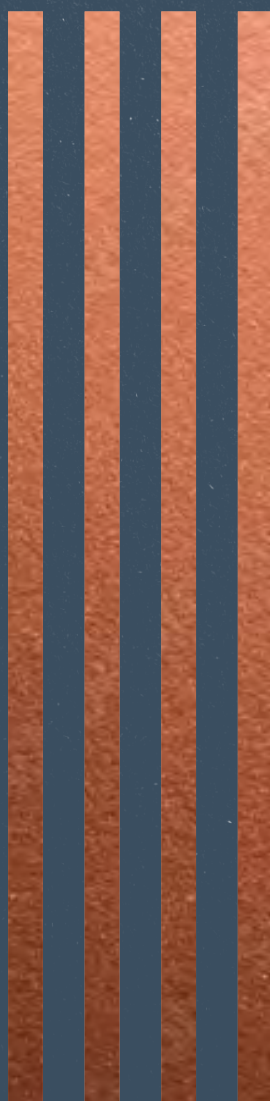


# Aspect

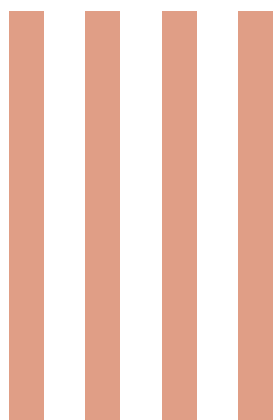
CROYDON



# FIND A NEW POINT OF VIEW



# WELCOME TO ASPECT



Set in the heart of Croydon, Aspect is a tall and stylish masterpiece of modern architecture for today's urban living, towering several storeys above the vibrant street scene below. Intelligently designed around a bright and spacious central core, its 92 apartments benefit from a range of aspects from their full-height windows and winter gardens, which are flooded with natural light and enjoy ever-changing views across the varied landscape.

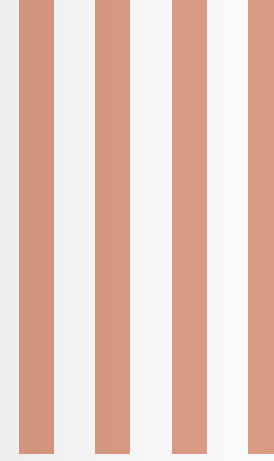
You'll choose from a selection of one, two or three-bedroom apartments, each flawlessly fitted and finished with modern bathrooms and kitchens, integrated appliances and light wood features throughout.

The lobby offers a convenient concierge service, as well as a multi-functional mezzanine for work and play, offering a welcome change of outlook on home-based days. And when the city calls, Aspect makes commuting simple. There's ample, secure cycle storage in the basement, a tramlink stop just outside and East Croydon's train station a five minute walk away.





# Striking design – both outside & in



Computer generated image of Aspect are for illustrative purposes only



- ← Building entrance
- ↗ Entrance lobby and concierge

Aspect nestles comfortably in the street scene of central Croydon. Its structure respects the simple, linear design language of the surrounding architecture, with a contemporary twist coming from white and grey brickwork and imposing columns of smooth, white stone. At street level are vast panes of glass and intricately embossed panels – powerfully connecting Aspect to Croydon's artistic identity.

Living/dining area



Modern —  
& welcoming



- ↑ Kitchen space
- ↗ Dining area
- Winter garden

INTERIOR DESIGN

With just a few apartments on each floor, even the lobby areas have an exclusive, unrushed ambience.



## Calm, considered living spaces

**Spacious, bright and streamlined, our interiors are thoughtfully designed for modern living.**

Natural light floods in through large windows, whilst a private winter garden – fully enclosed with sliding glass screens – makes al fresco working, dining or relaxing a reality in any weather. The neutral palette of the décor, combined with the use of natural textures and materials, creates a scheme which feels modern and minimal yet homely and liveable.

Sleek handleless kitchens boast integrated appliances, with warm wood features and statement flooring, and spacious open-plan living areas are complemented by fresh bathrooms and cosy bedrooms. With just a few apartments on each floor, even the landing areas have an exclusive, unrushed ambience – from the moment you step out of the lift.



# ABOUT CROYDON



Art, culture and a vibrant nightlife, just 30 minutes from Central London

It's not hard to see why Croydon has become one of the most popular London suburbs – ideally situated close to the buzz of city life, yet within touching distance of peaceful country villages and the seaside.

It's also one of the largest commercial districts outside of Central London, bustling with shops, independent restaurants, bars and plentiful leisure facilities – as well as being home to some of the UK's most exciting artistic talent. This means no two days are ever the same – and there's something new to discover around every corner.

**Close to hand**

The Whitgift and Centrale shopping centres are just moments away on foot, housing an array of major high street stores under one roof – while one of the oldest known streets markets in Britain, Surrey Street Market, springs up daily in Croydon town centre. You'll find a major branch of Waitrose virtually on the doorstep, and well-matched interior design inspiration is just 9 minutes' drive away, at IKEA Croydon.



# Your locals

## Travel

- 01 / East Croydon Station 5 mins walk
- 02 / West Croydon Station 10 mins walk

## Food/drink

- 03 / Smooth! 3 mins walk
- 04 / BoXPark Croydon 4 mins walk
- 05 / Mr Fox 6 mins walk
- 06 / Art & Craft CRO 7 mins walk
- 07 / Matthews Yard 8 mins walk
- 08 / The Ludoquist 8 mins walk
- 09 / Funhouse 9 mins walk
- 10 / Crushed Bean 9 mins walk
- 11 / Byte Café 9 mins walk
- 12 / Yumn Brasserie 17 mins walk
- 13 / The Store, Croydon 17 mins walk

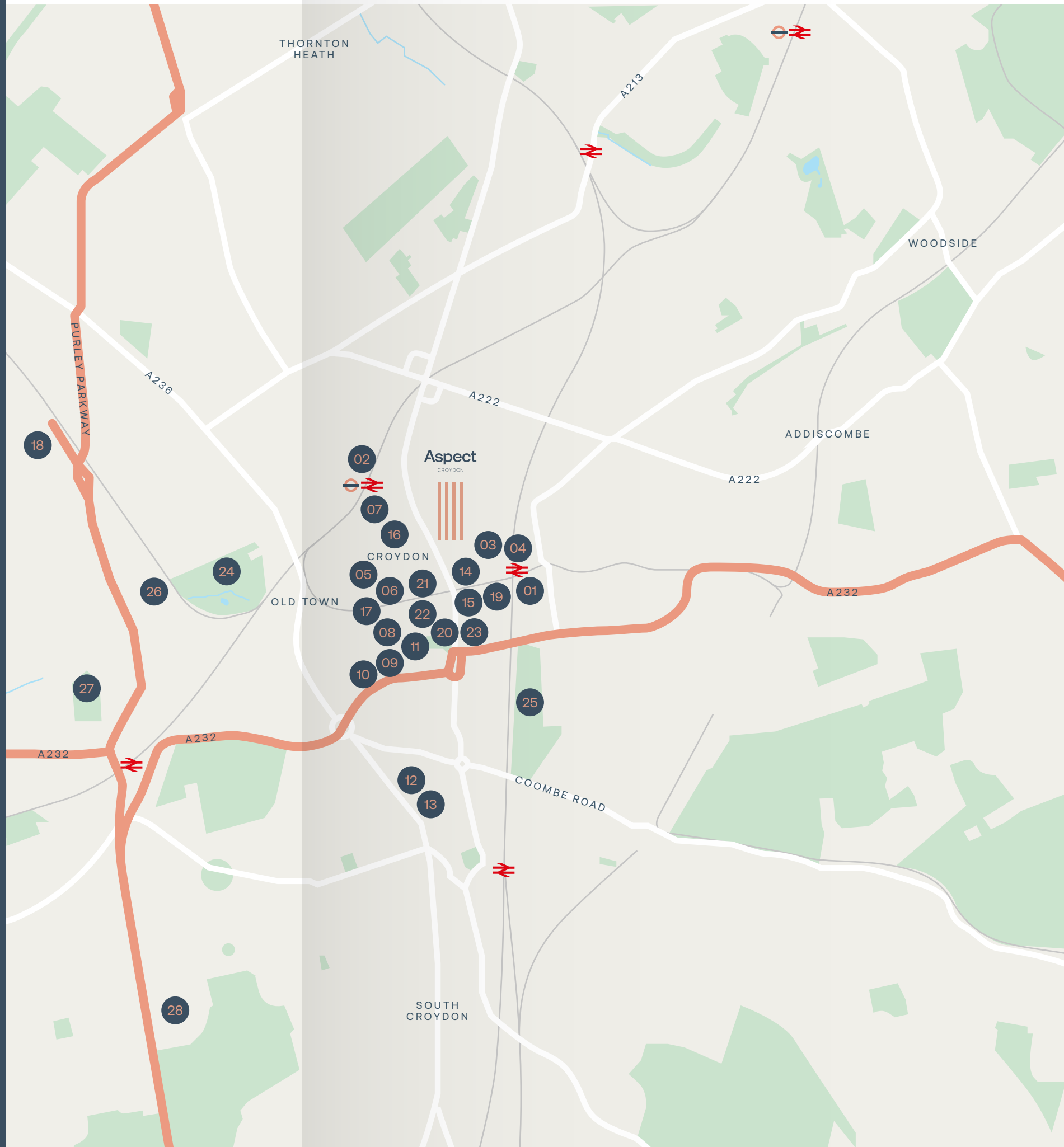
## Shopping

- 14 / Waitrose & Partners 3 mins walk
- 15 / Sainsbury's Local 3 mins walk
- 16 / Centrale Shopping Centre 6 mins walk
- 17 / Joseph veg Street market 7 mins walk
- 18 / IKEA Croydon 35 mins walk

## Green space/activities

- 19 / The Gym 3 mins walk
- 20 / Queen's Gardens 5 mins walk
- 21 / Croydon Street Art 5 mins walk
- 22 / David Lean Cinema 6 mins walk
- 23 / Fairfield Halls 6 mins walk
- 24 / Wandle Park 14 mins walk
- 25 / Park Hill Park 15 mins walk
- 26 / CroyWall Climbing Centre 22 mins walk
- 27 / Waddon Ponds 25 mins walk
- 28 / Oxygen Freejumping 40 mins walk

All travel times are approximate and taken from Google maps.





↑ Oatopia  
 → Boxpark Croydon  
 ↓ Memory Box Cocktail Bar

# A taste of local life

Renowned for its independent eateries and stripped-back craft beer and cocktail bars, Croydon offers endless opportunities to kick back as a couple or socialise with friends and family.

Well within reach of Aspect, Boxpark is a standout attraction for any foodie friendship group, bringing together almost every street cuisine imaginable together with craft beers, cocktails and live events – hosted year-round and undercover in an ingenious arrangement of shipping containers set around a central seating hub. Late-night, it's onto Funhouse – Croydon's amusements-filled hangout with boardgames, beer pong, DJs, ball pits and table tennis... if you've got the stamina, that is.





# FRESH

Discover deliciously fresh flavours from around the world – right on your doorstep.

Head to the historic Surrey Street market to seek out two terrific pubs – Art & Craft CRO with its dizzying array of craft beers, then onto the homely gastropub Mr Fox, for more locally sourced drinks and a delicious menu that'll top off the busiest and best of weekends (or weekdays!).

### Dialling it up

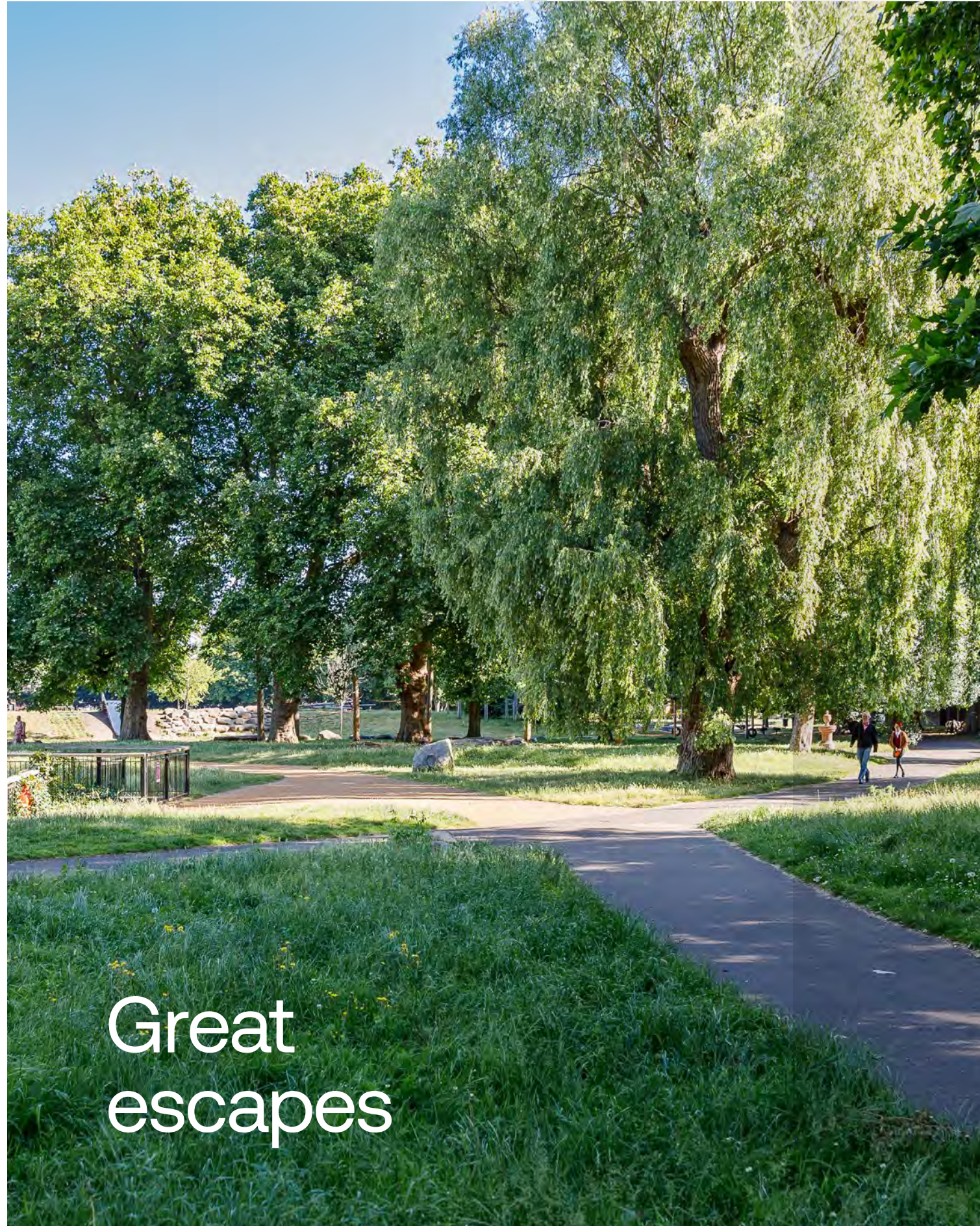
Mark special occasions or celebrate work wins at Yumn brasserie – an upscale restaurant run by a talented team of experienced London chefs. Or head just a few doors down to The Store – and prepare to be wowed with innovative cocktails and elevated dishes for brunch, dinner or Sunday lunch.



Head East a few minutes and you'll find yourself at Byte café – voted Croydon's best independent café and best café to work from in Croydon's People Choice Awards 2017 – thanks to its top-notch coffee, hot food, fresh salads and free WiFi. Or if you're after (an entirely Vegan) bite after stepping off the train at West Croydon station, you'll be well looked after at Matthew's Yard – another quirky, independent restaurant renowned for its homely, locally sourced food, speciality coffee, choice beers and surprisingly exquisite English wines.

- ↑ Surrey Street Market
- Mr. Fox
- ← Byte Café





Croydon's 120+ parks and green spaces make it easy to access nature, get active or find a few minutes' peace away from the hubbub of London life.

All within easy walking distance of Aspect you'll find the relaxing haven of Waddon Ponds; the 15-acre Park Hill Park with its plentiful jogging paths, historic water tower, walled gardens and tennis courts; and Queen's Gardens – pretty, planted gardens set against the magnificent Croydon Town Hall. Head a little further afield to visit Green Flag award-winning Wandle Park, which takes its name from the river running through it, providing tranquil vistas along its banks and beyond – a great place to picnic with friends. There's an innovative play area, trim trail and skate park to inspire and entertain children and adults of all ages, too.

- ← Wandle Park
- ↓ Queen's Gardens



# An exciting arts scene

Croydon is well known for its quirky, artistic vibe. Its steps, walls, pavements and shopfronts provide an inspiring, ever-changing canvas for Croydon StreetArt – an organisation that brings together best of the best creatives to adorn Croydon’s communal spaces with distinctive, vibrant artworks.

Fans of stage and screen will love living in the heart of this culturally switched-on town. Accessed from the iconic Croydon clocktower – an arts complex which includes a museum and library – you’ll find the David Lean Cinema. Originally set up as an intimate, art-house style cinema, it now showcases the best of British film and World cinema as well as classic re-releases and recent favourites. And a 10-minute evening stroll south from Aspect takes you to the imposing Fairfield Halls – South London’s largest arts centre, hosting theatre, concerts, comedy, gigs, dance and more.

- Looking to tomorrow
- ↓ Fairfield Halls
- ↘ David Lean Cinema



OUT & ABOUT



©Sonny Behan



For something a little more interactive, visit The Ludoquist. It’s the perfect place to while away a rainy afternoon with friends or family, sipping volcano coffee or craft beers while you try your hand at one or two of the café’s 1,000+ boardgames. And be sure to swing by at A Place in Space – where you can geek out amidst a mindblowing collection of American comics and graphic novels, merchandise and collectibles.

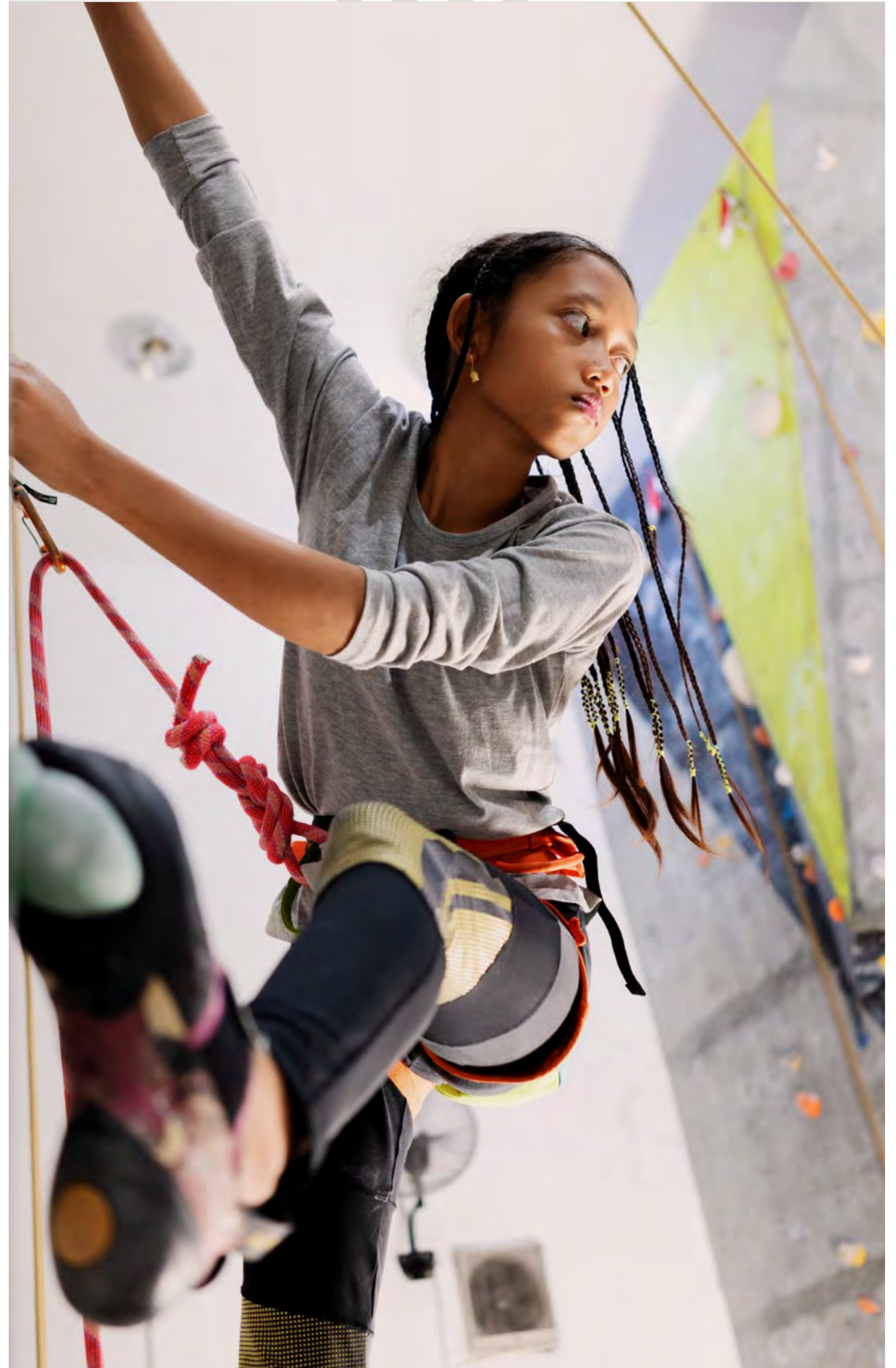
Croydon has over 120 parks and open spaces as well as over 20 gym/fitness centres



## Feel the energy

**Aspect's central location makes it easy to switch up your fitness and leisure routine whenever the mood takes you.**

There are a range of gyms – some with pools and some with 24/7 access – all within walking distance. And if you fancy challenging yourself, you'll find CroyWall just west of Wandle Park – a premium climbing centre for new or experienced boulderers. Spend an energetic family day at Oxygen Freejumping, which houses 150 interconnected trampolines, a mega airbag, reaction walls, dodgeball courts and a super squishy foam pit – or just 9 minutes' walk from home, you'll find synthetic ice skating, mini golf, laser quest and more at popular adventure park, Flip Out London.





# Effortlessly commutable

Like many developments in Croydon and the wider London area, Aspect is car-free. Croydon couldn't be better geared up for getting around, with an incredibly well-connected public transport system of trams, trains and buses. Five minutes' walk from your doorstep, East Croydon station is a major hub of the national railway system, with frequent fast services to central London, Brighton, Gatwick airport and the south coast.

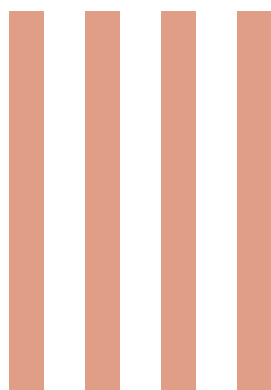
Ten minutes' walk in the opposite direction sits West Croydon station, with overground services to central London and beyond. The town is also centre of Tramlink, with a tram stop directly outside Aspect – a fast, frequent and reliable way to and from Wimbledon, Beckenham, Elmers End and New Addington. There are also day and 24-hour buses serving the lively nightlife of Old Coustlon, Tottenham Court Road and Oxford Circus.

Cyclists are well served by Croydon's network of smooth bike lanes and paths – for fast and efficient weekday commuting or for recreational riders, leisurely weekend routes into surrounding beauty spots.



- ↑ East Croydon Station
- ↗ Park Lane
- Outside Matthews Yard

## OUT & ABOUT



# All within reach



From East Croydon Station 5 mins walk

- 01 / Clapham Junction 9 mins train
- 02 / Gatwick Airport 15 mins train
- 03 / London Bridge 15 mins train
- 04 / Victoria 17 mins train
- 05 / City Thameslink 23 mins train
- 06 / Blackfriars 20 mins train
- 07 / King's Cross St Pancras 29 mins train
- 08 / Brighton 51 mins train



From West Croydon Station 10 mins walk

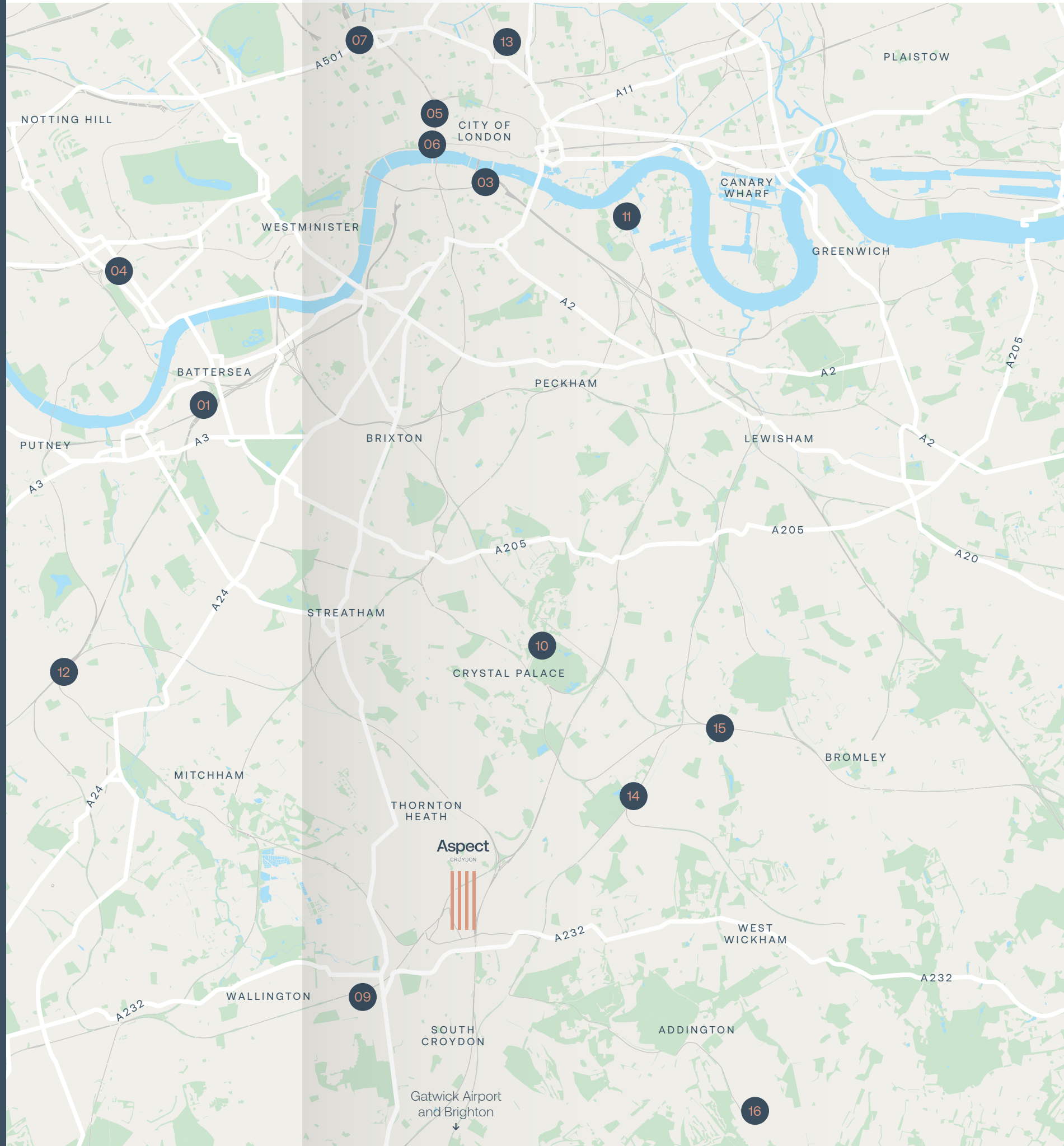
- 09 / Purley Way 10 mins bus/walk
- 10 / Crystal Palace 12 mins train
- 11 / Canada Water 28 mins overground
- 12 / Wimbledon 33 mins tram
- 13 / Shoreditch High Street 38 mins overground



From Wellesley Road via East Croydon Tram 1 min walk

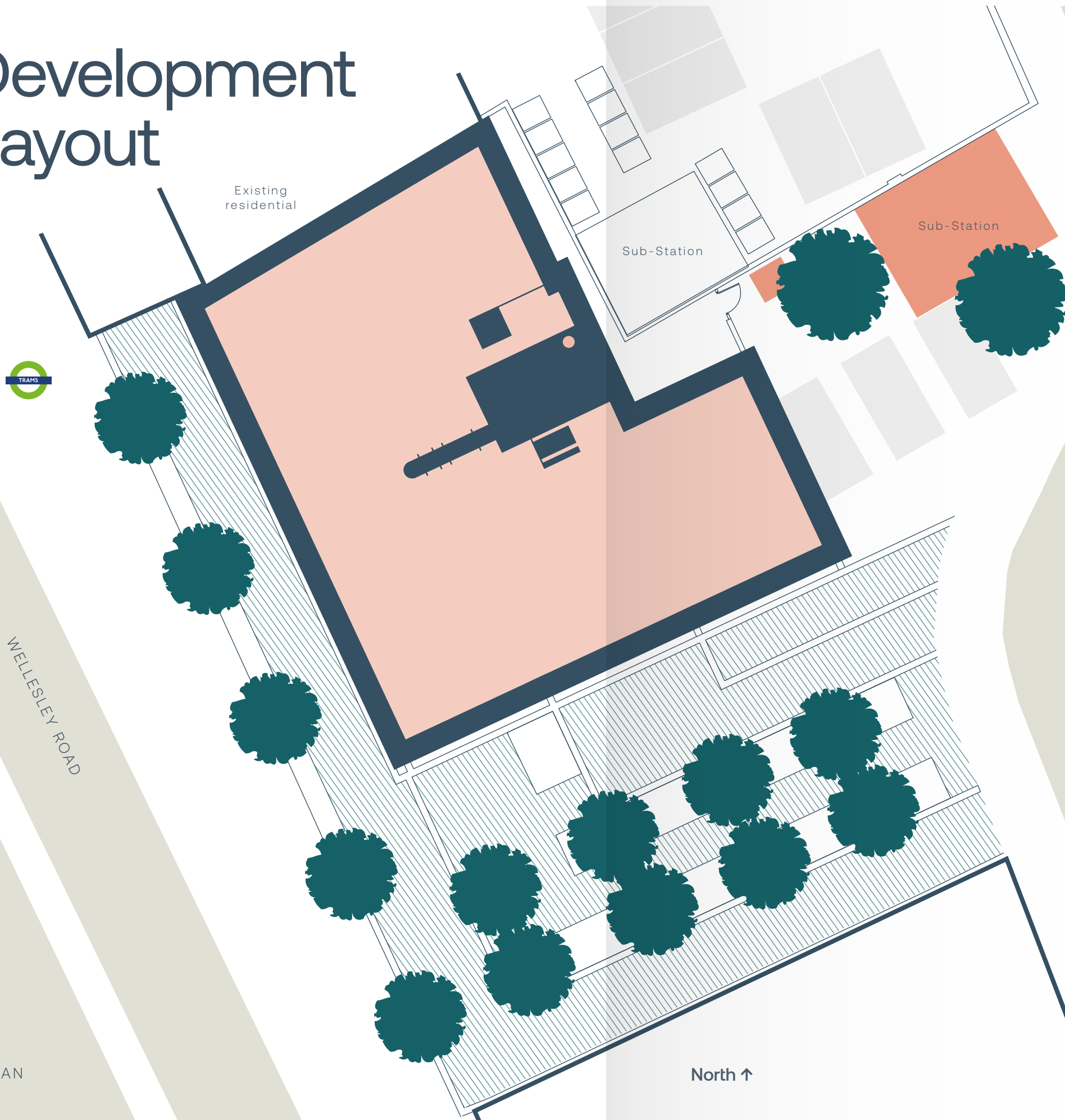
- 14 / Elmers End 16 mins tram
- 15 / Beckenham Junction 23 mins
- 16 / New Addington 23 mins

All travel times are approximate and taken from Google maps.





# Development Layout



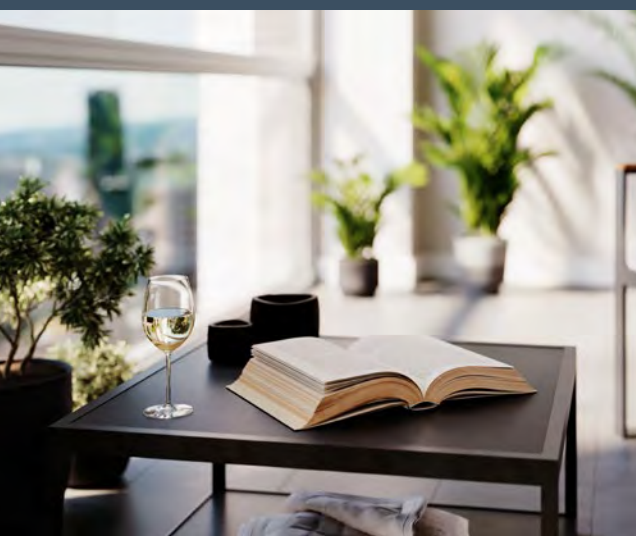
ROOF PLAN

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the building design, boundaries, landscaping and positions of roads and footpaths change as the development proceeds.

# 1 bed apartment

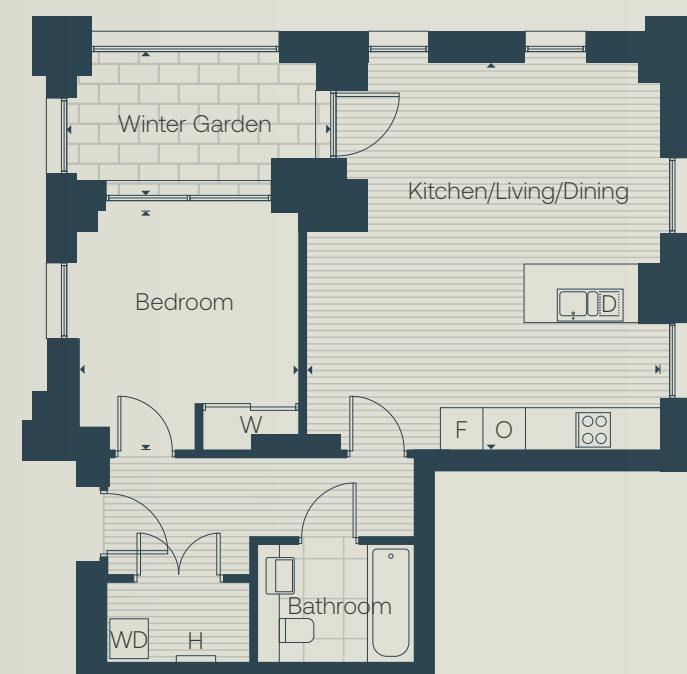
14

## Designed for modern living...



From their built-in mirrored wardrobes to integrated kitchen appliances and luxurious bathrooms, each one of Aspect's spacious one, two and three-bedroom apartments features high-specification fixtures and finishings as standard.

Each has its own private winter garden – a flexible, sunlit space that can be used as an office, a dining area or as an open space to relax in the heat of summer. Living areas are open-plan and freeflowing – perfect for everyday living and socialising, with a separate utility space to keep your washer-dryer and heating system tucked well out of sight.



Kitchen/Living/Dining	5.85m x 5.33m	19'2" x 17'5"
Bedroom	3.32m x 3.58m	10'10" x 11'8"
<b>Gross internal area</b>	<b>59.7 sq m</b>	<b>642.6 sq ft</b>
Winter Garden	3.98m x 2.10m	13'0" x 6'10"



D – Dish Washer F – Fridge Freezer H – Heat Interface Unit  
O – Oven W – Wardrobe WD – Washer/dryer

HIU and WD positions may vary within the space shown. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult the Sales Team. Floorplans are not shown to scale. Type 2.

LEVEL ↓

LEVEL ↓

# 1 bed apartment

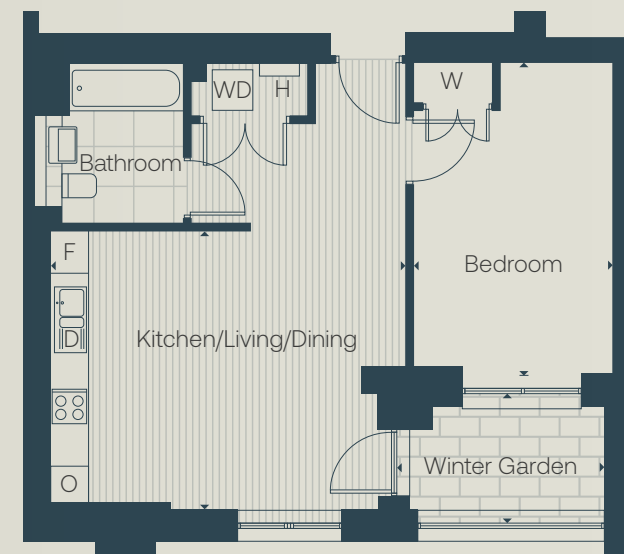
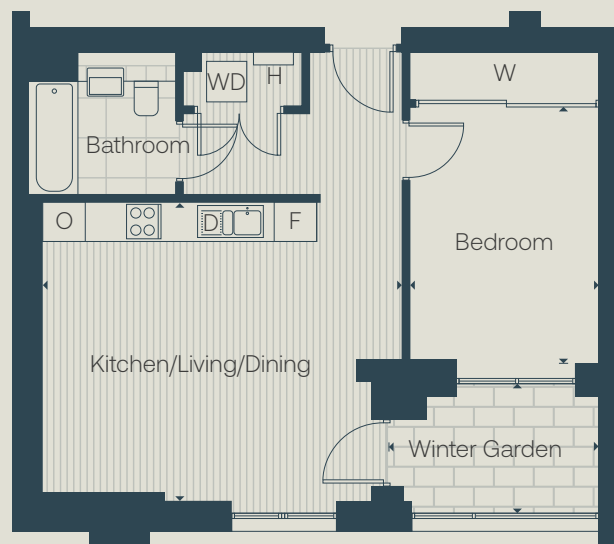
19, 23, 27, 31, 35, 39, 43, 47, 51, 55

# 1 bed apartment

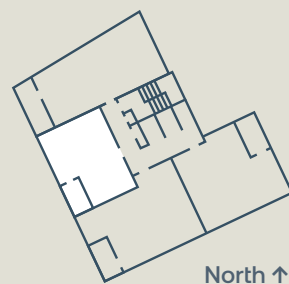
59, 63, 67, 71, 75, 79, 83, 87, 91

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Kitchen/Living/Dining	5.33m x 4.49m	17'5" x 14'8"
Bedroom	4.69m x 3.00m	15'4" x 9'10"
<b>Gross internal area</b>	<b>50.1 sq m</b>	<b>539.2 sq ft</b>
Winter Garden	3.16m x 1.95m	10'4" x 6'4"



Kitchen/Living/Dining	5.33m x 4.21m	17'5" x 13'9"
Bedroom	4.69m x 3.00m	15'4" x 9'10"
<b>Gross internal area</b>	<b>50.1 sq m</b>	<b>539.2 sq ft</b>
Winter Garden	3.16m x 1.95m	10'4" x 6'4"



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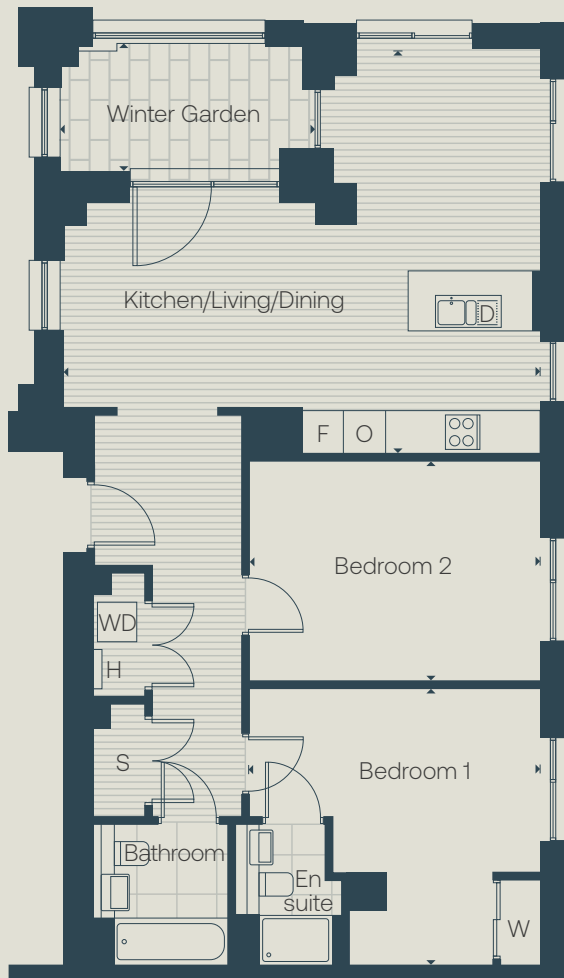
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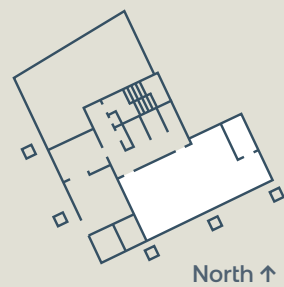
LEVEL ↓

# 2 bed apartment

1



Kitchen/Living/Dining	7.15m x 6.09m	23' 5" x 20' 0"
Bedroom 1	4.37m x 4.16m	14' 4" x 13' 8"
Bedroom 2	4.37m x 3.26m	14' 4" x 10' 8"
<b>Gross internal area</b>	<b>87.4 sq m</b>	<b>940.7 sq ft</b>
Winter Garden	3.89m x 1.93m	12' 9" x 6' 4"



North ↑

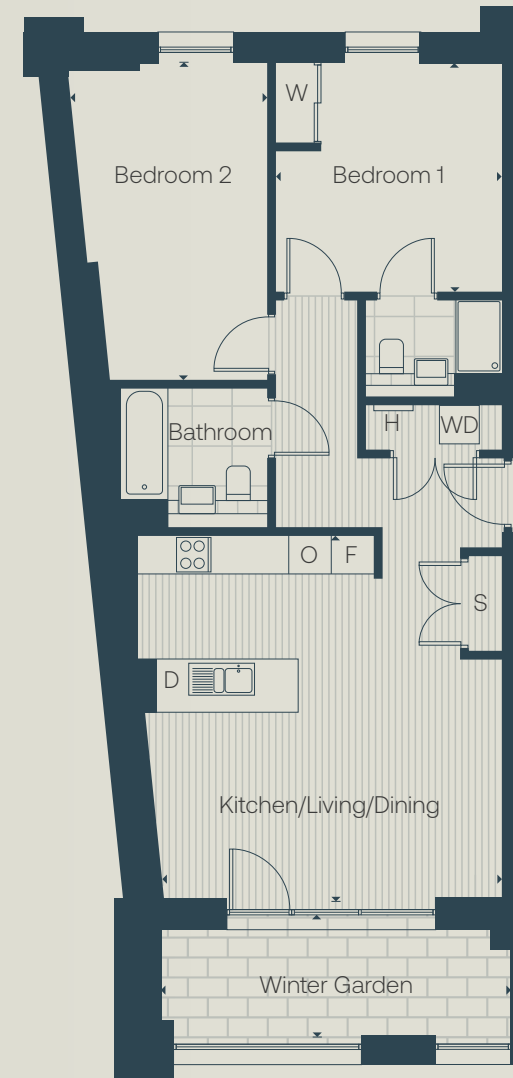
D – Dish Washer F – Fridge Freezer H – Heat Interface Unit  
O – Oven S – Storage W – Wardrobe WD – Washer/dryer

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# 2 bed apartment

4, 7, 10, 13, 16, 20, 24, 28, 32, 36, 40, 44, 48, 52, 56, 60, 64, 68, 72, 76, 80, 84, 88, 92

LEVEL ↓



Kitchen/Living/Dining	5.14m x 5.49m	16' 10" x 18' 0"
Bedroom 1	3.46m x 3.46m	11' 4" x 11' 4"
Bedroom 2	4.78m x 2.98m	15' 8" x 9' 7"
<b>Gross internal area</b>	<b>74.1 sq m</b>	<b>797.6 sq ft</b>
Winter Garden	5.26m x 1.80m	17' 3" x 5' 10"



North ↑

D – Dish Washer F – Fridge Freezer H – Heat Interface Unit  
O – Oven S – Storage W – Wardrobe WD – Washer/dryer

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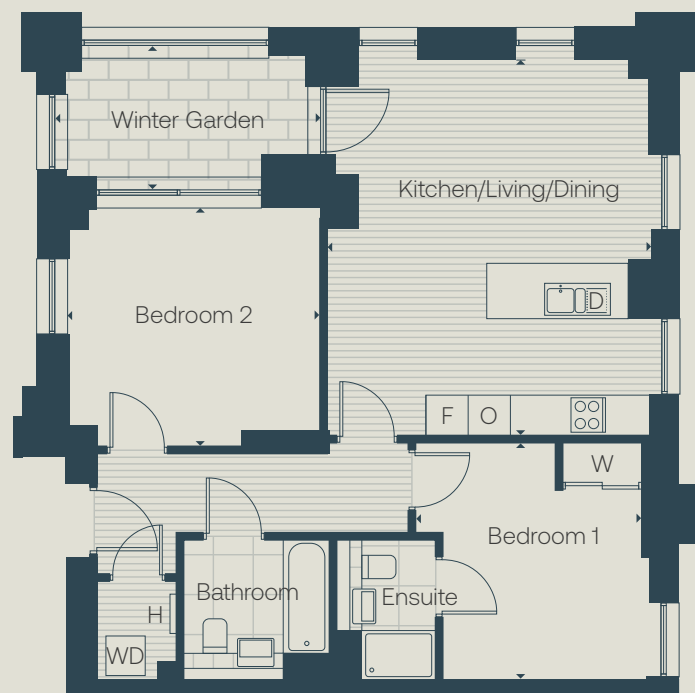
4

3

2

## 2 bed apartment

17, 21, 25, 29, 33, 37, 41, 45, 49, 53, 57,  
61, 65, 69, 73, 77, 81, 85, 89



Kitchen/Living/Dining	4.85m x 5.65m	15'10" x 18'6"
Bedroom 1	3.57m x 3.40m	11'8" x 11'1"
Bedroom 2	3.80m x 3.59m	12'5" x 11'9"
<b>Gross internal area</b>	<b>72.5 sq m</b>	<b>780.3 sq ft</b>
Winter Garden	3.98m x 2.18m	13'0" x 7'1"

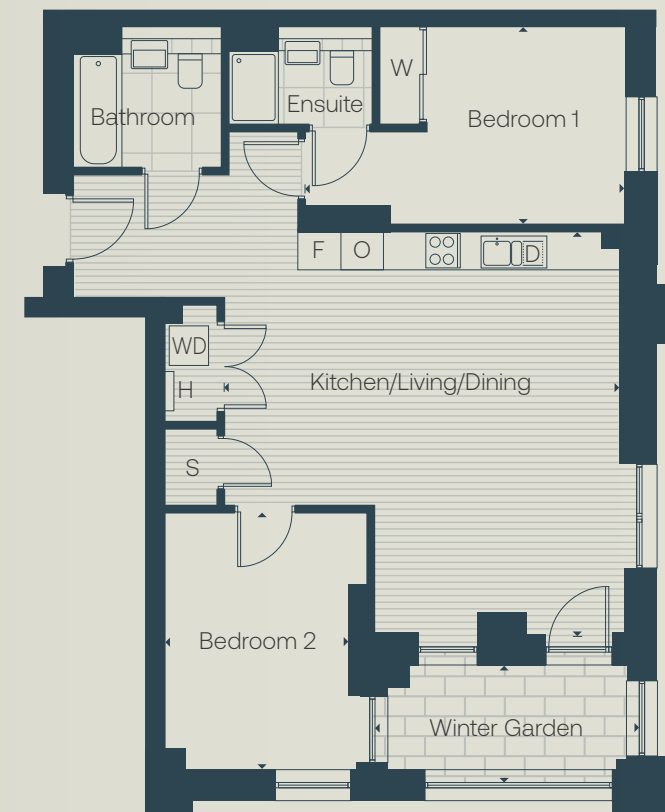


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## 2 bed apartment

18, 22, 26, 30, 34, 38, 42, 46, 50, 54,  
58, 62, 66, 70, 74, 78, 82, 86, 90



Kitchen/Living/Dining	6.07m x 5.95m	19'10" x 19'6"
Bedroom 1	4.83m x 2.95m	15'10" x 9'8"
Bedroom 2	3.87m x 2.76m	12'8" x 9'0"
<b>Gross internal area</b>	<b>75 sq m</b>	<b>807.2 sq ft</b>
Winter Garden	4.00m x 1.73m	13'1" x 5'8"



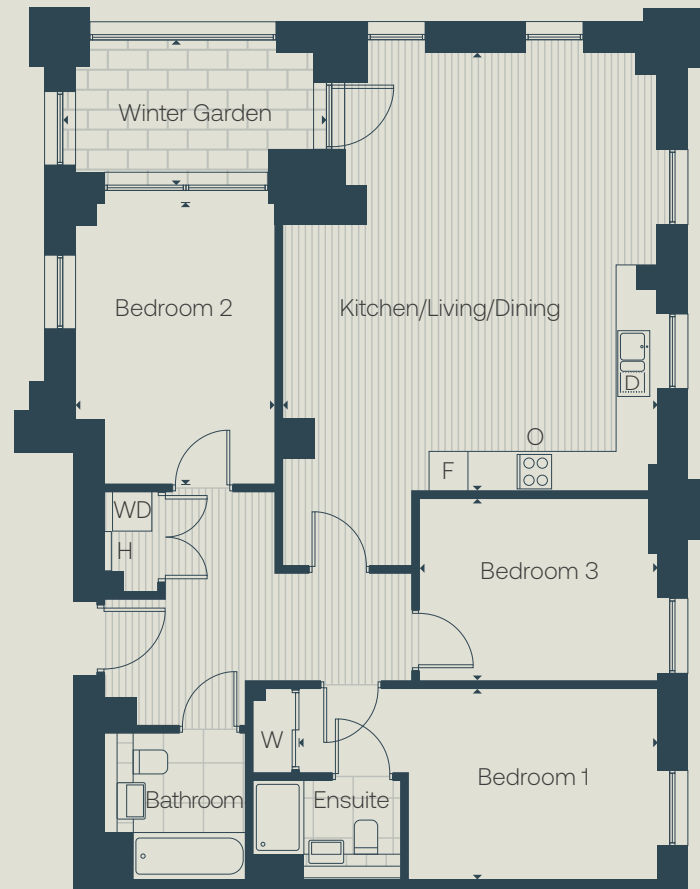
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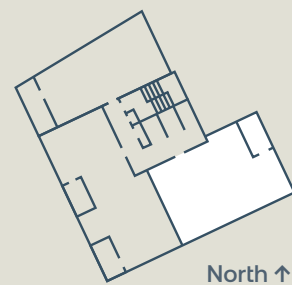
LEVEL ↓

# 3 bed apartment

2, 5, 8, 11



Kitchen/Living/Dining	6.58m x 5.64m	21'7" x 18'6"
Bedroom 1	5.39m x 2.90m	17'8" x 9'6"
Bedroom 2	4.10m x 3.01m	13'5" x 9'10"
Bedroom 3	3.59m x 2.75m	11'9" x 9'0"
<b>Gross internal area</b>	<b>97.7 sq m</b>	<b>1051.6 sq ft</b>
Winter Garden	3.98m x 2.14m	13'0" x 7'0"



North ↑

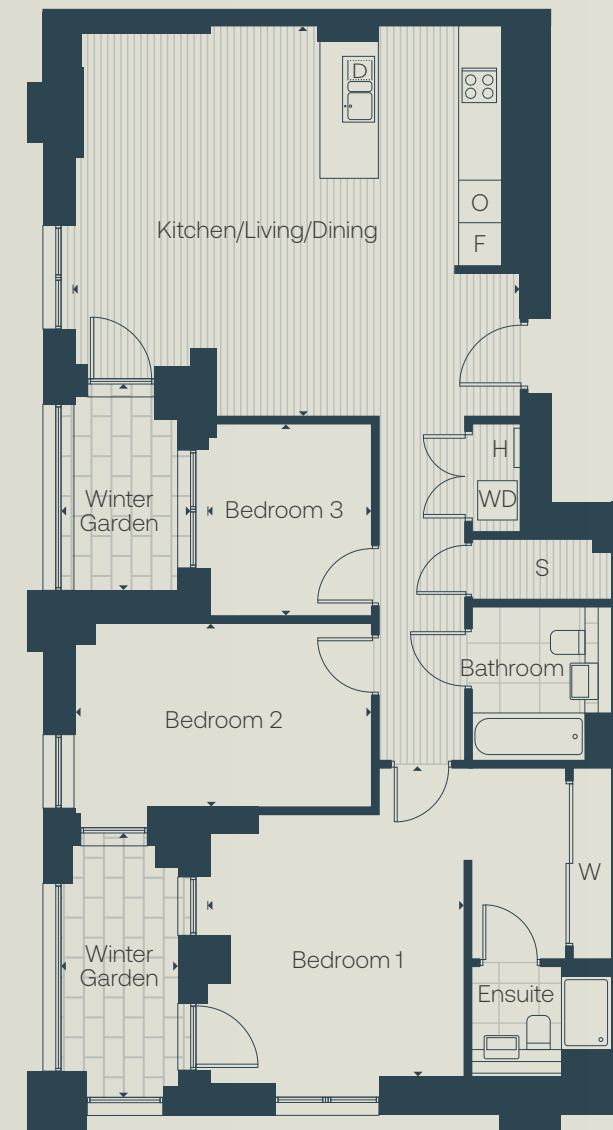
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LEVEL ↓

# 3 bed apartment

3, 6, 9, 12, 15



Kitchen/Living/Dining	5.95m x 6.70m	19'6" x 21'11"
Bedroom 1	4.63m x 3.84m	15'2" x 12'7"
Bedroom 2	2.76m x 4.47m	9'0" x 14'7"
Bedroom 3	2.88m x 2.46m	9'5" x 8'0"
<b>Gross internal area</b>	<b>103 sq m</b>	<b>1108.6 sq ft</b>
Winter Garden 1	3.16m x 1.95m	10'4" x 6'4"
Winter Garden 2	3.98m x 1.69m	13'0" x 5'6"



North ↑

D – Dish Washer F – Fridge Freezer H – Heat Interface Unit  
O – Oven S – Storage W – Wardrobe WD – Washer/dryer

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# OPEN

— A sleek contemporary design ethos providing spacious, bright and stylish spaces to enjoy.





# Timelessly elegant craftsmanship

At Aspect, the views from within are just as breathtaking as the views of the cityscape outside. Calming, light wood features and floors harmonise and connect kitchens, bathrooms and – in our two- and three-bedroom apartments – the ensuites too.

Hotel-style shower rooms have been exquisitely fitted with smooth and timeless feature tiles and shelving, together with contrasting chrome taps and fittings.

← Spacious bathroom  
↓ Master bedroom





↓ Living/dining area



# High specification

## General

- Karndean wood effect flooring in white oak to hall, living, dining area and kitchen
- Communal gas-fired heating system serving under floor heating with individual room thermostat controls
- Brushed metal electrical sockets to all rooms
- Digital TV points and broadband enabled TV points to living area and principal bedroom (subject to additional subscription)
- Smooth finished ceilings emulsioned in white to complement the white emulsioned finish of the interior walls
- Flush internal doors painted white with chrome ironmongery
- American white oak veneer apartment entrance door
- Low energy LED white downlighters throughout
- Audio visual door entry system

## Kitchen

- Fitted modular handleless kitchen in two tone stone and white matt finish (see individual kitchen layouts for detail)
- Feature wooden fluted panel to individual breakfast bar to selected units (see individual layouts for details)
- Laminate Quartz Stone slim profile worktops and upstand with overmounted stainless steel one and half bowl sink
- Contemporary Vado chrome mixer tap
- LED undermounted feature lighting to eye level kitchen units
- Set of two pull out 16-litre recycling bins
- Chrome finish stainless steel and black glass built-in oven
- Integrated black ceramic electric hob with white glass splashback
- Integrated canopy hood extractor
- Fully integrated dishwasher
- Integrated tall fridge freezer
- Washer dryer located in separate utility cupboard

## Bathroom/ensuite

- Fitted with bath and Grohe chrome thermostatic mixer tap
- Feature shower over bath in chrome with two pane hinged chrome framed glazed bath screen
- White ceramic Roca WC with concealed cistern
- Semi-recessed Roca white ceramic wash hand basin with Grohe chrome mixer tap
- Green glazed feature ceramic walls tiles and large format porcelain floor and wall tiles in two tone stone and white to bathrooms and ensuites
- Bespoke wall mounted mirrored cabinet with feature shelf to all bathrooms
- Chrome finished heated towel rail

## Bedrooms

- Integrated wardrobes fitted in principal bedroom with sliding mirrored doors (where shown on plan)
- Twist carpet to bedrooms in stone

## Communal Spaces

- Two passenger lifts located within entrance lobby
- Bespoke full height communal entrance lobby with concierge
- Mezzanine multi-functional space for work and play
- Cycle storage

## Winter Garden

- Fully enclosed with sliding screens, external lighting and large format natural tiled floor

# What is Shared Ownership?

Shared Ownership<sup>1</sup> is a Government-funded, part-buy, part-rent scheme designed to help people buy a home of their own.

You buy a share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as 'staircasing').



Shares available to buy at Aspect Croydon may vary. Please speak to the sales team for the latest eligibility and availability criteria.

## Find

### 01 Start your journey

Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.

### 02 Are you eligible?

Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.

### 03 Check out the development

Book your viewing at Aspect with our Sales Team.

## Apply

### 04 Select your preferred home

Have you seen something you like? Tell us which apartment is your preferred one.

### 05 We offer you a home

We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at Aspect or at another of our developments.

### 06 Purchasing interview

You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors. They will review whether buying the home is affordable for you in more detail and will look to find the best mortgage deal available to you. A Sales Executive will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

## Buy

### 07 Instruct your solicitor

When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.

### 08 Exchange of contracts

You're nearly there – exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.

### 09 Home demonstration

When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, heating and security systems.

### 10 Legal completion

Reaching legal completion means you have bought your home and can move in.

**Congratulations.** You are now a proud homeowner at Aspect.

# Notting Hill Genesis

Notting Hill Genesis is one of the largest housing associations in London and the south-east, owning and managing more than 66,000 homes. We provide homes across a range of tenures and are committed to continuing to deliver housing that is affordable for all.

Our focus is our customers. We put their needs at the heart of our structures, processes and systems and they drive our decisions each and every day. We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.



Create diverse  
and thriving  
communities

Notting Hill Genesis terms and conditions apply. Notting Hill Genesis has a policy of continuous improvement and reserves the right to change specifications, designs, floor plans and site plans at any time. Computer generated images depict typical views internally and externally within the Aspect Croydon development and may contain upgrades at additional cost. Features, internal and external may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only. Please ask the sales team for up to date information when reserving your new home. July 2022.

WHO WE ARE





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**HOME OWNERSHIP** STARTS WITH US