



MAPLE GROVE

LONDON SM6



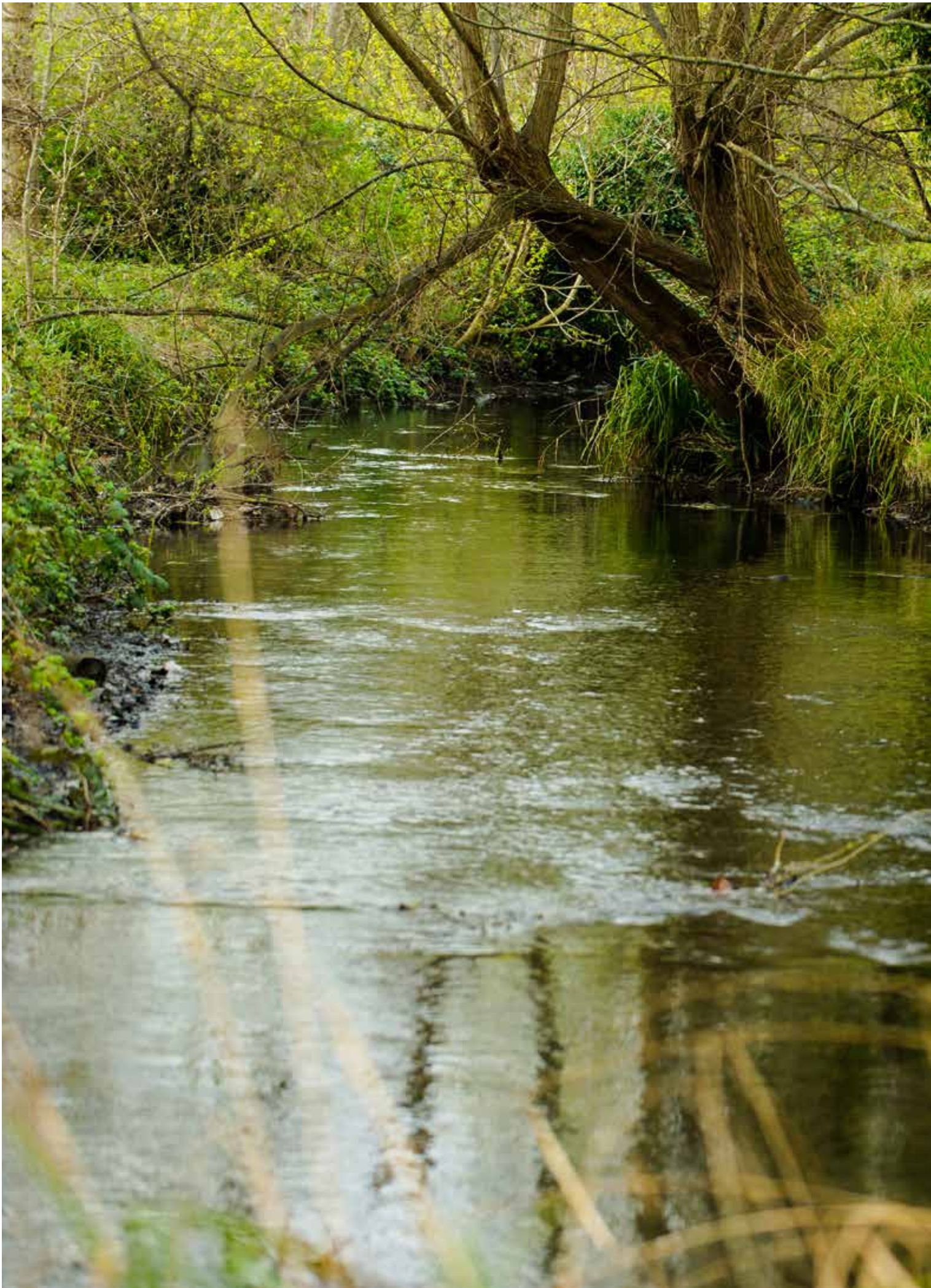
MAPLE GROVE

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Your Riverside Retreat

Enjoy the future of sustainable living in a stylish and comfortable riverside home, featuring all you and your family need for a modern lifestyle at your fingertips.







Maple Grove's natural surroundings offer a welcome retreat from the hustle of everyday life, yet bring easy connectivity to central London and beyond whenever needed. And with a greener approach to living carefully and practically woven throughout each home, you can follow a local ambition to be part of a truly sustainable suburb of London.

RETREAT *to the Riverside*



Right on your doorstep the riverside path is a green oasis following the contours of the River Wandle, offering a tranquil escape minutes away to Wilderness Island nature reserve with wetland, wildflower meadow and woodland habitats.





Computer Generated Images (CGI's) are indicative and intended for illustrative purposes only

A BEAUTIFUL SETTING
Everyone can enjoy





There's no better way to start the day than a walk or run along the riverside path, exploring the range of open spaces and parks the locality enjoys. Be inspired by the natural environment and enjoy life in this retreat at your leisure.

Said to be amongst the richest historical and archaeological sites in South West London, the 58 acre historic Beddington Park offers a world of open air options for active families, or head north towards the Thames Path providing tranquil access to many other parks and open spaces.



Beddington Park



A modern living room with a large TV, wooden shelving, and a coffee table. The room features a light-colored wall with a large TV mounted in the center. To the left and right of the TV are tall, dark metal shelving units with various decorative items. Below the TV is a long, light-colored wooden console with glass-fronted cabinets. In the foreground, a round, dark wood coffee table holds a stack of books, a glass of amber liquid, and a small globe. A patterned rug is visible on the floor.

RETREAT

to your Sanctuary



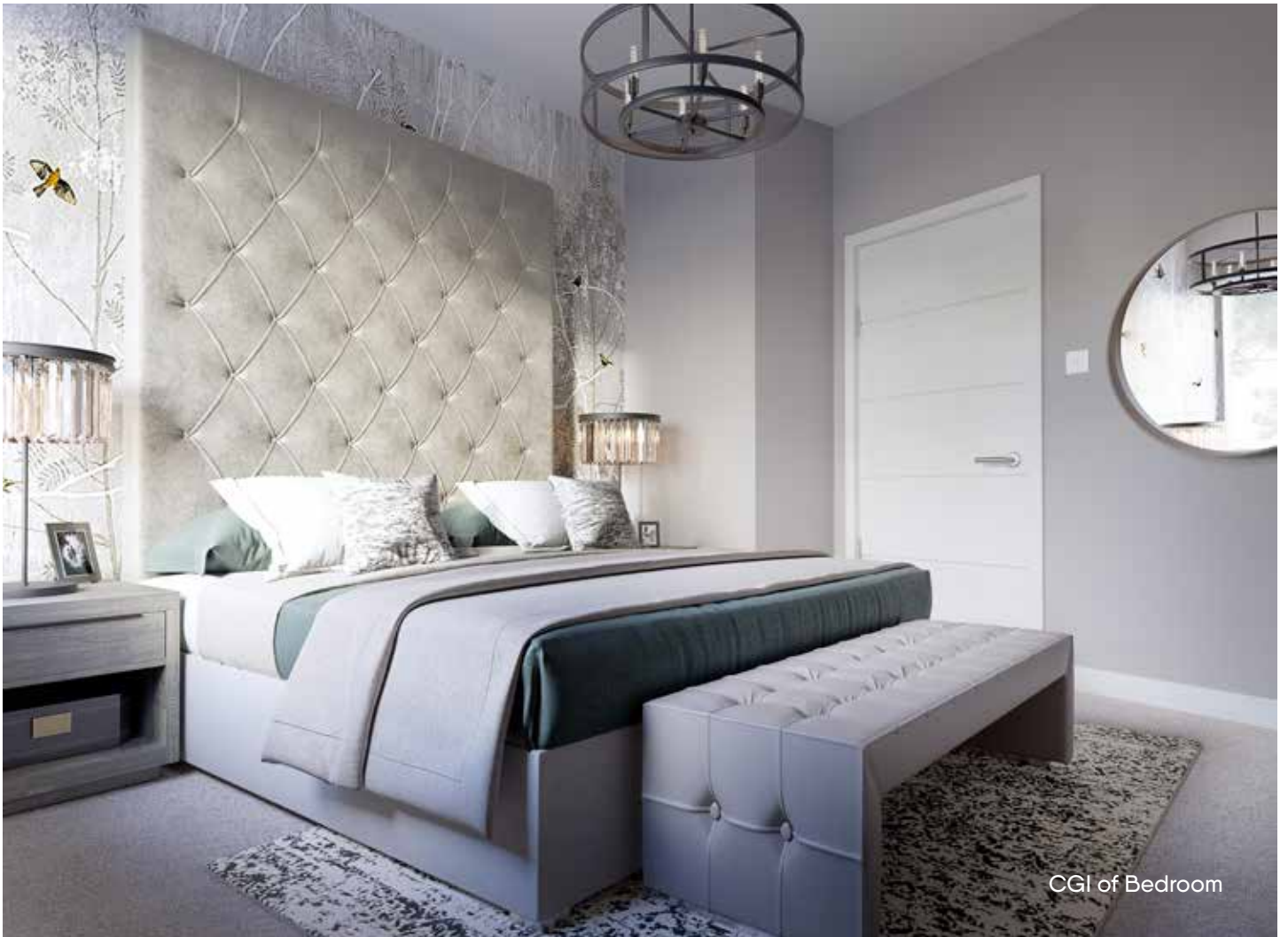
Made for effortless modern living, each home is seamlessly connected with the riverside location and private gardens.

Flexible open plan layouts incorporate fully fitted designer kitchens with living and dining areas, complemented by spacious master bedrooms and designer bathrooms, creating a high quality and clean finish throughout.



CGI of Living Area

OUTSTANDING *Quality Interiors*



CGI of Bedroom



CGI of Bathroom



Large windows draw natural light into the open plan living spaces, offering an ideal setting for both relaxing and entertaining.

Silestone worktops, tiled splashbacks, built in wardrobes to master bedroom, and quality floor coverings throughout, complete a warm and neutral environment of contrasting textures and tones.

Quality kitchens by Commodore with Bosch integrated appliances complement luxurious bathrooms with contemporary Roca sanitaryware and wall hung vanity units, presenting a calm and relaxing retreat from everyday life in your new home.

RETREAT

from the City



A fast, easy commute into central London is assured with journeys from Hackbridge station reaching London Victoria in 25 minutes*.

Hackbridge is also less than an hour* from Gatwick Airport and on the direct line to London St Pancras International with journeys from just 40 minutes,* bringing you a world of travel opportunities.

*Times taken from nationalrail.co.uk for Thameslink and Southern trains





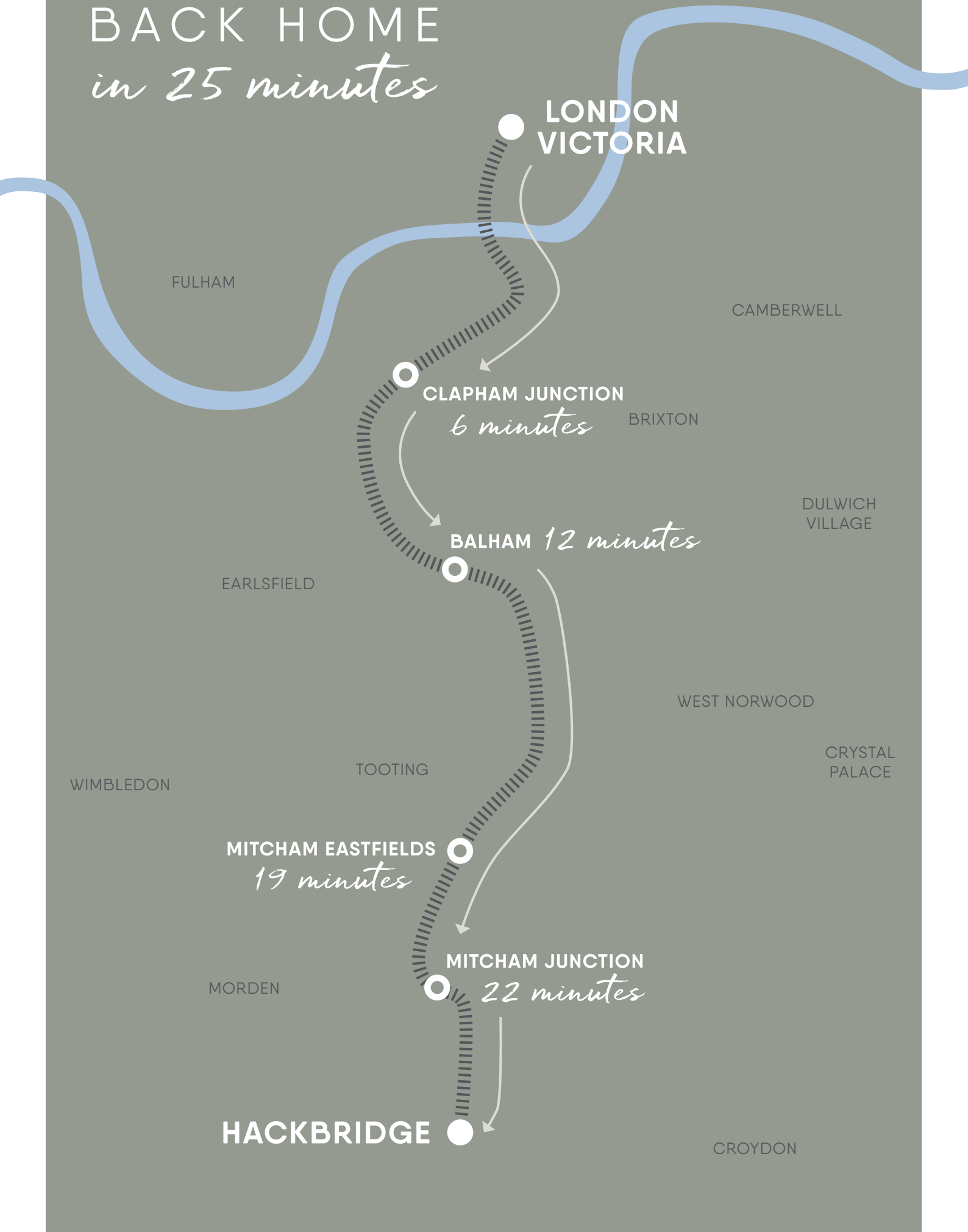
Maple Grove's proximity to the heart of central London means a wealth of culture, drinking and dining experiences are never far away.

Be a tourist for the day and be captured by the best of West End theatre, immerse yourself in the historic sights or wealth of museums or simply splash out in one of the world capitals of fashion and foodie experiences.

CENTRAL LONDON *Connected*



BACK HOME *in 25 minutes*



OUT & ABOUT

TO A24 ↑



Shopping is right on your doorstep at Maple Grove, with high street convenience stores and independent restaurants in Hackbridge and the nearby Carshalton village.

A237

MAPLE GROVE

HACKBRIDGE

B277



The shimmering backdrop of Carshalton's Ponds and historic streets feature a medley of independent stores, cafes and restaurants.

PAVILION CAFE ☕

BEDDINGTON PARK

WILDERNESS ISLAND

THE GRANGE

GRANGE GARDENS

WESTCROFT LEISURE CENTRE

CARSHALTON



A232



WALLINGTON

A regular farmer's market, a community farm and a new independent cinema complement Wallington's well-stocked high street.



TO SUTTON ←

TO M23 & M25 ↓



Just a 15 minute drive away is the Valley Retail Park, with a full offering of big name and out of town shopping names including Ikea, John Lewis as well as cinema and bowling complexes.

TO CENTRAL LONDON & A3 

A23

IKEA 

VALLEY RETAIL PARK

CINEMA 
TENPIN 


SUPERSTORE

B272

A23

JOHN LEWIS 

DENS

BEDDINGTON

A232


WADDON



A great place to explore, discover and experience a range of open-air activities, Beddington Park is a local green corridor combining history and the great outdoors. It's the ideal place for relaxing summer BBQs, playing sport or relaxation.



The A232 leads directly to the A23 London Road and the major employment and leisure parks of Croydon. Gatwick Airport is also just a 40 minute journey away by car.

TO CROYDON 

A23



EXEMPLARY *Education*

Future generations can count on the best possible start, with a choice of recognisably excellent private and state education for all ages, including some of the best performing grammar schools in the country.

A five minute walk will take you to early years education at Hackbridge or Culvers House Primary Schools. Carshalton's College, High School for Girls and Boys Sports College are each around a mile away, while Wallington County Grammar is one of four renowned grammar schools, completing the picture of locally outstanding education within easy reach.



Hackbridge Primary School



PRIMARY SCHOOLS

- 1 Hackbridge Primary School 0.2 miles
- 2 Culvers House Primary School 0.3 miles
- 3 Muschamp Primary School 0.7 miles
- 4 Victor Seymour Infant's School 0.7 miles
- 5 Rushy Meadow Primary School 0.8 miles
- 6 Harris Junior Academy 0.8 miles
- 7 St Mary's RC Infant School 1 mile
- 8 St Mary's RC Junior School 1.1 miles
- 9 All Saints Primary School 1.1 miles
- 10 Holy Trinity Junior School 1.2 miles
- 11 Beddington Infants School 1.2 miles
- 12 Tweeddale Primary School 1.3 miles
- 13 Green Wrythe Primary School 1.4 miles

SECONDARY SCHOOLS & FURTHER EDUCATION

- 1 Carshalton College 0.6 miles
- 2 Carshalton High School for Girls 0.7 miles
- 3 Carshalton Boys Sports College 1 mile
- 4 St Philomena's High School for Girls 1.3 miles
- 5 Greenshaw High School 1.5 miles
- 6 Sutton College 2.3 miles

GRAMMAR SCHOOLS

- 1 Wallington County Grammar 1.2 miles
- 2 Sutton Grammar School for Boys 1.9 miles
- 3 Wallington High School for Girls 2.4 miles
- 4 Wilson's School 2.4 miles



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An aerial photograph of a residential development. The houses are arranged in a cluster, with some featuring solar panels on their roofs. A large, mature tree stands prominently in the center of the development. The overall scene is lush and green, suggesting a well-maintained and environmentally conscious community.

RETREAT TO YOUR *New Home*



At the heart of Maple Grove is an established London Plane tree, with its Maple-like leaves offering a welcome canopy over an area of shared community space, perfect for summer picnics and lazy Sunday afternoons by the water's edge.

CHOOSE YOUR OWN

Family Tree



The Maples

2 bedroom end & mid-terrace

Plots 36 & 39



The Willows

2 bedroom mid-terrace

Plots 37 & 38



The Poplars

2 bedroom mid-terrace

Plots 41, 42, 49, 50 & 53



The Cypress

2 bedroom end-of-terrace

Plot 54



The Alders

3 bedroom mid-terrace

Plots 40, 51 & 52



The Sycamores

3 bedroom mid-terrace

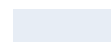
Plots 2, 7, 8, 11-13, 15-18, 20-24, 27, 28, 31, 33, 34, 43-48



The Birches

4 bedroom mid-terrace

Plots 3-6, 14, 29 & 30



The Whitebeam

4 bedroom mid-terrace

Plot 19



The Yews

4 bedroom end-of-terrace

Plots 1, 9, 10, 25, 32 & 35



The Hawthorn

4 bedroom end-of-terrace

Plot 26

Specification



General

- 80/20 light grey wool carpet to stairs, landing and bedrooms
- Oak laminate flooring to ground floor
- 5 'V' panelled internal doors
- Stainless steel ironmongery
- Bosch Washer/Dryer - within hall cupboard where possible
- Fitted wardrobes to master bedrooms
- Dulux white matte walls throughout

Kitchen

- Commodore Shaker kitchen with matching plinths
- Soft close doors and drawers
- Silestone worktop and tiled splashbacks
- LED recessed lighting under wall units
- Satin finish stainless steel sink
- Brushed stainless steel mixer tap
- Bosch single electric oven
- Bosch cooker hood (Telescopic)
- Bosch induction hob
- Bosch integrated microwave
- Bosch integrated 60/40 split fridge freezer
- Bosch integrated 600mm dishwasher
- 2 no. combined power/USB sockets

Bathroom

- Large format natural stone effect wall and floor tiles
- Feature wall in gloss sea green ceramic tiles, behind mirrored cabinet
- Roca sanitary ware in white
- Glass frameless bath shower screen
- Vado shower over bath
- Mirrored cabinet and LED strip light
- Chrome heated towel rail
- Shaver socket
- Vado wall mounted thermostatic bath/shower control





En-suite

- Glass shower enclosure with sliding door
- 1200mm shower tray
- Ceiling mounted rain shower head
- Wall mounted hand held shower
- Chrome heated towel rail
- Mirrored cabinet and LED strip light

Electrical

- White electrical sockets and switches throughout
- Energy efficient LED downlights to hall, kitchen, living room, bathroom and en-suite
- Pendant light fittings to bedrooms
- Dimmer switch to living room
- Sky+ to living room and master bedroom
- 2 no. combined power/USB sockets to bedrooms
- Smart thermostat control with App functionality

External

- Secured by design multipoint lock front door and letter box
- 180 degree peep hole
- Surface mounted door bell
- Motion sensor up/down halogen light to front entrance
- 2 no. Motion sensor up/down halogen lights each side of rear glazed doors
- Turf with paved patio to rear garden
- 1.8m close boarded fence to rear garden
- 7x5 metre garden shed
- Timber side gate to end of terrace properties
- Photovoltaic's to roof



Partnering with business & communities, driven by a commitment to consistent quality, Rydon delivers solutions for education, housing and healthcare to shape and advance people's lives.

Specialising in regeneration projects, with a particular focus across London, our strength lies in our ability to work closely with local communities and award-winning designers to create stunning new neighbourhoods with contemporary homes for modern living.





Photos

TOP
Packington Square,
Islington

LEFT
Mettle&Poise,
Hackney

RIGHT
Jigsaw, West Ealing



Rydon

Shaping Lives