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51/53 SELCROFT RD

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Welcome

Set within a secluded tree-lined road in affluent Purley, we are delighted to offer 15 luxury apartments with exquisite attention to detail and an abundance of style and elegance. Welcome to Selcroft Rd...

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The two houses offer a variety of bespoke apartments and penthouses for contemporary living within a stylish residential setting.

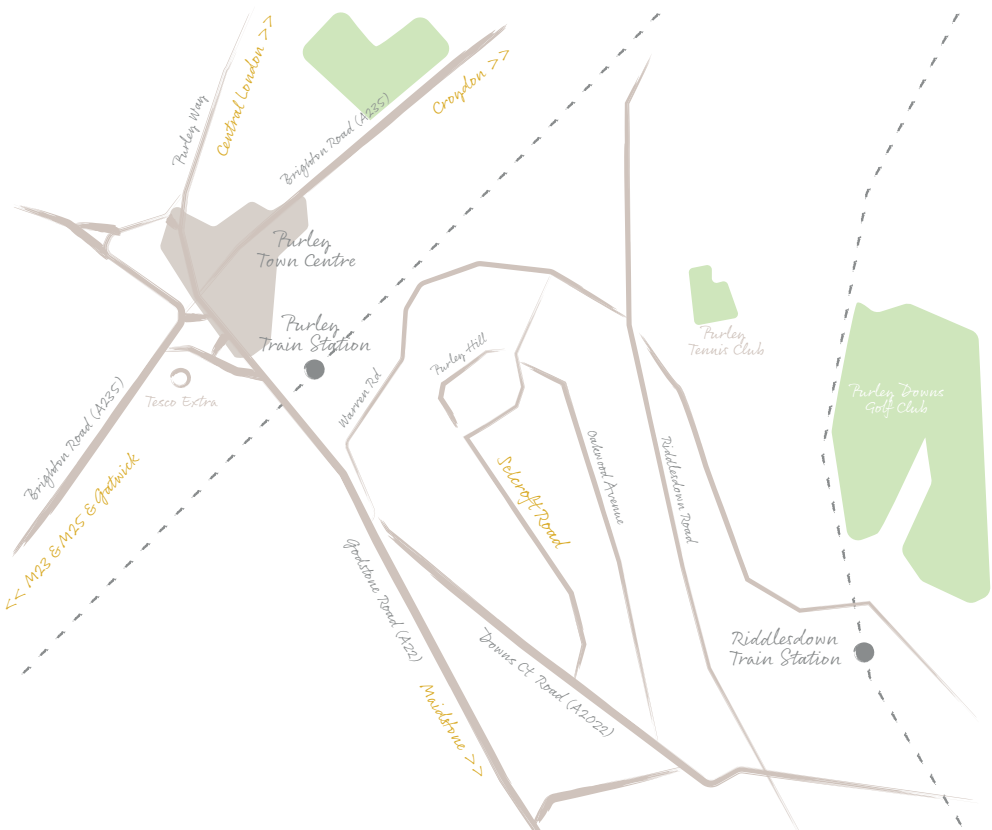
SELCROFT
ROAD

1899
Purley Station

Selcroft Road

Selcroft Road is a beautiful, traditional, tree-lined road in affluent Purley. Quiet and secluded, but with everything you need right on your doorstep.

Situated to the west of Purley Downs Golf Club, you're less than ten minutes walk from the town centre and the main train station. with direct lines to London, the South Coast and Gatwick Airport.



SELCROFT RD

Croydon is set to become London's biggest growth centre thanks to a £5.25bn investment programme.

An exciting investment opportunity

Whether investing in a forever home or adding to a property portfolio, Selcroft Rd represents a prime opportunity in a key area for development in Greater London.

Purley has seen significant residential development in the last year, with further changes soon to take place in the town centre, reflecting it's popularity and growth into a highly-prized location within touching distance of Central London, Gatwick Airport and the South Coast.

With a planned investment of more than £5bn in neighbouring Croydon, encompassing residential improvements, modern office spaces and the £1.5bn transformation of the Westfield Shopping Centre, Selcroft Rd is ideally located to take advantage of these changes.

Significant Developments:

+	Westfield & Hammerson	£1.4bn investment I 1.5 million sq ft of retail and leisure space
+	One Lansdowne	68 storey tower with 794 residential units
+	St Georges House	1000 + new homes
+	Fairfield Halls	£30m World-class performance venue
+	Leon Quarter	270,000 sq ft residential development

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communal garden area
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communal garden area
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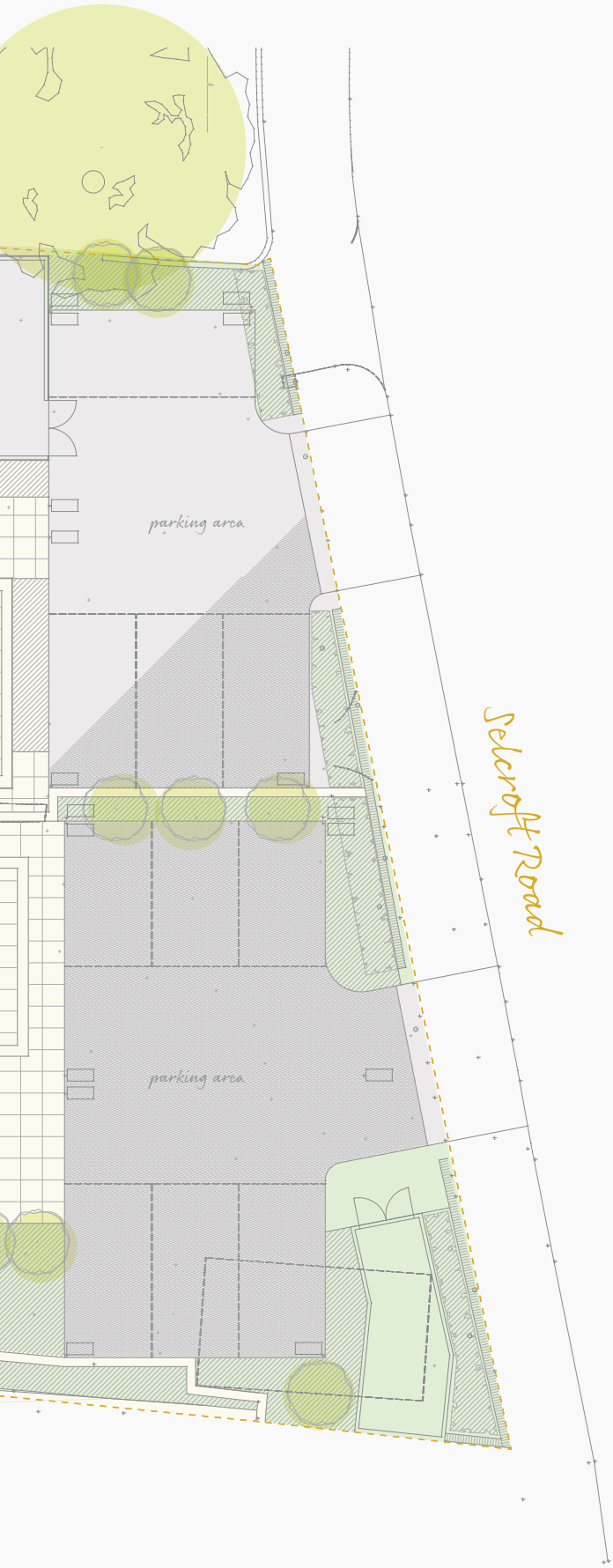

The Houses

Both properties sit within generous plots, providing carefully crafted outside spaces and secure off-road parking and bike storage.

- \+ 7x off-road spaces
- \+ Communal garden
- \+ Bike storage
- \+ New landscaping
- \+ Decking area
- \+ New plantation
- \+ Security features
- \+ Decking area
- \+ New plantation

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Apt No.		
01	66.5 SQ M	2 BED
02	49.9 SQ M	1 BED
03	104.8 SQ M	3 BED
04	61.2 SQ M	2 BED
05	59.4 SQ M	2 BED
06	73.6 SQ M	2 BED
07	63.2 SQ M	1 BED

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Apt No.		
01	85.2 SQ M	3 BED
02	75.4 SQ M	3 BED
03	64.7 SQ M	2 BED
04	44.1 SQ M	STUDIO
05	63.1 SQ M	2 BED
06	70.0 SQ M	2 BED
07	61.6 SQ M	2 BED
08	73.7 SQ M	2 BED

Walk in the park or drinks with friends...

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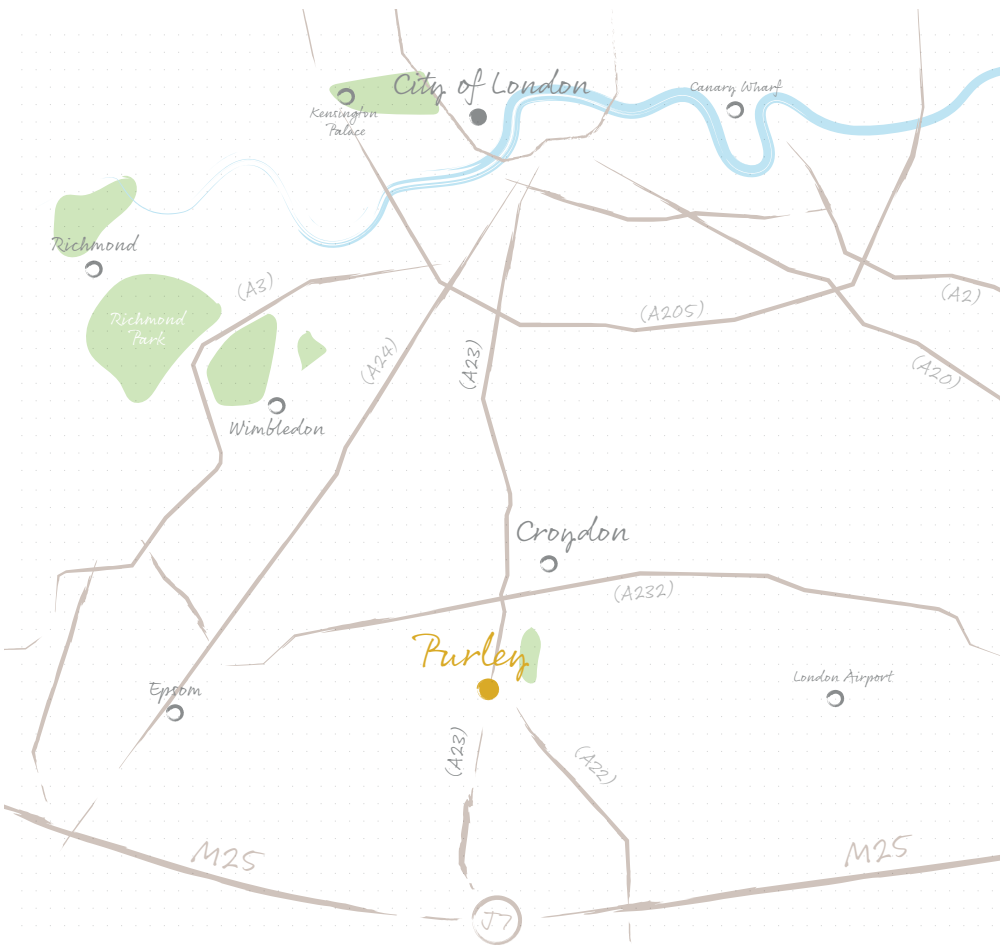
About Purley

Purley is a beautiful and vibrant place to live, offering a wide variety of local amenities, including shops, restaurants and excellent local schools.

Positioned on the edge of the Surrey Hills, Purley is also less than 30 minutes from Central London and an hour from the South Coast. So whether you like a peaceful walk in the park, a day shopping in the city or simply relaxing on the beach, you're in the right place to experience them all.



Each apar
spacious d
design ele
finish, for

rtment is unique, combining
pen-plan layouts with bespoke
ments and an exceptional
a modern and luxury feel.

General Features:

+ Underfloor heating
+ Wood flooring
+ Wine cooler
+ Neff Appliances
+ Intercom
+ Besoke kitchen
+ Porcelanoa tiles

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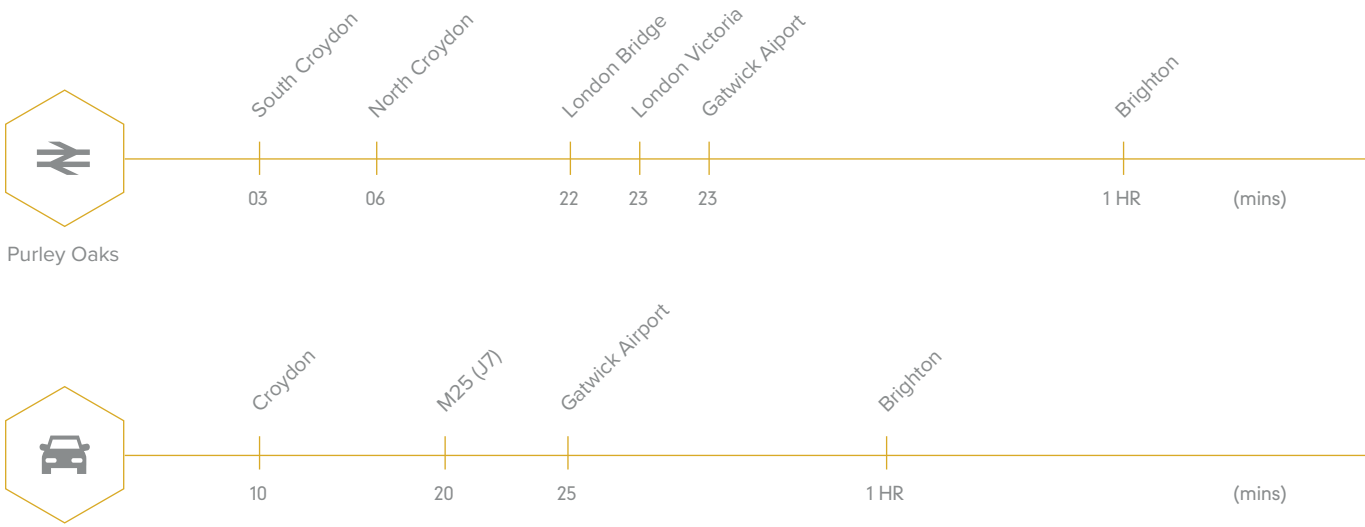
Central London on your doorstep

Connected Living

A short walk to Purley train station means that you are never far from where you need to be, in the UK and beyond.

Purley is on a direct line to London Bridge (22 mins), London Victoria (23 mins), and Gatwick Airport (23 mins), plus more local routes such as Central Croydon (9 mins). Croydon's Tramlink and multiple bus routes serve the surrounding area of South London.



Every detail has been carefully considered to create a beautiful sanctuary of luxury and style.

Design Details

Specification:

Lorem ipsum dolor sit amet, consectetuer adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation ullamcorper suscipit lobortis nisl ut aliquip.

The Apartments

51 Selcroft Road offers 7 stunning individual apartments all with carefully considered layouts and premium quality style and detailing.

One Bed Apartment

House::

51 Selcroft

Apartment No:

02

Total Area:

49.9 Sq M

LOWER GROUND FLOOR

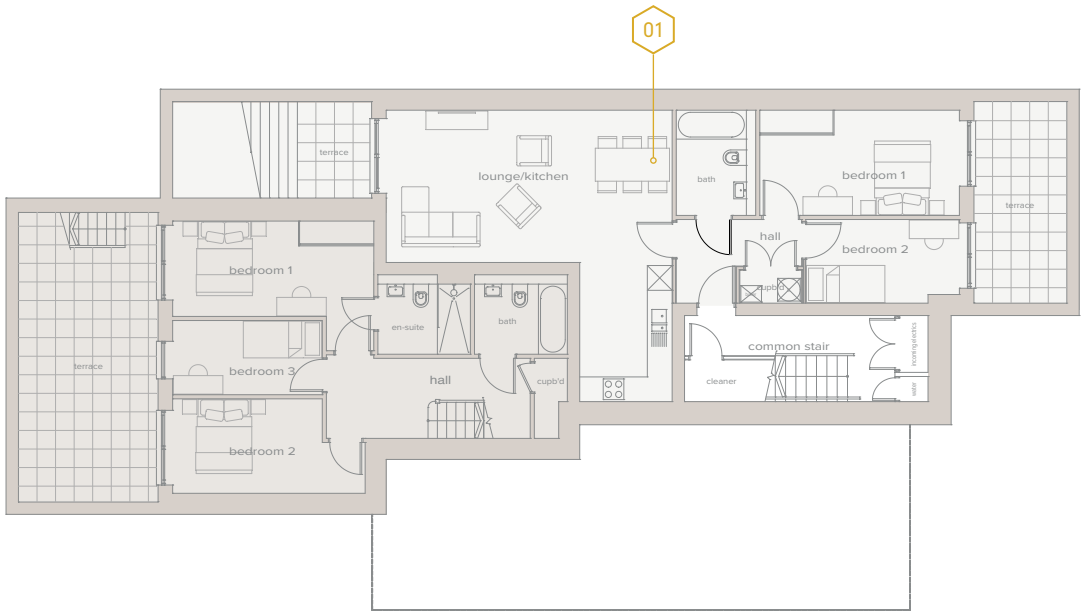
Apartment No:

Bedrooms:
2 bedrooms

Total Area:
66.5 Sq M

01

Lounge/Kitchen	6930 x 7065
Bathroom	2550 x 1925
Bedroom 1	4838 x 2550
Bedroom 2	3722 x 2027



GROUND FLOOR

Apartment No:

Bedrooms:
1 bedroom

Total Area:
49.9 Sq M

02

Lounge/Kitchen	5140 x 4396
Bathroom	2400 x 1925
Bedroom 1	4590 x 3505

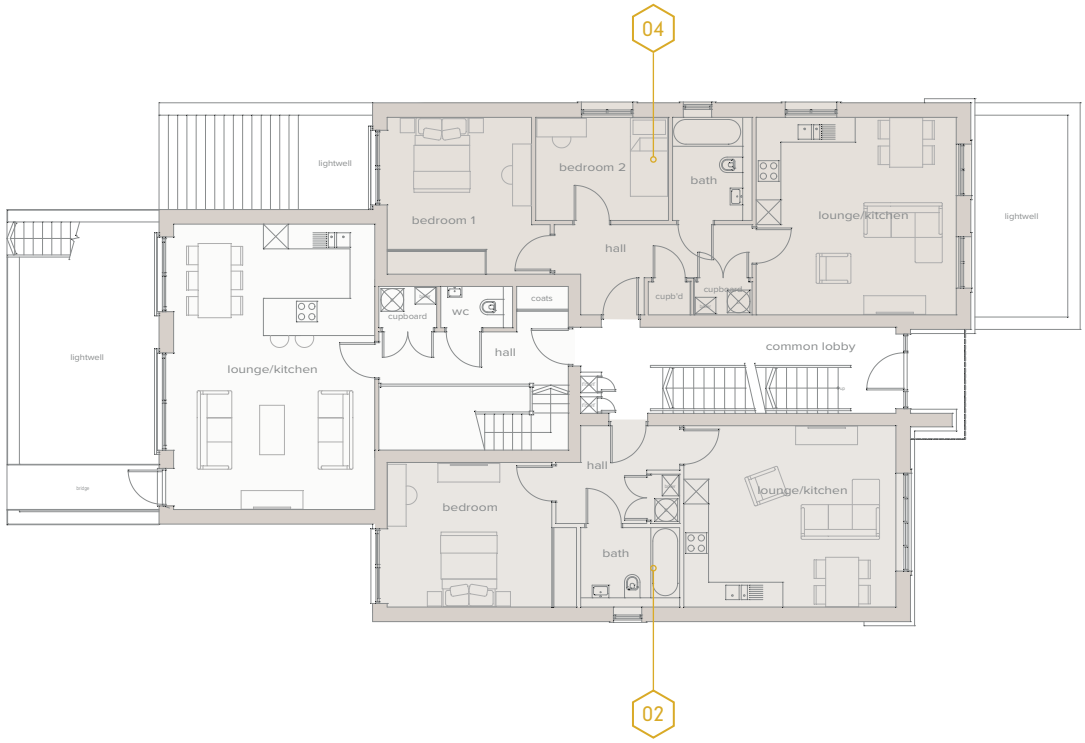
Apartment No:

Bedrooms:
2 bedrooms

Total Area:
61.2 Sq M

04

Lounge/Kitchen	4850 x 4787
Bathroom	2500 x 1925
Bedroom 1	3800 x 3500
Bedroom 2	3218 x 2500



LOWER GROUND FLOOR

Apartment No:

Bedrooms:

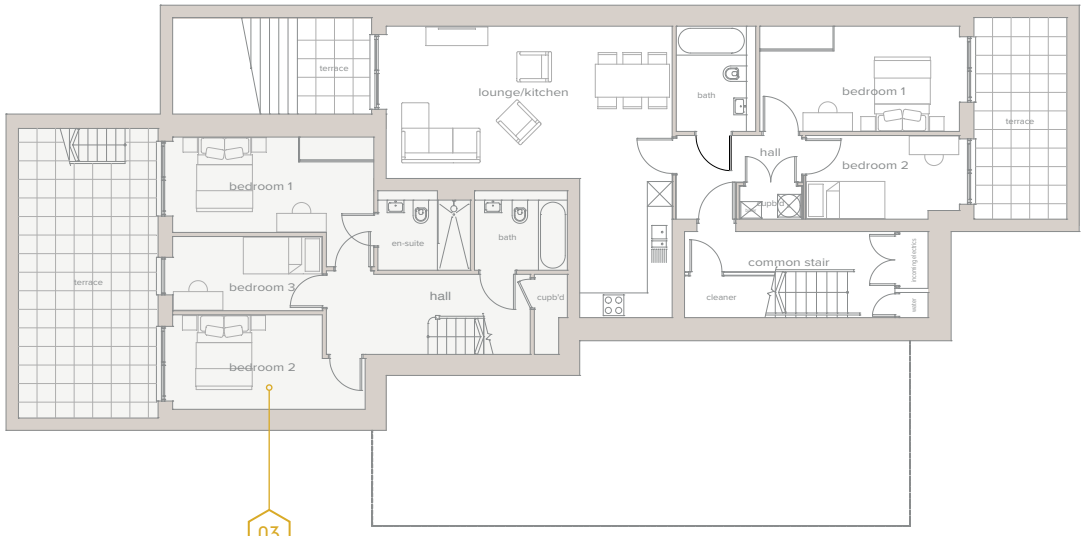
3 bedrooms

Total Area:

104.8 Sq M

03

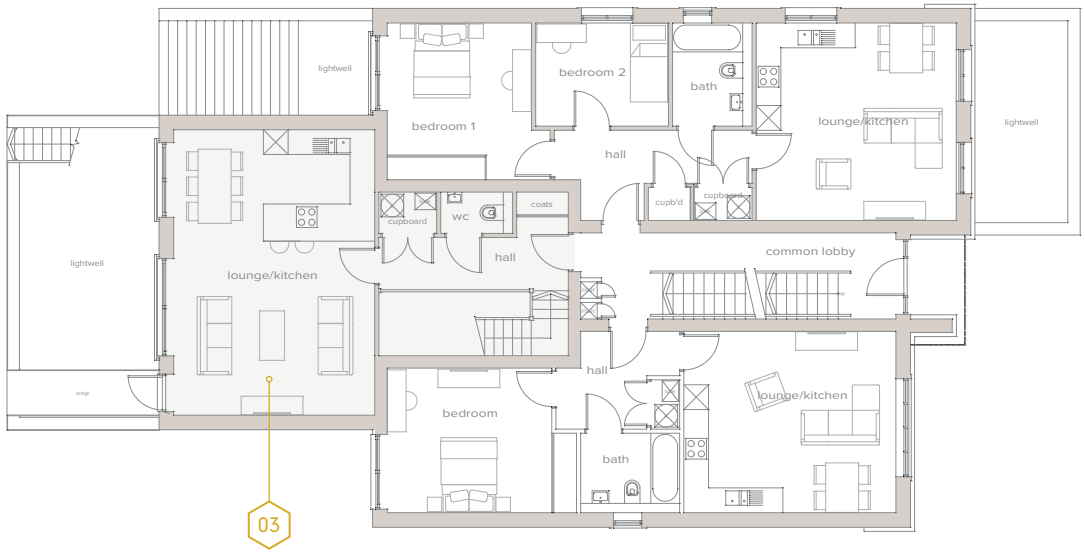
Lounge/Kitchen	6920 x 4875
Bathroom	2250 x 1925
Bedroom 1	4822 x 2310
Bedroom 2	0000 x 2290
Bedroom 3	3625 x 1800



03

Lower Level

GROUND FLOOR



03

Upper Level

FIRST FLOOR

Apartment No:

Bedrooms:

2 bedrooms

Total Area:

59.4 Sq M

05

Lounge/Kitchen	4887 x 4396
Bathroom	2263 x 1925
Bedroom 1	5575 x 3423
Bedroom 2	4305 x 2263

Apartment No:

Bedrooms:

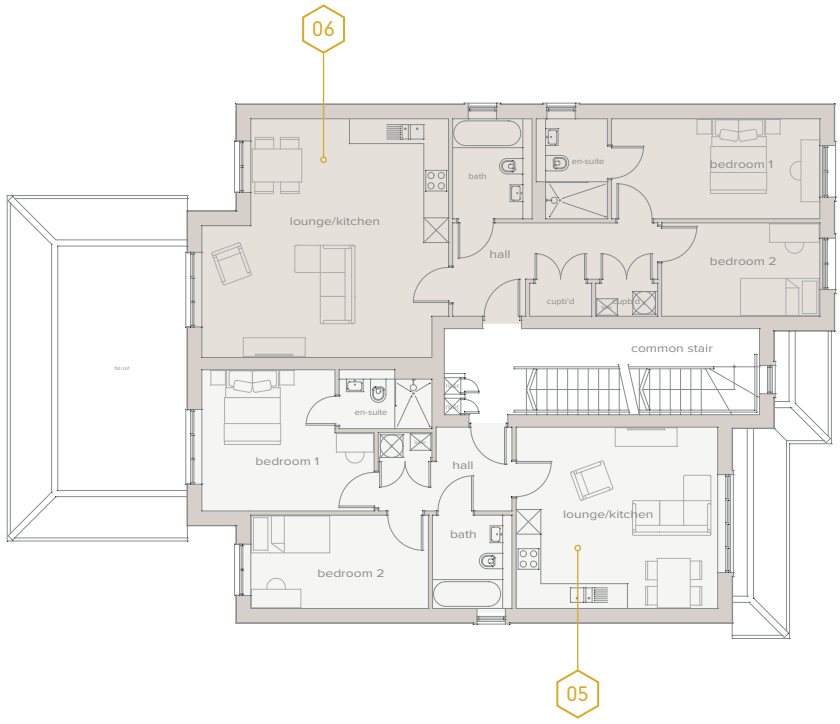
2 bedrooms

Total Area:

73.6 Sq M

06

Lounge/Kitchen	5786 x 5575
Bathroom	2425 x 1925
Bedroom 1	5050 x 2425
Bedroom 2	3834 x 2262



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SECOND FLOOR

Apartment No:

Bedrooms:

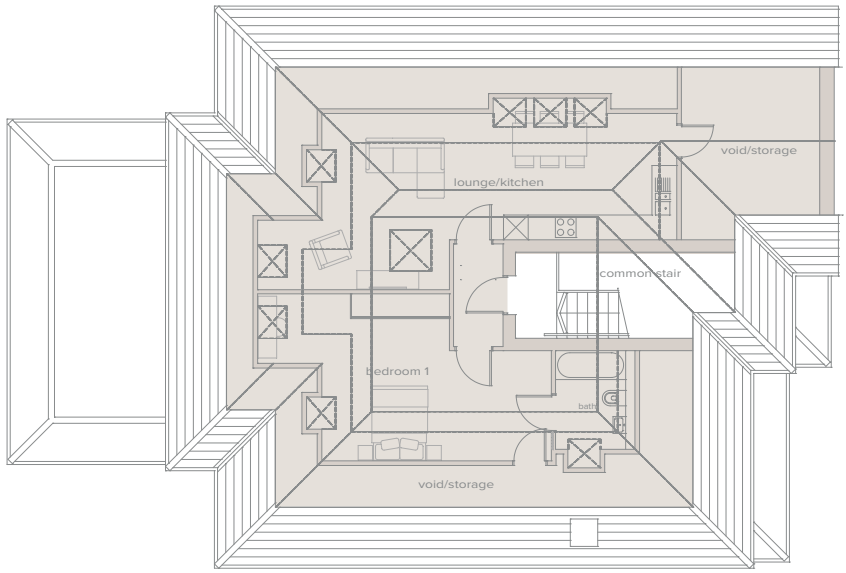
1 bedrooms

Total Area:

63.2 Sq M

07

Lounge/Kitchen	8602 x 4273
Bathroom	2671 x 1925
Bedroom 1	5564 x 4048



Two Bed Apartment

House::

53 Selcroft

Apartment No:

07

Total Area:

61.6 Sq M

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Abundance of light and space for stylish interiors.

The Apartments

53 Selcroft Road offers 8 stunning individual apartments all with carefully considered layouts and premium quality style and detailing.

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LOWER GROUND FLOOR

Apartment No:

Bedrooms:
3 bedrooms
Total Area:
85.2 Sq M

01

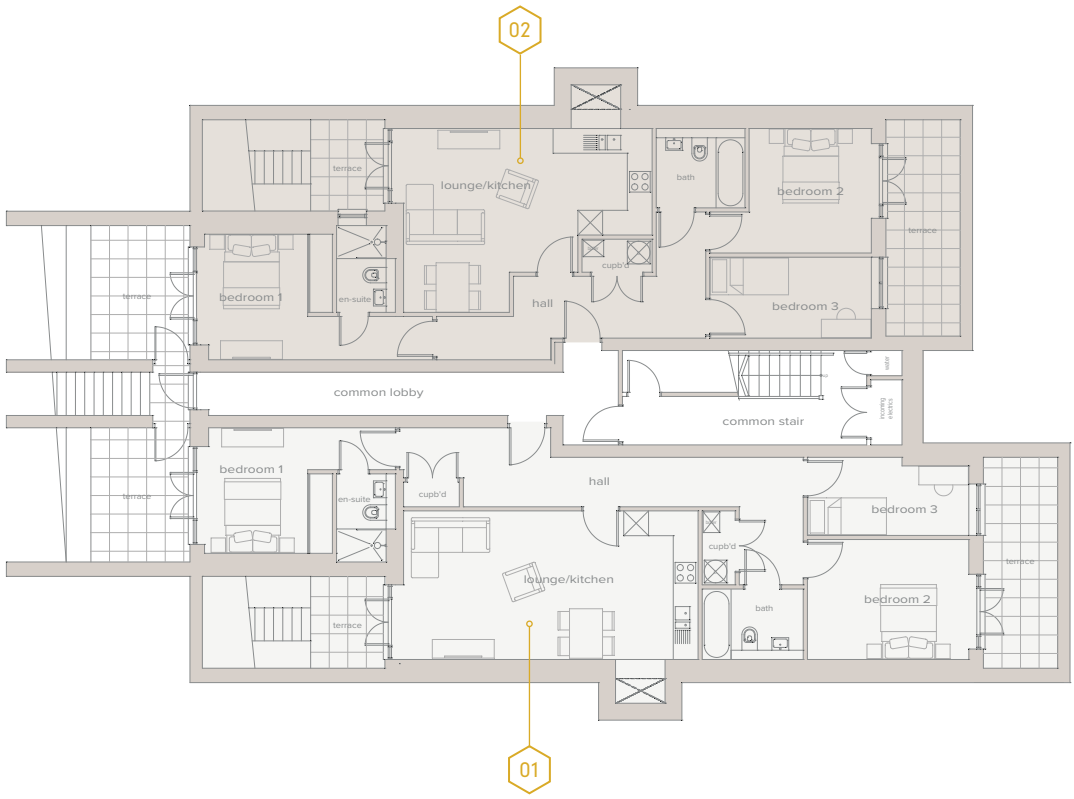
Lounge/Kitchen	7236 x 3603
Bathroom	2450 x 1710
Bedroom 1	3100 x 3043
Bedroom 2	3913 x 2908
Bedroom 3	3913 x 1685

Apartment No:

Bedrooms:
3 bedrooms
Total Area:
75.4 Sq M

02

Lounge/Kitchen	6123 x 4458
Bathroom	2150 x 0000
Bedroom 1	3043 x 3100
Bedroom 2	3020 x 2963
Bedroom 3	3913 x 1964



GROUND FLOOR

Apartment No:

Bedrooms:
2 bedrooms
Total Area:
64.7 Sq M

03

Lounge/Kitchen	7048 x 3018
Bathroom	2250 x 2000
Bedroom 1	5013 x 2663
Bedroom 2	4000 x 1895

Apartment No:

Bedrooms:
Studio
Total Area:
44.1 Sq M

04

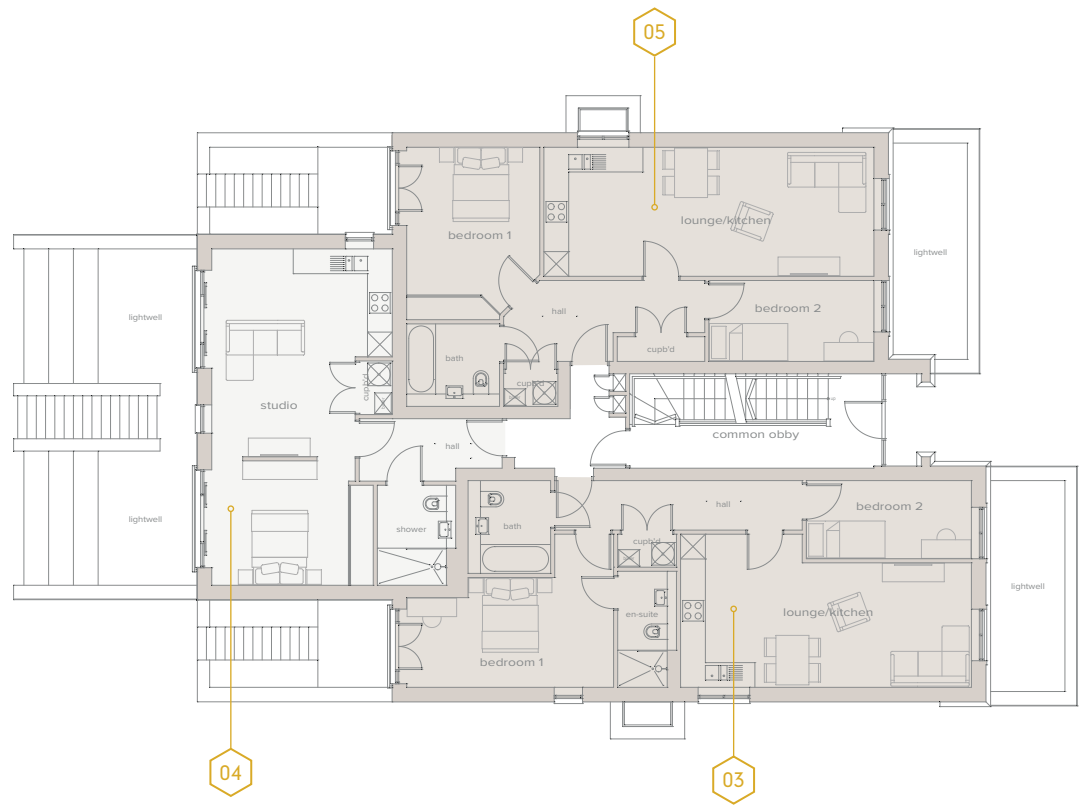
Lounge/Kitchen	8155 x 4375
Bathroom	2425 x 1900
Bedroom 1	0000 x 3913

Apartment No:

Bedrooms:
2 bedrooms
Total Area:
63.1 Sq M

05

Lounge/Kitchen	7998 x 3130
Bathroom	2250 x 2000
Bedroom 1	4182 x 3225
Bedroom 2	0000 x 1964



FIRST FLOOR

Apartment No:

Bedrooms:
2 bedrooms
Total Area:
70.0 Sq M

06

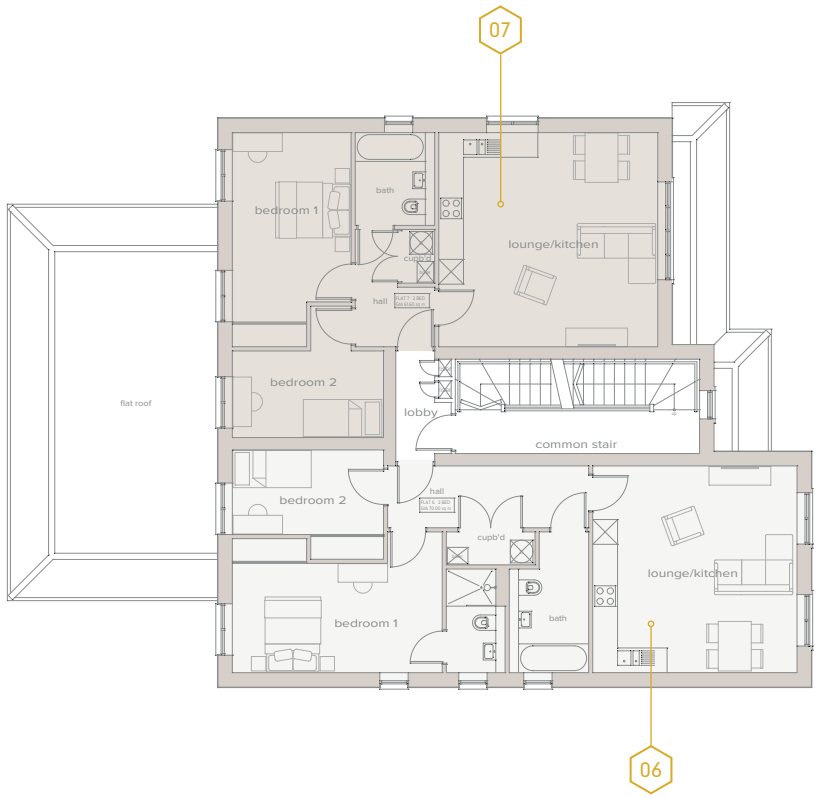
Lounge/Kitchen	5013 x 4950
Bathroom	3413 x 1925
Bedroom 1	5086 x 3250
Bedroom 2	3763 x 2050

Apartment No:

Bedrooms:
2 bedrooms
Total Area:
61.6 Sq M

07

Lounge/Kitchen	5307 x 5194
Bathroom	2250 x 1925
Bedroom 1	5194 x 2878
Bedroom 2	3663 x 2101



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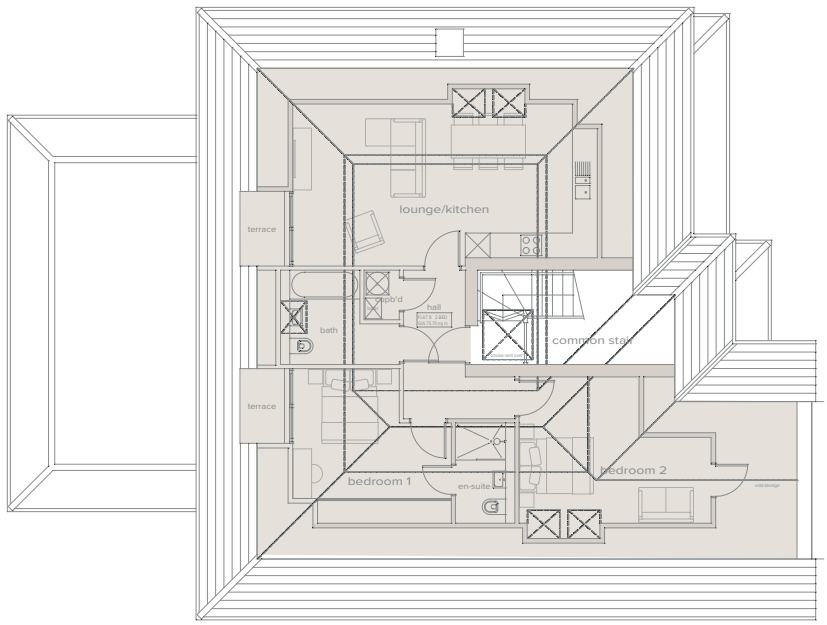
SECOND FLOOR

Apartment No:

Bedrooms:
2 bedrooms
Total Area:
73.7 Sq M

08

Lounge/Kitchen	7380 x 3929
Bathroom	2288 x 1925
Bedroom 1	3843 x 3748
Bedroom 2	4655 x 2083



House::

53 Selcroft

Apartment No:

01

Total Area:

75.4 Sq M

Three Bed Apartment

Style & Functionality

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General Specification:

Each apartment combines premium style with contemporary functionality for the perfect home environment for modern living.

General Details:

+ 7x off-road spaces
+ Communal garden
+ Bike storage
+ New landscaping
+ Decking area
+ New plantation
+ Security features

Heating:

+ 7x off-road spaces
+ Communal garden
+ Bike storage

Electrical, Comms, Security:

+ 7x off-road spaces
+ Communal garden
+ Bike storage

Common Areas and Landscaping

+ 7x off-road spaces
+ Communal garden
+ Bike storage

Kitchens:

+ 7x off-road spaces
+ Communal garden
+ Bike storage
+ New landscaping
+ Decking area

Bathrooms:

+ 7x off-road spaces
+ Communal garden
+ Bike storage
+ New landscaping
+ Decking area

Bedrooms:

+ 7x off-road spaces
+ Communal garden
+ Bike storage
+ New landscaping
+ Decking area

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About The Developer

WESTBROOK WHITFIELD

Westbrook Whitfield design and build luxury residential properties for discerning buyers and investors

Westbrook Whitfield is a premier property development company, specialising in the luxury housing market. We are London-based and focus on new builds and the conversion, renovation and refurbishment of existing properties in Greater London. We have extensive experience in developing bespoke properties aimed at the most discerning buyers and investors, working flexibly on independent projects, joint ventures and client-mandated builds.

Help to Buy
Backed by HM Government

Help to Buy:

Help to Buy – Shared Ownership provides you with the perfect opportunity to step foot onto the property ladder with a low deposit. Shared Ownership is a government backed scheme makes purchasing a new build home more affordable to those purchasers who otherwise could not afford to buy outright. Shared Ownership allows you to buy a share in a new home, ranging from 40% to 75%, depending on what you can afford. An affordable rent is payable on the remainder.

Mis-Rep

Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Westbrook Whitfield reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images and CGI are indicative only. Designed by Landmark Branding | wearelandmark.co.uk

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