

Lake *view*

An elegant selection of six brand new stunning apartments featuring panoramic balconies with views over a cricket pitch and sailing lake, luxury fitted kitchens, bathrooms and en-suites, intelligent audio systems, digital underfloor heating, video entryphone and off street parking.

Rosepride Properties in conjunction with Streets Ahead New Homes





Effort every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, systems and appliances shown herein have not been tested and no guarantee as to their availability or efficiency can be given.
 Made with Metron 12/08



Lake View Apartments

Streets Ahead New Homes in conjunction with Rosepride Developments are pleased to present to the market this sensational brand new development of superior luxury apartments that will raise your lifestyle to a whole new level.

Tucked away in a tranquil setting with views over a park, a cricket pitch and a sailing lake (the home of Croydon Sailing Club) these sleek, contemporary units are ideally located for commuting to central London, access to Crystal Palace Triangle and pubs, clubs, pleasure & leisure.

This select development contains only six plots with two apartments on each floor with views to the side and rear with apartment five extending over two floors as a duplex offering an additional bathroom and mezzanine guest/study area.

Transport links include access to Crystal Palace, Norwood Junction & Anerley Stations with the East London Line tube extension due to open nearby in 2010.

Distinguishing Features:

- Two Double Bedrooms
- Intelligent Audio Wiring
- Engineered Wood Flooring
- Custom Built Kitchens
- Integral Appliances
- Landscaped Gardens
- Luxury Bathrooms & Ensuites
- Digital Underfloor Heating
- Fitted Carpets to Bedrooms
- Granite Worktops
- Dual Aspect Sun Terraces
- Allocated Parking

For more information or an appointment please call **Streets Ahead New Homes** on **020 8653 9222**.



Typical EPC taken from the duplex

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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 **Rosepride Properties**
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