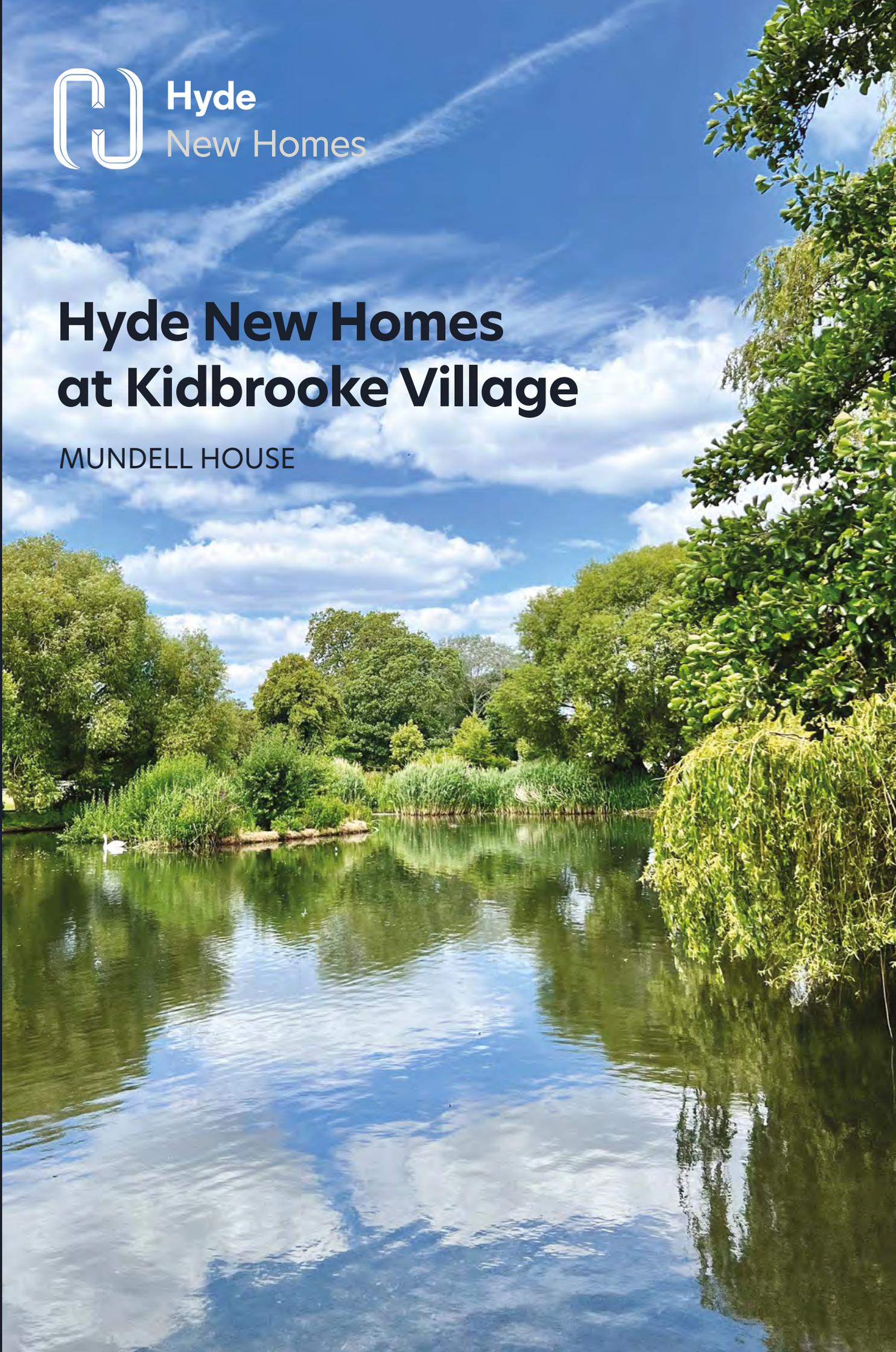




Hyde
New Homes

Hyde New Homes at Kidbrooke Village

MUNDELL HOUSE





Welcome to Hyde New Homes
at Kidbrooke Village

A place to love life with the city on your doorstep

Find your dream home at Kidbrooke Village, a new neighbourhood that's close to the city but connected to nature. The area has been expertly crafted to create a modern urban living environment that combines excellent amenities and convenient transport links combined with plenty of green space.

Our 140 shared ownership homes are located at the heart of this characterful and sustainable development. Housed within three stylish buildings set around a podium garden, the collection of 1, 2 & 3-bedroom apartments offer all the comforts of contemporary living with outdoor space in which to relax.

Kidbrooke Village offers the opportunity to enjoy a perfectly balanced lifestyle, bringing together the best elements of city living. This is a place to put down roots, feel part of the community and get the most out of life.

Development layout

Mundell House is the first of three stunning apartment collections to be launched by Hyde New Homes at Kidbrooke Village.

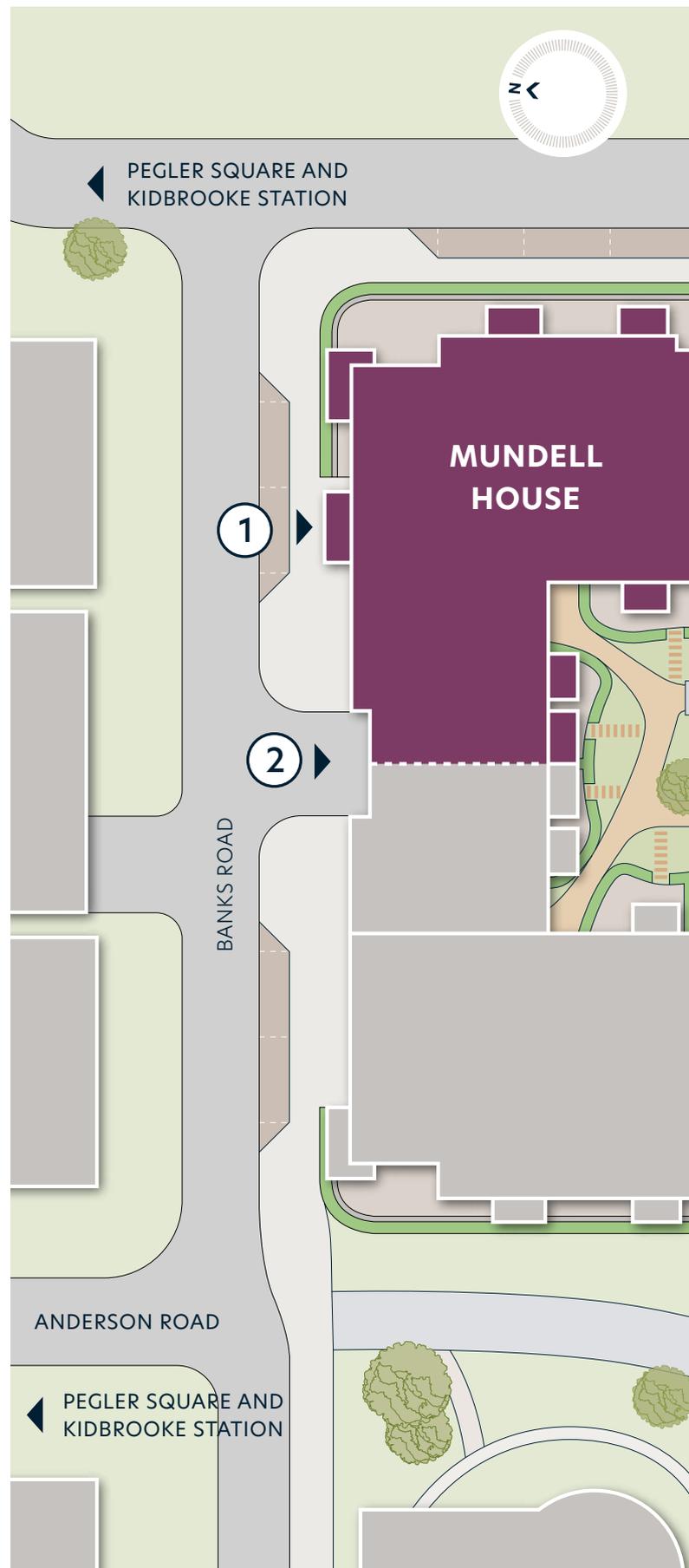
Positioned around a central podium garden, the development features high-quality, energy-efficient homes, along with attractive landscaping, walkways and tasteful planting to provide a strong connection with the natural world.

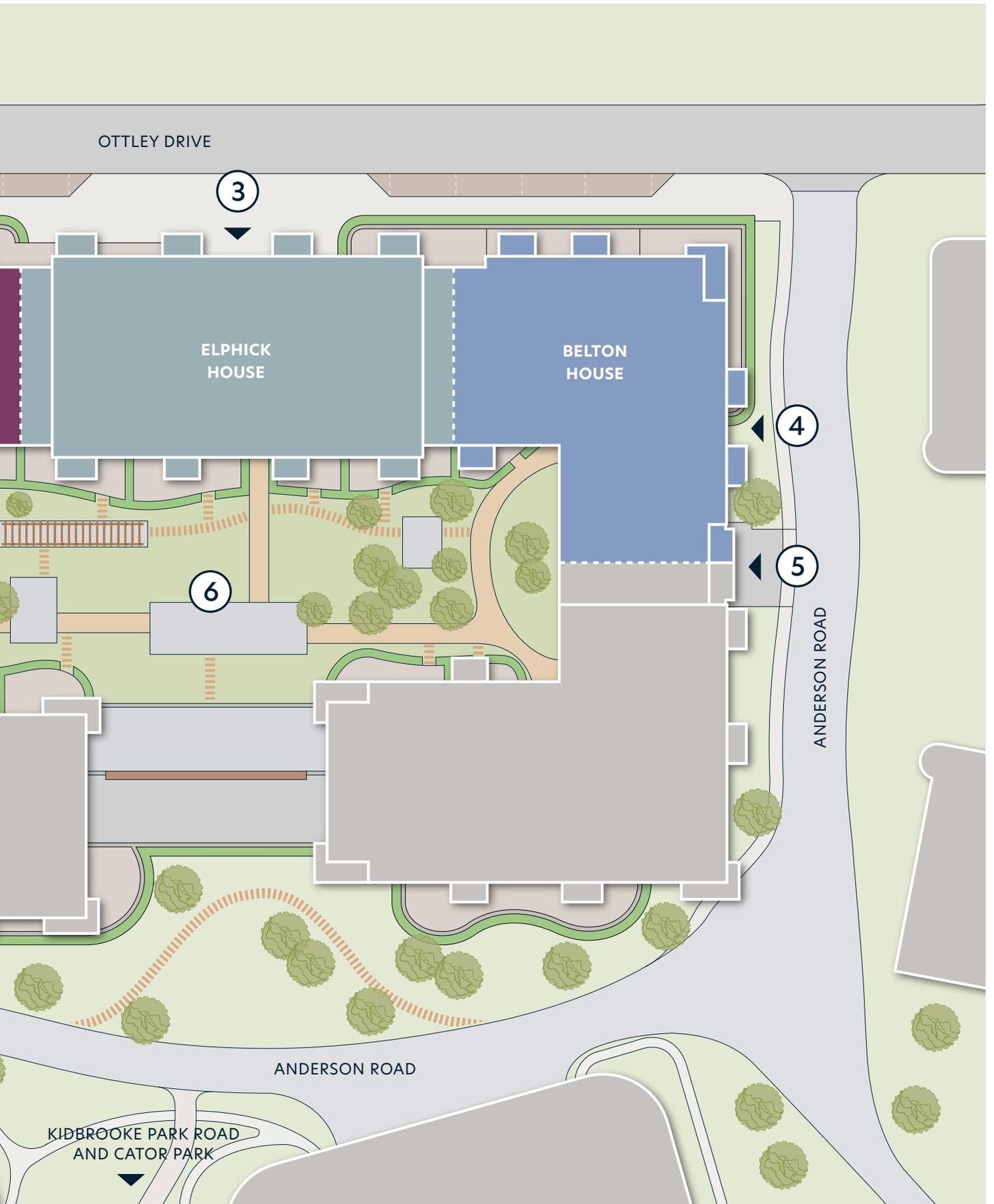
The design of the development gives a feeling of privacy and seclusion, with trees and other greenery providing natural screening. However, the location places you in close proximity to the amenities of Pegler Square, Kidbrooke station and the green, open spaces of Cator Park.

Each home features modern finishes, its own private outdoor space and thoughtfully designed interior living space. The three buildings feature their own communal cycle storage and selected homes have secure car parking spaces with fob entry.

KEY

- ① Mundell House core G2 pedestrian entrance and exit
- ② Ground Level car park vehicle entrance and exit
- ③ Elphick House core G3 pedestrian entrance and exit
- ④ Belton House core G4 pedestrian entrance and exit
- ⑤ Lower Ground Level car park vehicle entrance and exit
- ⑥ Communal podium garden





Mundell House

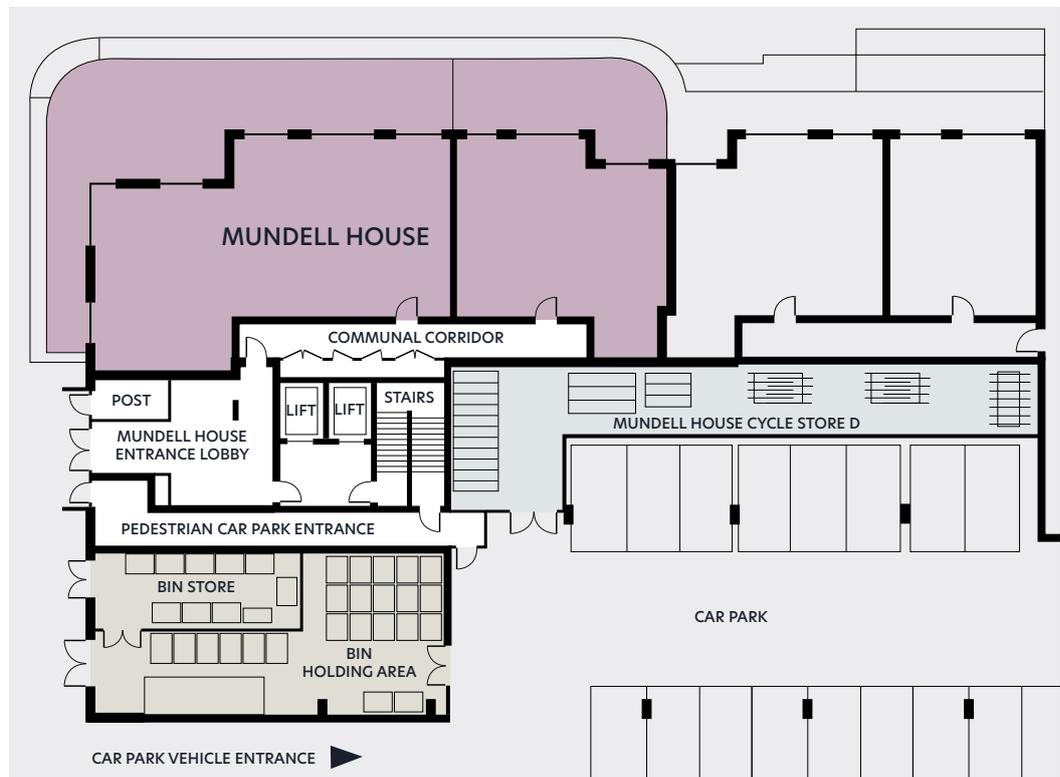
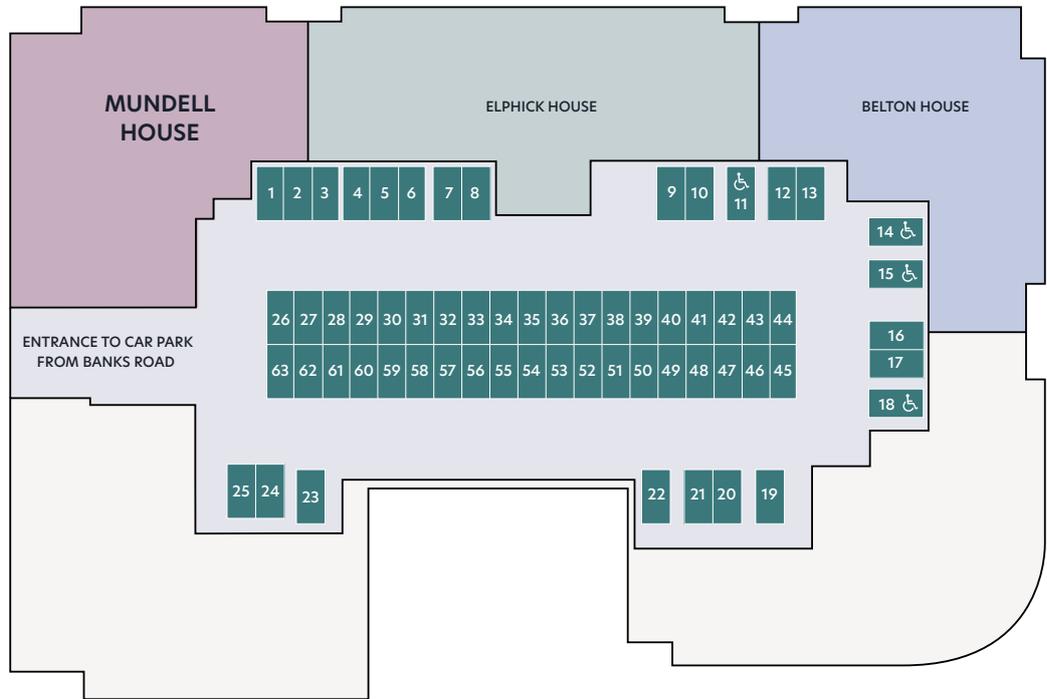
Parking and Facilities

Ground floor level

Please refer to the home locator / stacker plan or individual floor plans to establish which apartments benefit from parking.

Parking is for one vehicle with fob entry in the Ground Floor level car park only, until the Lower Ground Floor car park opens.

Either car park can then be used.



Further cycle storage facilities will be available to Mundell House residents in the Lower Ground Floor car park when open.



Computer generated image of Mundell House, Hyde New Homes at Kidbrooke Village

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

- Matt finish kitchen units
- Quartz worktop with matching upstands
- Glass splashback to rear of hobs
- Stainless steel single bowl satin finish sink
- Chrome square spout single lever mixer tap
- Electric single oven
- Induction hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated fridge/freezer 50/50 split
- Freestanding washer dryer

Bathroom and ensuites (where applicable)

- Vitra white suite
- Chrome monobloc tap
- Semi-recessed basin
- Wall mounted thermostatic shower
- Mixer over bath and in shower to ensuites
- Steel enamel bath
- Glass bath/shower screen, where applicable
- Chrome ladder towel rail
- Shaver socket in bathroom
- White WC with dual flush
- Tiled floor to bathrooms and ensuites
- Full height wall tiles to baths and showers
- Vanity mirror cabinet and LED light with sensor switch to bathroom and mirror to ensuite

Energy, security and peace of mind

- Double glazed windows
- Extract ventilation
- Smoke and carbon monoxide alarm detectors
- White LED downlights to living area and bathroom/ensuite
- Kitchen LED strip lighting to under cabinets
- Pendant light to bedrooms
- Energy Performance Certificate Rating B
- Premier Buildmark Warranty
- 993 year lease

General

- White matt emulsion to walls and ceilings
- White satin finish to woodwork
- White satin finish to internal doors, with brass door ironmongery
- Winchester Oak Polyflor vinyl to hallway and kitchen/living spaces
- Cormar carpets to bedrooms
- Wardrobes with mirrored sliding doors to main bedrooms
- Fibre data point to living room
- Allocated parking to selected homes
- Balcony or terrace to all homes
- Communal cycle storage
- Passenger lift
- Video door entry system

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.



The Lux Collection

Kitchen

- Paula Rosa Manhattan Franklin range in Light Grey
- Compac Quartz Plomo worktop/upstand
- Paula Rosa Manhattan splashback in Glass Slate

Flooring

- Winchester Oak Polyflor vinyl to hallway and kitchen/living spaces
- Callisto Cormar Zenith carpet to bedrooms

Bathroom

- Minoli Nora Ivory Matt tiles to bathroom & ensuite floor
- Minoli Nora Ivory Matt tiles to bathroom & ensuite walls

Apartments

G2.0G.01	G2.02.04	G2.04.03
G2.0G.02	G2.02.05	G2.04.04
G2.02.01	G2.02.06	G2.04.05
G2.02.02	G2.04.01	G2.04.06
G2.02.03	G2.04.02	

The Umbra Collection

Kitchen

- Paula Rosa Manhattan Franklin range in Monument Grey
- Compac Volcano Light worktop/upstand
- Paula Rosa Manhattan splashback in Fine Silver

Flooring

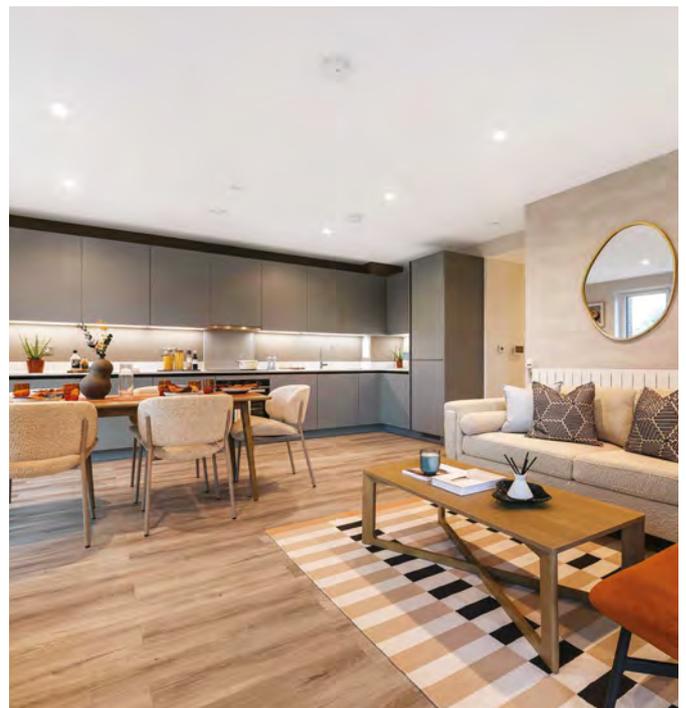
- Winchester Oak Polyflor vinyl to hallway and kitchen/living spaces
- Callisto Cormar Zenith carpet to bedrooms

Bathroom

- Minoli Nora Grey Matt tiles to bathroom & ensuite floor
- Minoli Nora Grey Matt tiles to bathroom & ensuite walls

Apartments

G2.01.01	G2.03.01	G2.05.01
G2.01.02	G2.03.02	G2.05.02
G2.01.03	G2.03.03	G2.05.03
G2.01.04	G2.03.04	G2.05.04
G2.01.05	G2.03.05	G2.05.05
G2.01.06	G2.03.06	G2.05.06



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

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

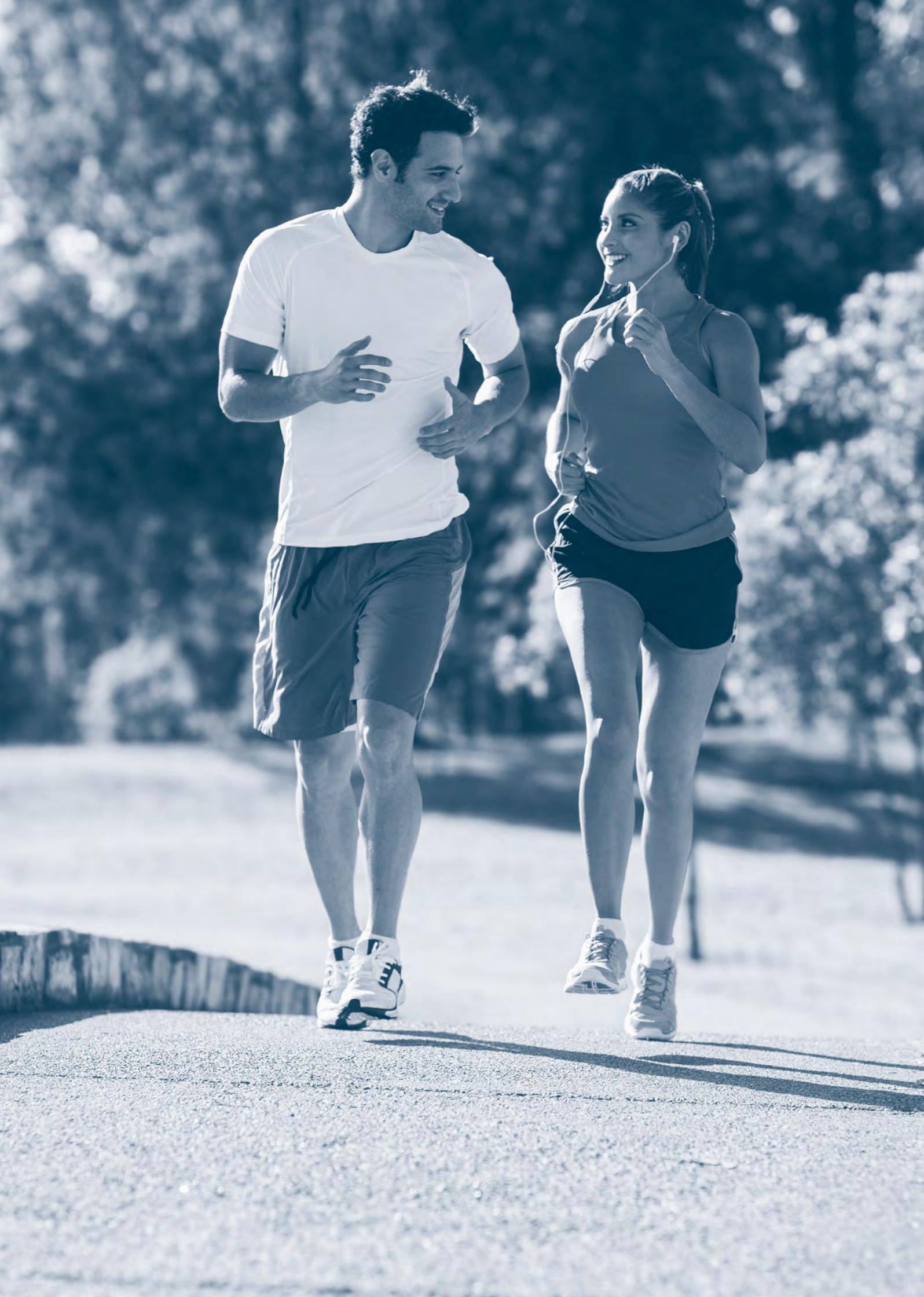
- Over 90% customer satisfaction for twelve consecutive years
- High specification as standard
- 993 year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances



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 Marketing Suite

Sat Nav Address: SE3 9LD



Walking from Kidbrooke Station

- Exit Kidbrooke train station on to Pegler Square.
- Walk across Pegler Square in to Anderson Road.
- In approximately 180 metres turn left on to Banks Road.
- See map for entrance to Marketing Suite.



Driving to Hyde New Homes

- **Travelling from the north or the east on the A2.**
- From the A2 join the A2213 towards Kidbrooke/ Kidbrooke Station.
- Turn left on to **Pegler Square** following signs to Kidbrooke station.
- **Travelling north from the A20/A210.**
- From the A20/A210 turn right on to the A2213 towards Kidbrooke.
- Turn right on to **Pegler Square** following signs to Kidbrooke station.
- **From Pegler Square.**
- Turn right on to Anderson Road and then left on to Banks Road.
- See map for entrance to Marketing Suite.



Alternative route from Pegler Square



hydenewhomes.co.uk

0204 635 0690

Details correct at time of publication: January 2026

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.