

# KNIGHTS HILL

NORWOOD,  
LONDON, SE27 0QP





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# INTRODUCTION

A private gated development, set back from the urban environment offering a sanctuary of calm.

This collection of eight 3/4 bedroom contemporary freehold townhouses are set over 3 floors and topped with an additional studio room and roof terrace with far reaching views across London.





# A green development with luxury features.

## ENVIRONMENTAL CREDENTIALS

- Green walls and roofs  
carefully considered for carbon reduction
- 'A' rated EPC  
huge savings on energy bills with comparable period properties
- Super carbon efficient  
up to 65% more carbon reduction than building regulations require
- Air sourced heat pumps  
environmentally friendly energy used to generate your heat and hot water
- Double and triple glazed windows  
velfac composite system
- Photo voltaic solar panels  
these generate your own electricity
- EV car charging points  
\*one car share + one disabled space
- Private individual bike stores  
your own sustainable transport option
- Green mortgage eligible\*  
\*see below for full T&C's

\*The home must be a new build and have an energy efficiency rating of 81 or higher, or be energy efficiency band A or B. There's no other specific eligibility criteria, and the application process is the same as with any other purchase, but applicants will need one of the following to prove the property's energy efficiency rating

- For fully built properties, a valid Energy Performance Certificate (EPC)
- A valid Predicted Energy Assessment (PEA) certificate if the property is still being built

House builders can verbally confirm the property's energy efficiency rating straight away, and applicants can use this to progress their application. They'll still need to send us an eligible EPC or PEA, and should aim to do this as soon as possible. We won't be able to complete their mortgage without one of these documents.

## ADDITIONAL FEATURES

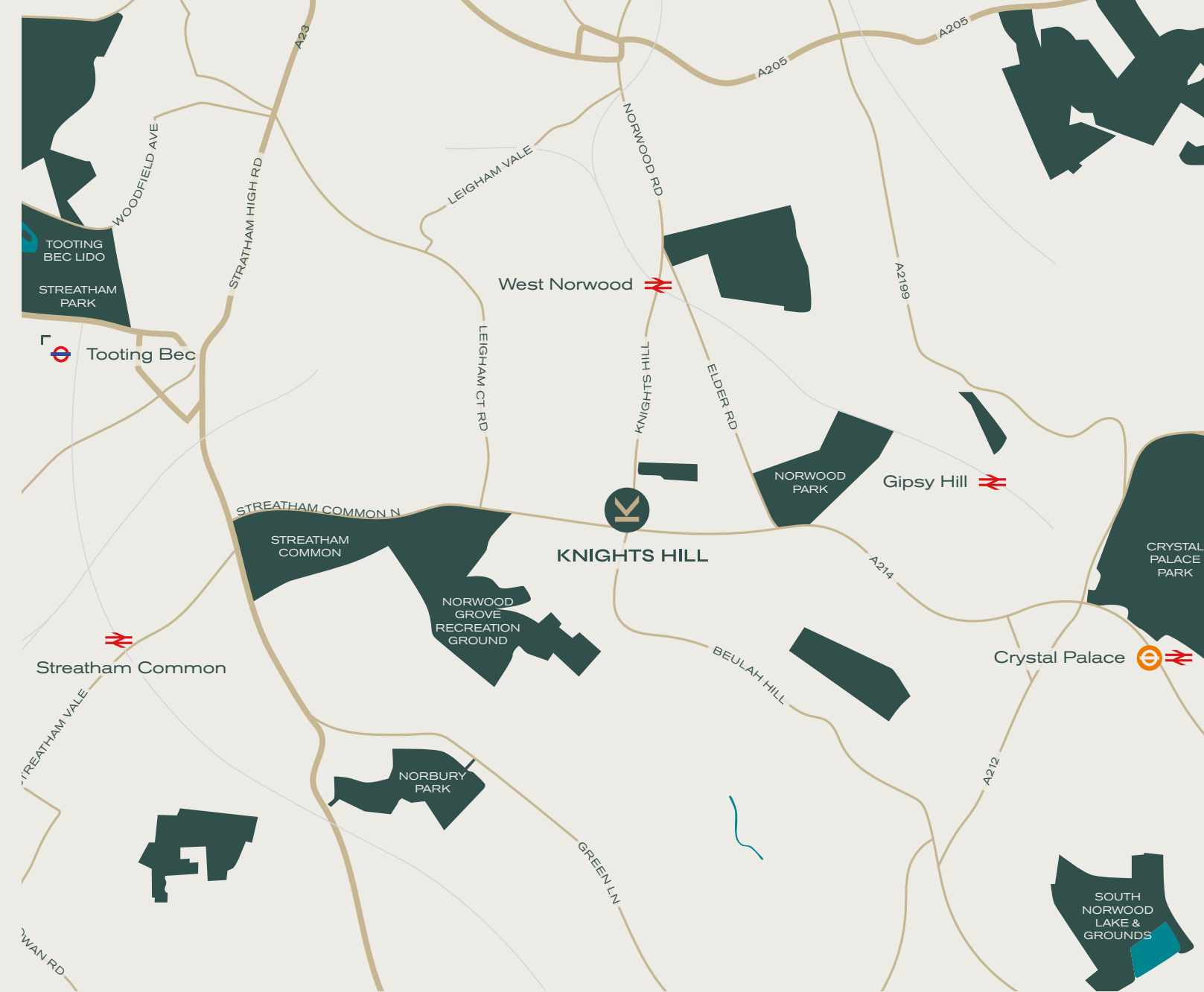
- Garden terrace & large private roof terrace for each home  
wide ranging views across London from Wembley to Canary Wharf
- Gigabit broadband  
full bandwidth - fibre optic
- Smart control for heating  
adjustable & customisable system for your own configuration
- Engineered pale oak flooring
- Underfloor heating in living and bathrooms
- Gated community  
a quiet and green sanctuary to relax and unwind
- Video entrance system  
Secure By Design (SBD)
- 10-Year Advantage New Build Warranty



# THE AREA

The development is in a perfect location with a range of bars, restaurants and shops all located on Knights Hill. Meanwhile, a selection of excellent pubs and cafes can be found towards the Gipsy Hill area. Cinemas, theatres and a leisure centre are all close by, whilst the wider area is rich with green spaces and parks.

West Norwood is home to a growing community of London professionals, creatives and young families. You are just as likely to find evening activities at the pubs and bars as you are early morning park runs and gatherings over coffee and brunch.



## TRAVEL LINKS

Fast access to central London is available from West Norwood Station, which boasts a regular service that takes passengers to the likes of London Bridge and London Victoria stations.

West Norwood train station – 0.6 miles to London Bridge & Victoria

Gipsy Hill train station – 1.1 miles to East Croydon & Shepherds Bush

Crystal Palace train station – 1.6 miles to Peckham, Stratford & Richmond

Tooting Bec tube station – 2.8 miles to Waterloo & King's Cross

# LOCAL LIFE

The vibrant Norwood High Street with the new Picture House & Crystal Palace Triangle are both within easy reach and offers an abundance of restaurants, cafes and shops to enjoy.

This area is particularly well-appointed when it comes to pubs, bars and drinking venues. Lesser-known, perhaps, are the brewing companies that are also popping-up in the area. The London Beer Factory and the Gipsy Hill Brewing Company are now well-established providers of craft ales.

Meanwhile, there are of course pubs aplenty with The Paxton, The Hope and the aforementioned Knowles of Norwood known as excellent locals. There are also handy options such as The Alleyn's Head and The Bricklayers Arms nearby whilst the Rock Steady Rum Lounge offers a more alternative drinking experience.



YOSHIDA SUSHI

## PUBS & BARS

The Hope Pub – 0.6 miles  
pub & charity events

The Paxton – 1.0 miles  
pub & restaurant

Gipsy Hill Brewing Company – 1.1 miles  
taproom

Rock Steady Rum Lounge – 1.2 miles  
caribbean rum bar & restaurant

The Rabbit Hole – 1.2 miles  
Alice In Wonderland themed pub

The Alleyn's Head – 1.4 miles  
pub & beer garden

The Bricklayers Arms – 3.8 miles  
traditional pub



ROCK STEADY RUM LOUNGE

## RESTAURANTS

Knowles of Norwood – 0.9 miles  
pub & sunday roasts

La Cucina Di Daffy – 2 min walk  
italian restaurant

The Conquering Hero – 0.3 miles  
cocktail bar

The Garden – 0.5 miles  
pizzeria & bar

Yoshida Sushi – 0.6 miles  
sushi restaurant

Knight's Fish Bar – 0.1 miles  
fish & chips

Four Hundred Rabbits – 0.8 miles  
pizzeria

One of the area's best-known destinations is Knowles of Norwood. Here you are served-up with modern British grub and Sunday roasts in a bric-a-brac, pub setting. On the first Sunday of the month, from April through to December, the area welcomes the West Norwood Feast. This is a volunteer-powered street market festival, offering over 100 stalls in five locations punting food, arts, family activities and more. Elsewhere there are a variety of cuisines on offer with the likes of The Garden (well-known for its pizza), Yoshida Sushi, Knight's Fish Bar, Four Hundred Rabbits and many others.





THE BOOK & RECORD BAR

CAFES & BAKERIES

**Otter Trading** – 0.6 miles  
café

**Blackbird Bakery** – 0.7 miles  
bakery

**The Rookery Café** – 0.7 miles  
café

**Electric Café** – 1.0 miles  
greasy spoon & coffee shop

**Butter Up Coffee** – 1.1 miles  
café

**Volcano Coffee** – 1.3 miles  
café & working space

DAILY LIFE

**Tesco Express** – 0.1 miles  
supermarket

**Lidl** – 0.2 miles  
supermarket

**Sainsbury's** – 1.1 miles  
supermarket

**Pascoe Pharmacy** – 0.1 miles  
pharmacy

LEISURE & LANDMARKS

**The Portico Gallery** – 0.5 miles  
art gallery

**The Book & Record Bar** – 0.6 miles  
cultural & social hub

**South London Theatre** – 0.7 miles  
theatre

**Everyman Crystal Palace** – 1.4 miles  
cinema

**The Picture House** – 7.3 miles  
cinema

As well as the many parks and walks available nearby, the area is not short of cultural offerings. The South London Theatre is an excellent starting point, putting on plays and shows throughout the year. Just across the road from the theatre you can find The Picturehouse cinema, which provides a luxurious setting for film buffs. The Portico Gallery is on your doorstep hosting a broad range of events including art, music, performance and more. There is even The Book and Record Bar serving coffee, beers, wine and more, acting as a cultural beacon for music and book lovers alike.



BUTTER UP COFFEE

As is the case across any modern city, coffee houses and cafes are a must-have in any residential area. It is no different here with the likes of the Blackbird Bakery and Otter Trading proving popular with the locals whilst the Volcano Coffee Works Café offers a spot for remote workers to settle-in.

Also worth a mention are Butter Up Coffee and The Electric Café but for very different reasons.

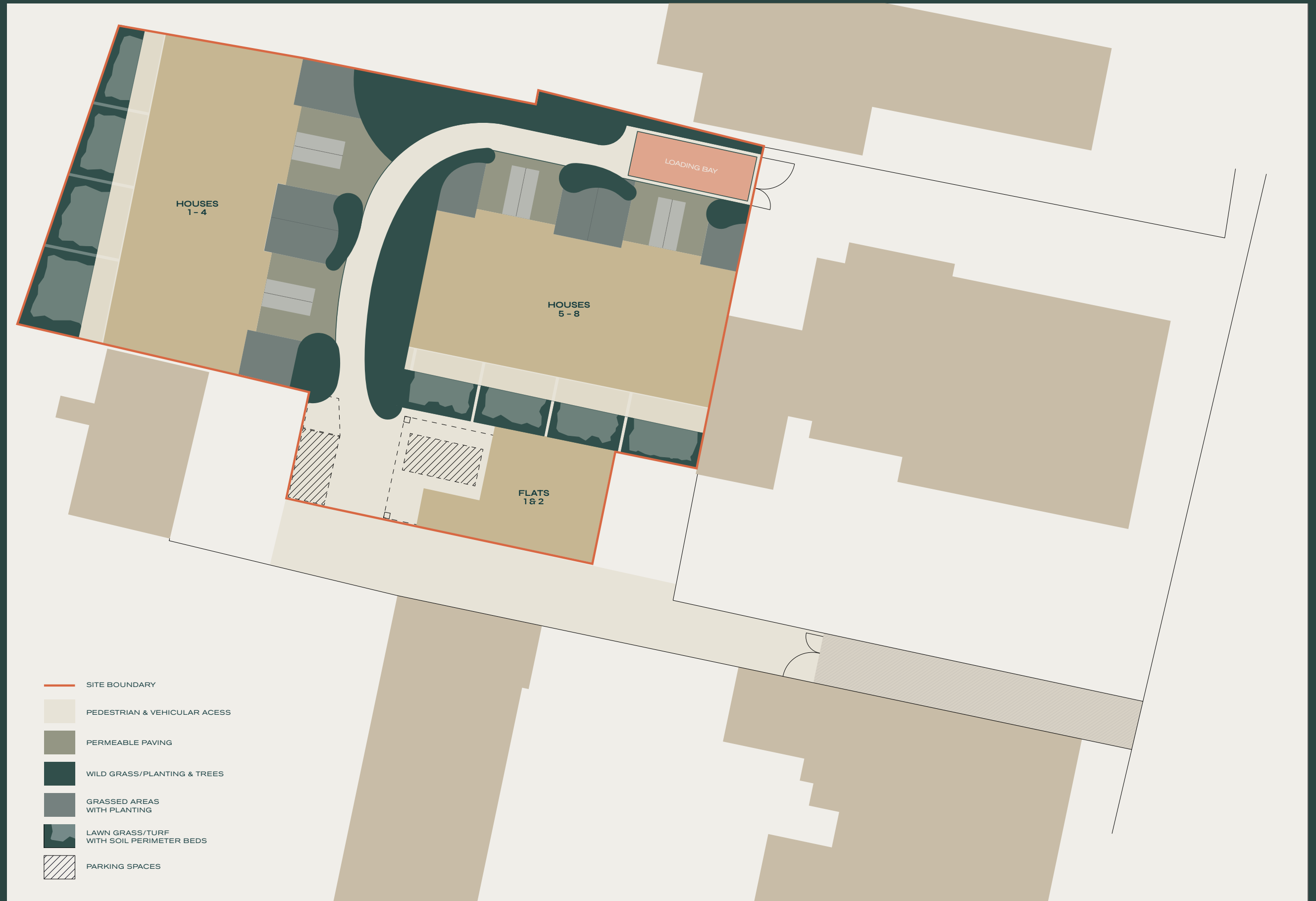
The former offers a modern take on the coffee shop with pastries, vegan snacks and homemade energy drinks.

Meanwhile, The Electric Café is a well-loved local greasy spoon and coffee shop, with great food and drink at excellent prices.



THE ROOKERY CAFE

# SITE PLAN





# THE HOUSES

These beautifully crafted three bedroom townhouses offer fantastic spaces to live, work and relax in both inside and out.



CGIs are illustrative and may be subject to change.

Beautifully crafted three bedroom townhouses with additional study/4<sup>th</sup> bedroom and fantastic versatile studio room. Set over three floors and each with both a garden and roof terrace the houses offer fantastic spaces to live, work and relax in both inside and out.

Each house is finished to a high specification with great attention to detail. The refined aesthetic, clean lines, and minimal fuss create the ideal living experience. The materials have been carefully selected to carry a sense of luxury, from the overall design to the choice of colours and fittings, as well as ensuring you benefit from environmental credentials.



CGIs are illustrative and may be subject to change.











# A FLEXIBLE SPACE

## THE STUDIO POD

This versatile studio pod/room can be the flexible space that you want it to be. From a yoga room to a home office, a bar or an art studio, the possibilities are endless. In a nutshell, this rare gem is adjustable to your needs.

- Yoga room**  
Mindfulness close to hand
- Home gym**  
Train in the comfort of your own home
- Home office**  
Enjoy a flexible working set up
- Bar/additional reception room**  
Host your guests for all occasions





## HOUSES 1 – 4

HOUSE ONE  
HOUSE TWO  
HOUSE THREE  
HOUSE FOUR

p. 29-30  
p. 31-32  
p. 33-34  
p. 35-36

## HOUSES 5 – 8

HOUSE FIVE  
HOUSE SIX  
HOUSE SEVEN  
HOUSE EIGHT

p. 37-38  
p. 39-40  
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p. 43-44

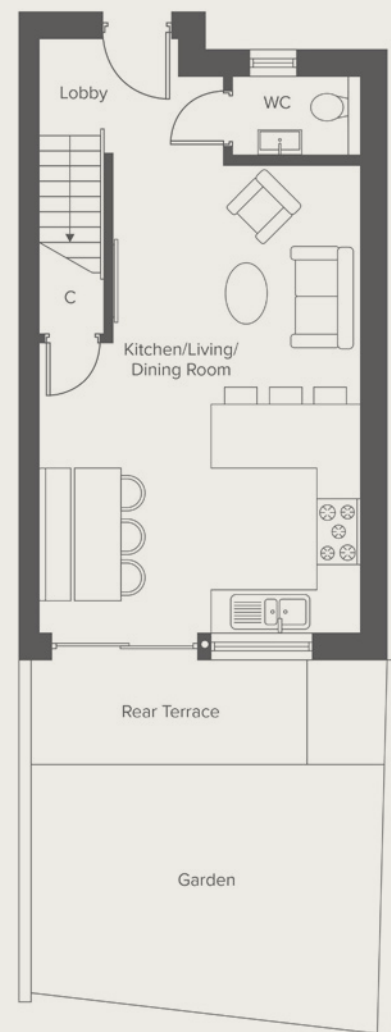




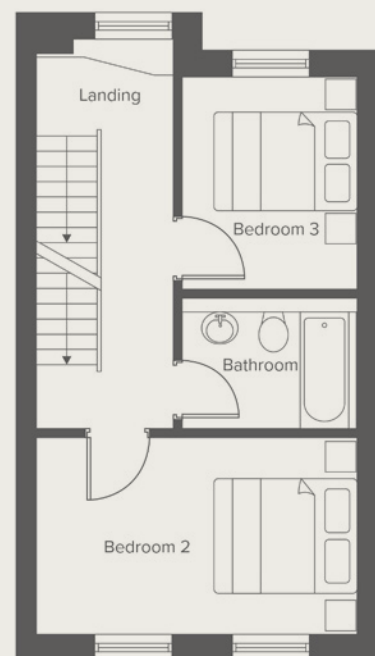
# HOUSES 1 - 4

## HOUSE ONE

3 bedrooms  
Garden & rear terrace  
Roof terrace & pod room



GROUND FLOOR



FIRST FLOOR

## TOTAL

1365 sq ft  
126.8 sqm

Kitchen/Living/Dining  
6.93m x 4.73m

Bedroom 1  
2.90m x 4.73m

Office  
3.36m x 2.60m

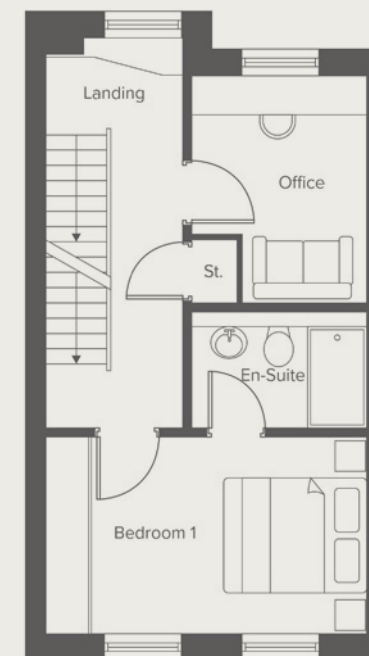
Bedroom 2  
2.90m x 4.73m

Rear terrace  
1.50m x 4.02m

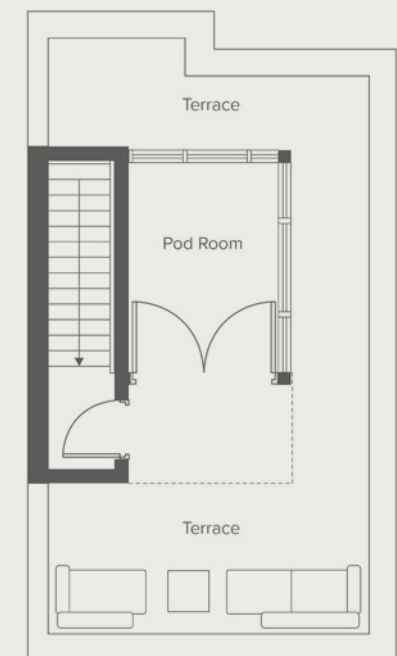
Bedroom 3  
3.15m x 2.60m

Terrace  
4.76m x 2.14m

Pod room  
3.26m x 2.11m



SECOND FLOOR



THIRD FLOOR

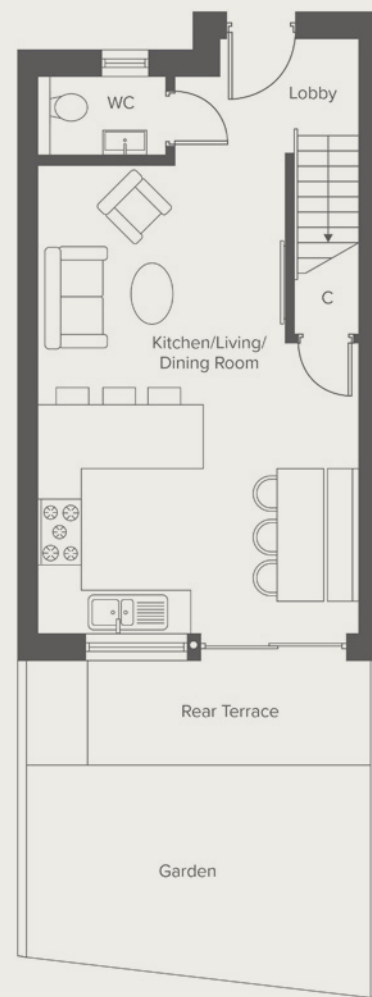
All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen layouts and storage areas may differ to those shown. Furniture layouts are indicative only (where they appear). All total sq ft and sqm are gross measurements. Window styles and positions may vary. Floor plans are not to scale.



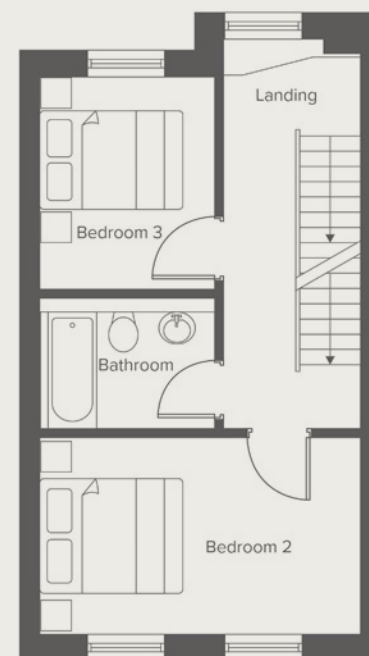
# HOUSES 1 - 4

## HOUSE TWO

3 bedrooms  
Garden & rear terrace  
Roof terrace & pod room



GROUND FLOOR



FIRST FLOOR

## TOTAL

1342 sq ft  
124.7 sqm

Kitchen/Living/Dining  
6.93m x 4.73m

Bedroom 1  
2.90m x 4.73m

Office  
3.36m x 2.60m

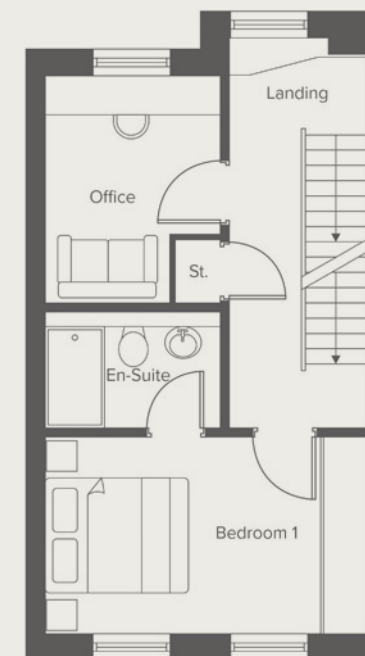
Bedroom 2  
2.90m x 4.73m

Rear terrace  
1.50m x 3.99m

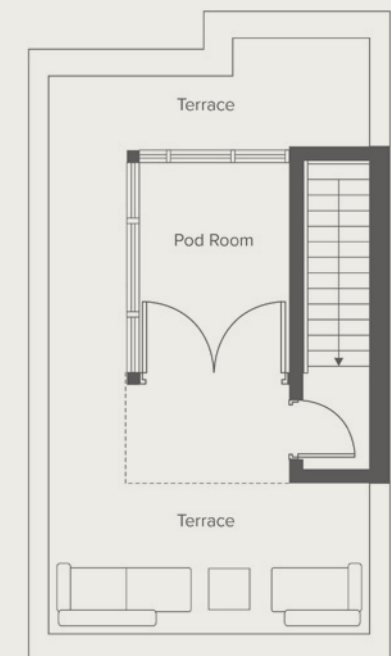
Bedroom 3  
3.15m x 2.60m

Terrace  
3.62m x 4.53m

Pod room  
3.26m x 2.11m



SECOND FLOOR



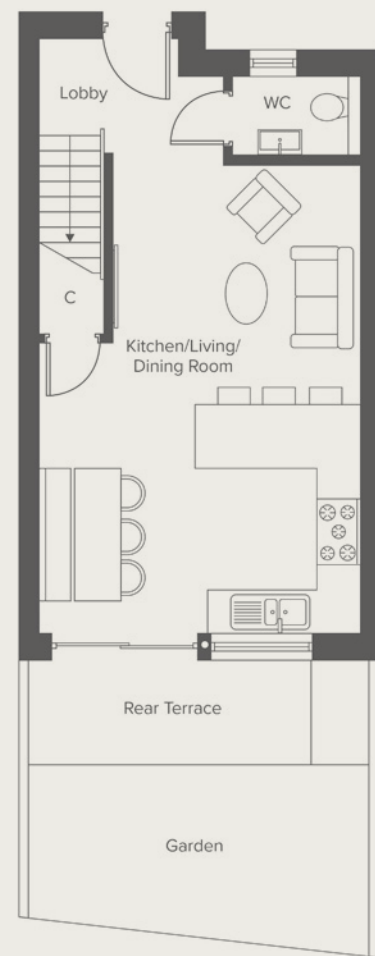
THIRD FLOOR

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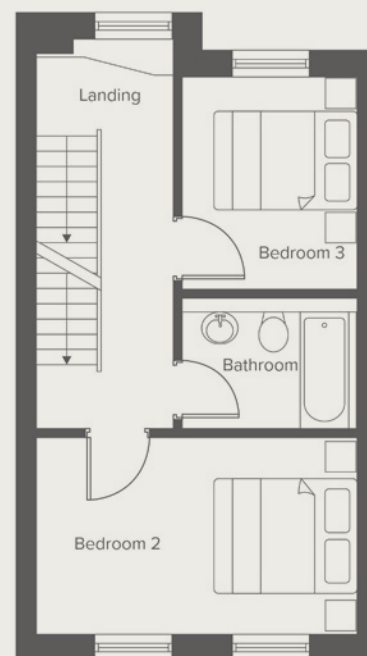
# HOUSES 1 - 4

## HOUSE THREE

3 bedrooms  
Garden & rear terrace  
Roof terrace & pod room



GROUND FLOOR



FIRST FLOOR

## TOTAL

1342 sq ft  
124.7 sqm

Kitchen/Living/Dining  
6.93m x 4.73m

Office  
3.36m x 2.60m

Rear terrace  
1.50m x 4.02m

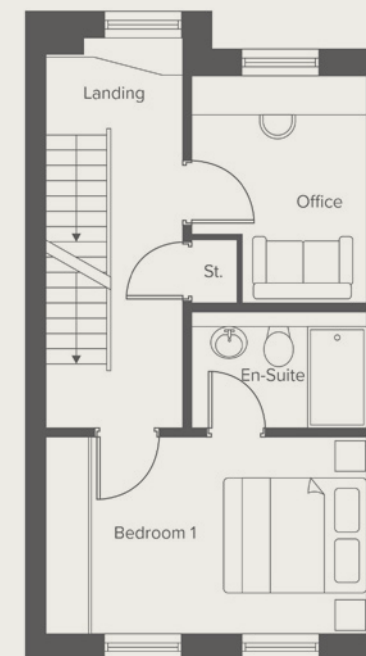
Terrace  
3.62m x 4.53m

Bedroom 1  
2.90m x 4.73m

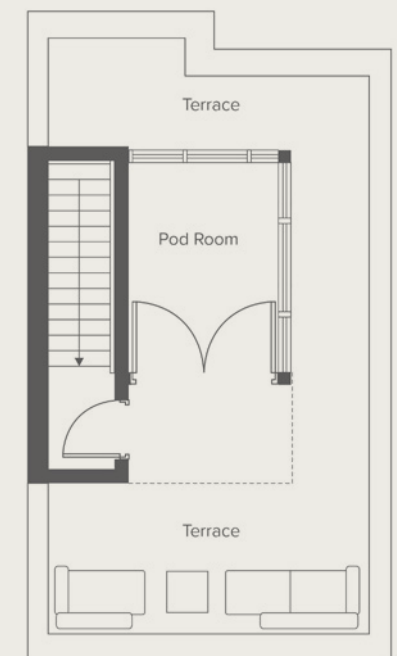
Bedroom 2  
2.90m x 4.73m

Bedroom 3  
3.15m x 2.60m

Pod room  
3.26m x 2.11m



SECOND FLOOR



THIRD FLOOR

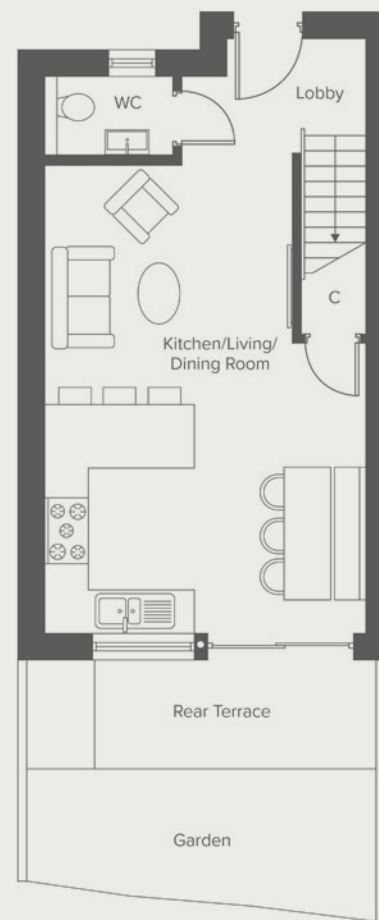
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# HOUSES 1 - 4

## HOUSE FOUR

3 bedrooms  
Garden & rear terrace  
Roof terrace & pod room



GROUND FLOOR



FIRST FLOOR

## TOTAL

1388 sq ft  
128.9 sqm

Kitchen/Living/Dining  
6.93m x 4.73m

Bedroom 1  
2.90m x 4.73m

Office  
3.36m x 2.60m

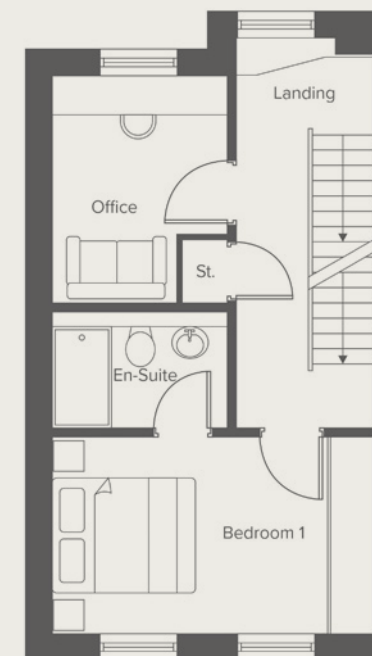
Bedroom 2  
2.90m x 4.73m

Rear terrace  
1.50m x 4.02m

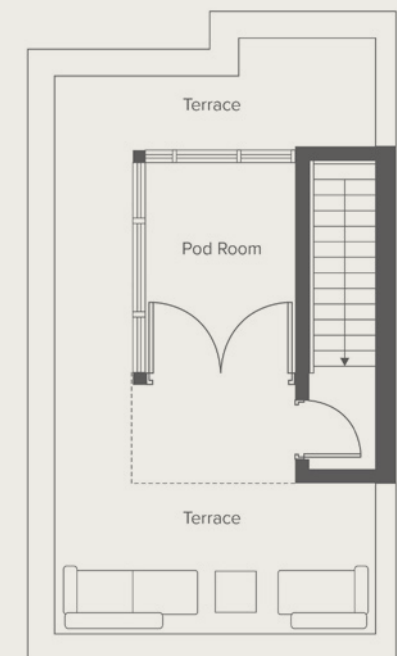
Bedroom 3  
3.15m x 2.60m

Terrace  
3.62m x 4.76m

Pod room  
3.26m x 2.11m



SECOND FLOOR



THIRD FLOOR

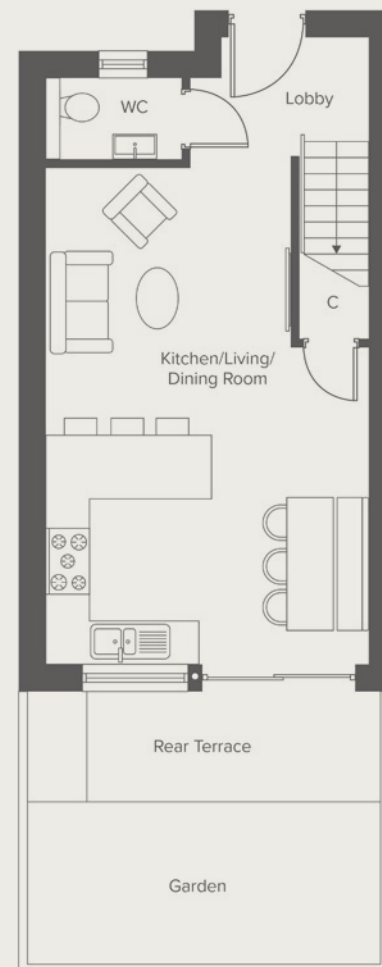
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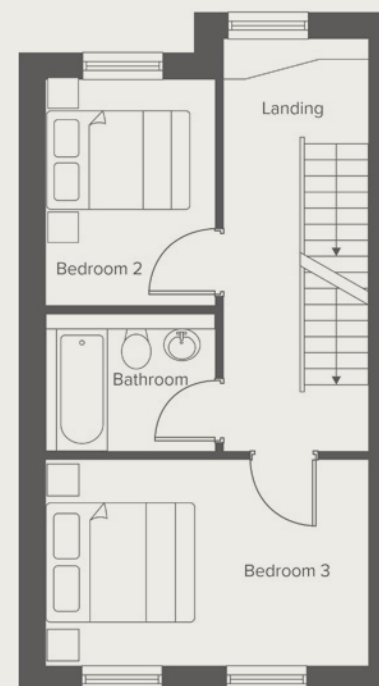
# HOUSES 5 – 8

## HOUSE FIVE

3 bedrooms  
Garden & rear terrace  
Roof terrace & pod room



GROUND FLOOR



FIRST FLOOR

## TOTAL

1304 sq ft  
121.1 sqm

Kitchen/Living/Dining  
6.93m x 4.51m

Bedroom 1  
2.90m x 4.51m

Office  
3.36m x 2.38m

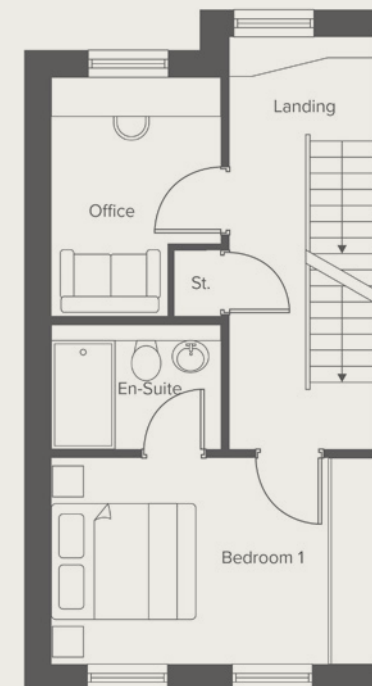
Bedroom 2  
2.91m x 4.51m

Rear terrace  
1.55m x 4.02m

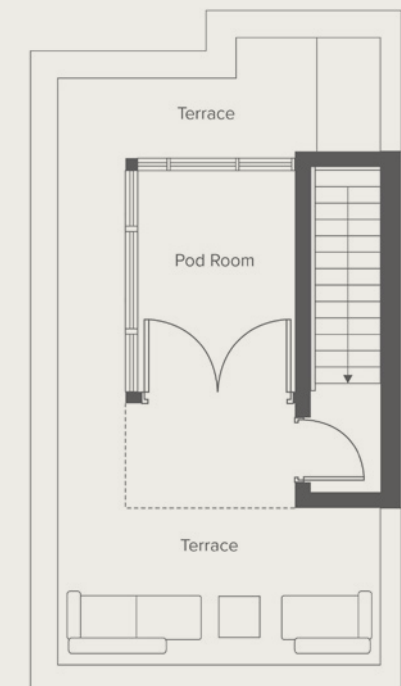
Bedroom 3  
3.16m x 2.39m

Terrace  
3.67m x 4.53m

Pod room  
3.26m x 2.11m



SECOND FLOOR



THIRD FLOOR

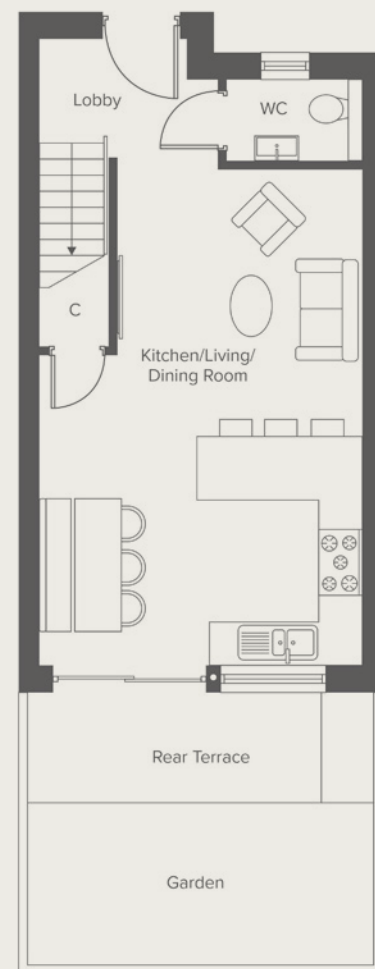
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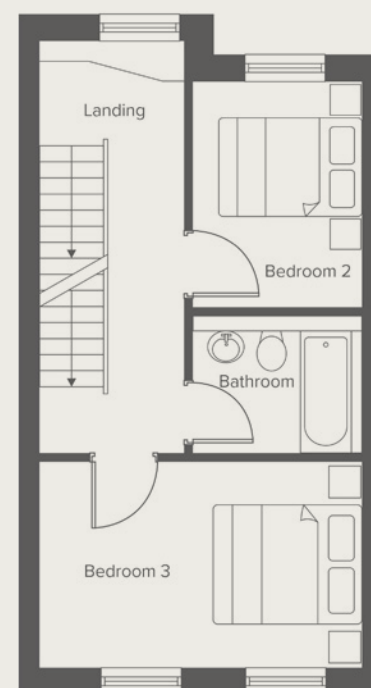
# HOUSES 5 – 8

## HOUSE SIX

3 bedrooms  
Garden & rear terrace  
Roof terrace & pod room



GROUND FLOOR



FIRST FLOOR

## TOTAL

1304 sq ft  
121.1 sqm

Kitchen/Living/Dining  
6.93m x 4.51m

Bedroom 1  
2.90m x 4.51m

Office  
3.36m x 2.38m

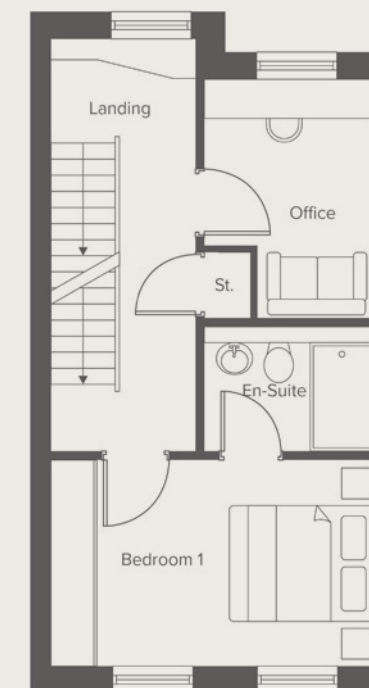
Bedroom 2  
2.91m x 4.51m

Rear terrace  
1.55m x 4.02m

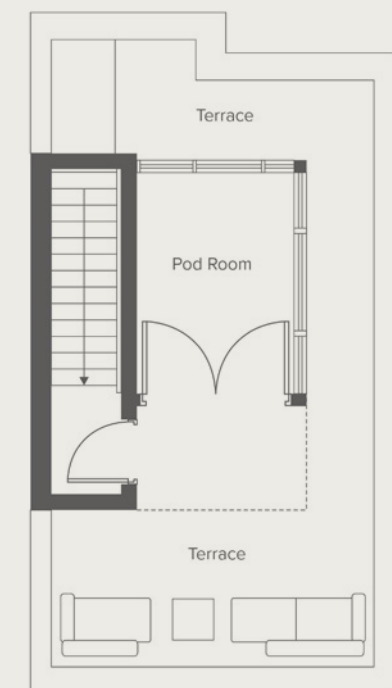
Bedroom 3  
3.16m x 2.39m

Terrace  
3.67m x 4.53m

Pod room  
3.22m x 2.11m



SECOND FLOOR



THIRD FLOOR

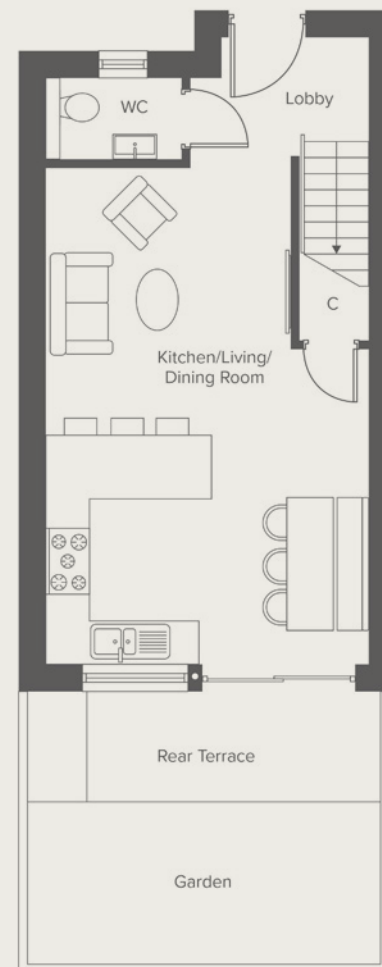
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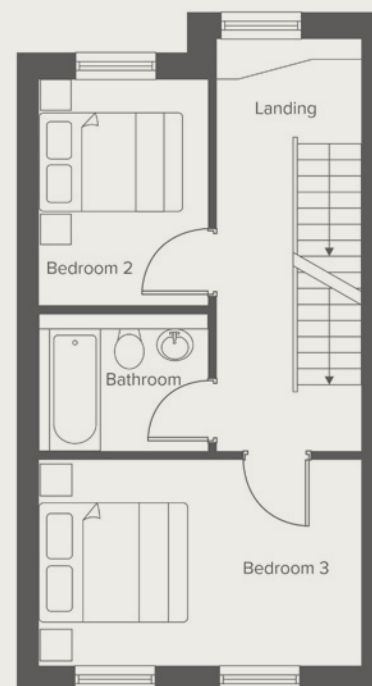
# HOUSES 5 – 8

## HOUSE SEVEN

3 bedrooms  
Garden & rear terrace  
Roof terrace & pod room



GROUND FLOOR



FIRST FLOOR

## TOTAL

1305 sq ft  
121.2 sqm

Kitchen/Living/Dining  
6.93m x 4.51m

Bedroom 1  
2.90m x 4.51m

Office  
3.36m x 2.38m

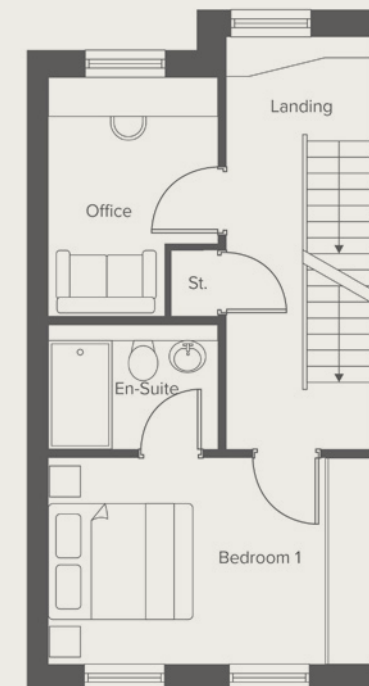
Bedroom 2  
2.91m x 4.51m

Rear terrace  
1.55m x 4.02m

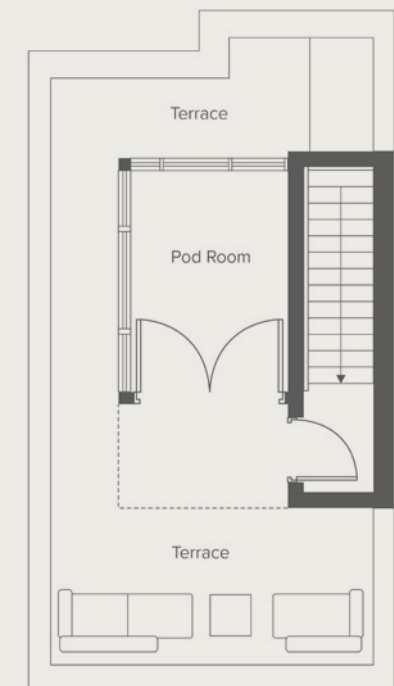
Bedroom 3  
3.16m x 2.39m

Terrace  
3.67m x 4.53m

Pod room  
3.22m x 2.11m



SECOND FLOOR



THIRD FLOOR

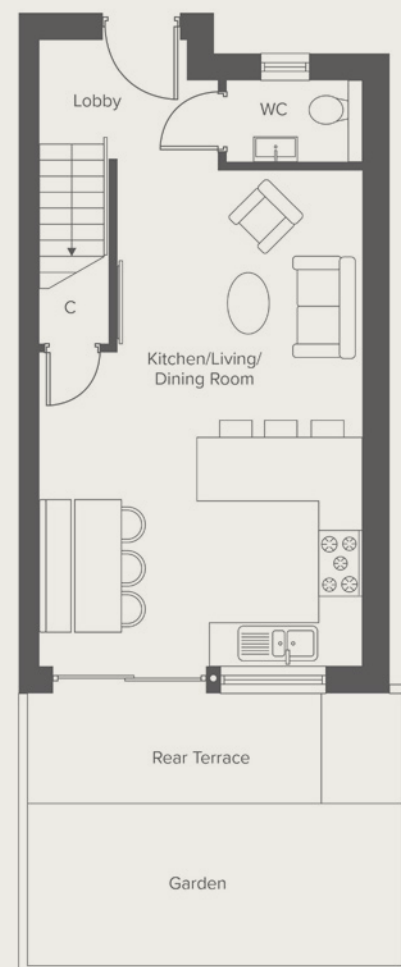
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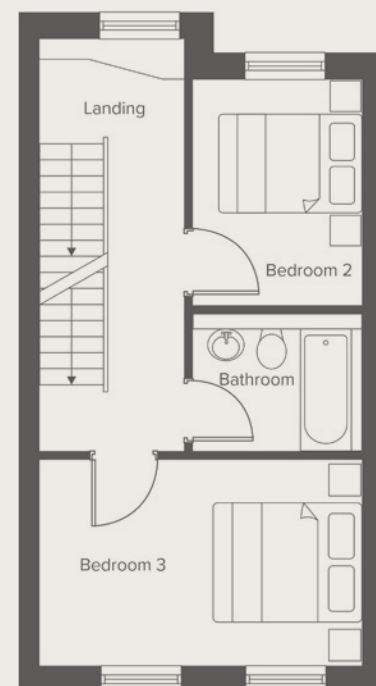
# HOUSES 5 – 8

## HOUSE EIGHT

3 bedrooms  
Garden & rear terrace  
Roof terrace & pod room



GROUND FLOOR



FIRST FLOOR

## TOTAL

1304 sq ft  
121.1 sqm

Kitchen/Living/Dining  
6.93m x 4.51m

Bedroom 1  
2.90m x 4.51m

Office  
3.36m x 2.38m

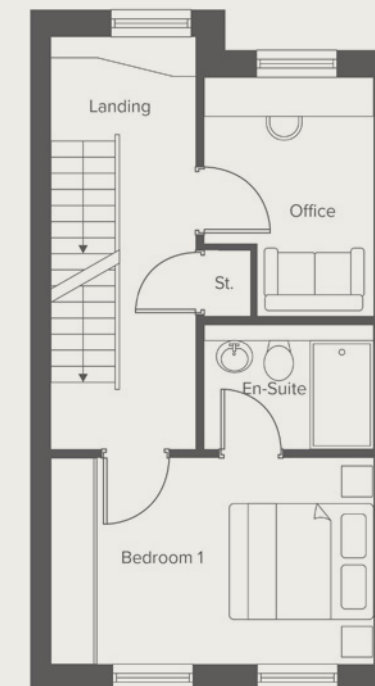
Bedroom 2  
2.91m x 4.51m

Rear terrace  
1.55m x 4.02m

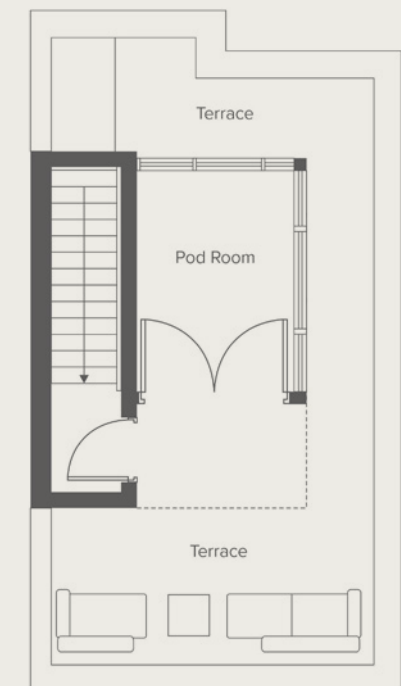
Bedroom 3  
3.16m x 2.39m

Terrace  
3.67m x 4.53m

Pod room  
3.22m x 2.11m



SECOND FLOOR



THIRD FLOOR

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# SPECIFICATIONS



## GENERAL

40% above recommended carbon saving	Private individual bike stores	Beautiful vertical floor to ceiling stair balustrades right through the house	Video entrance system Secure By Design (SBD)
Lush landscaping and green walls and roofs	Air sourced heat pumps		Designer lighting from Industville and Warmly
EV car charging points (one car share + one disabled space)	Gigabit broadband Full bandwidth - fibre optic - full fibre data sockets on each floor	Matt black knurled door handles	USB in power sockets throughout
		Underfloor heating in living and bathrooms	

## SKY GARDEN & ZEN ROOM

Yoga room	Waterfall planting from roof terrace	Full width double doors to convert to indoor outdoor entertaining space	External sockets
Panoramic floor to ceiling windows	Canopy shade system		Low level floor lighting

## KITCHENS

Matt handleless units	Unique Calacatta gold marble quartz worktops	Stainless Steel 1.5 basin	Washer dryer in storage cupboard
Dark blue floor and dove grey wall cupboards	Brass Taps	LED under cupboard lighting	

## LIVING ROOMS

Full TV connectivity Sky Q/ BT etc	Full fibre Giga bit data sockets on each floor		
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## FLOORING

Pale oak engineered 120mm ground floor	Comfy soft light grey carpets in bedrooms	Tiled bathrooms	Underfloor heating in living and bathrooms
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## DESIGNER GARDENS

Outdoor living and dining on centralised decking	Mature planting	BBQ area	Front garden area with slatted timber
	Lighting	Low lighting	Secure bike stores

## HALLWAYS & LANDINGS

Window seat area with storage units built in	LED spots		
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## BEDROOMS

Master bedroom with built-in wardrobe	Full connectivity	USB sockets	Comfy soft light grey carpets
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## DOORS

Composite matt anthracite secure by design front doors with light panels	Minimal white internal flat panel doors	Knurled matt black Ironmongery	
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## WALL FINISHES

Botanical feature walls	F&B Dimpse wall paint	White satin architraves and skirting	
Living art	Coloured painted feature walls		

## WC

Brass wall mounted taps	Dark green Parkside Lenton artisan vertical offset mount tiles	Black granite cistern top	Wall hung Duravit WC with soft close lid
Stone resin rectangular square edge wall mounted basin	Vertical long length mood lights above cistern	Forest green wall paint/feature botanical wallpaper	Underfloor heating

## BATHROOMS

Brass sanitaryware	Square edge wall mounted basin	Minimal waste filler	Wall hung Duravit WC with soft close lid
Full width recess mirror unit LED strips above and below	Rainfall and handheld brass shower heads	Recessed wide shelves with LED strips	Shaver socket
Wall mounted brass basin taps	Brass heated shower rail	3 way thermostatic valves	Underfloor heating
Stone resin rectangular	Duravit shower bath with glazed screen	Feature wall with Herringbone Parkside Lenton tiles finished in inc Blue	

## EN SUITES

Brass sanitaryware	Stone resin rectangular square edge wall mounted basin	2 way thermostatic valves	Brass heated shower rail
Wall mounted brass taps	Recessed wide shelves with LED strips	Wall hung Duravit WC with soft close lid	Herringbone Calacatta marble quartz feature wall
Rainfall and handheld brass shower heads		Shaver socket	Underfloor heating
Expansive walk in shower			

## 10 YEAR BUILDING WARRANTY



# CREDENTIALS

## STIRLING ACKROYD

### SALES AGENT

020 8016 8609  
enquiry@knights-hill.co.uk



At Stirling Ackroyd we understand the way London operates and how people buy, sell, rent or let property. As one of the first East London estate agents, we've played a vital role in the residential and commercial development of Central and East London and through this, we have gained an integral understanding. Over the last 30 years we have built up an enviable reputation as Land and New Homes experts in London and the surrounding areas and now have 30 offices across London, Surrey and Hampshire. Through our experience we've gained an intrinsic understanding of the local values that define our areas and an unparalleled knowledge of our specialist markets.

We've established a reputation as a specialist Land and New Homes agency and are trusted by some of the best small and medium house builders in London and the South East, as well as major national developers. Our comprehensive in-house new homes team are available to assist buyers throughout the purchasing process. The team have extensive knowledge and experience in all aspects of the transaction to help buyers find and purchase their dream home or investment.

## BARON BIRD

### DEVELOPER

info@baronbird.com



Baron Bird endeavours to create the best possible living spaces with a focus on sustainability and materials sourced which match our criteria for quality and ethics.

We've worked hard to curate these into a space that fulfils a work-life balance and our many years of experience in the industry have enabled us to respect and cater for all aspects of modern living.





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