THE TENNYSON APARTMENTS

Introducing the Tennyson Apartments, a stunning collection of 1, 2 and 3 bedroom apartments and penthouses which are both striking and contemporary in design, located within Croydon’s exciting new destination, Sattron Square.
SAFFRON SQUARE

An iconic new landmark for Croydon

The Tamson Apartments at Saffron Square will redefine city living in the very centre of one of London’s most dynamic areas, central Croydon. Striking modern architecture will surround a new landscaped area complete with water features, shops, cafés, bars and exciting new places to dine, including a 24-hour concierge and a state-of-the-art wellness gym.

TESCO Express

A Tesco Express located on the ground floor of the Tamson Apartments provides the convenience of a local store on your doorstep for all your daily necessities.

A VIBRANT NEW PLACE FOR PEOPLE TO ENJOY

In 2012, a direct link was created from West Croydon to East London, in time for the arrival of the London Olympics. In addition, the East Croydon has fast, convenient links to Victoria and London Bridge. With up to 37 trains an hour it provides direct connections to the London Underground network.

Computer generated image of the landscaped public area of Saffron Square.
01
Saffron Square forms part of the major regeneration for Croydon, desirability in Croydon's goal of becoming London's third city.

02
Within walking distance of both East and West Croydon rail and London underground stations.

03
Up to 21" train all hour providing fast, convenient and direct lines into London Victoria (for the West End) and London Bridge.

04
Croydon is a major business hub being home to the headquarters of many global and FTSE companies including IBM, Novartis and British Unilever providing significant office rental demand.

05
All Central London Universities can be reached within 30 minutes of Saffron Square providing an excellent choice for education.

06
Stunning 1, 2 and 3 bedroom apartments and penthouses all benefiting from high specification.

07
All apartments benefit from direct to the park or garden access out of the contemporary gardens, feature on balconies or lower ground level with views over the landscaped gardens.

08
Croydon is a central hub to the M25 and M23 motorways, Gatwick airport and Victoria Station.

09
A wealth of choice, with superb schools, food, shopping and culture on your doorstep.

10
Development by the UK’s leading multi award winning property developer Berkeley.
SAFFRON SQUARE
THE RETAIL AND LEISURE DESTINATION

The Tennison Apartments is an exceptional and stylish piece of architecture, clad in muted tones of pink and mauve, representing the colour of a crocus flower. Apartments and penthouses will enjoy stunning panoramic views over Crawley, towards Central London in addition to the landscaped public area situated at the heart of Saffron Square.

The high-quality open space will include contemporary water features lined with cafés, bars, shops, a gym and office space, effectively providing an attractive environment for people to engage, rest and enjoy.

The Saffron Square apartment block includes a large landscaped area. These areas, which are closer than the individual units of Tennison House, are designed to complement the service apartments and provide an attractive environment for the residents and their guests. The landscaped areas are designed to be safe, open and social spaces, fostering a community feel within the development.

The ground floor will include a variety of retail and leisure facilities, such as shops, restaurants, bars, and entertainment spaces. This area is designed to be a vibrant hub of activity, providing residents and visitors with a range of choices and opportunities for social interaction and relaxation.

The Tennison Apartments will also feature a range of attractive outdoor spaces, including landscaped gardens, seating areas, and communal areas for residents to enjoy. These spaces are designed to be visually appealing and provide a sense of belonging and community for the residents.

In conclusion, the Saffron Square development is a unique and attractive destination, offering a blend of residential living, retail, and leisure facilities. The design focuses on creating a vibrant and engaging environment that caters to the needs and preferences of the residents and visitors alike.
THE CITY COLLECTION

Welcome to our City Collection Apartments at Saffron Square. The collection enables you to browse and deliberate over an amazing array of options and finishes with interiors which have been individually designed by Interior Designer Fiona Ashford. It is inspired by four international fashion led cities, aimed at reflecting your taste and lifestyle, to help you create your perfect home.

KITCHENS
- Individually designed handle free dual colour kitchen with co-ordination of Hi-macs black and beige (sand) units
- Track lighting beneath wall units in kitchen
- Composite stone worktops
- Shaker style under-mounted sink with traditional chrome mixer tap
- Bosch stainless steel fan assisted single electric oven
- Bosch freestanding ceramic 4 ring hob with chrome concealed extractor
- Fully integrated fridge/freezer or fridge with ice box where applicable
- Bosch built in microwave to 3 bad units

BATHROOMS
- White Vico square wash hand basin with wall mounted Vico tap set
- Wall mounted WC with soft close seat and concealed cistern
- White steel towel radiator both with glass shower screen

SHOWER ROOM
- White Vico square wash hand basin with wall mounted Vico tap set
- Wall mounted WC with soft close seat and concealed cistern
- Vico square tile holder
- Walk in shower with frameless glass screen or pivot door where applicable

INTERIOR FINISHES
- Grey oak veneer front entrance door and white internal doors
- Chrome finish internal door furniture throughout
- White enamelled walls and smooth finish ceiling throughout
- Setting and accessories to be finished in white
- Secured double glazed thermally broken windows
- Carpet to bedrooms and natural oak effect laminate to hall, living and kitchen
- Fully fitted wardrobe to master bedroom
KITCHENS

• Individually designed handle free glass kitchen with dark grey wood and white units.
• Task lighting beneath wall units in kitchen.
• Composite stone worktop.
• Stainless steel under-mounted sink with feature chrome mixer tap.
• Bosch stainless steel fan assisted single electric oven.
• Beach frameless 4 ring gas hob with rain style concealed extractor.
• Full integrated fridge/freezer. or fridge with ice cube maker optional.
• Bosch built in microwave to 3 bed units.

BATHROOMS

• White 500mm square wash hand basin with wall mounted Vado tap set.
• Wall mounted WC with soft close seat and concealed cistern.
• Wall mounted toilet profile.
• Wall in shower with framed glass screen or lockable door where applicable.

• Vado wall mounted taps and thermostatically controlled bath/shower mixer with long mounted showerhead and handheld shower/fillerv.
• Vado square toilet roll holder.
• Mirror, storage unit and vanity shelf.
• Ladder style chrome towel rail.
• Shower screen.
• Full tiled dual colour contemporary tiling with a combination of contemporary white matt wall tiles and floor tiles with a dark grey matt finish feature wall.
• Shower stool.
• Full tiled dual colour contemporary tiling with a combination of contemporary polished white wall and floor tiles with a polished grey feature wall.

INTERIOR FINISHES

• Grey oak veneer front entrance door and white internal doors.
• Chrome finish internal door furniture throughout.
• White enameled walls and smooth finish ceiling throughout.
• Setting and architrave to be finished in white.
• Sealed double glazed thermally broken windows.
• Carpet in bedrooms and can be grey slate effect laminate to hall, living and kitchen.
• fitted wardrobe to master bedroom.

SHOWER ROOM

• White 500mm square wash hand basin with wall mounted Vado tap set.
• Wall mounted WC with soft close seat and concealed cistern.
• Wall mounted toilet profile.
• Wall in shower with framed glass screen or lockable door where applicable.

• Vado wall mounted taps and thermostatically controlled bath/shower mixer with long mounted showerhead and handheld shower/filler.
• Vado square toilet roll holder.
• Mirror, storage unit and vanity shelf.
• Ladder style chrome towel rail.
• Shower screen.
• Full tiled dual colour contemporary tiling with a combination of contemporary polished white wall and floor tiles with a polished grey feature wall.

INTERIOR FINISHES

• Grey oak veneer front entrance door and white internal doors.
• Chrome finish internal door furniture throughout.
• White enameled walls and smooth finish ceiling throughout.
• Setting and architrave to be finished in white.
• Sealed double glazed thermally broken windows.
• Carpet to bedrooms and polished ivory porcelain tiles to hall, living and kitchen.
• Fitted wardrobe to master bedroom.
**KITCHENS**
- Individually designed handle free kitchen with light grey stone floor units.
- Tall lighting beneath wall units & splashbacks.
- Composite stone worktops.
- Stainless steel under-mounted sink with textured chrome mixer tap.
- Bosch stainless steel pan sized single electric oven.
- Bosch fridges over a ring cooker with stainless steel concealed switch.
- Fully integrated fridge/freezer or fridge with ice box when applicable.
- Bosch built in microwave to 3 bed units.

**BATHROOMS**
- White gloss square wash hand basin with wall mounted metal tap set.
- Wall mounted WC with soft close seat and concealed cistern.
- Wall hung towel rail.
- White steel double-ended bath with glass shower screen.

**SHOWER ROOM**
- White gloss square wash hand basin with wall mounted metal tap set.
- Wall mounted WC with soft close seat and concealed cistern.
- Wall hung towel rail.
- White steel double-ended bath with glass shower screen.

**STYLISH INTERIORS, SUPERIOR QUALITY DESIGN**

**EXTERNAL FINISHES**
- External finishes feature a factory system coating and a proprietary acrylic rendered system.

**HEATING/HOT WATER**
- Underfloor heating with individual thermostatic temperature controls.

**SECURITY AND PEACE OF MIND**
- 10 Year warranty cover under NHBC Buildmark Scheme.

**HOME ENTERTAINMENT & COMMUNICATIONS**
- Digitally compatible communal TV aerial and communal satellite dish.
- Wired for Sky Plus, Sky High Definition and Multi room television with points to living room and all bedrooms (subject to future connection by purchaser).
- Broadband capability to all telephone points which are provided to living room and all bedrooms.

**COMMON AREAS**
- Hallways and staircases to all floors carpeted throughout.
- Lift access to all floors.
- Visitor access to common areas via audio door entry system.
- Post boxes located internally within Ground Floor entrance lobbies.
- Refuse area provided of basement level.
- Secure bicycle store provided of basement level.
DECISIONS
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DECISIONS...

FIONA ASHFORD

Fiona’s design philosophy centers on creating exciting environments that offer a fresh take on classic design concepts. Her work is characterized by a blend of modern and traditional elements, resulting in spaces that are both unique and timeless.

- Warm
- Earthy
- Natural
- Limestone, textured walls, timber
- Classically simple
- Naturally contemporary
- Chic: contemporary
- Fresh
- Moody
- Bold
- Styling design
- Bold, edge, sophisticated
- Chic, contemporary
- Simple, contemporary
- Neutral tones
- Underscored elegance
- Soft, warm grey
- Boldly simple design
- Neutral city chic
- Elegantly contemporary

Saffron Square brings together exceptional style and cutting edge design to create an exciting new landmark within one of the most dynamic areas of London.
SAFFRON SQUARE CROYDON

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Sales and Marketing Suite
Saffron Square, Wellesley Road, Croydon CR9 2BY

DIRECTIONS
From the M25, take Junction 7 for the M23. As the M23 merges into the A23 follow signs for Purley & Croydon. Take the A232 to your right at Purley Cross. Turn left at the Fairfield Hall roundabout onto the A212 Wellesley Road. Saffron Square is located on the right hand side, on the junction of Wellesley Road and Bedford Park, a short distance past the Whitgift shopping centre.

Saffron Square is also a short walk from both West Croydon and East Croydon stations.

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