



FOUNT SPRING PLACE

PURLEY, CR8



**SOUTHERN
HOUSING**
new homes



FOUNT SPRING PLACE

PURLEY, CR8

A collection of one & two
bedroom Shared Ownership
apartments in Purley, Croydon.

These modern homes, adjacent
to Purley Cross, are positioned
in a convenient, accessible
and vibrant part of the London
Borough of Croydon.

H-O I-I M-E

NO PLACE YOU'D RATHER BE

Find your calm in these modern apartments, designed by award-winning architects Proctor & Matthews. Enjoy privacy and convenience in the heart of Purley.

Each home has been thoughtfully designed to feel both private and connected. With a personal balcony or terrace, light-filled living spaces and quality finishes throughout. Purley Station, local cafés and shops, are all just moments away.

With a secure bike store and everything you need close by, these homes offer the perfect balance of comfort and convenience.

EVERYTHING
YOU NEED
NEARBY,
EVERYTHING
YOU WANT
INDOORS





Computer generated image of Fount Spring Place is indicative only. Landscaping is indicative and subject to change.



LIFE — | & | — STYLE

NIP INTO TOWN,
OR KEEP IT LOCAL,
THE CHOICE IS YOURS



YOUR CUP IS ALWAYS FULL AT FOUNT SPRING PLACE

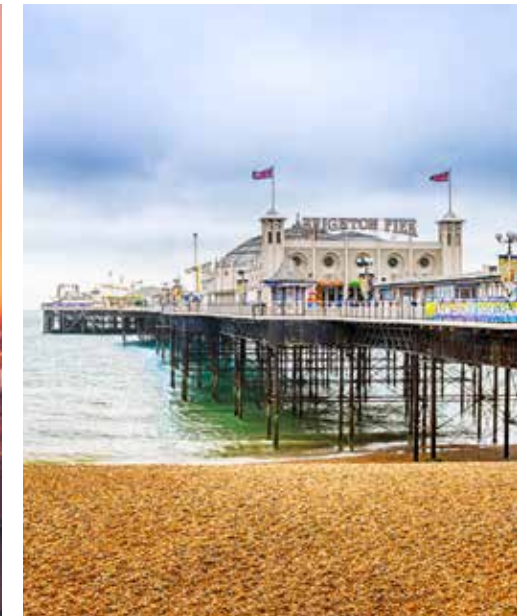
With great transport links, beautiful surroundings, and a diverse community, Purley has a lot to offer. Fount Spring Place is surrounded by a range of shops and supermarkets, plus cafés, and amenities from the Post Office to banks. One of Purley's top-rated restaurants is just a two-minute walk from your front door. 4 Locos Argentine Steakhouse transports diners to South America, with locally sourced ingredients and authentic dishes. For those looking for more of a night life then, bars and pubs like the Jolly Farmers, Foxley Hatch, or The Pear Tree are all within walking distance.



OUT AND ABOUT



**SAMPLE
EVERYTHING
ON OFFER**



EXPERIENCE CITY LIFE WITH LONDON BRIDGE ONLY 30 MINS AWAY

Purley is a commuter's paradise. Located in Zone 6, it's just one train from central London. With regular services to London Bridge, Blackfriars and Victoria, you can get from the suburbs to the city centre in under 30 minutes. It's an ideal spot for commuters or for weekends spent exploring foodie favourites like Borough Market. And when you fancy an ice cream on the pier, Brighton is just over an hour away.

A photograph of two women lying on their backs on a grassy field, laughing joyfully. The image is overlaid with a teal color filter. Several geometric shapes are placed around the text: a blue rectangle in the top right, a purple rectangle in the bottom left, and an orange rectangle in the bottom right. The text 'REST & RELAX' is centered in white, with the ampersand flanked by two vertical orange lines and a horizontal orange line above and below it.

REST & RELAX

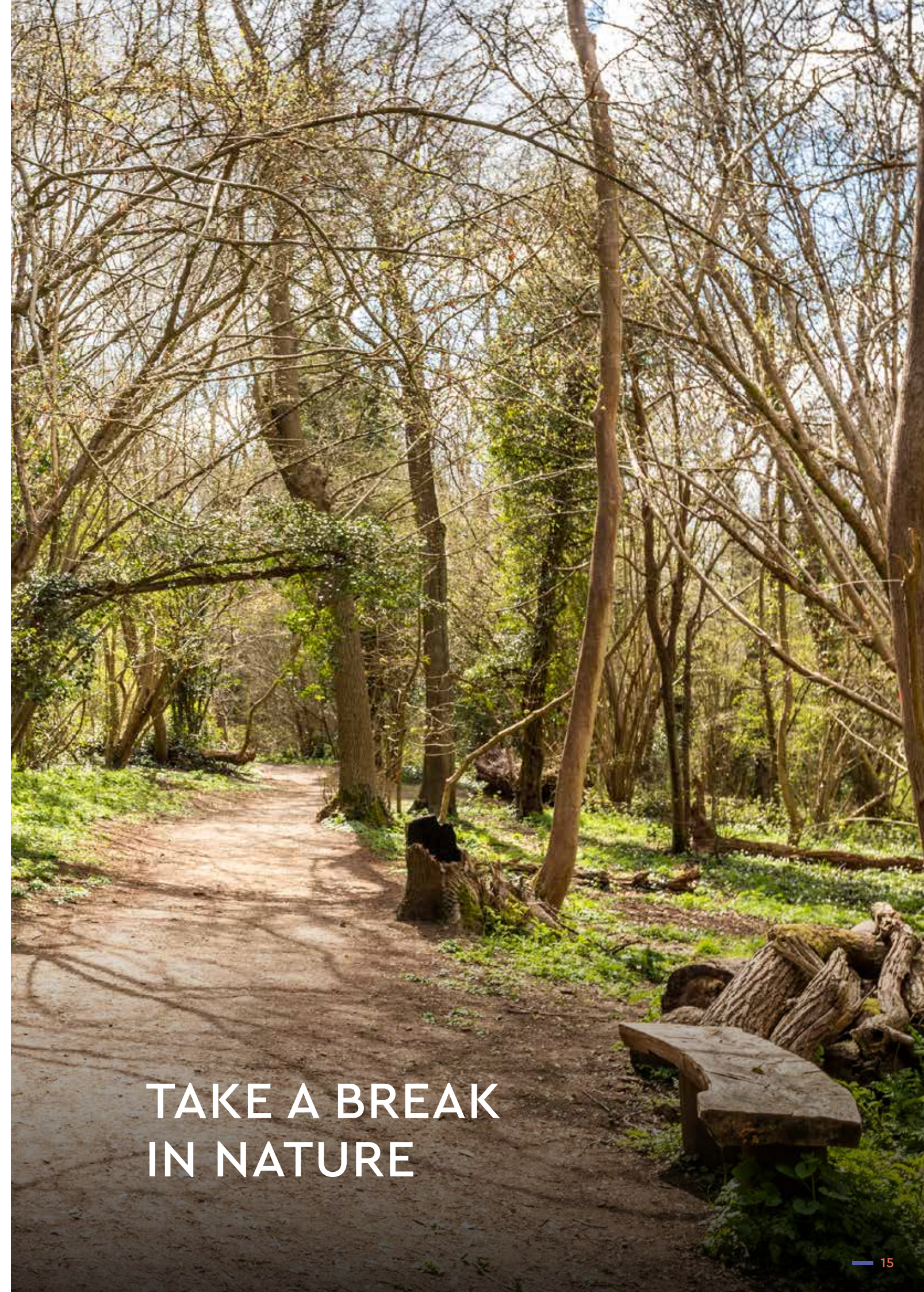
FIND YOUR
HAPPY



NEVER FAR FROM SOMEWHERE TO WALK, EXERCISE, OR JUST CHILL



Purley has you covered for relaxing, living well and keeping fit. Whether you like a good work-out at a local gym, or to team up at a sports club, there is plenty on offer. Reconnect and feel on top of the world exploring the green spaces that surround Purley: Farthing Down and Round Shaw Downs are beautiful, wildlife-rich expanses with panoramic views across London's skyline. At the latter, join a friendly 5K parkrun every Saturday at 9am. Foxley Wood, is an historic nature reserve, ideal for a relaxed weekend stroll.



TAKE A BREAK IN NATURE



HOME

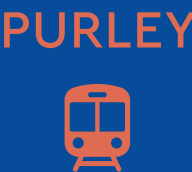
| & |

AWAY

ENJOY YOUR HOME IN
REACH OF THE CITY

COMMUTING DREAMS START HERE

Close to local amenities by foot, but with a choice of frequent trains from Purley you can get to London or Gatwick in under half an hour. Plus with many bus routes just a few minutes walk from your front door, more local travel will be a breeze.

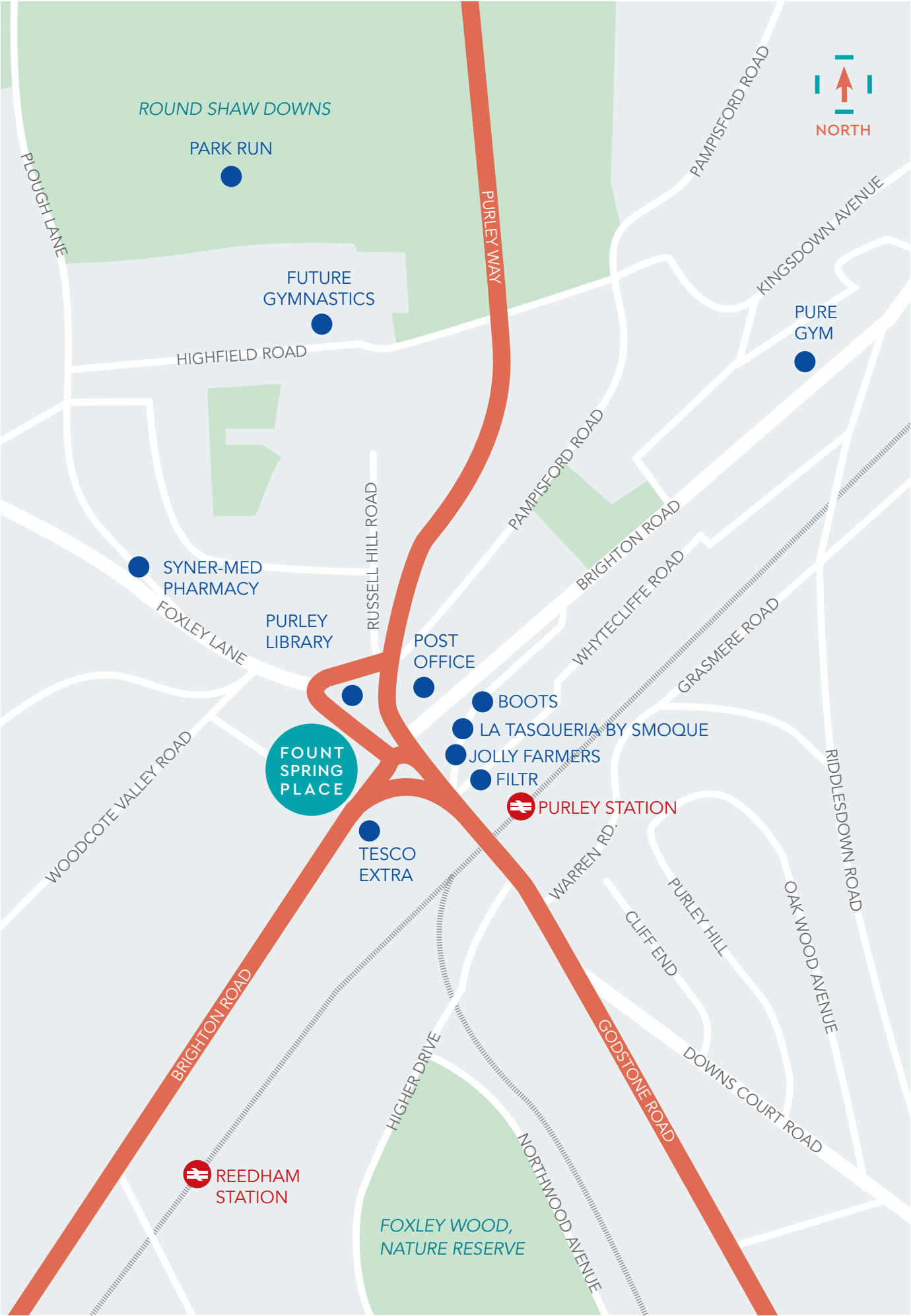


LONDON VICTORIA — 25 MINS
SOUTHERN TRAIN

LONDON BRIDGE — 23 MINS
THAMESLINK TRAIN

EAST CROYDON 5 MINS	CLAPHAM JUNCTION 17 MINS	NEW CROSS GATE 37 MINS	WIMBLEDON 28 MINS
REDHILL 14 MINS	CRAWLEY 40 MINS	GATWICK 41 MINS	BRIGHTON 1 HR 6MINS

*Please note that this is a car free development. Maps are not drawn to scale. Travel times are approximate - source: Google maps.





Computer generated image of Fount Spring Place. Bike store available. Landscaping is indicative only a subject to change.



FOUNT SPRING PLACE,
MADE FOR MODERN LIVING



SPECIFICATION

KITCHEN

- Cube light grey kitchen units with laminated worktop in 'Oxyd Grey' with matching upstand
- Europa 1.5 bowl with Eva brushed steel taps
- Integrated appliances including:
 - Electrolux single electric oven
 - Electrolux ceramic hob & splash back (Grey glass)
 - Zanussi canopy extractor hood
 - Zanussi fridge/freezer
 - Zanussi dishwasher
- Zanussi free standing washer dryer in hallway cupboards (see floorplan for details)

BATHROOM

- Porcelain Savona Blanco white tiles to walls
- River Graphite porcelain floor tiles
- White bath with square edge bath screen
- Thermostatic bath shower mixer and matching kit
- Sonas Strata semi recessed basin with chrome thermostatic mono basin mixer
- Sonas Verona W/C
- Chrome ladder towel radiator
- Shaver socket in chrome

INTERIOR FINISHES

- Built-in wardrobe with mirrored sliding doors, single shelf and chrome hanging bar
- European Oak flooring through living/ kitchen/dining spaces and hallway
- 80:20 wool twist Comar carpet in Dove Grey to bedrooms
- Silver finish ironmongery throughout
- Full length windows with blinds

- White satinwood finish to joinery throughout
- Brilliant white matt ceilings and walls

ENERGY

- Heating and hot water provided by Joule Heat Pump (located in the utility cupboard)
- Predicted Energy Assessment (PEA) rating between B and C
- Double glazing throughout

ELECTRICAL

- LED downlights to kitchen and bathrooms
- Pendant lights
- White light switches throughout
- Deta Slimline 2 Switched Socket with recessed switch and USB
- High speed broadband and BT data point†
- TV point to living room, pre-wired for SkyQ†
- TV point to main bedroom

SECURITY & PEACE OF MIND

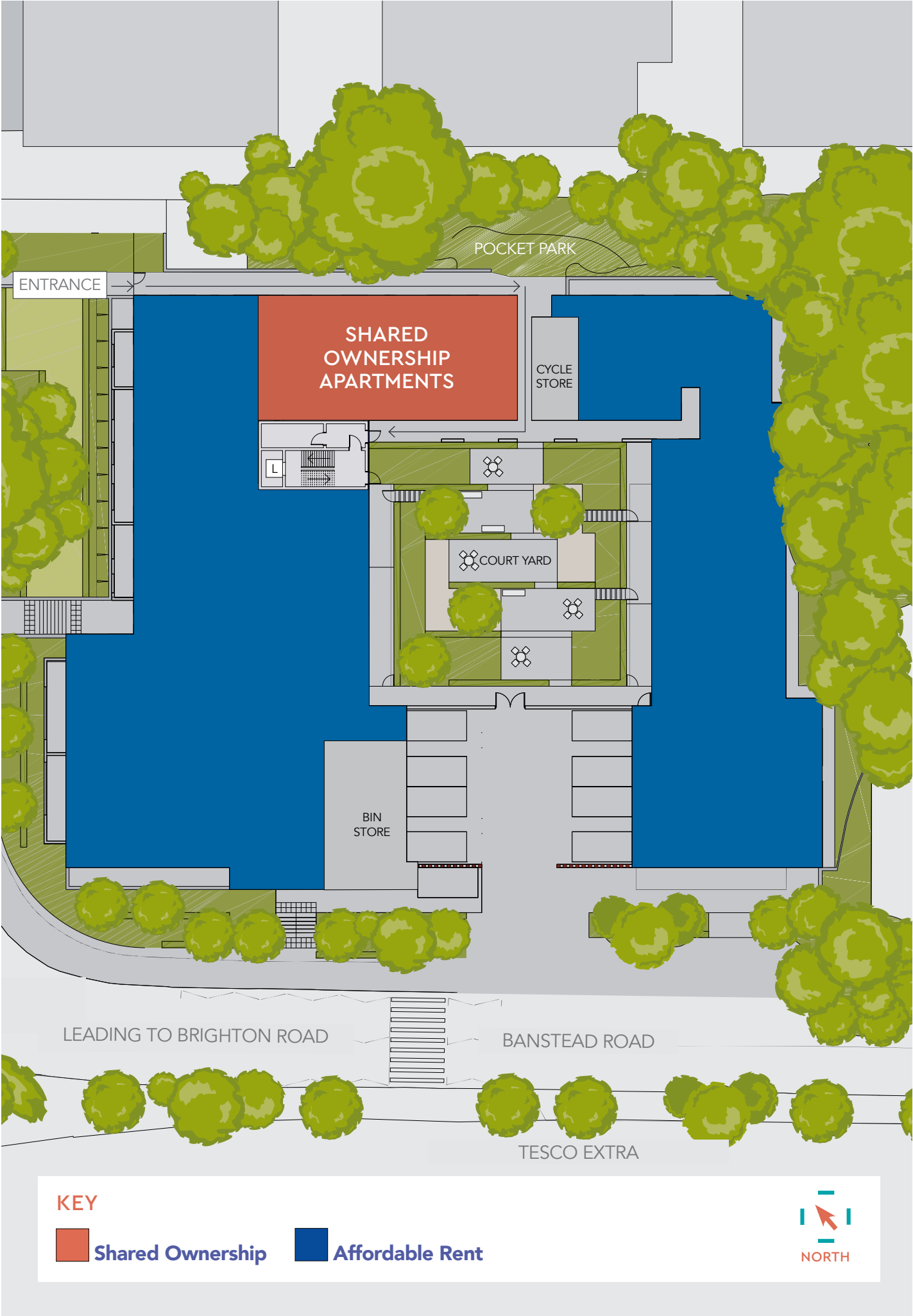
- Front door with spy hole and security chain
- Mains operated smoke detector with battery backup
- Video entry system

EXTERIOR

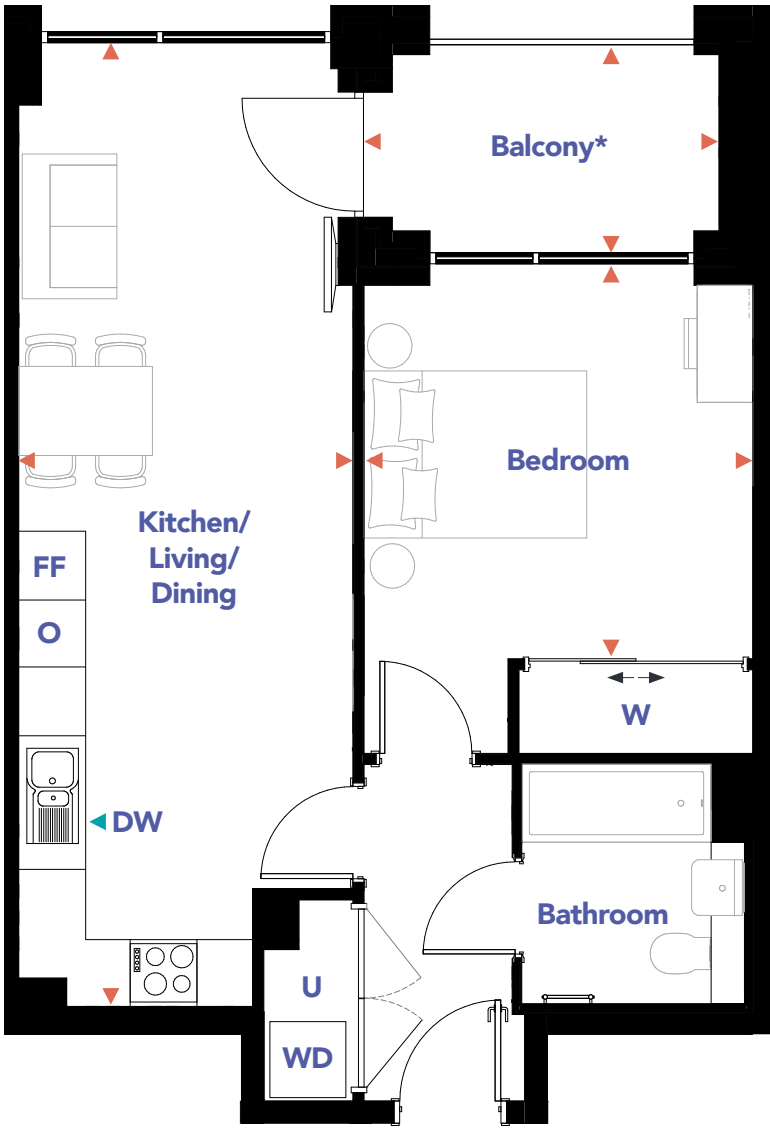
- Private balcony or terrace space to all homes (see floorplans for details)
- Secure cycle storage
- Communal courtyard and gardens
- This is a car free development

†Subject to a separate subscription. Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.





ONE BEDROOM
APARTMENTS 70 (GROUND FLOOR), 71 (LEVEL ONE)
AND 74 (LEVEL 2)
Total Gross Area 50.4m²



Room	Metric	Imperial
Kitchen/Living/Dining	3.00m x 8.42m	9' 10" x 27' 7"
Bedroom	3.49m x 3.35m	11' 5" x 10' 11"
Balcony*	2.93m x 1.59m	9' 7" x 5' 2"

DW Dishwasher | FF Fridge Freezer | O Oven | U Utility Cupboard |
WD Washer Dryer | W Built-in wardrobe

*Ground floor apartments have a terrace. This floor plan is for illustrative purposes and dimensions should only be used as rough guide. External area sizes and locations may differ from those illustrated. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Whilst every effort has been taken to ensure the accuracy of the specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Speak to our sales team for more details.

Indicates Apartment Position
Levels: Ground, 1 and 2

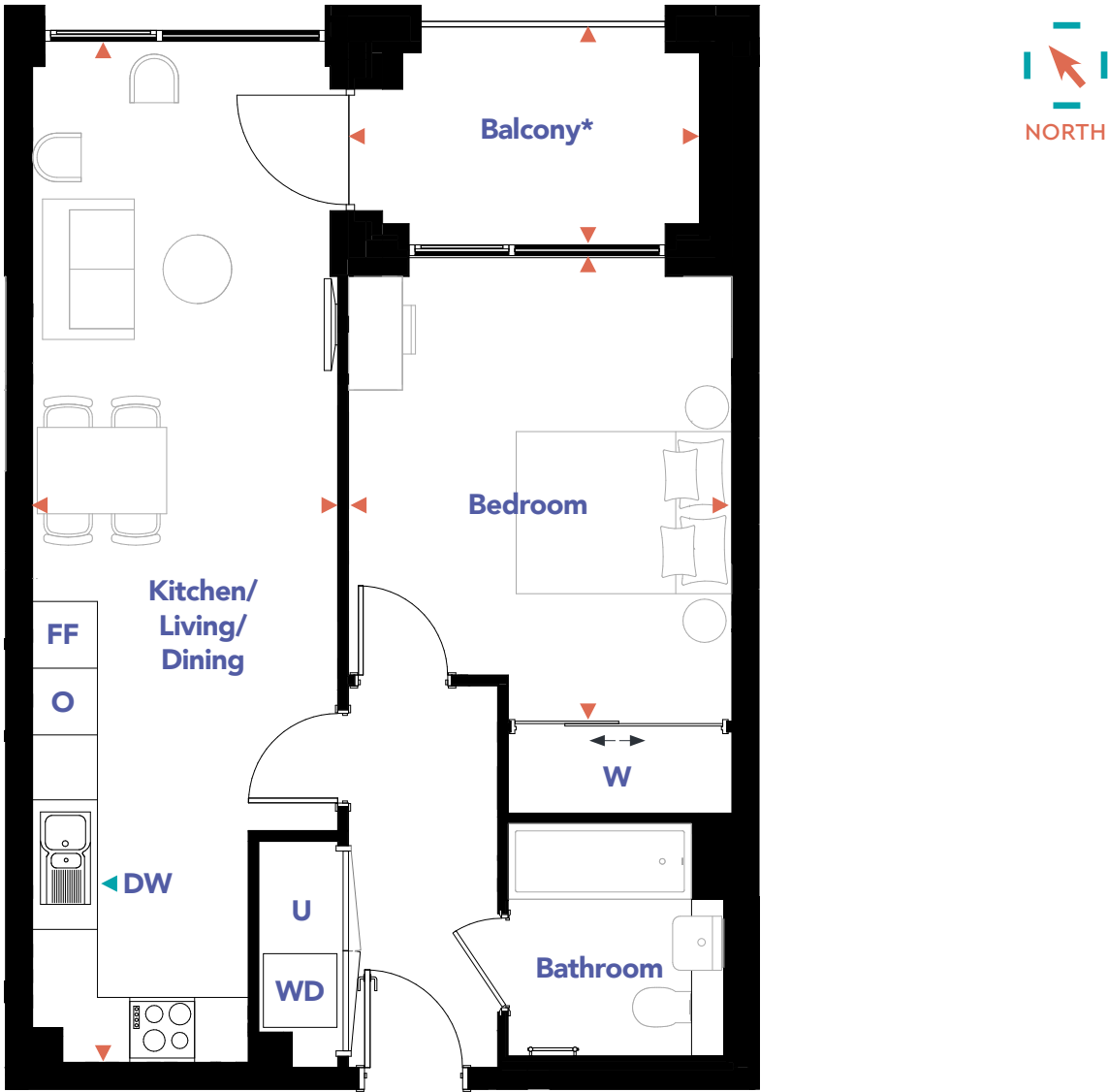


ONE BEDROOM

APARTMENTS 68 (GROUND), 69 (GROUND), 72 (LEVEL 1)

AND 75 (LEVEL 2)

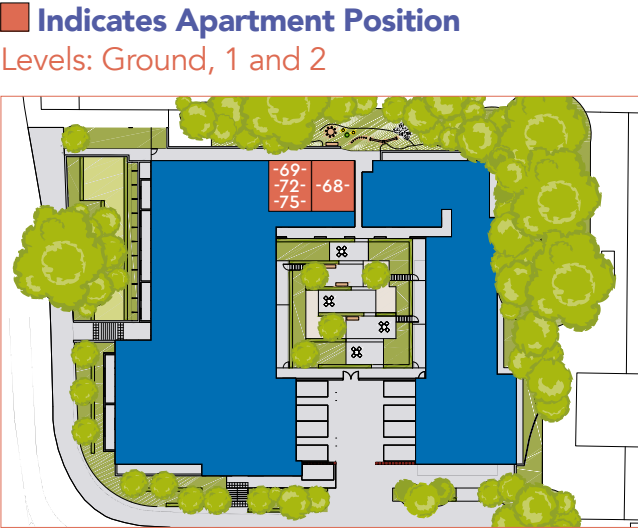
Total Gross Area 51m²



Room	Metric	Imperial
Kitchen/Living/Dining	2.83m x 9.50m	9' 3" x 31' 2"
Bedroom	3.55m x 4.12m	11' 7" x 13' 6"
Balcony*	2.94m x 2.00m	9' 7" x 6' 6"

DW Dishwasher | **FF** Fridge Freezer | **O** Oven | **U** Utility Cupboard | **WD** Washer Dryer | **W** Built-in wardrobe

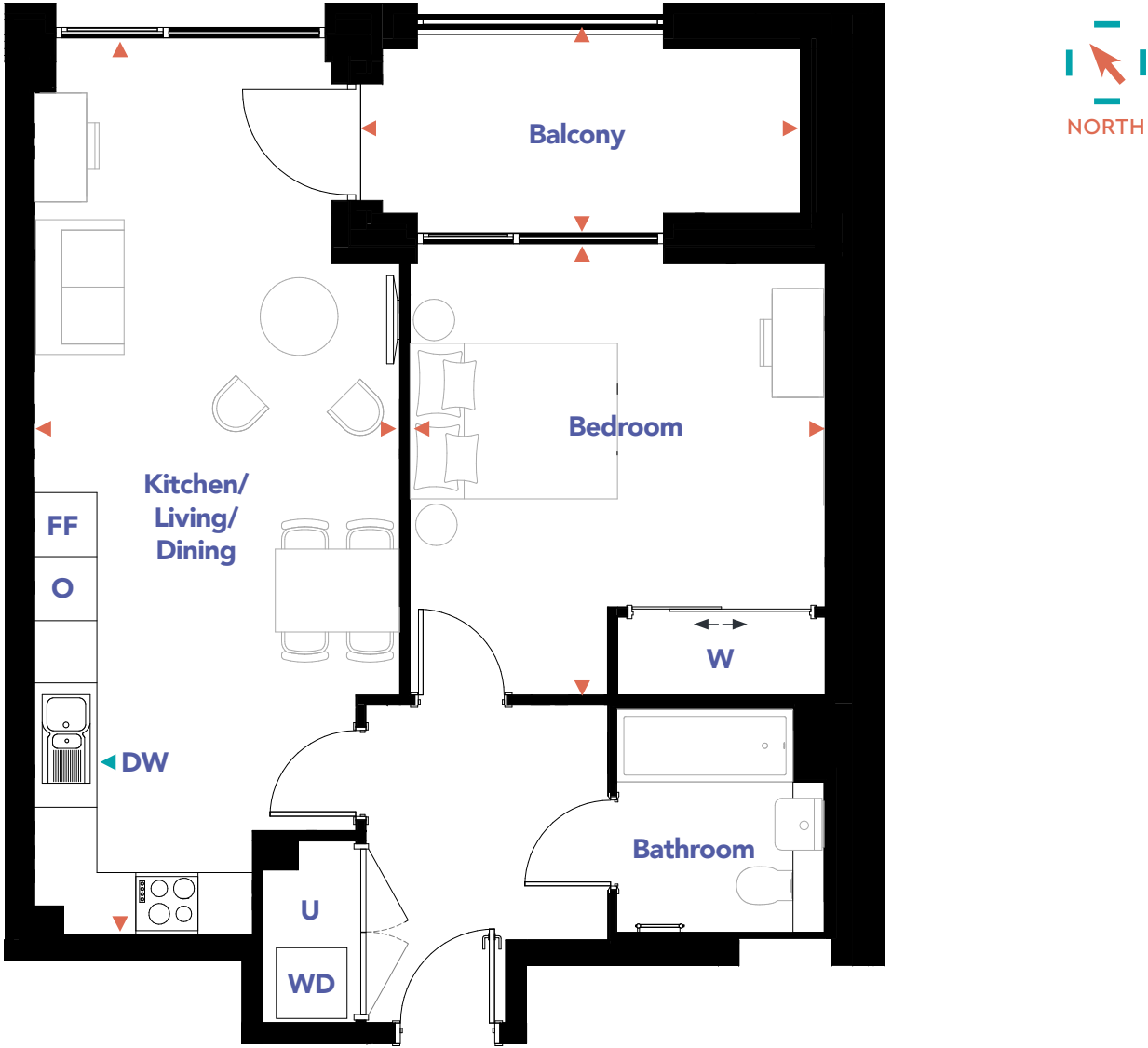
*Ground floor apartments have a terrace. This floor plan is for illustrative purposes and dimensions should only be used as rough guide. External area sizes and locations may differ from those illustrated. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Whilst every effort has been taken to ensure the accuracy of the specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Speak to our sales team for more details.



ONE BEDROOM

APARTMENT 77 (LEVEL 3)

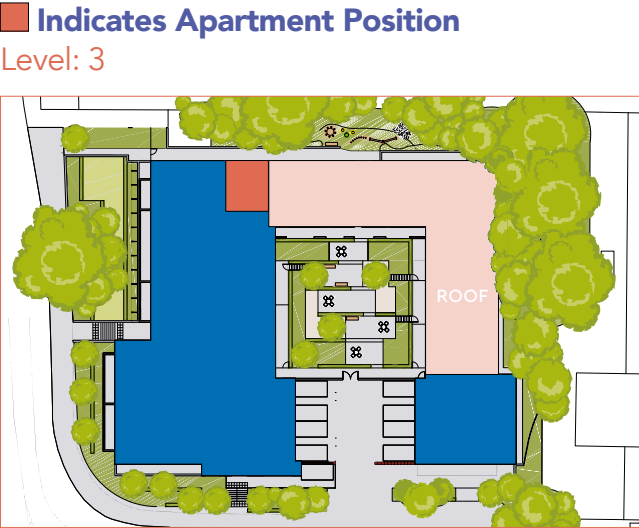
Total Gross Area 58m²



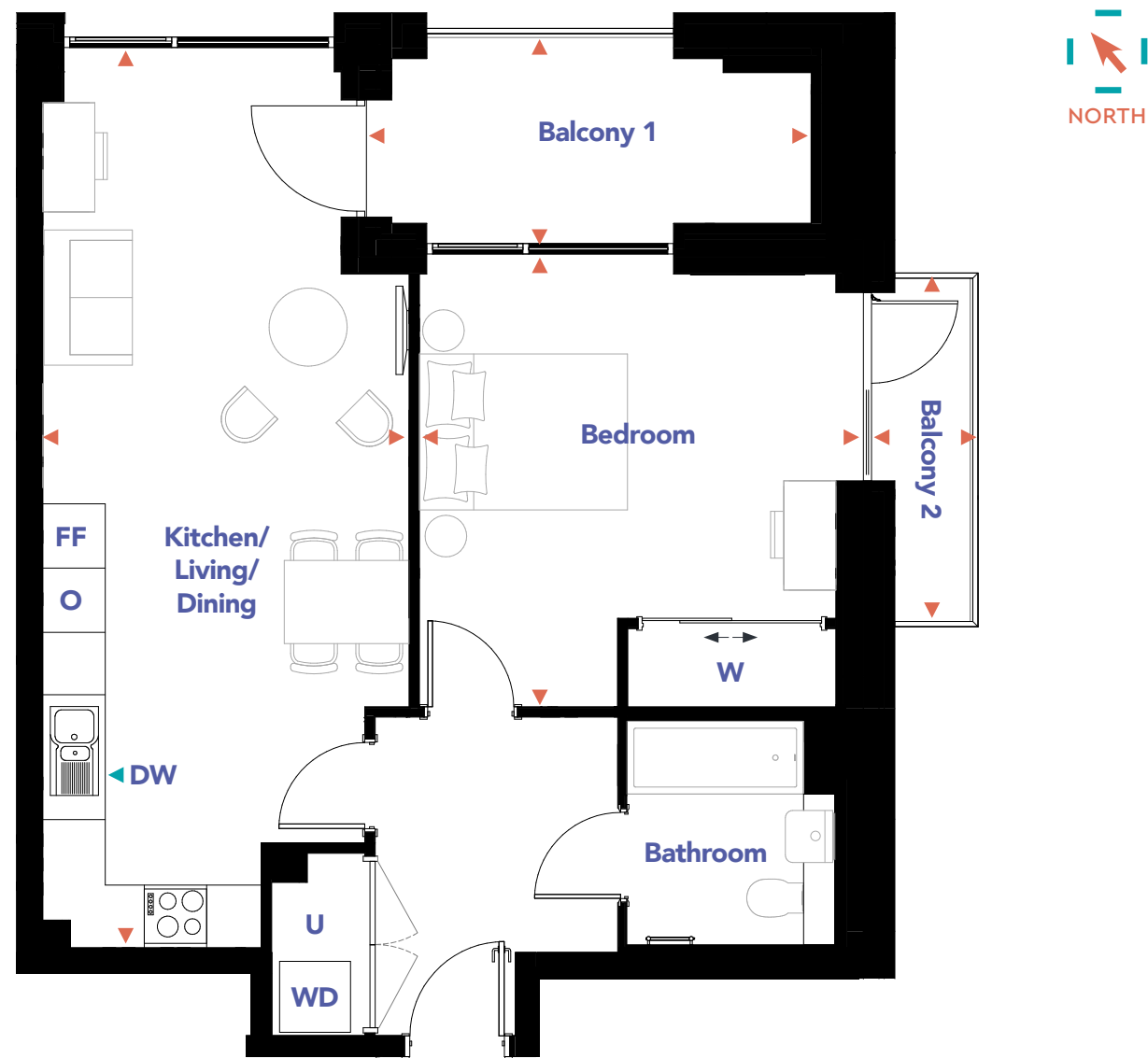
Room	Metric	Imperial
Kitchen/Living/Dining	3.52m x 8.42m	11' 6" x 27' 7"
Bedroom	4.00m x 4.16m	13' 1" x 13' 7"
Balcony	4.03m x 1.59m	13' 2" x 5' 2"

DW Dishwasher | **FF** Fridge Freezer | **O** Oven | **U** Utility Cupboard | **WD** Washer Dryer | **W** Built-in wardrobe

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ONE BEDROOM
APARTMENT 78 (LEVEL 4)
Total Gross Area 57m²

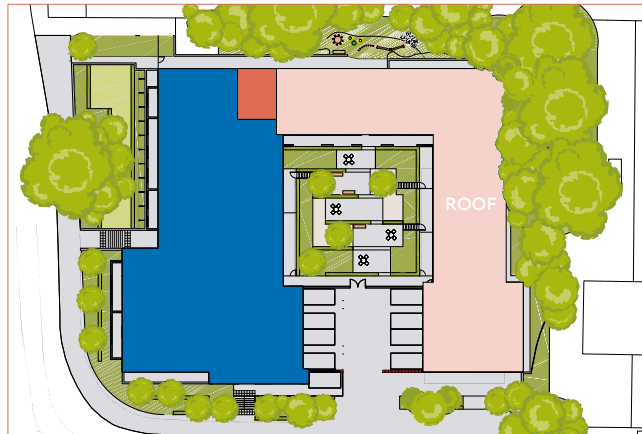


Room	Metric	Imperial
Kitchen/Living/Dining	3.52m x 8.63m	11' 6" x 28' 3"
Bedroom	4.00m x 4.16m	13' 1" x 13' 7"
Balcony 1	4.03m x 1.78m	13' 2" x 5' 10"
Balcony 2	0.80m x 3.30m	2' 7" x 10' 9"

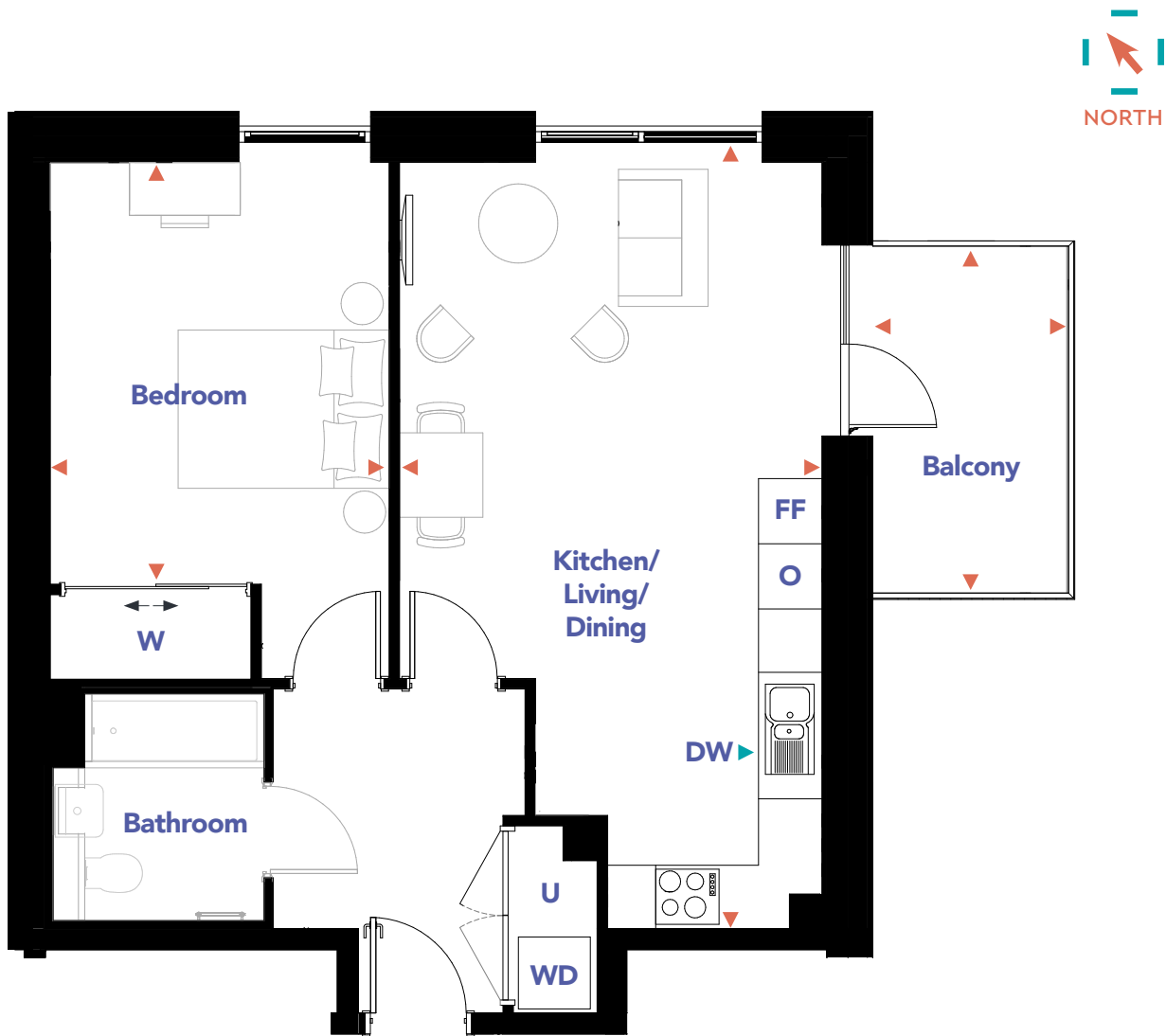
DW Dishwasher | FF Fridge Freezer | O Oven | U Utility Cupboard |
WD Washer Dryer | W Built-in wardrobe

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Indicates Apartment Position
Level: 4



ONE BEDROOM
APARTMENT 79 (LEVEL 5)
Total Gross Area 55m²

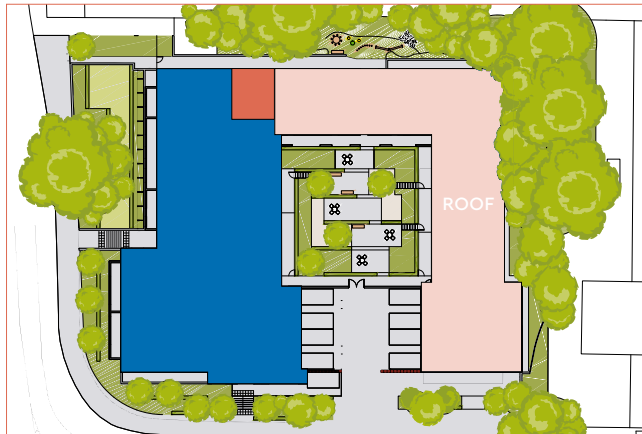


Room	Metric	Imperial
Kitchen/Living/Dining	4.00m x 7.26m	13' 1" x 23' 9"
Bedroom	3.21m x 4.00m	10' 6" x 13' 1"
Balcony	1.86m x 3.29m	6' 1" x 10' 9"

DW Dishwasher | FF Fridge Freezer | O Oven | U Utility Cupboard |
WD Washer Dryer | W Built-in wardrobe

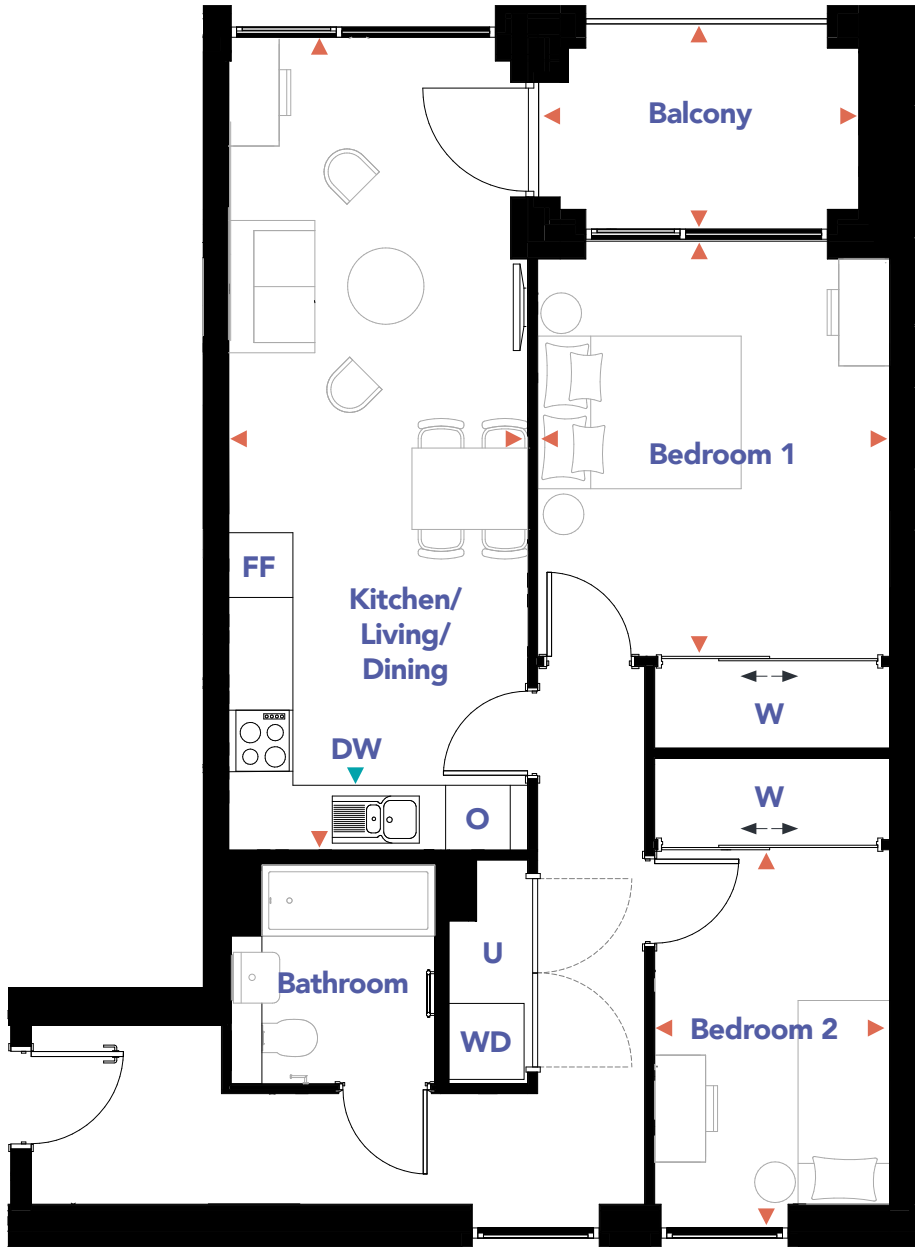
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Indicates Apartment Position
Level: 5





TWO BEDROOM
APARTMENTS 73 (LEVEL 1) AND 76 (LEVEL 2)
Total Gross Area 69m²



Room	Metric	Imperial
Kitchen/Living/Dining	2.97m x 7.98m	9' 8" x 26' 2"
Bedroom 1	3.46m x 3.90m	11' 4" x 12' 9"
Bedroom 2	2.31m x 3.48m	7' 6" x 11' 5"
Balcony	2.93m x 2.00m	9' 7" x 6' 6"

DW Dishwasher | FF Fridge Freezer | O Oven | U Utility Cupboard |
WD Washer Dryer | W Built-in wardrobe

This floor plan is for illustrative purposes and dimensions should only be used as rough guide. External area sizes and locations may differ from those illustrated. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Whilst every effort has been taken to ensure the accuracy of the specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Speak to our sales team for more details.

Indicates Apartment Position
Levels: 1 and 2



ABOUT SHARED OWNERSHIP

Now that you have found your dream home you're probably asking, "is Shared Ownership right for me?"

WHAT IS SHARED OWNERSHIP?

Shared Ownership is a Government-backed initiative to help you start your home buying journey. The key advantage is that you only need a mortgage for the share you buy, which means you require a much smaller deposit compared to buying on the open market.

HOW DOES IT WORK?

You initially purchase between 25% and 75% of the home's market value. You then pay subsidised rent on the remainder. In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

With Shared Ownership you are a leaseholder and there will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.

AM I ELIGIBLE?

To be considered eligible for Shared Ownership your yearly income must be below £90,000. You cannot buy with Shared Ownership whilst you own another home.

Other eligibility criteria may apply which our sales team will be able to help with.

WHAT ELSE DO I NEED TO KNOW?

Once you start your journey with us we'll provide you a number of key information documents about the home, the costs involved and about Shared Ownership as a product. Make sure you take the time to digest the information with these, and, of course, we'll be on hand every step of the way to answer any questions you may have.

ABOUT SOUTHERN HOUSING NEW HOMES

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love.

As an organisation we're one of the largest housing providers in the UK with around 80,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere affordable to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, with Shared Ownership, London Living Rent and Open Market Sale.

Read more about who we are and what we do as a housing association at shnewhomes.co.uk

WANT MORE INFORMATION? YOU CAN:

GIVE US A CALL: 0800 012 1442
VISIT OUR WEBSITE: [SHNEWHOMES.CO.UK/FSP](https://shnewhomes.co.uk/fsp)

Disclaimer: All floor plans in this brochure are for general guidance only. Measurements are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Southern Housing New Homes has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Southern Housing New Homes does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Southern Housing New Homes undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Southern Housing New Homes or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Southern Housing New Homes. Southern Housing New Homes supports the development of mixed tenure developments and is proud to provide homes for Affordable Rent and Shared Ownership at Fount Spring Place. We may change the tenure of some homes subject to demand. Information correct at time of print: October 2025.

The background is a solid blue color. There are four decorative rectangles: a teal rectangle in the top left, an orange rectangle in the top right, a purple rectangle in the middle right, and a pink rectangle in the bottom left.

**SOUTHERN
HOUSING**
new homes