



# Parkside Triangle

Where everything falls into place

Great homes for everyone







Welcome to Parkside Triangle

# Be part of a neighbourhood with space to feel free

Get the most out of life at Parkside Triangle. Forming the first phase of an exciting new development, this collection of 70 quality homes comprises one and two-bedroom apartments, three-bedroom duplexes and three-bedroom terraced houses. All are for sale through shared ownership.

Parkside Triangle combines modern living, community spirit and a family-friendly atmosphere with easy access to green space and a wide range of amenities. Located right next to Duppas Hill Park and just a short walk from Waddon railway station, this is not just a place to live. It's a place to put down roots, grow, thrive and enjoy a perfectly balanced lifestyle.

# Parkside life

## Work, rest and play

Parkside Triangle has been thoughtfully conceived to offer well-planned homes with modern comforts, as well as plenty of green open spaces. The spacious interiors provide plenty of natural daylight. All homes benefit from private outdoor space.

At the heart of the development is an attractive landscaped communal garden, the perfect place to take a break from homeworking or enjoy a summer evening stroll. Inspired by the nearby River Wandle, the winding walkways connect to social spaces and safe play areas.

The garden forms a secluded, protected annexe to the adjacent Duppas Hill Park. Created in the Victorian era, this extensive recreation ground has acres of green space and many well-established trees, as well as a bandstand, cricket pitch and children's playground.



Computer Generated images of Parkside Triangle





# Make yourself at home

## Something for everyone

Whether you're taking the first step on the housing ladder or looking for more space to raise a family, Parkside Triangle is the place for you. There's something for everyone, including a choice of homes to suit a variety of lifestyles, safe play areas and relaxing green spaces, as well as great shopping, leisure and entertainment close at hand.

Parkside Triangle isn't just about satisfying the needs of today's homeowners. It's built with an eye on the future and a commitment to help protect our planet for generations to come. Sustainability is at the heart of the vision for the development and the design works hard to ensure that there are biodiversity and ecology benefits, whilst balancing the need for functionality, play and amenity. Eco-friendly features include air source heat pumps, double glazed windows and mechanical ventilation circulating filtered air around the home.

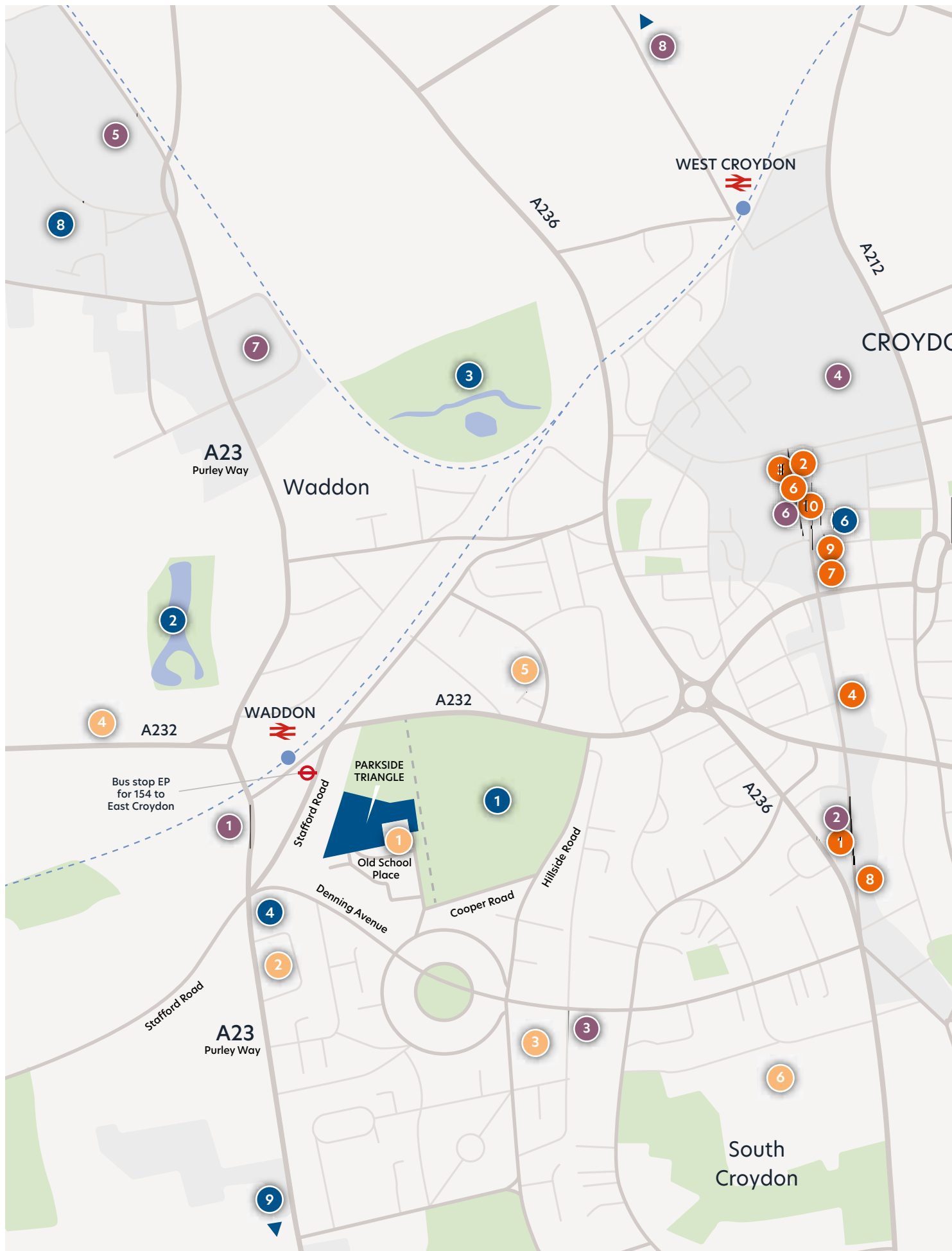
The communal growing garden provides a purpose-built cultivation space for experienced or novice gardeners. It's an opportunity to try your hand at gardening and growing your very own fresh fruit and vegetables.



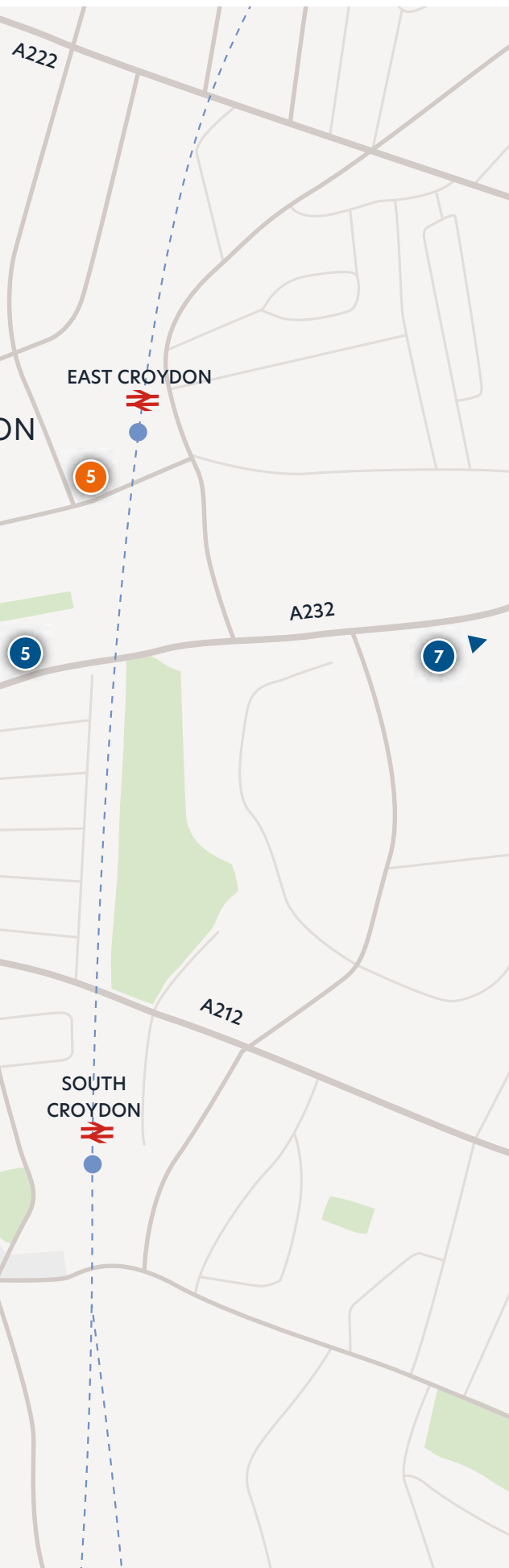




Computer Generated image of Parkside Triangle







# Explore and discover

Whether it's shopping for items for your new home, having a night out with friends, going to the gym or enjoying a family swim session, at Parkside Triangle you'll be perfectly placed to indulge in your favourite leisure activities, sports and pastimes. From health and leisure clubs to theatres and live music venues, there's a wide choice of places in the local area to relax, refresh and recharge.

With excellent travel connections, commuting to London or enjoying an evening out in the capital is so easy. Venture further afield, visit the South Coast for some seaside fun or explore the picturesque scenery of the Surrey Hills.

## Amenities

1. Morrisons
2. Croydon Pharmacy
3. Violet Lane Medical Practice
4. The Centrale & Whitgift Shopping Centre
5. Ikea Croydon
6. Surrey Street Market
7. Sainsbury's
8. Croydon University Hospital

## Recreation

1. Duppas Hill Recreation Ground
2. Waddon Ponds
3. Wandle Park
4. Waddon Leisure Centre
5. The Fairfield Halls
6. Croydon Clocktower
7. Shirley Park Golf Club
8. The Vue Cinema
9. Purley Oaks Golf Club

## Food and drink

1. Bagatti's
2. Turtle Bay
3. Dog and Bull
4. Atesh Turkish Restaurant
5. Box Park
6. Art & Craft
7. Crushed Bean Cafe
8. Saigon Bleu
9. Ludoquist Board Game Cafe Bar
10. CUPP Bubble Tea

## Education

1. Busy Bees Day Nursery
2. Harris Primary Academy
3. Aerodrome Primary School
4. The Link Secondary School
5. Coombe Wood School
6. Whitgift School



**Love living local**





# Love living local

## Park life meets suburban living

Waddon has a selection of shops, food outlets and other amenities, including a Morrisons supermarket, all within easy walking distance of Parkside Triangle.

For more amenities, it's around 20 minutes walk from your doorstep to central Croydon, where you'll find an extensive range of shops, cafes, bars, restaurants, entertainment venues and more. In the heart of the town centre is the Centrale and Whitgift shopping centre, the community's retail and leisure hub. It's home to many famous-name stores, independent local businesses and community organisations.

As well as having Duppas Hill Park right next door, Parkside Triangle also offers easy access to other areas of green space. To the north of the development is Wandle Park, another Victorian recreation ground which was fully regenerated in 2012 and features a bandstand, ornamental gardens, a skate park and tennis courts. The River Wandle flows through the park, providing scenic riverside walks.

Located to the south of Parkside Triangle, Purley Way playing fields provide the largest expanse of sports pitches in the Borough of Croydon. At weekends the park comes alive with people playing football, cricket and other sports.



# Love living local

## Top destinations



### Fairfield Halls

Park Lane, Croydon CR0 1JD

Fairfield Halls reopened in 2019, following a multi-million-pound refurbishment which has restored the iconic Croydon entertainment venue to its former glory. The venue hosts a diverse, year-round programme of events, including music, dance, comedy, theatre productions, community events and exhibitions.

### Surrey Street Market

Surrey St, Croydon CR0 1RG

Also known as Croydon Market, this is one of the oldest street markets in the country, dating back to the 13th century. The main market operates six days a week, Monday to Saturday, with many stalls selling fruit and vegetables, clothing, household goods, arts and crafts, and more. There's also a popular Sunday market, which hosts events and entertainment.



### CUPP Bubble Tea

32-34 High St, Croydon CR0 1YA

Croydon's bubble tea scene is bursting with flavour! From fruity blends to a variety of sweet toppings, there's something to satisfy every craving. CUPP Bubble Tea pride themselves on making bubble tea in a unique way, following an ethos of using the best and freshest ingredients.

### Dog & Bull

24 Surrey St, Croydon CR0 1RG

Standing in Croydon's bustling Surrey Street since 1276, the Dog & Bull may be the oldest pub in the town, but it's far from being outdated. Tastefully modernised, it serves great food and drink, has a beer garden with bookable private booths and also features regular events and live TV sports.





## Waddon Leisure Centre

Purley Way, Croydon CR0 4RG

Located just a short walk from Parkside Triangle, the centre offers excellent facilities and activities for the whole community, including a 25m swimming pool, teaching pool, 70-station gym, two sprung floor fitness studios with 25 fitness classes a week, café, soft play and a multi-functional sports hall.



## Croydon Clocktower

1918 Katharine St, Croydon CR0 1NX

Croydon Clocktower is an arts and museum complex centrally located on Katherine Street. It showcases historical and cultural artefacts relating to the London Borough of Croydon and its people. The museum recognises Croydon's citizens as experts in their own histories and seeks to inspire and enable meaningful learning experiences.

## Waddon Ponds

The Ridgeway, Croydon CR0 4QA

A great space for a scenic walk, Waddon Ponds is one of three main sites where the River Wandle can be seen in Croydon. The ponds are fed by springs with clean and clear water which feed into the river. The ponds support a range of aquatic life and attract a variety of birds, including ducks and geese.



## Bagatti's

56-58 South End, Croydon CR0 1DP

Experience the atmosphere and flavours of Italian cuisine in the South Croydon Restaurant Quarter. With a mouth-watering menu and a choice of indoor or al fresco seating, the Bagatti's dining experience promises to transport you to the buzzing streets of Italy. Featuring on the menu are authentic antipasti and pasta dishes, irresistible pizzas and more.

## Turtle Bay

16 High St, Croydon CR0 1GT

Located on the busy north end of the High Street, this lively Caribbean-style restaurant and bar offers bold, fresh dishes inspired by the islands – from warming curries to vibrant small plates bursting with flavour. Pop in for some delicious jerk cooking and two-for-one tropical cocktails.



# Getting around

## Connected homes

Parkside Triangle’s location puts everything you need within easy reach.

The nearby A23 and A232 are important major road connections, which offer good access to Central Croydon and national road networks. There are good cycle connections to the south and through Duppas Hill Recreation Ground which contribute to the accessibility of the development.

Waddon Train Station is around seven minutes’ walk from Parkside Triangle, providing regular train services to London Bridge station (journey time approx 25 minutes). There are bus stops on Stafford Road, Denning Avenue and Purley Way which provide connections to Central Croydon and to the south.

### On Foot



<b>Waddon Train Station</b>	7 mins
<b>Waddon Leisure Centre</b>	10 mins
<b>Harris Primary Academy</b>	14 mins
<b>Waddon Ponds</b>	14 mins
<b>Wandle Park</b>	14 mins
<b>Whitgift Centre</b>	25 mins
<b>Fairfield Halls</b>	26 mins
<b>East Croydon Station</b>	32 mins

### By Bicycle



<b>Waddon Train Station</b>	2 mins
<b>Wandle Park</b>	4 mins
<b>Waddon Leisure Centre</b>	4 mins
<b>Morrisons</b>	4 min
<b>Vue Cinema, Purley Way</b>	8 mins
<b>East Croydon Station</b>	10 mins

Above timings from postcode CR0 4GB  
All times sourced from [google.com/maps](https://www.google.com/maps)





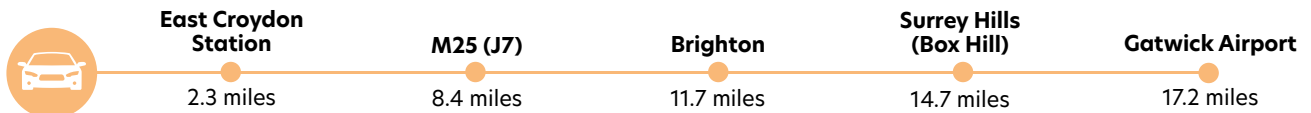
## By train from Waddon

Train times taken from [nationalrail.co.uk](http://nationalrail.co.uk)



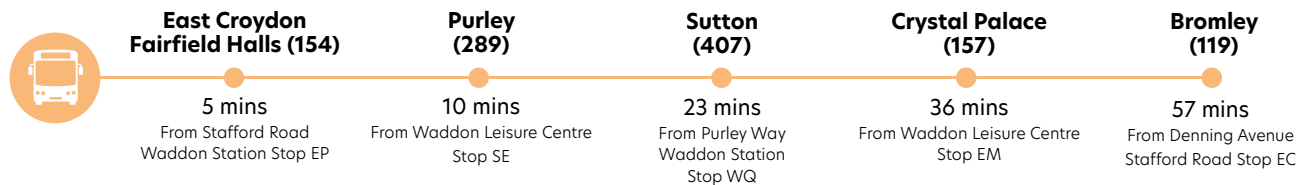
## By car

Driving mileage taken from postcode CR0 4GB. All distances sourced from [google.co.uk/maps](http://google.co.uk/maps)



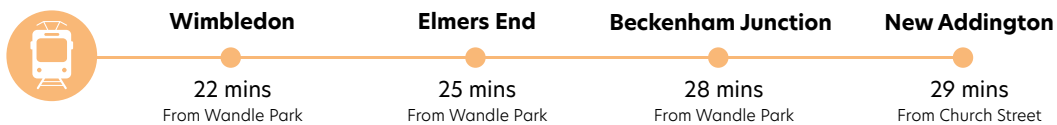
## By bus

Average travel times. Information sourced from [google.co.uk/maps](http://google.co.uk/maps) More information available at: [tfl.gov.uk/modes/buses/](http://tfl.gov.uk/modes/buses/)



## By tram

Average travel times. Route changes may apply. Information sourced from [tfl.gov.uk/modes/trams/](http://tfl.gov.uk/modes/trams/)



# Development layout

Spread over three buildings, positioned around a central communal garden with walkways, Parkside Triangle features high-quality, energy-efficient homes, along with attractive landscaping, green space and tasteful planting to provide a strong connection with the natural world.

The layout of the development gives the sense of a close-knit, family-friendly community, while also providing a feeling of space and openness. The low-rise buildings sit comfortably in their environment, blending seamlessly with the well-established suburban surroundings.

Each home features modern finishes, private outdoor spaces and thoughtfully-designed interior living space. Selected homes have allocated parking spaces and electric car charging stations, and there's also communal cycle storage.

## General Key

### Century House

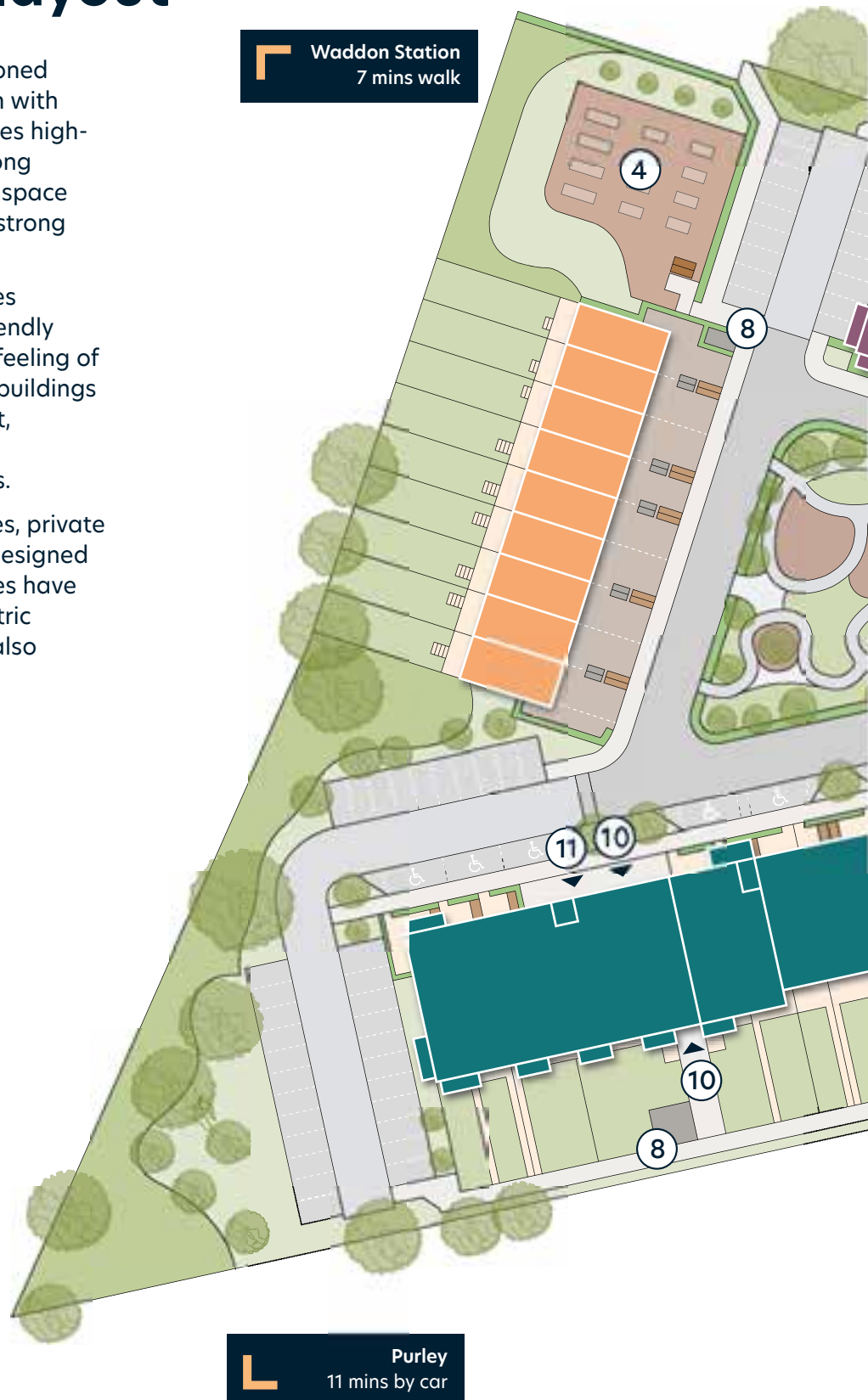
- Shared ownership apartments
- Shared ownership duplexes
- Shared ownership houses (The Ellis)

### Boundary Mews

- Shared ownership townhouses (The Bairstow)

### Pavilion House

- Shared ownership apartments
- Affordable Rent apartments

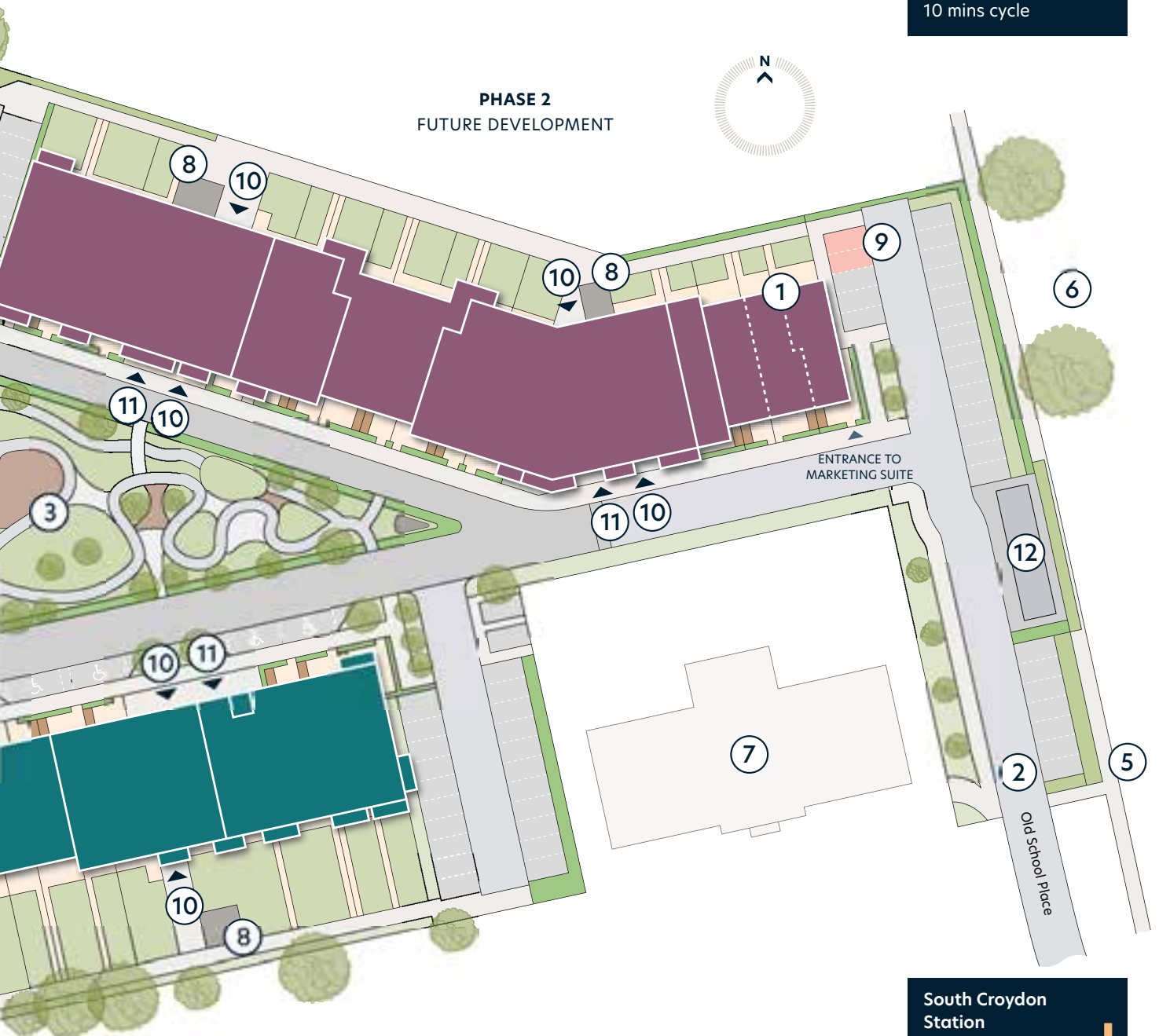




East Croydon  
Station  
10 mins cycle



**PHASE 2**  
FUTURE DEVELOPMENT



South Croydon  
Station  
9 mins cycle



- ① Marketing Suite & Show Home
- ② Entry & exit from Old School Place
- ③ Communal garden
- ④ Residents communal growing area
- ⑤ Pedestrian entry onto West Duppas Hill path
- ⑥ Duppas Hill recreation ground
- ⑦ Busy Bees Nursery
- ⑧ Communal cycle stores

- ⑨ Car Club parking spaces
- ⑩ Entry & exit to main lobby including, stairs, lift & internal cycle stores
- ⑪ Entry & exit to internal refuse stores
- ⑫ Substation



Accessible parking bays



External refuse stores



Individual cycle stores

# A look inside

## Specification

Personalise your space against a contemporary and elegant backdrop, complete with quality fixtures and finishes included as standard. Enjoy bright, spacious rooms enhanced by superior flooring throughout. The modern, streamlined kitchens come fully equipped with integrated, energy-efficient appliances, combining style with functionality.

### Kitchen

- Gloss or matt finish kitchen units
- Laminate worktop with matching upstands
- Clear glass splashback to rear of hobs
- Stainless steel 1.5 bowl sink
- Chrome monoblock single level mixer tap
- Swan necked tap to townhouses
- Electric single oven
- Induction hob
- Integrated extractor hood
- Integrated dishwasher to 3 bedroom homes only
- Integrated fridge/freezer 70/30 split
- Freestanding washer dryer

### Bathroom and en-suites (where applicable)

- Roca white suite
- Water saving chrome monobloc tap
- Wall hung basin
- Wall mounted thermostatic shower
- Mixer over bath and in shower to en suites
- Acrylic bath and fibre board bath panel
- Glass bath/shower screen, where applicable
- Chrome ladder towel rail
- Shaver sockets
- White WC with Eco cistern dual flush
- Tiled floor to bathrooms and ensuites
- Full height wall tiles to baths and showers. Half height tiling behind sanitaryware
- Full height mirrors to bathrooms and ensuites

### Energy, security and peace of mind

- Double glazed windows
- Extract ventilation
- Smoke and carbon monoxide alarm detectors
- Mechanical ventilation with heat recovery system
- Powered communal heating system
- White LED downlights throughout
- Low energy PIR security light
- Electric vehicle charging points to selected homes. Passive parking to most spaces, active to others
- Energy Performance Certificate Rating B
- ICW Buildmark warranty
- Lease 999 years

### General

- White matt emulsion to walls and ceilings
- White satin finish to woodwork
- White satin finish to internal doors, with chrome door ironmongery
- Amtico vinyl planks to hallway and kitchen/living spaces
- Cormar carpets to bedrooms and/or staircase and landing where applicable
- Mirrored sliding doors wardrobes to main bedrooms
- TV/Sky Q point to living room
- Allocated parking to selected homes
- Balconies/terraces to selected homes
- Gardens laid to lawn to selected homes
- Communal cycle storage to apartment blocks and individual cycle storage to houses

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. Images show Parkside Triangle show home interiors.





## Dove collection

### Kitchen

- 'Gloss dove grey' kitchens
- Laminate worktop/upstand in white and grey 'Marble Effect'
- Clear glass splash-back
- Single built in electric oven
- Induction hob
- Integrated fridge/freezer
- Integrated dishwasher to 3 bedroom homes only

### Flooring

- 'Urban Salvaged Timber' Amtico vinyl flooring to hallway and kitchen/living area
- 'Aluminium' Cormar carpet to bedrooms and/or staircase, landing and separate living room where applicable

### Bathroom

- Quality white bathroom suite
- Shower over bath with glass bath/shower screen
- Contemporary chrome taps to basin and bath
- 'Newton Pearl' porcelain tiles to bathroom & en-suite floor
- 'Light Grey' porcelain tiles to bathroom & en-suite walls
- Chrome towel rail

### Plots

1, 2, 14, 15, 16, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 122, 123, 124, 125, 126

## Croft collection

### Kitchen

- 'Matt Croft Grey' kitchens
- Laminate worktop/upstand in white and grey 'Marble Effect'
- Clear glass splash-back
- Single built in electric oven
- Induction hob
- Integrated fridge/freezer

### Flooring

- 'Urban Salvaged Timber' Amtico vinyl flooring to hallway and kitchen/living area
- 'Aluminium' Cormar carpet to bedrooms

### Bathroom

- Quality white bathroom suite
- Shower over bath with glass bath/shower screen
- Contemporary chrome taps to basin and bath
- 'Newton Pearl' porcelain tiles to bathroom & en-suite floor
- 'Light Grey' porcelain tiles to bathroom & en-suite walls
- Chrome towel rail

### Plots

87, 88, 89, 90, 91, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121

## Whitney collection

### Kitchen

- 'No grain' white kitchens
- Laminate worktop/upstand in grey 'Concrete Effect'
- Clear glass splash-back
- Single built in electric oven
- Induction hob
- Integrated fridge/freezer
- Integrated dishwasher

### Flooring

- 'Urban Salvaged Timber' Amtico vinyl flooring to hallway and kitchen/living area
- 'Aluminium' Cormar carpet to bedrooms and/or staircase, landing and separate living room

### Bathroom

- Quality white bathroom suite
- Shower over bath with glass bath/shower screen
- Contemporary chrome taps to basin and bath
- 'Newton Silver' porcelain tiles to bathroom & en-suite floor
- 'Brushed Stone Silk' porcelain tiles to bathroom & en-suite walls
- Chrome towel rail

### Plots

62, 63, 64, 65, 66, 67, 68, 69, 70



## Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to all our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

### Shared ownership

Shared ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

It works by enabling you to purchase a share in your new home, and pay a subsidised rent on the part you don't own to Hyde.

You will own an equity share in your new home. A lease is a legal document between the freeholder or landlord and the purchaser and is binding on both sides and since you will own a lease you will be a 'leaseholder'. The lease covers the responsibilities including maintenance, rent settings, purchasing more equity, selling and insurance.

You can also find out more on our website:

**[hydenewhomes.co.uk](https://hydenewhomes.co.uk)**



To find out more about the home buying options we offer visit [hydenewhomes.co.uk](https://hydenewhomes.co.uk)

### My Hyde

Set up an account online and personalise your home buying journey with us:

- ✓ Save and share your searches, favourite properties and developments
- ✓ Create and keep track of your shared ownership application
- ✓ Manage your appointments





# Shared ownership explained

## Who's eligible?

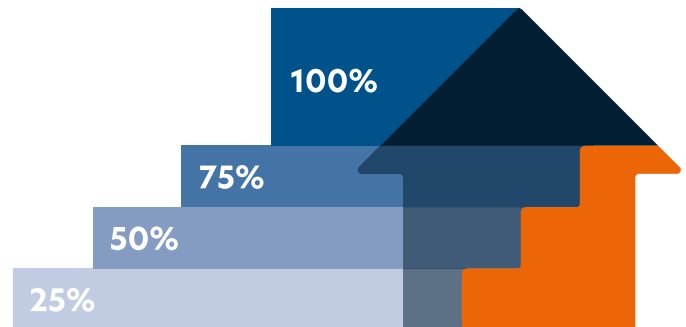
Anyone with a household income of under £90,000 per year is eligible for shared ownership in London.

## How does shared ownership work?

- The minimum initial share you can buy in a new home is 25%
- The maximum initial share you can buy is 75%
- You will only need a deposit for the share you buy
- As a shared owner you will be a leaseholder
- You will pay a mortgage on the share you buy and a subsidised rent to Hyde on the remaining share
- The leases on our new build homes are typically 999 years

## How does staircasing work?

- You can buy more shares in the future until you own your home outright
- Once you own your home outright, you will no longer pay rent, but you will carry on paying the relevant service charges



# About Hyde New Homes

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. We are proud of the homes we build and bring home ownership within reach of many more people than could otherwise afford one. To find out more about the Hyde Group, visit [hyde-housing.co.uk](http://hyde-housing.co.uk)

## Gold standard service

Our ambition is to be a truly customer-driven housing provider. This means communicating clearly and listening to you throughout your home buying journey, from the initial viewing to when you move into your new home.

Through the use of technology, you can view, secure and complete your purchase from the comfort of your sofa. Our aim is to make your experience smooth and enjoyable. We also work hard to ensure you settle in comfortably and our Product Quality Team will be in touch with you regularly over the first twelve months. During this time, we also engage an independent research company called In-house to conduct feedback surveys on our behalf and consistently review this feedback to continue improving our service to you.

In fact, over 99% of customers have said they would recommend us to friends and family and we are delighted that, as a result, we have been granted the In-house Gold Award accolade for the twelfth year running.

In addition, we've also received the prestigious Outstanding Achievement Award for customer satisfaction for Net Promoter Score®, a trademark measure used to gauge customer satisfaction. 77.8% of our customers rated us a 9 or 10, on a scale of 0-10, indicating they're highly likely to recommend Hyde New Homes to their friends, colleagues, or family members without hesitation.

## The Hyde Difference

- Over 90% customer satisfaction for twelve consecutive years
- High specification as standard
- 999 year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances
- Turfed gardens (where applicable)



## What our customers say

"The team at Hyde New Homes were incredibly helpful at guiding us through the conveyancing process and made it a stress-free experience."

Purchasers at Bluebell Heights







## Hyde New Homes

### Directions to Parkside Triangle, Waddon

Sat Nav Address: CR0 4GB



#### Walking from Waddon Station

- Exit Waddon train station turning left on to Epsom Road
- At the road junction bear right on to the A232 Duppas Hill Road
- In approximately 180 metres turn right on to West Duppas Hill Path. In 260 metres turn right on to Old School Place



#### Driving to Parkside Triangle (A23)

- **Travelling south.** At the junction with the A232 turn left on to Denning Avenue and then 1st left on to Cosedge Crescent
- Take the next left on to Cooper Road and left on to Old School Place. Continue ahead to the development
- **Travelling north.** At the junction with the A232 turn right into Denning Avenue and then 1st left on to Cosedge Crescent
- Take the next left on to Cooper Road and left on to Old School Place. Continue ahead to the development



#### Driving to Parkside Triangle (A232)

- Travelling west on the A232, turn left on to Hillside Road and then right on to Cooper Road
- Turn right on to Old School Place. Continue ahead to the development



[hydenewhomes.co.uk](http://hydenewhomes.co.uk)

020 8297 7603

Details correct at time of publication: June 2025

Disclaimer: Computer Generated Images are indicative only. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.