

Willow Court

Sydenham, SE26

One and two bedroom
apartments available through
L&Q's shared ownership scheme



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Set back from Westwood Hill, almost hidden by trees, is Willow Court. A new development of refurbished shared ownership apartments in this sought after location.

The railway connection and Crystal Palace, together with its park, transformed this town into a fashionable postcode. It is a busy town centre with an active community, home to great public transport links, good schools, green areas and plenty of restaurants, shops and pubs.

It is well connected with the closest mainline railway station being Sydenham, benefitting from the new overground East London Line connecting to Canada Water, London Liverpool Street, Dalston and Highbury and Islington. Also with direct links to Herne Hill (5 mins), London Victoria (14 mins) and London Bridge (17 mins) where you can connect to the London Underground, Bromley (13 mins) and Orpington (24 mins).*

Sydenham is also served by bus routes 75, 122, 176, 194, 197, 202 & 450. The 122 travels along Westwood Hill right outside Willow Court's front door which takes you all the way to Crystal Palace.

Getting around by car is easy with the M25 less than half an hour away and is less than an hours drive to London Gatwick airport.**



▲ Local area photography
* source: www.nationalrail.co.uk
** source: www.theaa.com

Sydenham

and beyond...

Sydenham has become a key part of South East London located between Dulwich to the north and Crystal Palace to the west in the boroughs of Southwark and Lewisham.

Sydenham Road is the main shopping area and runs into Southend Lane where you will find a Sainsbury's Superstore. The town centre has many independent shops which gives it a very unique village style feel, but is close enough to the larger chain stores of The Glades, in Bromley, the high street of Croydon and of course, the City of London. In nearby Penge, there is a vibrant weekly farmers market every Saturday.

There are a great mix of restaurants, cafes and pubs including the popular Dolphin pub and further towards Crystal Palace, Westow House which is great for a weekend meal with friends or family.

For more active pursuits there is Dulwich and Sydenham Hill Golf Club and Sydenham Woods and Sydenham Wells Park, Mayow Park and Home Park provide beautiful green spaces to walk, play and rest. If you are feeling energetic the Green Chain walk takes in Elmstead, Chislehurst and Crystal Palace Park, all the way up to the Thames Barrier.



Local area photography

Specification

Willow Court

General

- Gas central heating
- Novolon 'wood effect' flooring to living room
- Carpet to hallway and bedrooms
- Private garden to ground floor apartments
- Sky+ provision subject to subscription
- Fitted wardrobe to selected apartments (see plans)
- Allocated parking bay to selected 2 bedroom apartments (see price list)
- Aluminium and timber double glazed windows
- Video entry phone
- Communal garden
- 12 year NHBC building warranty
- Photovoltaic panels on roof
- Cycle store

Kitchen

- Symphony Boston kitchen in latte with stainless steel handles
- Stainless steel Neff oven and gas hob with Whirlpool extractor hood
- Integrated fridge/ freezer, dishwasher and washing machine
- Tiled or 'wood effect' flooring (ask sales negotiator for more details)

Bathroom

- White bathroom suite
- Hansgrohe thermostatic shower over bath with shower screen
- En-suite to selected apartments (see plans)
- White wall tiles with feature tiles
- Ceramic tiled walls



There is allocated parking to selected apartments (see price list). For the remaining apartments there is on street parking which currently has no restrictions. There is a Street Car Club in Sydenham.

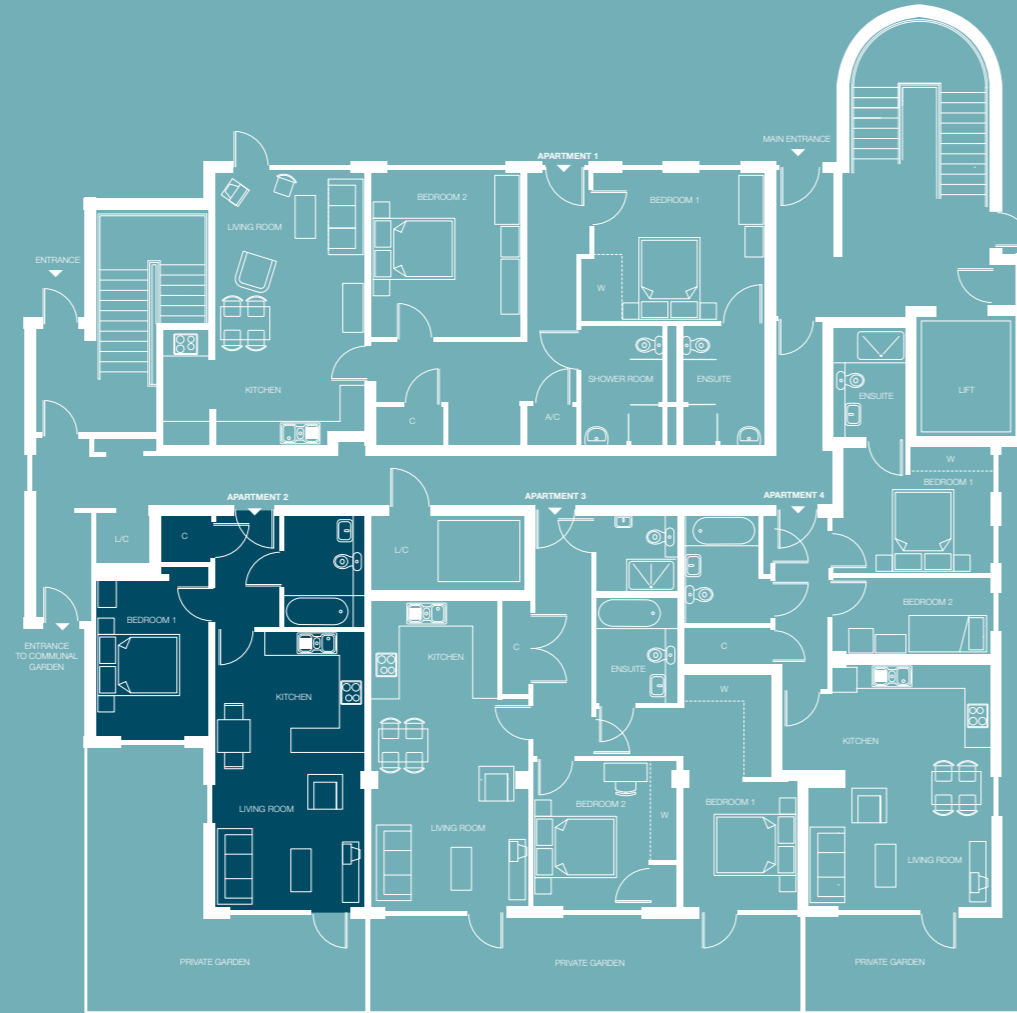
Floor plans

Ground Floor

| No | | Longer (M) | Shorter (M) | Longer Imperial | Shorter Imperial | Unit size Sq m | Unit size Sq ft |
|----|---------------------|------------|-------------|-----------------|------------------|----------------|-----------------|
| 1 | Kitchen/Living Room | 6.6 | 3.5 | 21' 7" | 11' 5" | 92 | 990.31 |
| | Bedroom 1 | 4.3 | 3.5 | 14' 1" | 11' 5" | | |
| | Bedroom 2 | 4.0 | 3.5 | 13' 1" | 11' 5" | | |
| 2 | Kitchen/Living Room | 6.7 | 3.6 | 21' 11" | 11' 9" | 50 | 538.21 |
| | Bedroom 1 | 4.1 | 2.7 | 13' 5" | 8' 10" | | |
| 3 | Kitchen/Living Room | 7.4 | 3.8 | 24' 3" | 12' 5" | 78 | 839.61 |
| | Bedroom 1 | 3.0 | 2.7 | 9' 10" | 8' 10" | | |
| | Bedroom 2 | 3.5 | 3.5 | 11' 5" | 11' 5" | | |
| 4 | Kitchen | 3.8 | 2.0 | 12' 5" | 6' 6" | 67 | 721.21 |
| | Living Room | 4.4 | 3.8 | 14' 5" | 12' 5" | | |
| | Bedroom 1 | 3.5 | 3.1 | 11' 5" | 10' 2" | | |
| | Bedroom 2 | 3.8 | 1.9 | 12' 5" | 6' 2" | | |

KEY

- L/C Landlord Cupboard
- C Cupboard
- A/C Airing Cupboard
- W Wardrobe

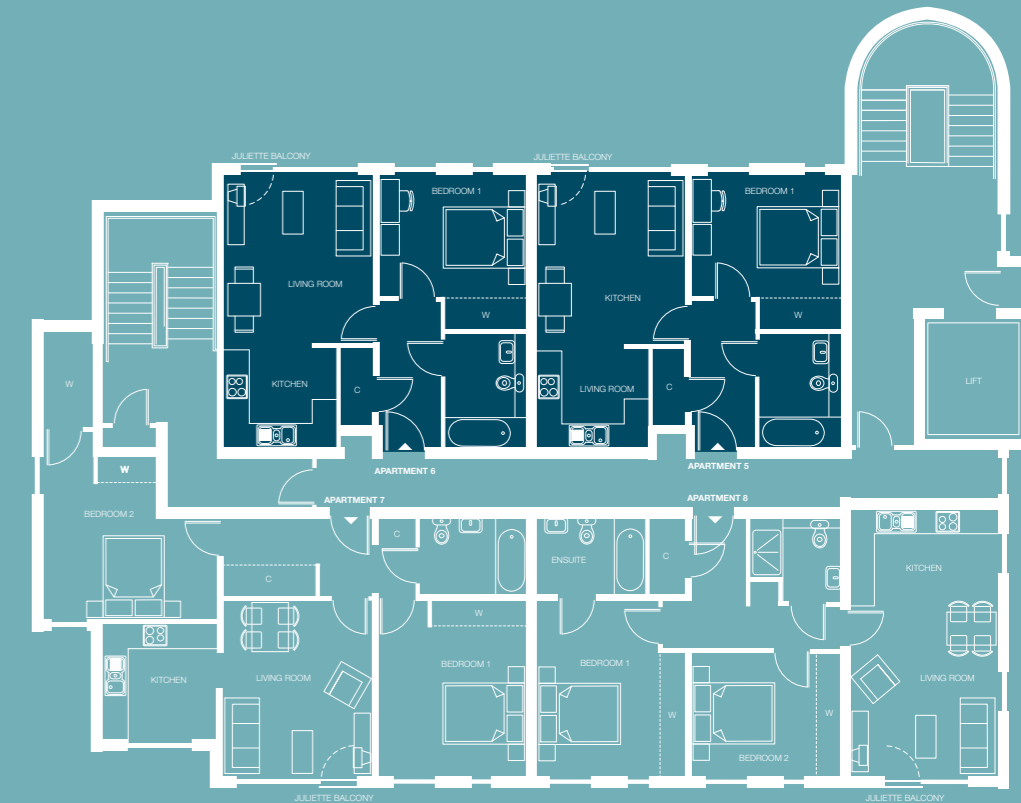


First Floor

| No | | Longer (M) | Shorter (M) | Longer Imperial | Shorter Imperial | Unit size Sq m | Unit size Sq ft |
|----|---------------------|------------|-------------|-----------------|------------------|----------------|-----------------|
| 5 | Kitchen | 2.4 | 2.1 | 7' 10" | 6' 10" | 50 | 538.21 |
| | Living Room | 4.2 | 3.6 | 13' 9" | 11' 9" | | |
| | Bedroom 1 | 3.7 | 3.7 | 12' 1" | 12' 1" | | |
| 6 | Kitchen | 2.4 | 2.1 | 7' 10" | 6' 10" | 50 | 538.21 |
| | Living Room | 4.2 | 3.6 | 13' 9" | 11' 9" | | |
| | Bedroom 1 | 3.7 | 3.6 | 12' 1" | 11' 9" | | |
| 7 | Kitchen | 2.8 | 2.7 | 9' 2" | 8' 10" | 76 | 818.08 |
| | Living Room | 4.3 | 3.6 | 14' 1" | 11' 9" | | |
| | Bedroom 2 | 4.3 | 3.6 | 14' 1" | 11' 9" | | |
| 8 | Kitchen/Living Room | 6.5 | 3.6 | 21' 3" | 11' 9" | 72.5 | 780.41 |
| | Bedroom 1 | 4.2 | 3.0 | 13' 9" | 9' 10" | | |
| | Bedroom 2 | 3.5 | 2.9 | 11' 5" | 9' 6" | | |

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The information contained within this document does not constitute part of any offer, contract or warranty. Whilst every effort has been made to ensure that information is accurate, the design process is on-going and certain elements may be subject to further development. All information should be treated as a general guide only, and should not be relied on as statement or representation of fact. Specification is subject to design development and final specification may vary. All areas, dimensions and measurements referred to are approximate, and furniture layouts shown are indicative. As such, do not use these measurements when ordering carpets etc.

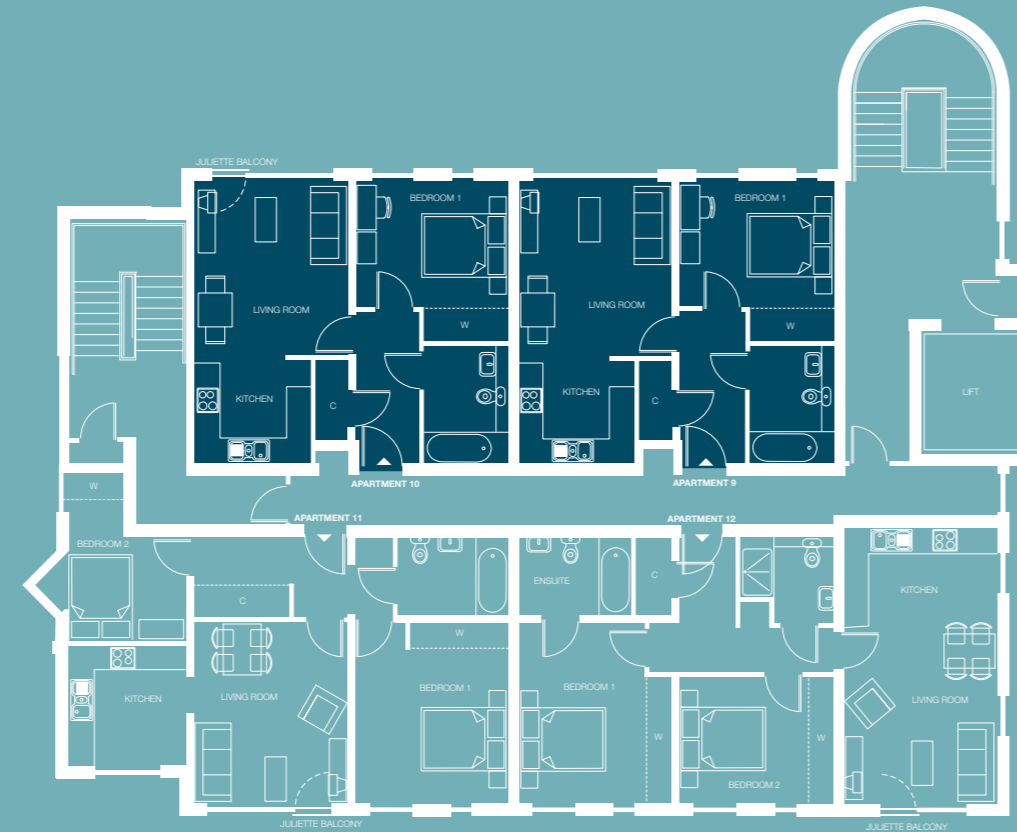
Floor plans

Second Floor

| No | | Longer (M) | Shorter (M) | Longer Imperial | Shorter Imperial | Unit size Sq m | Unit size Sq ft |
|----|---------------------|------------|-------------|-----------------|------------------|----------------|-----------------|
| 9 | Kitchen | 2.7 | 2.4 | 8' 10" | 7' 10" | 50 | 538.21 |
| | Living Room | 4.2 | 3.6 | 13' 9" | 11' 9" | | |
| | Bedroom 1 | 3.6 | 3.0 | 11' 9" | 9' 10" | | |
| 10 | Kitchen | 2.7 | 2.4 | 8' 10" | 7' 10" | 50 | 538.21 |
| | Living Room | 4.2 | 3.6 | 13' 9" | 11' 9" | | |
| | Bedroom 1 | 3.5 | 3.0 | 11' 5" | 9' 10" | | |
| 11 | Kitchen | 2.8 | 2.7 | 9' 2" | 8' 10" | 65.5 | 705.06 |
| | Living Room | 4.3 | 3.7 | 14' 1" | 12' 1" | | |
| | Bedroom 1 | 3.6 | 3.6 | 11' 9" | 11' 9" | | |
| | Bedroom 2 | 2.7 | 2.7 | 8' 10" | 8' 10" | | |
| 12 | Kitchen/Living Room | 6.5 | 3.6 | 21' 3" | 11' 9" | 71.5 | 769.64 |
| | Bedroom 1 | 4.2 | 3.5 | 13' 9" | 11' 5" | | |
| | Bedroom 2 | 3.6 | 2.9 | 11' 9" | 9' 6" | | |

KEY

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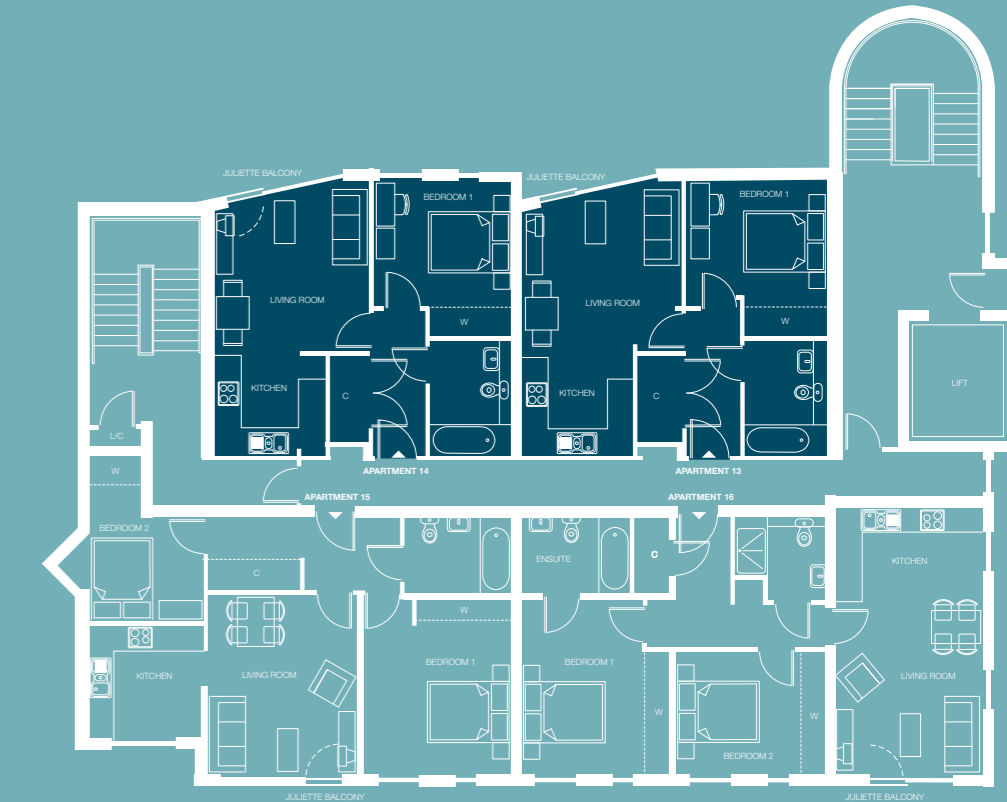


Third Floor

| No | | Longer (M) | Shorter (M) | Longer Imperial | Shorter Imperial | Unit size Sq m | Unit size Sq ft |
|----|-------------|------------|-------------|-----------------|------------------|----------------|-----------------|
| 13 | Kitchen | 2.7 | 2.4 | 8' 10" | 7' 10" | 48.5 | 522.07 |
| | Living Room | 4.0 | 3.8 | 13' 1" | 12' 5" | | |
| | Bedroom 1 | 3.4 | 3.0 | 11' 1" | 9' 10" | | |
| 14 | Kitchen | 2.7 | 2.4 | 8' 10" | 7' 10" | 48.5 | 522.07 |
| | Living Room | 4.0 | 3.7 | 13' 1" | 12' 1" | | |
| | Bedroom 1 | 3.3 | 3.0 | 10' 9" | 9' 10" | | |
| 15 | Kitchen | 2.8 | 2.8 | 9' 2" | 9' 2" | 65.5 | 705.06 |
| | Living Room | 4.3 | 3.6 | 14' 1" | 11' 9" | | |
| | Bedroom 1 | 3.7 | 3.6 | 12' 1" | 11' 9" | | |
| 16 | Kitchen | 6.5 | 3.6 | 21' 3" | 11' 9" | 71.5 | 769.64 |
| | Bedroom 1 | 4.3 | 3.6 | 14' 1" | 11' 9" | | |
| | Bedroom 2 | 3.7 | 2.9 | 12' 1" | 9' 6" | | |

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Maps

Site plan & location



For further information please contact our sales team:

Call: 0844 406 9800

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Email: willowcourt@lqgroup.org.uk

Disclaimer: Industrial & Provident Society 30441R. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst every effort has been made to ensure that information is accurate, the design process is on-going and certain elements may be subject to further development. All information should be treated as a general guide only, and should not be relied on as statement or representation of fact. Images that portray external views of the development are computer generated. As such, they should not be relied upon for accuracy and may be subject to change over time. Internal images are taken from a previous L&Q marketing suite – not all items within the photography are included, please check with the sales co-ordinator. Specification is subject to design development and final specification may vary. All areas, dimensions and measurements referred to are approximate, and layouts shown are indicative. As such, do not use these measurements when ordering carpets etc. If you would like to know more about any aspect of the development, please ask the sales negotiator. *Travel times are approximate only. Issue date: December 2011

There is allocated parking to selected apartments (see price list). For the remaining apartments there is on street parking which currently has no restrictions. There is a Street Car Club in Sydenham.

Buyer/ tenants should note that any information provided as regards the tenure mix of a particular development is subject to change at any time. Such information should be used only as an indication of the proposed tenure mix. The Seller may change the tenure of some properties subject to demand and market conditions.

 **FIRST STEPS**
to home ownership in London

