



ALTO

SYLVAN HILL SE19

GET A NEW VIEW OF LIFE

Introducing ALTO, an inspired collection of 1, 2 and 3 bedroom apartments bringing the best of contemporary design to a leafy setting close to the vibrant heart of Crystal Palace.

ELEVATED LIVING. HIGH STYLE.



Live the high life at ALTO, a stylish collection of just 48 one, two and three bedroom apartments, many with far reaching views of the North Downs to wake up to. These smart, open plan apartments are bathed in natural light with single and double aspect balconies and superb interior features including high specification integrated kitchens, en-suites and bathrooms. An added attraction is underground parking and cycle storage, available for all residents.



Computer generated image is indicative of plot 48 terrace only



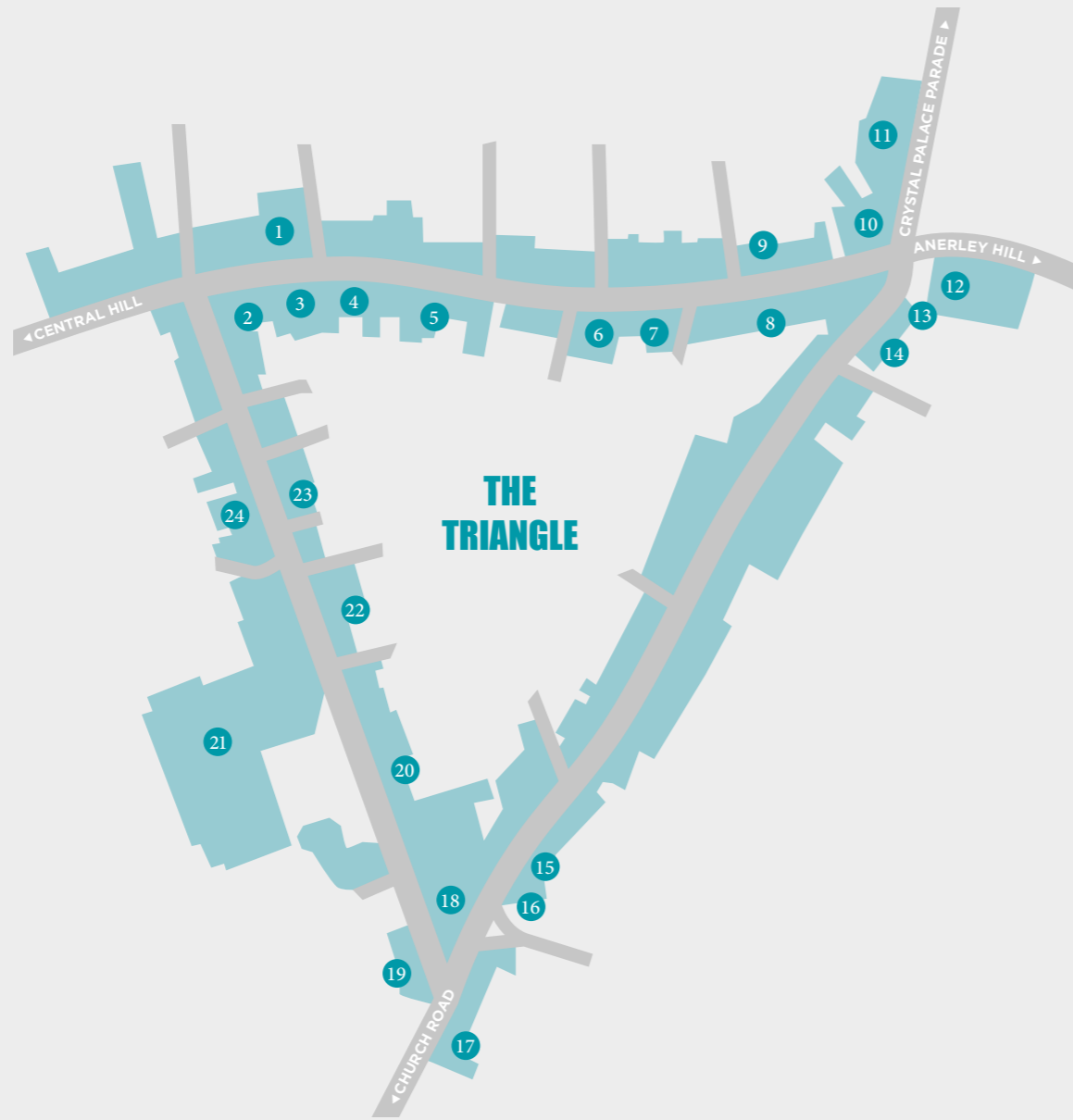
Computer generated images are indicative only

LANDMARK ARCHITECTURE. A GREEN ENVIRONMENT.



Set in private, verdant grounds, ALTO's stylishly modern architecture presents a contemporary take on art-deco themes. In an elevated position on Sylvan Hill, adjacent to Victorian houses and apartments, this well-established location is one of the highest points in south London, adding a sense of exclusivity. Views over the south of London, with its woodlands and parks are maximised by the stepped nature of the architecture, while many apartments enjoy breathtaking views of the North Downs from large balconies or terraces.

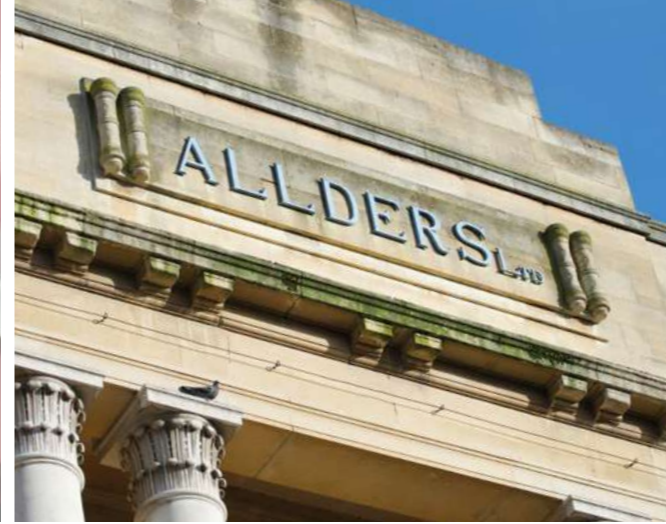
PLACES TO GO. PEOPLE TO SEE.



Shopping and socialising are a big part of living at ALTO. Just a five minute walk away you'll come to 'the triangle', an eclectic mix of high street chains, dotted with boutique clothes shops, independent bistros, restaurants and a sprinkling of classic gastropubs, all filled with character and atmosphere. There are plenty of fun and characterful choices for meeting friends, browsing and just taking time out, not to mention an indispensable Sainsbury's for all your everyday essentials.

- | | |
|------------------------|------------------------------|
| 1 Thai Crystal | 13 The Crystal Palace Market |
| 2 The Sparrowhawk | 14 CPM |
| 3 Caffè Nero | 15 YoguSensi |
| 4 Edo | 16 The Alma |
| 5 Domino's | 17 Yak & Yeti |
| 6 Joanna's | 18 The White Hart |
| 7 Ponte Nuovo | 19 Urban Orient |
| 8 Cocktail Embassy | 20 Mi Cocina Es Tuya |
| 9 The Exhibition Rooms | 21 Sainsbury's |
| 10 Westow House | 22 The Postal Order |
| 11 Café St Germain | 23 A Torre |
| 12 The Grape and Grain | 24 Domali Bar & Kitchen |



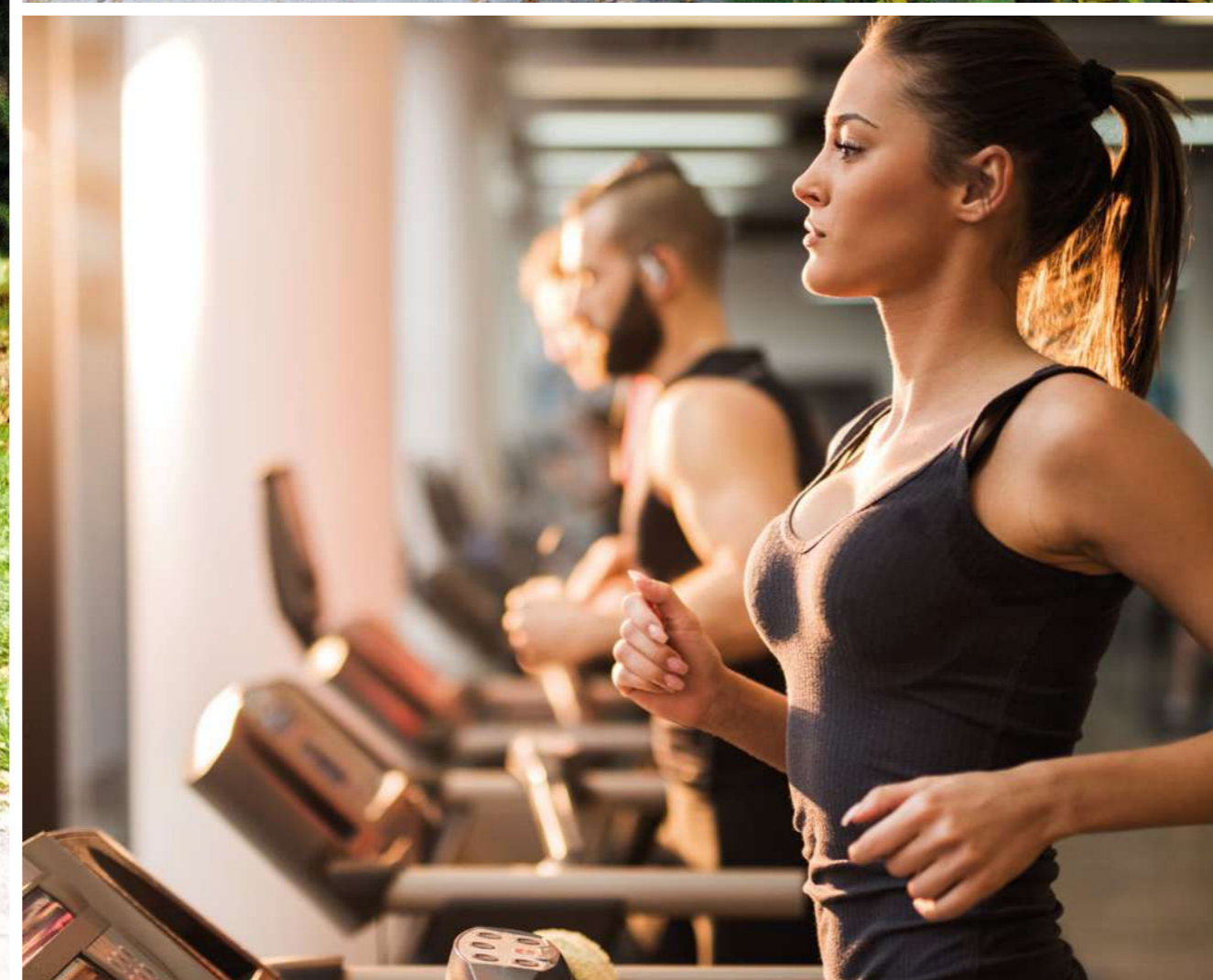


A DAY SHOPPING. A NIGHT OUT.

With its vast urban regeneration in full swing, Croydon is emerging as one of the south's leading retail and leisure destinations. Already home to the Whitgift Centre with over 140 outlets including M&S, Monsoon and Swarovski; Centrale with over 50 shops including Aldo, Boots, Debenhams, and Zara, there's also a brand new Westfield complex coming soon.

Building on the success of Boxpark, Shoreditch, Croydon's own Boxpark is bringing a new dynamic to the town, with exciting new food and drink outlets operating from regenerated shipping containers.

Croydon's vibrant nightlife takes in comedy clubs, bars, concert venues and theatres, from The Edge for live music to the Soulful Cellar wine bar. It's probably the widest choice of nightlife south of the Thames and it's all less than 4 miles away.



CHILL OUT. WORK OUT.



Step out in any direction and you'll find a variety of green spaces for walking, cycling or simply chilling out on a hot summer's day. Within half a mile are several major parks and woodlands including Crystal Palace, Norwood, Weston and Sydenham, criss-crossed with walks, ponds, lakes and cycle paths.

For working out there are plenty of local health clubs, but the biggest is the world famous Crystal Palace National Sports Centre, open to everyone, with a gym that has 120 pieces of equipment. It's set within 200 acres of parkland too and is just over a mile from your new home at ALTO.

OVERGROUND CONVENIENCE. UNDERGROUND CONNECTIONS.



From ALTO you'll have road and rail connections within minutes. A short 15 minute walk to either Crystal Palace or Gypsy Hill station gets you to London Bridge or London Victoria in 28 minutes. Both the A25 and the South Circular Road are within 2 miles and Croydon town centre is just 4 miles away. On your doorstep, surrounding attractions and the shopping centres of Croydon, Bromley and Streatham are well served by frequent bus services.

ALTO to...



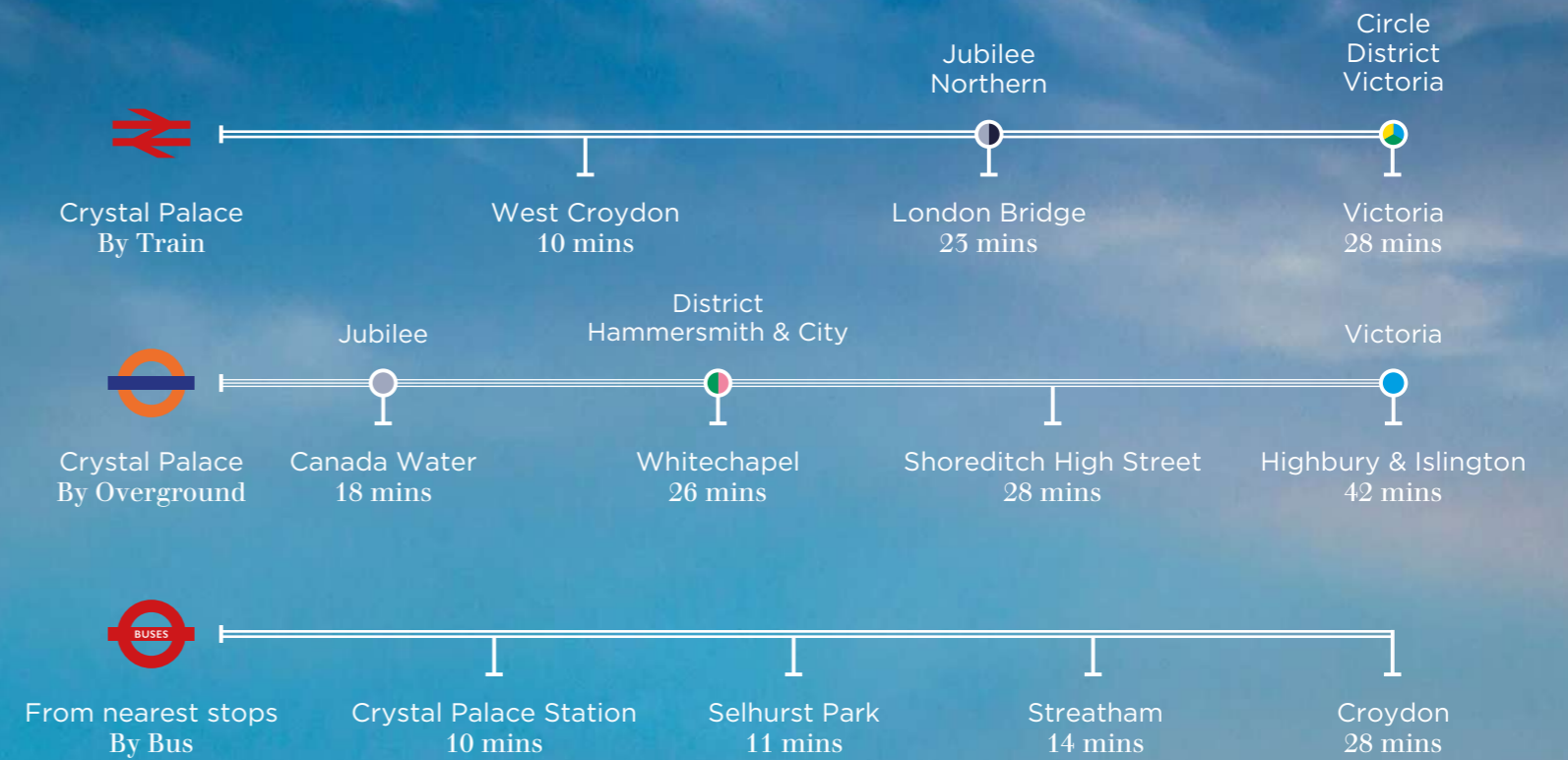
Crystal Palace station	0.7 miles / 16 mins
Crystal Palace Sports Centre	1.1 miles / 25 mins
Selhurst Park	1.2 miles / 26 mins



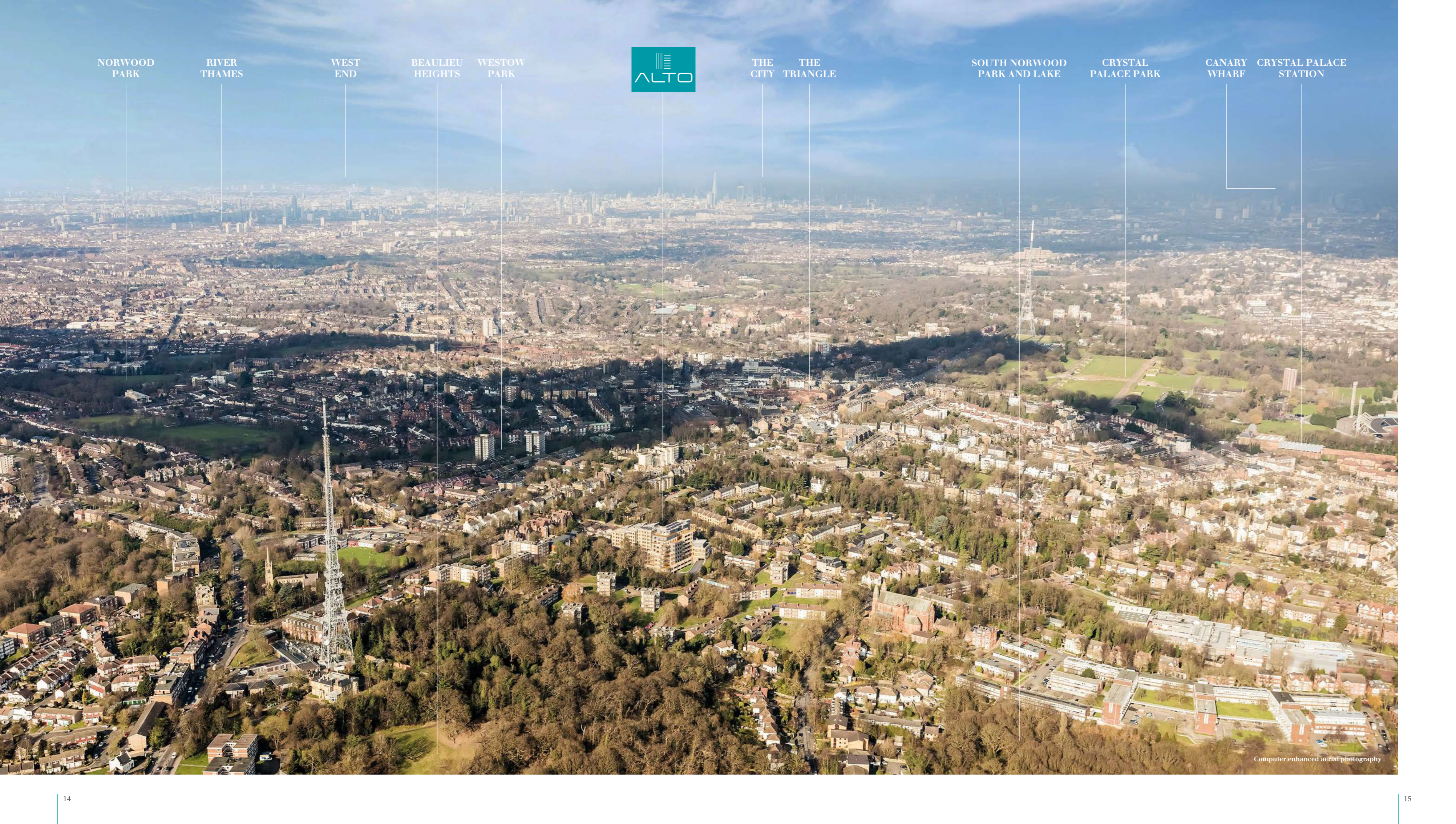
Crystal Palace station	0.7 miles / 4 mins
Gypsy Hill station	1.1 miles / 8 mins
Boxpark Croydon	3.6 miles / 23 mins
Kelsey Park	3.8 miles / 25 mins



Streatham / 3 miles
Croydon / 4 miles
Heathrow / 21 miles
Gatwick / 28 miles
Brighton / 47 miles



Travel times and distances source: www.nationalrail.co.uk, tfl.gov.uk and www.google.co.uk/maps



NORWOOD
PARK

RIVER
THAMES

WEST
END

BEAULIEU
HEIGHTS

WESTOW
PARK



THE
CITY

THE
TRIANGLE

SOUTH NORWOOD
PARK AND LAKE

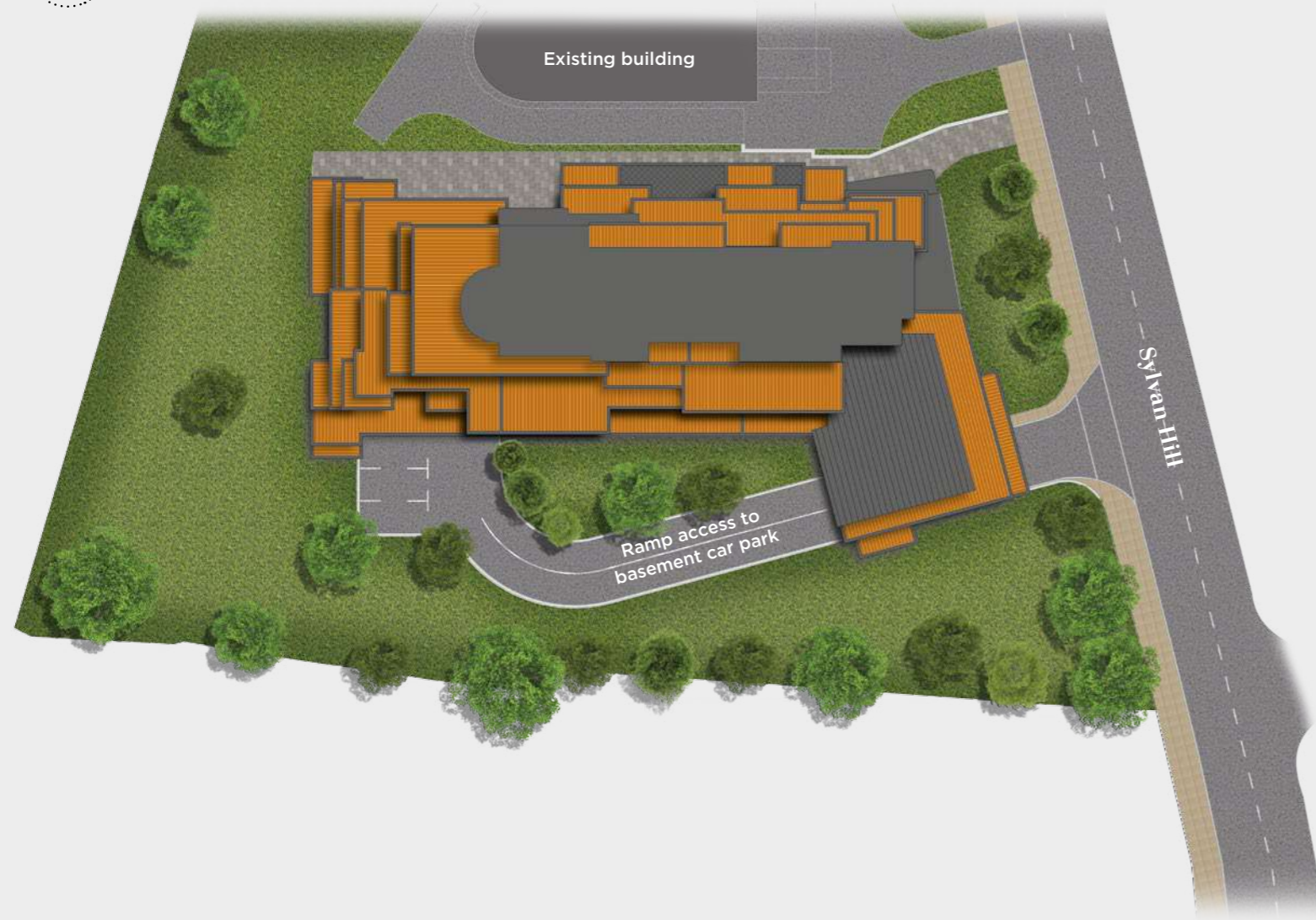
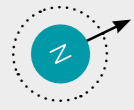
CRYSTAL
PALACE PARK

CANARY
WHARF

CRYSTAL PALACE
STATION

Computer-enhanced aerial photography

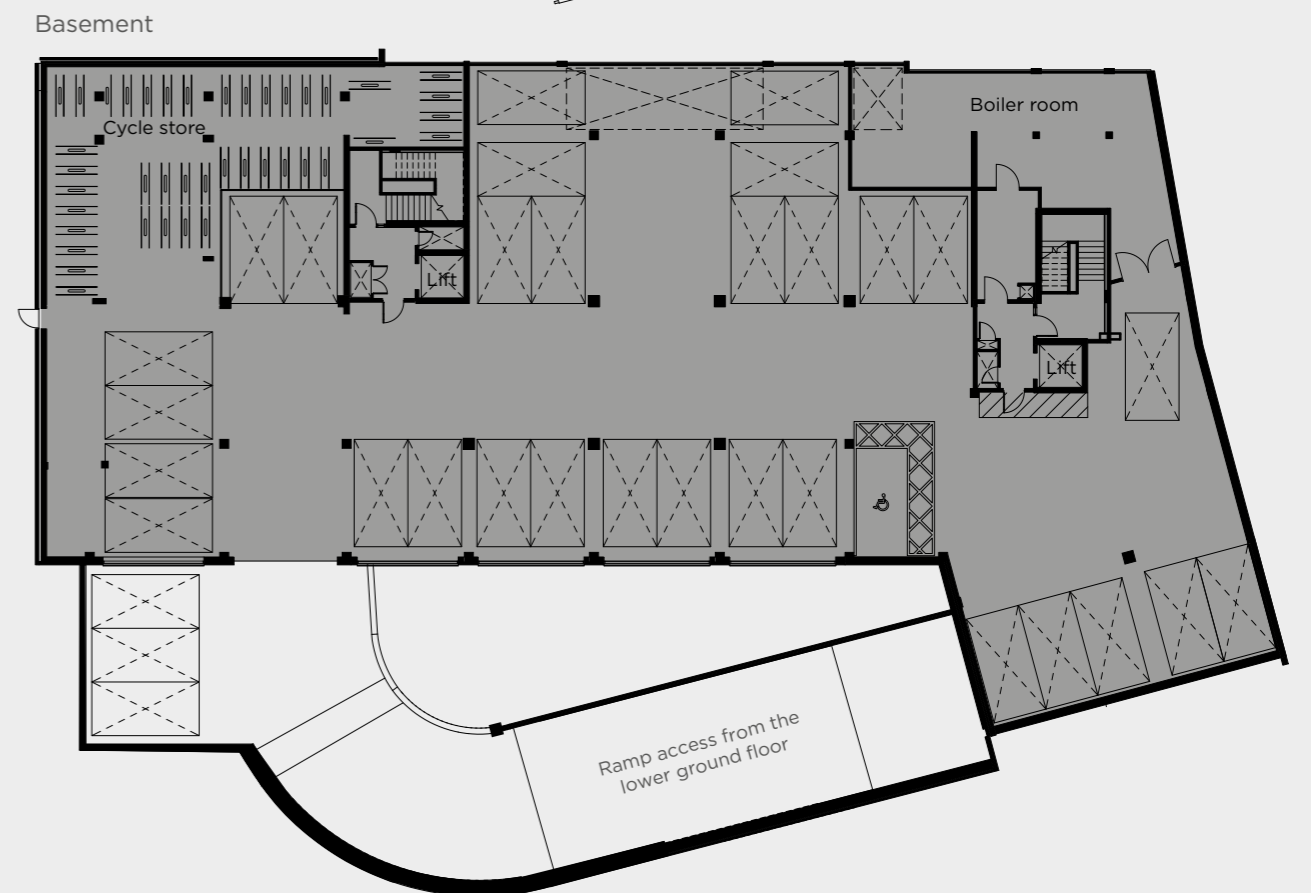
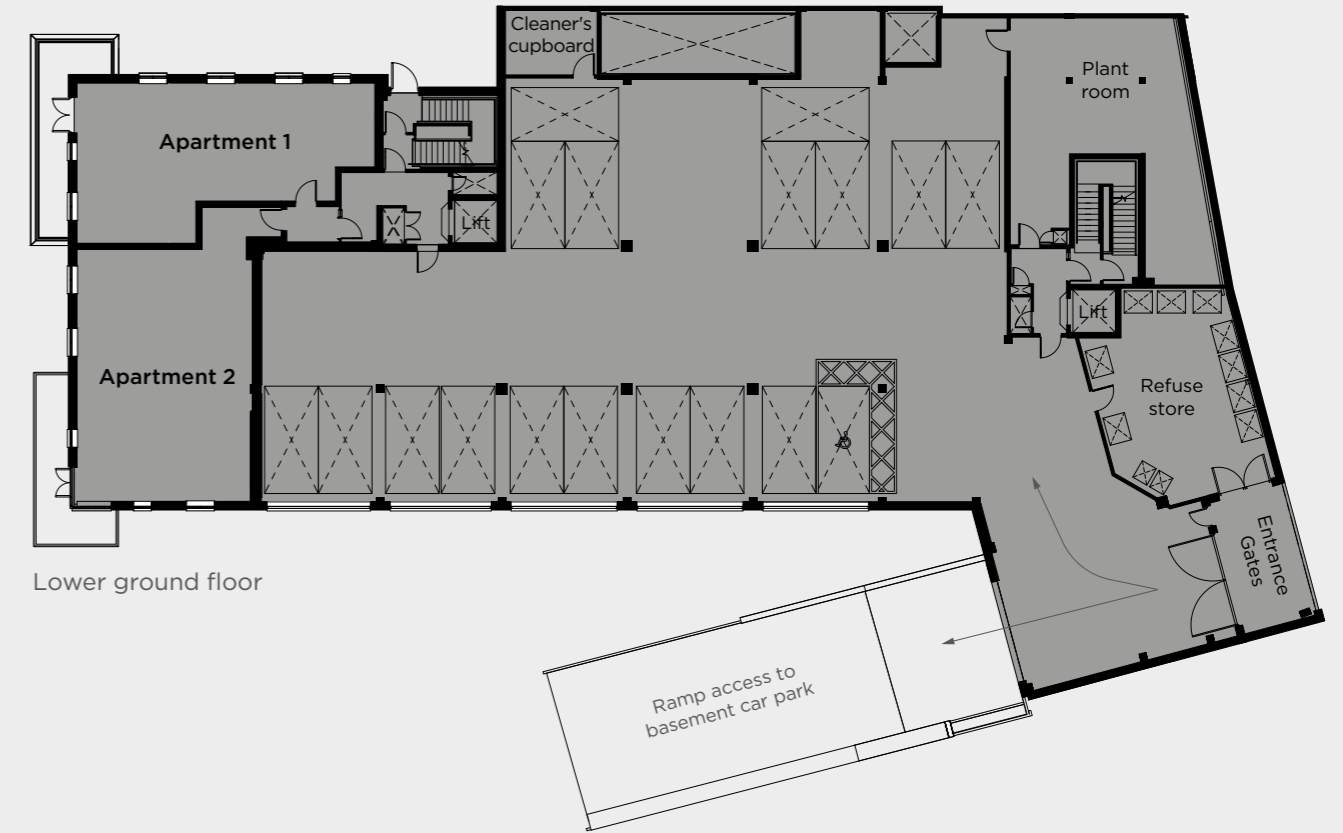
SITE PLAN



Set in landscaped grounds, the stepped architecture of ALTO ensures that most residents enjoy views of their surroundings and beyond from their balconies. With contemporary specifications, underground parking and cycle storage these are apartments designed for the best of modern living.

Site plan is indicative only

PARKING PLANS



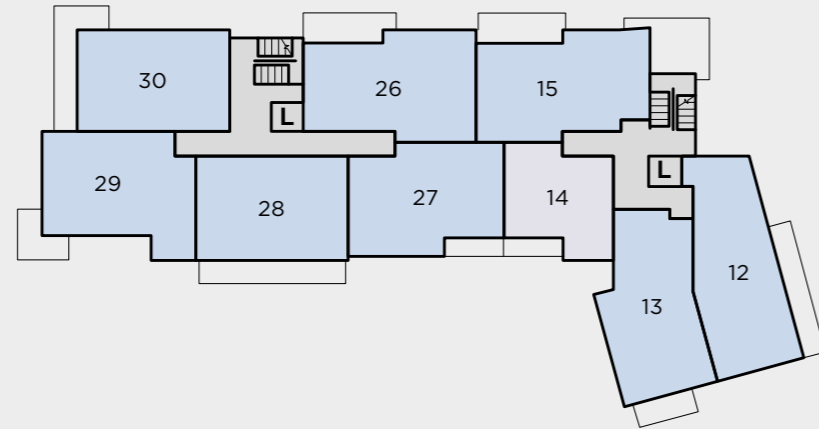
- KEY
- Internal area
 - External area

FLOOR LAYOUTS

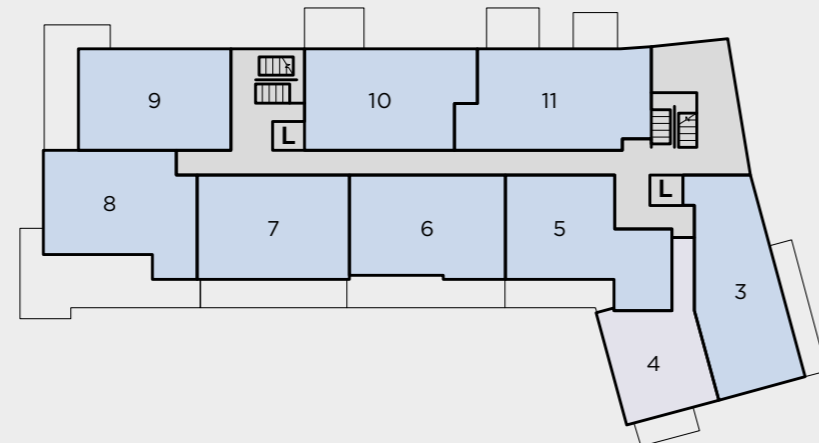
Second floor



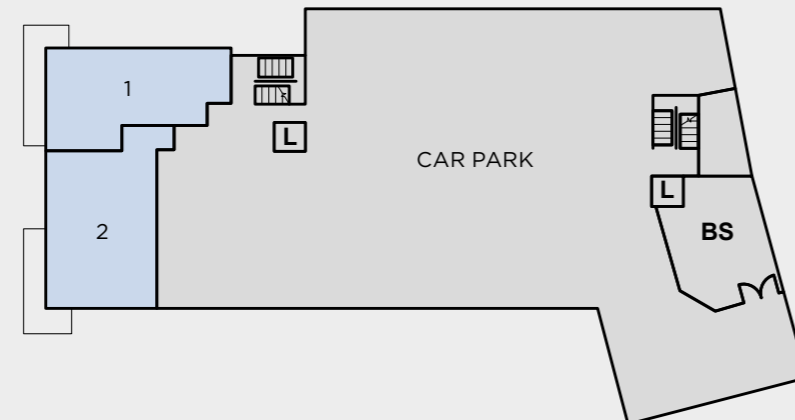
First floor



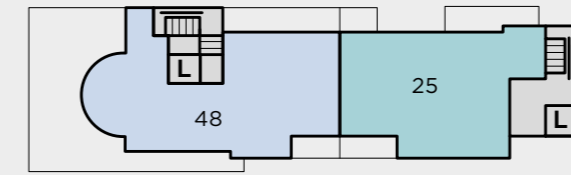
Ground floor



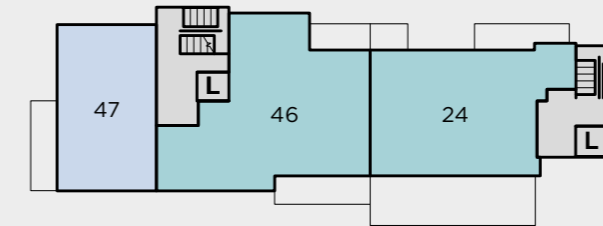
Lower ground floor



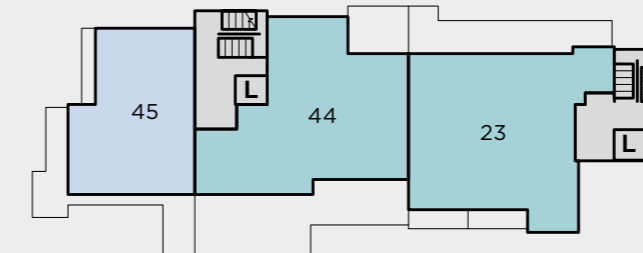
Seventh floor



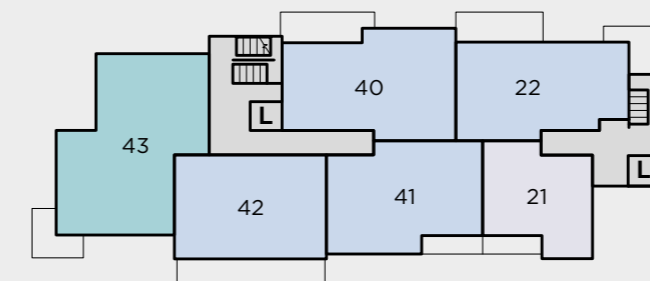
Sixth floor



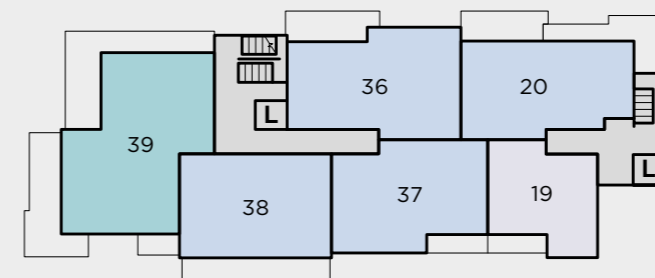
Fifth floor



Fourth floor



Third floor

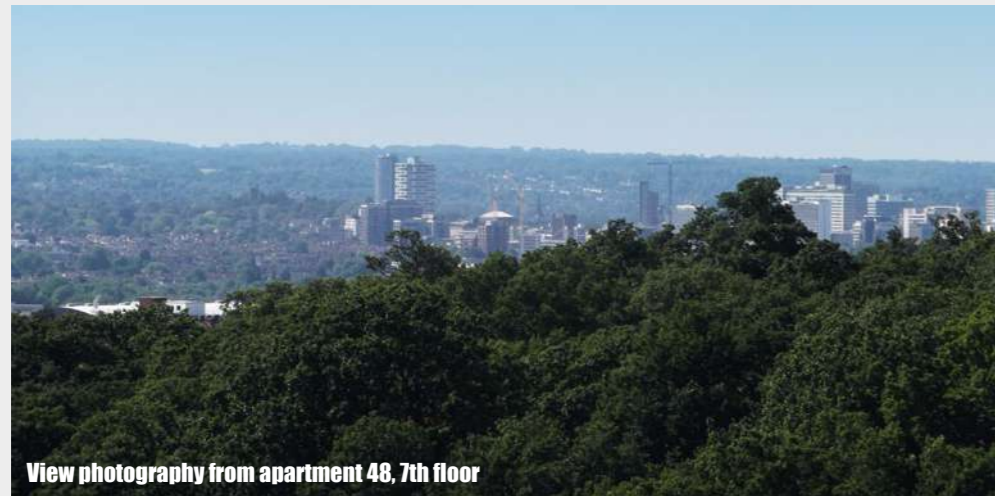


KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- L Lift
- BS Bin Store

5th, 6th and 7th floor apartments benefit from upgraded premium specification.

WHAT'S YOUR VIEW?



View photography from apartment 48, 7th floor

Many of the apartments at ALTO enjoy views of the immediate surroundings or the distant countryside beyond towards the South Downs. On these pages we show you example views from four different floors, but these views will vary from apartment to apartment - our Sales Executives in our marketing suite can assist with further information.



View photography from apartment 16, 2nd floor



View photography from apartment 43, 4th floor



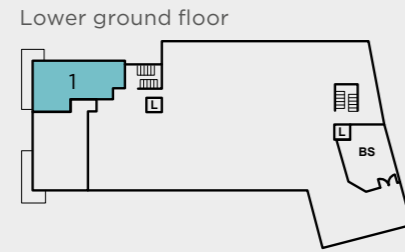
View photography from apartment 45, 5th floor



View photography from apartment 47, 6th floor

APARTMENT 1

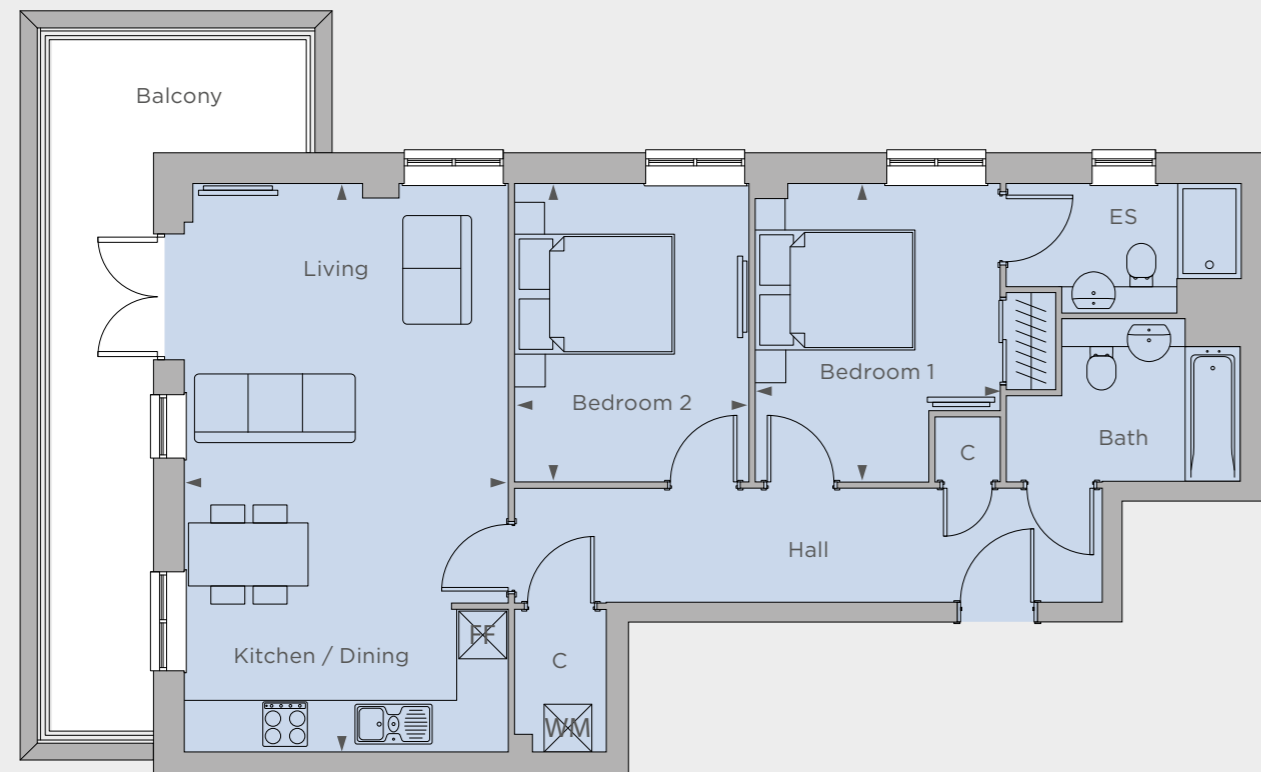
2 bedroom



Kitchen / Dining / Living
7.15m x 4.00m 23'5" x 13'2"

Bedroom 1
3.75m x 3.05m 12'3" x 10'1"

Bedroom 2
3.75m x 2.95m 12'3" x 9'7"

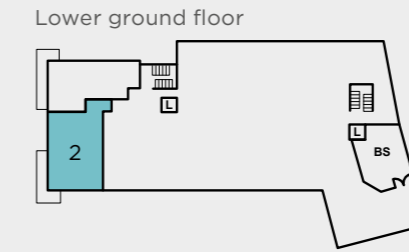


FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements were taken from plans in metric measurements. Imperial measurements are for guidance purposes only. Kitchen layouts are indicative only. Window arrangements may vary. Please contact your Sales Executive for more information.

APARTMENT 2

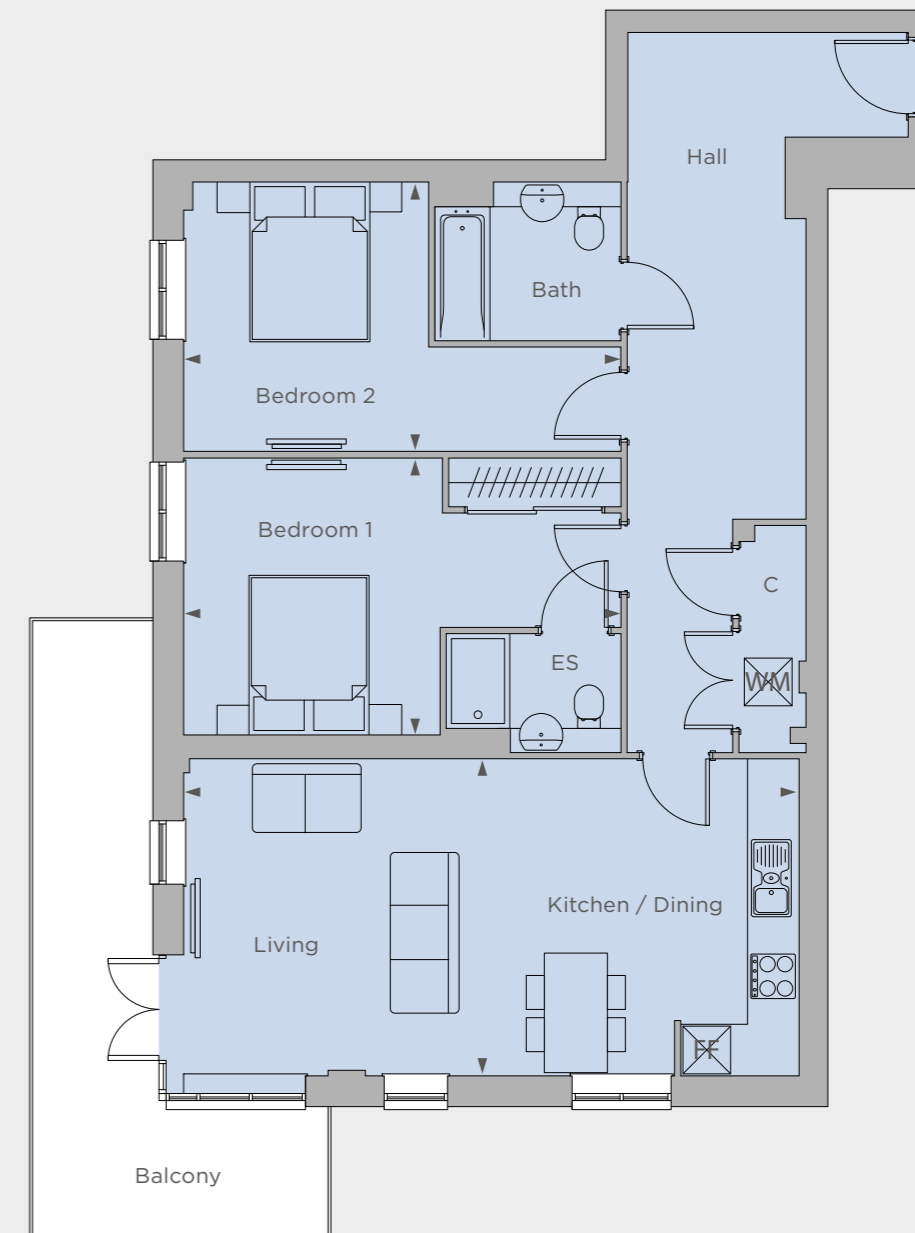
2 bedroom



Kitchen / Dining / Living
3.95m x 7.70m 13'1" x 25'4"

Bedroom 1
3.45m x 5.45m 11'5" x 17'9"

Bedroom 2
3.35m x 5.50m 11'1" x 18'1"



FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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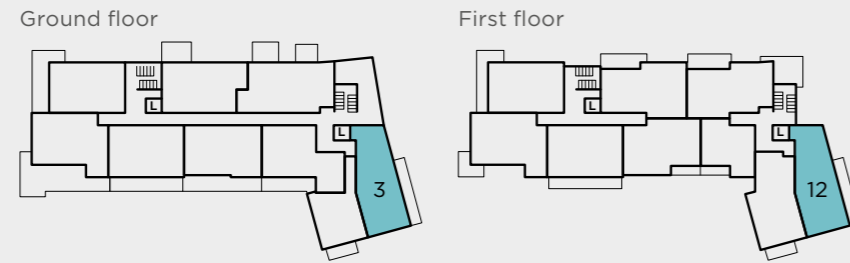
APARTMENTS 3 & 12

2 bedroom

Kitchen / Dining / Living
7.00m x 6.15m 22'10" x 20'3"

Bedroom 1
3.25m x 4.45m 10'7" x 14'7"

Bedroom 2
2.75m x 3.70m 9'2" x 12'2"



FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column

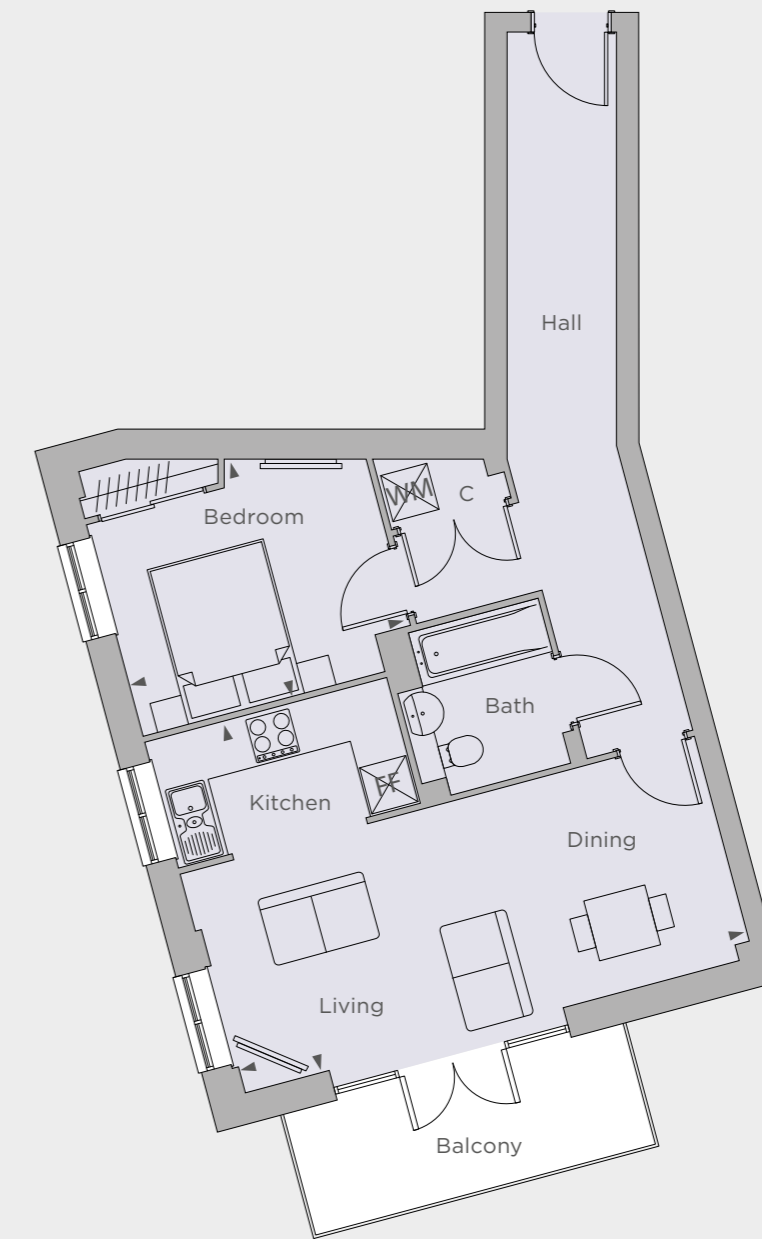
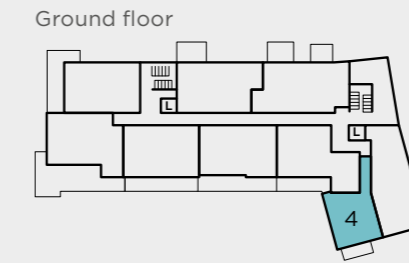
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APARTMENT 4

1 bedroom

Kitchen / Dining / Living
4.55m x 6.70m 15'1" x 21'10"

Bedroom
3.10m x 3.60m 10'2" x 11'8"

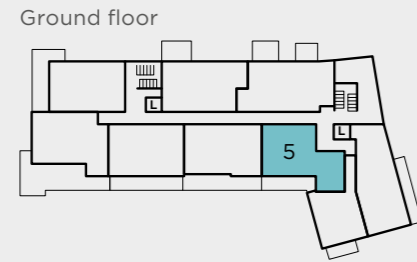


FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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APARTMENT 5

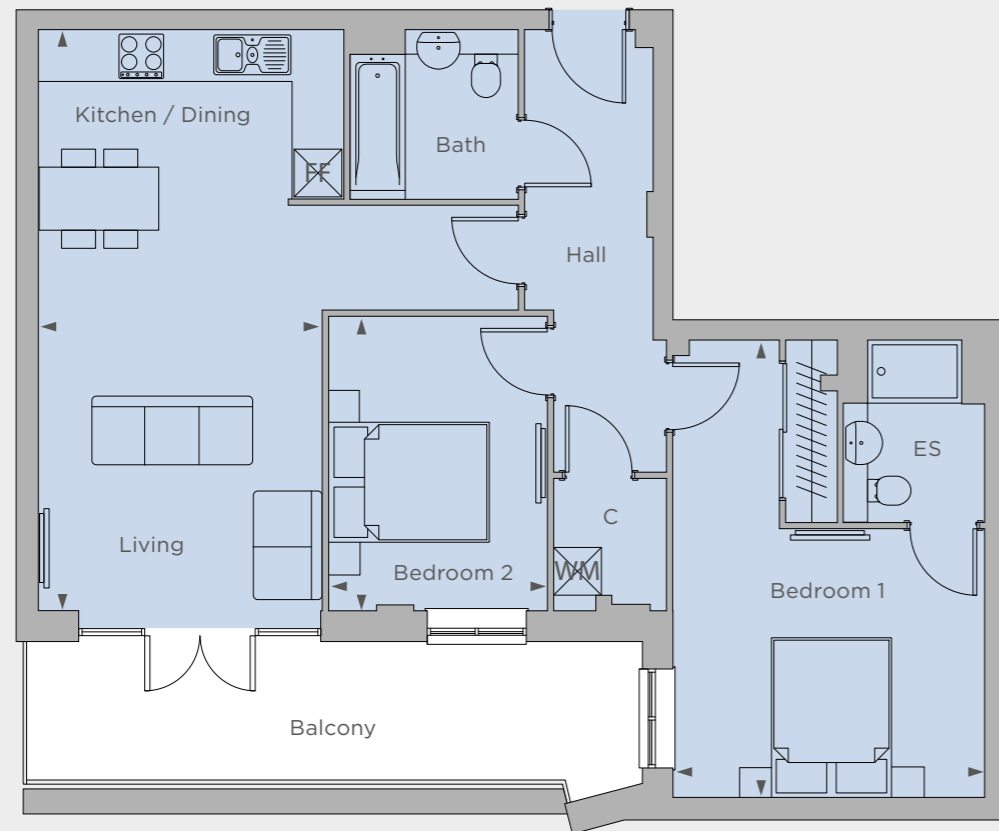
2 bedroom



Kitchen / Dining / Living
7.30m x 3.55m 24'0" x 11'7"

Bedroom 1
5.75m x 3.90m 18'9" x 12'9"

Bedroom 2
3.70m x 2.75m 12'2" x 9'1"

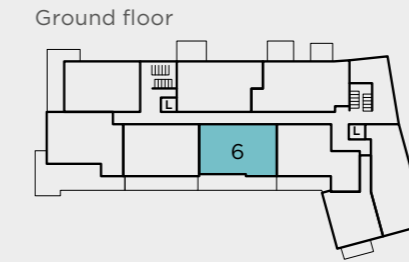


FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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APARTMENT 6

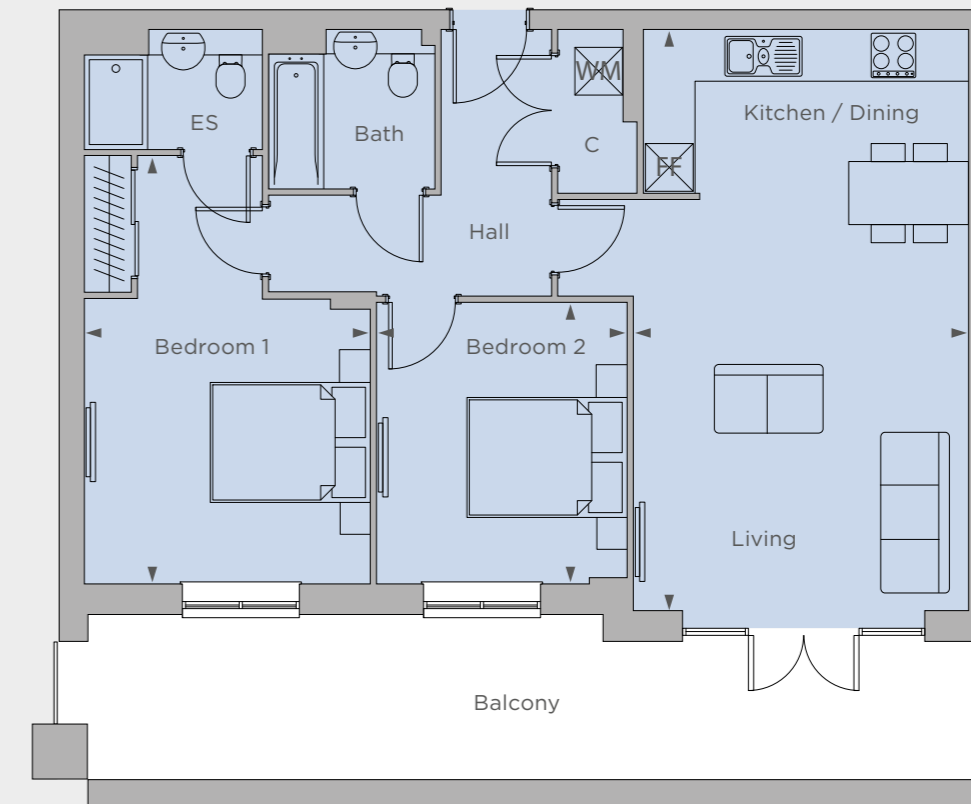
2 bedroom



Kitchen / Dining / Living
7.30m x 4.20m 24'0" x 13'9"

Bedroom 1
5.35m x 3.60m 17'7" x 11'8"

Bedroom 2
3.50m x 3.15m 11'6" x 10'4"



FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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APARTMENTS 7, 28, 33, 38 & 42

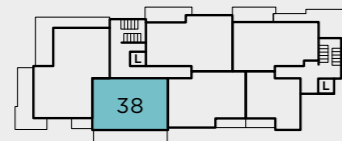
2 bedroom

Kitchen / Dining / Living
7.30m x 4.40m 24'0" x 14'5"

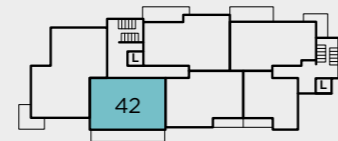
Bedroom 1
4.90m x 3.65m 16'2" x 12'1"

Bedroom 2
4.00m x 2.55m 13'2" x 8'5"

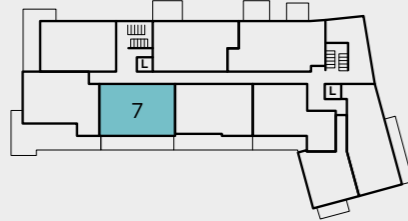
Third floor



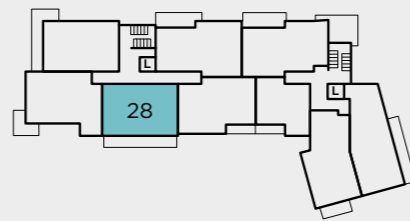
Fourth floor



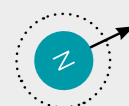
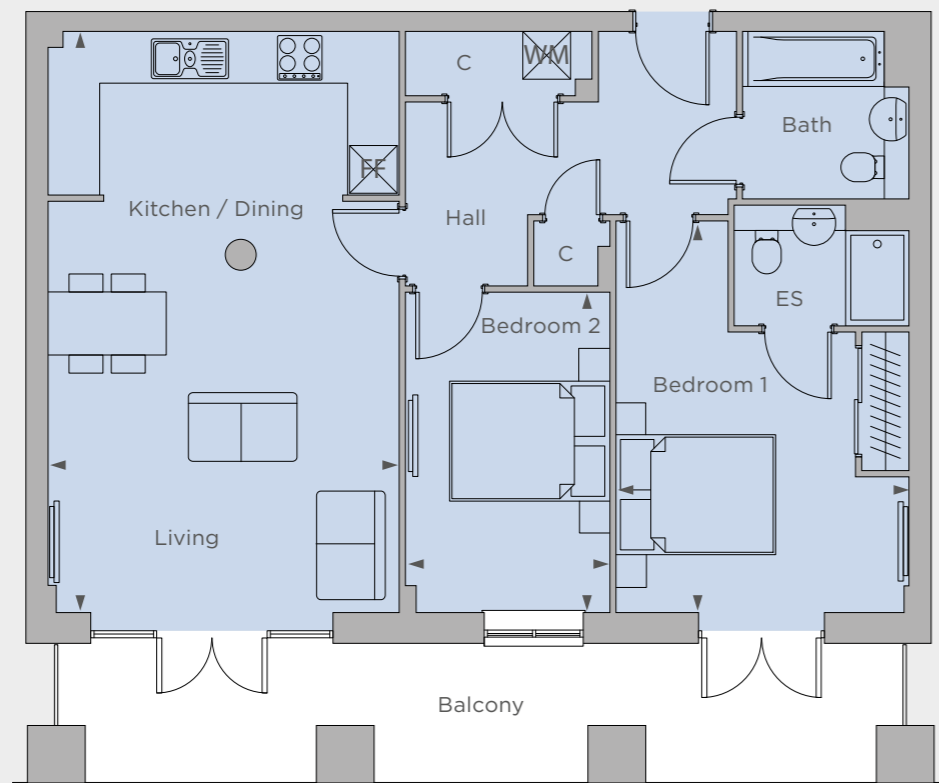
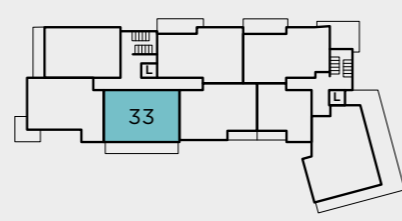
Ground floor



First floor



Second floor



FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column

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APARTMENT 8

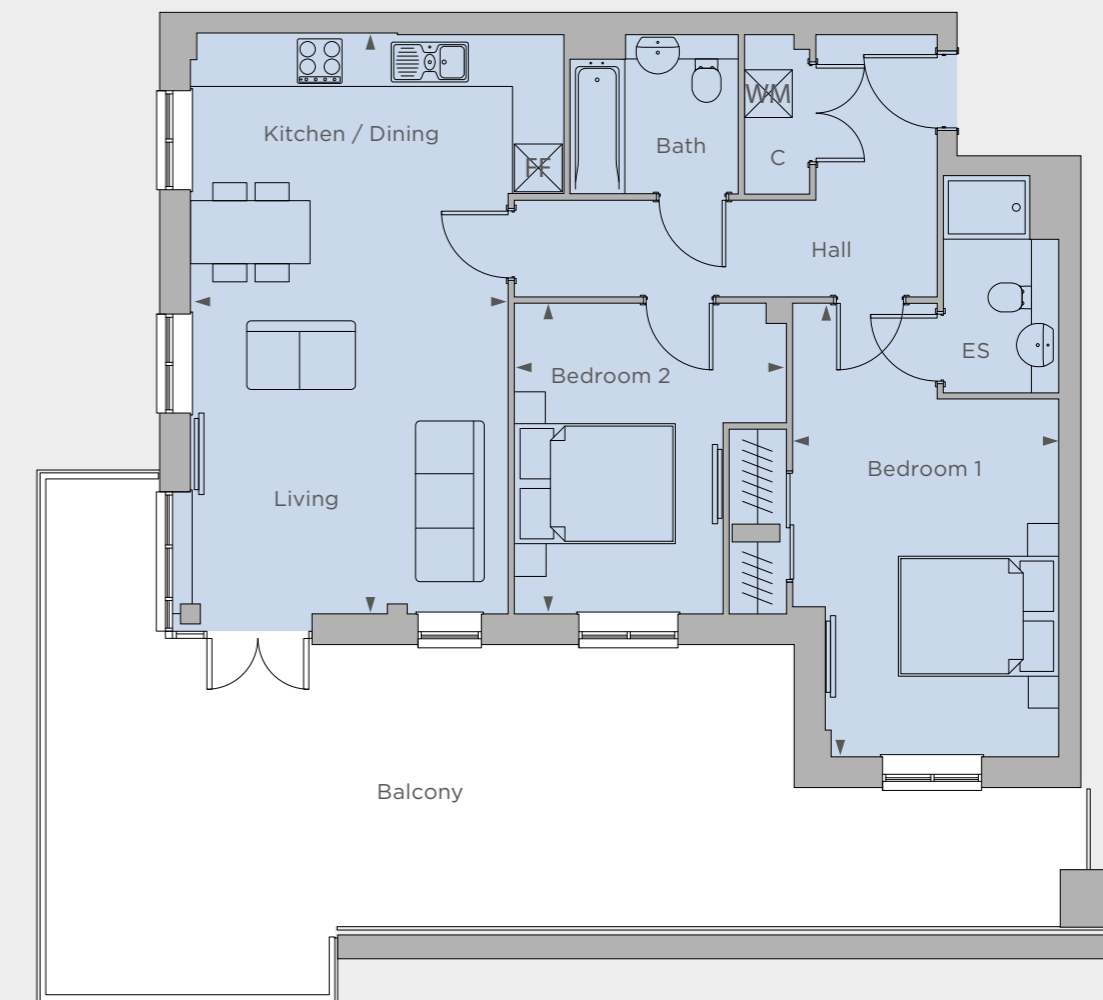
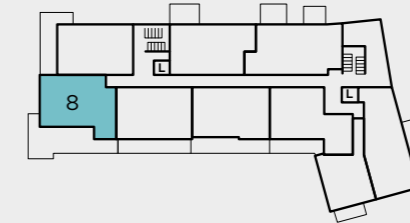
2 bedroom

Kitchen / Dining / Living
7.25m x 4.70m 23'9" x 15'4"

Bedroom 1
5.70m x 3.35m 18'7" x 10'10"

Bedroom 2
3.90m x 3.40m 12'8" x 11'2"

Ground floor

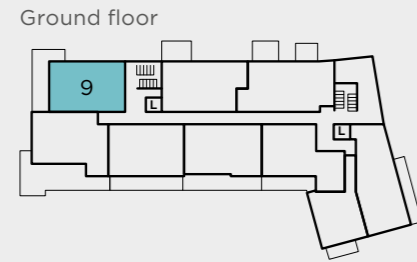


FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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APARTMENT 9

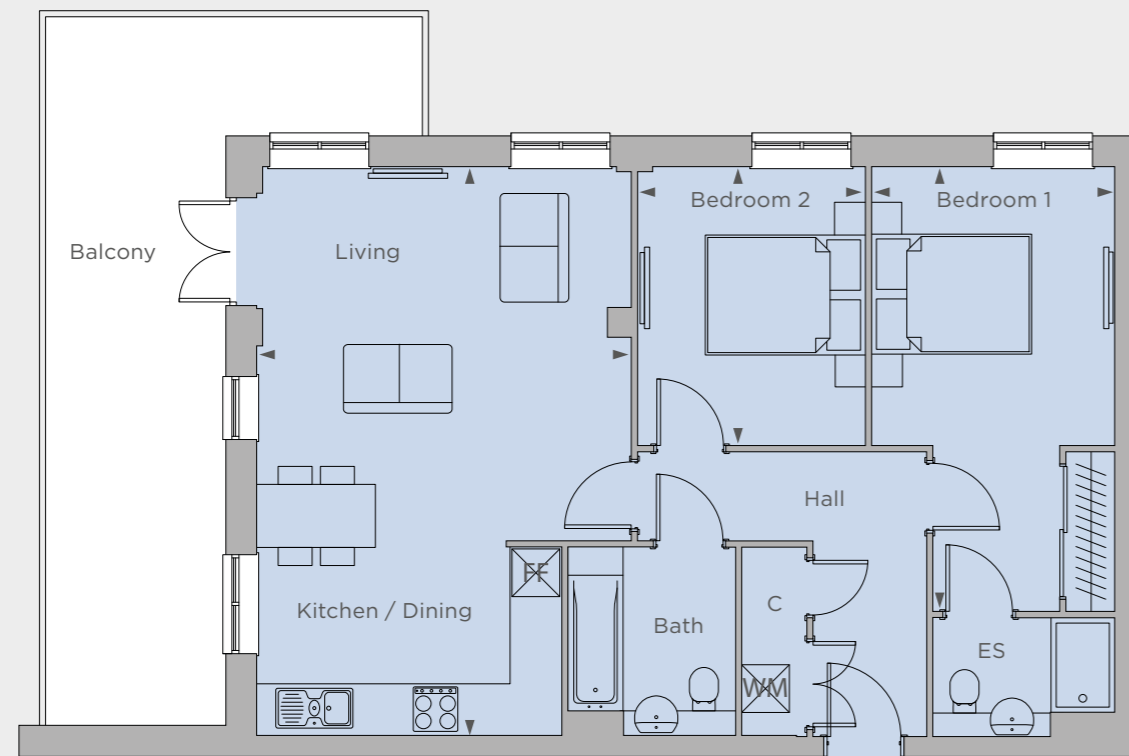
2 bedroom



Kitchen / Dining / Living
7.15m x 4.70m 23'5" x 15'5"

Bedroom 1
5.60m x 3.05m 18'4" x 10'0"

Bedroom 2
3.50m x 2.85m 11'5" x 9'4"

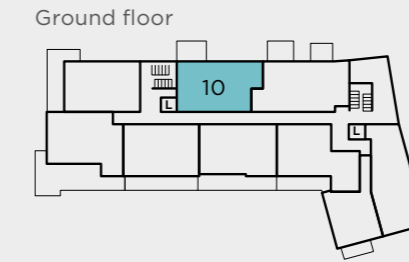


FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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APARTMENT 10

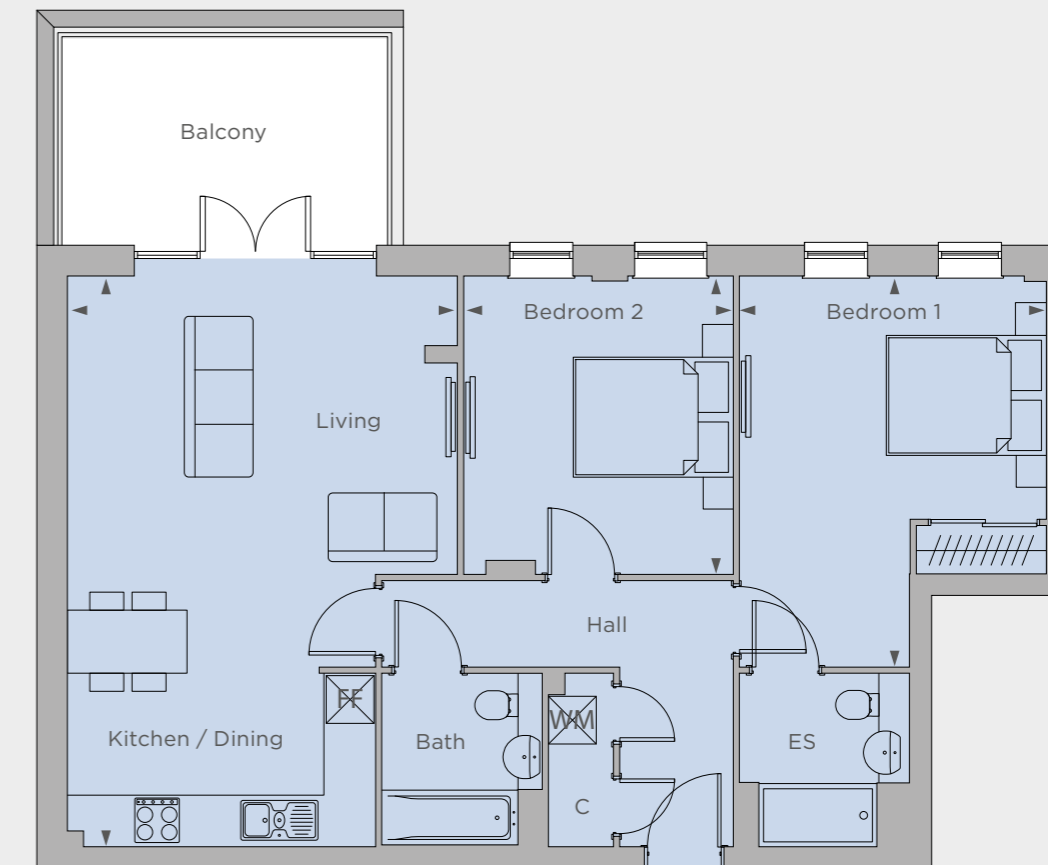
2 bedroom



Kitchen / Dining / Living
4.90m x 7.15m 16'1" x 23'6"

Bedroom 1
4.85m x 3.85m 15'9" x 12'7"

Bedroom 2
3.75m x 3.40m 12'3" x 11'1"



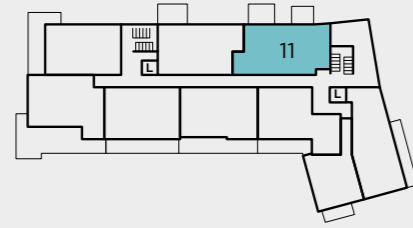
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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APARTMENT 11

2 bedroom

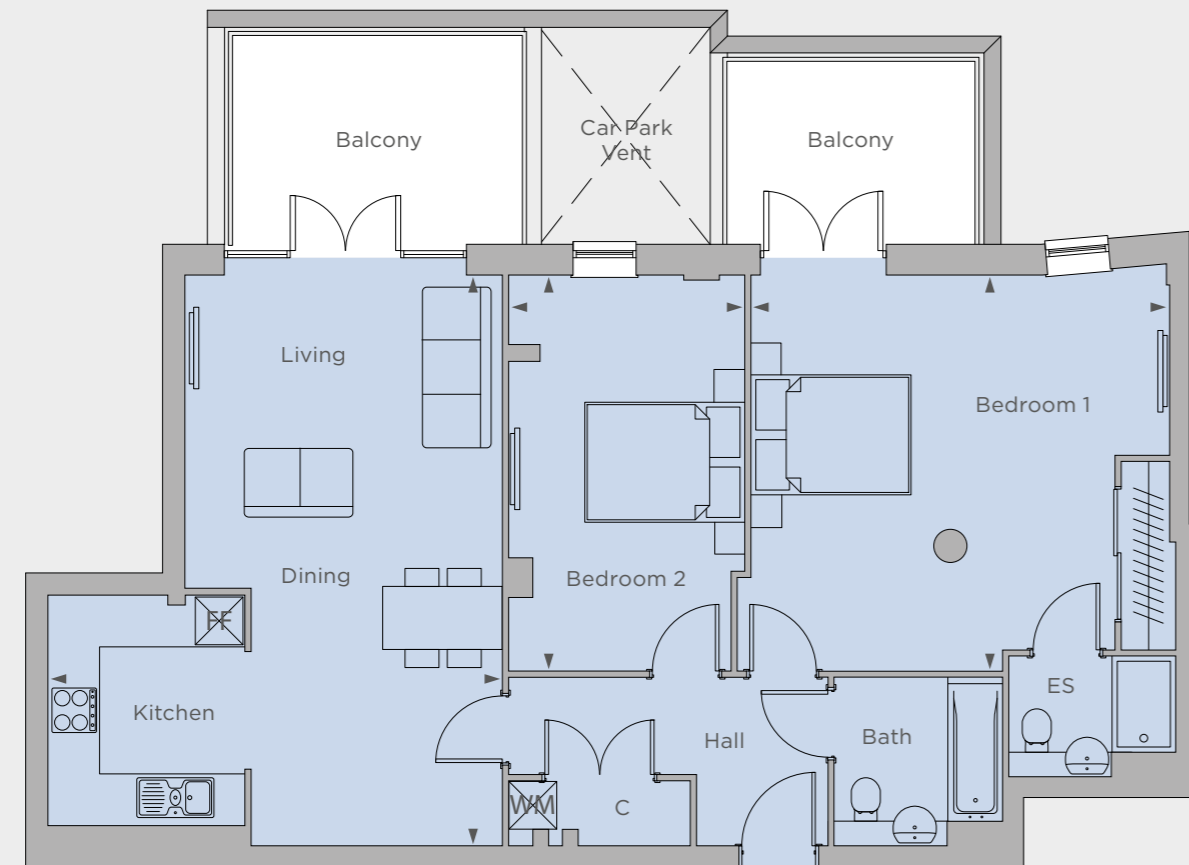
Ground floor



Kitchen / Dining / Living
7.15m x 5.70m 23'6" x 18'8"

Bedroom 1
4.95m x 5.25m 16'3" x 17'3"

Bedroom 2
4.95m x 2.95m 16'3" x 9'8"



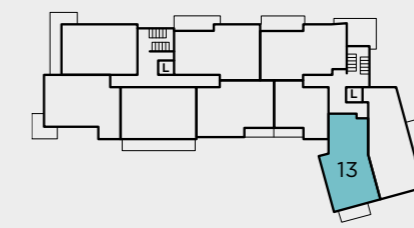
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column

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APARTMENT 13

2 bedroom

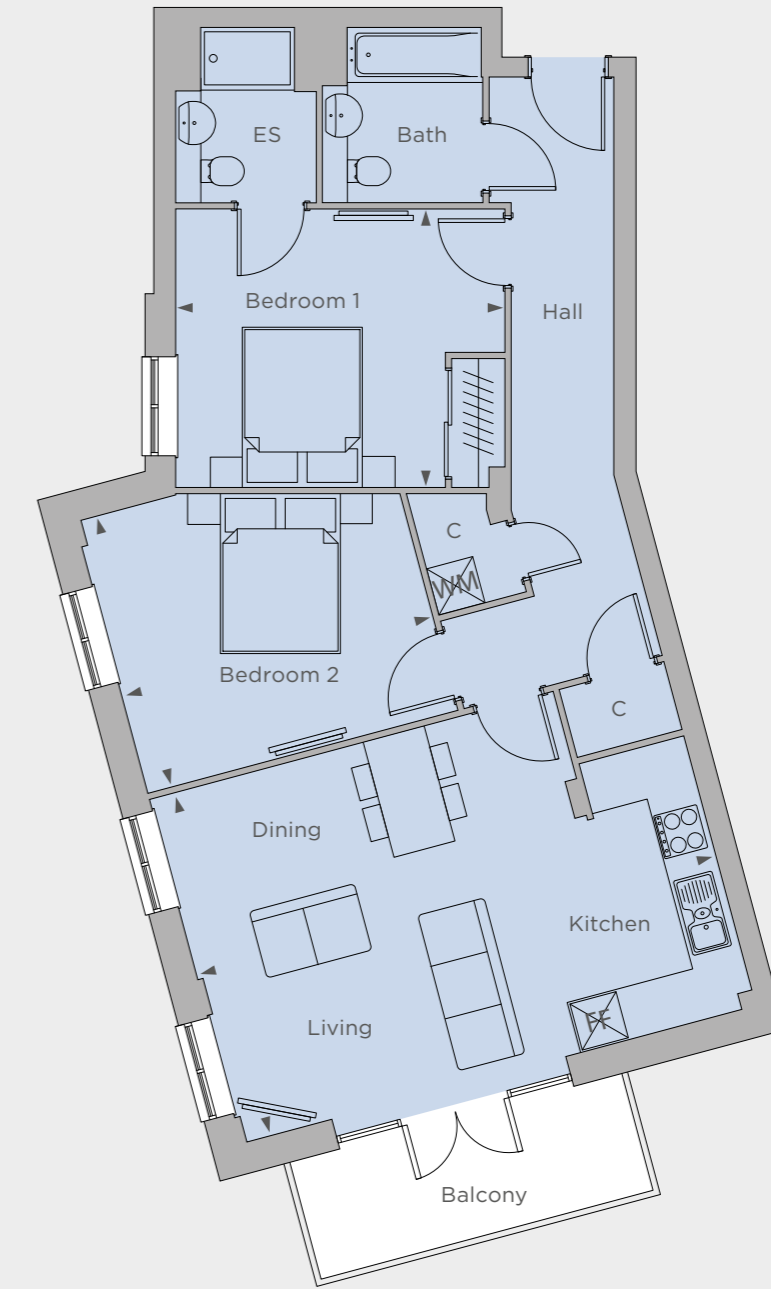
First floor



Kitchen / Dining / Living
4.45m x 6.70m 14'7" x 22'0"

Bedroom 1
3.50m x 4.10m 11'5" x 13'6"

Bedroom 2
3.50m x 4.00m 11'6" x 13'3"



FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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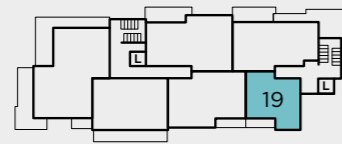
APARTMENTS 14, 17, 19 & 21

1 bedroom

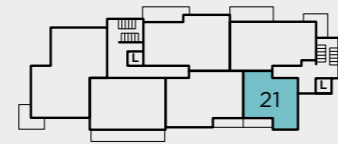
Kitchen / Dining / Living
6.65m x 4.35m 21'9" x 14'1"

Bedroom
4.90m x 3.30m 16'2" x 10'9"

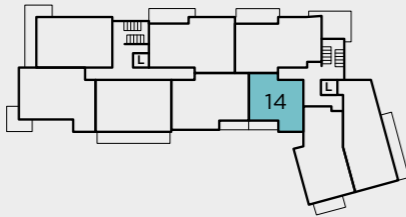
Third floor



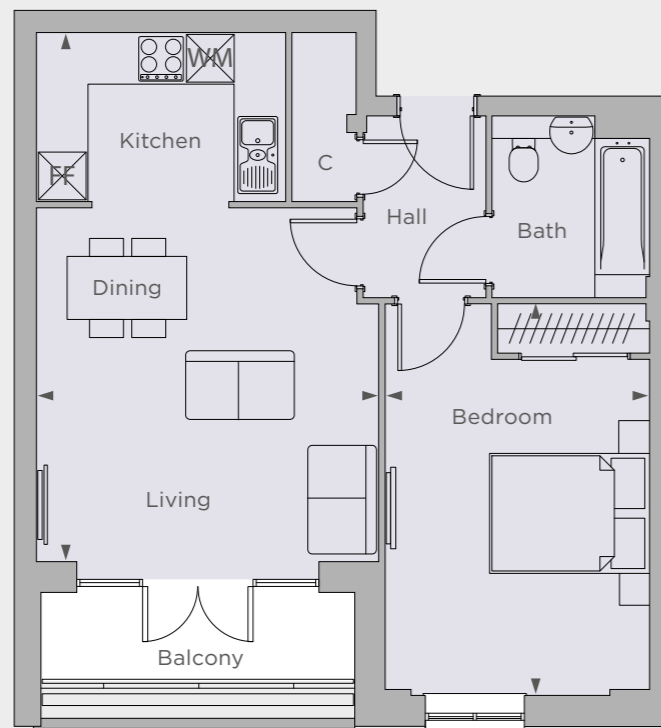
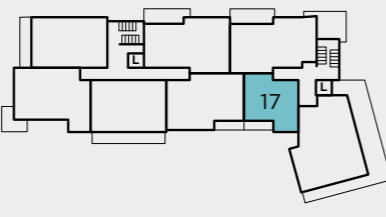
Fourth floor



First floor



Second floor



FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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APARTMENTS 15 & 18

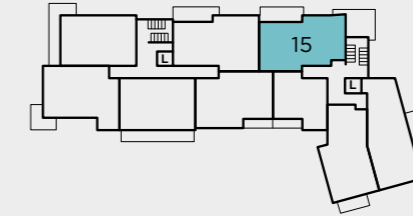
2 bedroom

Kitchen / Dining / Living
6.85m x 4.25m 22'6" x 14'1"

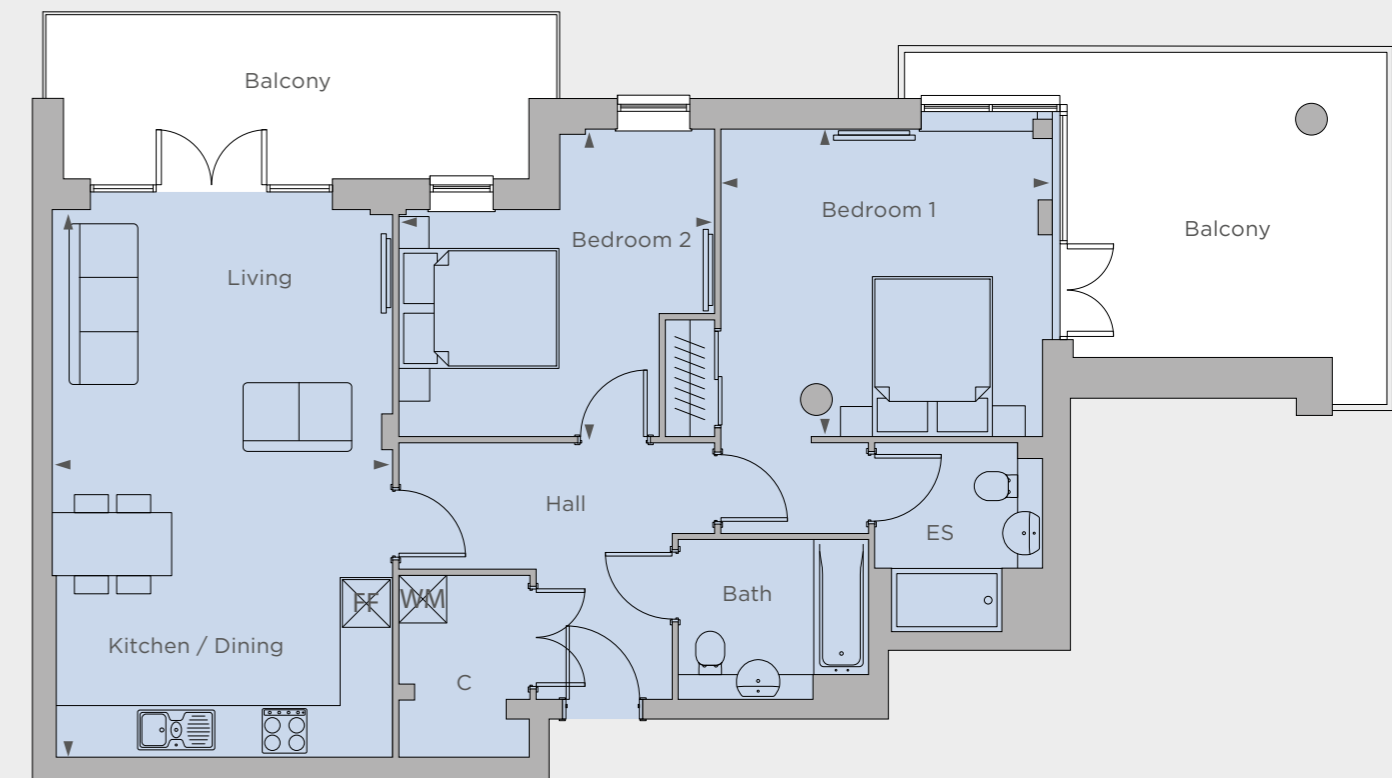
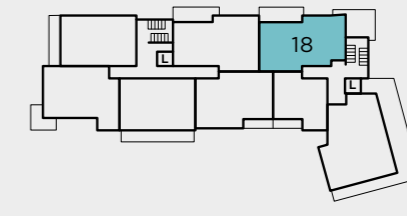
Bedroom 1
3.85m x 3.80m 12'7" x 12'5"

Bedroom 2
3.90m x 3.95m 12'9" x 13'1"

First floor



Second floor



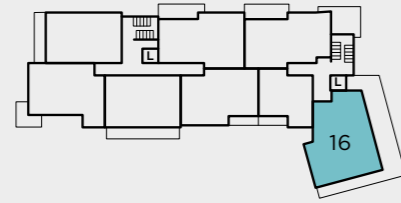
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column

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APARTMENT 16

3 bedroom

Second floor



Kitchen / Dining / Living
8.45m x 5.10m 27'7" x 16'7"

Bedroom 1
4.80m x 4.70m 15'8" x 15'6"

Bedroom 2
3.20m x 3.20m 10'6" x 10'6"

Bedroom 3
3.20m x 3.55m 10'6" x 11'7"



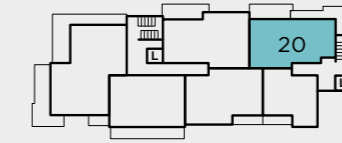
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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APARTMENT 20

2 bedroom

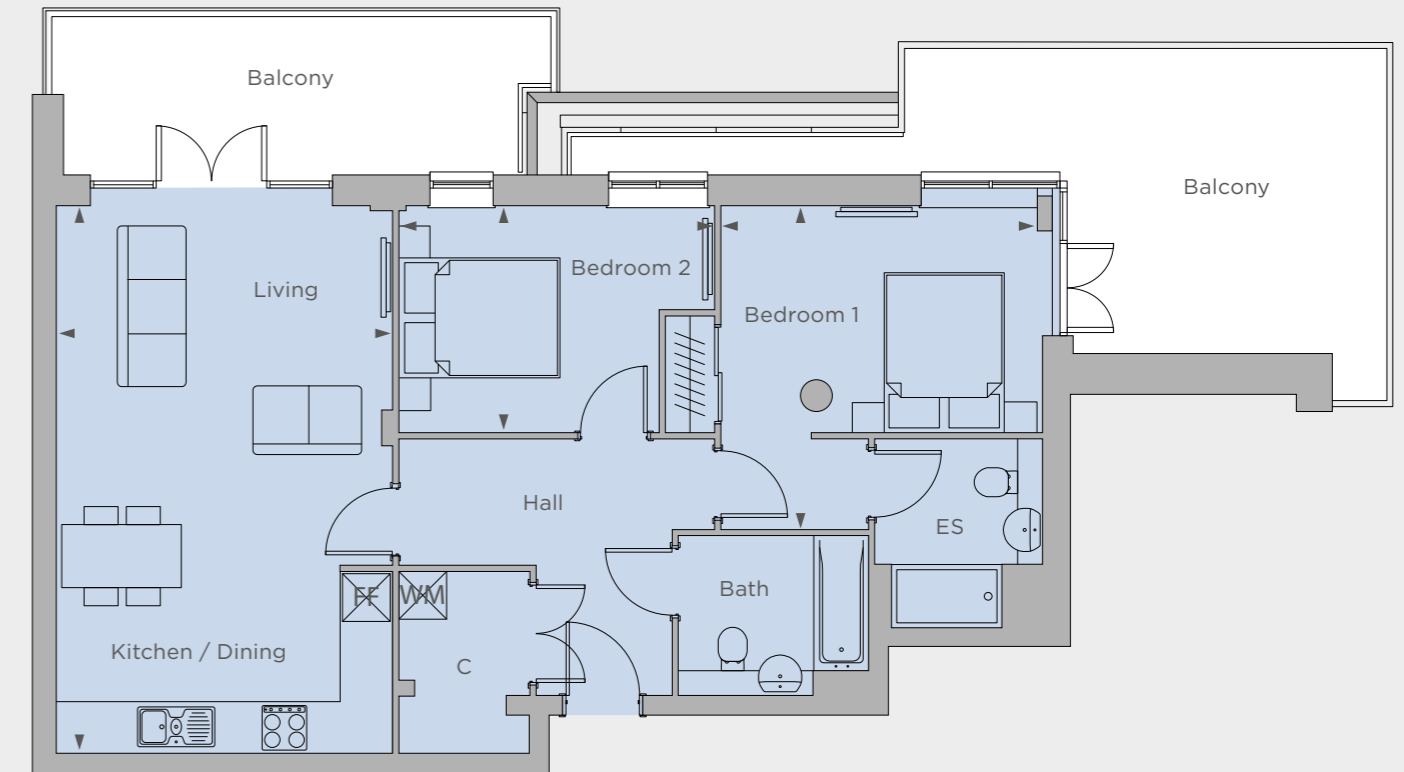
Third floor



Kitchen / Dining / Living
6.85m x 4.25m 22'6" x 13'10"

Bedroom 1
4.05m x 4.00m 13'4" x 13'3"

Bedroom 2
2.85m x 3.95m 9'4" x 13'1"



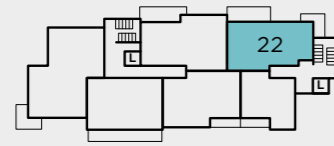
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column

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APARTMENT 22

2 bedroom

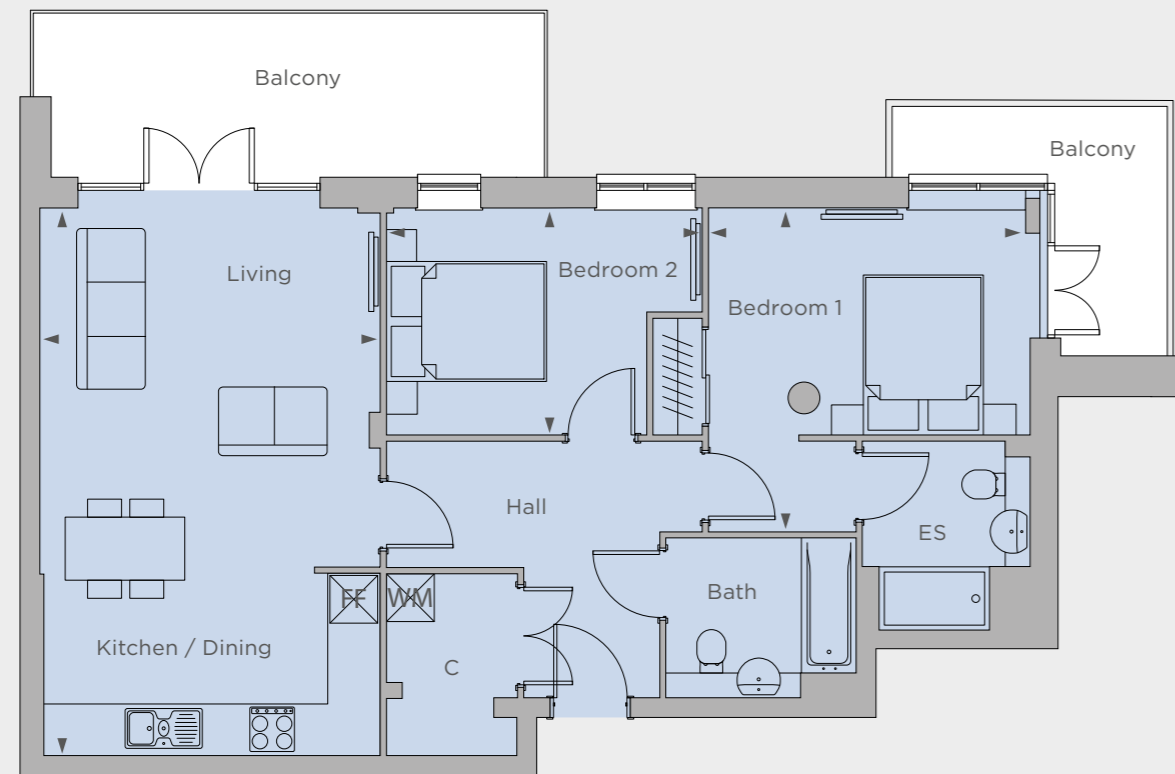
Fourth floor



Kitchen / Dining / Living
6.85m x 4.25m 22'6" x 13'10"

Bedroom 1
2.85m x 4.05m 9'4" x 13'3"

Bedroom 2
2.85m x 3.95m 9'4" x 13'1"



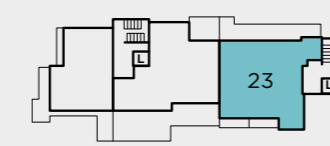
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column

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APARTMENT 23

3 bedroom

Fifth floor

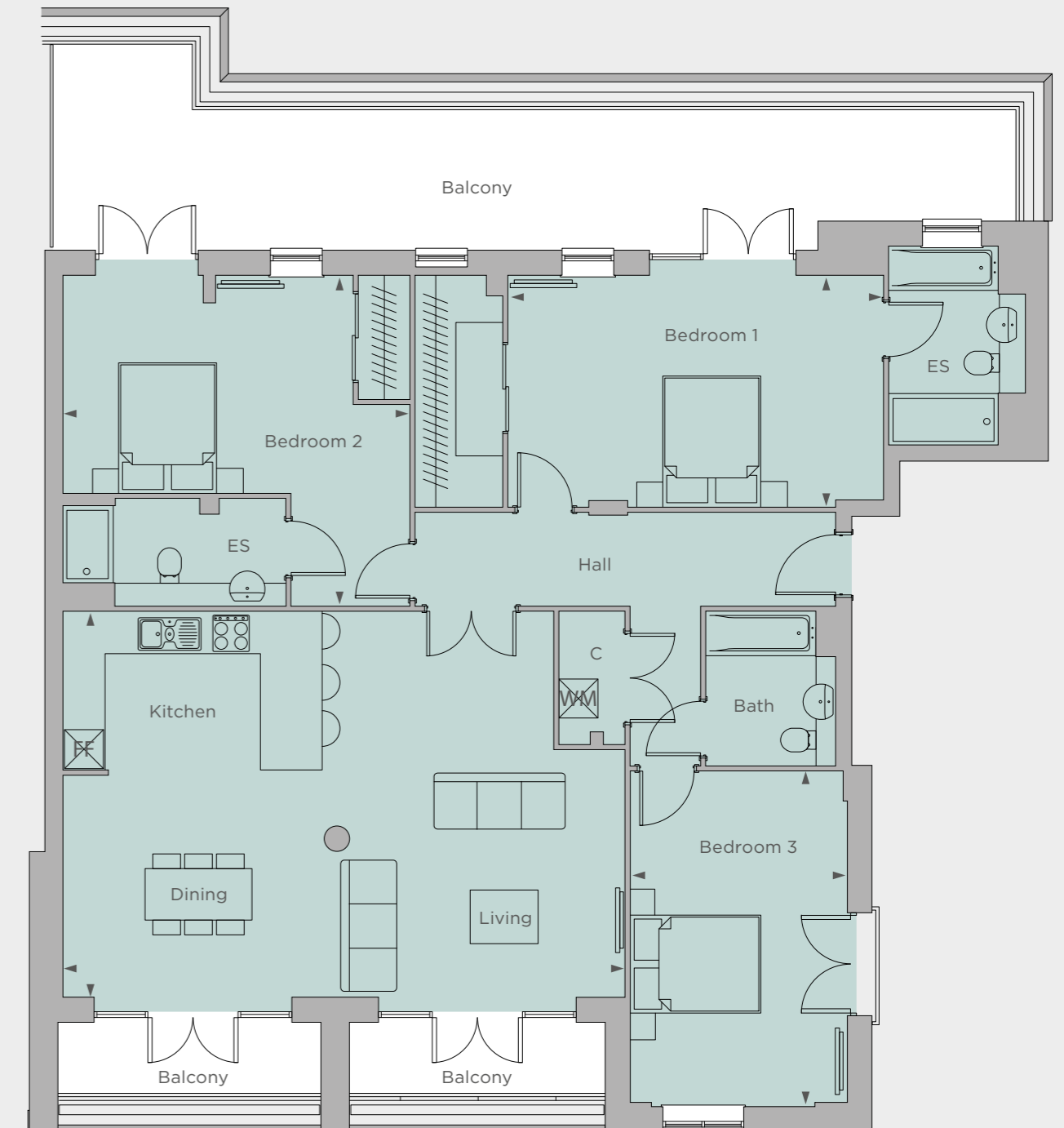


Kitchen / Dining / Living
5.95m x 8.65m 19'5" x 28'5"

Bedroom 1
3.55m x 5.80m 11'7" x 19'0"

Bedroom 2
3.35m x 5.35m 11'0" x 17'6"

Bedroom 3
5.15m x 3.35m 16'10" x 10'10"



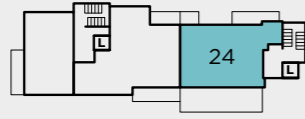
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column

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APARTMENT 24

3 bedroom

Sixth floor



Kitchen / Dining / Living
8.85m x 6.25m 29'1" x 20'6"

Bedroom 1
3.60m x 3.95m 11'9" x 12'10"

Bedroom 2
3.75m x 3.15m 12'4" x 10'4"

Bedroom 3
3.75m x 3.30m 12'4" x 10'9"



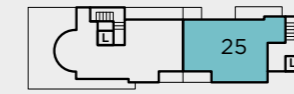
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column ■ - Column

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APARTMENT 25

3 bedroom

Seventh floor

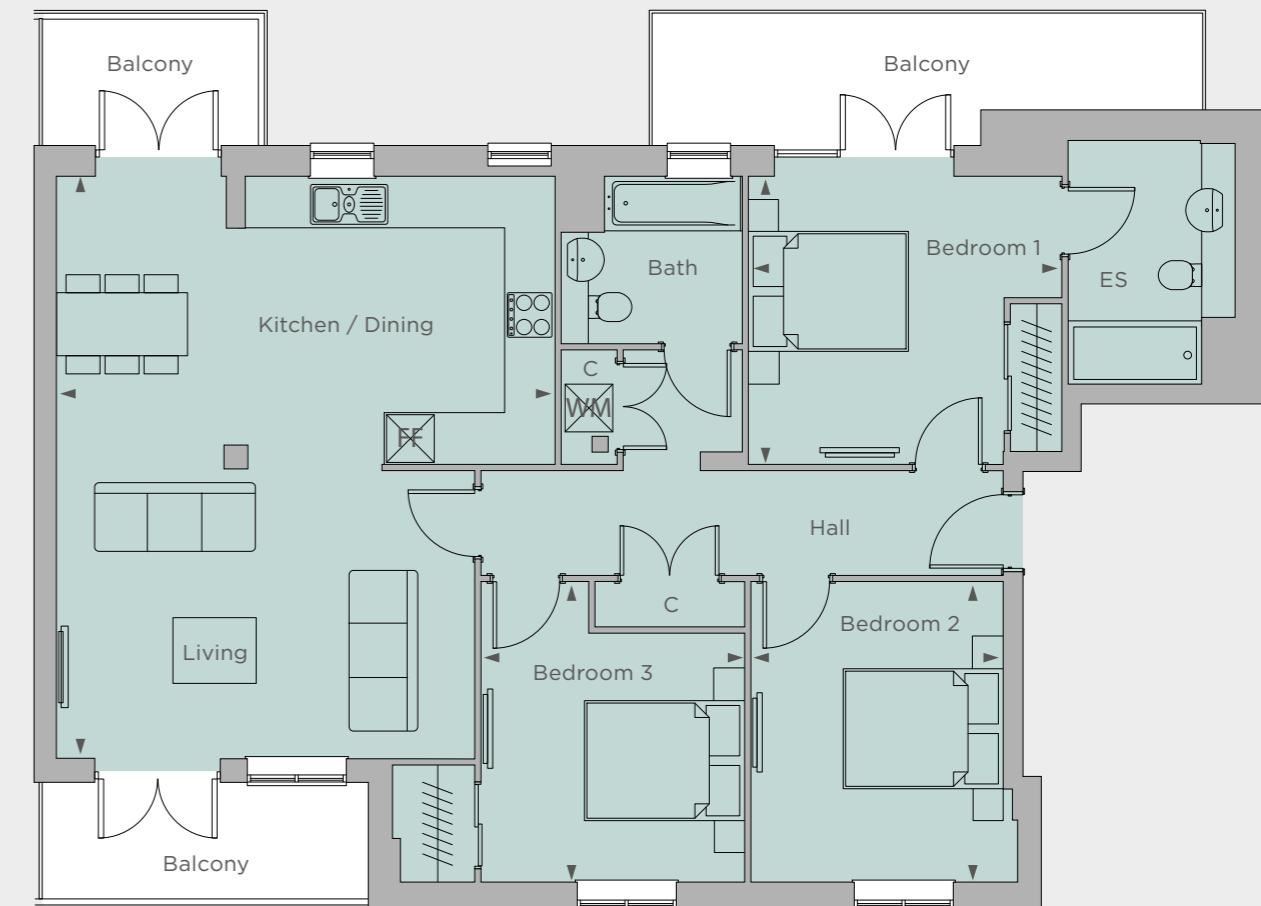


Kitchen / Dining / Living
7.30m x 6.25m 24'0" x 20'6"

Bedroom 1
3.60m x 3.95m 11'9" x 12'10"

Bedroom 2
3.80m x 3.15m 12'5" x 10'4"

Bedroom 3
3.80m x 3.30m 12'5" x 10'9"



FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ■ - Column

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APARTMENTS 26, 31, 36 & 40

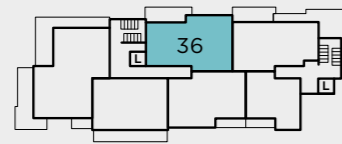
2 bedroom

Kitchen / Dining / Living
6.15m x 5.75m 20'3" x 18'10"

Bedroom 1
5.35m x 3.25m 17'6" x 10'7"

Bedroom 2
4.15m x 3.20m 13'7" x 10'5"

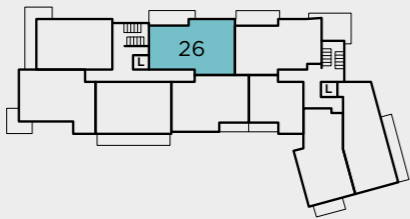
Third floor



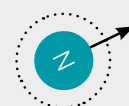
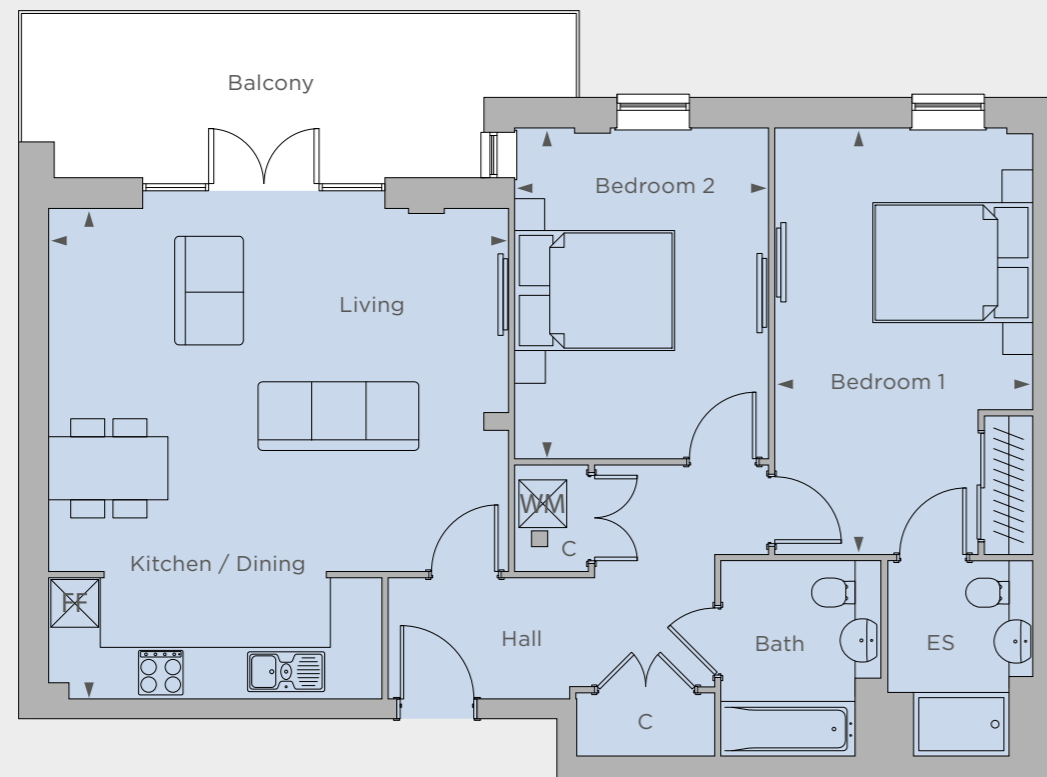
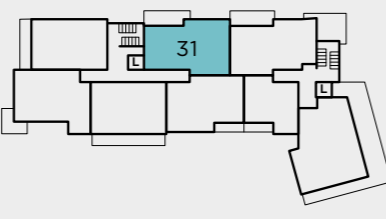
Fourth floor



First floor



Second floor



FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column

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APARTMENTS 27, 32, 37 & 41

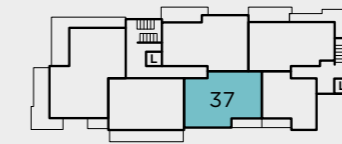
2 bedroom

Kitchen / Dining / Living
6.65m x 4.35m 21'9" x 14'3"

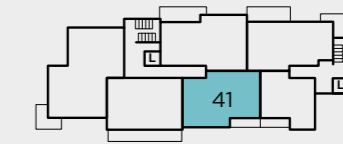
Bedroom 1
4.50m x 3.70m 14'8" x 12'2"

Bedroom 2
4.50m x 2.90m 14'8" x 9'5"

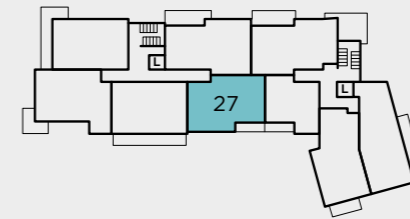
Third floor



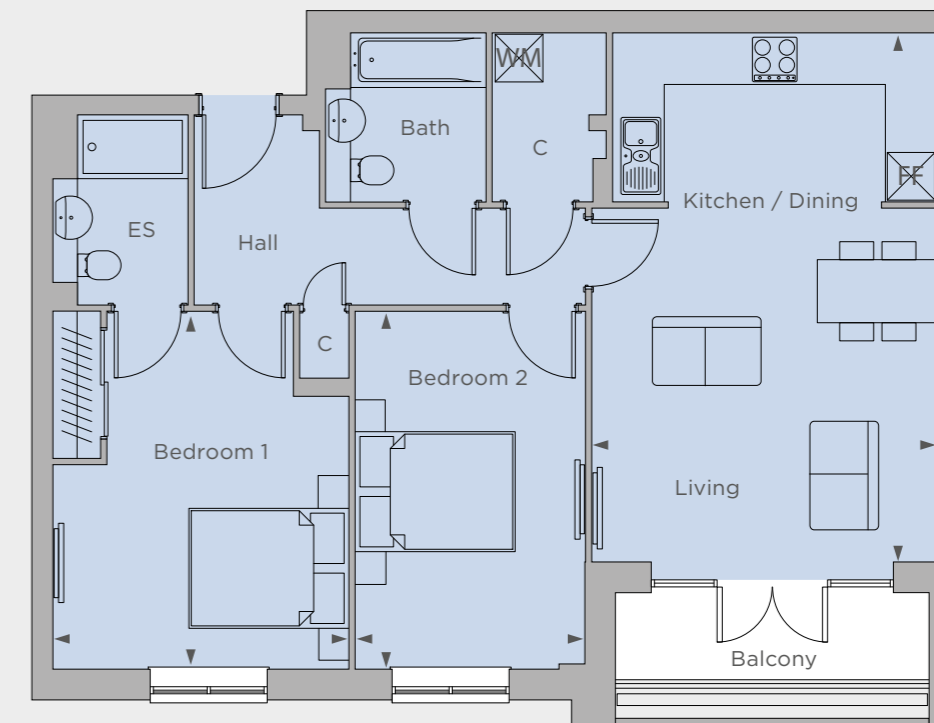
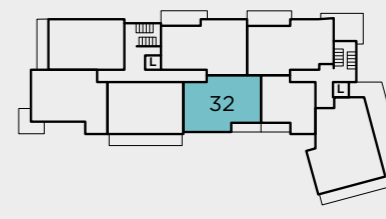
Fourth floor



First floor



Second floor



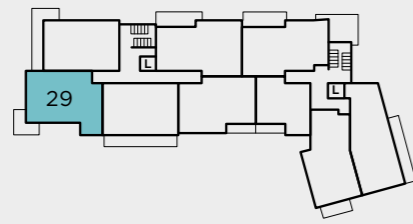
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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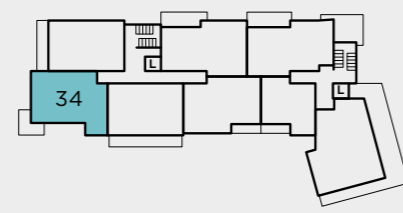
APARTMENTS 29 & 34

2 bedroom

First floor



Second floor



Kitchen / Dining / Living
7.30m x 4.65m 23'10" x 15'3"

Bedroom 1
5.70m x 3.35m 18'8" x 11'0"

Bedroom 2
3.90m x 3.40m 12'8" x 11'2"



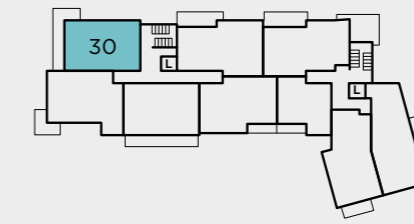
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column

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APARTMENT 30

2 bedroom

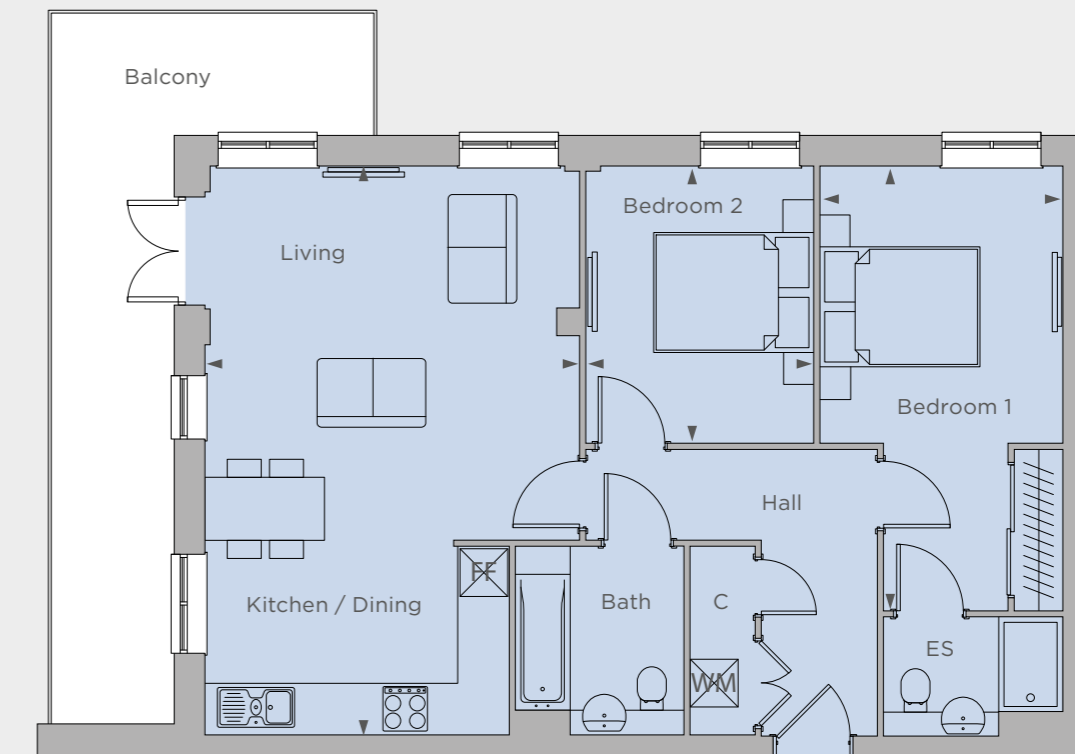
First floor



Kitchen / Dining / Living
7.15m x 4.70m 23'5" x 15'5"

Bedroom 1
3.45m x 3.05m 11'4" x 10'0"

Bedroom 2
3.45m x 2.85m 11'4" x 9'4"



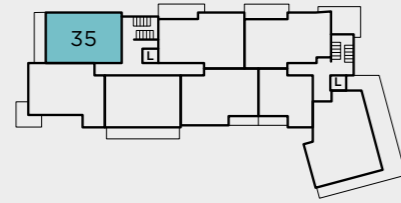
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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APARTMENT 35

2 bedroom

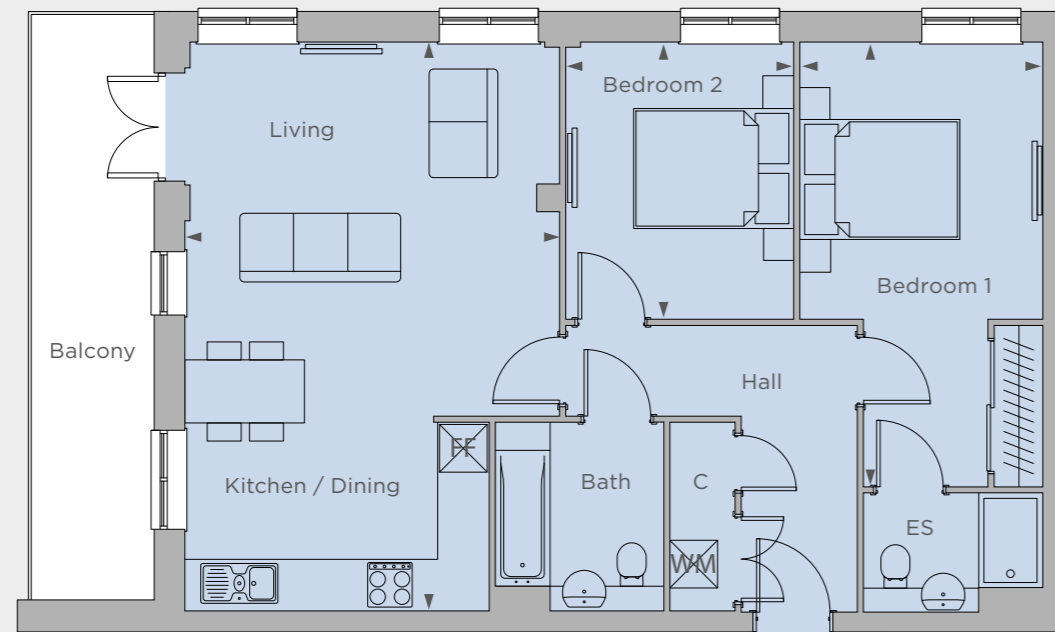
Second floor



Kitchen / Dining / Living
7.15m x 4.70m 23'5" x 15'5"

Bedroom 1
5.60m x 3.05m 18'4" x 10'0"

Bedroom 2
3.45m x 2.85m 11'4" x 9'4"



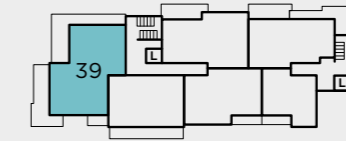
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column

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APARTMENT 39

3 bedroom

Third floor

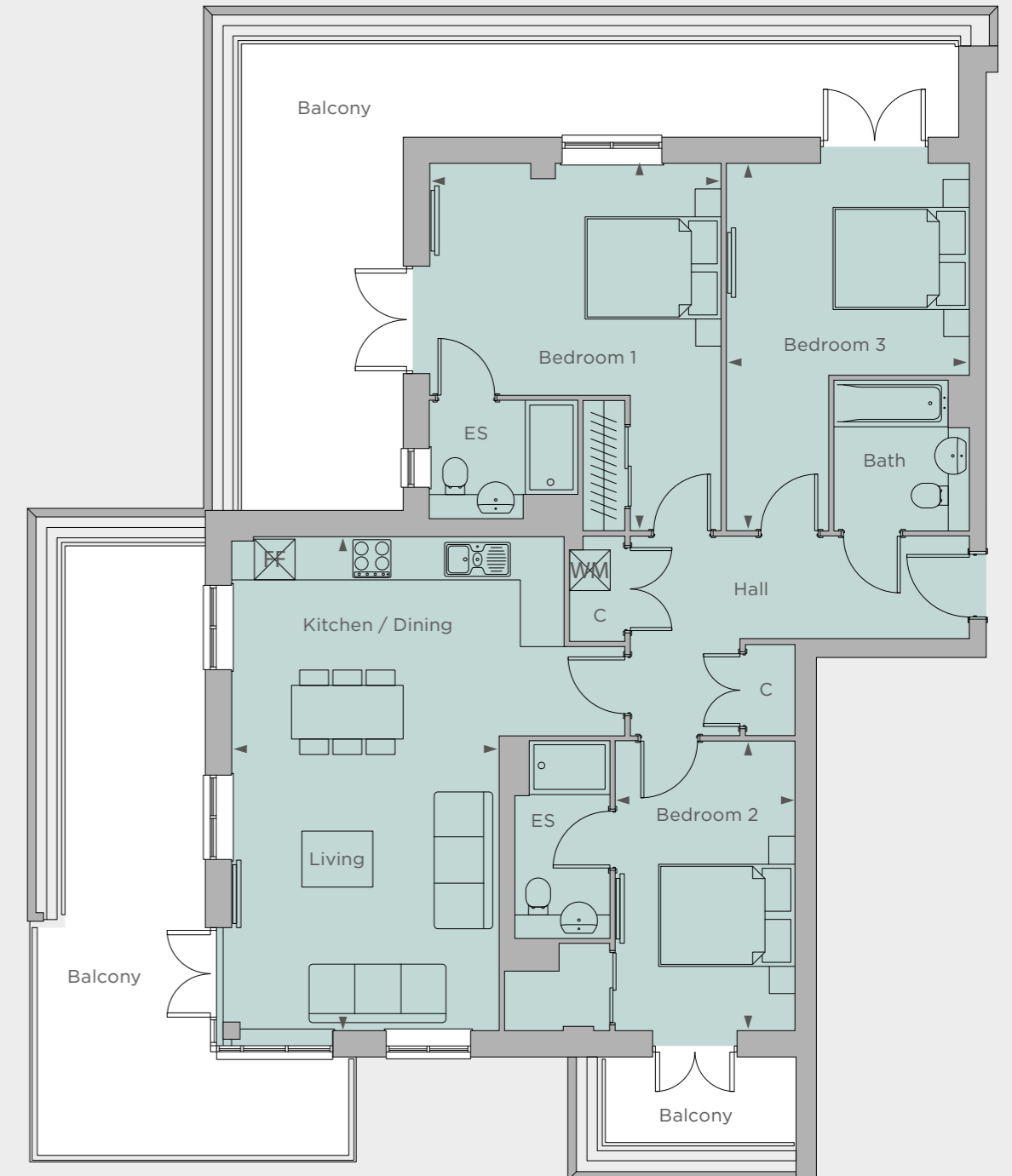


Kitchen / Dining / Living
7.30m x 4.85m 23'10" x 15'10"

Bedroom 1
3.40m x 4.30m 11'2" x 14'1"

Bedroom 2
3.10m x 3.55m 10'3" x 11'8"

Bedroom 3
4.25m x 2.65m 14'1" x 8'7"



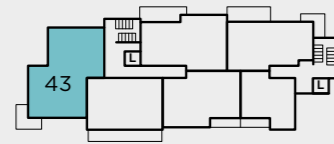
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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APARTMENT 43

3 bedroom

Fourth floor

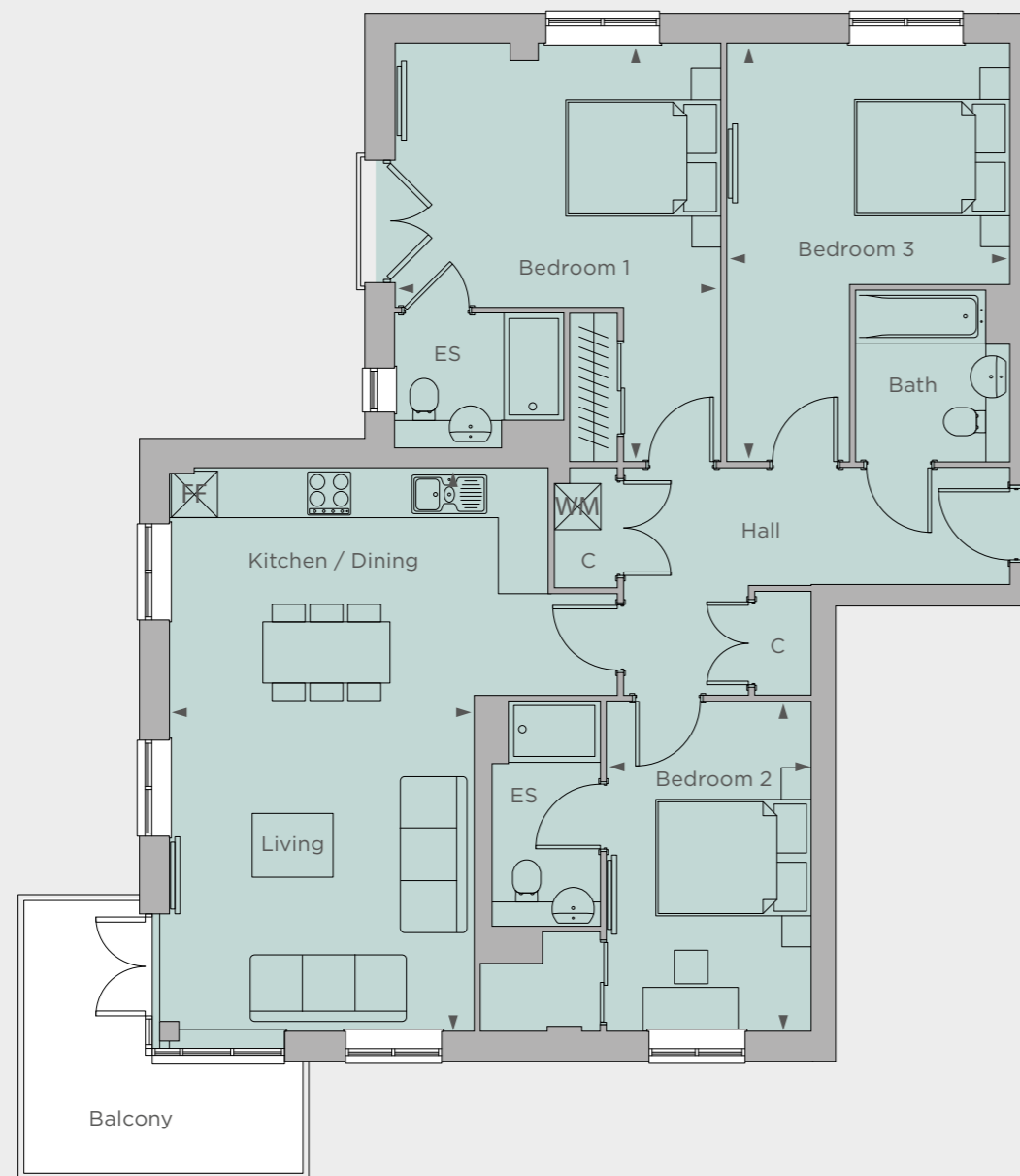


Kitchen / Dining / Living
7.30m x 5.80m 23'10" x 19'1"

Bedroom 1
3.40m x 4.25m 11'2" x 13'9"

Bedroom 2
3.10m x 3.65m 10'2" x 11'10"

Bedroom 3
4.25m x 2.65m 14'1" x 8'7"



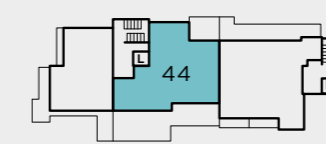
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column

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APARTMENT 44

3 bedroom

Fifth floor

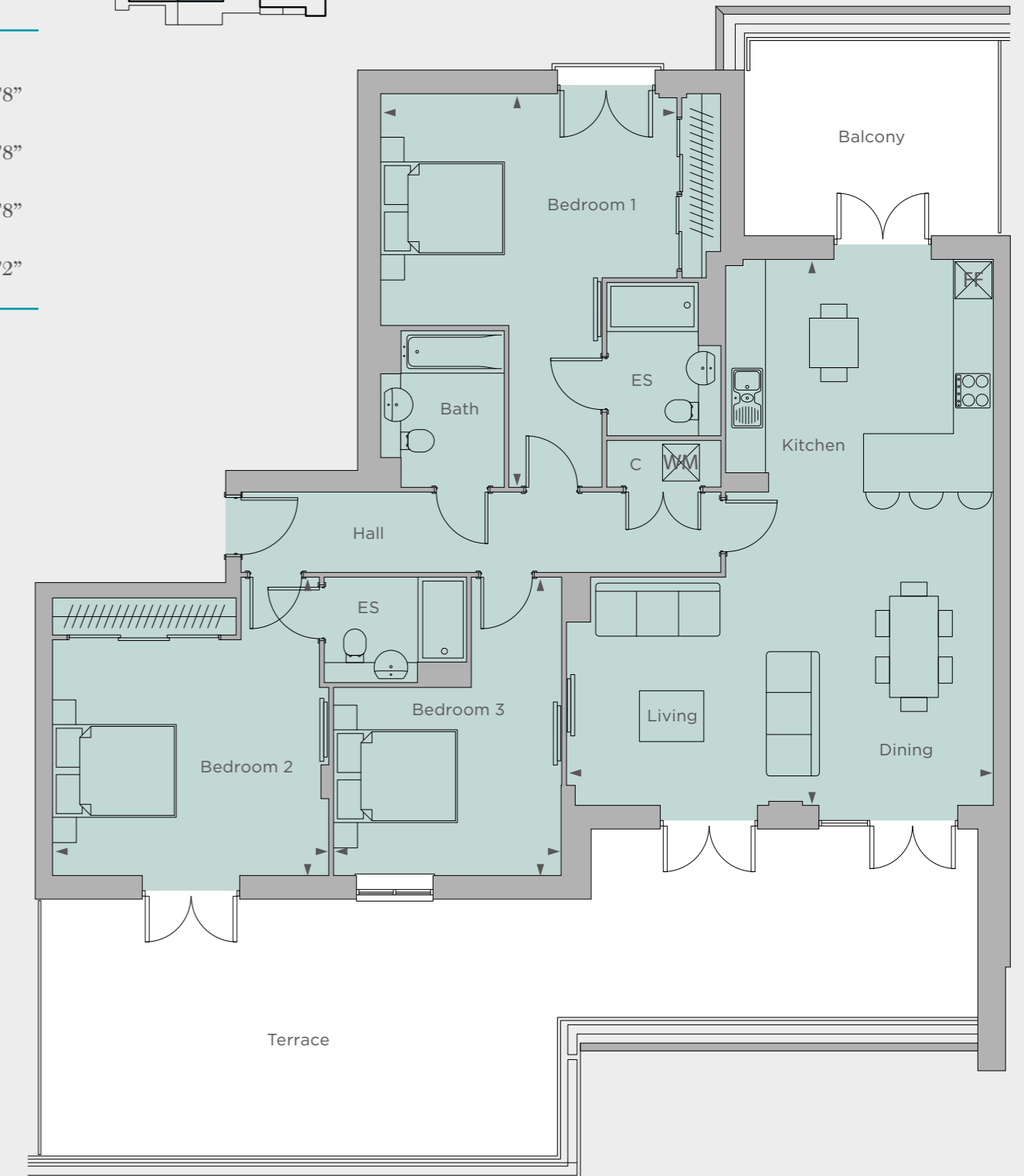


Kitchen / Dining / Living
8.85m x 6.95m 29'1" x 22'8"

Bedroom 1
3.80m x 4.50m 12'6" x 14'8"

Bedroom 2
6.40m x 4.80m 21'0" x 15'8"

Bedroom 3
3.05m x 3.70m 10'0" x 12'2"



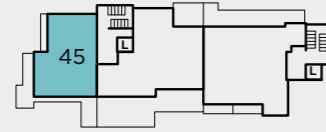
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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APARTMENT 45

2 bedroom

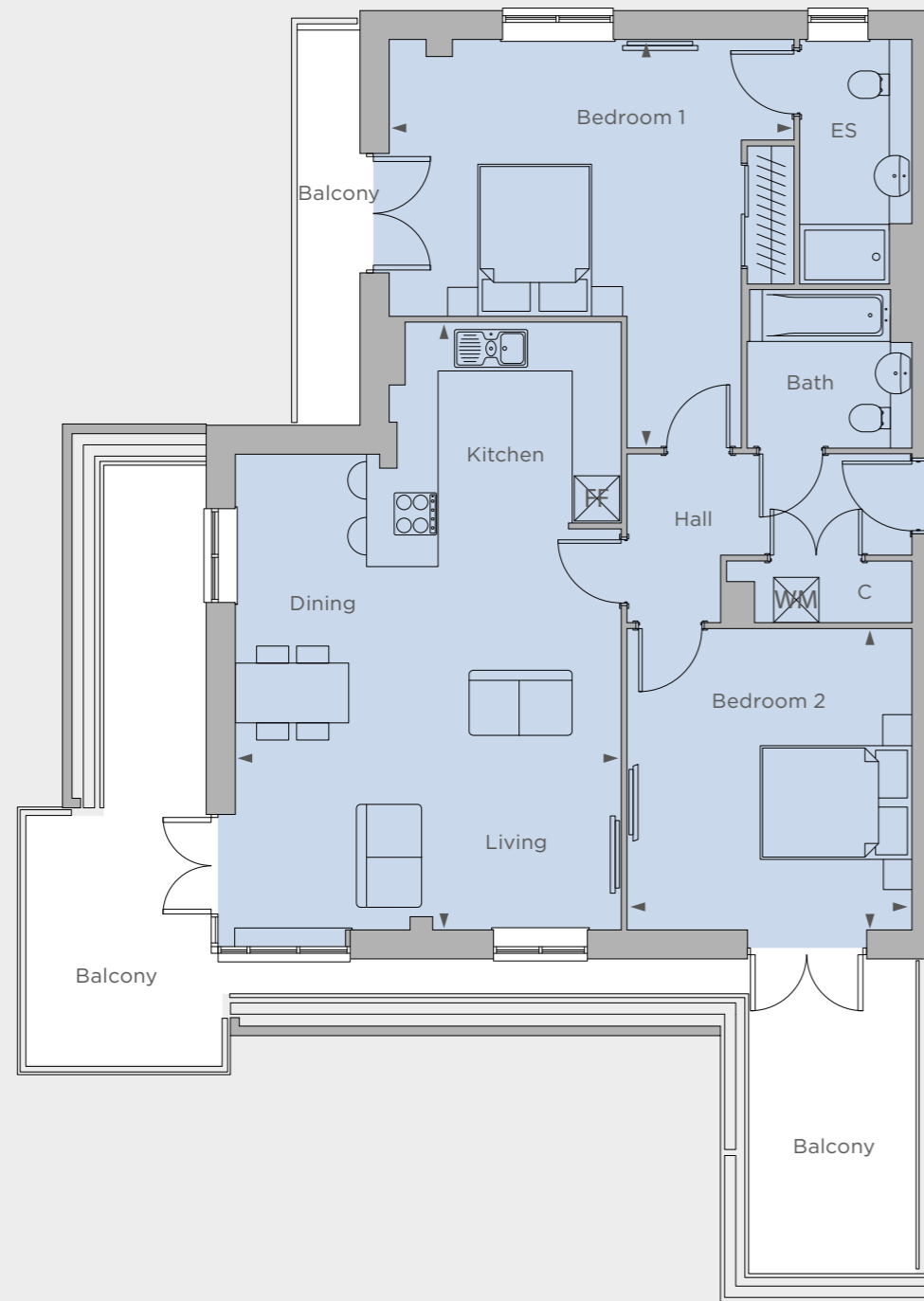
Fifth floor



Kitchen / Dining / Living
8.05m x 5.10m 26'5" x 16'8"

Bedroom 1
3.65m x 5.35m 12'1" x 17'6"

Bedroom 2
4.00m x 3.75m 13'1" x 12'4"



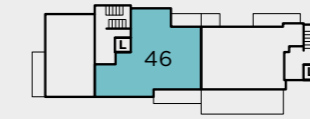
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points ● - Column

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APARTMENT 46

3 bedroom

Sixth floor

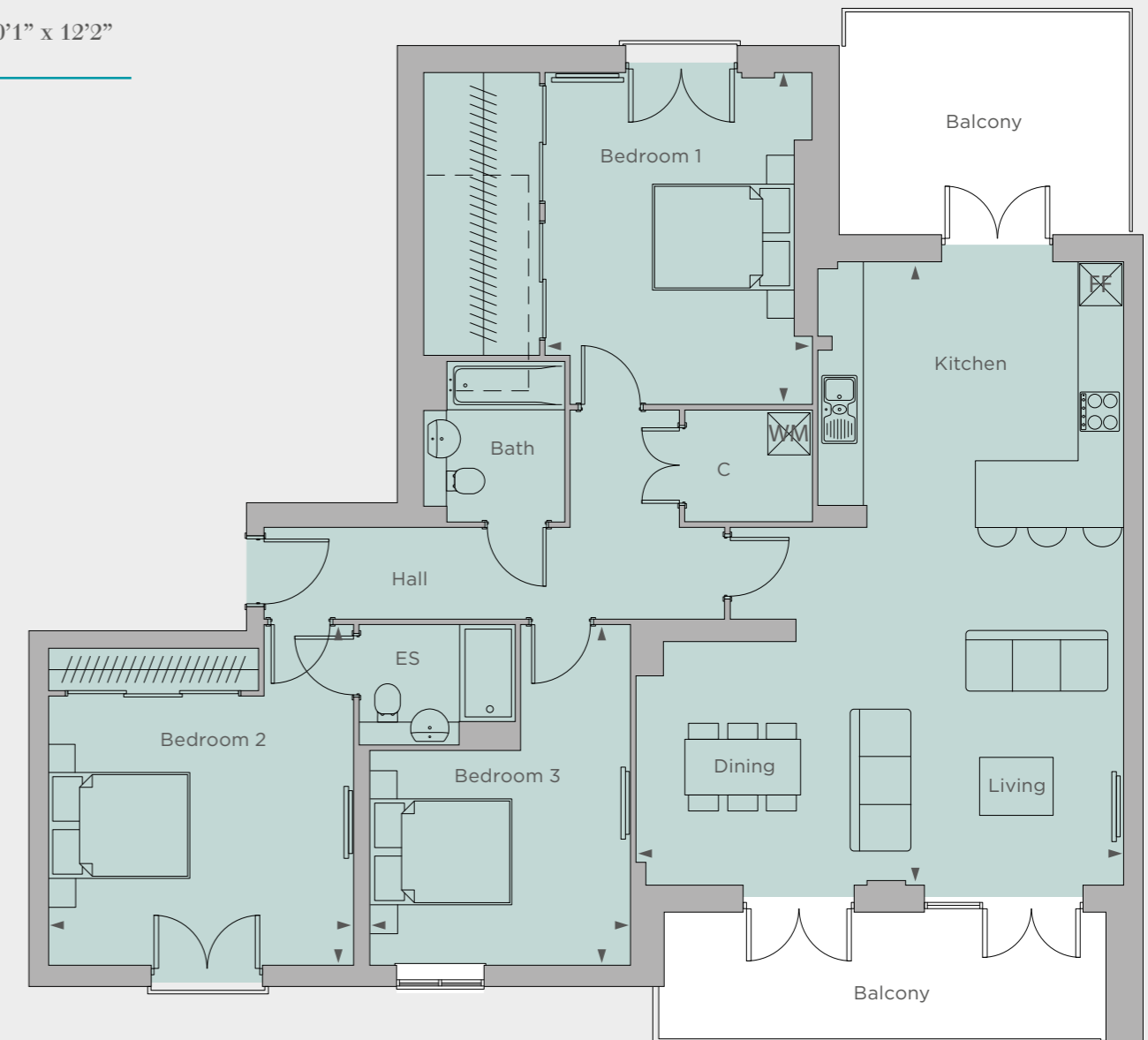


Kitchen / Dining / Living
8.85m x 6.95m 29'1" x 22'8"

Bedroom 1
3.80m x 4.35m 12'6" x 14'4"

Bedroom 2
4.70m x 3.80m 15'5" x 12'5"

Bedroom 3
3.05m x 3.70m 10'1" x 12'2"



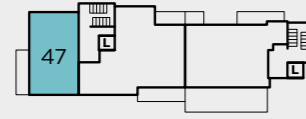
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points --- Denotes reduced ceiling height

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APARTMENT 47

2 bedroom

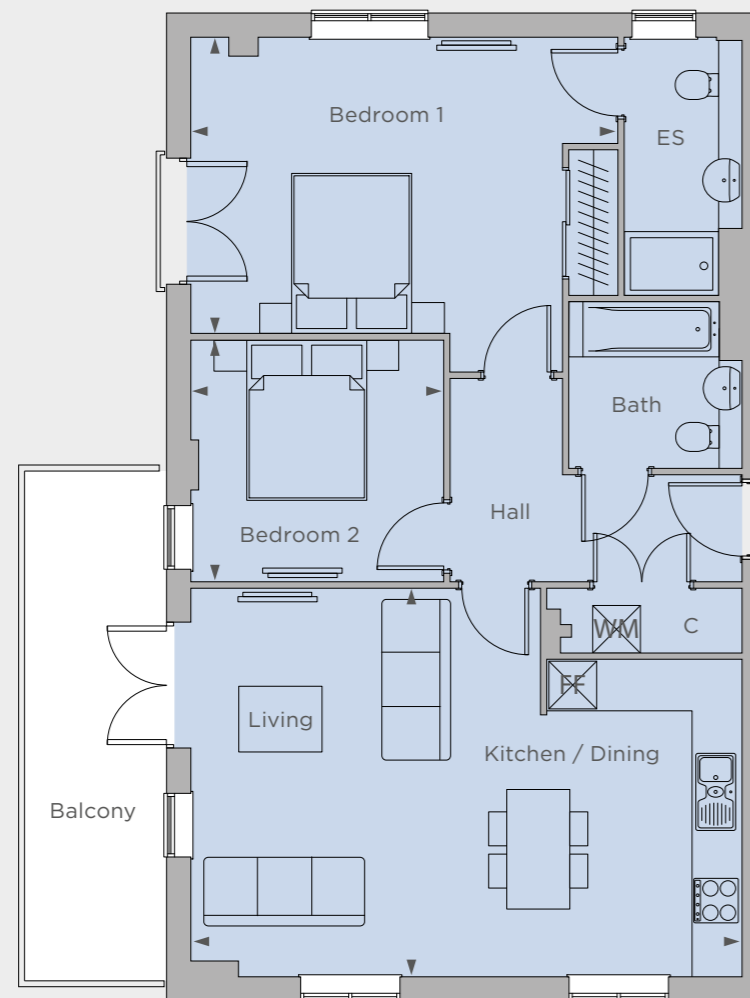
Sixth floor



Kitchen / Dining / Living
4.85m x 6.95m 16'1" x 22'8"

Bedroom 1
3.70m x 4.65m 12'2" x 15'3"

Bedroom 2
3.05m x 3.15m 10'0" x 10'4"



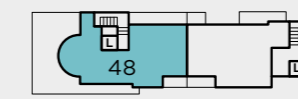
FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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APARTMENT 48

2 bedroom

Seventh floor

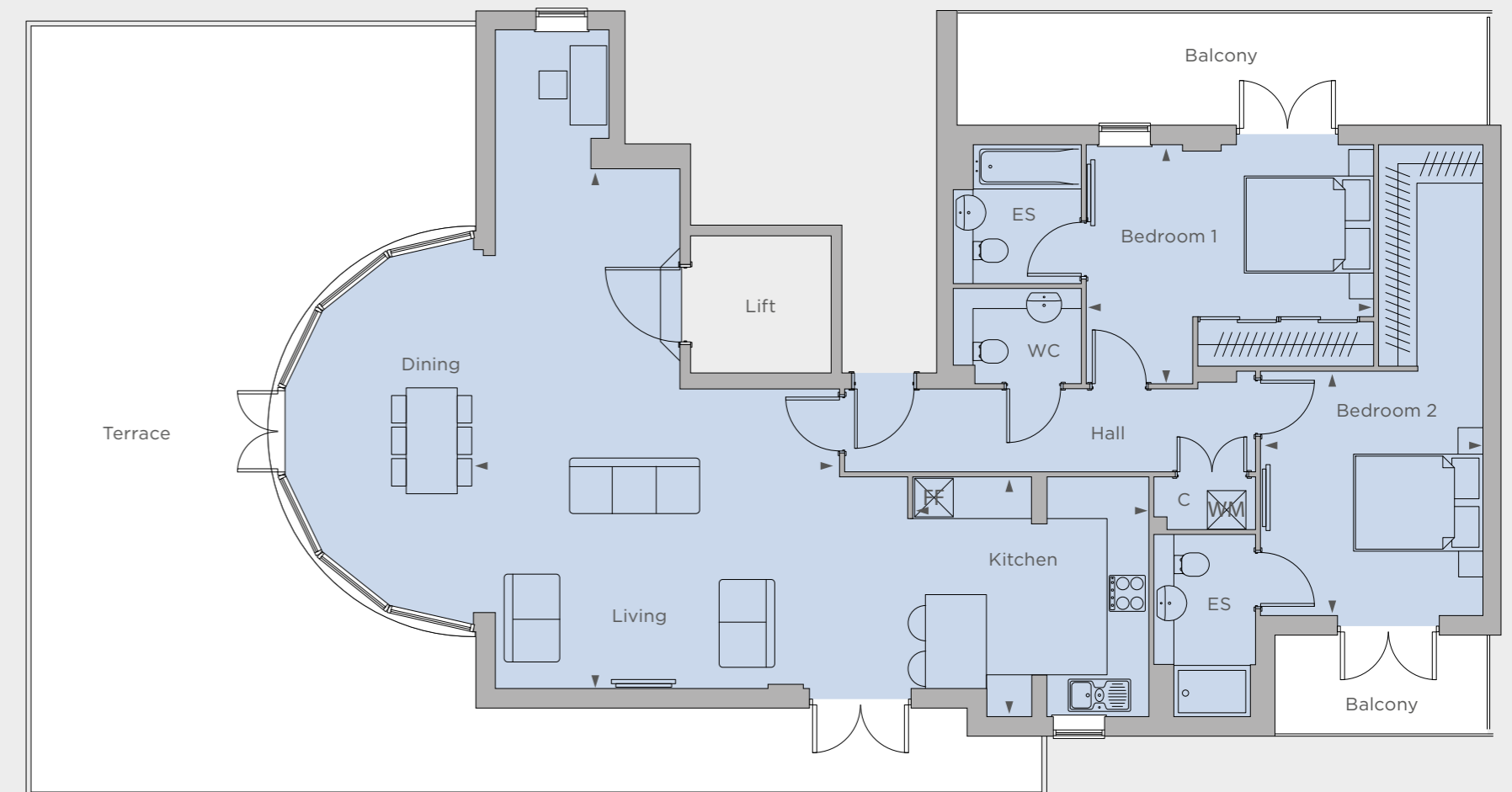


Kitchen
3.70m x 3.65m 12'3" x 12'1"

Dining / Living
4.65m x 6.40m 15'3" x 21'1"

Bedroom 1
3.70m x 4.45m 12'2" x 14'7"

Bedroom 2
3.80m x 3.45m 12'5" x 11'4"



FF - Fridge freezer WM - Washing machine C - Cupboard ► - Measuring points

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BEAUTIFULLY APPOINTED

Apartments on 5th, 6th and 7th floor benefit from premium upgraded features, highlighted in the specification below. Further enhancements are included – please consult our Sales Executives for details.

Kitchens

- Bosch ceramic hob (**premium upgrade - Bosch induction hob**)
- Bosch integrated oven
- Bosch integrated microwave
- Integrated Zanussi fridge/freezer
- Integrated Zanussi dishwasher or slimline dishwasher
- Zanussi washer/dryer (located in hallway storage cupboard where possible)
- Stainless steel Blanco sink with contemporary Blanco mixer tap
- Integrated cooker hood (or chimney style, where applicable)
- Gloss finish and soft close to doors and drawers (**premium upgrade - handleless units**)
- Silestone worktop and matching upstand
- LED lighting to wall units
- Glass splashback behind hob
- Integrated pull out waste bin with recycling facility

Kitchen designs and layouts vary; please speak to our Sales Executives for further information.

Bathrooms & En-suites

- Contemporary Ideal Standard sanitary ware (**premium upgrade - Duravit sanitary ware**)
- Hansgrohe mixer taps and showers
- Bath with shower above and glass screen
- Low rise shower tray with glass shower door (where applicable)
- Dark wood effect vanity tops (**premium upgrade - matching bath panel**)
- Dark wood effect feature mirror with LED lighting to en-suite (**premium upgrade - mirrored cabinet with LED lighting to en-suite**)
- Large format wall and floor tiles
- Heated chrome towel rail with thermostatic control

Bathroom/en-suite designs and layouts vary; please speak to our Sales Executives for further information.

Internal Finishes

- Amtico Spacia flooring to kitchen, living/dining room, hallway and storage cupboards
- Neutral coloured carpet to all bedrooms
- Fitted wardrobe to master bedroom
- Walls painted in white emulsion

- Smooth ceilings in white emulsion
- Contemporary square-edged skirting boards and architraves finished in white satin
- Timber decking and metal balustrading to balconies

Doors & Windows

- Solid front door with multi-point locking system
- Double glazed composite aluminium windows
- White painted flush internal doors with contemporary satin stainless steel ironmongery

Heating & Water

- Communal combined heat and power plant
- Underfloor heating throughout
- Heated chrome towel rail to bathroom and en-suite

Electrical

- Recessed LED downlights to kitchen, living room, bathroom and en-suites
- Low energy pendant fittings to bedrooms
- External lighting to balcony
- Multimedia plate and high/low level TV point to living area
- Hard-wired smoke and heat detectors
- White electrical switches and sockets throughout (**premium upgrade - stainless steel electrical switches and sockets throughout**)
- Hands-free video entry monitor to each apartment

Communal Areas

- Underground car park
- Cycle and bin storage provided
- Communal video entry system with fob access
- Lift access to all floors

General

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas at ALTO.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual apartment. Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



Photographs depict previous Hill developments and may not represent ALTO specification. Please speak to your Sales Executive.



Computer generated image is indicative only



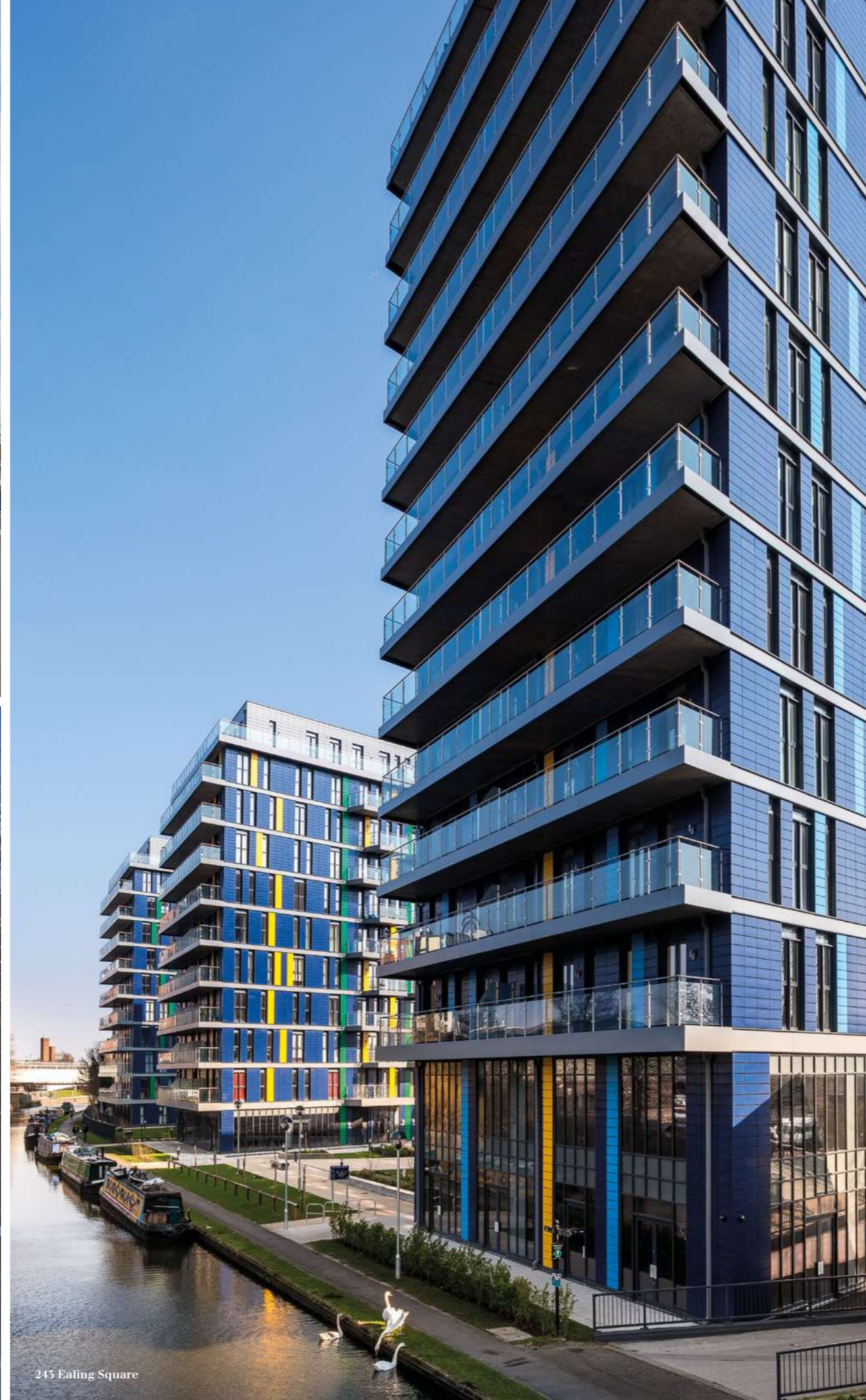
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The Scene



Han Square



245 Ealing Square

DISTINCTIVE NEW HOMES

Hill is one of the country's top housebuilders, specialising in developing distinctive new homes across London and the South East. Hill has won a string of awards including the WhatHouse? Development of the Year title three years in a row and their Housebuilder of the Year award in 2015.

We bring together contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities. By employing some of the very best in the business, we have been able to successfully deliver many exciting development projects and win awards for our achievements.

We invest significant time and effort from the outset to ensure that all our properties achieve the perfect balance between innovation and practicality, as well as remaining sympathetic to each individual location. As all construction work is carried out by ourselves, we are also able to guarantee the highest quality of finish within our homes. Throughout every Hill development there is a flawless attention to detail. This, along with proven design and building expertise, ensures we continue to be one of the most innovative private house builders in the UK.

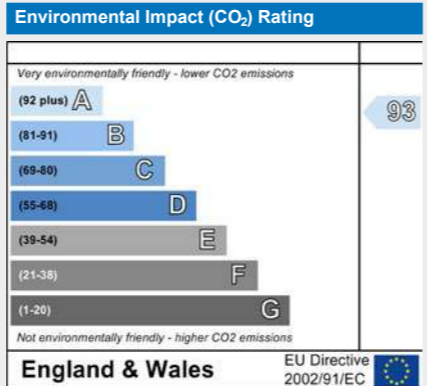
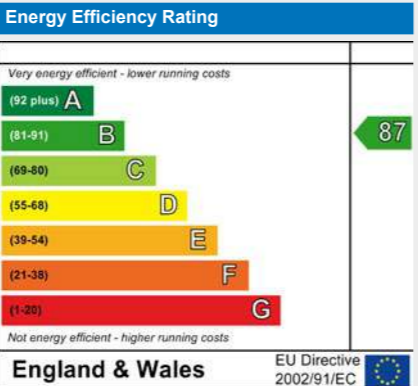




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PREDICTED ENERGY ASSESSMENT CHARTS



 **Hill**