



**John George**  
*~apartments~*

*beautiful collection of 16, one & two bedroom luxury apartments*



**John George apartments** are a beautiful collection of 16, one & two bedroom luxury apartments on the ever so popular tree lined Russell Hill Road nestled conveniently within a short distance to Purley Town Centre.

These stunning apartments have been well thought out and radiate class and sophistication whilst still offering maximum attention to detail and premium quality.

# Out & about

John George apartments are situated on the southern edge of London, where the city meets Surrey, and offers a number of places to see and things to do.

Locally, you are spoilt for choice in terms of shopping and dining with Purley hosting a variety of different cuisines from all over the world, including the popular La Fuentes, as well as a number of coffee shops, cafes and local shops. If you like the more vibrant lifestyle then Croydon has brought Shoreditch to Surrey, with the popular Boxpark which is one of the largest food, culture and social destinations in London.

Furthermore, there are a number of local golf courses such as Purley Downs's Golf Course as well as a variety of beautiful parks and woodland areas which are perfect for leisurely strolls or laid back bike rides.

*situated on the southern edge of London, where the city meets Surrey*





This is a computer generated image of an artist's impression

ON  
ARCHITECTURE



Russell Hill Road is conveniently located for Purley Station which is approximately 0.4 miles from the property which provides fantastic links into London.

Further to this the M25 & M23 are both a short distance away and offer easy access to Heathrow and Gatwick Airports as well as Brighton, which is a popular get away destination.



**Purley**  
0m

Purley Oaks  
2m

South  
Croydon  
6m

East  
Croydon  
9m

**London  
Bridge**  
24m



**Purley**  
0m

Redhill  
8m

Earlswood  
13m

Salfords  
17m

Horley  
20m

**Gatwick  
Airport**  
25m



**Purley**  
0m

East  
Croydon  
5m

**Clapham  
Junction**  
16m

**London  
Victoria**  
25m



**Purley**  
0m

South  
Croydon  
6m

East  
Croydon  
9m

**London  
Bridge**  
24m

CHANGE

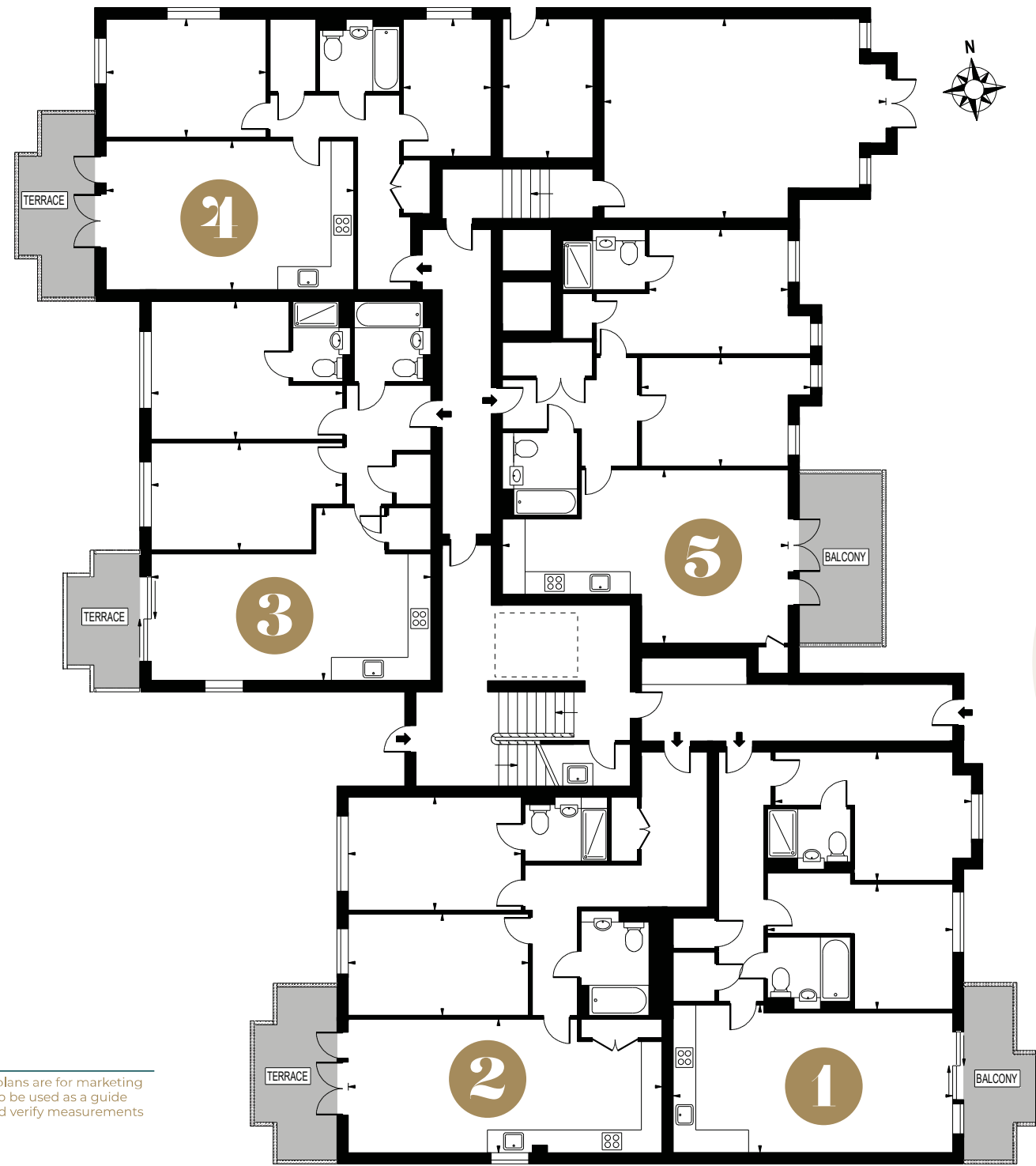
**London  
Waterloo  
East**  
4m

# Getting Around



John George  
APARTMENTS

# Floor plans



Note these floor plans are for marketing purposes and is to be used as a guide only. Buyer should verify measurements prior to purchase

1

**APARTMENT 1**

74.38m<sup>2</sup> 801ft<sup>2</sup>

Lounge/Dining/Kitchen

7.37m x 3.82m 24'3" x 12'6"

Bedroom 1

4.90 x 3.28m 16'1" x 10'9"

Bedroom 2

5.23 x 3.41m 17'3" x 11'3"

4

**APARTMENT 4**

64.71<sup>2</sup> 697ft<sup>2</sup>

Lounge/Dining/Kitchen

6.52 x 3.85m 21'6" x 12'9"

Bedroom 1

4.18 x 3.07m 13'9" x 10'1"

Bedroom 2

3.62 x 2.31m 12' x 7'6"

2

**APARTMENT 2**

82.54m<sup>2</sup> 888ft<sup>2</sup>

Lounge/Dining/Kitchen

8.39 x 3.51m 27'6" x 11'6"

Bedroom 1

4.61 x 3.01m 15'1" x 10'

Bedroom 2

4.72 x 2.66m 15'6" x 8'9"

5

**APARTMENT 5**

75.49m<sup>2</sup> 813ft<sup>2</sup>

Lounge/Dining/Kitchen

7.55 x 4.63m 24'9" x 15'3"

Bedroom 1

3.70 x 3.25m 12'3" x 10'9"

Bedroom 2

4.50 x 2.93m 14'9" x 9'6"

3

**APARTMENT 3**

70.35m<sup>2</sup> 757ft<sup>2</sup>

Lounge/Dining/Kitchen

7.26 x 4.50m 23'9" x 14'9"

Bedroom 1

4.98 x 3.56m 16'3" x 11'9"

Bedroom 2

4.98 x 2.75m 16'3" x 9'

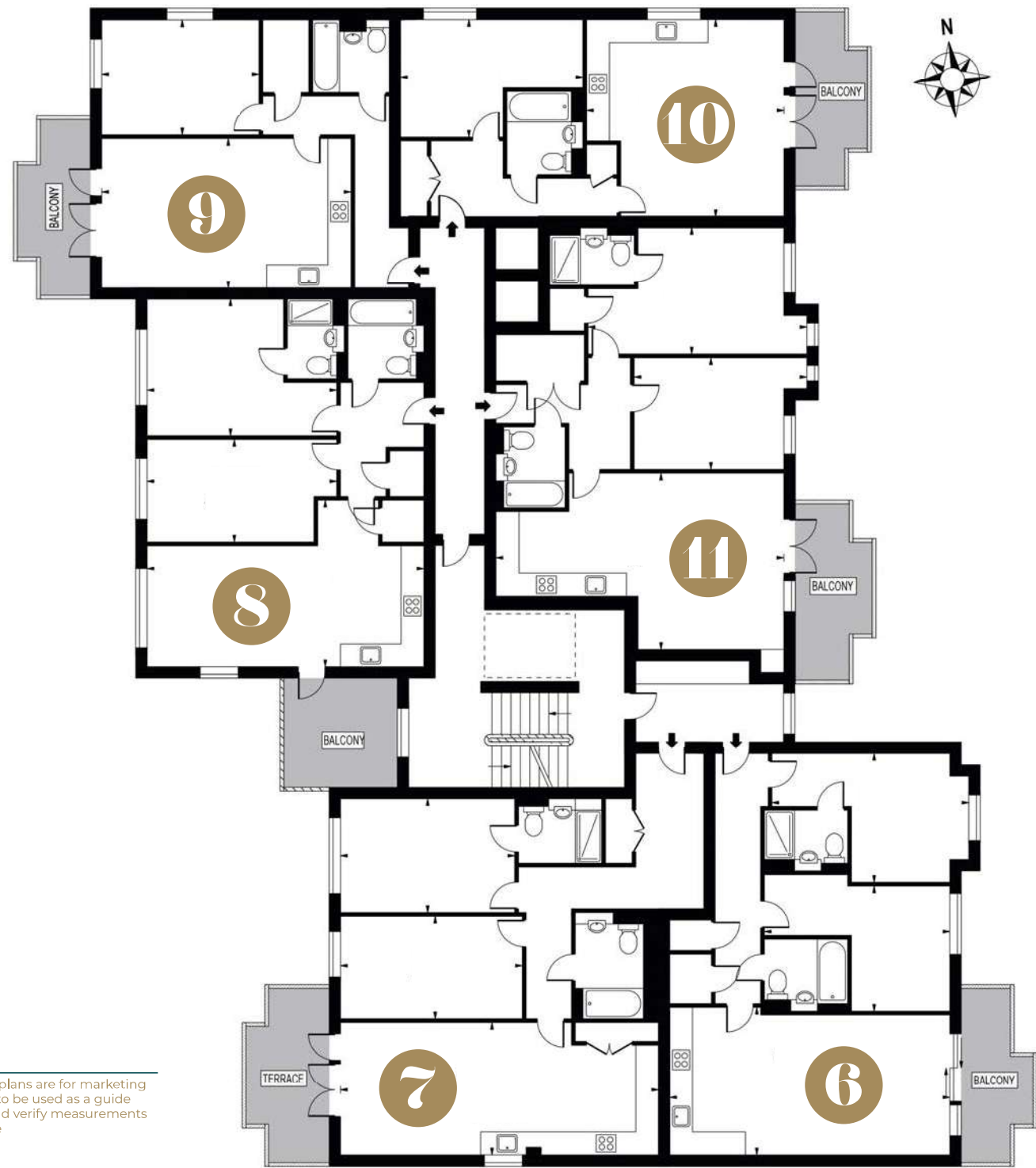
ground floor



*premium  
quality*



# Floor plans



Note these floor plans are for marketing purposes and is to be used as a guide only. Buyer should verify measurements prior to purchase

6

### APARTMENT 6

74.38m<sup>2</sup> 801ft<sup>2</sup>

Lounge/Dining/Kitchen  
7.37 x 3.82m 24'3" x 12'6"

Bedroom 1  
5.23 x 3.41m 17'3" x 11'3"

Bedroom 2  
4.90 x 3.28m 16'1" x 10'9"

7

### APARTMENT 7

82.54<sup>2</sup> 888ft<sup>2</sup>

Lounge/Dining/Kitchen  
8.39 x 3.51m 27'6" x 11'6"

Bedroom 1  
4.61 x 3.01m 15'1" x 10'

Bedroom 2  
4.72 x 2.66m 15'6" x 8'9"

8

### APARTMENT 8

70.35<sup>2</sup> 757ft<sup>2</sup>

Lounge/Dining/Kitchen  
7.26 x 4.40m 23'9" x 14'6"

Bedroom 1  
4.98 x 3.56m 16'3" x 11'9"

Bedroom 2  
4.98 x 2.75m 16'3" x 9'

9

### APARTMENT 9

53.92<sup>2</sup> 580ft<sup>2</sup>

Lounge/Dining/Kitchen  
6.52 x 3.85m 21'6" x 12'9"

Bedroom 1  
4.07 x 3.08m 13'3" x 10'1"

10

### APARTMENT 10

52.52<sup>2</sup> 565ft<sup>2</sup>

Lounge/Dining/Kitchen  
5.23 x 5.17m 17'3" x 17'

Bedroom 1  
4.79 x 3.14m 15'9" x 10'3"

11

### APARTMENT 11

74.26<sup>2</sup> 799ft<sup>2</sup>

Lounge/Dining/Kitchen  
7.54 x 4.66m 24'9" x 15'3"

Bedroom 1  
5.68 x 3.27m 18'9" x 10'9"

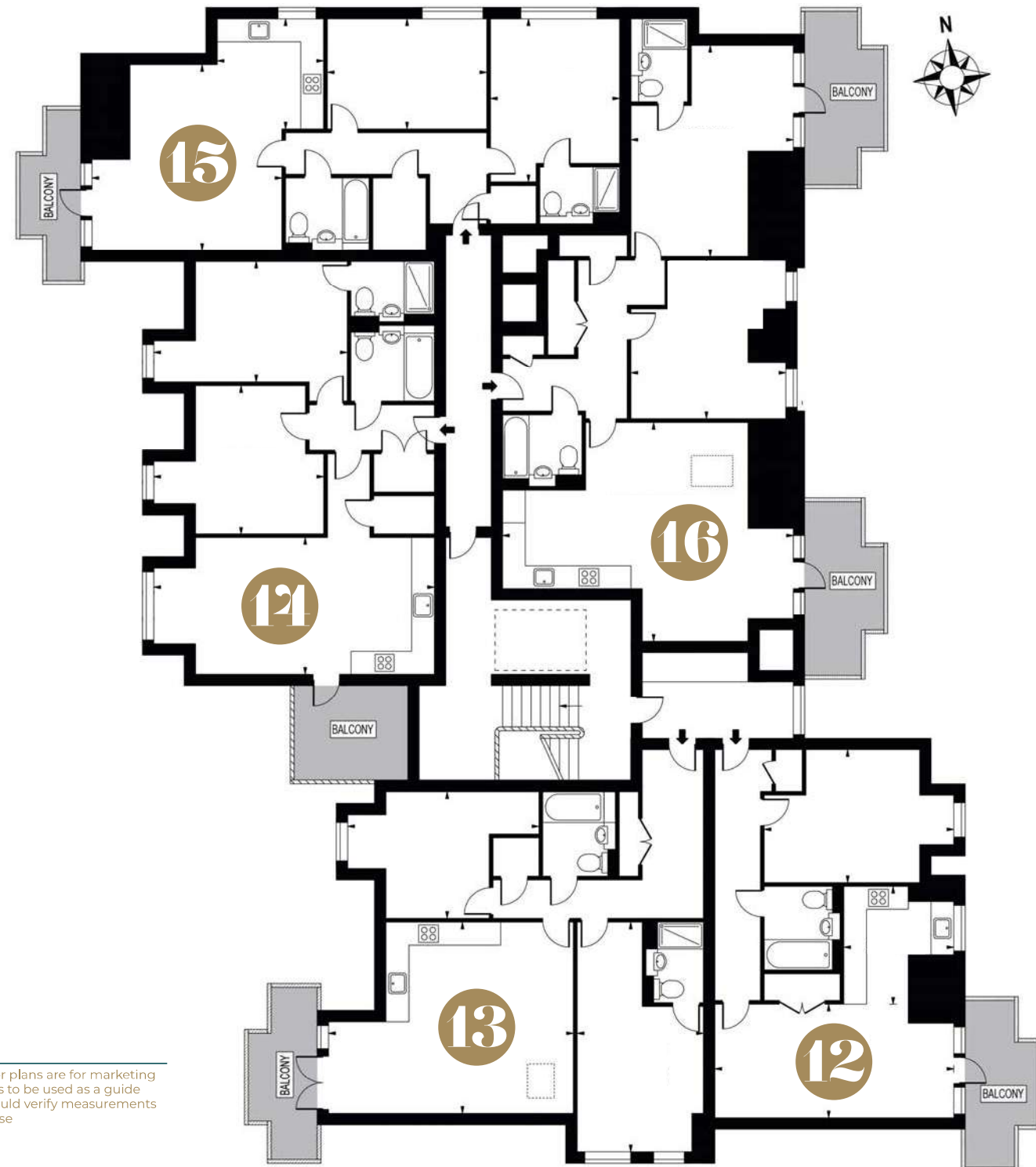
Bedroom 2  
4.51 x 2.92m 14'9" x 9'6"

first floor



*luxury  
living*

# Floor plans



Note these floor plans are for marketing purposes and is to be used as a guide only. Buyer should verify measurements prior to purchase

## 12

### APARTMENT 12

56.37<sup>2</sup> 607ft<sup>2</sup>

Lounge/Dining  
6.30 x 3.02m 20'9" x 10'

Kitchen  
3.02 x 2.91m 10' x 9'6"

Bedroom 1  
4.95 x 3.40m 16'3" x 11'3"

## 15

### APARTMENT 15

74.39<sup>2</sup> 801ft<sup>2</sup>

Lounge/Dining  
4.97 x 4.92m 16'3" x 16'3"

Kitchen  
2.90 x 2.80m 9'6" x 9'3"

Bedroom 1  
4.31 x 3.36m 14'3" x 11'

Bedroom 2  
4.24 x 2.88m 14' x 9'6"

## 13

### APARTMENT 13

79.48<sup>2</sup> 856ft<sup>2</sup>

Lounge/Dining/Kitchen  
6.39 x 4.98m 21' x 16'3"

Bedroom 1  
4.99 x 3.29m 16'4' x 10'9"

Bedroom 2  
5.97 x 3.34m 19'6" x 11'

## 16

### APARTMENT 16

87.92<sup>2</sup> 946ft<sup>2</sup>

Lounge/Dining/Kitchen  
7.73 x 5.76m 25'3" x 19'

Bedroom 1  
5.62 x 4.29m 18'6" x 14'1"

Bedroom 2  
4.24 x 4.10m 14' x 13'6"

## 14

### APARTMENT 14

73.80<sup>2</sup> 794ft<sup>2</sup>

Lounge/Dining/Kitchen  
7.27 x 3.64m 23'9" x 12'

Bedroom 1  
5.10 x 3.32m 16'9" x 11'

Bedroom 2  
4.20 x 3.71m 13'9" x 12'3"

second floor

# Specification



## BATHROOM

**Sanitaryware**  
Roca - Hall Range

**Basin**  
White wall hung, semi recessed, pop up waste and chrome trap

**WC**  
Wall hung with dual flush concealed cistern and soft close seat

**Bath Panel**  
Tiled to match bathroom flooring

**Bathroom Radiator**  
Chrome ladder towel radiator

**Mirror**  
Full height and width mirror

**Bathroom Wall Tiles**  
Urano Silver - Porcelain Tiles (600mm x 300mm)

**Bathroom Flooring**  
Urano Silver - Porcelain Tiles (600mm x 300mm)



## KITCHEN

**Kitchen Units**  
Handless Symphony Gallery Range - New York - Gloss Pearl Grey

**Kitchen Worktops**  
Symphony Silestone (30mm) Square Edge - White Storm 14

**Kitchen Wall Tiles / Upstand**  
100mm Symphony Silestone - White

**Kitchen Sink**  
Blanco Supreme Stainless Steel (1.5 bowl)

**Kitchen Taps**  
Bristan Chocolate Easyfit Kitchen Sink Mixer - Chrome Plated

**Kitchen Flooring**  
Oak Crystal White - Sauvage Brushed (engineered wood floor)

## GENERAL

**Ceiling & Wall Finishes**  
White emulsion on smooth plaster finish

**Woodwork**  
White satinwood

**Floor Finish (Bedrooms and hallways)**  
Home Counties Plains - Gunmetal

## WHITE GOODS

**Oven**  
Zanussi Single Fan oven - Stainless steel

**Oven Hob**  
Zanussi Stainless Electric Hob 60cm 4 Burner Gas Hob - Stainless Steel

**Washing / Dryer Machine (A Rated)**  
Integrated in kitchen or freestanding in hall cupboard where kitchen/living space is open plan

**Hood**  
Integrated electrolux

**Hob Splashback**  
Glass (Clear)

**Fridge Freezer**  
Zanussi (Integrated) A+ rated tall 50/50 fridge freezer

**Dishwasher (A Rated)**  
Fully Integrated Zanussi A-rated dishwasher

**Kitchen Feature Lighting**  
Under cupboard lighting Sensio LED White



## JOINERY

**Front External Door and Main Entrance Door**  
PAS 24 standard (Contemporary veneer flush)

**Internal Doors**  
Premdor Premium Ladder

**Built-in Wardrobe Doors**  
With mirrored/walnut/maple/oak sliding or open doors to compliment internal doors by Portico GB Ltd

## ELECTRIC

**Switches and Sockets**  
White Metal light switches, sockets & plates

**Cupboard Lighting to Kitchen**  
Under cupboard lighting

**Shaver Point**  
Chrome shaver point

**Kitchen & Bathroom Lighting**  
Downlights fitted to all rooms except bedrooms. Bathroom light switch is located outside. All light fittings will allow for low energy bulbs

**Other Lighting**  
In open plan layouts lighting is provided throughout the room, switched separately



## OTHER

**Ironmongery**  
Carlisle Designer range. Stainless steel floor mounted door stops

**Entrance Area**  
Full width recessed entrance matting to inside of front doors

**Carpets (Communal Areas)**

**Window Blinds**  
Eclipse Bioflex FR white vertical blinds to all windows

**Boiler**  
Worcester boiler

**Door Entry System / Video**  
Video Door Entry hard wired system

**Telephone, Television, Radio and Broadband Internet Services**  
9 wire IRS+ communal integrated reception system which can receive Sky+, plus one other satellite TV service. Twin outlets to be installed in appropriate locations in main reception and all bedrooms

**Smoke / Heat Detection**  
Fire Brigade approved mains operated ceiling mounted smoke/heat detectors

**Main Apartment Entrance Doors**  
PAS 24 high security door with mag locks top and bottom



apartment finishes radiate class & sophistication



**barnard marcus**  
land & new homes

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