

CROSSPOINT HOUSE



28 Stafford Road, Wallington, SM6 9AA

A STUNNING
COLLECTION OF
NEW LUXURY
APARTMENTS IN
WALLINGTON



WELCOME TO CROSSPOINT HOUSE

**AN EXCEPTIONAL DEVELOPMENT OFFERING
LUXURIOUS 1 & 2 BEDROOM APARTMENTS**

Nestled near Wallington Town Centre, these thoughtfully designed homes maximise light and space and are perfect for first-time buyers, downsizers, professionals, and families seeking a retreat from the city, while enjoying excellent transport links to London.

Each apartment showcases superior craftsmanship, with elegant design, high specifications, and select units featuring home office spaces, balconies, or terraces.

Experience the epitome of modern luxury living at Crosspoint House, where comfort, style, and convenience converge near the heart of the Town.

SPECIFICATION

Carefully curated for contemporary lifestyles, the internal design of Crosspoint House showcases meticulous craftsmanship, emphasising luxury fixtures, sleek interiors, and cohesive designs.

Each apartment boasts an open plan layout that maximises space and light, creating an ideal environment for relaxation, entertainment, or everyday living.

With superior quality finishes throughout, including fully integrated modern kitchens, Smeg appliances, quality wood flooring, video entry systems, and the added convenience of an allocated parking space, Crosspoint House provides an exceptional living experience tailored to the demands of modern-day living.

GENERAL

- Open plan living area
- Sleek electric panel heating
- Smooth plastered high ceilings
- Quality wood scratch resistant flooring throughout
- USB sockets in master bedroom and kitchen
- Fermax Video door entry intercom system
- I.C.W 10 year structural warranty
- Private balconies to selected plots



KITCHEN

- Dust Grey Lucente High gloss handleless kitchen cabinets
- Quartz Carrara stone worktops with 100mm splash back
- Integrated Smeg appliances including: washer/dryer, fridge/freezer, oven, hob and extraction hood
- Stainless steel sinks and taps
- LED light strip under the top units



BATHROOM

- Fully tiled floor and walls
- Quality white bathroom suites
- Luxurious large square shower head
- Large mirror with LED strip lighting around
- Stainless steel sinks and taps
- Heated towel radiator



OTHER

- Secure indoor Cycle Storage
- Allocated parking space
- Beautifully landscaped grounds





WALLINGTON

A LOVELY TOWN WITH SUPERB CONNECTIVITY

Nestled within the charming London Borough of Sutton, the town of Wallington is an enticing choice for those seeking a place to call home. With its ideal location close to central London, Wallington strikes a perfect balance between suburban tranquillity and easy access to the city centre. Often overlooked, this quiet suburban town sits halfway between its better-known neighbours, Croydon and Sutton, making it a hidden gem waiting to be discovered.

The building's prime location on Stafford Road grants residents convenient access to Wallington town centre, where a diverse range of food and retail options await just a short walk away. The proximity to Wallington station, a mere 5-minute walk, is an added convenience, with fast trains to London Bridge, Epsom, Sutton and London Victoria, ensuring fast and efficient commuting. Moreover, the station provides connections to Clapham Junction, Norwood Junction, and West Croydon, expanding the possibilities for exploration and travel.

Beyond its exceptional transport links, Wallington boasts a vibrant main

shopping street, Woodcote Road, which can be reached within a 2-minute drive or a pleasant 13-minute walk. Here, an array of high street shops and boutiques await, offering a delightful shopping experience. Nature enthusiasts will appreciate the abundance of open parks, and the town itself offers a lively social scene that caters to all age groups. Whether seeking a peaceful retreat from the city or easy access to its amenities, Wallington's attractive location provides the ideal setting.



Whether you're looking to escape the hustle and bustle of the city or take advantage of the excellent transport links into London, Wallington has something for everyone. Crosspoint House presents a unique opportunity to enjoy the best of both worlds—a close proximity to the city centre combined with a semi-suburban setting.



BY RAIL

5 mins walk to train station, and then:

- Sutton | 8 mins
- West Croydon | 7 mins
- London Victoria | 42 mins
- London Bridge | 29 mins



BY CAR

- Sutton | 12 mins
- West Croydon | 16 mins

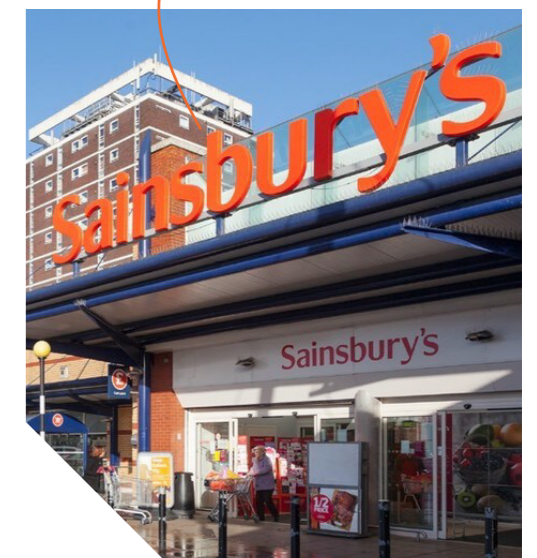


AIRPORTS

- Heathrow Airport | 17 miles
- London Gatwick Airport | 16 miles



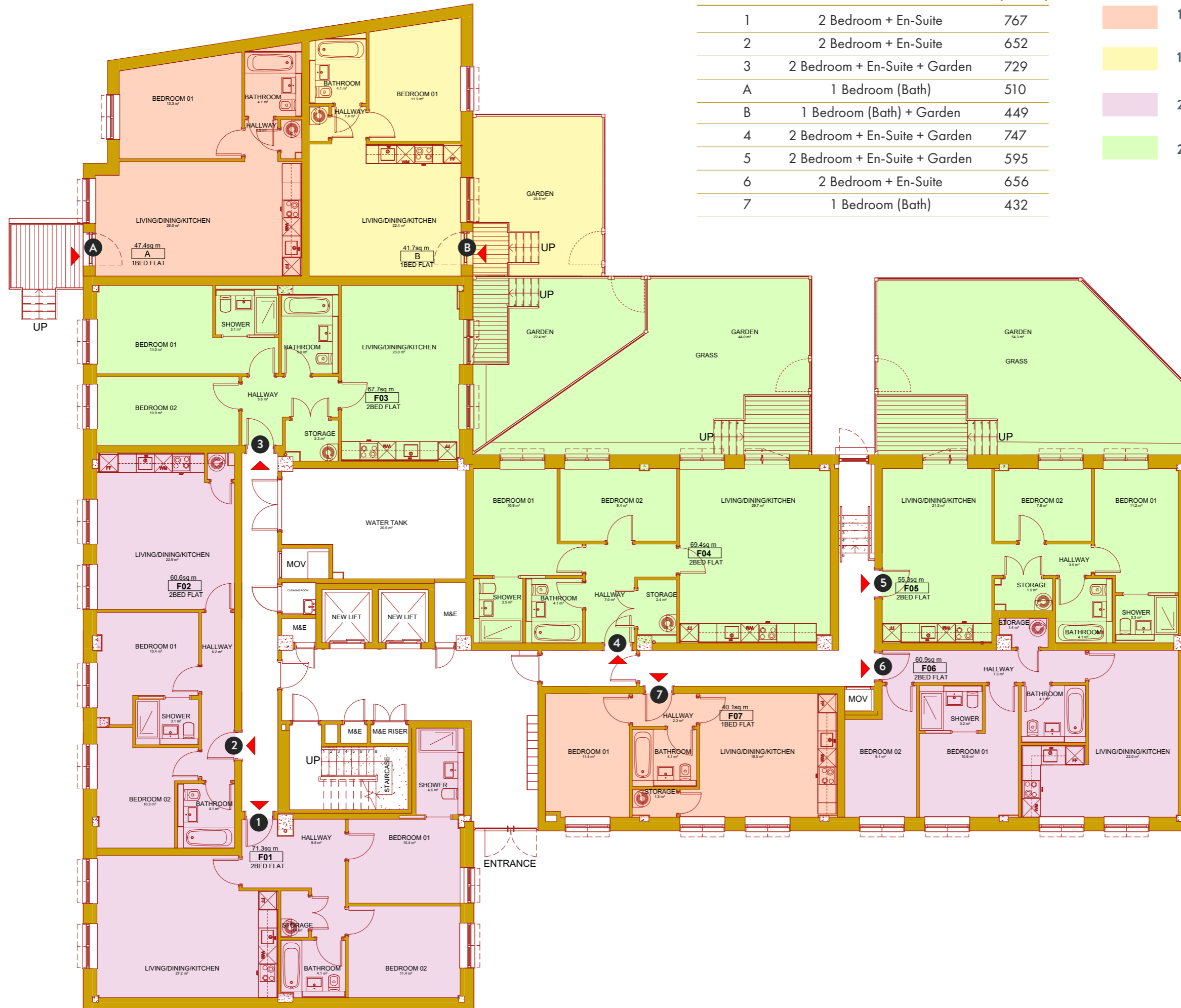
Sainsbury's is a 2 minute walk away



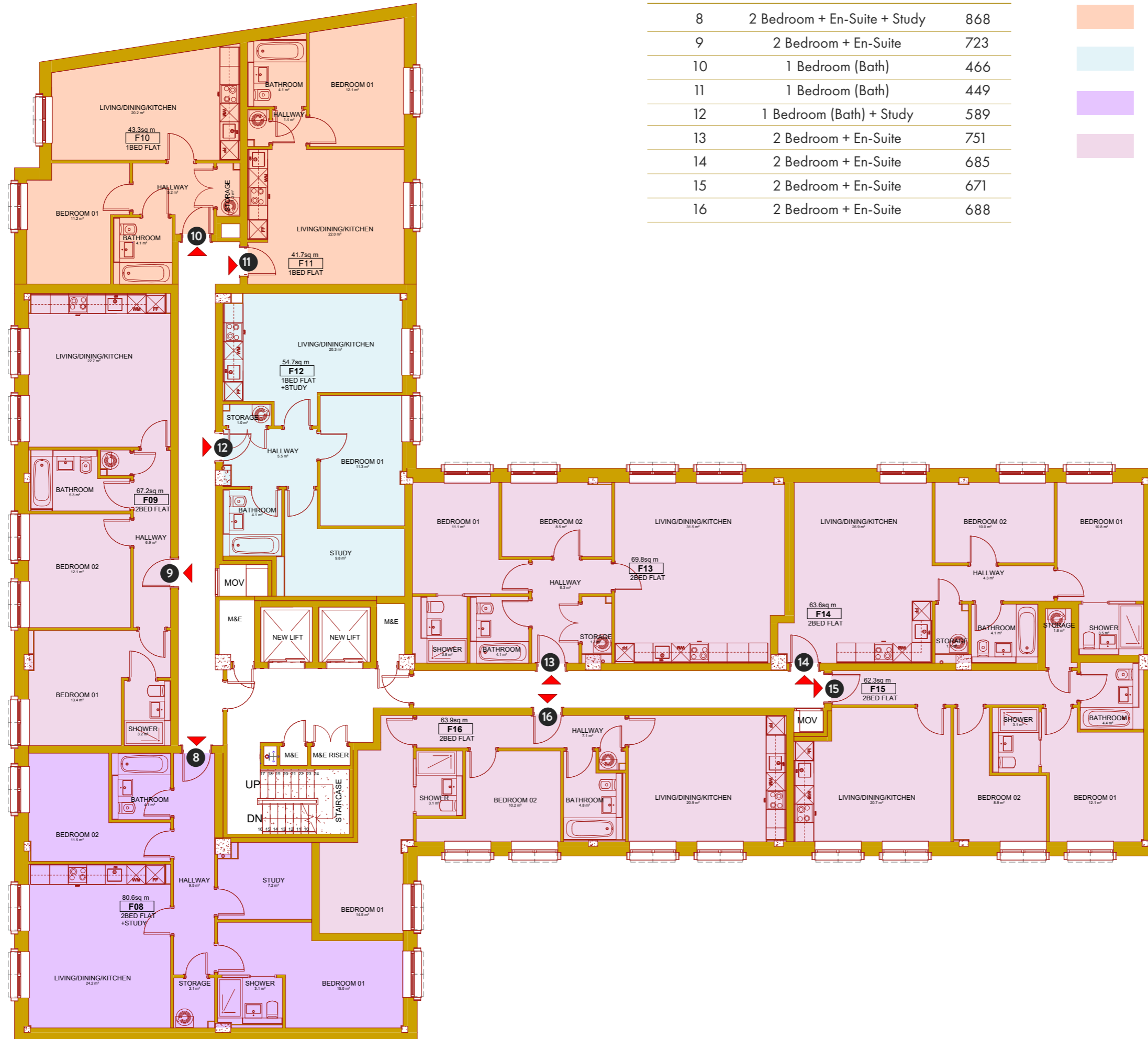
GROUND FLOOR

APARTMENT	TYPE	SIZE (SQ FT)
1	2 Bedroom + En-Suite	767
2	2 Bedroom + En-Suite	652
3	2 Bedroom + En-Suite + Garden	729
A	1 Bedroom (Bath)	510
B	1 Bedroom (Bath) + Garden	449
4	2 Bedroom + En-Suite + Garden	747
5	2 Bedroom + En-Suite + Garden	595
6	2 Bedroom + En-Suite	656
7	1 Bedroom (Bath)	432

- 1 BEDROOM (BATH)
- 1 BEDROOM (BATH) + GARDEN
- 2 BEDROOM + EN-SUITE
- 2 BEDROOM + EN-SUITE + GARDEN



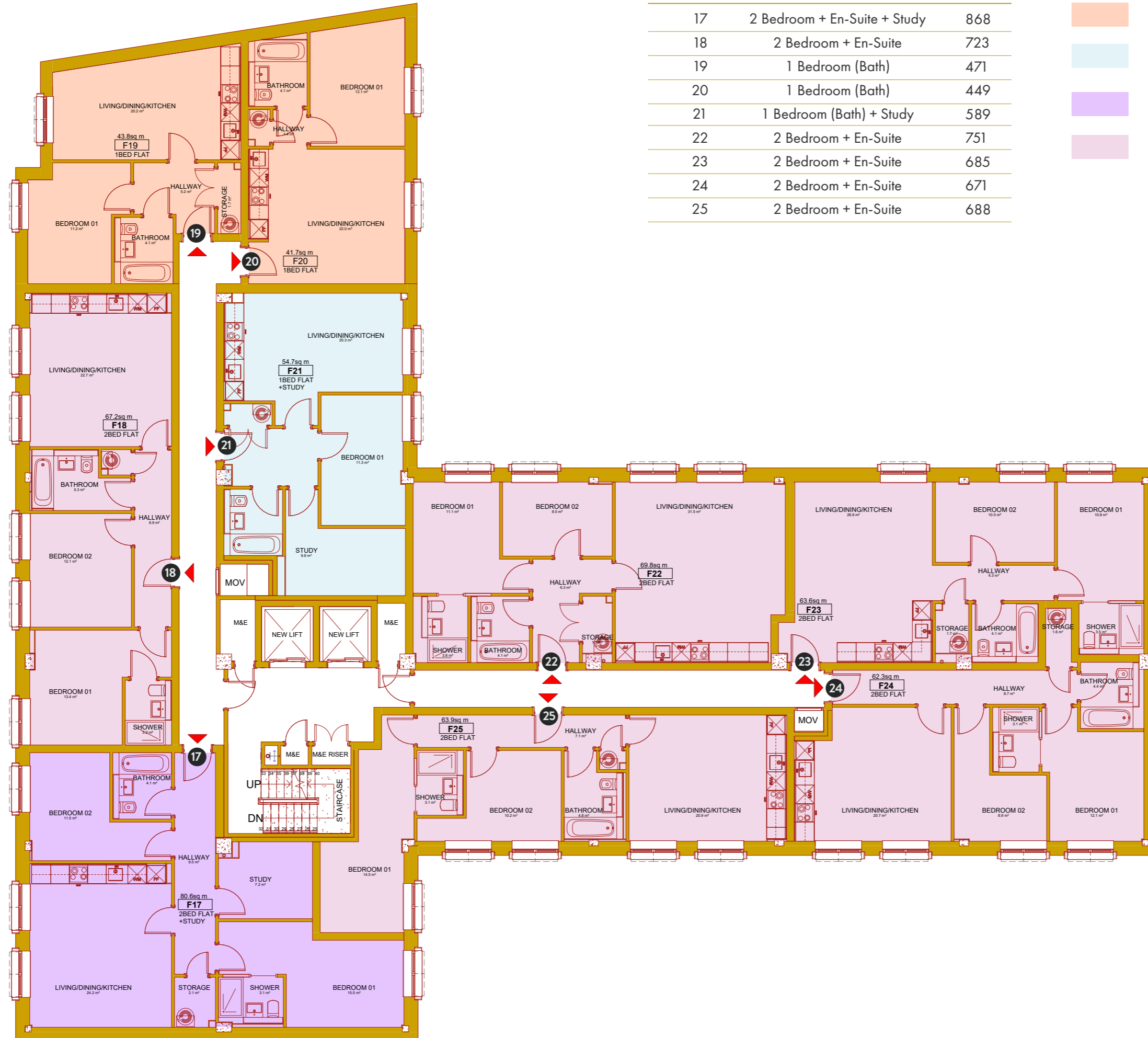
FIRST FLOOR



APARTMENT	TYPE	SIZE (SQ FT)
8	2 Bedroom + En-Suite + Study	868
9	2 Bedroom + En-Suite	723
10	1 Bedroom (Bath)	466
11	1 Bedroom (Bath)	449
12	1 Bedroom (Bath) + Study	589
13	2 Bedroom + En-Suite	751
14	2 Bedroom + En-Suite	685
15	2 Bedroom + En-Suite	671
16	2 Bedroom + En-Suite	688

- 1 BEDROOM (BATH)
- 1 BEDROOM (BATH) + STUDY
- 2 BEDROOM + EN-SUITE + STUDY
- 2 BEDROOM + EN-SUITE

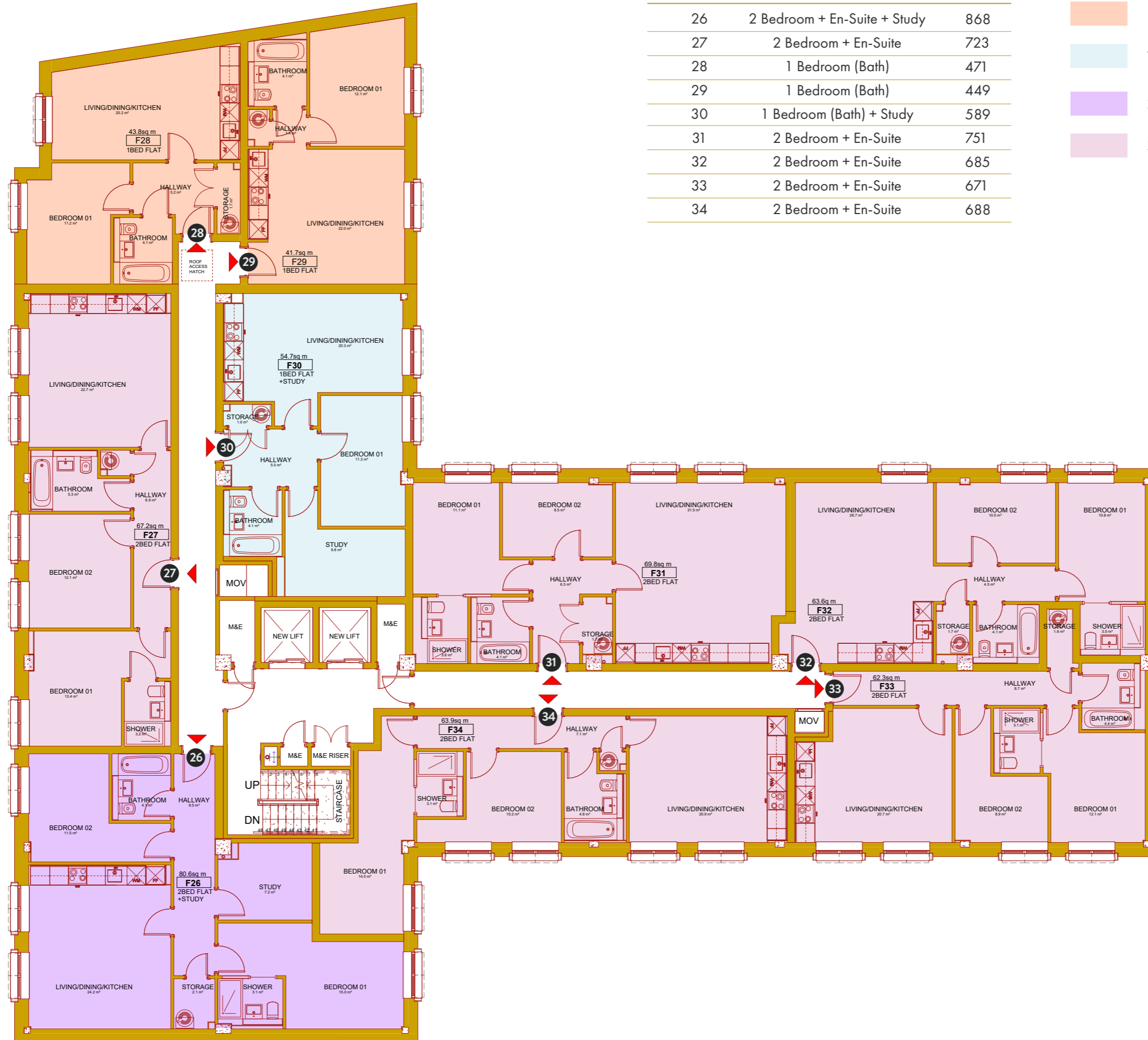
SECOND FLOOR



APARTMENT	TYPE	SIZE (SQ FT)
17	2 Bedroom + En-Suite + Study	868
18	2 Bedroom + En-Suite	723
19	1 Bedroom (Bath)	471
20	1 Bedroom (Bath)	449
21	1 Bedroom (Bath) + Study	589
22	2 Bedroom + En-Suite	751
23	2 Bedroom + En-Suite	685
24	2 Bedroom + En-Suite	671
25	2 Bedroom + En-Suite	688

- 1 BEDROOM (BATH)
- 1 BEDROOM (BATH) + STUDY
- 2 BEDROOM + EN-SUITE + STUDY
- 2 BEDROOM + EN-SUITE

THIRD FLOOR



APARTMENT	TYPE	SIZE (SQ FT)
26	2 Bedroom + En-Suite + Study	868
27	2 Bedroom + En-Suite	723
28	1 Bedroom (Bath)	471
29	1 Bedroom (Bath)	449
30	1 Bedroom (Bath) + Study	589
31	2 Bedroom + En-Suite	751
32	2 Bedroom + En-Suite	685
33	2 Bedroom + En-Suite	671
34	2 Bedroom + En-Suite	688

- 1 BEDROOM (BATH)
- 1 BEDROOM (BATH) + STUDY
- 2 BEDROOM + EN-SUITE + STUDY
- 2 BEDROOM + EN-SUITE

FOURTH FLOOR

APARTMENT	TYPE	SIZE (SQ FT)
35	1 Bedroom (Shower)	411
36	1 Bedroom (Bath)	413
37	1 Bedroom (Bath)	411
38	1 Bedroom (Bath)	506
39	1 Bedroom (Bath)	452
40	1 Bedroom (Bath)	476
41	1 Bedroom (Bath)	403
42	1 Bedroom (Bath) + Balcony	443
43	1 Bedroom (Bath)	467
44	1 Bedroom (Shower)	399
45	1 Bedroom (Shower)	406

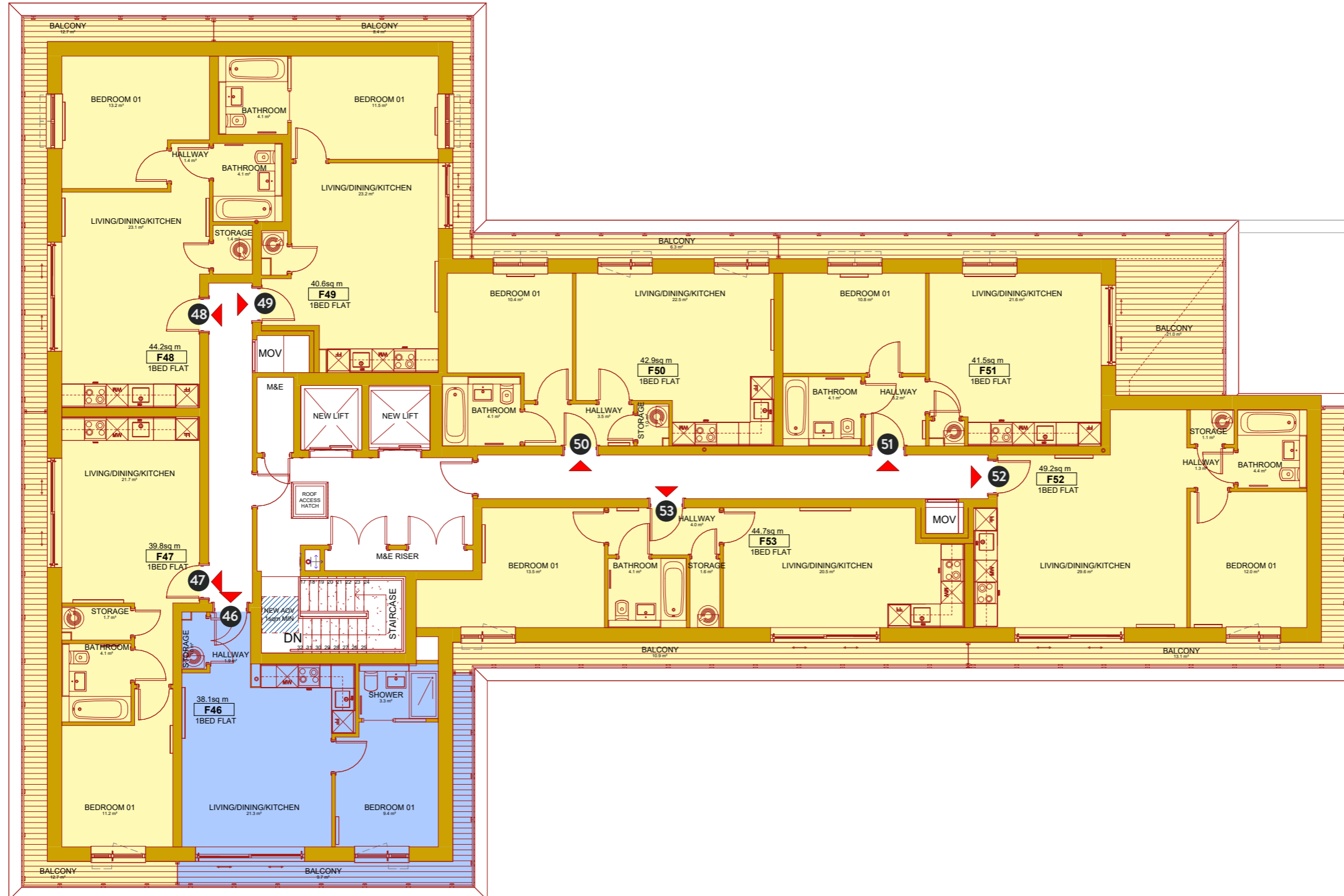
- 1 BEDROOM (BATH)
- 1 BEDROOM (SHOWER)
- 1 BEDROOM (BATH) + BALCONY



FIFTH FLOOR

APARTMENT	TYPE	SIZE (SQ FT)
46	1 Bedroom (Shower) + Balcony	410
47	1 Bedroom (Bath) + Balcony	428
48	1 Bedroom (Bath) + Balcony	476
49	1 Bedroom (Bath) + Balcony	437
50	1 Bedroom (Bath) + Balcony	462
51	1 Bedroom (Bath) + Balcony	447
52	1 Bedroom (Bath) + Balcony	530
53	1 Bedroom (Bath) + Balcony	481

- 1 BEDROOM (BATH) + BALCONY
- 1 BEDROOM (SHOWER) + BALCONY





EXAMPLE ONE BEDROOM + BALCONY

TOTAL GROSS AREA	41.2 SQM - 443 SQFT
BEDROOM	11 SQM - 118 SQFT
KITCHEN/LIVING AREA	19.2 SQM - 207 SQFT
BATHROOM	4.1 SQM - 44 SQFT
BALCONY	14 SQM - 151 SQFT



EXAMPLE ONE BEDROOM + STUDY

TOTAL GROSS AREA	57.1 SQM - 615 SQFT
BEDROOM	11.5 SQM - 124 SQFT
KITCHEN/LIVING AREA	22.5 SQM - 242 SQFT
BATHROOM	4.1 SQM - 44 SQFT
STUDY	8.7 SQM - 94 SQFT



EXAMPLE TWO BEDROOM + EN-SUITE

TOTAL GROSS AREA	67.8 SQM - 730 SQFT
BEDROOM 01	11.1 SQM - 119 SQFT
BEDROOM 02	8.5 SQM - 91 SQFT
KITCHEN/LIVING AREA	29.5 SQM - 318 SQFT
BATHROOM	4.1 SQM - 44 SQFT
EN-SUITE	3.8 SQM - 41 SQFT



EXAMPLE TWO BED + EN-SUITE + STUDY

TOTAL GROSS AREA	88.2 SQM - 780 SQFT
BEDROOM 01	13.6 SQM - 118 SQFT
BEDROOM 02	10.1 SQM - 127 SQFT
KITCHEN/LIVING AREA	26.5 SQM - 342 SQFT
BATHROOM	4.8 SQM - 44 SQFT
EN-SUITE	3.5 SQM - 37 SQFT
STUDY	16.1 SQM - 189 SQFT



Crosspoint House Limited is part of the development group DNA UK Properties Limited.

With an extensive record of completing premium projects throughout the UK, we add Crosspoint House to our growing list of successful developments, which have all completed on time and are fully occupied by content buyers.

Key ingredients to our successful track record are our vast development experience, impressive team of professionals and personnel, and our general can-do attitude.

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