

CRYSTAL PALACE

**103**

**WESTWOOD  
HILL**

OUR PALACE









## Our Development

*103 Westwood Hill*

Bordering Crystal Palace Park, 103 Westwood Hill is an exciting development in South East London. It features seven two-bed flats and two three-bed flats. Delivered at high-specification with luxurious finishes, the development offers

residents a perfect balance between nature and urban London living. The development sits comfortably between the hustle and bustle of both Crystal Palace and Dulwich Village. You won't be short of options with so

much on your doorstep, but even so, transport links to London are plentiful, with speedy service in to the city centre.

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**Westwood Hill sits between Crystal Palace to the South and Dulwich to the North. Two popular South London destinations with so much to shout about.**

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## **Our Area**

*103 Westwood Hill*

Westwood Hill sits between Crystal Palace to the South and Dulwich to the North. Two popular South London destinations with so much to shout about. Both play host to a creative, professional crowd, serving them with great pubs, restaurants, bars and coffee shops.

The Saturday morning market in Crystal Palace bursts at the seams with local, organic and sustainable produce. To the North in Dulwich, Lordship Lane is a hive of activity with restaurants, markets and drinking holes to match any in the whole city.

Both Crystal Palace Park and Dulwich Park are nearby, with the former literally on your doorstep. These are popular destinations that are pulling more and more people to the South East.



## Café Culture

*Things To Do*

The Triangle area in Crystal Palace is dotted with cafes, brunch spots and coffee houses - Four Boroughs Coffee is a must-visit. Brown & Green is a popular location with local food & coffee lovers and they have even branched out to open

satellite spots at the train station and in the nearby park. Cadence Performance Limited is a hub for the more active coffee drinkers in the area, also playing host to a cycle shop and yoga studio. Over in Dulwich, again, a huge

number of options exist. Chief among them would be the sensational Kanella & Co, which brews an excellent coffee and serves delicious food.

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*OUR PALACE*



# Restaurants

Things To Do

Crystal Palace offers a range of great eateries. Crystal Palace Market (not to be confused with the Saturday morning food market) is a busy, all-day eatery with delicious British cuisine amongst modern, industrial interiors.

Meanwhile, Smoked Bone serves-up an altogether more American affair with burgers, ribs, chicken and even a weekend brunch menu on offer. Meanwhile, Dulwich has some incredible options available

including MEATLiquor, great pizzas at Franco Manca, Asian cuisine at Yama Momo and a vegetable-focused menu at Spinach restaurant.



# Pubs & bars

Crystal Palace

The night life in Crystal Palace is buzzing with a number of pubs and bars offering wide-ranging drinks and food options. Westow House is perhaps the largest destination in the centre of Crystal Palace, with vintage décor and live

music attracting punters over the weekends. The likes of The Faber Fox, Walker Briggs, The White Hart and The Alma offer different takes on the pub/bar experience with an eclectic mix of locals attracted to each.

Over in Dulwich the likes of The Actress, The Great Exhibition and The Clock House are all very popular with the locals. The Palmerston and the East Dulwich Tavern are also worth a visit for great drinks options and tasty food.



There is much more than a busy drinking scene to keep you occupied.

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## Recreation

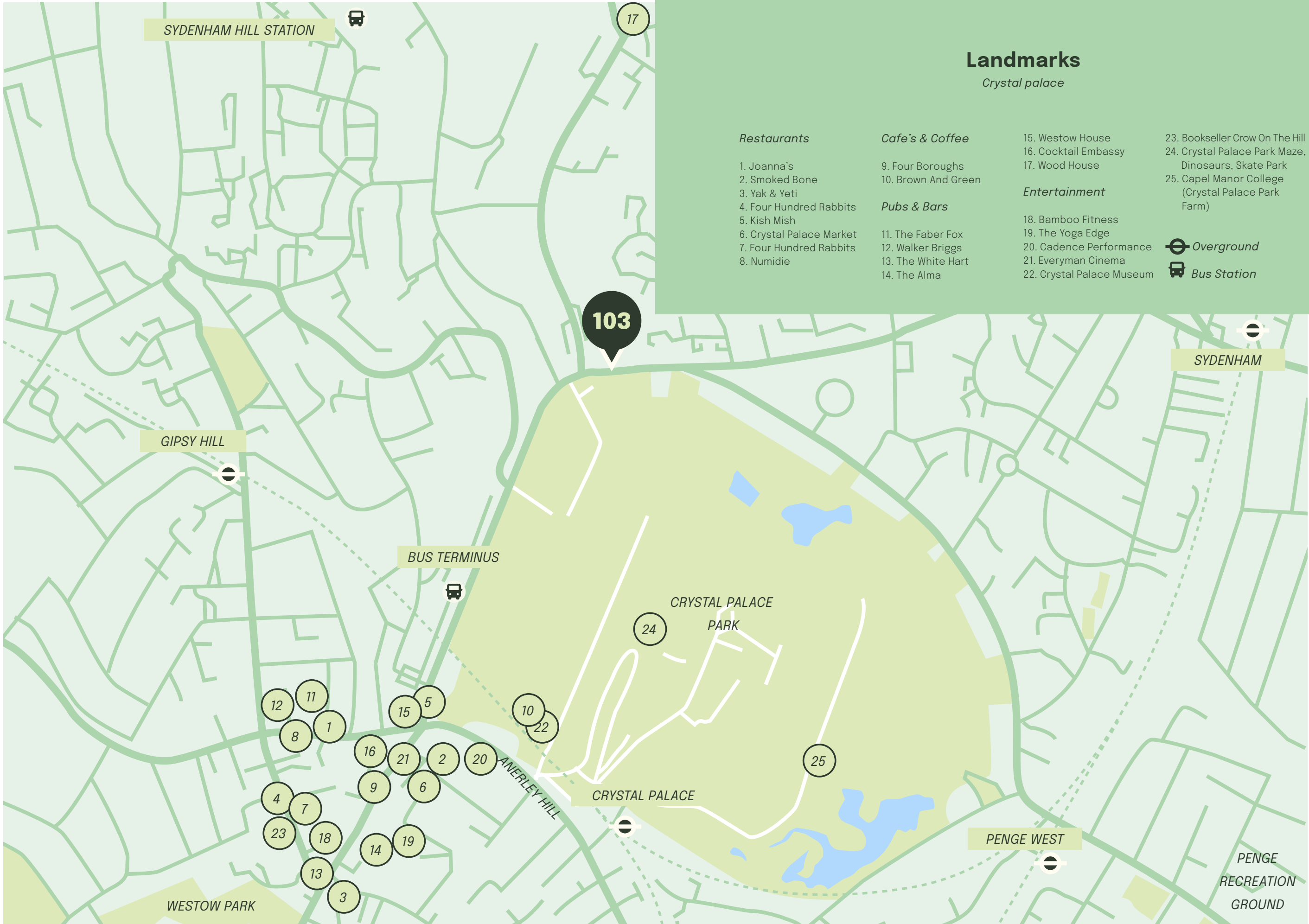
*Crystal Palace*

There is much more than a busy drinking scene to keep you occupied. Crystal Palace Park, just 60m away from the development offers a huge range of recreational activities to locals from dog walking and running to events (such as Wireless Festival) and attractions. The development itself is not without its access to the outdoors with a private, shared garden with its own wooded area providing peace and tranquility

to residents. Lovers of yoga & fitness (Bamboo Fitness, The Yoga Edge, Cadence Performance & more), athletics (at the Crystal Palace National Sports Centre) and cooking (Yuki's Kitchen sushi classes, Crystal Palace Food Market and more) are all catered for. There are activities and excursions for the family too with the Crystal Palace Park playing host to a maze as well as a walk that takes in a range of dinosaur models! Film

buffs would value a trip to the East Dulwich Picturehouse & Café whilst culture vultures will be well-served by two well-known local museums. The Horniman Museum & Gardens open up a quirky world of Victorian stuffed animals, musical instruments and more. The Dulwich Picture Gallery plays host to a significant collection of 17th-and-18th-century European Old Masters for art lovers.







# Landmarks

London

BATTERSEA  
POWER STATION

BIG BEN

LONDON EYE

OVAL

LONDON BRIDGE  
& THE  
SHARD

ST PAULS  
CATHEDRAL

DULWICH  
COLLEGE

UNIVERSITY OF THE  
ARTS CAMBERWELL

PECKHAM  
RYE PARK

CANARY  
WHARF

THE O2

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# Transport Links

Crystal palace

### Cycle Links

- Brixton – 22 minutes
- London Bridge – 38 minutes
- Clapham Junction – 40 minutes
- London Victoria – 40 minutes
- Liverpool Street – 43 minutes
- Oxford Circus – 49 minutes

### Train/Overground

Crystal Palace (14-minute walk)

- Clapham Junction – 19 minutes
- Canada Water – 20 minutes
- London Victoria – 31 minutes
- London Bridge – 31 minutes
- Highbury & Islington – 45 minutes

### Bus stations (by walk)

- Crystal Palace Parade – 8 minutes
- Sydenham Hill Station – 16 minutes
- Sydenham Station – 20 minutes

### Bus Routes

- Terminating – 3, 122, 157, 202, 227, 322, 358, 363, 410, 417, N2, N63, N137
- Passing Through – 249, 432, 450, N3



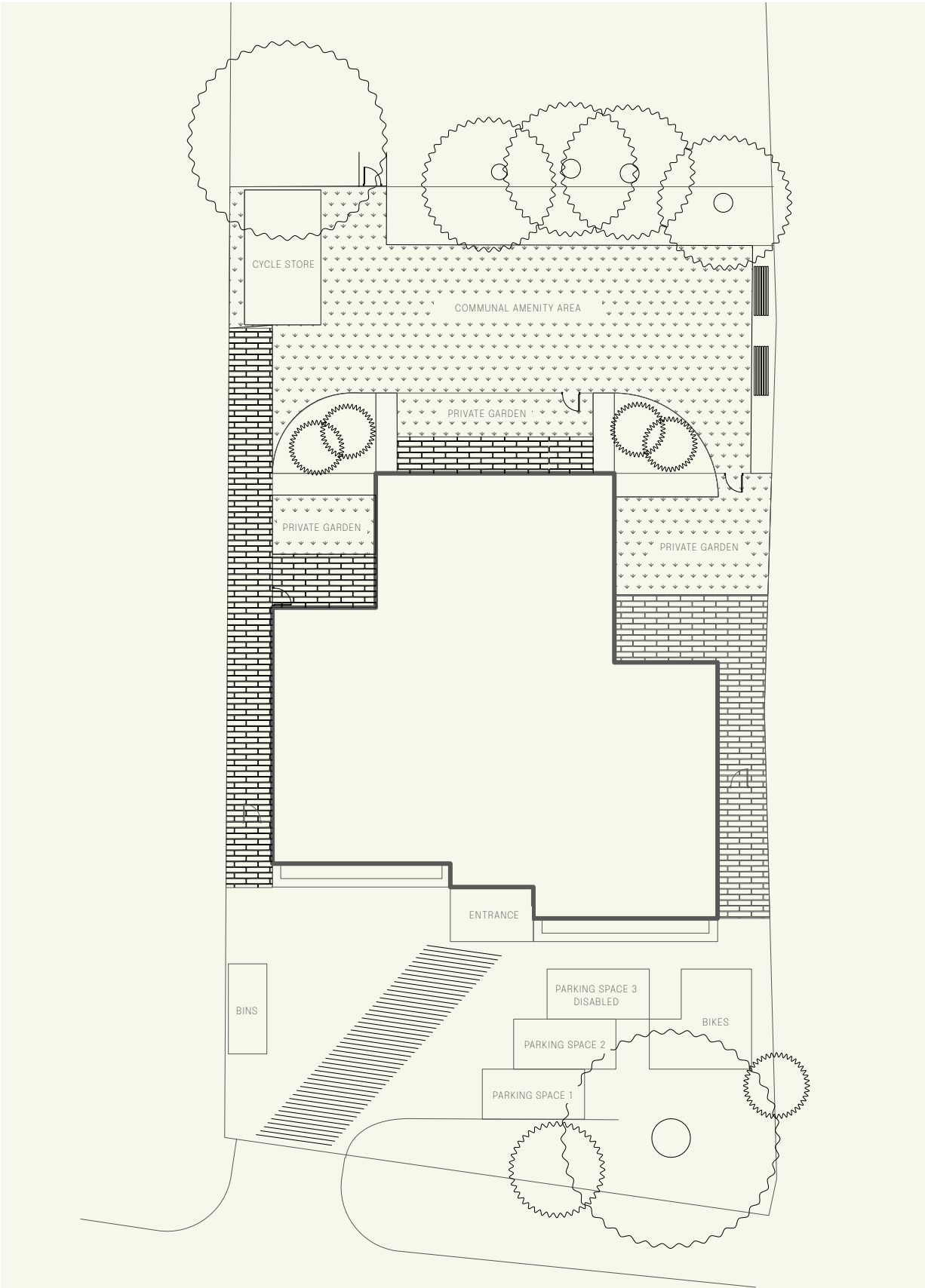


# Plans & Specifications

103 Westwood Hill

# Block Plans

103 Westwood Hill

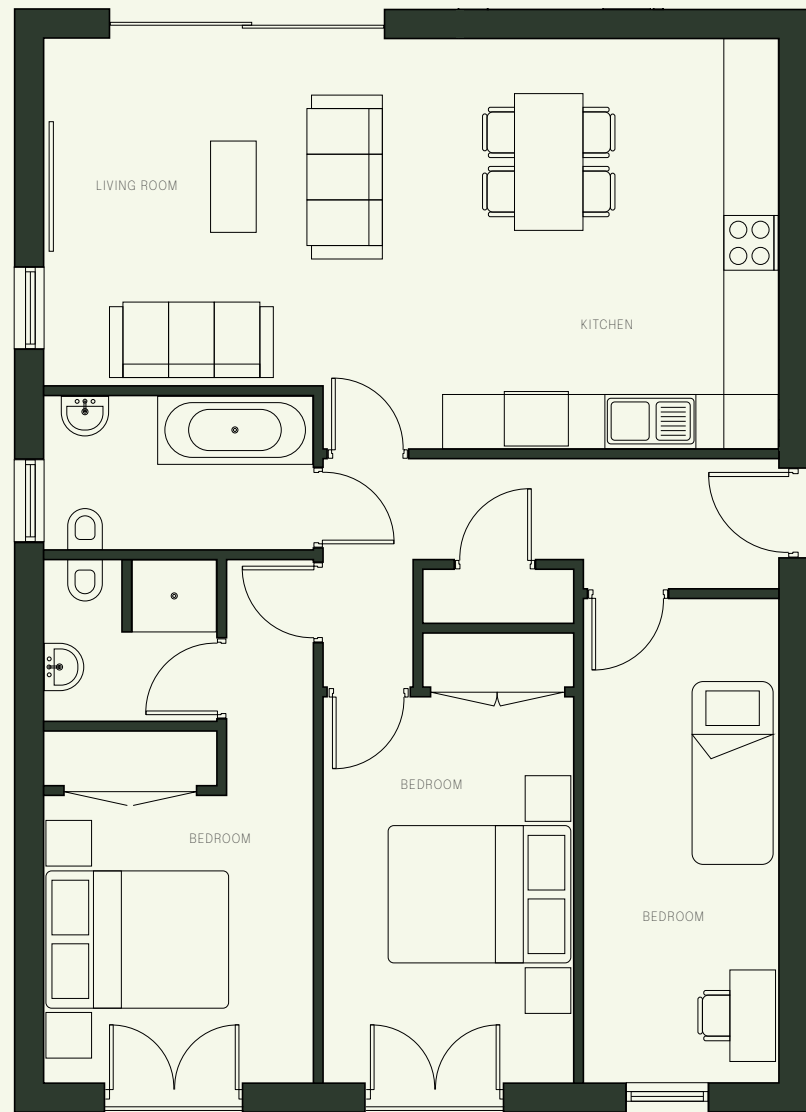


\*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.



Apartment One

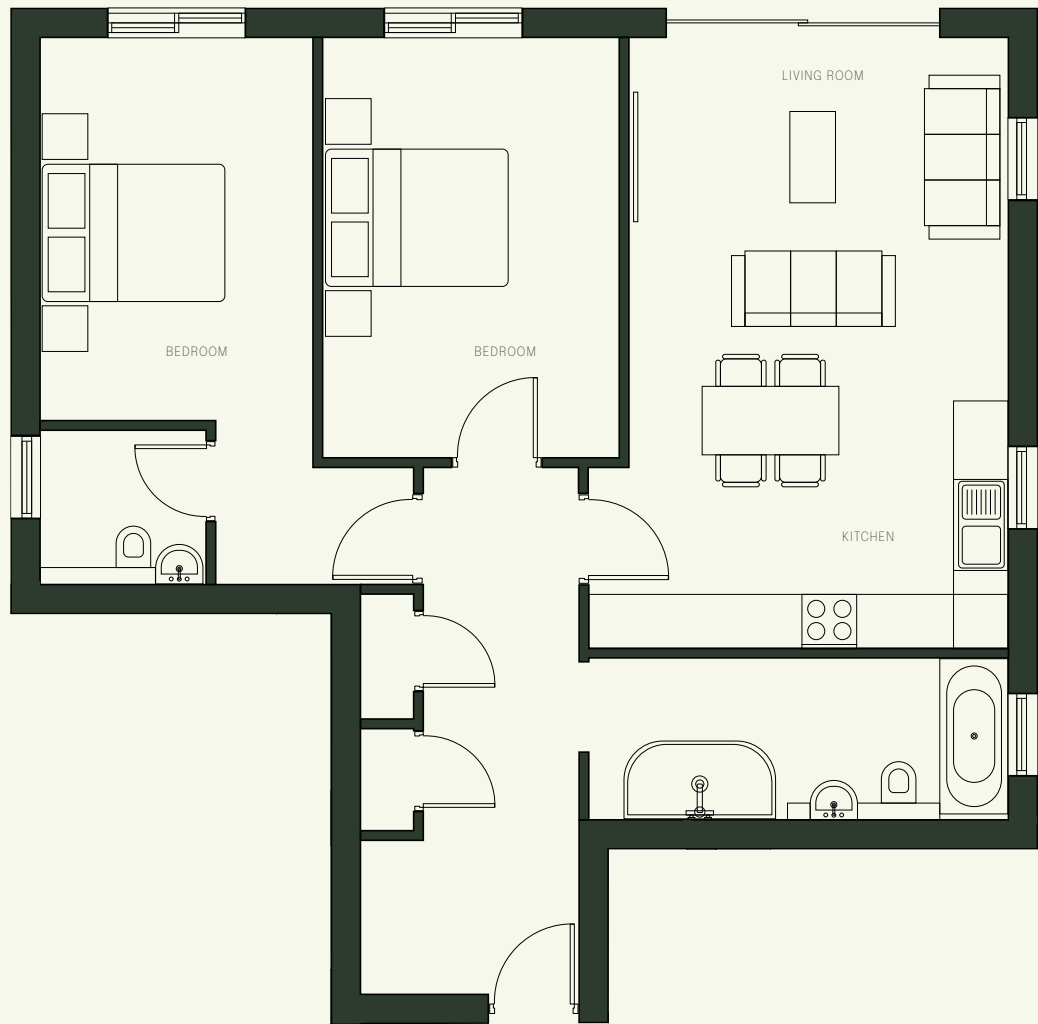
Ground Floor  
3 BEDROOM  
990 sqft // 92.0m²



\*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

Apartment Two

Ground Floor  
2 BEDROOM  
930 sqft // 86.4m²

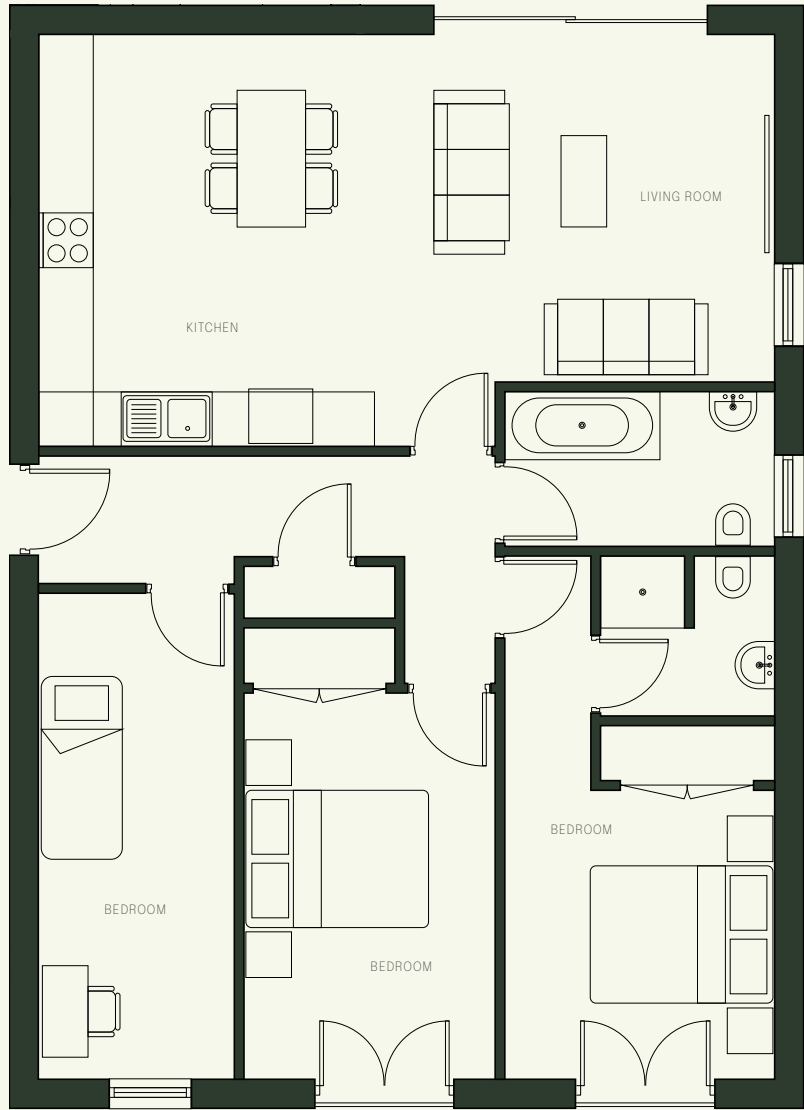


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Apartment Three

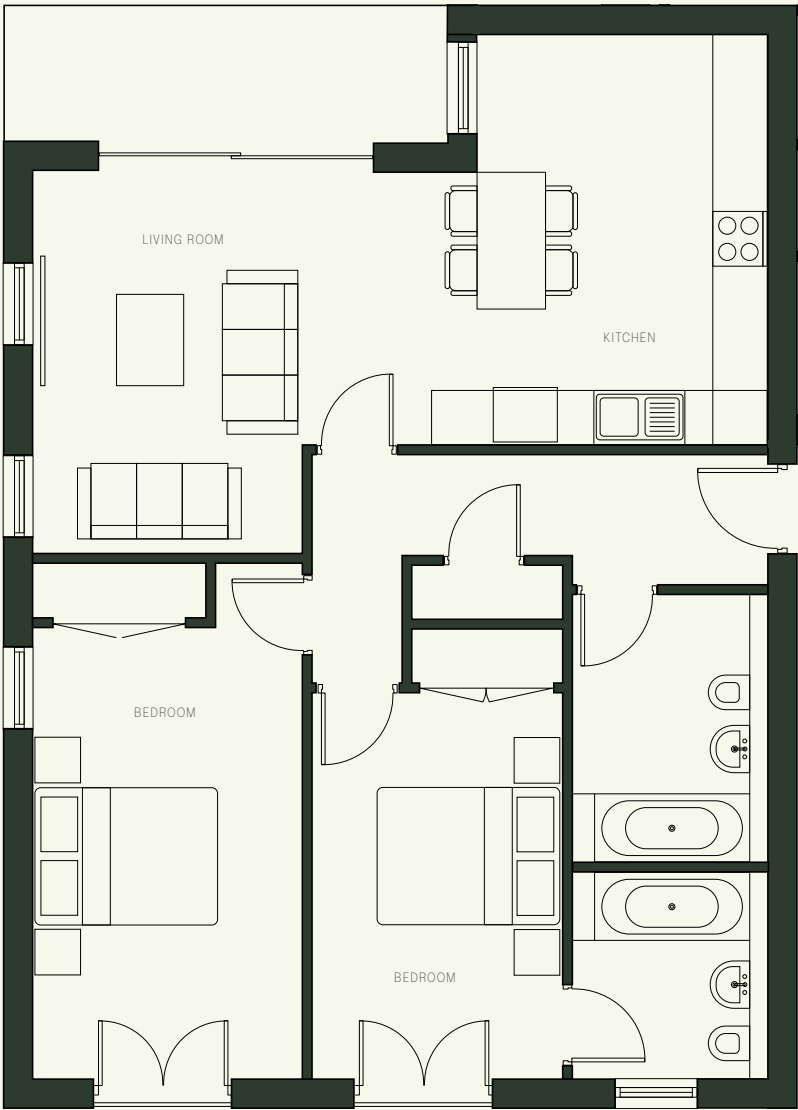
Ground Floor  
3 BEDROOM  
990 sqft // 92.0m²



\*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

Apartment Four

First Floor  
2 BEDROOM  
911 sqft // 84.6m²

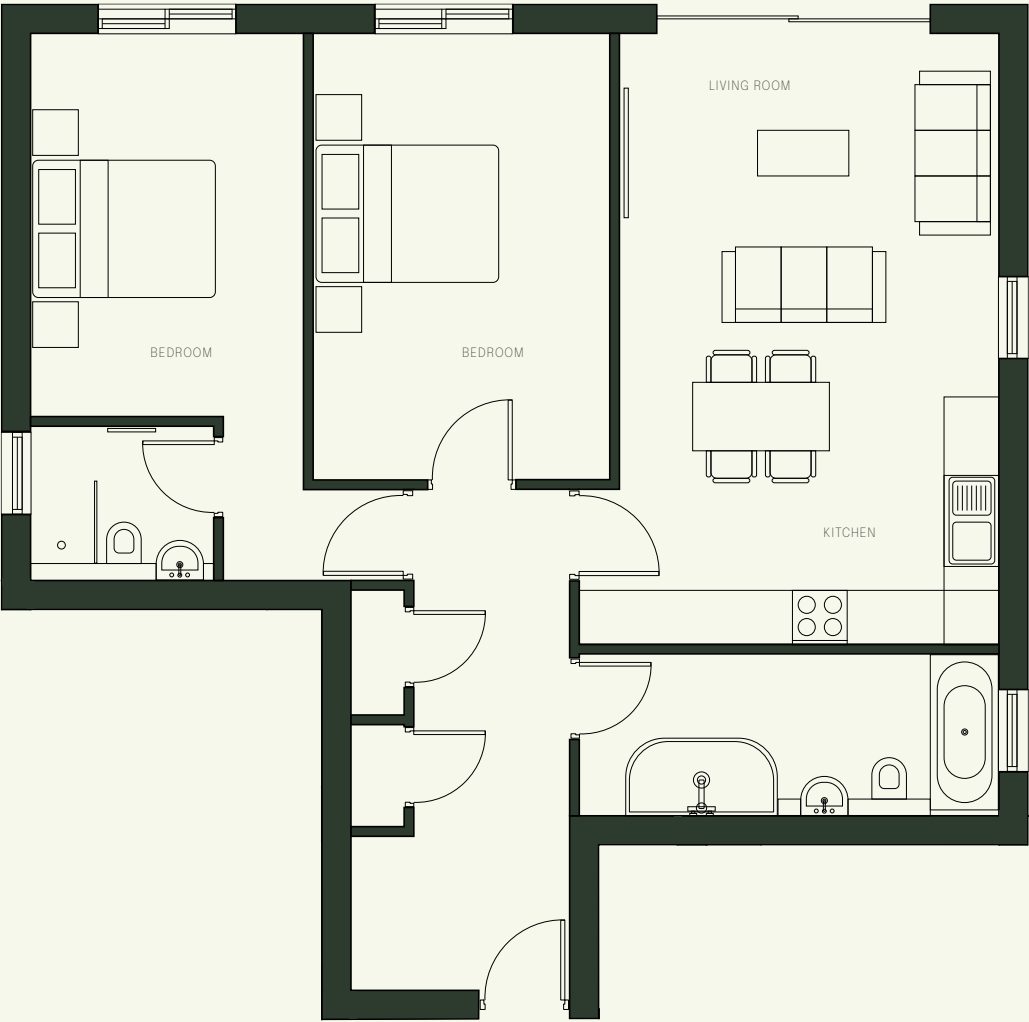


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Apartment Five

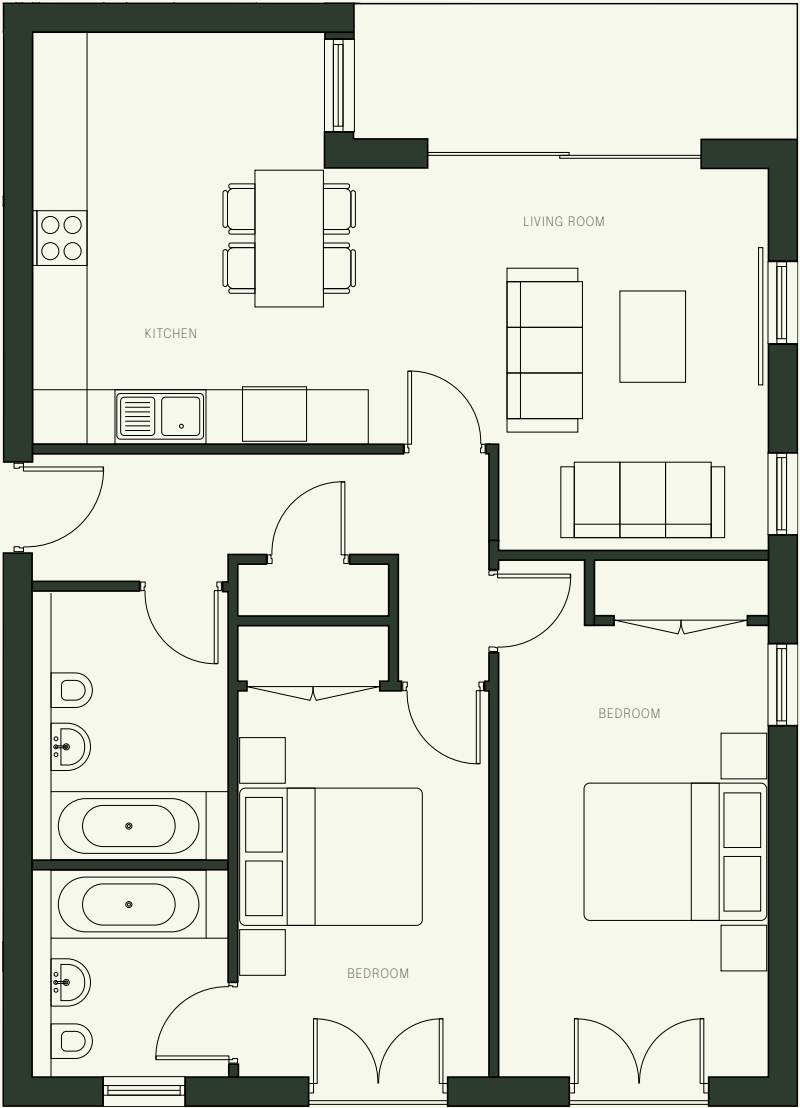
First Floor  
2 BEDROOM  
930 sqft // 86.4m²



\*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

Apartment Six

First Floor  
2 BEDROOM  
911 sqft // 84.6m²



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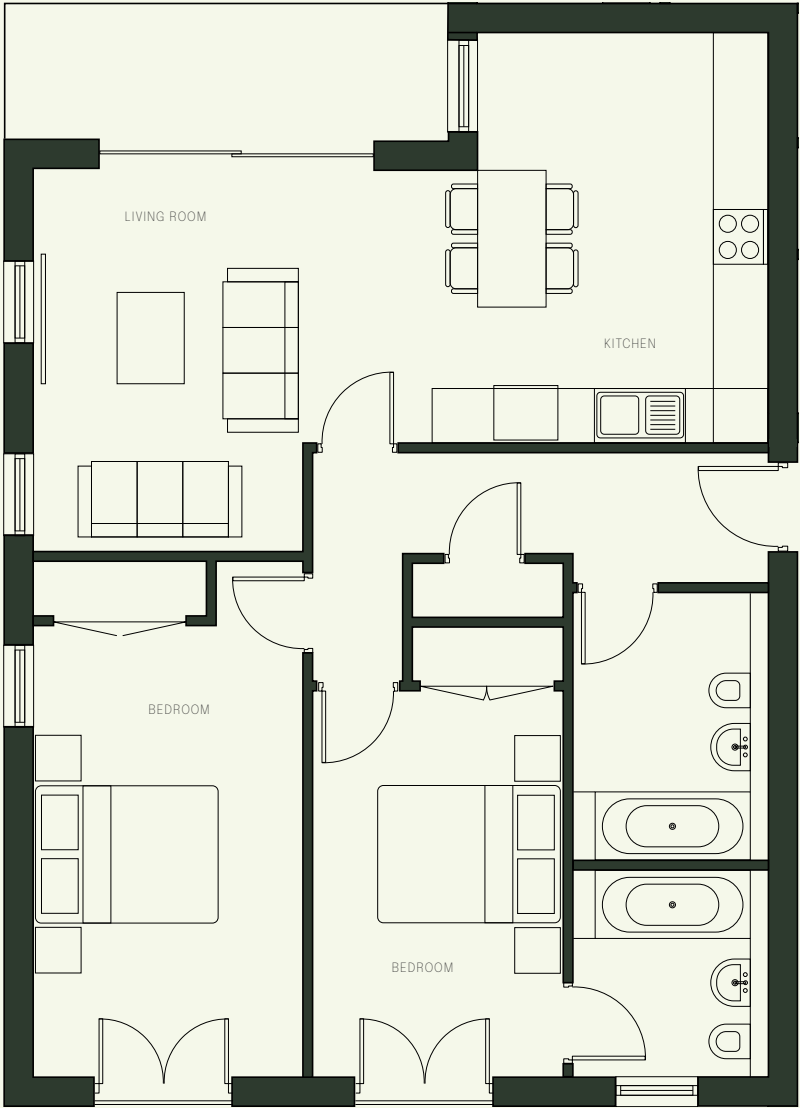


Apartment Seven

Second Floor

2 BEDROOM

911 sqft // 84.6m²



\*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

Apartment Eight

Second Floor

2 BEDROOM

930 sqft // 86.4m²

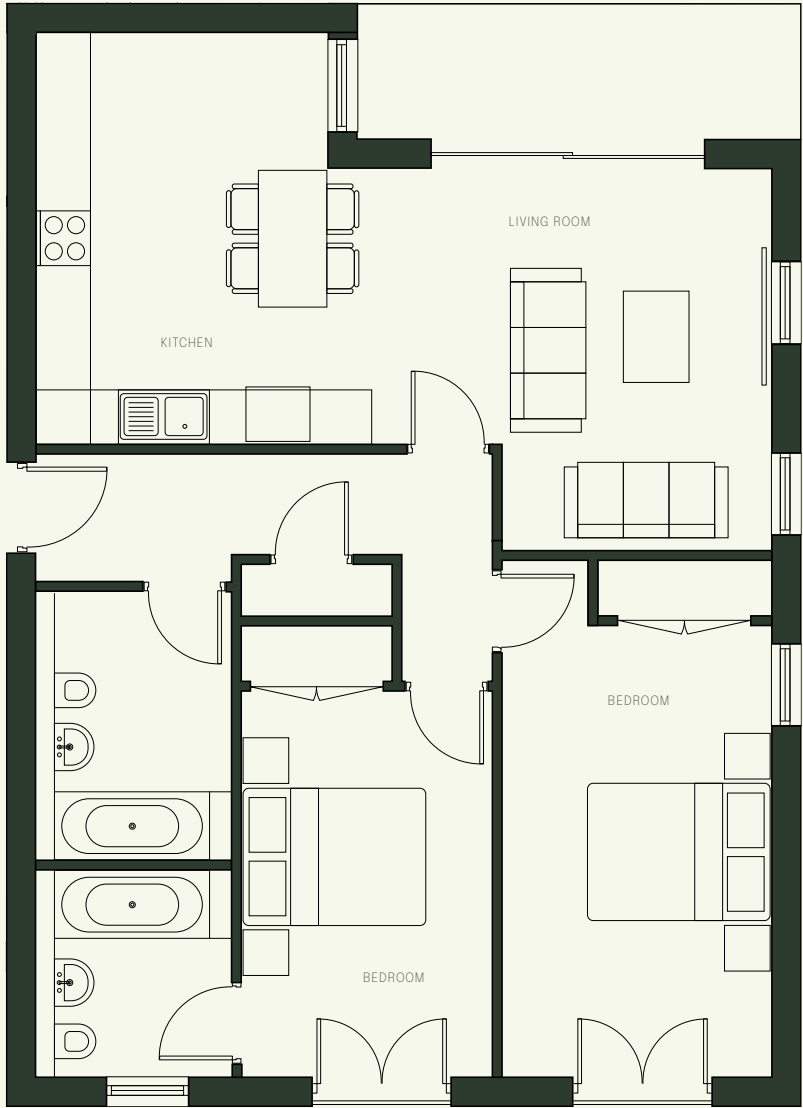


\*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.



# Apartment Nine

Second Floor  
2 BEDROOM  
911 sqft // 84.6m²



\*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

# Specification

The Details

## KITCHEN

- Matt grey kitchens with built-in appliances to include oven, ceramic hob, extractor, washing machine, dishwasher and fridge freezer (Bosch or equivalent)
- White Quartz worktops
- Engineered light grey oak flooring
- Low energy recessed spot lighting

## BATHROOMS & SHOWER ROOMS

- White sanitaryware, back to wall toilets with soft close seats
- Matt black sink & shower mixer taps and shower heads.
- Vanity units and cabinets to bathrooms
- Heated towel rails
- Ceramic tiles to floors, full height tiled walls to shower rooms and bathrooms

## COMMON PARTS

- wood effect entrance foyer with skirting
- Individual mailboxes

## GENERAL

- Dry-lining system to internal walls and Gyproc system to ceilings with painted finishes
- Engineered oak flooring to hallways and living rooms
- Brushed steel sockets and switchplates
- Independent full gas fired central heating system with Victorian style column radiators
- White internal doors with painted frames
- Fitted wardrobes to main bedrooms
- MDF painted skirtings and architraves
- Video door entry system
- Multi socket (power/aerial/satellite/BT) to living room
- TV point to bedrooms
- Mains operated smoke detectors with battery back up
- decking/paving and external lighting to private balcony



Backed by  
HM Government

Help to Buy (HTB) is a government scheme allowing first time buyers of a new flat or house to borrow up to 40% of the property's value (20% outside London). These schemes are available to first-time buyers or homeowners who want to buy a brand-new home with a purchase price of up to £600,000.



The Developers

Drewin homes



Drewin is an innovative and sustainable development company based in London offering design-led, contemporary properties

for the latest generation of home buyers. It is a family run business with over 30 years of property development experience in London ranging from smaller

renovation projects to multi-flat new build schemes. Please see our website and Instagram for an insight in to our work and previous developments.

Our Promise

Drewin homes



Our ICW Residential Warranty covers the cost of correcting defects that may occur in any crucial structural elements, from the walls and foundations to the windows and roofing.

In the event of a structural issue our residential warranty can prevent

financial stress by fully covering the costs involved in its correction. We cover everything from your rebuilding works, design alteration fees, to the removal, storage and re-installation of contents and alternative accommodation while the works are carried out.



Previous Developments

Drewin Limited



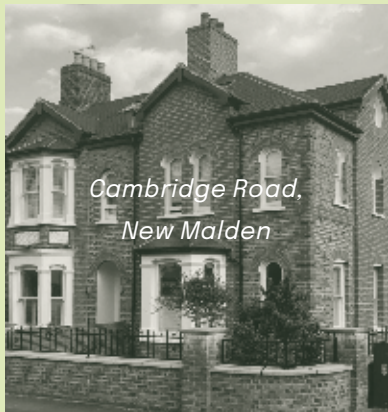
Alma Place,  
Crystal Palace



Rose Hill,  
Sutton



Church Road,  
Crystal Palace



Cambridge Road,  
New Malden

Enquire

Pedder property



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