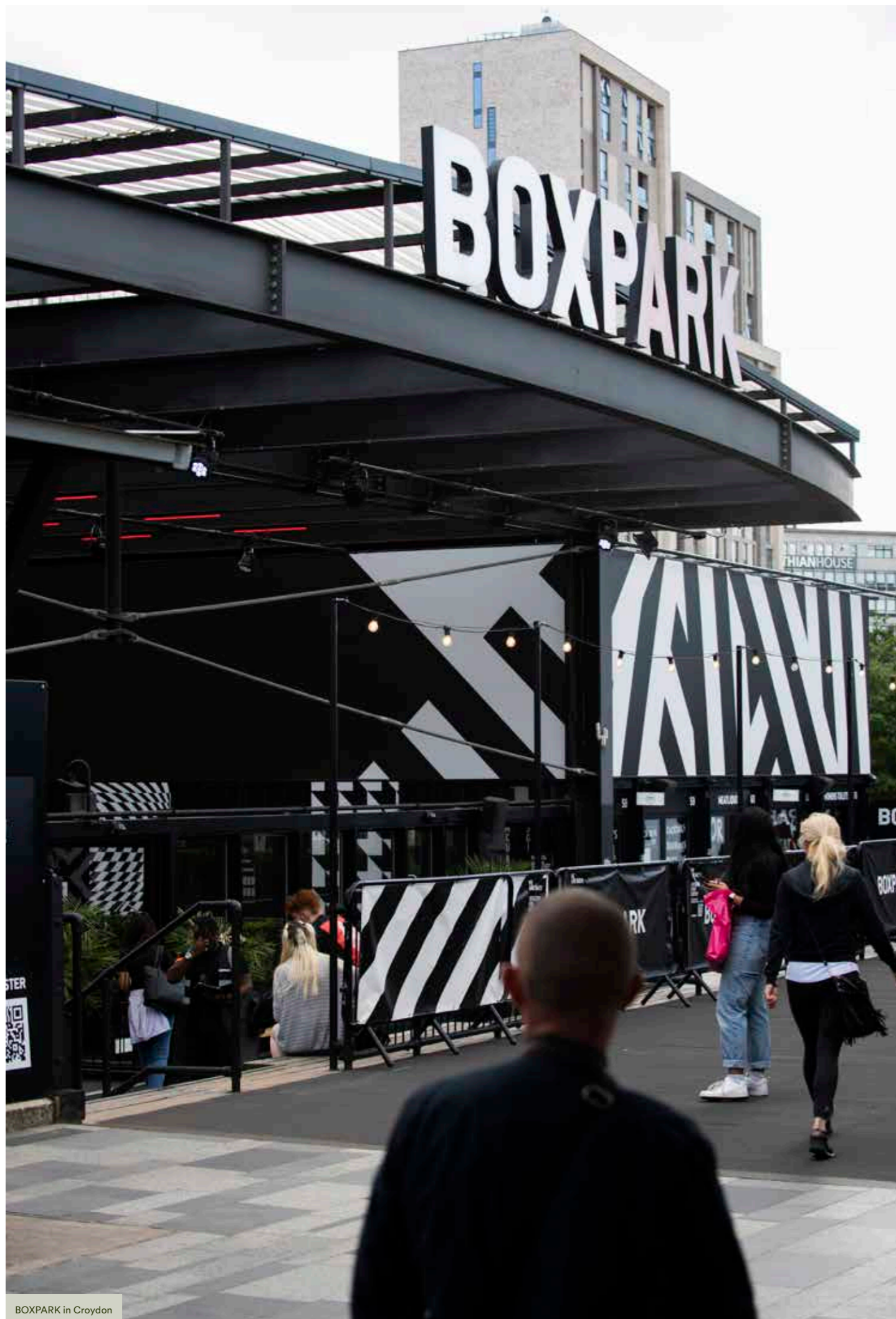




ADDISCOMBE OAKS

Private Rent

L&Q



BOXPARK in Croydon

Thriving city *and convenient living*

Addiscombe Oaks is a mixed tenure complex presenting a brand new collection 48 characterful apartments in a desirable and leafy neighborhood just minutes from the shops, restaurants and entertainment of East Croydon's charming and historic streets.

This collection of contemporary homes is the perfect choice for couples, small families and young professionals looking for a home that offers everything on the wish list – a great location, speedy transport links and plenty of space.

Each brand-new home has sleek fully-equipped fitted kitchens and bathrooms, with bright living spaces designed for getting together.

If it's connectivity, character and a close-knit community atmosphere you're looking for, you've come to the right place.

Close to London yet with the great outdoors and vibrant Croydon on your doorstep, Addiscombe Oaks is an address that really does tick all the boxes. From Addiscombe Oaks you can have the best of city life and country charm, all within easy reach of your front door.

Addiscombe Oaks boasts of 48 thoughtfully designed and positively developed homes. Whether you are looking to rent your first home of your own or need more space for your growing family, Addiscombe Oaks is the perfect destination.

We provide the home

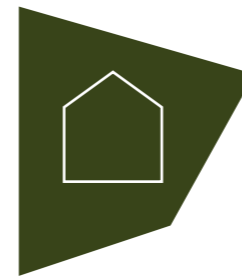
*and you make
it your own*





The essentials you need

and all close at hand



Homes with plenty of space to grow



Beautiful countryside in the surrounding area



Paths and cycle routes on your doorstep



Restaurants and bars close by



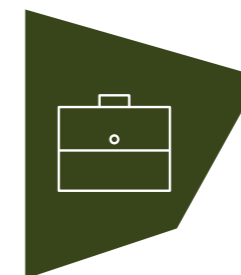
In the catchment of Ofsted Outstanding primary schools



Five local supermarkets close to home



Three shopping centres in the area



Several business centres locally



Connectivity to many of the landmark destinations in London and also has quick connections into Gatwick

New roots and your routes





Sports

The university's world-class sports centres are available for everyone to use, with membership and pay-as-you-go options for a range of fitness classes and facilities.

Croydon College
0.4 miles by bike
0.3 miles (6 min) by walking

Nuffield Health Croydon Central Fitness & Wellbeing Gym
0.7 miles by bike/car*
0.5 miles (11 min) by walking

Connections

Whether you're driving, walking, cycling or using public transport, getting around couldn't be easier. Addiscombe Oaks has great connections into London terminal stations but also has quick connections into Gatwick and Brighton via train.

East Croydon Station
0.2 miles by bike/car*
0.2 miles (3 min) by walking

Lebanon Road
0.3 miles by bike/car*
0.2 miles (4 min) by walking

Culture

The Museum of Croydon is located within the Croydon Clocktower arts facility in Central Croydon. The museum showcases historical and cultural artefacts relating to the London Borough of Croydon and its people.

Croydon Central Library
0.7 miles by bike*
0.6 miles (12 min) by walking

Museum of Croydon
1.8 miles by bike*
0.6 miles (11 min) by walking

Eat & Drink

At BOXPARK almost every cuisine is available under one roof. There are also bars to choose a drink to enjoy your meal. Some of the options include The Breakfast Club, Meat Liquor, Thai Express and What the Pitta!

BOXPARK
0.2 miles by bike*
0.2 miles (4 min) by walking

Croydon High Street
0.7 miles by bike*
0.7 miles (14 min) by walking

Parks

The Queen's Gardens is a public garden in the centre of Croydon. In their recent form the gardens and their central fountain were opened by Queen Elizabeth II in 1983. The gardens have areas of lawn, a central fountain, and a play area.

Fairfield Gardens
0.5 miles by bike*
0.4 miles (7 min) by walking

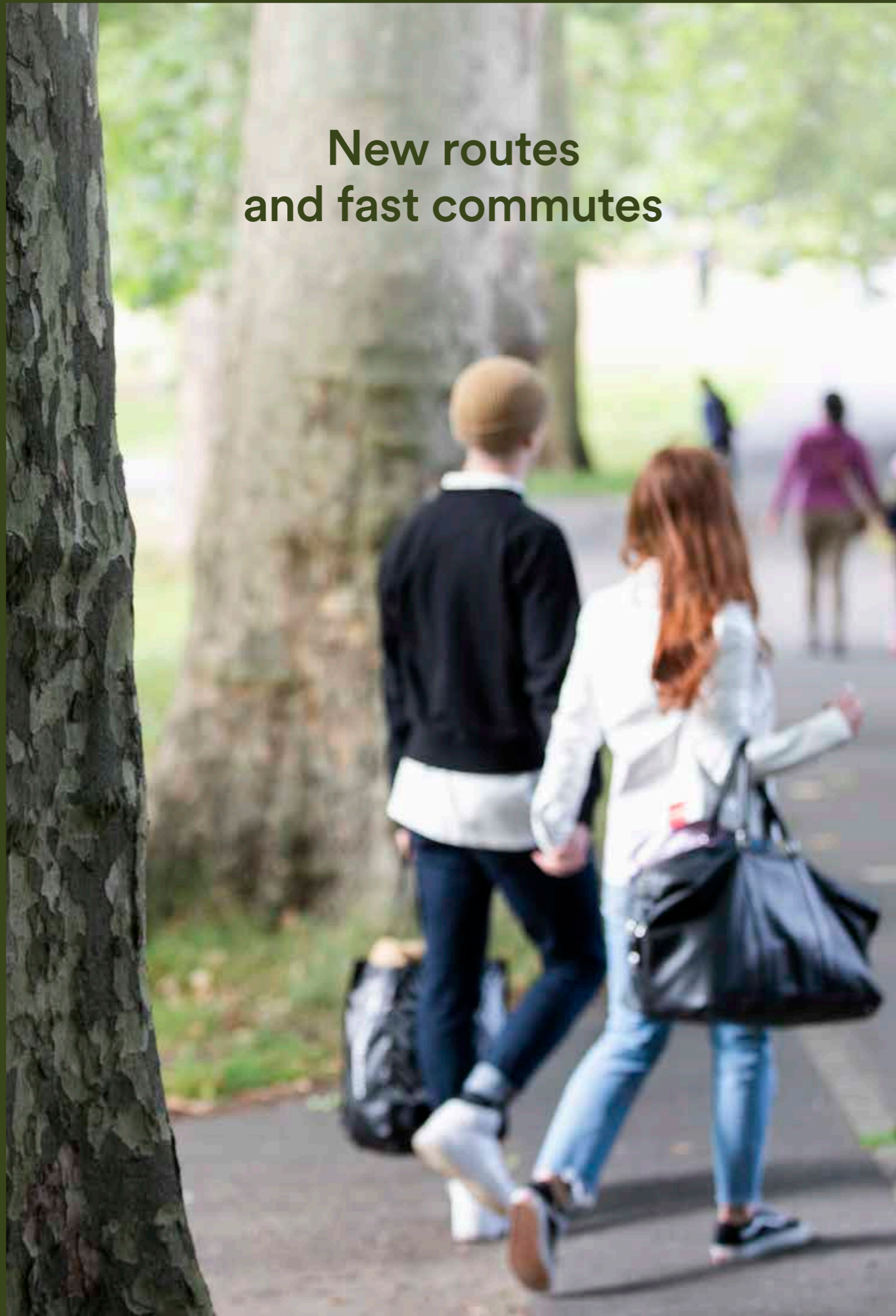
Queen's Gardens
0.7 miles by bike*
0.5 miles (10 min) by walking

Shopping

A host of retailers, leisure and food and drink options sit inside the Centrale & Whitgift Shopping Centre; one of the largest covered retail developments in London.

Centrale & Whitgift Shopping Centre
0.4 miles by bike*
0.7 miles (13 min) by walking

New routes and fast commutes



East Croydon Train Station



Queen's Gardens



Surrey Street Market



The Water Tower

Addiscombe Oaks benefits from exceptional connectivity to many of the landmark destinations in London and beyond.

Situated just moments from East Croydon Station, one of the busiest public transport interchanges in the UK.

Addiscombe Oaks is perfect for anyone needing to commute into London with regular and fast services providing direct access into London Victoria and London Bridge, linking users to the London Underground network. Train services include Thameslink, Southern Rail and East Croydon Station also provides quick links to Brighton and Gatwick Airport.

For travel via tram, East Croydon has three tram routes linking residents at Addiscombe Oaks to Elmers End, Beckenham Junction and, Wimbledon to New Addington.

And, of course, this being Croydon, those who'd rather travel by bike are well taken care of, with a choice of cycle routes to make getting around on two wheels safer and more efficient.



By bike from Addiscombe Oaks

BOXPARK Croydon	2 mins
Centrale & Whitgift Shopping Centre	3 mins
Queen's Gardens	5 mins
Croydon University Centre	5 mins
Wandle Park	7 mins



By rail from East Croydon Station

Gatwick Airport	19 mins
Victoria Station	23 mins
London Bridge	28 mins
King's Cross	37 mins
Wimbledon	47 mins
Brighton	53 mins



To the airports by car from Addiscombe Oaks

Gatwick	33 mins
London City	59 mins
Heathrow	59 mins



By road from Addiscombe Oaks

Museum of Croydon	4 mins
Park Hill	5 mins
Lloyd Park	5 mins
Centrale & Whitgift Centre	7 mins
The Addington Golf Club	9 mins
IKEA Croydon	12 mins



Mid morning bites
and afternoon
delights

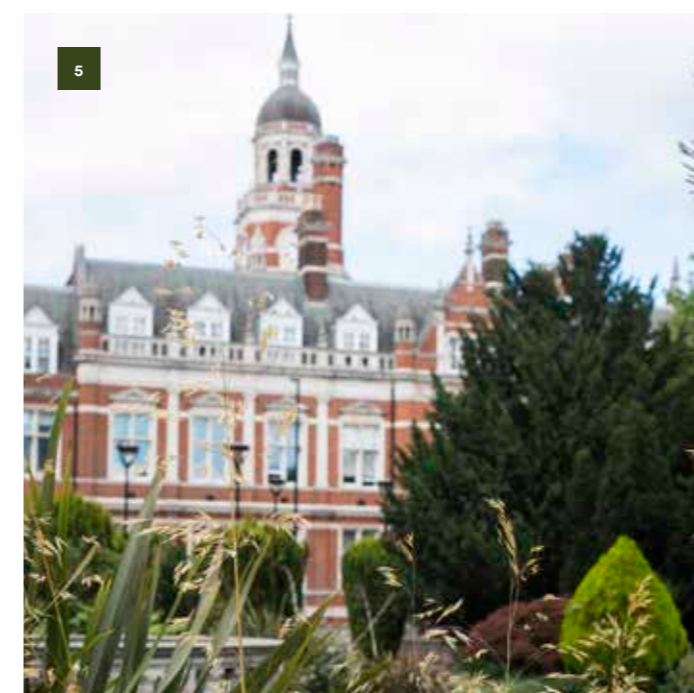
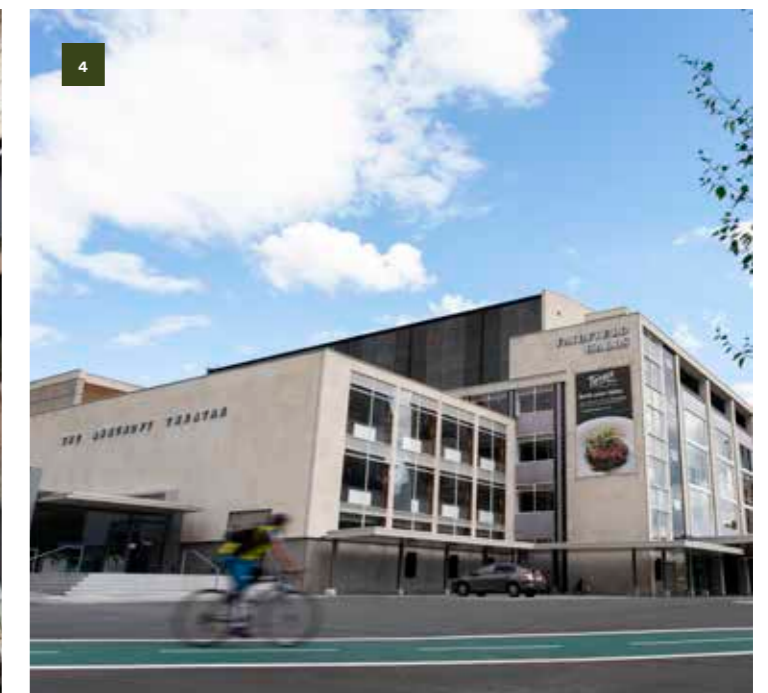
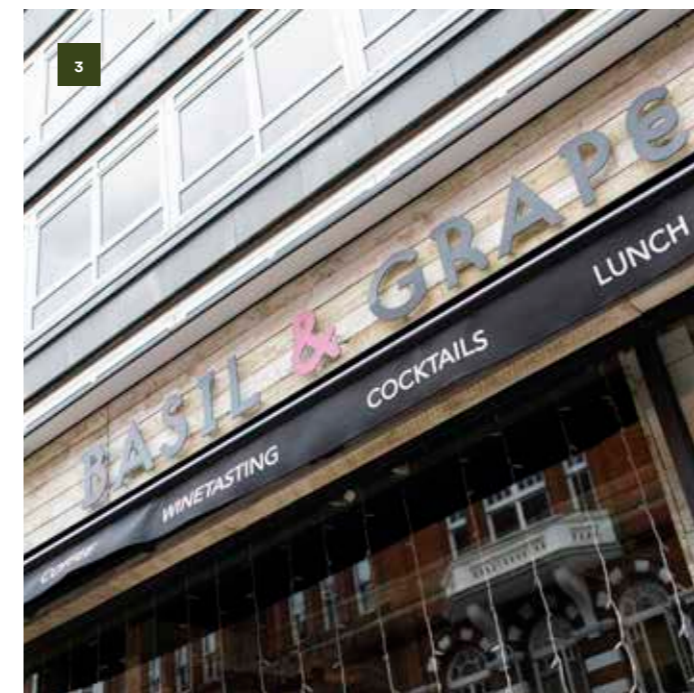
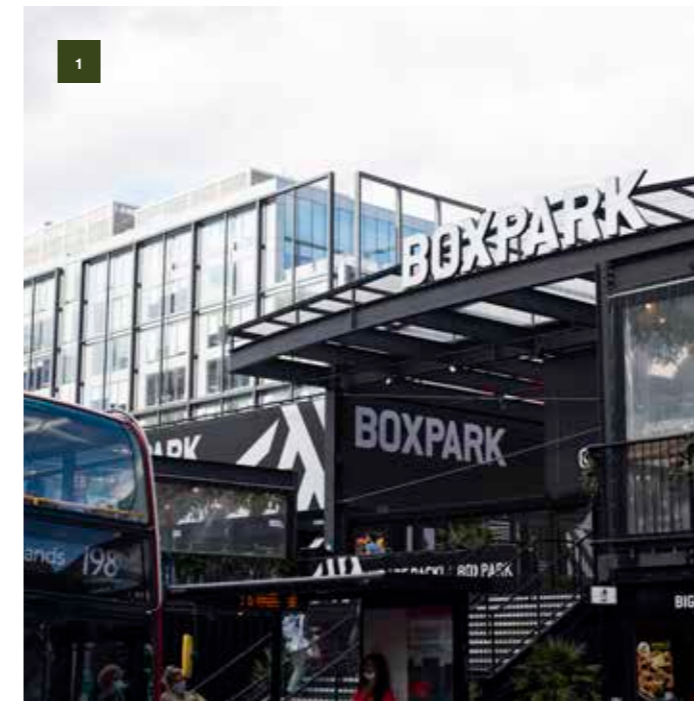
City and country

Is there any wonder that Croydon is regularly voted one of the best places in Britain to live and work?

Homes at Addiscombe Oaks are well placed for those who love the vibrant and exciting neighbourhood of Croydon, South London. With BOXPARK Croydon, the Centrale & Whitgift Shopping Centre and the Surrey Street Market on your doorstep, there's something for everyone. For trips further afield, East Croydon station is only a short walk away from Addiscombe Oaks, offering fast transport links into London Bridge, London Victoria, Brighton and Gatwick Airport.

Aside from the communal gardens at Addiscombe Oaks, Croydon is well served by stunning green spaces, providing a piece of calm and tranquillity away from busy urban life. Park Hill, Lloyd Park, Wandle Park, the Queen's Gardens and South Norwood Country Park are all within easy reach.

1. BOXPARK Croydon
2. Centrale Shopping Centre
3. Basil & Grape
4. Fairfield Halls
5. Queen's Gardens
6. Museum of Croydon



High quality specification
*and a good
work-life balance*





Specification

Kitchen



- Modern contemporary kitchen cabinets with soft close doors and drawers
- Pelmet under cabinet lighting
- Complementary work surfaces with matching full height splashback
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated extractor.

Bathroom



- Modern white sanitary ware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full height and width mirror
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Homes without an en suite will include a shower screen to the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment,
- Homes with an en suite will include a bath mixer tap with hair wash attachment mounted at low level.

En Suite



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate
- Full height and width mirror
- Chrome towel radiator
- White shower tray with fixed sliding door
- Thermostatic mixer valve with shower head and hair wash attachment.

Bedroom



- Fitted carpet
- Fitted wardrobe with sliding doors to master bedroom rails (Master bedroom only).

Heating, Electrical & Lighting



- Underfloor heating sourced from Energy Centre comprising high efficiency gas boilers and air source heat pumps (ASHP) located externally (Subject to supply agreement)
- Low energy white LED downlights to kitchen/dining/living area, hallways and bathrooms
- Pendant lights to bedrooms
- Stainless steel switches and sockets. A selection of sockets within living room and bedroom will include USB charging
- Stainless Steel shaver point in bathrooms
- Mains operated ceiling mounted smoke/heat detector.

General



- Free standing washer/dryer located in store cupboard
- White ladder internal doors
- Chrome door furniture
- Private garden, balcony or terrace to every home with lighting incorporating photo cell technology
- Video door entry system
- Communal bicycle storage for every home
- NHBC 10-year Warranty.

Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Herringbone Karndean flooring to hallways and kitchen/living/dining areas
- Ceramic large format floor and wall tiles to bathrooms and en suites.

Siteplan

Each home in this impressive new development has been perfectly considered. With communal gardens to enjoy and personal outdoor space in the form of balconies or terraces to each apartment, there is no better place to call home.



Building homes
and growing communities

*In line with planning permission, residents of Addiscombe Oaks will not be entitled or permitted to apply for a parking permit in or around the local area.

Flat locators

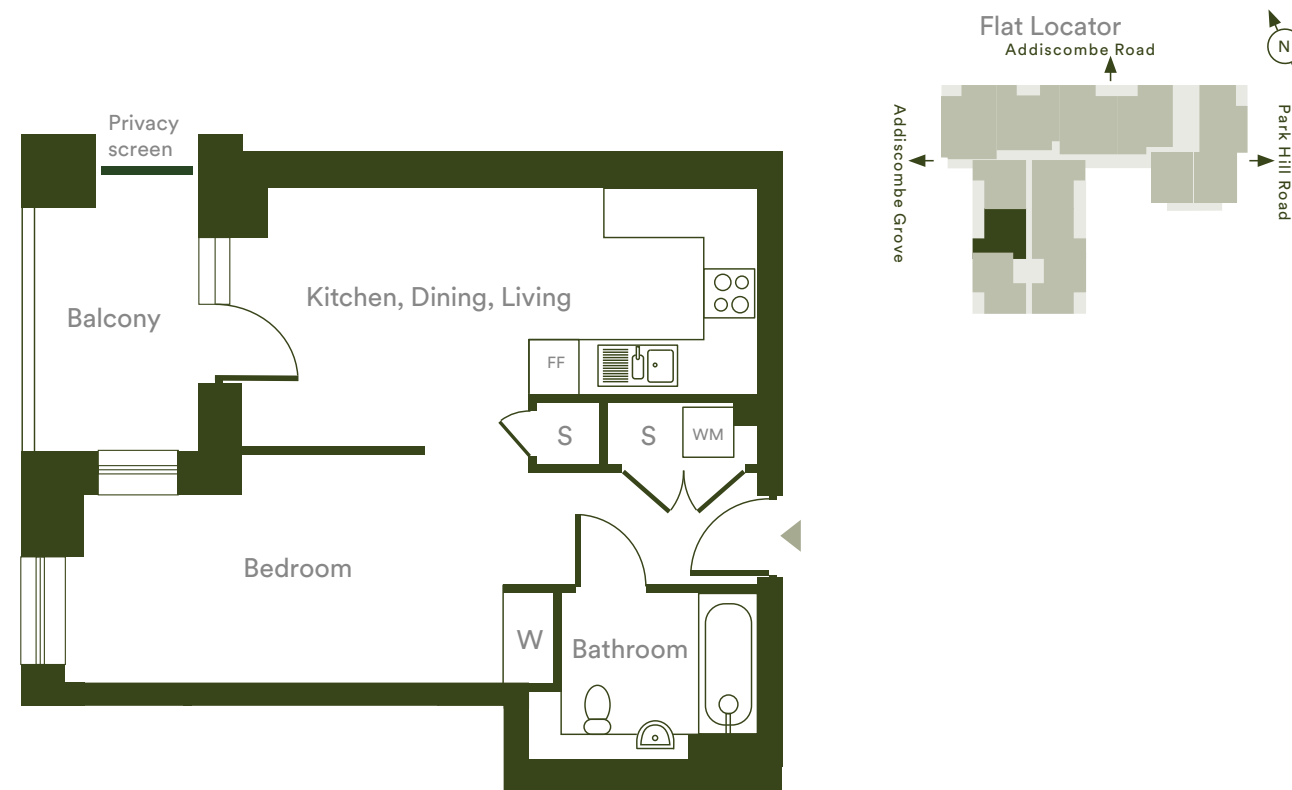
Private Rent



Please note: Homes available on floors 0 – 6 within West Heights are Shared Ownership homes
Homes available on floors 0 – 7 within East Oak Court are Affordable Rent homes
Homes available on floors 7 – 17 within West Heights are available for Market Sale

Studio apartments

Flat 57



Accommodation

Dining/Living Room	3.45m x 3.24m	11' 4" x 10' 8"
Kitchen	2.75m x 2.61m	9' 0" x 8' 7"
Bedroom	5.25m x 2.75m	17' 3" x 9' 0"
Total	45.0m2	484ft2
Balcony	3.37m x 1.90m	11' 1" x 6' 3"

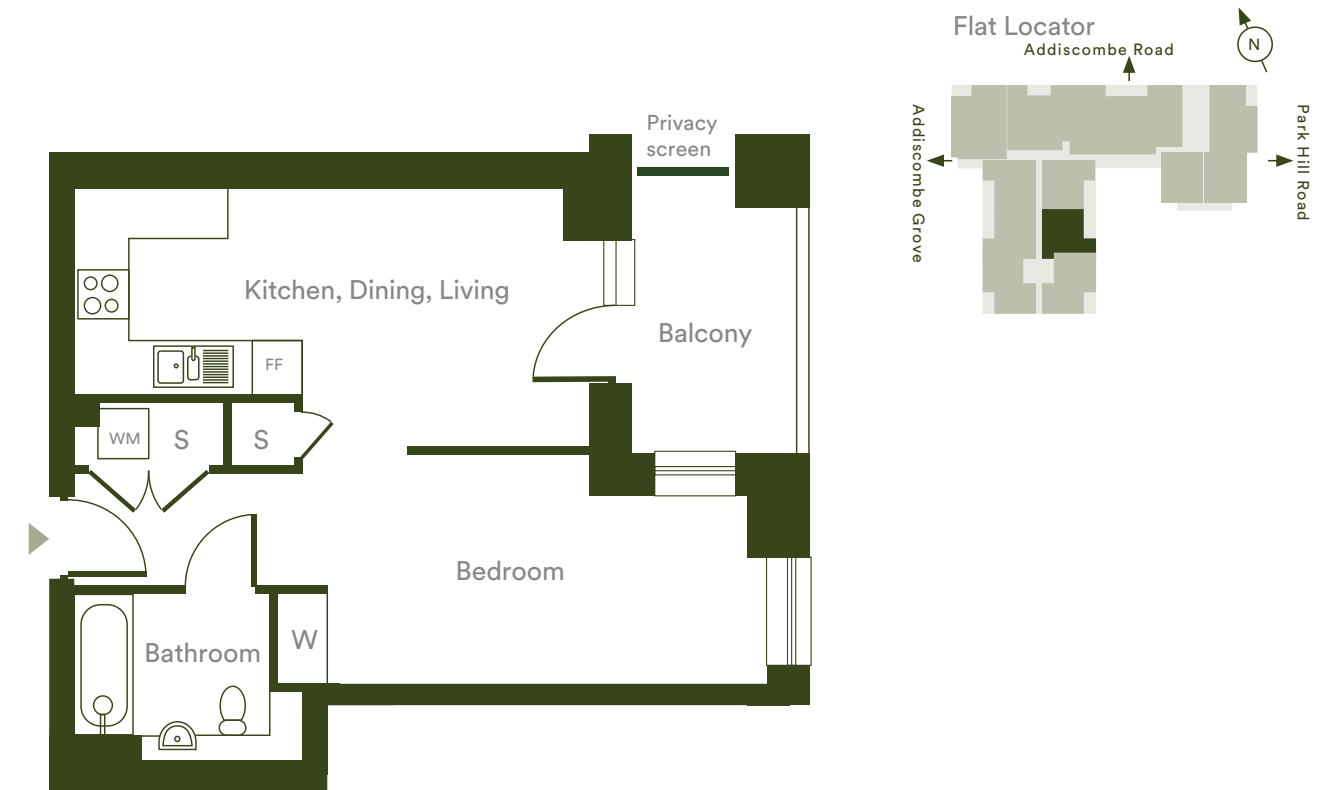
Floor Flat No.

7	57
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WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

*Denotes properties that are opposite handed/mirror image to the plans drawn. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts, fittings and fixtures may differ to build, and specific property sizes and layouts, fittings, fixtures, appliances, balcony, and terraces may vary within the same unit type. Window sizes may vary. Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual properties, please ask our Lettings Negotiator.

Flat 62



Accommodation

Dining/Living Room	3.45m x 3.24m	11' 4" x 10' 8"
Kitchen	2.75m x 2.61m	9' 0" x 8' 7"
Bedroom	5.25m x 2.75m	17' 3" x 9' 0"
Total	45.0m2	484ft2
Balcony	3.37m x 1.90m	11' 1" x 6' 3"

Floor Flat No.

7	62
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WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Flat 65



Accommodation

Dining/Living	3.44m x 3.24m	11' 4" x 10' 8"
Kitchen	2.75m x 2.61m	9' 0" x 8' 7"
Bedroom	5.28m x 2.75m	17' 4" x 9' 0"
Total	45.4 m2	489ft2
Balcony	3.59m x 1.90m	11' 9" x 6' 3"

Floor Flat No.

8 65

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Flat 66



Accommodation

Dining/Living	3.44m x 3.24m	11' 4" x 10' 8"
Kitchen	2.75m x 2.61m	9' 0" x 8' 7"
Bedroom	5.28m x 2.75m	17' 4" x 9' 0"
Total	45.4 m2	489ft2
Balcony	3.59m x 1.90m	11' 9" x 6' 3"

Floor Flat No.

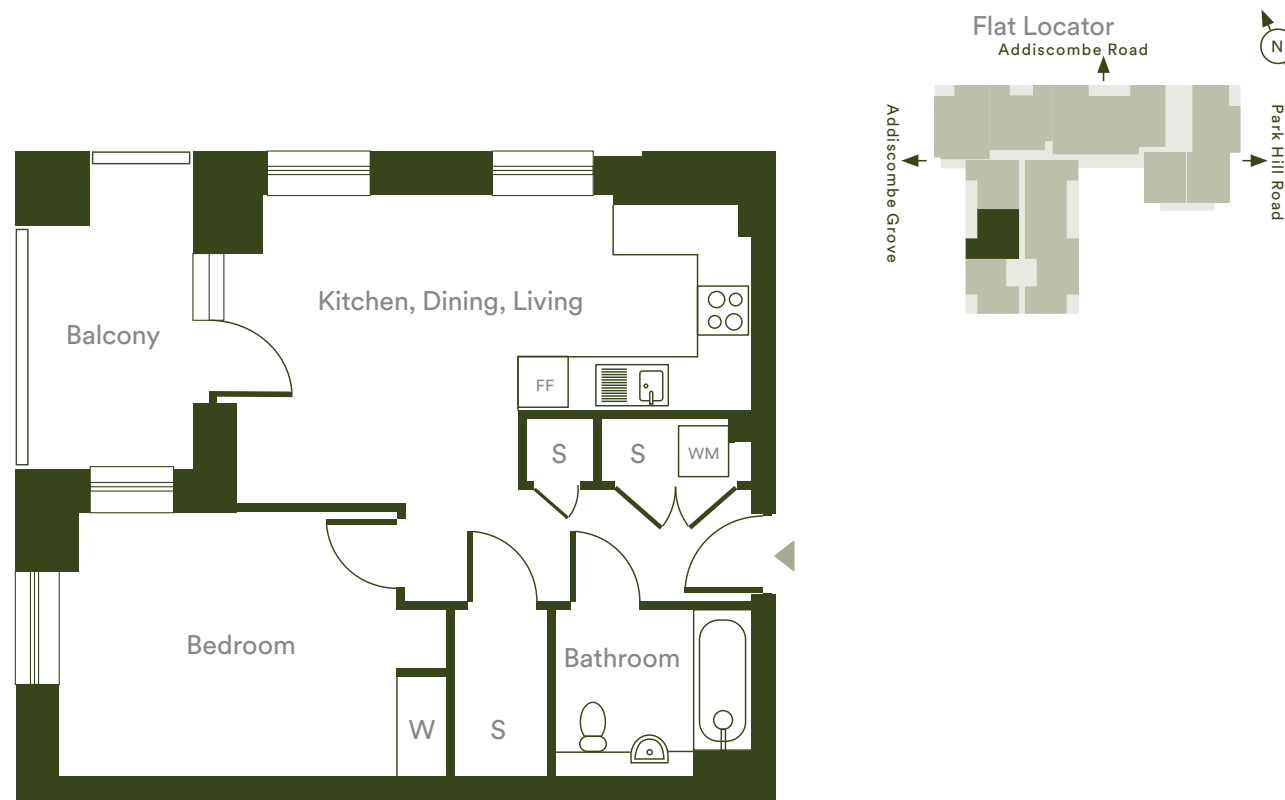
8 66

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One bedroom apartments

Flats 69, 73, 77, 81, 85, 89, 93, 97, 101



Dimensions

Dining/Living Room	3.72m x 3.39m	12' 3" x 11' 2"
Kitchen	2.80m x 2.61m	9' 2" x 8' 7"
Bedroom	4.67m x 3.18m	15' 4" x 10' 5"
Total	50.5m2	544ft2
Balcony	3.59m x 1.90m	11' 9" x 6' 3"

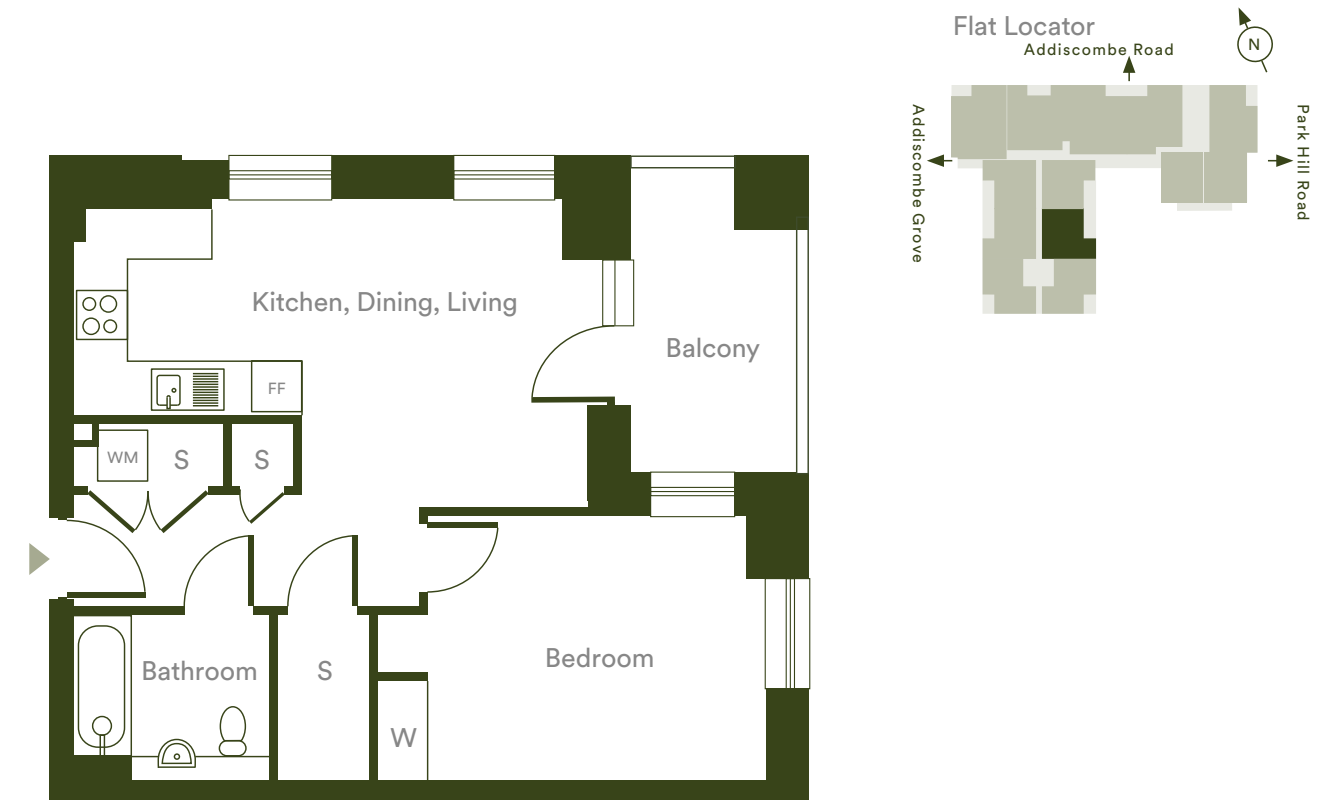
Floor Flat No.

9	69
10	73
11	77
12	81
13	85
14	89
15	93
16	97
17	101

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Flats 70, 74, 78, 82, 86, 90, 94, 98, 102



Dimensions

Dining/Living Room	3.73m x 3.44m	12' 3" x 11' 4"
Kitchen	2.75m x 2.61m	9' 0" x 8' 7"
Bedroom	4.67m x 3.18m	15' 3" x 10' 4"
Total	50.5m2	544ft2
Balcony	3.59m x 1.90m	11' 9" x 6' 3"

Floor Flat No.

9	70
10	74
11	78
12	82
13	86
14	90
15	94
16	98
17	102

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Flats 71, 75, 79



Dimensions

Dining/Living Room	5.42m x 3.21m	17' 9" x 10' 6"
Kitchen	3.72m x 2.19m	12' 3" x 7' 2"
Bedroom	7.41m x 3.00m	24' 4" x 9' 10"
Total	66.1 m2	711ft2
Balcony	3.59m x 1.90m	11' 9" x 6' 3"

Floor Flat No.

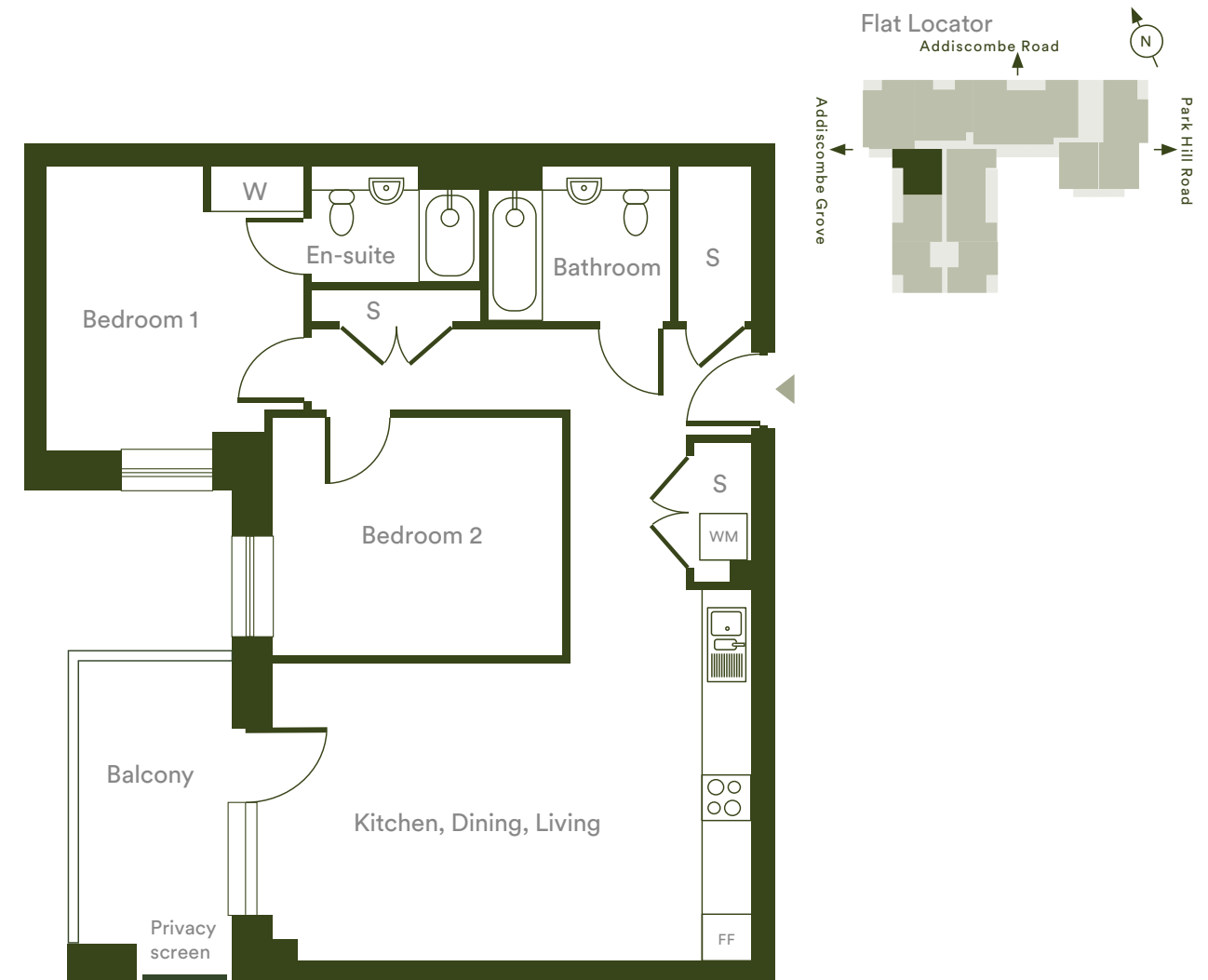
9	71
10	75
11	79

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Two bedroom apartments

Flat 58



Dimensions

Dining/Living Room	3.84m x 3.84m	12' 7" x 12' 7"
Kitchen	4.80m x 2.35m	15' 9" x 7' 9"
Bedroom 1	3.67m x 3.33m	12' 1" x 10' 11"
Bedroom 2	3.74m x 3.07m	12' 3" x 10' 1"
Total	75.1m2	808ft2
Balcony	3.99m x 1.90m	13' 1" x 6' 3"

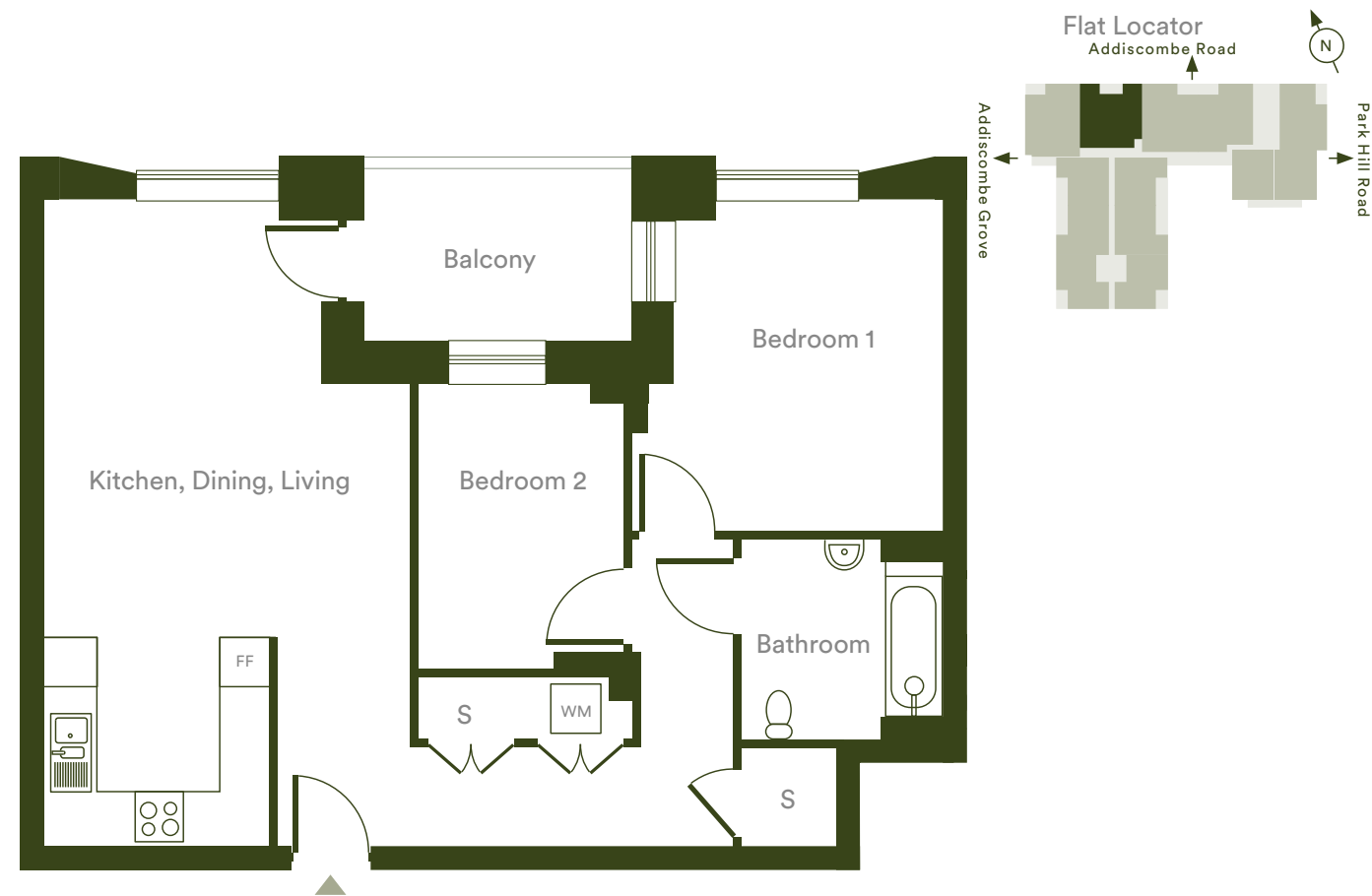
Floor Flat No.

7	58
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WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Flat 60



Dimensions

Dining/Living Room	5.87m x 4.48m	19' 3" x 14' 8"
Kitchen	2.75m x 2.55m	9' 0" x 8' 4"
Bedroom 1	4.05m x 3.79m	13' 3" x 12' 5"
Bedroom 2	3.49m x 2.51m	11' 5" x 8' 3"
Total	76.1m2	819ft2
Balcony	3.27m x 2.01m	10' 9" x 6' 7"

Floor Flat No.

7 60

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Flat 61



Dimensions

Kitchen/Dining/Living	3.84m x 3.84m	12' 7" x 12' 7"
Kitchen	4.80m x 2.35m	15' 9" x 7' 9"
Bedroom 1	3.67m x 3.33m	12' 1" x 10' 11"
Bedroom 2	3.74m x 3.07m	12' 3" x 10' 1"
Total	74.4 m2	801ft2
Balcony	3.99m x 1.90m	13' 1" x 6' 3"

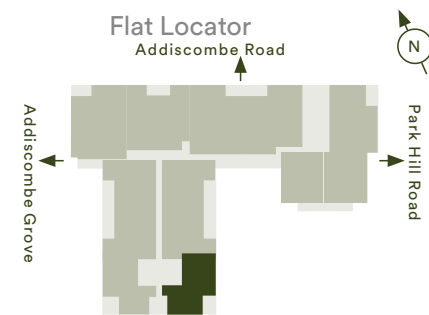
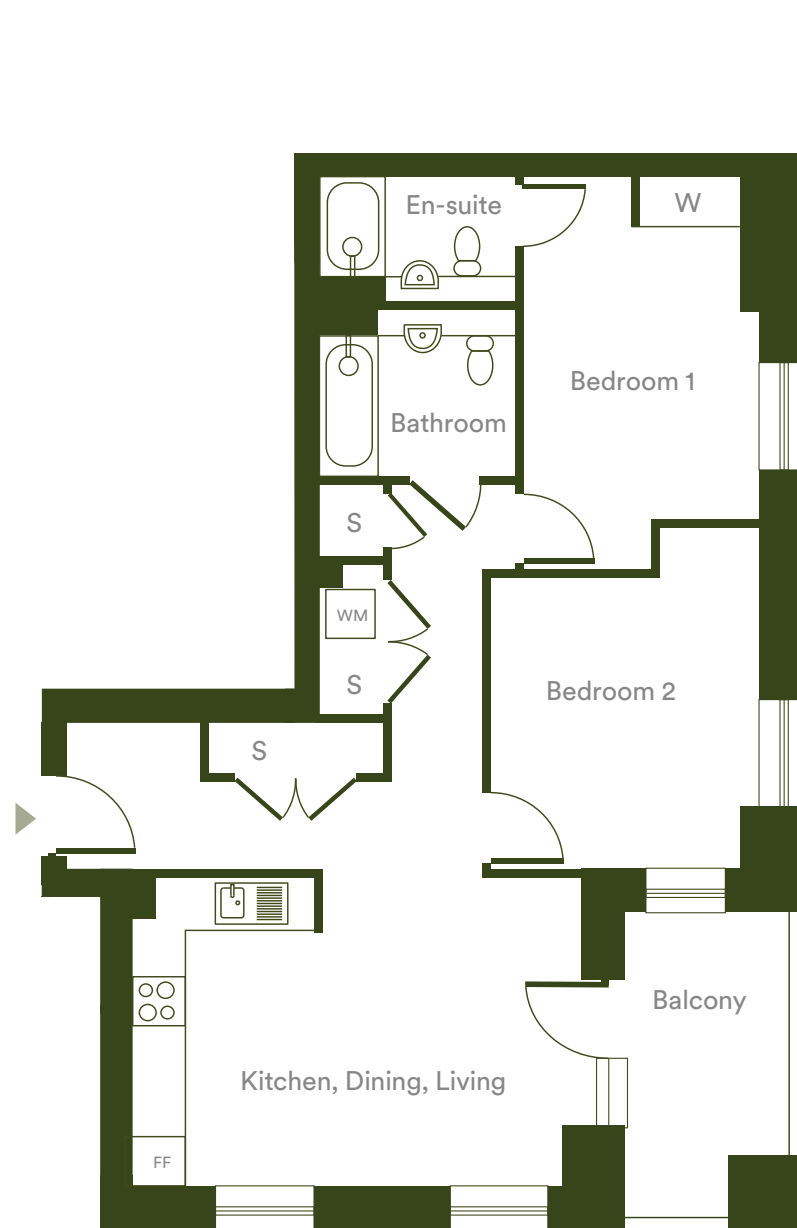
Floor Flat No.

7 61

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Flats 63, 67



Dimensions

Dining/Living Room	3.73m x 3.21m	12' 3" x 10' 6"
Kitchen	3.73m x 2.19m	12' 3" x 7' 2"
Bedroom 1	4.72m x 2.83m	15' 6" x 9' 4"
Bedroom 2	3.50m x 3.23m	11' 6" x 10' 7"
Total	70.7 m2	761ft2
Balcony	3.59m x 1.9m	11' 9" x 6' 3"

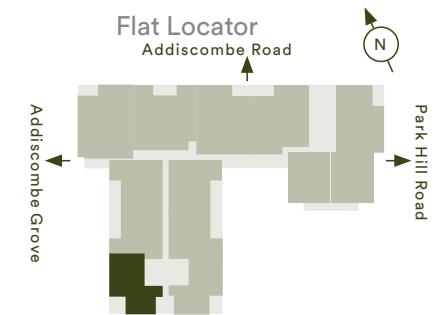
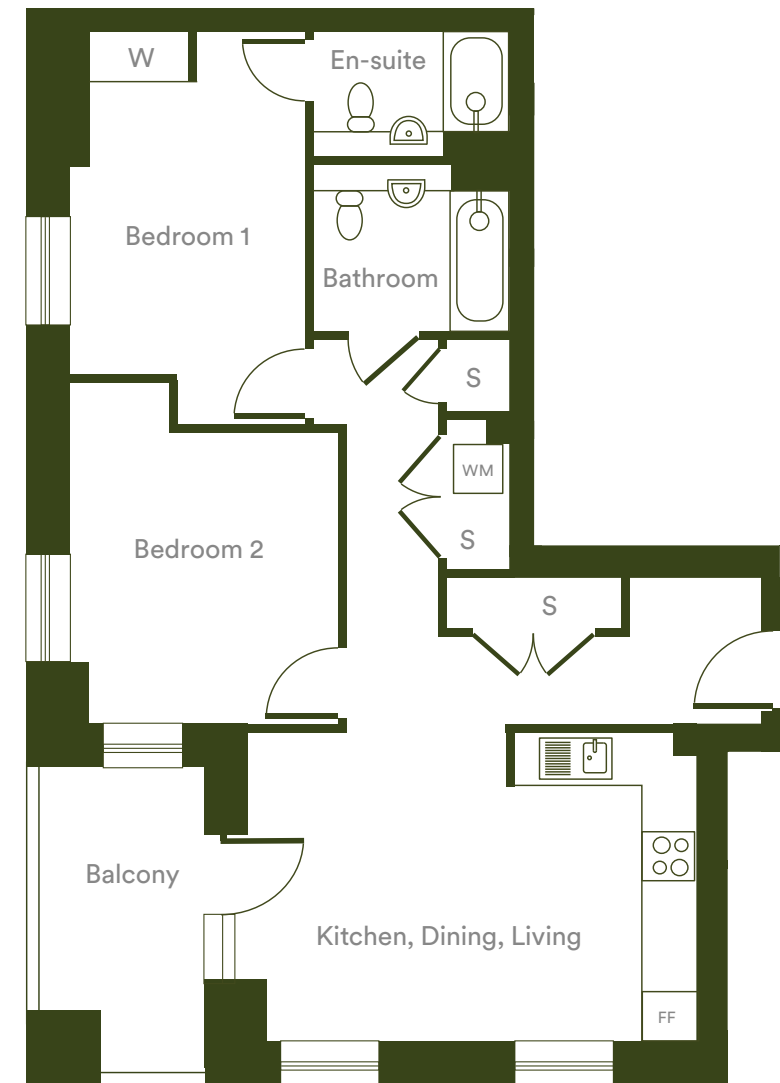
WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

*Denotes properties that are opposite handed/mirror image to the plans drawn. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts, fittings and fixtures may differ to build, and specific property sizes and layouts, fittings, fixtures, appliances, balcony, and terraces may vary within the same unit type. Window sizes may vary. Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual properties, please ask our Lettings Negotiator.

Floor Flat No.

7	63
8	67

Flats 64, 68



Dimensions

Dining/Living Room	3.73m x 3.21m	12' 3" x 10' 3"
Kitchen	3.73m x 2.19m	12' 3" x 7' 2"
Bedroom 1	4.72m x 2.83m	15' 6" x 9' 4"
Bedroom 2	3.50m x 3.23m	11' 6" x 10' 7"
Total	70.7 m2	761ft2
Balcony	3.59m x 1.9m	11' 9" x 6' 3"

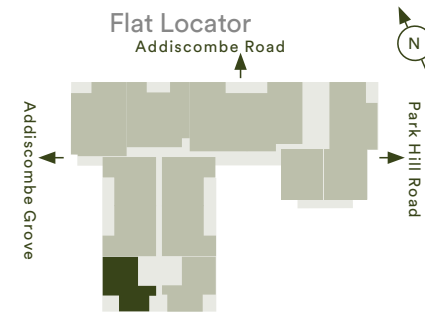
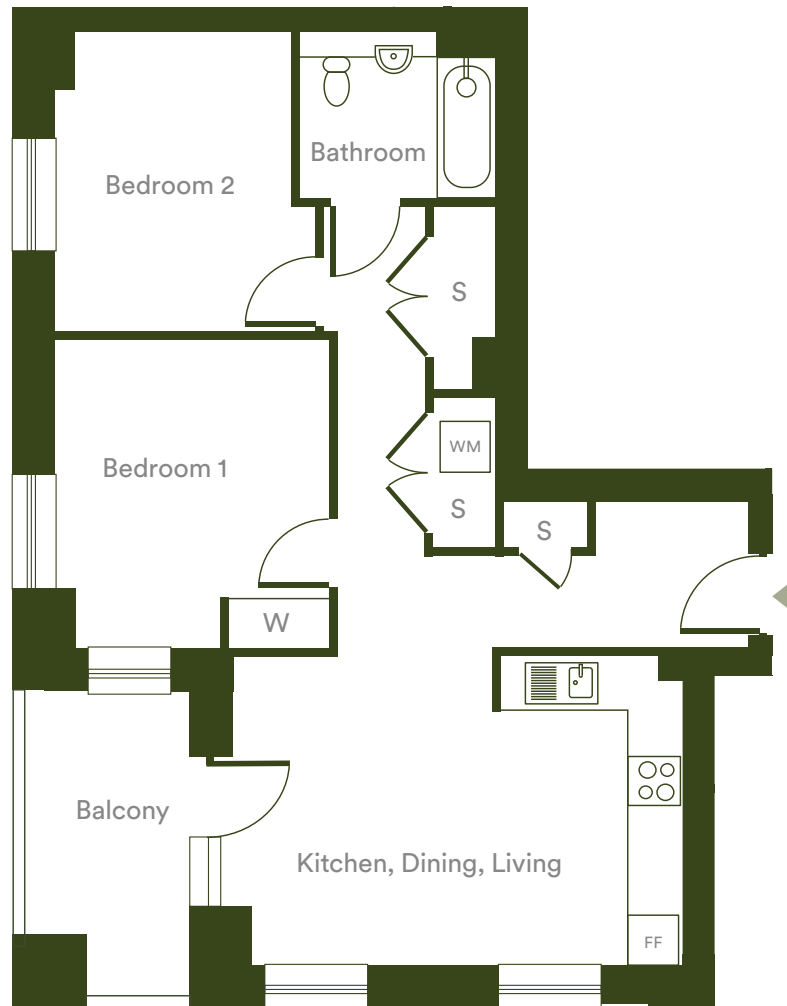
WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Floor Flat No.

7	64
8	68

Flats 72, 76, 80, 84, 88, 92, 96, 100, 104



Dimensions

Dining/Living Room	3.73m x 3.21m	12' 3" x 10' 6"
Kitchen	3.72m x 2.19m	12' 3" x 7' 2"
Bedroom 1	3.70m x 3.29m	12' 2" x 10' 9"
Bedroom 2	3.60m x 3.13m	11' 10" x 10' 3"
Total	66 m2	710ft2
Balcony	3.59m x 1.88m	11' 8" x 6' 2"

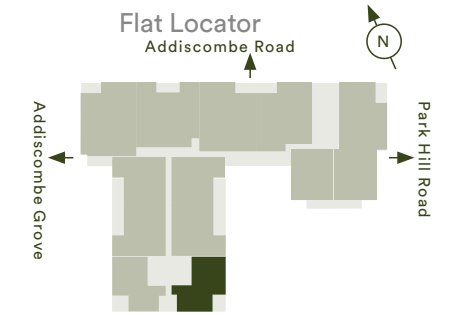
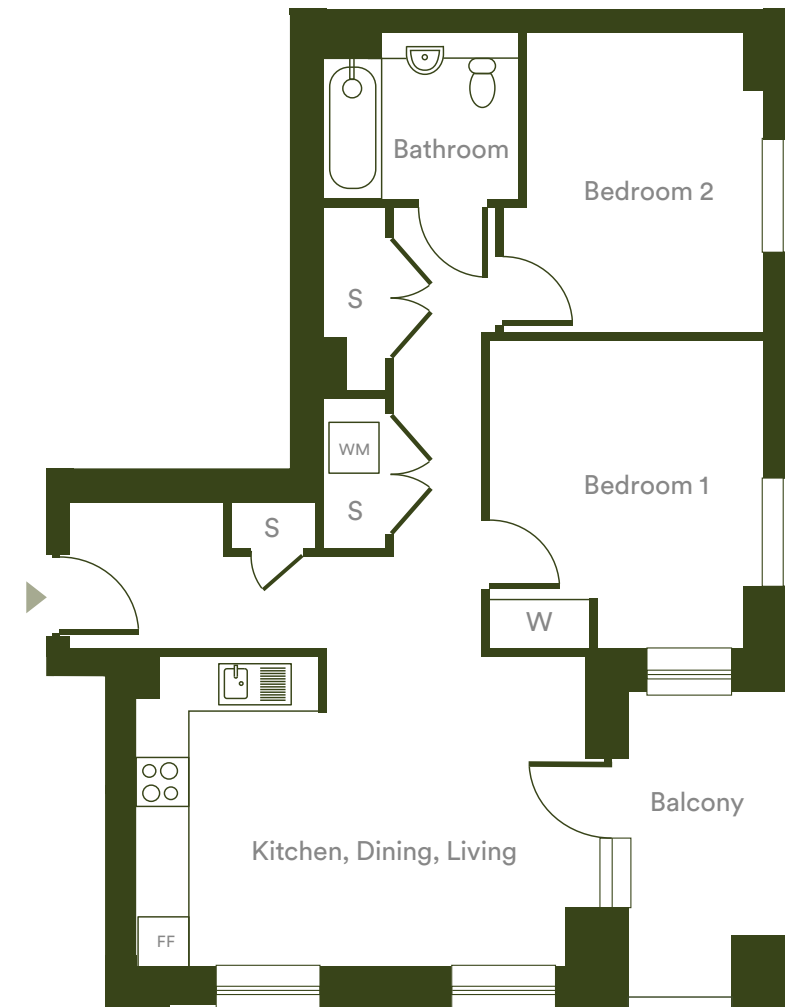
Floor Flat No.

9	72
10	76
11	80
12	84
13	88
14	92
15	96
16	100
17	104

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Flats 83, 87, 91, 95, 99, 103



Dimensions

Dining/Living Room	3.73m x 3.21m	12' 3" x 10' 6"
Kitchen	3.72m x 2.19m	12' 3" x 7' 2"
Bedroom 1	3.70m x 3.29m	12' 2" x 10' 9"
Bedroom 2	3.60m x 3.13m	11' 10" x 10' 3"
Total	66 m2	710ft2
Balcony	3.59m x 1.90m	11' 9" x 6' 3"

Floor Flat No.

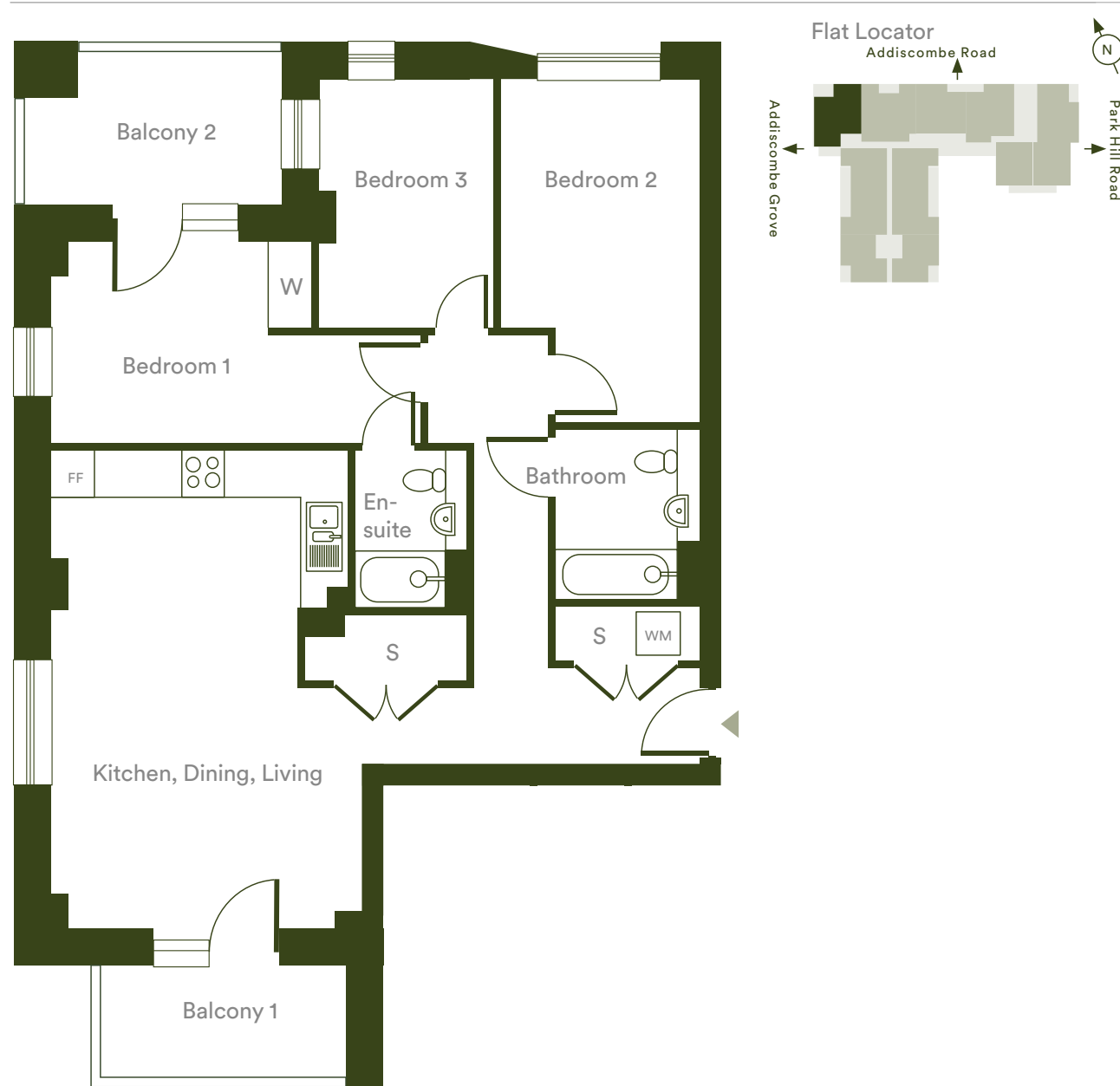
12	83
13	87
14	91
15	95
16	99
17	103

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Three bedroom apartment

Flat 59



Dimensions

Dining/Living Room	4.45m x 4.31m	14' 7" x 14' 2"
Kitchen	4.11m x 2.18m	13' 6" x 7' 2"
Bedroom 1	5.13m x 2.80m	16' 10" x 9' 2"
Bedroom 2	4.76m x 2.75m	15' 8" x 9'
Bedroom 3	3.45m x 2.43m	11' 4" x 8'
Total	88.0m2	947ft2
Balcony 1	3.31m x 1.45m	10' 10" x 4' 9"
Balcony 2	3.48m x 2.01m	11' 5" x 6' 7"

Floor Flat No.

7 59

WM – Washing Machine
 W – Wardrobe
 F/F – Fridge/Freezer
 S – Storage

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Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

L&Q's portfolio of homes to rent

If you choose to rent, you want the pick of rental properties so you can find the one that best fits your needs, your lifestyle and your budget.

As one of London's most experienced landlords, L&Q understands what renters want and don't believe you should compromise any element of your new rental home, quality or service.

That is why we are creating the UK's widest choice of new purpose-built and newly refurbished homes to rent across London and the South East.

Based on our 60 years' experience, L&Q has streamlined the lettings process for our tenants to ensure a responsive and hassle-free service.

We offer our tenants the right locations, good value and great transport connections. All our brand new or newly refurbished properties are well appointed, and everyone is backed by our dedicated maintenance service, which means support is only ever a phone call away.

As a long-term investor in housing, L&Q wants to de-clutter the rental process and give you more time and energy to get on with your life. We offer you the peace of mind that the standard you expect is what you receive when you rent with us.

What you can expect when you choose to rent from L&Q



Excellent transport connections for easy commuting



The right locations in established neighborhoods



No hidden costs, and good value for money



New purpose-built or newly refurbished accommodation



Well-appointed homes



Dedicated maintenance response team on the end of a phone



Hassle-free service from an experienced, responsible and reliable landlord



Furniture packages available at an additional cost

Renting a home with L&Q PRS



Step 1.

Call our line and inquire about a property that you're interested in, and we will connect you to the relevant agent.



Alternatively...

...you can send us an email through our website on lqhomes.com or our Rightmove portal. To find our listings, type the following on your Google search tab - 'L&Q Lettings Rightmove'.



Step 2.

Once details are received an agent will get in touch and disclose viewing dates for your chosen property.



Step 3.

Once satisfied with the property you can email the agent a reservation form to officially register your interest.



Step 4.

The agent will send you a formal offer subject to you agreeing to terms & conditions. A holding deposit equal to one weeks rent, capped at £500 must be paid via our secured payment system in order to reserve the property.



Step 5.

Referencing checks will go underway providing the relevant documents have been submitted. If successful you will be given a moving date.



Step 6.

Finally you will receive L&Q's welcome pack which will include a Gas Safety Certificate, Energy Performance (EPC), tenancy documents with your Property Manager details.

A helping hand when it comes to furnishing your new home

All L&Q's rental homes are designed with residents in mind - from the inbuilt appliances through to clever layouts to maximise the available space which ensure they suit the latest demands of a modern lifestyle.

For an additional monthly fee, tenants can rent furniture specifically selected for homes at Rookery Grove. From comfy sofas to sink into, dining tables to enjoy new culinary experiences from and high quality beds to fall onto after a hard day's work, a furniture package could help make your new property really feel like home. Our Lettings Team are ready to provide all the information - and take care of the details for you.



Am I eligible for an L&Q Private Rental home?

Our homes across the capital are available to anyone who meets our eligibility criteria – this is our way of ensuring you can afford to live comfortably in your property.

1. You must have the right to rent – this is proven through possession of British/EU/EEA Citizenship or a valid UK residency visa.
2. Be able to meet the minimum income and affordability standards for the development or home you are interested in – this can vary across our portfolio, so ask one of our team for more information.
3. You mustn't have a history of bankruptcy, county court judgements (CCJs) or Individual Voluntary Agreements (IVAs).
4. You mustn't have an adverse rental history such as previous rent arrears or damage to property.

We have a number of different schemes through which you can secure your next property

1. London Living Rent
2. Private Rent
3. Intermediate Market Rent

A selection of other L&Q developments



Barking Riverside -
Barking
Private Rent and
Shared Ownership
lqhomes.com/barkingriverside



Wandsworth Exchange -
Wandsworth
Private Rent and
Shared Ownership
lqhomes.com



Rookery Grove -
Hendon
Private Rent and
Shared Ownership
lqhomes.com/rookerygrove/prs

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