

—
The Quarter
Sutton
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An inspired new development of 1, 2 & 3 bedroom apartments and
2 bedroom townhouses with study in Sutton SM1 1LG





Brand new homes, close to everything Sutton has to offer

Sutton is an attractive suburban town and borough, located 10 miles south west of central London and within easy reach of the M25 and the Surrey Hills. Here, minutes from the town centre, The Quarter is an inspired new development of apartments and townhouses, situated on the High Street, close to Sutton's shopping, leisure and entertainment hub.

Offering a choice of contemporary 1, 2 and 3 bedroom properties, The Quarter offers a wonderful selection of energy efficient, high quality homes, all boasting sleek designer kitchens, luxurious bathrooms and a high specification throughout.

A brand new Sainsbury's supermarket is part of the development and within a few minutes

walk you'll find a diverse range of local shops, pubs and cafés. A quarter of a mile south along the High Street and the heart of Sutton town centre offers you two shopping centres and a host of big name retailers, supermarkets, cinema, theatre, pubs, bars, cafés and restaurants.



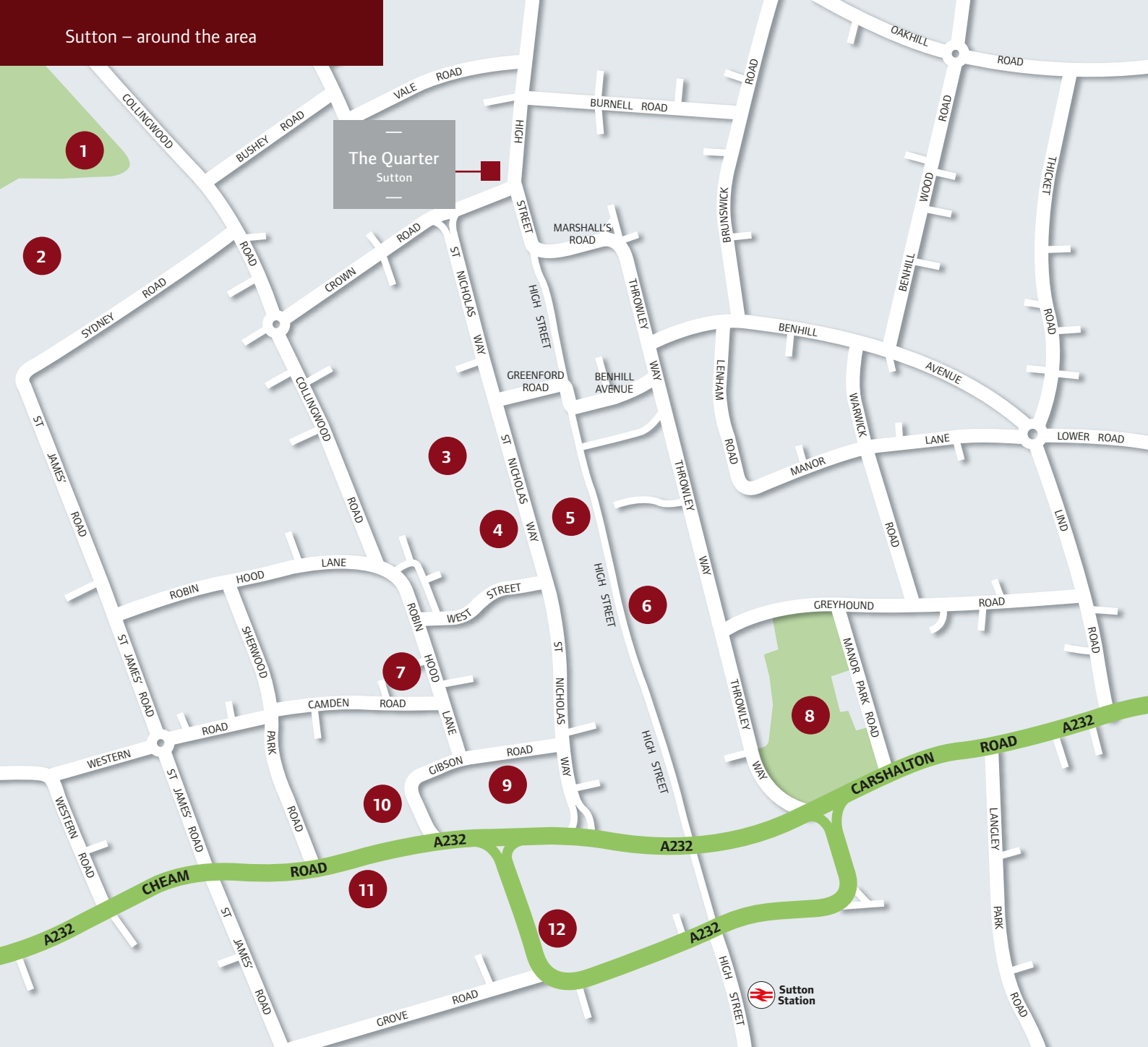
A popular location with great connections

Sutton is a vibrant commercial centre, but also a place with a genuine sense of community. It enjoys some of the safest streets in London, has excellent schools, good healthcare provision, clean air and space to breathe. It is a hilly borough and has many conservation areas, parks, gardens and green open spaces. For keeping fit, there are several leisure centres, gyms and health clubs in the area. For a day in the countryside, there are many options within easy reach,

including the Surrey Hills, offering some of the finest scenery in the south of England.

For commuters, Sutton has excellent rail links into central London, with frequent services available to Victoria, London Bridge, Blackfriars, Waterloo and St Pancras International. Good local bus services connect to many parts of London, while the nearby A24, a direct route into central London, and the M25 orbital motorway, ensure excellent road links.

- 0.5 MILES TO SUTTON COMMON TRAIN STATION
- 37 MINUTES FROM SUTTON COMMON TO LONDON WATERLOO
- 0.6 MILES TO WEST SUTTON TRAIN STATION
- 0.7 MILES TO SUTTON TRAIN STATION
- 8.3 MILES TO M25 JUNCTION 8
- 20 MILES TO GATWICK AIRPORT



1 COLLINGWOOD ROAD RECREATION GROUND

2 SUTTON UNITED FOOTBALL CLUB

3 ROBIN HOOD JUNIOR SCHOOL

4 EMPIRE CINEMAS

5 ST NICHOLAS SHOPPING CENTRE

6 TIMES SQUARE SHOPPING CENTRE

7 ROBIN HOOD HEALTH CENTRE

8 MANOR PARK

9 SUTTON CENTRAL LIBRARY

10 THE SECOMBE THEATRE

11 SUTTON HIGH SCHOOL

12 GO GYM

For all sales enquiries please call
020 7608 6439
lindenhomes.co.uk



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Vale Road
2 bedroom townhouse with study



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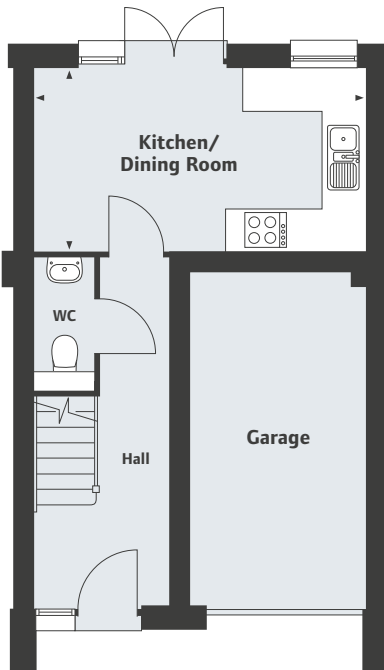
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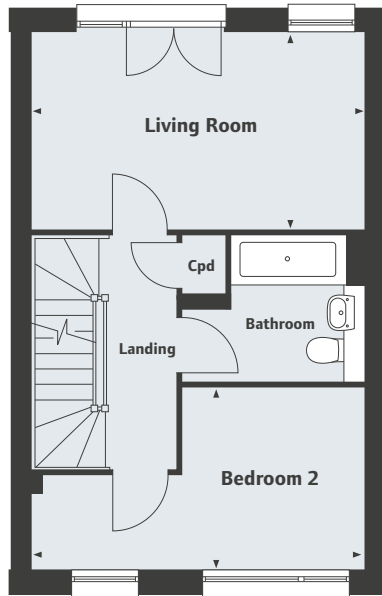
Vale Road
2 bedroom townhouse with study

Homes 182 & 183



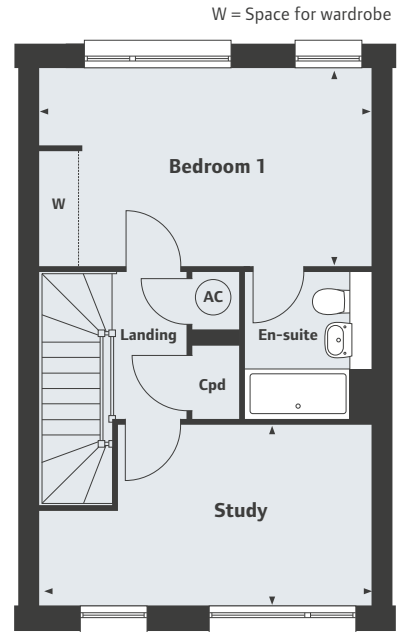
Ground Floor

Kitchen/Dining Room
5.00m x 2.77m 16'5" x 9'1"



First Floor

Living Room
5.00m x 2.99m 16'5" x 9'10"
Bedroom 2
5.00m x 2.74m 16'5" x 9'0"



Second Floor

Bedroom 1
5.00m x 2.99m 16'5" x 9'10"
Study
5.00m x 2.72m 16'5" x 8'11"

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2 bedroom townhouse with study



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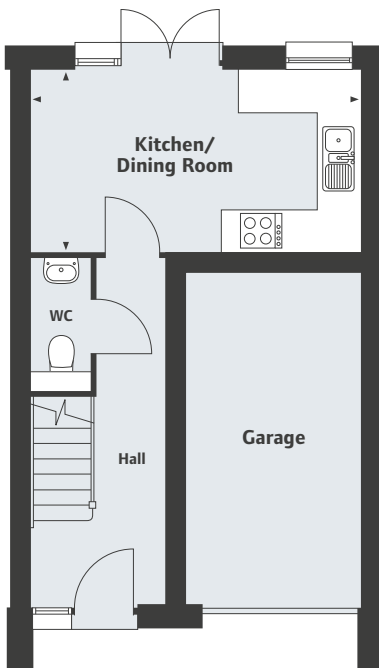
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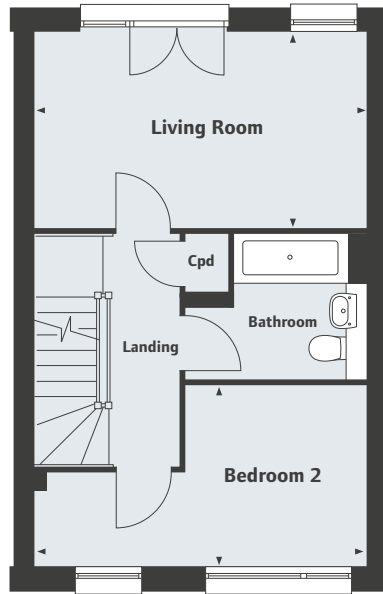
Vale Road
2 bedroom townhouse with study

Homes 184 & 185



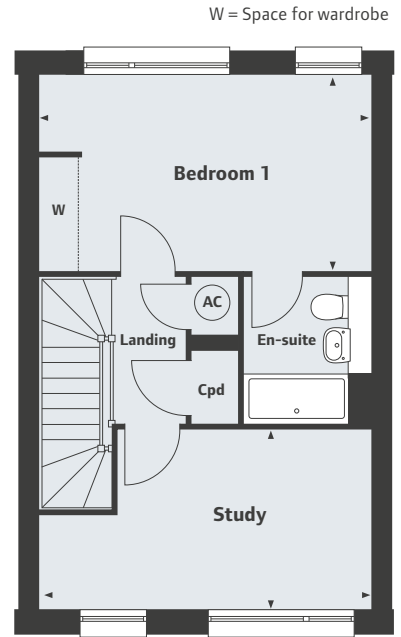
Ground Floor

Kitchen/Dining Room
5.00m x 2.77m 16'5" x 9'1"



First Floor

Living Room
5.00m x 2.99m 16'5" x 9'10"
Bedroom 2
5.00m x 2.74m 16'5" x 9'0"



Second Floor

Bedroom 1
5.00m x 2.99m 16'5" x 9'10"
Study
5.00m x 2.72m 16'5" x 8'11"

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2 bedroom townhouse with study



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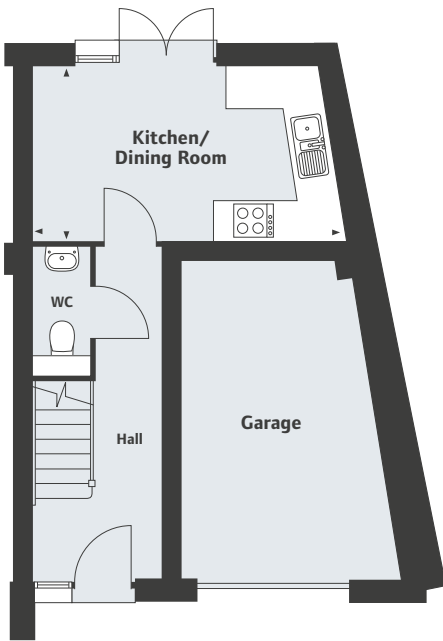
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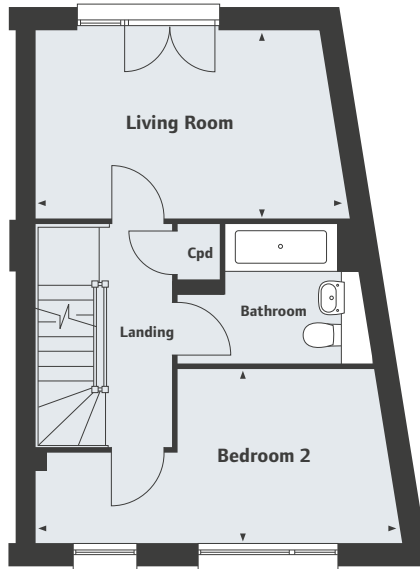
Vale Road
2 bedroom townhouse with study

Home 186



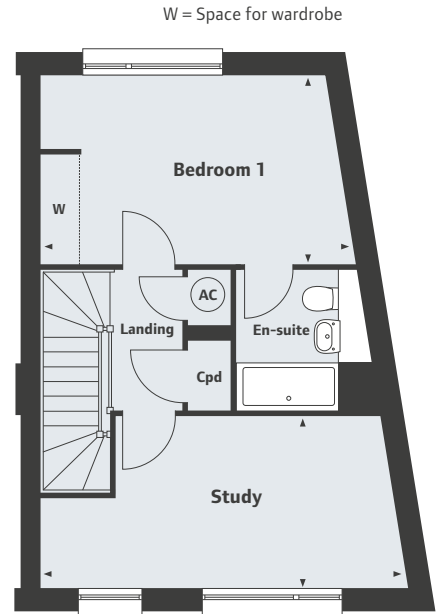
Ground Floor

Kitchen/Dining Room
4.93m x 2.77m 16'2" x 9'1"



First Floor

Living Room
4.93m x 2.77m 16'2" x 9'1"
Bedroom 2
5.78m x 2.74m 19'0" x 9'0"



Second Floor

Bedroom 1
4.94m x 2.98m 16'3" x 9'9"
Study
5.77m x 2.72m 18'11" x 8'11"

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Cagny House
2 bedroom apartment



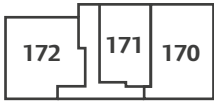
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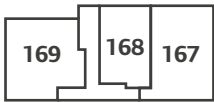

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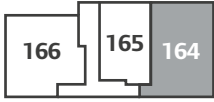
Cagny House
2 bedroom apartment



Third Floor



Second Floor



First Floor



W = Space for wardrobe

First Floor

Living/Dining/Kitchen Area	8.32m x 4.42m	27'4" x 14'6"
Bedroom 1	5.37m x 4.43m	17'7" x 14'6"
Bedroom 2	3.84m x 3.68m	12'7" x 12'1"

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Cagny House
2 bedroom apartment



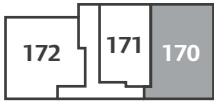
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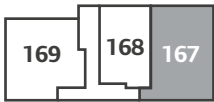

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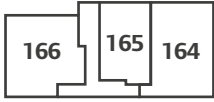
Cagny House
2 bedroom apartment



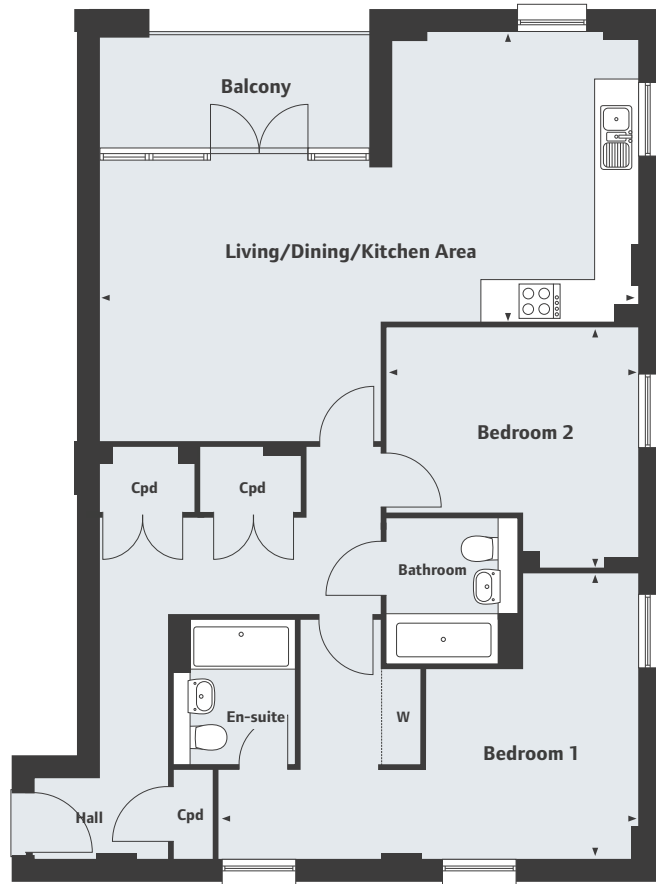
Third Floor



Second Floor



First Floor



W = Space for wardrobe

Second & Third Floor

Living/Dining/Kitchen Area	8.32m x 4.42m	27'4" x 14'6"
Bedroom 1	6.43m x 4.43m	21'1" x 14'6"
Bedroom 2	3.84m x 3.68m	12'7" x 12'1"

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Cagny House
1 bedroom apartment



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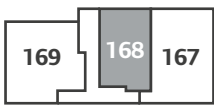
The Quarter
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Cagny House
1 bedroom apartment

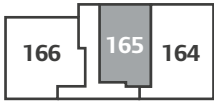
W = Space for wardrobe



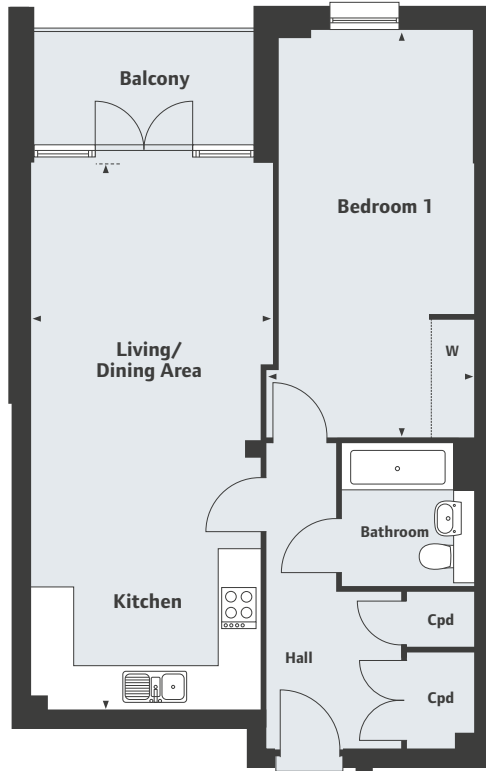
Third Floor



Second Floor



First Floor



First, Second & Third Floor

.....	
Living/Dining/Kitchen Area	
8.40m x 3.71m	27'7" x 12'2"
Bedroom 1	
6.25m x 3.16m	20'6" x 10'4"

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Cagny House
3 bedroom apartment



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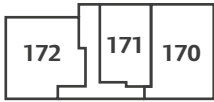
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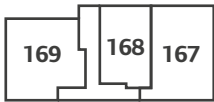

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The Quarter
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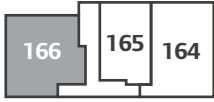
Cagny House
3 bedroom apartment



Third Floor



Second Floor



First Floor



First Floor

Living/Dining/Kitchen Area	8.68m x 3.83m	28'6" x 12'7"
Bedroom 1	4.22m x 3.51m	13'10" x 11'6"
Bedroom 2	4.23m x 3.22m	13'10" x 10'7"
Bedroom 3	4.22m x 2.8m	13'10" x 9'2"

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Cagny House
3 bedroom apartment



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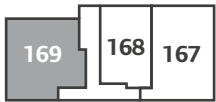

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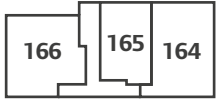
Cagny House
3 bedroom apartment



Third Floor



Second Floor



First Floor



Second & Third Floor

Living/Dining/Kitchen Area	8.68m x 3.83m	28'6" x 12'7"
Bedroom 1	4.22m x 3.51m	13'10" x 11'6"
Bedroom 2	4.23m x 3.22m	13'10" x 10'7"
Bedroom 3	4.22m x 2.80m	13'10" x 9'2"

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Gladsaxe House
2 bedroom apartment



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Gladsaxe House
2 bedroom apartment



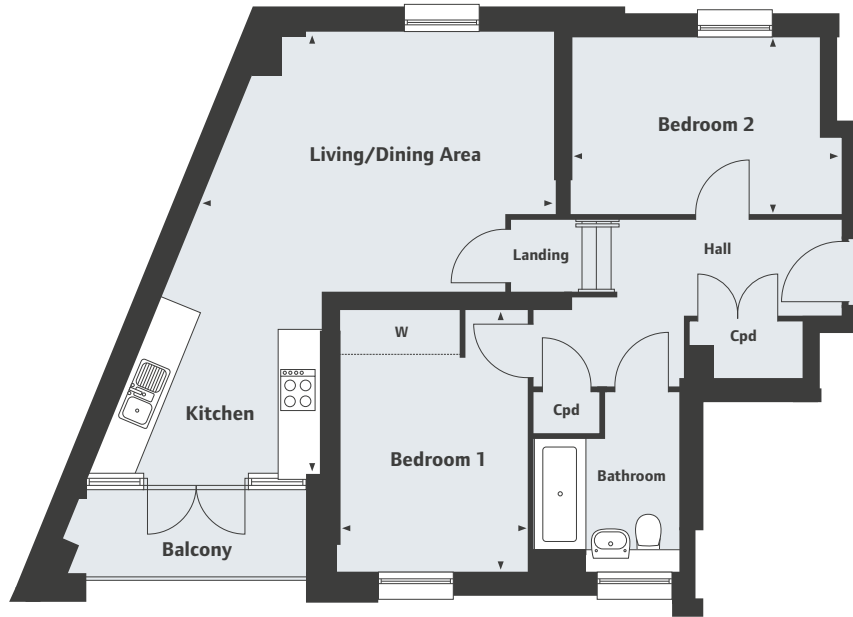
Third Floor



Second Floor



First Floor



W = Space for wardrobe

First Floor

Living/Dining/Kitchen Area	6.79m x 5.45m	22'3" x 17'11"
Bedroom 1	3.89m x 2.79m	12'9" x 9'2"
Bedroom 2	4.02m x 2.70m	13'2" x 8'10"

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Gladsaxe House
1 bedroom apartment



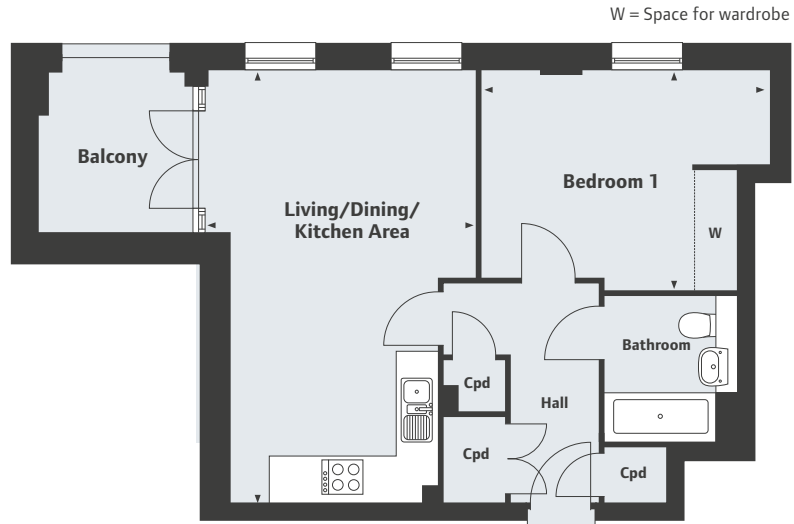
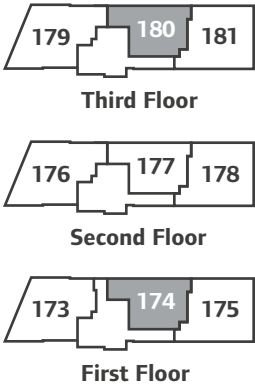
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Gladsaxe House
1 bedroom apartment



First & Third Floor

.....	
Living/Dining/Kitchen Area	
6.60m x 4.16m	21'8" x 13'8"
Bedroom 1	
4.40m x 3.41m	14'5" x 11'2"

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Gladsaxe House
1 bedroom apartment



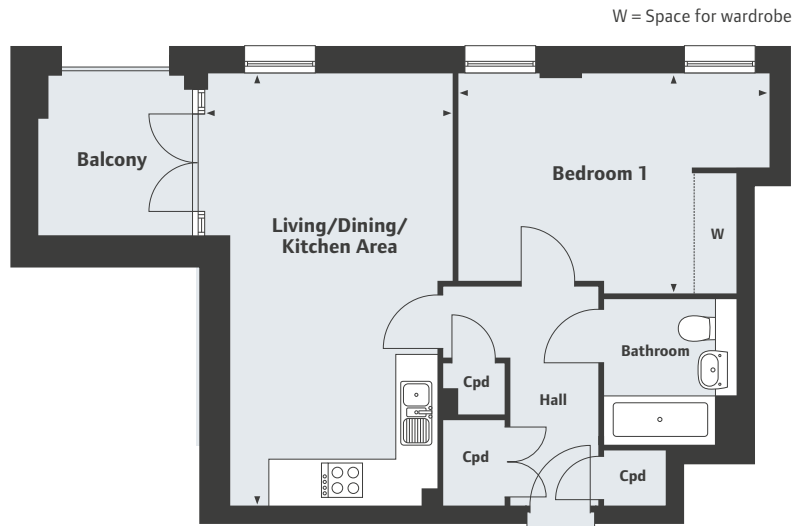
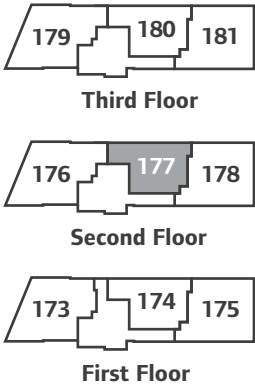
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The Quarter
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Gladsaxe House
1 bedroom apartment



Second Floor

Living/Dining/Kitchen Area	
6.60m x 3.72m	21'8" x 12'2"
Bedroom 1	
4.76m x 3.41m	15'7" x 11'2"

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Gladsaxe House
2 bedroom apartment



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Gladsaxe House
2 bedroom apartment



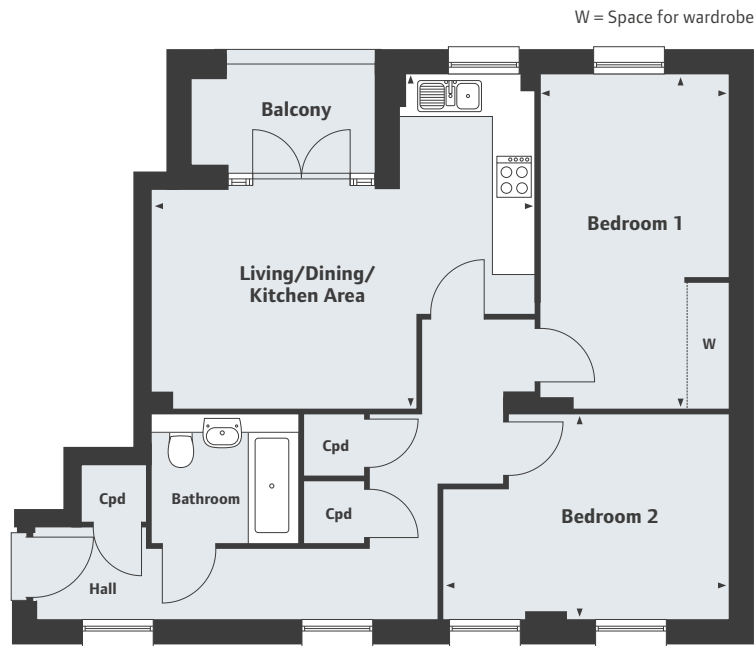
Third Floor



Second Floor



First Floor



First & Third Floor

Living/Dining/Kitchen Area	5.87m x 5.11m	19'3" x 16'9"
Bedroom 1	5.11m x 2.83m	16'9" x 9'3"
Bedroom 2	4.32m x 3.13m	14'2" x 10'3"

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2 bedroom apartment



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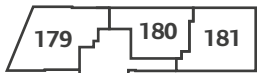
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Gladsaxe House
2 bedroom apartment



Third Floor



Second Floor



First Floor



Second Floor

Living/Dining/Kitchen Area	5.87m x 5.11m	19'3" x 16'9"
Bedroom 1	5.11m x 2.83m	16'9" x 9'3"
Bedroom 2	4.10m x 3.13m	13'5" x 10'3"

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1, 2 & 3 bedroom apartments and 2 bedroom townhouses

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Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. October 2016.



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The Quarter
Sutton
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Gladsaxe House
2 bedroom apartment



Computer generated images are indicative only. Architectural detail, external finishes and materials may vary from those shown and landscaping is illustrative only.

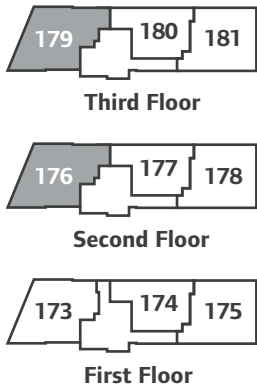
The Quarter
Sutton SM1 1LG
1, 2 & 3 bedroom apartments and 2 bedroom townhouses

020 7608 6439


Linden
HOMES

The Quarter
Sutton

Gladsaxe House
2 bedroom apartment



Second & Third Floor

Living/Dining/Kitchen Area	6.79m x 5.45m	22'3" x 17'11"
Bedroom 1	3.98m x 2.70m	13'1" x 8'10"
Bedroom 2	3.97m x 2.98m	13'0" x 9'6"

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Linden
HOMES

Cagny House

1, 2 & 3 bedroom apartments



Third Floor



Second Floor



First Floor

Gladsaxe House

1 & 2 bedroom apartments



Third Floor



Second Floor



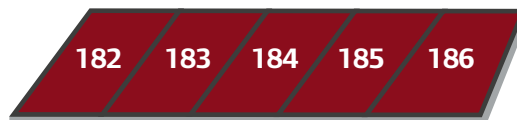
First Floor

Vale Road

2 bedroom townhouses with study



Second Floor



First Floor



Ground Floor



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Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.

	1 bedroom apartments	2 bedroom apartments	3 bedroom apartments	2 bedroom townhouses
Kitchen				
Symphony white fitted kitchen	•	•	•	•
Under unit LED lighting	•	•	•	•
Laminate worktops and upstand	•	•	•	
Granite worktops and upstand				•
Single bowl stainless steel sink with chrome mixer tap	•			
1½ bowl stainless steel sink with chrome mixer tap		•	•	•
Stainless steel ceramic hob and stainless steel splashback	•	•	•	•
Stainless steel single integrated electric fan oven	•	•	•	•
Stainless steel chimney style extractor hood	•	•	•	•
Electrolux integrated undercounter fridge/freezer	•	•	•	
Zanussi 70:30 integrated fridge/freezer				•
Electrolux integrated slimline dishwasher	•	•	•	•
Bosch freestanding washer/dryer within utility cupboard	•	•	•	
Bosch freestanding washer/dryer within kitchen				•
Bathroom, cloakroom & en-suites				
Ideal Standard Tempo white sanitaryware with contemporary chrome fittings	•	•	•	•
Concealed cistern WC with soft close lid	•	•	•	•
Wall mounted thermostatic shower over bath with clear glass folding shower screen	•	•	•	•
Thermostatic shower with clear glass enclosure and silver frame to en-suite (2 bed apts - where applicable)		•	•	•
Full height wall tiling around bath	•			
Full height wall tiling around bath and shower		•	•	•
Half height tiling to walls behind sanitaryware	•	•	•	•
Electrical & lighting				
TV point to living room and bedrooms	•	•	•	•
Telephone point to living room and bedrooms	•	•	•	•
LED fixed downlights to bathroom & kitchen	•	•	•	•
Low energy pendant light fittings	•	•	•	•
Wall lights over basin in bathroom	•	•	•	•
Video door entry system	•	•	•	
Mains powered smoke alarm	•	•	•	•
Internal finishes				
Oak veneer flush doors with polished chrome door furniture	•	•	•	•
White matt emulsion walls and ceilings	•	•	•	•
White satin woodwork	•	•	•	•
Carpet to bedrooms	•	•	•	•
Karndean Knight floor tiles throughout the remaining floor areas	•	•	•	•
Heating				
Wall mounted gas fired condensing boiler				•
Communal boiler serving all units with heating and hot water	•	•	•	
Heating Interface Unit to control and monitor individual demand	•	•	•	
Compact radiators, plus chrome heated towel rail to bathroom	•			
Compact radiators, plus chrome heated towel rail to bathroom and en-suite (2 bed apts - where applicable)		•	•	•
Communal areas (Apartments only)				
Lift	•	•		

Peace of mind Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

London Help to Buy

5% deposit, 55% mortgage, 100% your home.*

Why rent when you can buy?

The government's London Help to Buy* scheme could help you realise the dream of owning your own home in the capital. You could be closer to saving your deposit than you think.

London Help to Buy

To reflect the current property prices in London, from 1 February 2016 the Government increased the Help to Buy Equity Loan scheme's upper loan limit from 20% to 40% for buyers in all London boroughs.

How does it work?

With London Help to Buy the Government lends you up to 40% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 55% mortgage to make up the rest. You won't be charged loan fees on the 40% loan for the first five years of owning your home.

BENEFITS INCLUDE

- Buy with a 5% deposit
- 55% mortgage and 100% your home
- The remaining 40% is provided as an equity loan from the government



Who is eligible?

London Help to Buy is available to first-time buyers as well as homeowners looking to move. To qualify for a mortgage supported by this scheme:

- The property you want to buy must be newly built with a price tag of up to £600,000
- You cannot let out the property to somebody else
- You cannot enter a Part Exchange deal on your old home
- You must not own any other property at the time you buy your new home

Further conditions do apply.

The London Help to Buy scheme is a variation of the main Help to Buy: Equity Loan scheme. For full Terms and Conditions, more information and FAQs visit:

helptobuy.gov.uk

Or contact the Help to Buy agent for London

helptobuylondon.co.uk

0300 5000996

Look out for the Help to Buy logo on our new-build developments and ask the on-site Sales Team about how the scheme could work for you.



EXAMPLE FOR A HOME WITH A £599,950 PRICE TAG

- Purchase Price: £599,950
- London HTB 40%: £239,980
- Deposit: £29,997
- Interest rate: 1.55% 2 year fixed
- Monthly payment: £1146.74
- Mortgage Term (years): 30



YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR OTHER DEBT SECURED ON IT. Credit is secured against your home. Photographs show typical Linden homes. Interior may include optional upgrades or extras available at additional cost. *Subject to status, Help to Buy Terms & Condition. Available on selected properties in England only. Eligible applicants will be offered an equity loan up to a maximum of 40% of the purchase price (based on the open market value). Applicants are required to fund at least 60% of the purchase price by means of a conventional mortgage, savings/deposit where required. The equity loan is provided by the HCA and held as a second charge. This offer is not available in conjunction with any other promotion. Full details will be provided on request. Details correct at time of going to print. October 2016.

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The Quarter
 Sutton
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Floor areas
 Total sq.ft

Vale Road

Homes: 182 & 183	Total sq.ft 1312
Homes: 184 & 185	Total sq.ft 1312
Home: 186	Total sq.ft 1353



Cagny House

Home: 164	Total sq.ft 1060
Home: 165	Total sq.ft 700
Home: 166	Total sq.ft 1058
Home: 167	Total sq.ft 1048
Home: 168	Total sq.ft 700
Home: 169	Total sq.ft 1063
Home: 170	Total sq.ft 1048
Home: 171	Total sq.ft 700
Home: 172	Total sq.ft 1063



Gladsaxe House

Home: 173	Total sq.ft 764
Home: 174	Total sq.ft 559
Home: 175	Total sq.ft 755
Home: 176	Total sq.ft 815
Home: 177	Total sq.ft 559
Home: 178	Total sq.ft 755
Home: 179	Total sq.ft 815
Home: 180	Total sq.ft 559
Home: 181	Total sq.ft 755



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