

URBAN
PICTUREHOUSE

CONTEMPORARY APARTMENT
LIVING IN SIDCUP



MONTREAUX
HOMES



A NEW TAKE ON LONDON LIVING

Located in the desirable south-east London neighbourhood of Sidcup, Urban Picturehouse is a collection of contemporary studio, 1, 2, and 3 bedroom apartments, impeccably designed for smart urban living. Enjoy beautiful green spaces, fast links into central London, and independent foodie spots just a few minutes' walk from your very own sanctuary.





Computer generated illustrations indicative only

AN ICONIC NEW LANDMARK

Urban Picturehouse combines chic design with architectural finesse. The classically proportioned glazed brick façade reflects the cinematic heritage of the site, while expansive glazing provides a contemporary style.



Each apartment has its own private outside space, complimented by a private landscaped courtyard garden for the residents. This tranquil oasis is the perfect space for you to relax as well as meet with friends in the open air. The planting scheme is a delight for the senses mixing colour, texture, shape, and scents for interest throughout the seasons as well as providing a great habitat for wildlife. It is an uplifting and restful space, morning, afternoon, and evening,

FABULOUS INTERIOR SPACES

Imagine stepping through your front door into a space where you feel instantly at home; where everything has its place; and where the quality is immediately visible. Apartments at Urban Picturehouse are exceptionally well designed, with plenty of natural light, sociable open plan layouts, and clever storage.

Individually designed kitchens feature quartz worktops and splashbacks, and premium appliances while bathrooms are stylish retreats.

An elegant, harmonious palette is enhanced by occasional striking touches such as matt black showerheads and taps creating a stylish and distinctive look. Luxurious flooring completes the picture.



Computer generated illustrations indicative only



SIDCUP - A LONDON VILLAGE LIFESTYLE

With a great choice of retailers, cafés, bars, and restaurants, Sidcup has so much to offer including students from two performing arts colleges enhancing the local vibe. Meet up with friends over a leisurely brunch, indulge in dinner and drinks out, or catch some live music – all just a short walk from home. This fantastic location offers the opportunity for you to create the lifestyle you want.

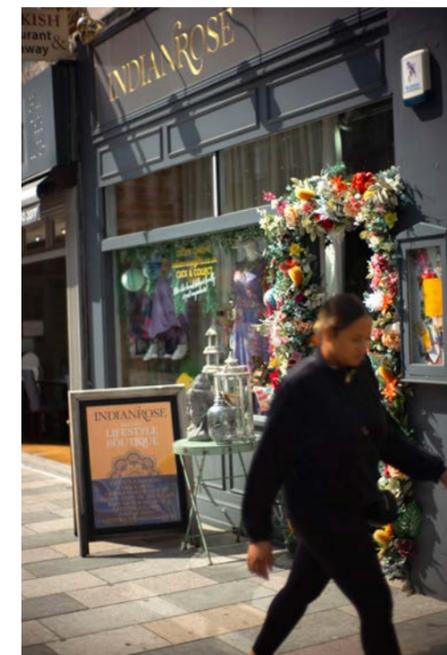


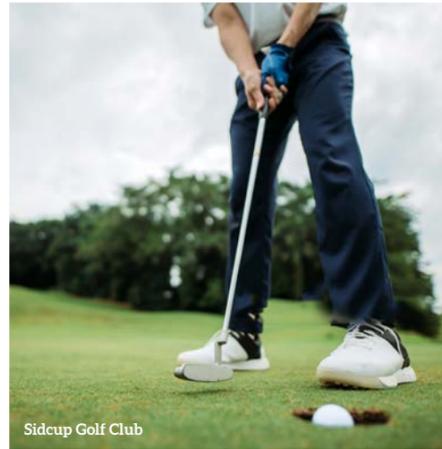
The Hackney Carriage
Award-winning micro-pub **1 min**

The Iron Horse
Vibrant pub with live music **2 mins**

AppleYard
Food from Northern Spain and Southern France **2 mins**

Boyles'
Boutique cocktail bar **4 mins**





Sidcup Golf Club

A SENSE OF WELLBEING

Situated within easy reach of Sidcup's many green spaces and fitness clubs, Urban Picturehouse offers its residents a balanced lifestyle. Wind down after a hectic week in central London with a stroll through verdant parkland, a workout in the gym, or a round of golf on one of the local courses.



- Pure Gym 1 min

- Sidcup Leisure Centre 3 mins

- Lamorbey Park 4 mins

- Abbeyhill Park 9 mins

- Waring Park 10 mins

- Foots Cray Meadows 25 mins

- Danson Park 36 mins



Danson Park



Foots Cray Meadows



Pure Gym

Fully equipped, well designed gym with everything you need for a great workout, and 50+ classes each week

Lamorbey Park

Historic 57-hectare park with gardens, lakes, grassed terraces, and woodland

Nuffield Health Chislehurst Fitness & Wellbeing Gym

Modern fitness centre with swimming pool, sauna, steam room, gym, and exercise classes

Foots Cray Meadows

Beautiful park with a mix of landscaped open space, woodland, and meadows

David Lloyd Sidcup

Premium health club with outdoor tennis courts, two pools, and a huge gym

The MAD studio

Boutique fitness studio offering a range of classes and personal training sessions

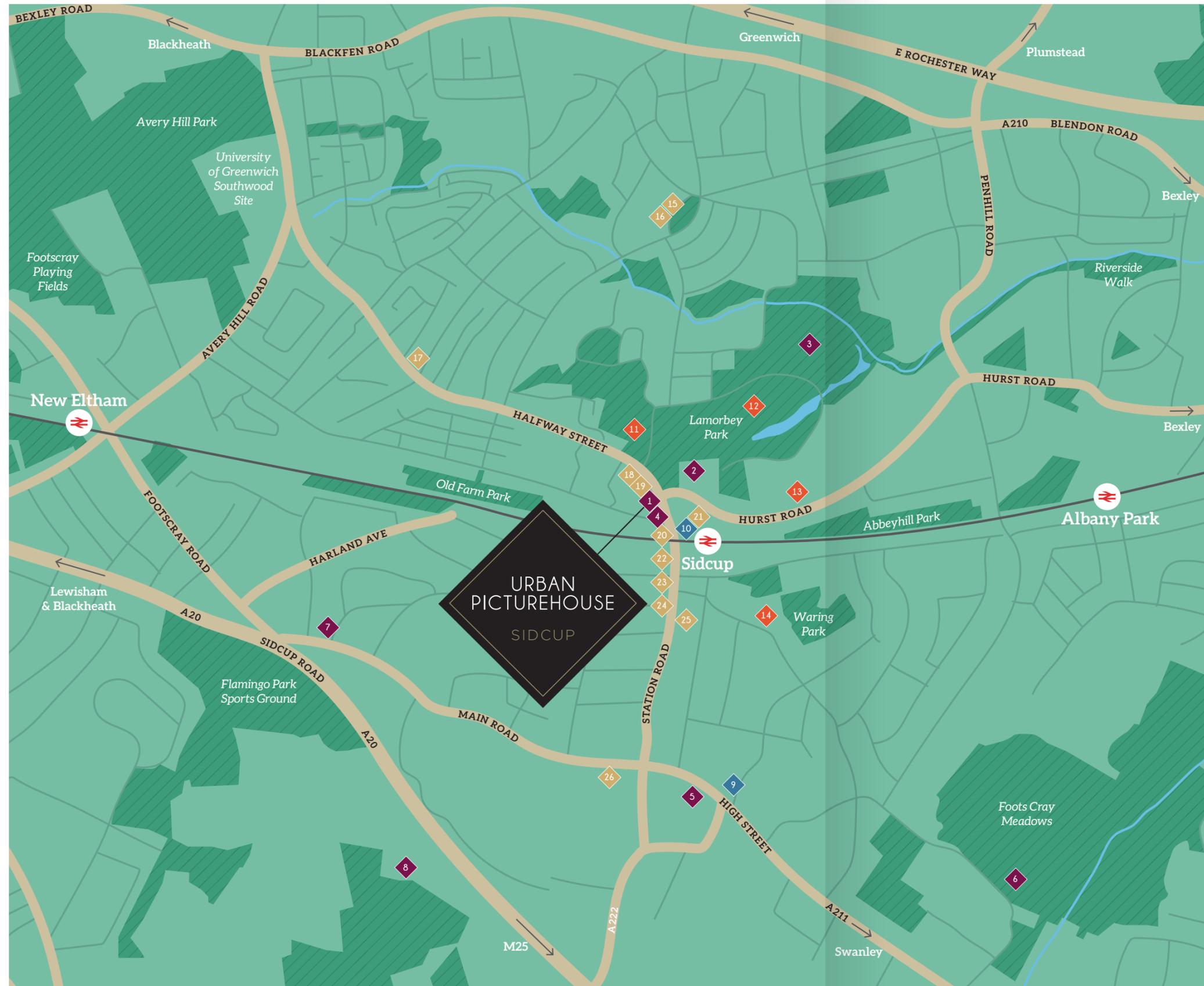
Waring Park

Green open space with football pitches, tennis courts, cricket pitch, and children's play area

Sidcup Golf Club

A beautiful parkland course only two miles from the centre of Sidcup

Lamorbey Park



AT THE HEART OF IT ALL

LEISURE & FITNESS

- 1 Pure Gym
- 2 Sidcup Leisure Centre
- 3 Sidcup Golf Club
- 4 Calm Collective - Yoga & Meditation
- 5 Better Gym
- 6 David Lloyd
- 7 The MAD Studio
- 8 Nuffield Health & Fitness

SHOPPING

- 9 Little Waitrose
- 10 Tesco Express

SCHOOLS & COLLEGES

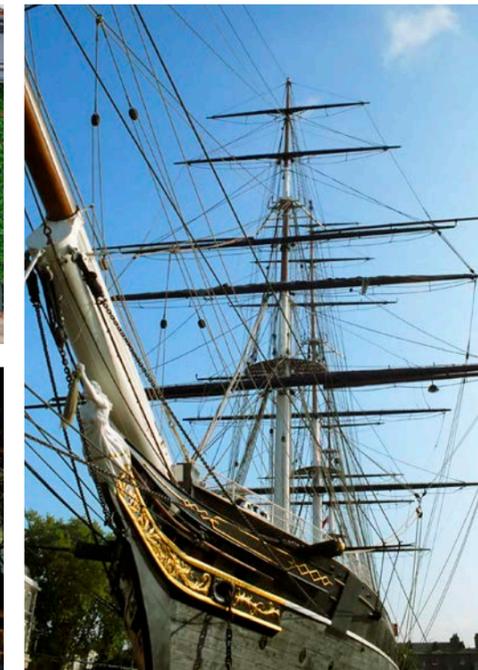
- 11 Centre Stage Theatre Academy & The Dance School
- 12 Rose Bruford College of Theatre & Performance
- 13 Chislehurst & Sidcup Grammar School
- 14 Bird College for Dance & Musical Theatre

BARS & RESTAURANTS

- 15 **The Hanger**
Craft beer & cocktails
- 16 **Hayat**
Authentic Turkish cuisine
- 17 **The Halfway House**
Family-run micro-pub
- 18 **The Hackney Carriage Micro-Pub**
Real ales from the finest breweries
- 19 **AppleYard**
Spanish & Provence influenced food
- 20 **The Royal Kitchen**
Authentic Indian fusion restaurant
- 21 **The Iron Horse**
Vibrant bar with live music
- 22 **Boyles'**
Cocktail bar
- 23 **The Elephant**
Sri Lankan bar & kitchen
- 24 **Toscana**
Traditional food from Tuscany
- 25 **Hello Burger**
Burgers & Tex Mex
- 26 **Hill Top Tap**
Music and live sport venue



LONDON CALLING



Travel effortlessly to the city thanks to Sidcup's convenient location and excellent connections. London Bridge station is a brief 21 minutes away by train; from there you can reach the City on foot or the West End and Canary Wharf by tube.

Greenwich and its diverse array of attractions is just 8 miles away and is easily reached by bus.

Sidcup is also just a short drive from the A20, M20, and M25, giving you access to the Kent countryside and coast. For international travel there's regular trains to City Airport, whilst Gatwick is only 40 minutes away by car.

-  Sidcup Station
2 mins

-  London Bridge Station
21 mins

-  Charing Cross Station
32 mins

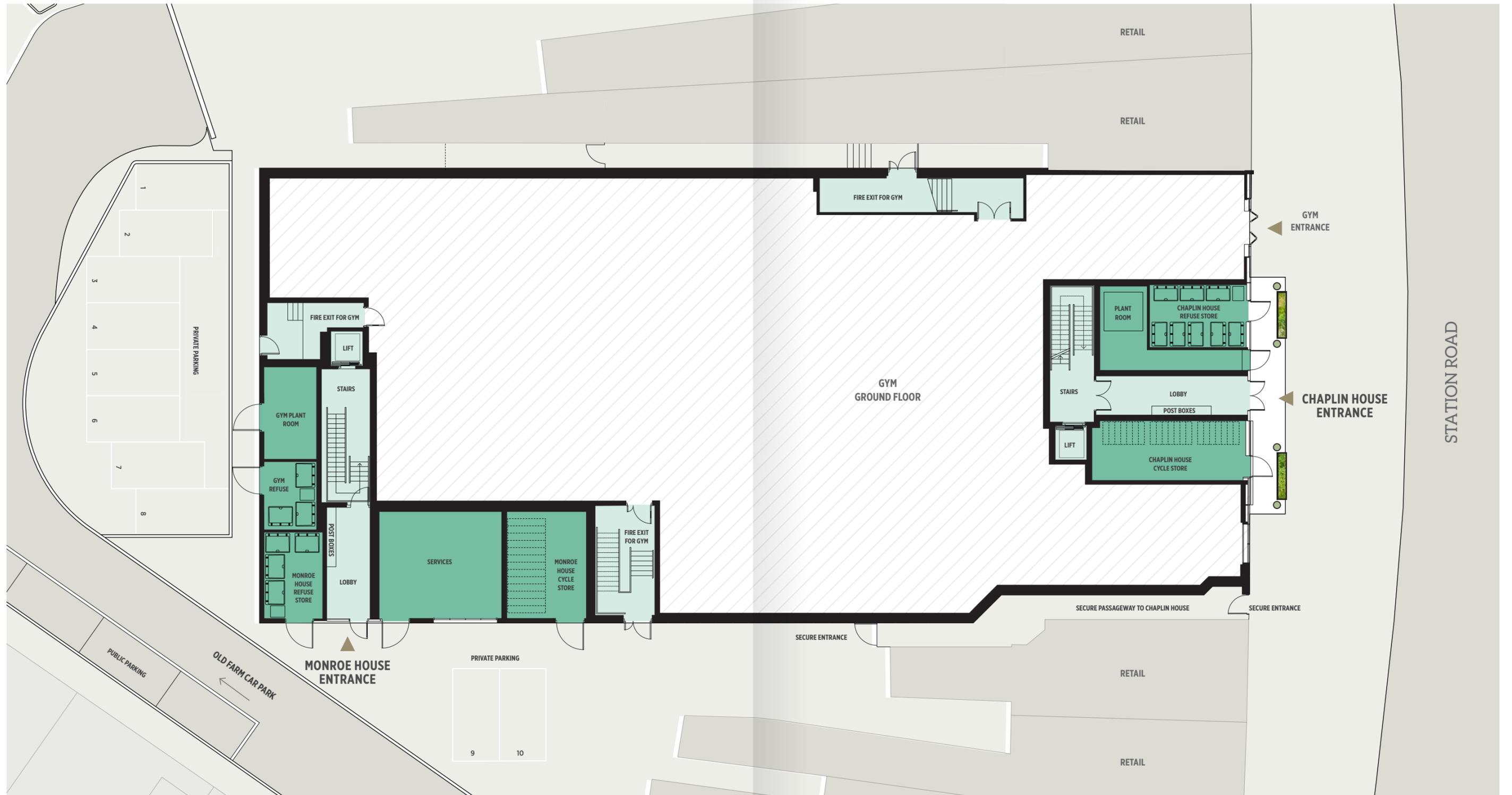
-  Bluewater
20 mins

-  City Airport
40 mins

-  Gatwick Airport
40 mins

Source: [google.co.uk/maps](https://www.google.co.uk/maps)

GROUND FLOOR



FIRST FLOOR

MONROE HOUSE

CHAPLIN HOUSE

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



B - Bathroom
 ES - En Suite
 UC - Utility Cupboard
 W - Wardrobe

M1	M2	M3	M4	M5
STUDIO APARTMENT	STUDIO APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM APARTMENT	2 BEDROOM APARTMENT
LIVING / DINING / KITCHEN	LIVING / DINING / KITCHEN	LIVING / DINING / KITCHEN	LIVING / DINING / KITCHEN	LIVING / DINING / KITCHEN
5.58m x 4.39m 18'4" x 14'5"	5.58m x 4.69m 18'4" x 15'5"	6.69m x 5.45m 21'11" x 17'11"	6.98m x 3.76m 22'11" x 12'4"	6.79m x 5.45m 22'3" x 17'11"
BEDROOM	BEDROOM	BEDROOM 1	BEDROOM 1	BEDROOM 1
2.83m x 2.37m 9'3" x 7'9"	3.13m x 2.38m 10'3" x 7'10"	5.68m x 2.75m 18'8" x 9'0"	3.97m x 2.79m 13'0" x 9'2"	4.44m x 2.75m 14'7" x 9'0"
BALCONY	BALCONY	BEDROOM 2	BEDROOM 2	BEDROOM 2
5 sq m 53.8 sq ft	5 sq m 53.8 sq ft	4.44m x 2.60m 14'7" x 8'6"	3.87m x 2.36m 12'8" x 7'9"	4.44m x 2.60m 14'7" x 8'6"
TOTAL AREA	TOTAL AREA	TERRACE	BEDROOM 3	TERRACE
44.5 sq m 479 sq ft	44.5 sq m 479 sq ft	12 sq m 129.2 sq ft	3.87m x 2.15m 12'8" x 7'1"	12 sq m 129.2 sq ft
		TOTAL AREA	TERRACE	TOTAL AREA
		86 sq m 925.7 sq ft	25 sq m 269.1 sq ft	86 sq m 925.7 sq ft
			TOTAL AREA	
			104 sq m 1119.4 sq ft	

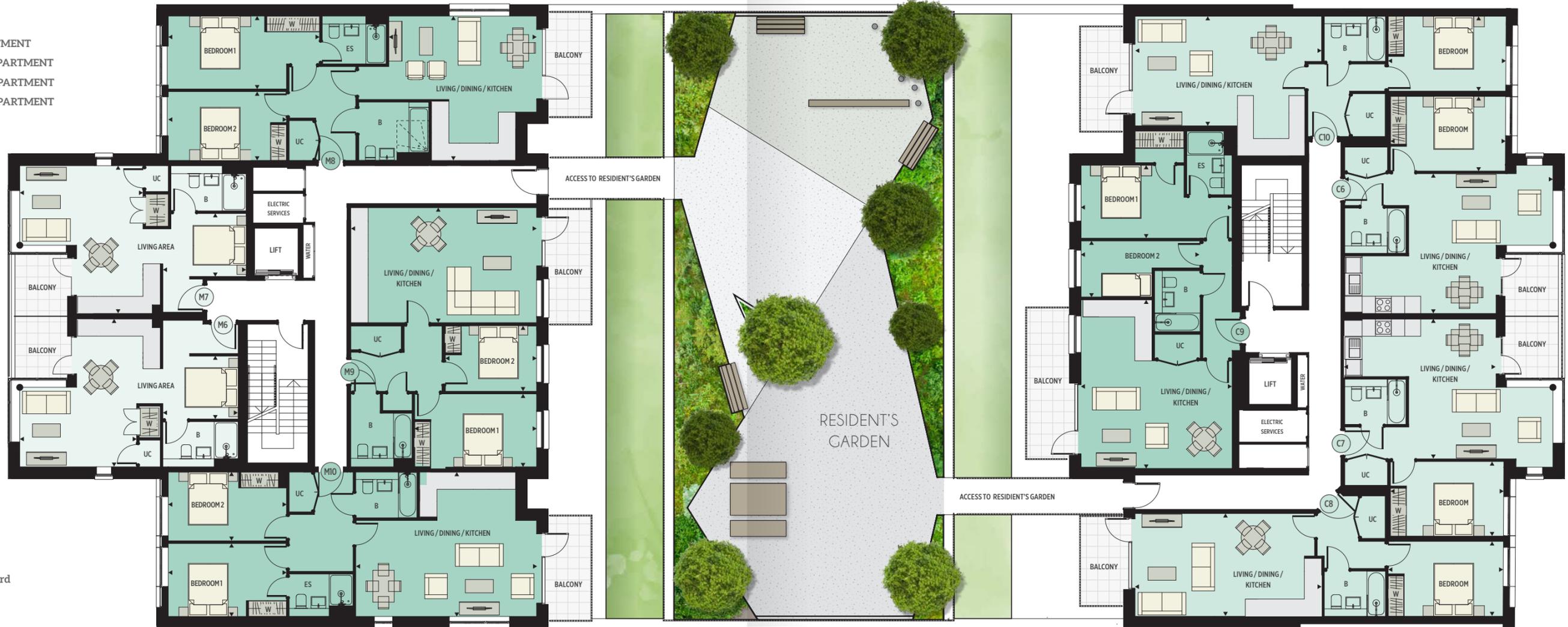
C1	C2	C3	C4	C5
1 BEDROOM APARTMENT	1 BEDROOM APARTMENT	1 BEDROOM APARTMENT	3 BEDROOM APARTMENT	1 BEDROOM APARTMENT
LIVING / DINING / KITCHEN				
6.82m x 5.28m 22'4" x 17'4"	6.82m x 5.28m 22'4" x 17'4"	7.00m x 4.14m 23'0" x 13'7"	5.67m x 5.03m 18'7" x 16'6"	7.00m x 4.13m 23'0" x 13'7"
BEDROOM	BEDROOM	BEDROOM	BEDROOM 1	BEDROOM
4.32m x 2.82m 14'2" x 9'3"	4.25m x 2.82m 13'11" x 9'3"	4.32m x 2.83m 14'2" x 9'3"	5.67m x 2.75m 18'7" x 9'0"	4.42m x 2.83m 14'6" x 9'3"
BALCONY	BALCONY	TERRACE	BEDROOM 2	TERRACE
5 sq m 53.8 sq ft	5 sq m 53.8 sq ft	22 sq m 236.8 sq ft	2.65m x 2.48m 8'8" x 8'2"	22 sq m 236.8 sq ft
TOTAL AREA	TOTAL AREA	TOTAL AREA	BEDROOM 3	TOTAL AREA
55 sq m 592 sq ft	55 sq m 592 sq ft	77 sq m 828.8 sq ft	2.65m x 2.12m 8'8" x 6'11"	77.5 sq m 834.2 sq ft
			TERRACE	
			25 sq m 269.1 sq ft	
			TOTAL AREA	
			99.5 sq m 1071 sq ft	

SECOND FLOOR

MONROE HOUSE

CHAPLIN HOUSE

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



B - Bathroom
 ES - En Suite
 UC - Utility Cupboard
 W - Wardrobe

M6	M7	M8	M9	M10
STUDIO APARTMENT	STUDIO APARTMENT	2 BEDROOM APARTMENT	2 BEDROOM APARTMENT	2 BEDROOM APARTMENT
LIVING / DINING / KITCHEN 5.58m x 4.39m 18'4" x 14'5"	LIVING / DINING / KITCHEN 5.58m x 4.69m 18'4" x 15'5"	LIVING / DINING / KITCHEN 5.55m x 5.45m 18'2" x 17'11"	LIVING / DINING / KITCHEN 6.98m x 4.35m 22'11" x 14'3"	LIVING / DINING / KITCHEN 6.79m x 5.45m 22'3" x 17'11"
BEDROOM 2.83m x 2.37m 9'3" x 7'9"	BEDROOM 3.13m x 2.38m 10'3" x 7'10"	BEDROOM 1 5.68m x 2.75m 18'8" x 9'0"	BEDROOM 1 4.58m x 2.75m 15'0" x 9'0"	BEDROOM 1 4.44m x 2.75m 14'7" x 9'0"
BALCONY 5 sq m 53.8 sq ft	BALCONY 5 sq m 53.8 sq ft	BEDROOM 2 4.44m x 2.60m 14'7" x 8'6"	BEDROOM 2 3.43m x 2.47m 11'3" x 8'1"	BEDROOM 2 4.44m x 2.60m 14'7" x 8'6"
TOTAL AREA 44.5 sq m 479 sq ft	TOTAL AREA 44.5 sq m 479 sq ft	BALCONY 7 sq m 75.3 sq ft	BALCONY 9 sq m 96.9 sq ft	BALCONY 7 sq m 75.3 sq ft
		TOTAL AREA 81 sq m 871.8 sq ft	TOTAL AREA 77 sq m 828.8 sq ft	TOTAL AREA 81 sq m 871.8 sq ft

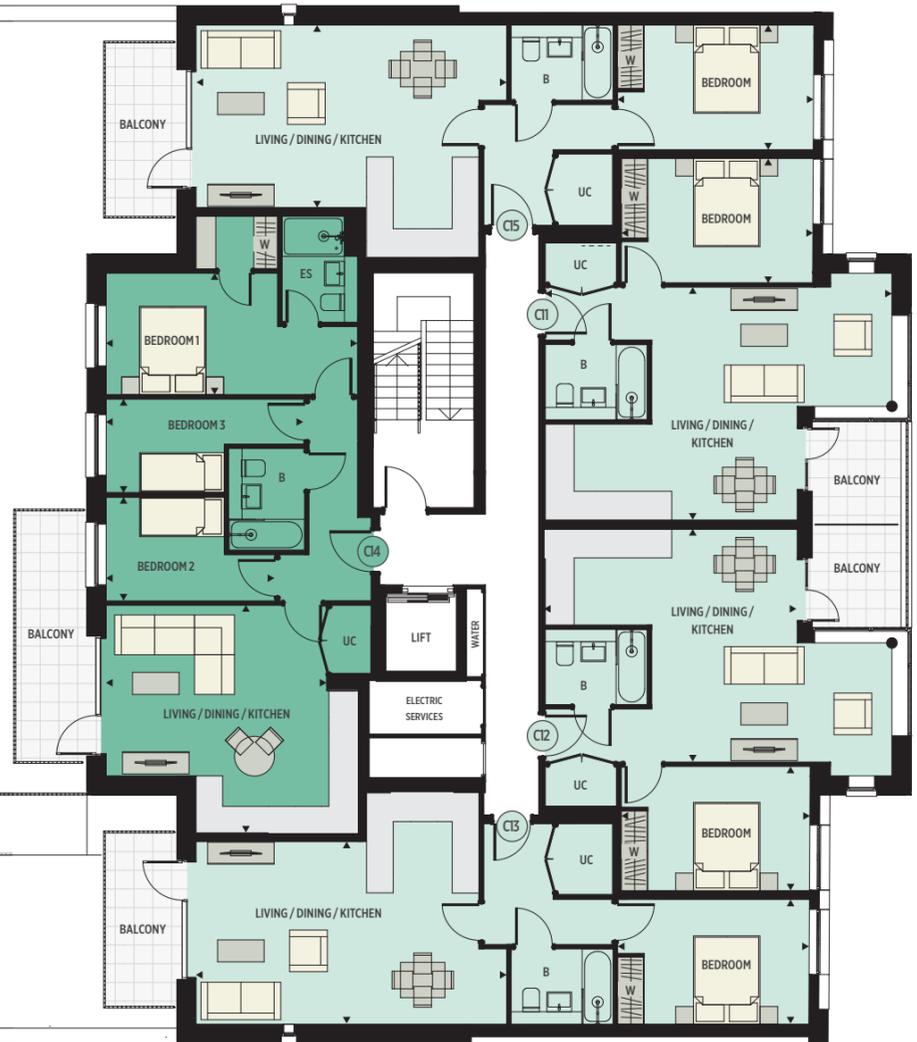
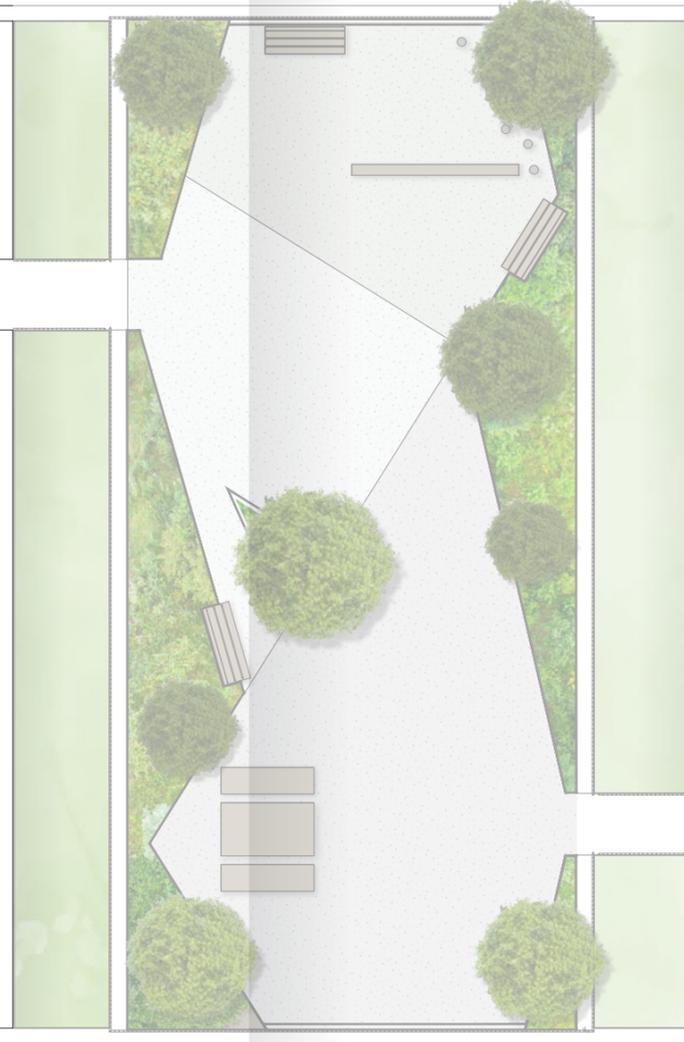
C6	C7	C8	C9	C10
1 BEDROOM APARTMENT	1 BEDROOM APARTMENT	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	1 BEDROOM APARTMENT
LIVING / DINING / KITCHEN 7.82m x 5.28m 25'8" x 17'4"	LIVING / DINING / KITCHEN 7.82m x 5.28m 25'8" x 17'4"	LIVING / DINING / KITCHEN 7.00m x 3.88m 23'0" x 12'9"	LIVING / DINING / KITCHEN 6.31m x 5.67m 20'8" x 18'7"	LIVING / DINING / KITCHEN 7.00m x 5.27m 23'0" x 17'4"
BEDROOM 4.32m x 2.82m 14'2" x 9'3"	BEDROOM 4.25m x 2.82m 13'11" x 9'3"	BEDROOM 4.32m x 2.83m 14'2" x 9'3"	BEDROOM 1 5.67m x 2.75m 18'7" x 9'0"	BEDROOM 4.42m x 2.83m 14'6" x 9'3"
BALCONY 5 sq m 53.8 sq ft	BALCONY 5 sq m 53.8 sq ft	BALCONY 5 sq m 53.8 sq ft	BEDROOM 2 4.47m x 2.12m 14'8" x 6'11"	BALCONY 6 sq m 64.6 sq ft
TOTAL AREA 55 sq m 592 sq ft	TOTAL AREA 55 sq m 592 sq ft	TOTAL AREA 55.5 sq m 597.4 sq ft	BALCONY 9 sq m 96.8 sq ft	TOTAL AREA 61.5 sq m 662 sq ft
			TOTAL AREA 79 sq m 850.3 sq ft	

THIRD FLOOR

MONROE HOUSE

CHAPLIN HOUSE

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



STATION ROAD



B - Bathroom
 ES - En Suite
 UC - Utility Cupboard
 W - Wardrobe

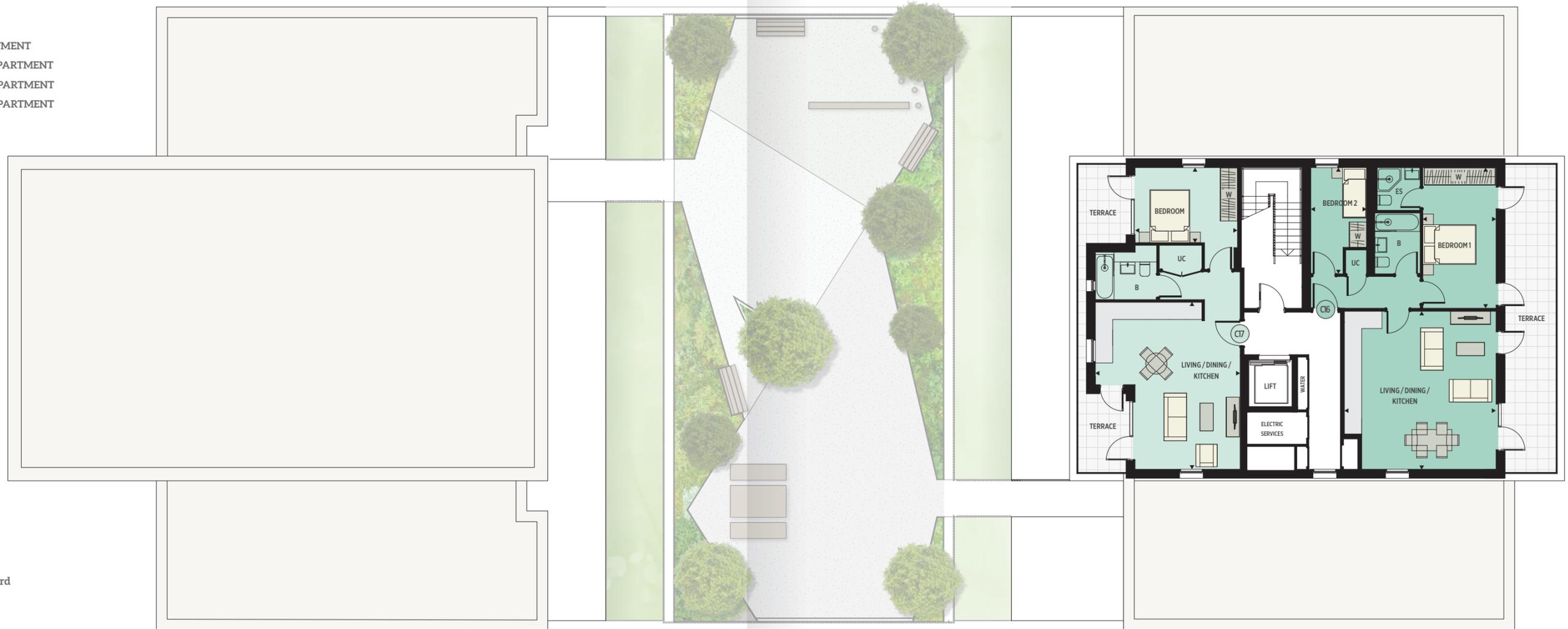
M11	M12	M13	M14
3 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM APARTMENT	2 BEDROOM APARTMENT
LIVING / DINING / KITCHEN 8.20m x 3.93m 26'11" x 12'11"	LIVING / DINING / KITCHEN 5.55m x 5.45m 18'3" x 17'11"	LIVING / DINING / KITCHEN 6.98m x 3.97m 22'11" x 13'0"	LIVING / DINING / KITCHEN 6.79m x 5.45m 22'3" x 17'11"
BEDROOM 1 5.50m x 2.75m 18'1" x 9'0"	BEDROOM 1 5.68m x 2.75m 18'8" x 9'0"	BEDROOM 1 3.97m x 2.79m 13'0" x 9'2"	BEDROOM 1 4.44m x 2.75m 14'7" x 9'0"
BEDROOM 2 3.36m x 2.19m 11'0" x 7'2"	BEDROOM 2 4.44m x 2.60m 14'7" x 8'6"	BEDROOM 2 3.87m x 2.15m 12'8" x 7'1"	BEDROOM 2 4.44m x 2.60m 14'7" x 8'6"
BEDROOM 3 3.36m x 2.18m 11'0" x 7'2"	BALCONY 7 sq m 75.3 sq ft	BEDROOM 3 3.87m x 2.15m 12'8" x 7'1"	BALCONY 7 sq m 75.3 sq ft
BALCONY 10 sq m 107.6 sq ft	TOTAL AREA 81 sq m 871.8 sq ft	BALCONY 7 sq m 75.3 sq ft	TOTAL AREA 81 sq m 871.8 sq ft
TOTAL AREA 93 sq m 1001 sq ft		TOTAL AREA 86 sq m 925.6 sq ft	

C11	C12	C13	C14	C15
1 BEDROOM APARTMENT	1 BEDROOM APARTMENT	1 BEDROOM APARTMENT	3 BEDROOM APARTMENT	1 BEDROOM APARTMENT
LIVING / DINING / KITCHEN 7.82m x 5.28m 25'8" x 17'4"	LIVING / DINING / KITCHEN 7.82m x 5.28m 25'8" x 17'4"	LIVING / DINING / KITCHEN 7.00m x 4.14m 23'0" x 13'7"	LIVING / DINING / KITCHEN 5.67m x 5.16m 18'7" x 16'11"	LIVING / DINING / KITCHEN 7.00m x 5.27m 23'0" x 17'4"
BEDROOM 4.32m x 2.82m 14'2" x 9'3"	BEDROOM 4.25m x 2.82m 13'11" x 9'3"	BEDROOM 4.32m x 2.83m 14'2" x 9'3"	BEDROOM 1 5.67m x 2.75m 18'7" x 9'0"	BEDROOM 4.42m x 2.83m 14'6" x 9'3"
BALCONY 5 sq m 53.8 sq ft	BALCONY 5 sq m 53.8 sq ft	BALCONY 6 sq m 64.6 sq ft	BEDROOM 2 4.47m x 2.12m 14'8" x 7'0"	BALCONY 6 sq m 64.6 sq ft
TOTAL AREA 55 sq m 592 sq ft	TOTAL AREA 55 sq m 592 sq ft	TOTAL AREA 61 sq m 656.6 sq ft	BEDROOM 3 2.67m x 2.36m 8'9" x 7'9"	TOTAL AREA 61.5 sq m 662 sq ft
			BALCONY 9 sq m 96.9 sq ft	
			TOTAL AREA 84 sq m 904.2 sq ft	

FOURTH FLOOR

CHAPLIN HOUSE

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



- B - Bathroom
- ES - En Suite
- UC - Utility Cupboard
- W - Wardrobe

STATION ROAD



C16

2 BEDROOM APARTMENT

LIVING / DINING / KITCHEN	
5.97m x 5.70m	19'7" x 18'8"
BEDROOM 1	
5.31m x 2.75m	17'5" x 9'0"
BEDROOM 2	
4.01m x 2.09m	13'2" x 6'10"
BALCONY	
18 sq m	193.8 sq ft
TOTAL AREA	
88.5 sq m	952.7 sq ft

C17

1 BEDROOM APARTMENT

LIVING / DINING / KITCHEN	
6.31m x 5.44m	20'8" x 17'10"
BEDROOM	
3.85m x 2.84m	12'8" x 9'4"
BALCONY	
8 sq m	86.1 sq ft
TOTAL AREA	
59.5 sq m	640.4 sq ft



A STUNNING SPECIFICATION

KITCHENS

- ◆ Individually designed contemporary kitchens with walnut effect floor units, white wall units and gold detailing
- ◆ Generous number of soft close cabinets and drawers for each home
- ◆ Quartz stone worktops
- ◆ Quartz stone splashback
- ◆ Built-in single oven
- ◆ Built-in microwave
- ◆ Integrated extractor hood
- ◆ Electric hob
- ◆ Integrated fridge freezer
- ◆ Integrated dishwasher
- ◆ Undermounted designer sink
- ◆ Recessed LED downlights
- ◆ A+++ to B-rated kitchen appliances to reduce water and energy use

UTILITY CUPBOARD

- ◆ Washer/dryer supplied

LUXURY BATHROOMS AND ENSUITE SHOWER ROOMS

- ◆ Black concealed thermostatic wall-mounted mixer/diverter with fixed shower head, separate hand-held shower and feature glass shower screen over bath
- ◆ Black electric, ladder style heated towel rail
- ◆ Low-level vanity unit with integrated storage
- ◆ Recessed LED downlights
- ◆ Porcelain tile floor finish
- ◆ Luxury ceramic tiling to selected areas
- ◆ Shaver point
- ◆ Extract ventilation
- ◆ White WC with soft close seat, concealed cistern and black dual flush button

INTERNAL FINISHES

- ◆ Feature walnut entrance doors and brass ironmongery
- ◆ Internal white doors with matt black door furniture
- ◆ Painted feature profile architraves and skirting
- ◆ USB sockets to all bedrooms and kitchen
- ◆ TV, Sky and FM points in lounge & master bedroom (Sky subject to subscription)
- ◆ Matt paint finish to walls and woodwork
- ◆ Fitted wardrobes to selected bedrooms
- ◆ Luxury laminate flooring to hallway, reception & dining space
- ◆ Carpet floor finishes to bedrooms

SECURITY, ENERGY EFFICIENCY & HEATING

- ◆ Audio / visual door entry system
- ◆ Wi-Fi controlled electric panel radiators
- ◆ Dual flush mechanism to toilets to reduce water usage
- ◆ High levels of insulation within the roof spaces and walls
- ◆ All apartments supplied with mains supply smoke detectors
- ◆ PVCu windows with security locks and multipoint locking handles
- ◆ Aluminium windows to apartments facing Station Road
- ◆ Multi-point locking door restrictor and spy hole viewer to all apartment entrance doors
- ◆ Dining area pre-wired for future pendant (suitable for feature light - lighting to be supplied by purchaser)
- ◆ PV solar panels feeding into the electrical provision for communal space

COMMUNAL SPACE

- ◆ Secure cycle storage for all residents
- ◆ Extensive landscaping to central Residents' Garden
- ◆ External terrace area or balcony to all plots
- ◆ External lighting scheme to all plots and communal garden

PEACE OF MIND

- ◆ All apartments benefit from a 10-year build warranty
- ◆ 999 year lease

WHAT SETS MONTREAUX APART?

We design homes with heart based on research, empathy, and understanding of how people and communities wish to live their lives today, tomorrow, and in the future.

Placemaking is a key component of our DNA. We strive to create quality places within the wider community and work towards developing spaces that encourage interaction between people and the urban environment that contribute to a high quality of life, as well as a sense of place and belonging.

It begins with our aspiration to be both different and better across every aspect of our business. To achieve our purpose, we encourage and support each other within the business to be the best versions of ourselves both for Montreaux and the people who live, play, and work in the buildings and outdoor spaces we plan and build.

This translates into our first step of seeking locations where we can add value and build back better. We research to understand the cultural, architectural, and natural heritage of the area to ensure it is valued and enhanced by our design. We work to ensure that our homes are well-located and well-connected to streets, cycle routes, and transport.

We look to create and enhance coherent and attractive streetscapes, create vibrancy and interest in the local community, as well as provide both private and shared outdoor spaces for residents. Finally, where relevant, we look to provide commercial amenity that supports requirements in the local environment.

We are nimble and able to take a boutique approach to all of our developments, treating each as a new adventure. We hope you'll join us for the journey of a lifetime.



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