



TRIUMPH HOUSE

Orpington



Computer generated images are for guidance only.

WELCOME

To Triumph House

A collection of six 2-bedroom apartments and a stunning, spacious 2-bedroom penthouse. A traditional exterior is complimented by a modern luxury interior finish.



ABOUT

Orpington

Orpington is located just 13 miles south-east of Central London and on the outskirts of north Kent. Sitting within London's zone 6, it has access to fantastic transport links via train, car and bus and has plenty to offer in terms local amenities.



THE AREA

Shops & Retail

Triumph House is just a short walk away from Orpington High Street which has a selection of boutique shops, large supermarkets such as Tesco and Sainsbury's, and other high street favourites. Currently undergoing a regeneration, The Walnuts centre provides an exciting selection of new retail opportunities to experience. Nugent Shopping Park is also nearby and Bluewater Shopping Centre, with over 300 stores and designer brands, is just a 20-minute drive away. Being right next to the railway station, it also couldn't be easier to pop on the train into London's West End for the ultimate shopping experience.

Restaurants

There is an abundance of choice when it comes to eating out in the local area; from fast food restaurants and dessert parlours to tea rooms and gastro pubs. The nearby towns of Locksbottom and Petts Wood also offer a variety of upmarket eateries, including Chapter One and Indian Essence.

Recreation

A short walk from Triumph House are several scenic parks, woodland and walking routes. For other pursuits, the high street is home to a gym, cinema and public square.

Education

There are a number of well performing primary and secondary schools in the area, many of which are rated 'Excellent' by Ofsted. For secondary schools, there is Newstead Wood and St Olave's Grammar Schools, Darrick Wood and Ravens Wood Schools, in addition to independent options such as Bromley High. For primary school, Darrick Wood and Tubbenden both have nursery, infant and junior intakes.

LONDON BRIDGE | 15 MINS
M25 | 3.9 MILES
CHARING CROSS | 25 MINS

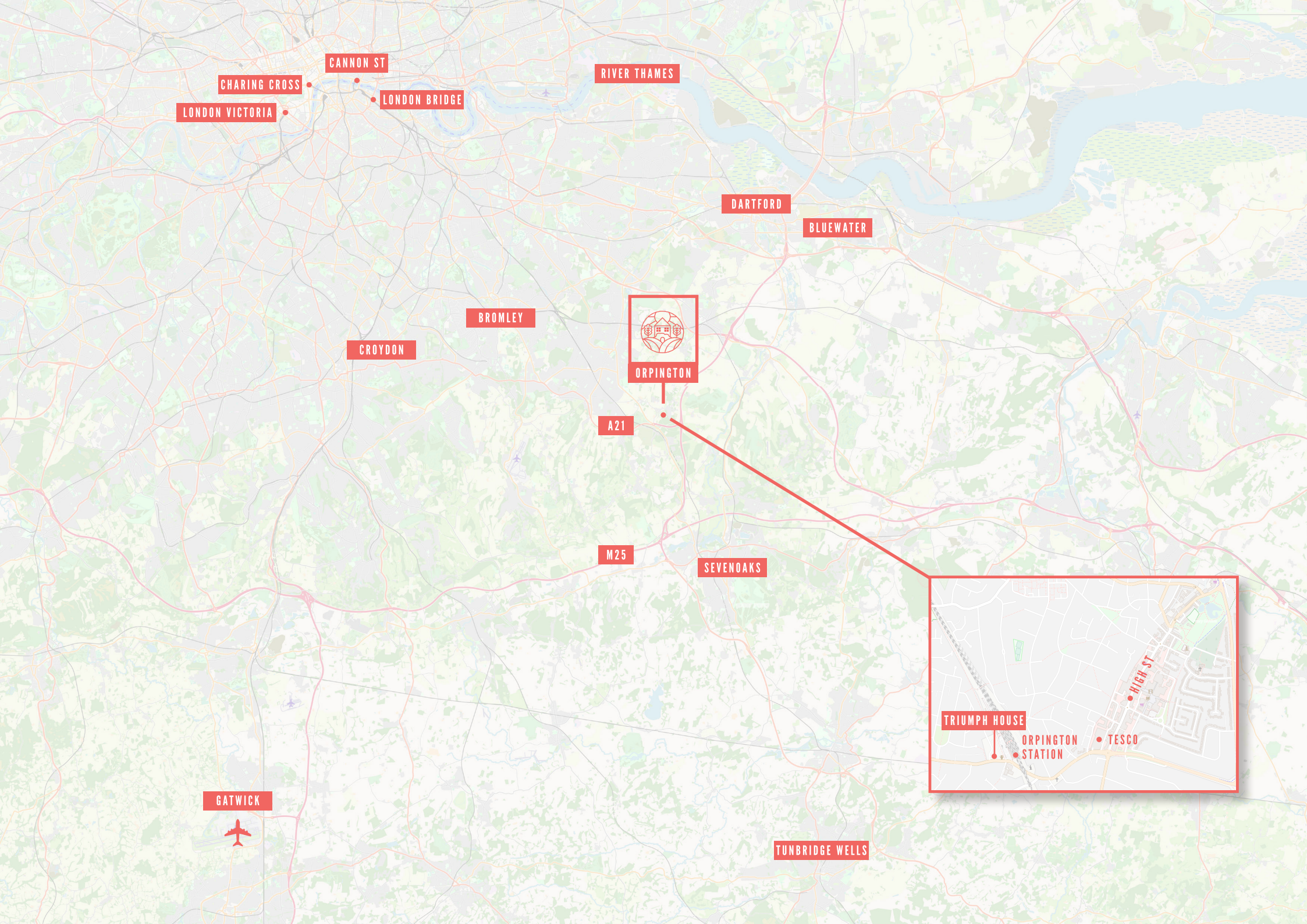


TRANSPORT

Getting Around

Triumph House is ideally located for local transportation. Orpington railway station offers excellent fast and frequent services into Central London, including London Bridge in 15 minutes. Charing Cross and Victoria are also within quick reach, in addition to the local towns of Sevenoaks and Tonbridge. There is also a frequent bus service nearby, plus easy access to the A21 and M25 motorway for connectivity to London, Kent and beyond.

*Timings & distances taken from nationalrail.co.uk and google.co.uk/maps



CHARING CROSS
CANNON ST
LONDON BRIDGE
LONDON VICTORIA

RIVER THAMES

DARTFORD
BLUEWATER

BROMLEY
CROYDON



A21

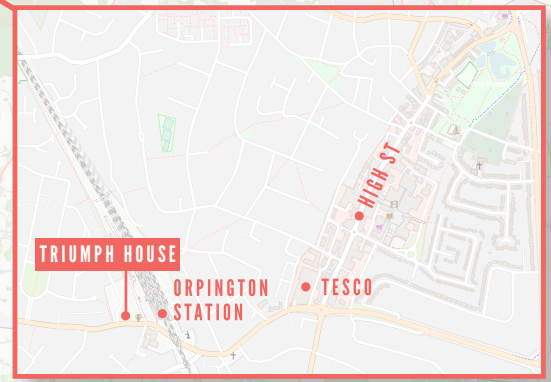
M25

SEVENOAKS

GATWICK



TUNBRIDGE WELLS





ACCESS

Quick Connections

*Timings and distances taken from
nationalrail.co.uk and google.co.uk/maps

A21	1.1	 <i>Miles</i>
M25, jct 4	3.9	
Bluewater	13.9	
Gatwick Airport	25.6	

London Bridge	15	 <i>Minutes</i>
London Charing Cross	25	
London Cannon Street	32	
London Victoria	39	
Sevenoaks	9	

Orpington Train Station (yards)	150	 <i>Distance</i>
Orpington High Street (miles)	0.5	
Tesco (miles)	0.4	

KEY PLACES



Shopping

- ① Orpington High Street
- ② The Walnuts
- ③ Nugent Shopping Centre



Restaurants

- ④ Nando's
- ⑤ Xian
- ⑥ Cyprianis
- ⑦ British Queen
- ⑧ Chapter One
- ⑨ Indian Essence



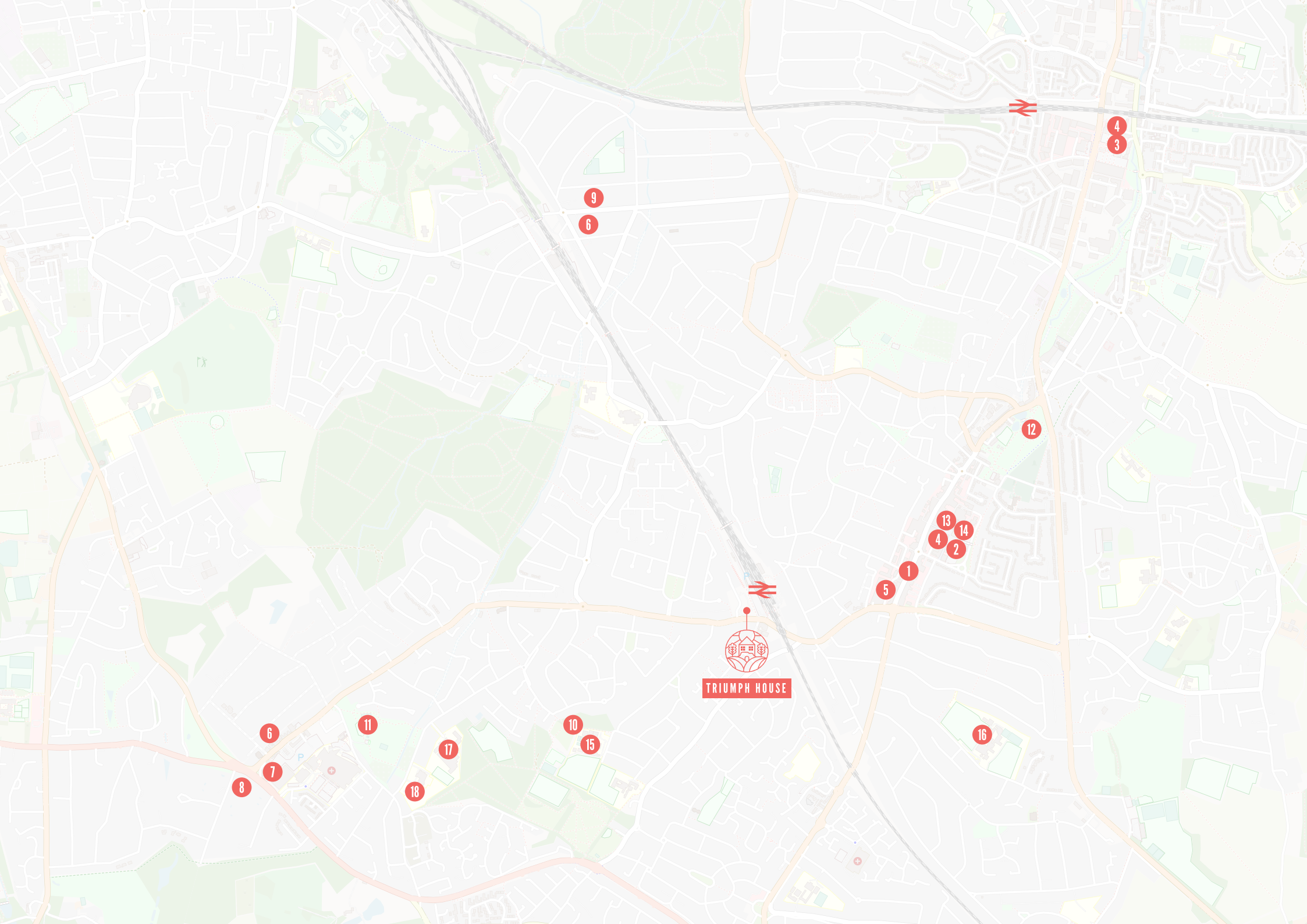
Recreation

- ⑩ Newstead Woods
- ⑪ Tugmutton Common
- ⑫ Priory Gardens
- ⑬ Odeon Cinema
- ⑭ Walnuts Leisure Centre



Education

- ⑮ Newstead Wood School for Girls
- ⑯ St Olave's Grammar School for Boys
- ⑰ Darrick Wood Secondary School
- ⑱ Darrick Wood Primary Schools



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TRIUMPH HOUSE

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York Rise

Crofton Road

Triumph House

Lynwood House

Office Parking

Office Parking

Office Parking

Turning Head

2

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Bin Store

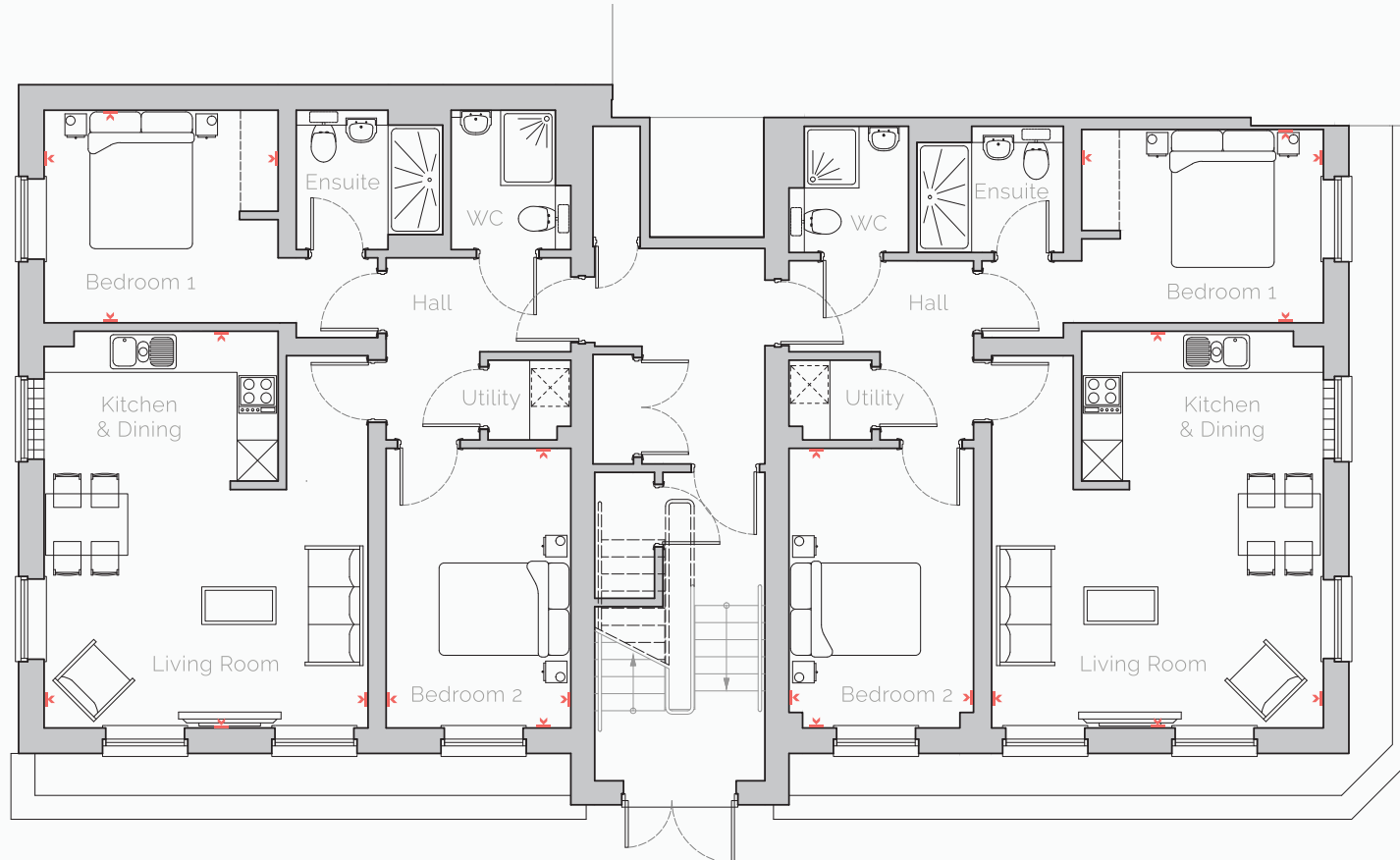
Communal cycle store (14 cycles)

Amenity Space

SITE PLAN

At Triumph House

Triumph House is an extension of an existing building currently in office use, Lynwood House. Located to the left of the original building, each apartment in Triumph House will have a dedicated parking space, in addition to use of the communal courtyard and bicycle store, as indicated on the site plan.



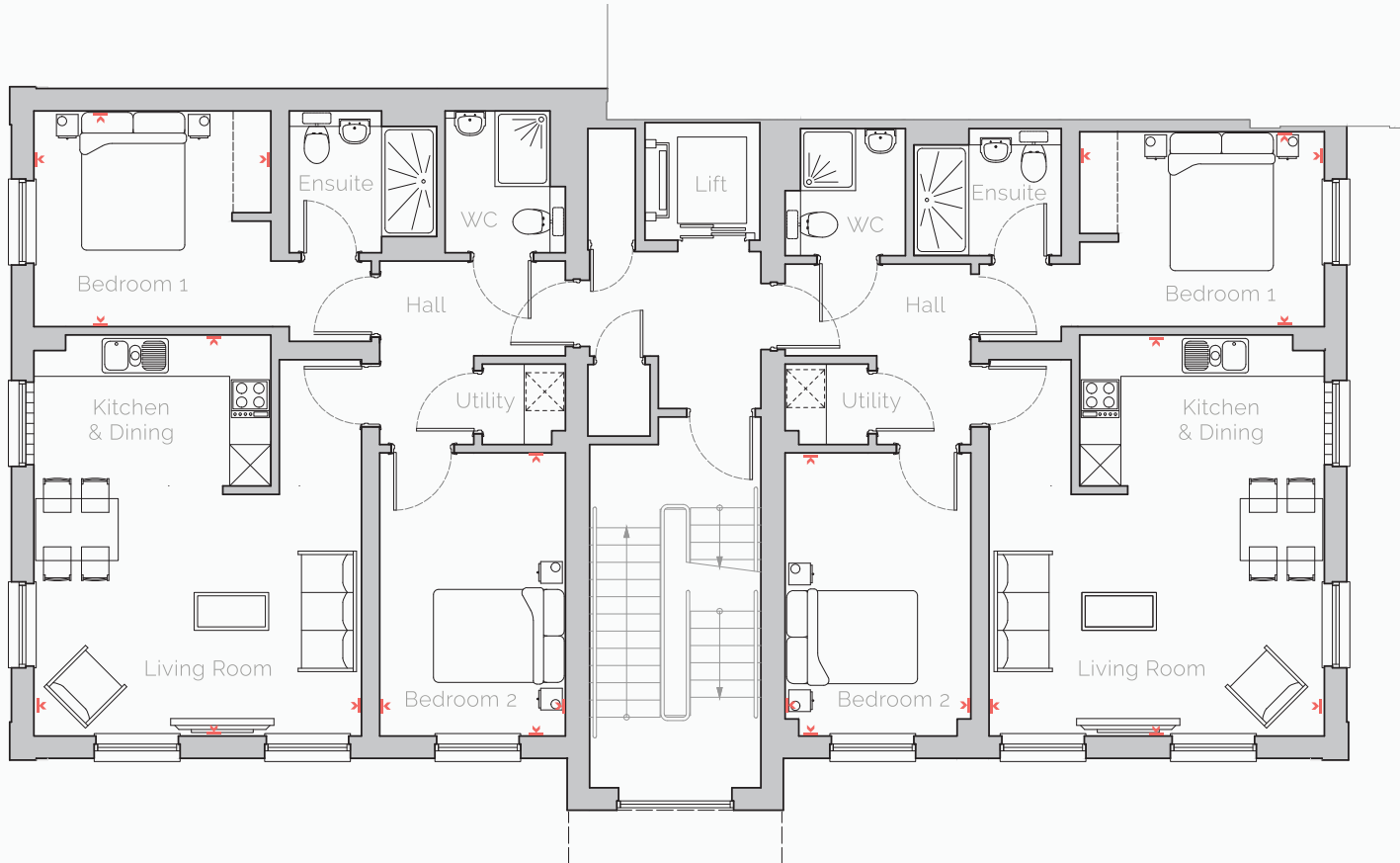
PLOT 1

- Living Room : 3.47m x 4.7m | 11' 5" x 15' 7"
- Kitchen : 2.19m x 3.42m | 7' 2" x 11' 3"
- Bedroom 1 : 3.11m x 3.42m | 10' 2" x 11' 3"
- Bedroom 2 : 4.09m x 2.70m | 13' 5" x 8' 10"

PLOT 2

- Living Room : 3.49m x 4.85m | 11' 5" x 15' 11"
- Kitchen : 2.19m x 3.55m | 7' 2" x 11' 7"
- Bedroom 1 : 2.83m x 3.54m | 9' 3" x 11' 7"
- Bedroom 2 : 4.08m x 2.70m | 13' 5" x 8' 10"

*Floorplans correct at time of print but subject to change



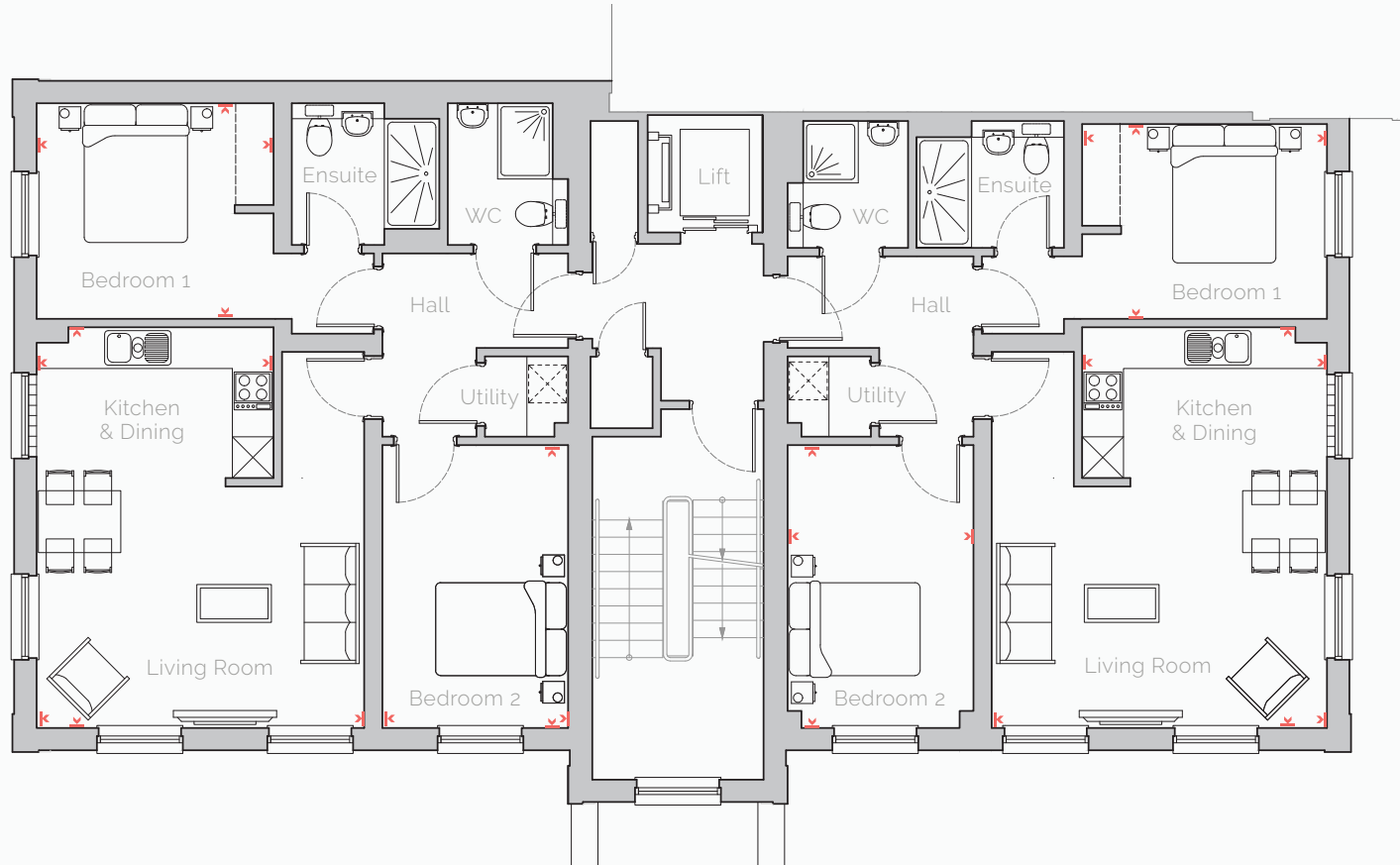
PLOT 3

- Living Room : 3.51m x 4.76m | 11' 6" x 15' 7"
- Kitchen : 2.19m x 3.45m | 7' 2" x 11' 4"
- Bedroom 1 : 3.13m x 3.45m | 10' 3" x 11' 4"
- Bedroom 2 : 4.11m x 2.70m | 13' 6" x 8' 10"

PLOT 4

- Living Room : 3.51m x 4.87m | 11' 6" x 16' 0"
- Kitchen : 2.19m x 3.56m | 7' 2" x 11' 8"
- Bedroom 1 : 2.83m x 3.55m | 9' 3" x 11' 8"
- Bedroom 2 : 4.11m x 2.70m | 13' 6" x 8' 10"

*Floorplans correct at time of print but subject to change



PLOT 5

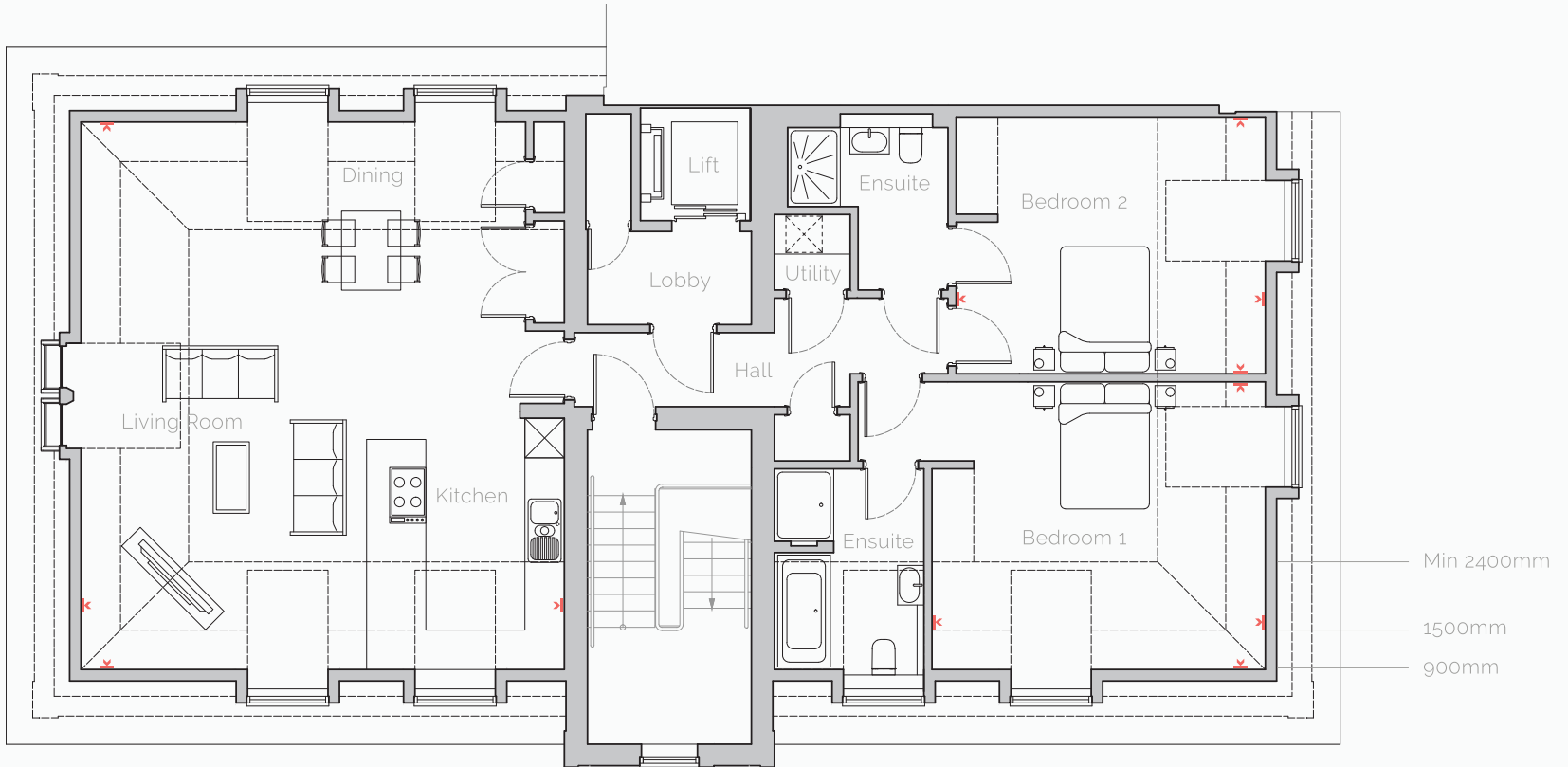
- Living Room : 3.51m x 4.76m | 11' 6" x 15' 7"
- Kitchen : 2.19m x 3.45m | 7' 2" x 11' 4"
- Bedroom 1 : 3.13m x 3.45m | 10' 3" x 11' 4"
- Bedroom 2 : 4.11m x 2.70m | 13' 6" x 8' 10"

PLOT 6

- Living Room : 3.50m x 4.87m | 11' 6" x 16' 0"
- Kitchen : 2.19m x 3.56m | 7' 2" x 11' 8"
- Bedroom 1 : 2.83m x 3.56m | 9' 3" x 11' 8"
- Bedroom 2 : 4.11m x 2.70m | 13' 6" x 8' 10"

*Floorplans correct at time of print but subject to change

2ND FLOOR



PLOT 7

Living Room & Kitchen	: 8.32m x 7.34m 27' 3" x 24' 1"
Bedroom 1	: 4.369m x 4.48m 14' 4" x 14' 7"
Bedroom 2	: 3.90m x 4.70m 12' 10" x 15' 5"

*Floorplans correct at time of print but subject to change



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SPECIFICATION

Electrical & Heating

- High and low TV points to living room and high level TV points to bedrooms
- BT telephone point
- BT fibre connection
- Downlights throughout
- Gas fired central heating system with combi-boiler

Bathrooms & En-suites

- Designer white sanitaryware with contemporary chrome fittings
- Chrome thermostatic shower mixer with showerhead
- Full height Minoli wall tiling to showers, half height to walls behind WC and basin, all other walls to be painted
- Bathroom flooring to be Minoli tiles
- Stylish heated chrome towel rail
- Vanity units and large fitted mirrors
- Shaver point
- LED downlights
- Inbuilt niche within shower
- Jack and Jill ensuite to penthouse bed 2
- Separate bath with handheld shower to penthouse master en-suite

Kitchens

- Handleless contemporary finished kitchen with matte / wood mix doors and veined composite stone worktops
- Integrated Bosch appliances including fridge-freezer, dishwasher, oven and induction hob
- Concealed extractor hood
- Under unit LED lighting
- Integrated Bosch combi oven to penthouse

Interior Finish

- Triple glazed sash timber windows
- Matt emulsion Portland paint finish to walls and white to ceilings
- White Iseo 5-panel internal doors with polished chrome ironmongery
- White painted oversized skirting and coordinating architraves
- Bespoke Krieder sliding wardrobes to master bedroom in plots 1-6
- Fitted wardrobe to both bedrooms in penthouse with additional bespoke dressing area to master bedroom
- Polished chrome light switches and sockets
- Washer/dryer to utility room

- Carpet to bedrooms
- Luxury wood-effect vinyl flooring to kitchen, dining, living and hallway. Choice of plank or herringbone depending on stage of construction
- Cabrio rooflights to penthouse

Security & Peace of Mind

- Mains operated smoke detectors
- Triple-point locking system to communal front door
- Low maintenance homes
- 10 year BuildZone structural warranty
- Audio entry system with mobile connection
- 250 year lease

Communal Areas

- Lift from upper ground to first and penthouse floor
- 1 allocated parking bay per unit
- The communal areas of the development will be maintained via a managing agent. Please speak to a sales advisor who will be able to provide full details and annual service charge fees.
- Communal cycle store

- Block paved communal amenity space
- Communal Sky dish

Construction

The homes are constructed using:

- Stock bricks
- Stone sills where applicable
- Clay tiles to roof
- Brick and block masonry construction
- Bison concrete floors

THE DEVELOPER

Lynwood House Ltd, a partnership between A B Canham & Son and Yellow Tree Capital

Established in 1974, A B Canham & Son undertake works in relation to all aspects of building new homes. As part of our on-going commitment to the highest standard of workmanship, we work in close partnership with structural engineers, architects and local planners to ensure a responsive, more economical service, faster completion and exacting quality for all of your project requirements.

Coupled with these strong links, is the relationship we develop with the many distinguished clients we represent and how we are able to quickly appreciate their objectives and bring them to life.

We are proud of our background and track record and continue to work hard to provide capable and tailor made solutions to ensure the best possible results every time.

Yellow Tree Capital is a bespoke property funding company based in Sevenoaks, Kent. We offer funding to established residential developers in a variety of ways, for a variety of project types with each agreement considered individually. From grand, detached new-build houses to modern apartment schemes, we can offer a range of lending options to help meet development requirements.

With an experienced in-house team of property professionals we are also able to provide advice and expertise on all stages of the development process, from planning and acquisition through to sales and marketing, meaning we can support you throughout the project.

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These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.



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CONTRACTOR



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AGENT

