



**MARVEL HEIGHTS**

**LEWISHAM**

# WELCOME TO MARVEL HEIGHTS

1, 2 & 3-BED  
SHARED OWNERSHIP  
STYLISH APARTMENTS

# METROPOLITAN REBIRTH

## ABOUT

Occupying a prominent position in Sydenham Lewisham; Marvel Heights is a stunning new development which showcases the best of contemporary design and high specification finishes. PA Housing is proud to present twenty-two stylish 1, 2 and 3-bedroom apartments, all available with Shared Ownership.

Residents can experience an exceptionally desirable city lifestyle, as Marvel Heights offers a prime location within easy reach of the vibrant local amenities of Crystal Place and Dulwich.

The apartments boast a spacious and open plan layout with balconies as well as secure, communal cycle storage and direct access to a shared roof terrace which offers impressive views of the London skyline, providing a captivating outlook.







# URBAN ZONE

## LOCATION

Everything you need is on hand at Marvel Heights! Bell Green Retail Park is a short stroll away, with everyday amenities including Sainsbury's and Aldi and family-friendly diners. Or you can pop over the road for drinks and lunch at The Bell pub.

Nearby Sydenham High Street offers independent retail and leisure options, or you can enjoy shopping at the bustling market in nearby Catford, catch a film at Catford Mews or see a show at the beautiful art deco Broadway Theatre. Sample one of the many affordable eateries

– Mediterranean dining at Mekan, drinks at The Ninth Life, or cocktails at Riva Lounge.

Walk or cycle the Waterlink Way, a scenic riverside route of approximately 8 miles, or visit Crystal Palace Park, home to the national athletics arena. The park has fabulous recreation facilities, with lakes, cafes, the famous dinosaur park, and a wide range of sporting activities.







# THINGS TO DO





# DESTINATION POINTS


 86-92 Bell Green, London SE26

 1 Bell Green Road

 2 Bus stops (LQ & LZ)

 3 Bell Green Retail Park

 4 Home Park

 5 Perry Hill road

 6 Lower Sydenham Station

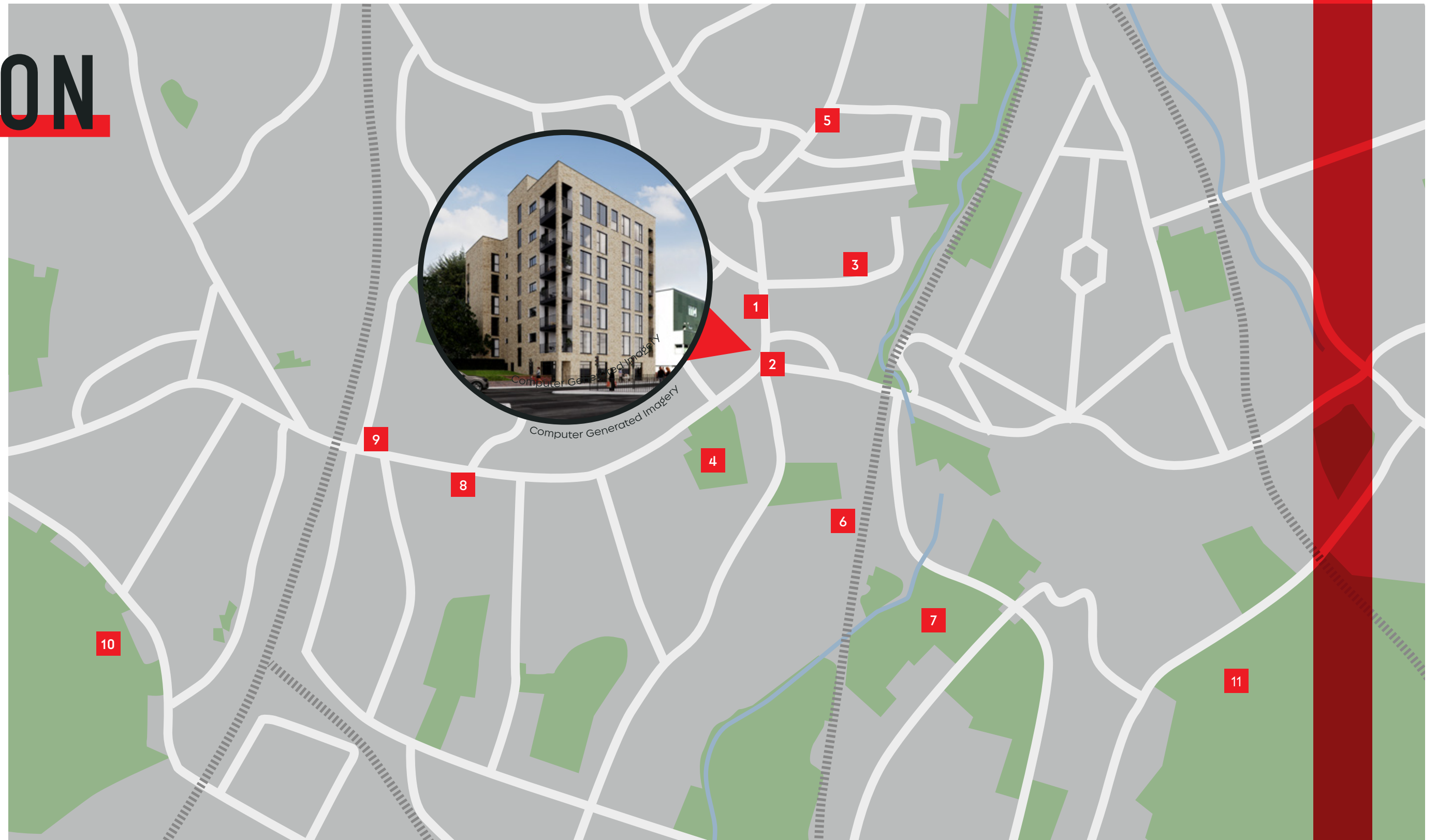
 7 Royal Bank of Scotland Sports Ground

 8 Sydenham High Street

 9 Sydenham Station

 10 Crystal palace

The map and numbered points are approximate for visual reference and details may change.





Postcode?

Bus stop LZ & LQ  
Bell Green  
Southend Lane

1-3 mins

Sainsbury's

4 mins

Home Park

4 mins

Haseltine  
Primary school

5 mins

Sydenham  
library

7 mins

Lower  
Sydenham train  
station

10 mins



Post code

The Gym Group

5 mins

Sydenham  
overground  
station

6 mins

Beckenham  
Place Park  
watersports lake

12 mins

Sydenham  
school

13 mins

Crystal Palace  
High Street

22 mins

Brockwell Lido

26 mins



Southend Lane  
Bus stops (LZ & LQ)

Bell Green  
Retail Park  
(LZ | No. 181)

3 mins

Woolston  
Medical Centre  
(LZ | No. 202)

7 mins

New Royal Scotland  
sports ground  
(LQ | No. 352)

15 mins

New Beckenham  
High Street  
(LQ | No. 352)

17 mins

Horniman Gardens  
& Musuem  
(LZ | No. 356)

19 mins

Greenwich Park  
(LZ | No. 356)

39 mins

# JOURNEY JUNCTION

The journey times are only approximate. The timeline information were collected from [google.co.uk/maps](https://www.google.co.uk/maps) and [tfl.co.uk](https://www.tfl.co.uk). Any details of the travel may be subject to change. For more information, please visit the websites.

## TRAVELLING

Travel from Marvel Heights on foot, by bike or via public transport is a breeze. The closest primary school is about 5 minutes stroll and other schools are readily accessible by bike or bus. Lower Sydenham Overground Station is only a short walk away offering a commute of about 15 minutes into London Bridge, with London City Airport being around 9 miles away.

The bustling areas of Catford and Sydenham centres are easily reached by bike or bus and cycling around Crystal Palace Park is a joy. The Horniman Museum and Gardens are approximately 11 minutes bike ride away and a further roughly 5 minute bike ride will lead you to the magnificent Dulwich Park.

# SPOT YOUR HOME



**1-bed Shared Ownership apartments**  
Plots 1, 4, 5, 8, 9, 12, 13, 16, 17 & 20

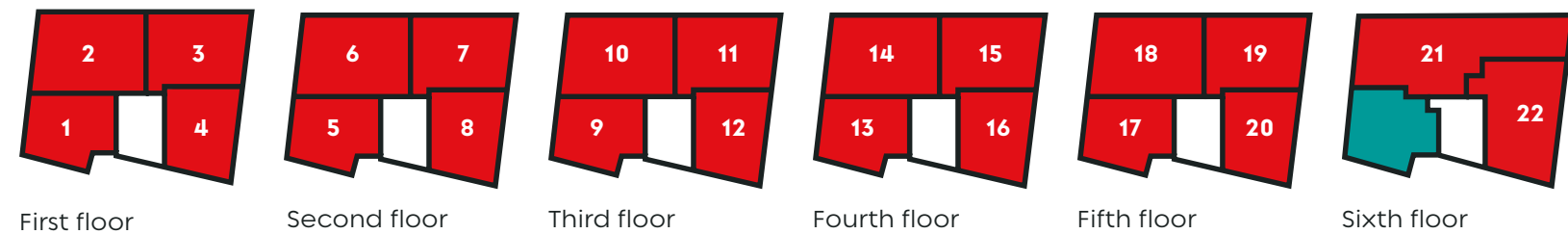
**2-bed Shared Ownership apartments**  
Plots 2, 3, 6, 7, 10, 11, 15 & 19

**3-bed Shared Ownership apartments**  
Plots 14, 18, 21 & 22



Ground floor

- Shared Ownership homes
- Bin refuse
- Communal entrance
- Commercial spaces
- Communal area
- Plant rooms
- Lift (accessible to all floors)
- Parking spaces for Plots 2, 6 & 10
- Communal roof terrace
- Charging points
- Bike storage

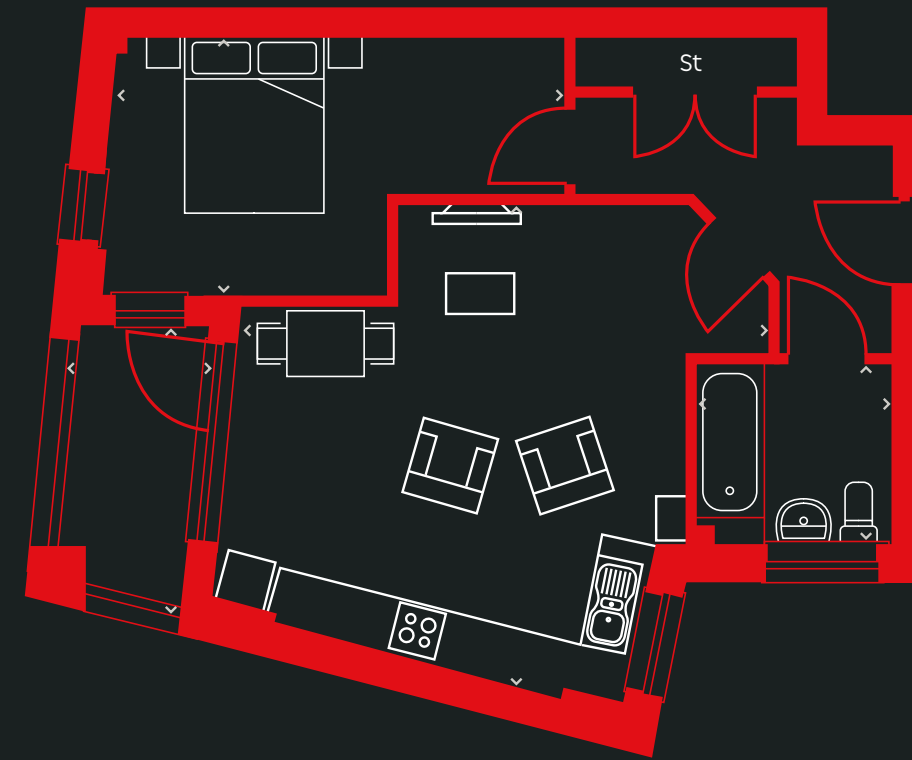


First floor      Second floor      Third floor      Fourth floor      Fifth floor      Sixth floor

The site maps are not drawn to scale. Any details and layouts on the site maps and plots may be subject to change. The displayed site maps are for illustrative purposes only and may not include all information, as some elements have been omitted. For more information, please consult with the Sales & Marketing Team.

## PLOTS 1, 5, 9, 13 & 17

TYPE: A | TOTAL AREA: 50.1M<sup>2</sup>



**OPEN-PLAN:** 5.7 x 5.4m

**BEDROOM:** 4.9 x 2.9m

**BALCONY:** 1.5 x 3.2m

**BATHROOM:** 2.1 x 2.0m



The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The floorplans may not include all information, as some elements have been omitted. For more information, please consult with the Sales & Marketing Team. For more information, Please check with our Sales & Marketing Team.





# PLOTS 2, 6, & 10

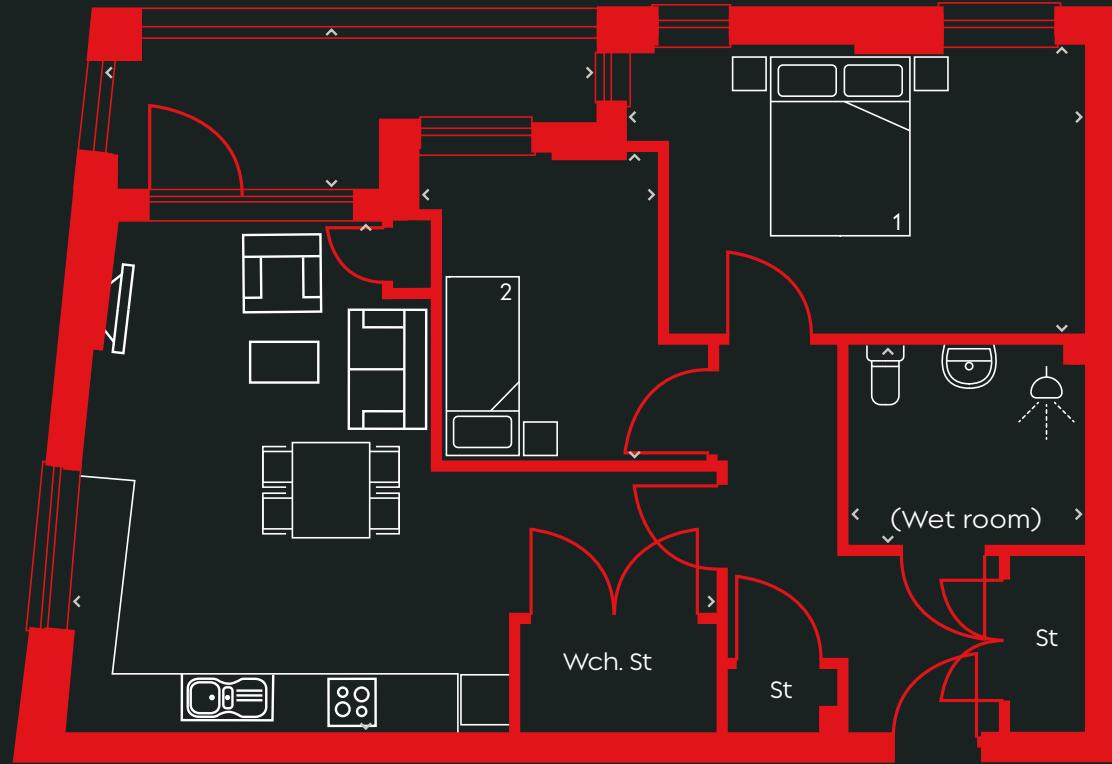
TYPE: B | TOTAL AREA: 73M<sup>2</sup>

Adaptable homes



# PLOTS 3, 7, 11, 15 & 19

TYPE: C | TOTAL AREA: 62M<sup>2</sup>



**OPEN-PLAN:** 7.1 x 5.5m

**BEDROOM 1:** 5.0 x 3.2m

**BEDROOM 2:** 2.6 x 3.4m

**BATHROOM:** 2.5 x 2.2m

**BALCONY:** 5.4 x 1.8m



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**OPEN-PLAN:** 5.9 x 5.4m

**BEDROOM 1:** 3.4 x 3.6m

**BEDROOM 2:** 2.2 x 3.6m

**BATHROOM:** 2.4 x 1.9m

**BALCONY:** 4.0 x 1.5m



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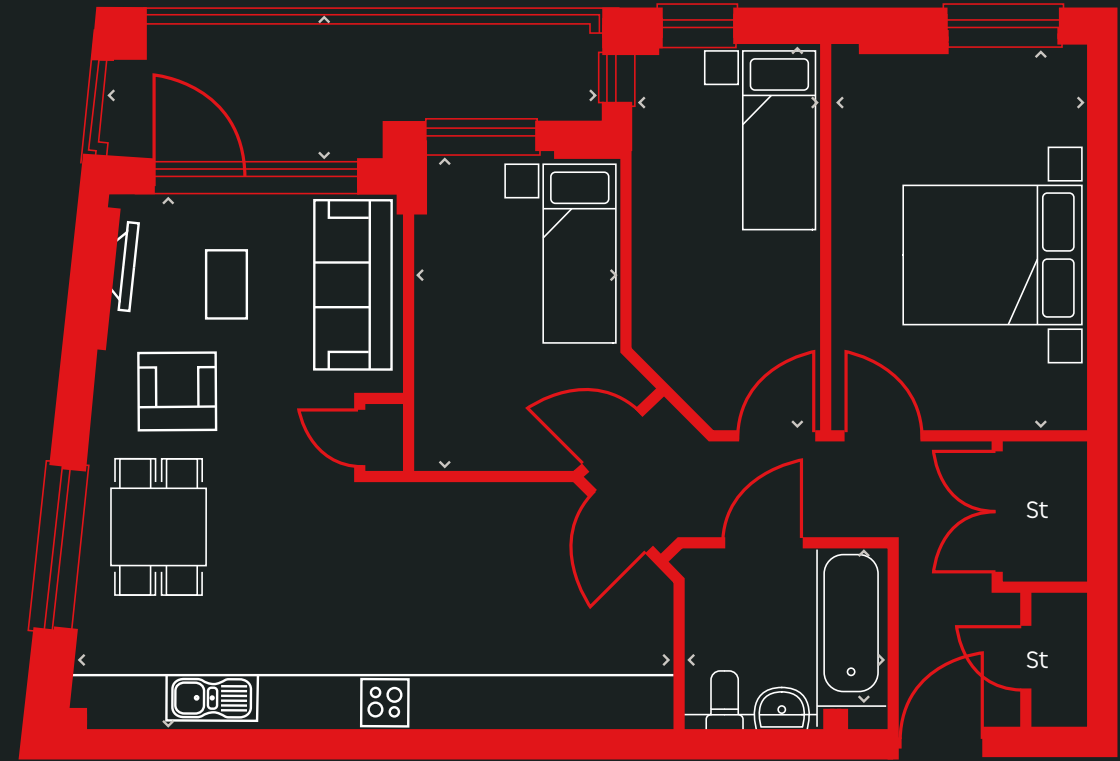
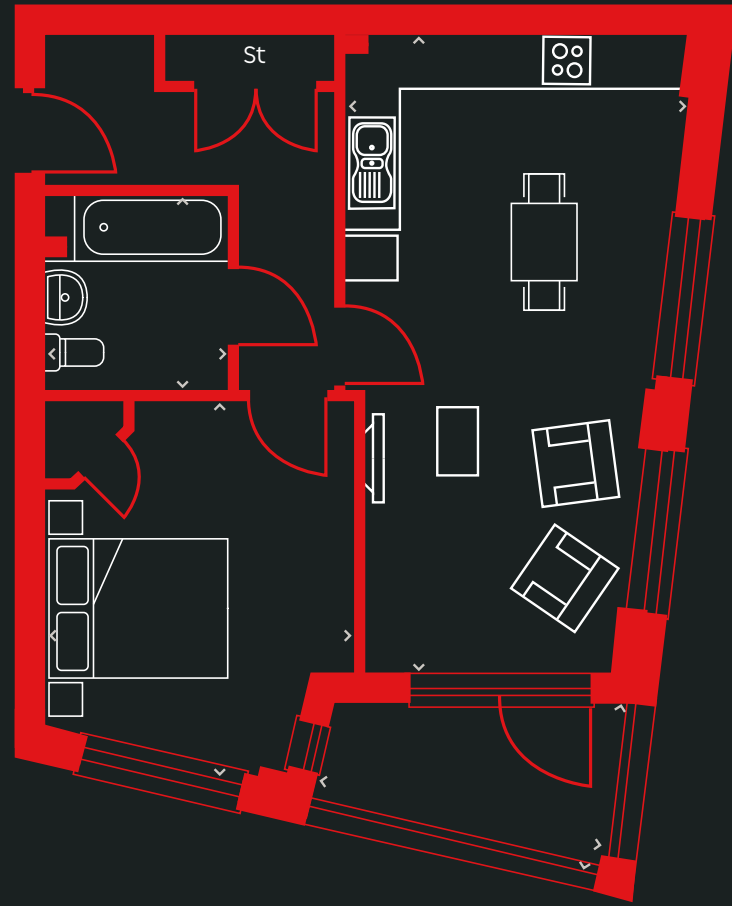
# PLOTS 4, 8, 12, 16 & 20

TYPE: D | TOTAL AREA: 50.2M<sup>2</sup>



# PLOTS 14 & 18

TYPE: E | TOTAL AREA: 74M<sup>2</sup>



**OPEN-PLAN:** 3.7 x 7.0m

**BEDROOM:** 3.4 x 4.1m

**BATHROOM:** 2.0 x 2.1m

**BALCONY:** 3.2 x 1.9m



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**OPEN-PLAN:** 6.6 x 5.8m

**BEDROOM 1:** 2.8 x 4.2m

**BEDROOM 2:** 2.1 x 4.2m

**BEDROOM 3:** 2.3 x 3.5m

**BATHROOM:** 2.2 x 1.9

**BALCONY:** 5.6 x 1.6m



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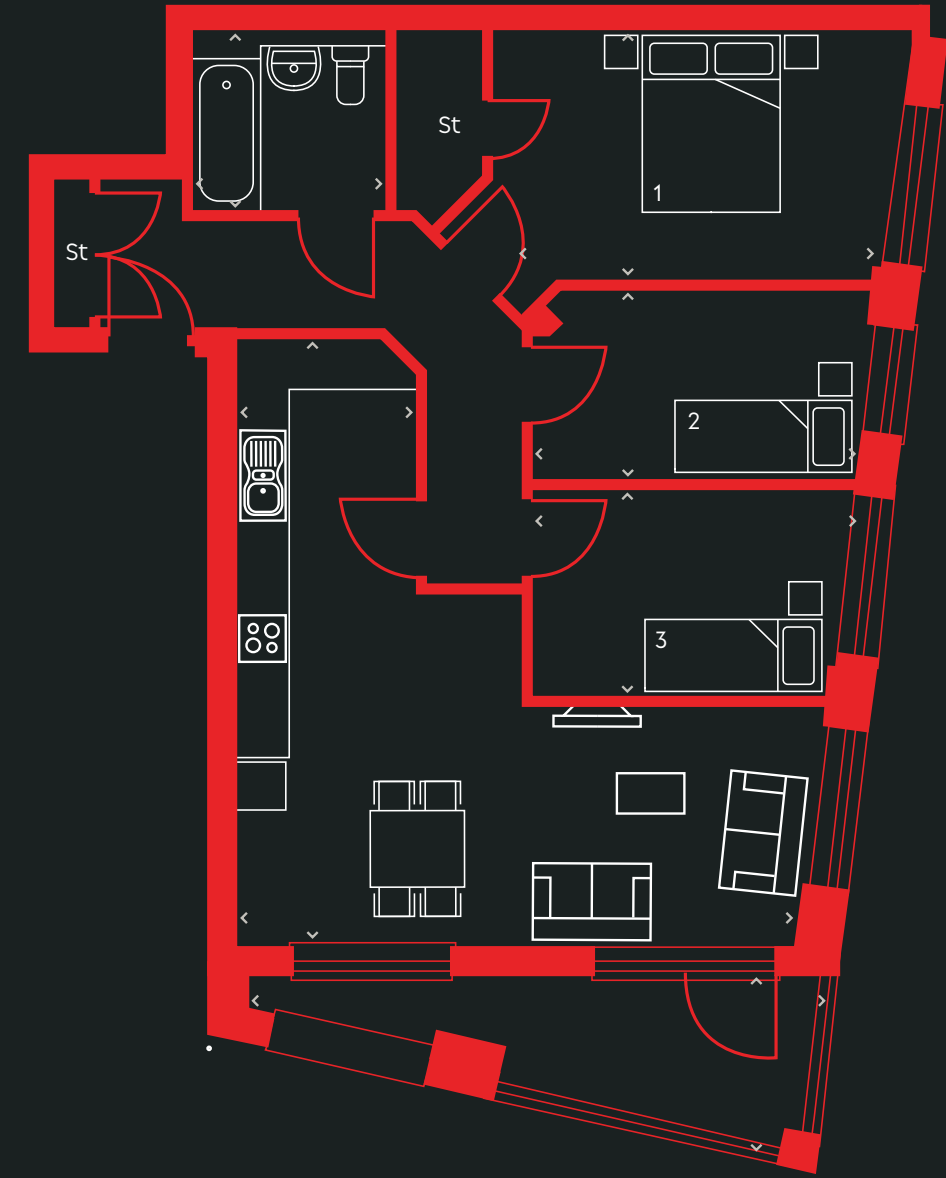
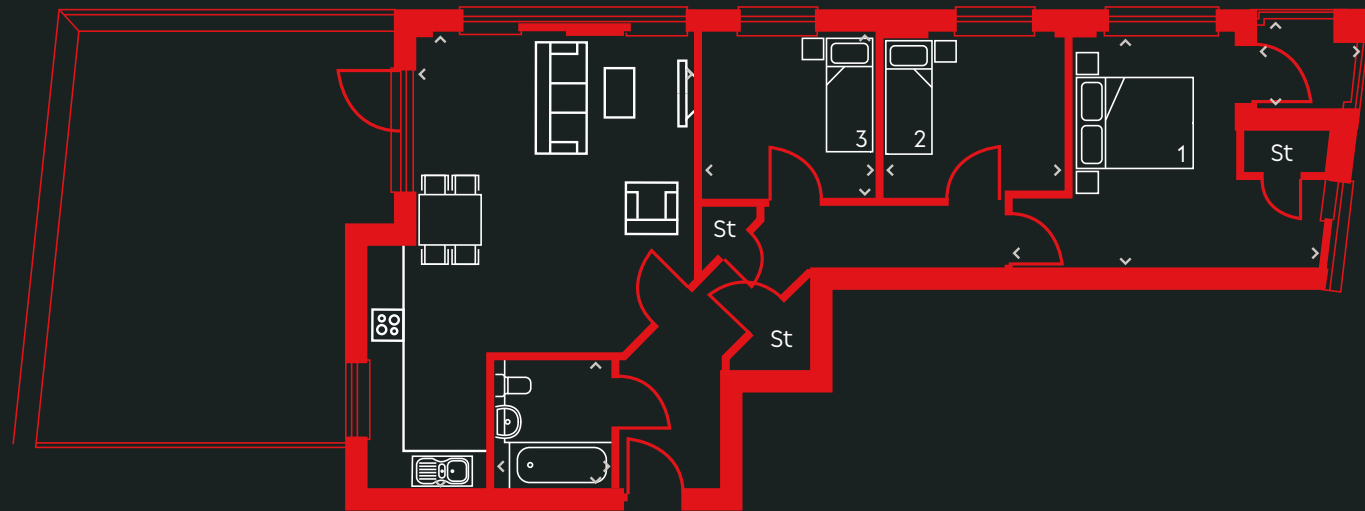
# PLOT 21

TYPE: F | TOTAL AREA: 80.4M<sup>2</sup>



# PLOT 22

TYPE: G | TOTAL AREA: 74.6M<sup>2</sup>



**OPEN-PLAN:** 4.6 x 5.2m

**BEDROOM 1:** 5.0 x 3.9m

**BEDROOM 2:** 2.9 x 2.6m

**BEDROOM 3:** 2.9 x 2.7m

**BATHROOM:** 2.1 x 2.0m

**TERRACE:** 6.8 x 5.2m

**BALCONY:** 1.8 x 1.6m



**OPEN-PLAN:** 6.1 x 6.8m

**BEDROOM 1:** 3.9 x 2.7m

**BEDROOM 2:** 3.6 x 2.1m

**BEDROOM 3:** 3.6 x 2.3m

**BATHROOM:** 2.1 x 2.0m

**BALCONY:** 6.4 x 2.0m



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# COZY CORNER

## SPECIFICATIONS

### External & General

- › Balcony to all plots
- › Communal roof terrace
- › Lockable cycle store
- › Parking to plots 2, 6 & 10
- › 3-year club membership through Enterprise
- › 10-year Advantage Warranty



Computer Generated Imagery

These new homes are under construction at time of issue. Specifications are subject to change due to availability or design alterations. All images shown are for illustration purpose only. All external and internal imageries are computer generated imageries.



# COOKING COVE

## SPECIFICATIONS

### Kitchen

- › Magnet Integra Ascoli kitchen units in Pebble
- › Artscut Quartz kitchen worktop and upstand in white shimmer
- › Karndean Knight flooring in Lime washed Oak
- › Bosch electric hob
- › Integrated cooker hood
- › Bosch Integrated electric fan oven
- › Stainless steel sink/drainer with chrome mixer tap
- › Zanussi Dishwasher
- › Zanussi Fridge/Freezer
- › Zanussi Washer/Dyer



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# RESTFUL OASIS

## SPECIFICATIONS

### Internal

- > Neutral décor throughout
- > Gas fired combination boiler
- > TV points in living area and main bedroom
- > BT points to the living room and main bedroom
- > Radiators with thermostatic controls
- > Double glazed windows throughout
- > Video door entry system
- > Mains operated smoke detectors/heat detectors/carbon monoxide detectors
- > Sky Q
- > Video door entry system



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# REFRESH HAVEN

## SPECIFICATIONS

### Bathroom

- › Matt White Minola Nebble Wall Tiles
- › Minola Nebbia Floor Tiles
- › White Sanitaryware
- › Chrome Accessories and towel rail
- › Glass shower screen to bath



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# REGISTER TODAY!



**W:** [WWW.PAHOUSING.CO.UK/MARVELHEIGHTS](http://WWW.PAHOUSING.CO.UK/MARVELHEIGHTS)

**E:** [MARVELHEIGHTS@PAHOUSING.CO.UK](mailto:MARVELHEIGHTS@PAHOUSING.CO.UK)

## About us

Paragon Asra Housing, known as PA Housing, owns more than 23,000 homes in London, Surrey and the Midlands. We specialise in providing Shared Ownership homes in London, Surrey and the Midlands. If you have any questions about Shared Ownership or would like to find out more about any of the Shared Ownership homes we currently offer, please email us at [sales@pahousing.co.uk](mailto:sales@pahousing.co.uk).

PA Housing is committed to working together with our stakeholders to make a difference to our customers and communities. We are dedicated to finding innovative ways to involve our residents, while empowering our people to be unashamedly bold, doing whatever it takes to deliver more quality homes and services we can all be proud of.

## Eligibility

To be eligible you must live or work in the London Borough of Lewisham. Income caps apply. You must not earn more than £90K. Terms and conditions apply.

## Disclaimer

All photography is indicative of typical home styles only. Internal finishes at this development may differ. Any information may change at any given time. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed. Please check with the Sales & Marketing Team.



