEVELOPERS

DREWIN



Drewin is an innovative and sustainable development company based in London offering design-led, contemporary properties for the latest generation of home buyers. It is a family run business with over 30 years

of property development experience in London ranging from smaller renovation projects to multi-flat new build schemes. Please see our website and Instagram for an insight in to our work and previous developments.



Rose Hill, Sutton



Church Road, Crystal Palace



Cambridge Road, New Malden

OUR PROMISE

DREWIN & ASSOCIATES

Our ICW Residential Warranty covers the cost of correcting defects that may occur in any crucial structural elements, from the walls and foundations to the windows and roofing.

In the event of a structural issue our residential warranty can prevent financial stress by fully covering the costs involved in its correction. We can cover everything from your rebuilding works, design alteration fees, to the removal, storage and re-installation of contents and alternative accommodation while the works are carried out.



GET IN TOUCH

PEDDER

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0208 702 9999

Pedder New Homes:
167 Herne Hill, London SE24 9LR

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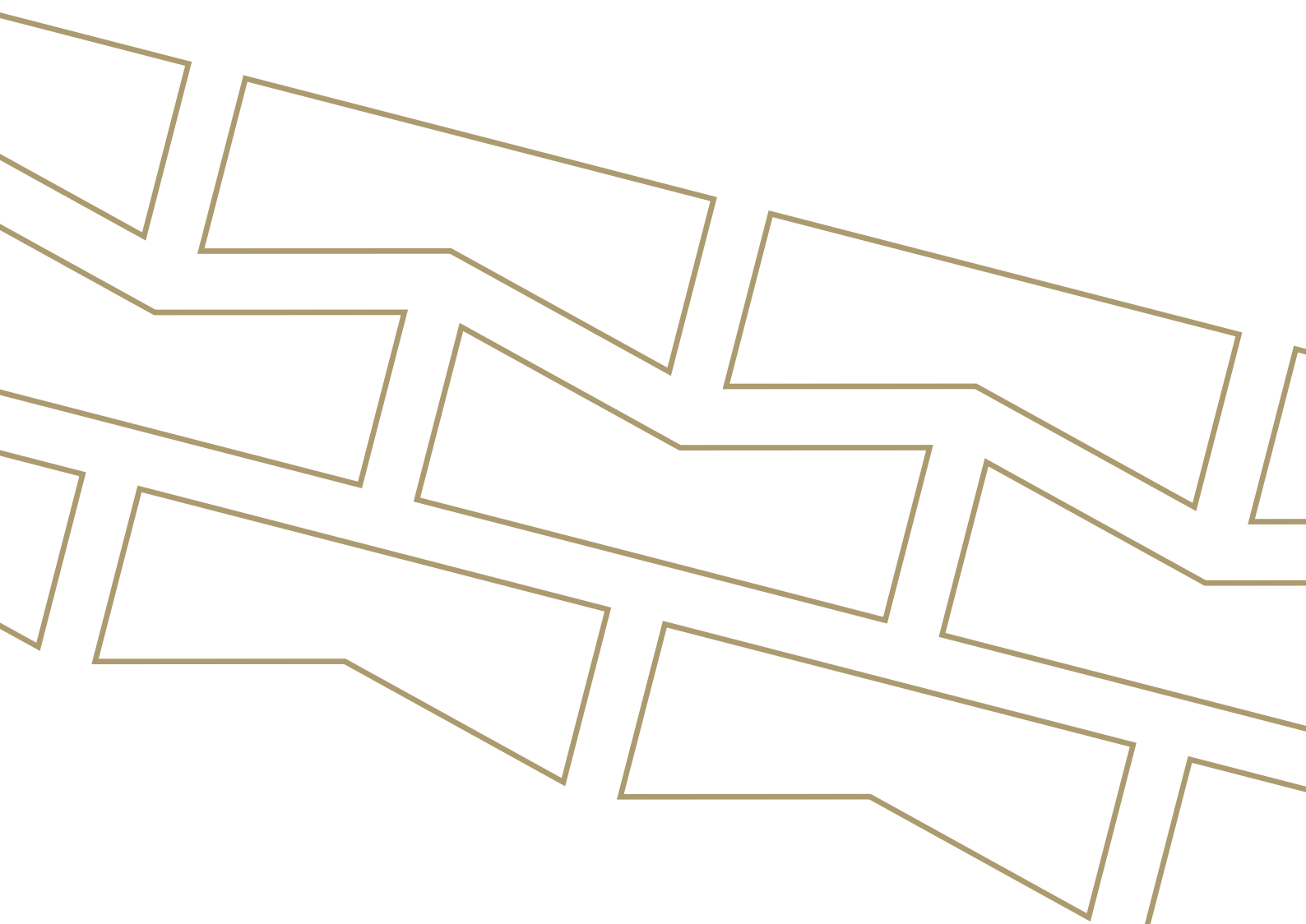
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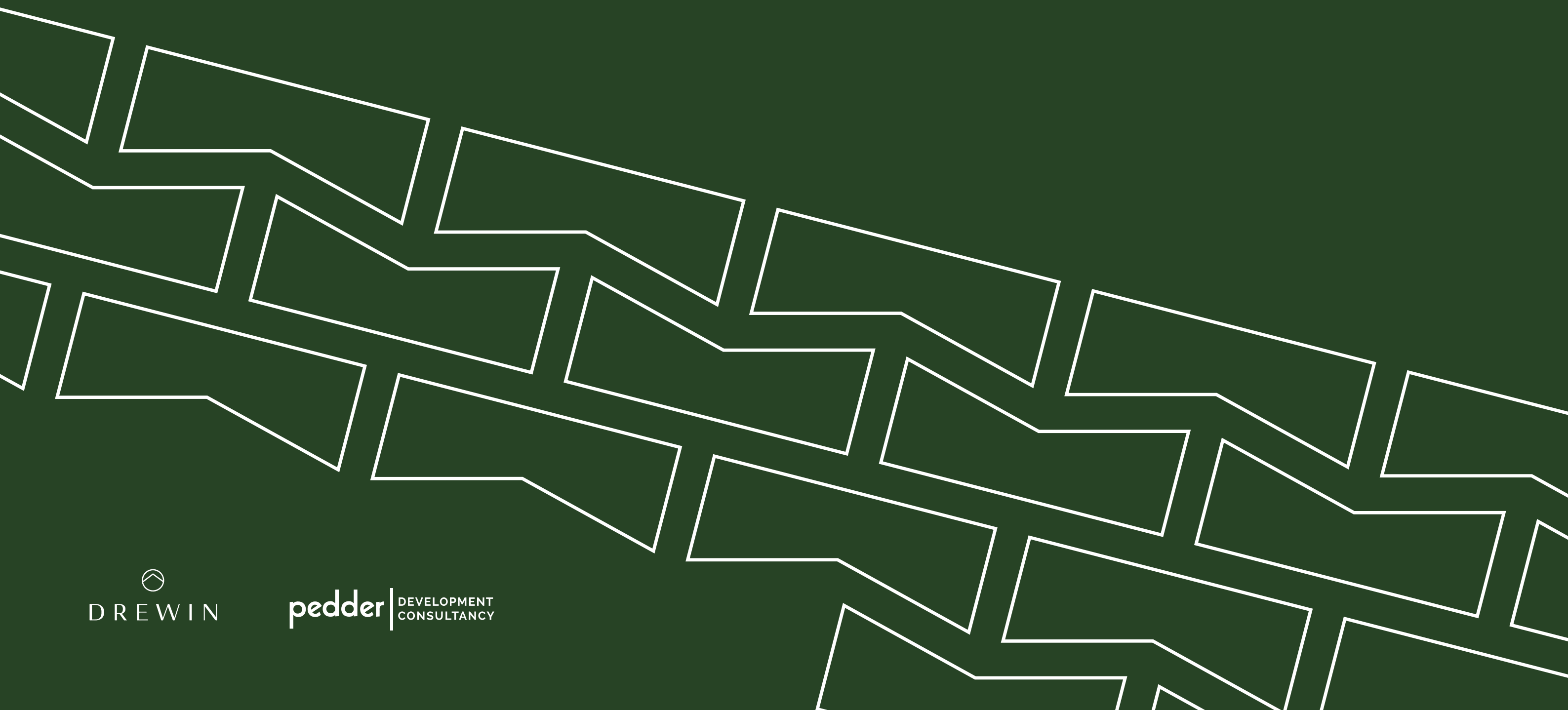


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