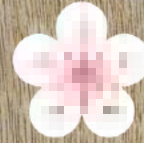
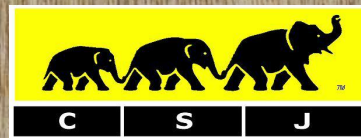


BLOSSOM TREE
HOMES



FLORENCE AVENUE



CLIMATE - POSITIVE

FLORENCE AVENUE

2 UNIQUE AND BEAUTIFUL
CARBON NEGATIVE HOMES



WE ARE

BLOSSOM TREE
HOMES



30 Years of Experience in Crafting Exceptional Homes

Blossom Tree Homes has firmly established itself as a premier housebuilder in the industry.

Drawing upon a wealth of experience and expertise, we have consistently delivered exceptional homes that surpass all energy targets without sacrificing design and detail.

Our unique modern build method employs innovative technologies and practices, such as advanced insulated superstructure systems, energy-efficient heating and cooling solutions, smart home automation, and renewable energy generation.

By integrating these elements seamlessly, we create homes that are not only carbon neutral but carbon-negative, leading the world in climate positive multi-unit living.

**We hope you join us on our collective journey to carbon negative living
and a future free from fuel and water poverty**



THE FUTURE...

A boutique gated development with world leading sustainability.

- Smart Keyless Coded and App based entry
- Private Parking with EV points
- Rainwater Harvesting and Intensive Green Roof promoting water retention and wildlife
- MVHR giving continuous clean temperate air
- Highest Performance Windows and Doors
- ASHP providing low energy heat and hot water
- Worktops made from recycled materials.
- Sustainable Paneled Wall
- 100% plant based resin flooring.
- Zero harm paint

... OF SUSTAINABILITY

The manufactured modern build system for our new homes is the future of sustainable housebuilding. Using tried and tested development experience, with homegrown expertise in building and sustainability - zero carbon, zero waste homes is our benchmark - both during and after construction.

We have partnered with Uniblock - a world leading insulated block manufacturer to create an off site, zero waste building envelope that gives a level of airtightness 85% less than standard new builds and U-Values 40% less in an innovative efficient modern build method.

Our Windows and Doors are market leaders in performance delivering the highest level of U-Value and airtightness. Mechanical Ventilation with Heat Recovery (MVHR) provides fresh filtered air whilst retaining most of the energy that has already been used in heating, providing a constant supply of fresh filtered air, maintaining the air quality whilst being practically imperceptible. Air Source Heat Pump (ASHP) transferring heat from the outside air to water, heating your home via aluminum radiators, also heating your hot water cylinder.

Our green roof perfectly balances sustainability with practicality. This innovative roof design requires minimal maintenance, offering an effortless, cost-effective solution for residents. It's not just a roof; it's a commitment to nature. The green roof enhances local biodiversity by promoting wildlife, creating a natural habitat right at your doorstep. Additionally, it acts as an efficient insulator, ensuring energy savings by maintaining a comfortable indoor temperature. Plus, its effective water management slows the flow into drainage systems, mitigating urban flooding risks.

Our rainwater harvesting system is unique and world leading in new build developments, delivered from the green roof and filtered for use in the home for toilet and washing machine water if you wish, and of course any external garden needs. Each unit is future proofed for solar and battery, coupled with the highest levels of airtightness and U-Values which is projected to lead to more energy being created that is needed for heating, hot water and everyday life.



WHY MORDEN?

Buying a property in Morden offers a range of enticing benefits for potential homeowners.

Nestled within the animated London Borough of Merton, Morden presents itself as the perfect fusion of suburban tranquility and city vibrancy.

A stone's throw from the prestigious Wimbledon Tennis Championships, it is a location that not only resonates with tennis enthusiasts but also with those who seek the finer things in life.

The Morden Underground station, a beacon of the esteemed Northern Line, ensures residents have swift access to the heart of London, while the proximate A24 is a delight for road lovers.



THRIVING COMMUNITY

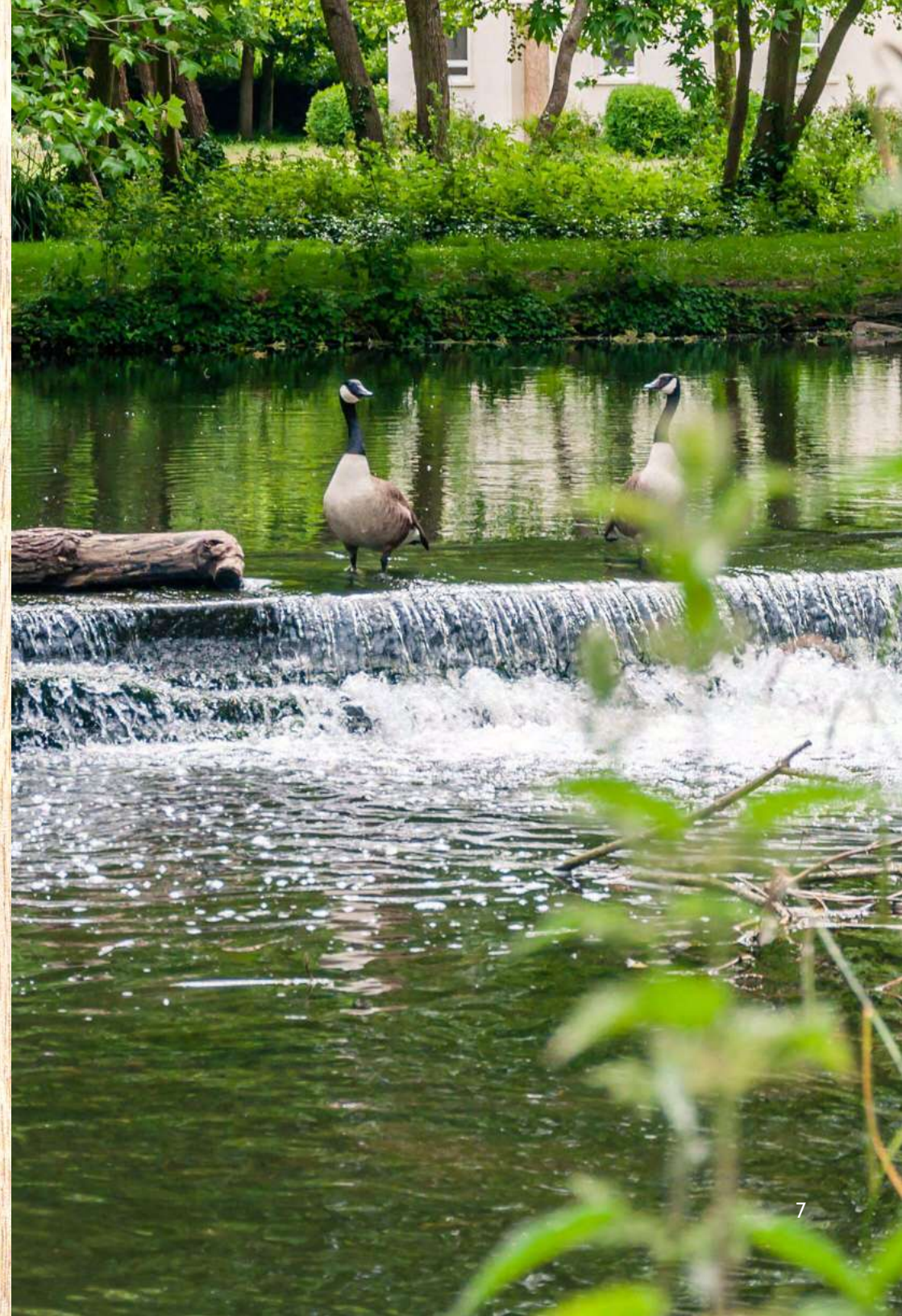
Morden: Elegance Meets Convenience in South London

As if this were not enough, Morden Hall Park, a pristine National Trust jewel, stands as a testament to nature's beauty amidst urban landscapes.

This, combined with the neighboring charm of Wimbledon and Sutton, complete with their gourmet dining spots and cultural marvels, makes Morden an undeniably appealing destination.

Beyond its tangible attributes, the region boasts top-tier schools and lush community parks.

In Morden, you are not merely buying property; you're investing in a lifestyle brimming with luxury and warmth.



TRANSPORTATION

Situated in the London Borough of Merton, Morden is swiftly gaining a reputation as a prime spot for commuters. Its strategic location boasts direct Underground connections via the Northern Line, ensuring swift and hassle-free commutes to central London.

Morden is served by the Tram link network, which provides additional transportation options within the local area and connects to other tram routes, providing easy access to places like Wimbledon and Croydon.

The area is well-connected by road, with the A24 road passing through the area. This road provides access to central London and the M25, making it easier to travel by car.

Morden benefits from cycling infrastructure, including bike lanes and cycling routes. This can be a convenient and eco-friendly way to commute and explore the local area.

Located near to London's major airports, including Heathrow Airport and Gatwick Airport, this can be advantageous if you frequently travel for business or leisure.

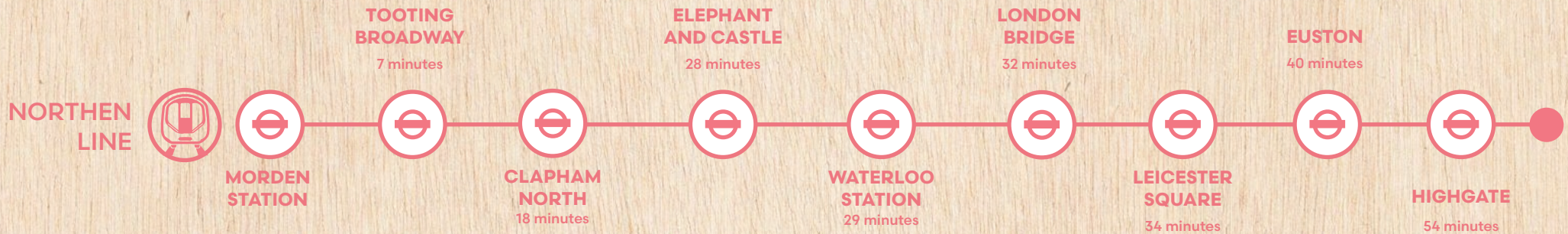
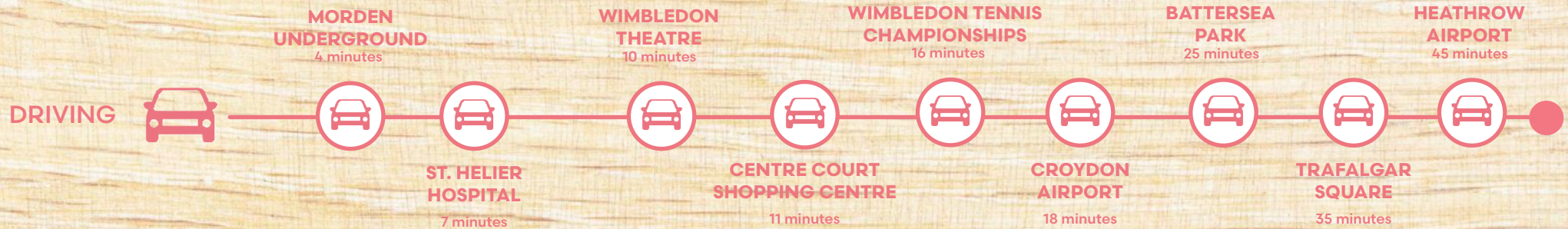
Living in Morden, you will have access to local amenities, including shops, schools, healthcare facilities, and recreational areas, all within easy reach, reducing the need for extensive travel for daily necessities.

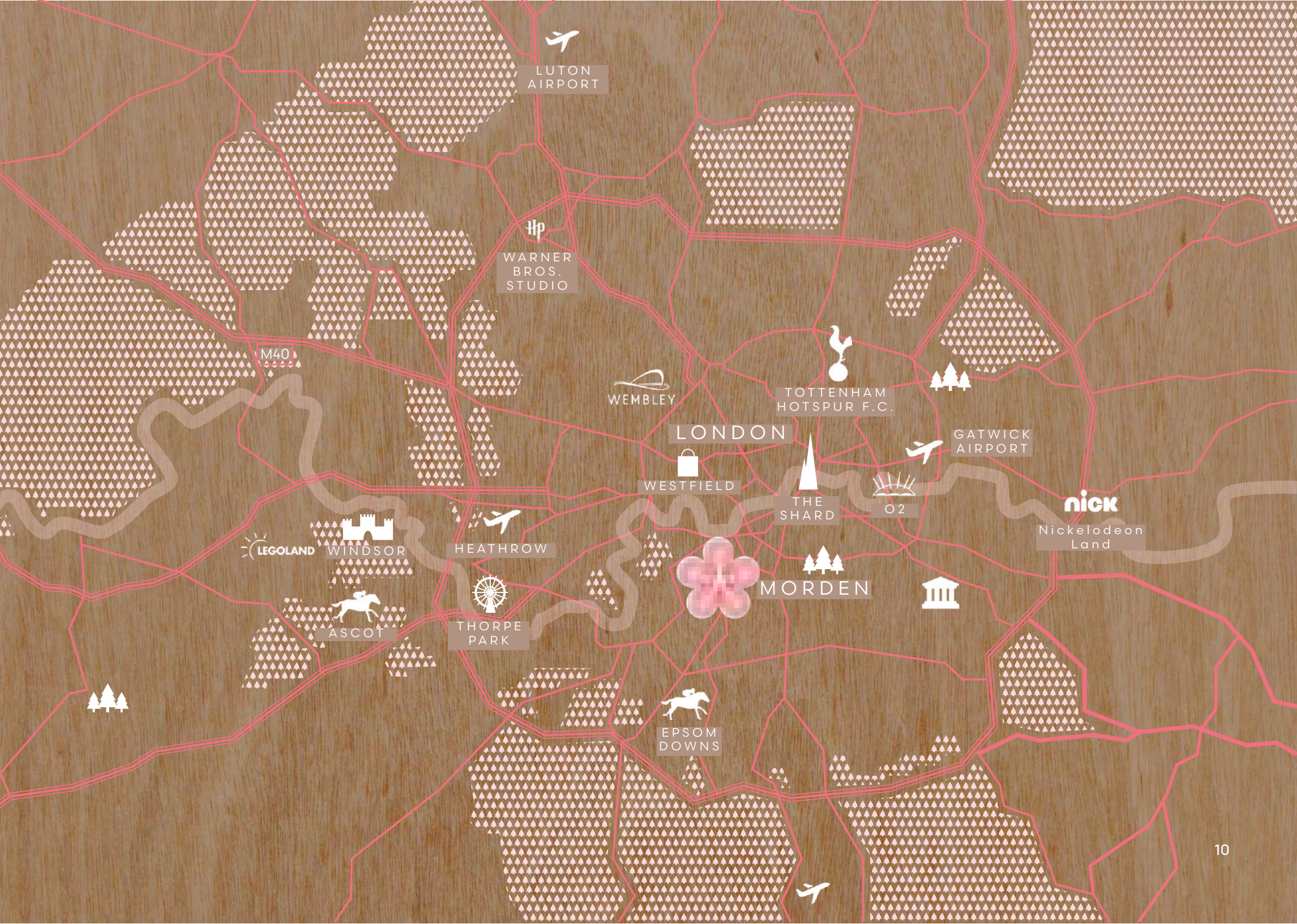
Moreover, Morden stands out for its affordability, especially when compared to the soaring housing costs of central London. This economic advantage, paired with its harmonious blend of suburban tranquility and urban accessibility, makes it a highly sought-after residence for commuters.

Properties in areas with excellent transportation links tend to appreciate over time. Therefore, buying a property in Morden may be a worthwhile investment opportunity.



EXCEPTIONAL CONNECTIONS





LUTON AIRPORT

WARNER BROS. STUDIO

WEMBLEY

TOTTENHAM HOTSPUR F.C.

GATWICK AIRPORT

LONDON

WESTFIELD

THE SHARD

O2

nick
Nickelodeon Land

LEGOLAND WINDSOR

HEATHROW

MORDEN

ASCOT

THORPE PARK

EPSOM DOWNS

CONSCIOUS

100% Plant Based Flooring

We partnered with SENSO, creators of the world's first plant-based resin floors. SENSO engineered the crude oil out of production to replace with a castor-oil as it's primary, raw ingredient.

Creating a seamless, durable, stunning flooring that is perfect for families, children, pets and most importantly allergies.

We knew this groundbreaking product would lay the foundations for our homes and contribute toward climate positivity.

Feature Wall

Made from plywood, one of the most sustainable materials readily available.

Concrete Effect Bathrooms

Using a zero waste compound with natural pigment, creating a hardwearing, beautiful, modern surface free from the discoloration and waste of traditional tiles and grout.

Low VOC Paint

Contains little or no compounds that are harmful to the environment.

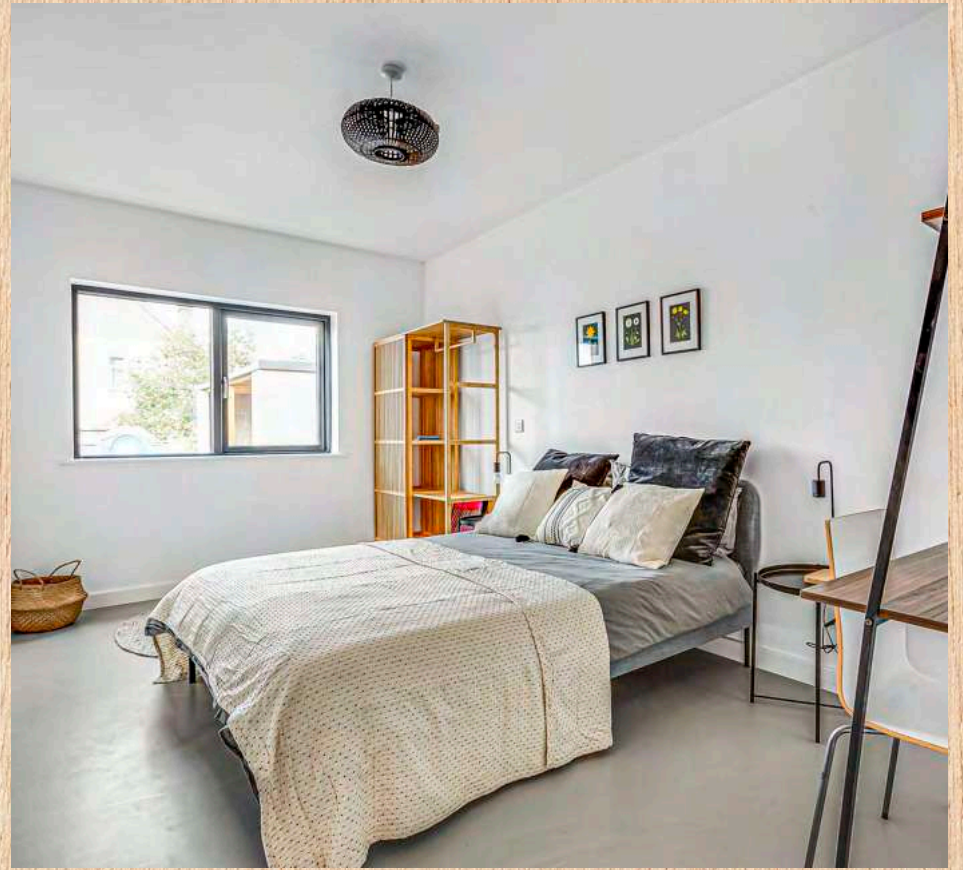
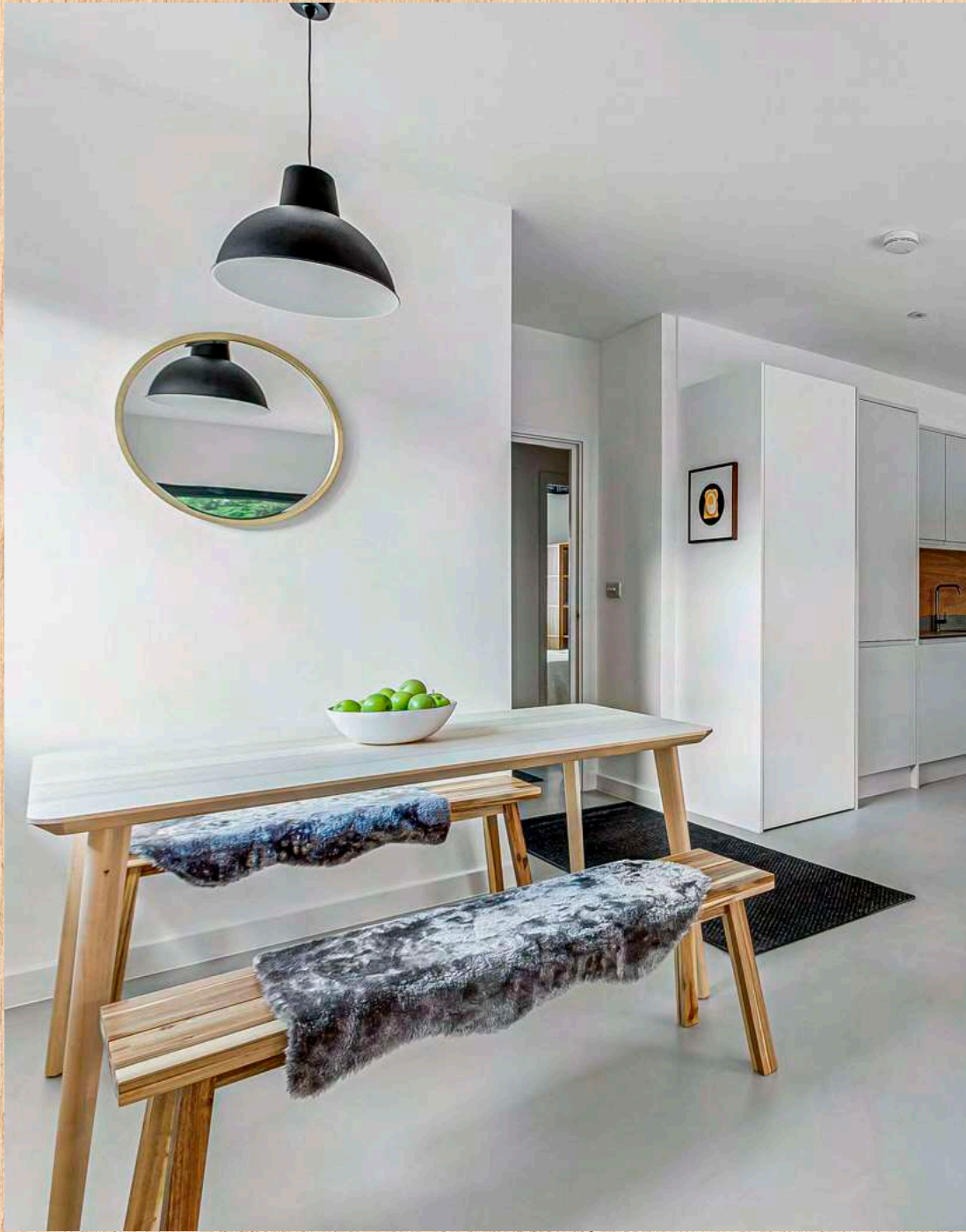
Worktops

Made from recycled materials, giving a beautiful modern concrete effect.

Electric Vehicle Charging

Each unit has its own EV point .

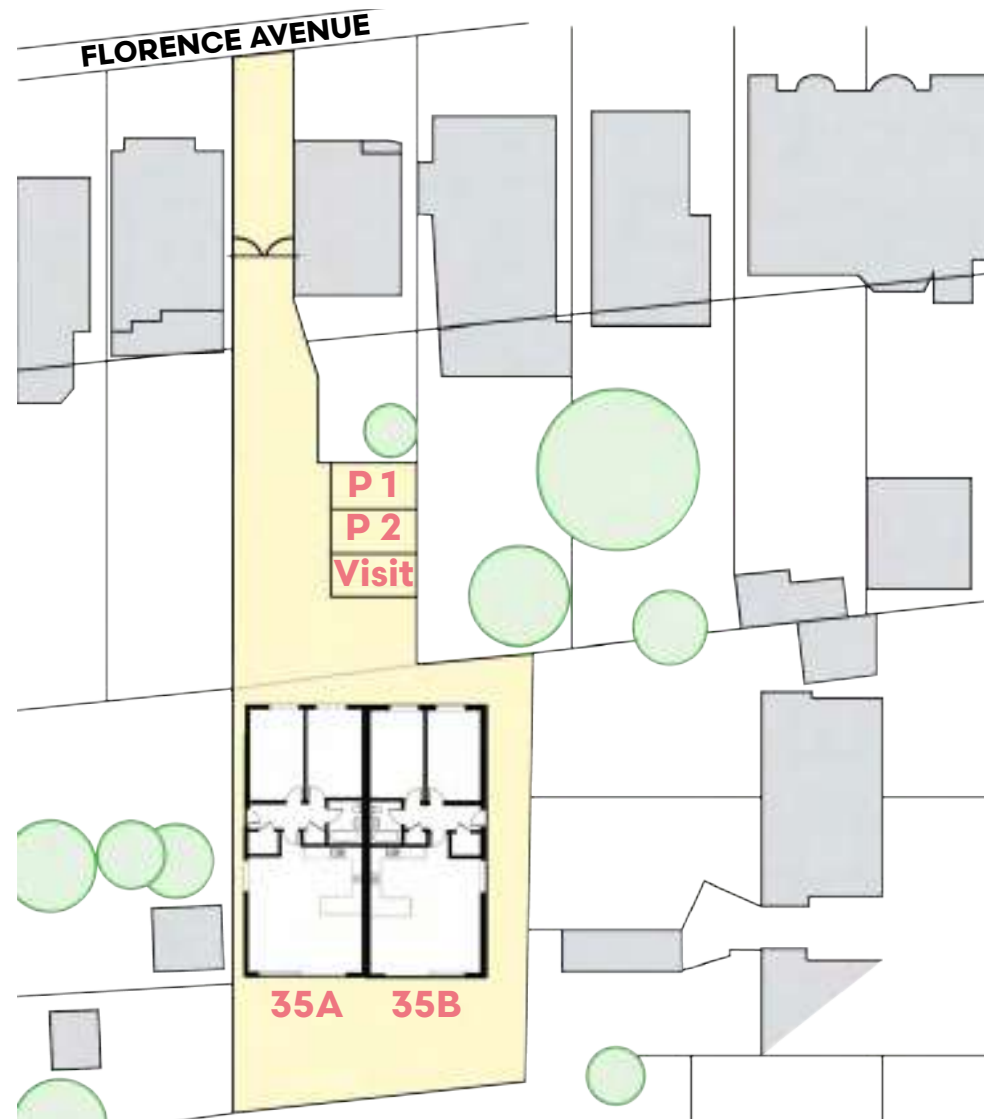






FLORENCE AVENUE

Site Plan

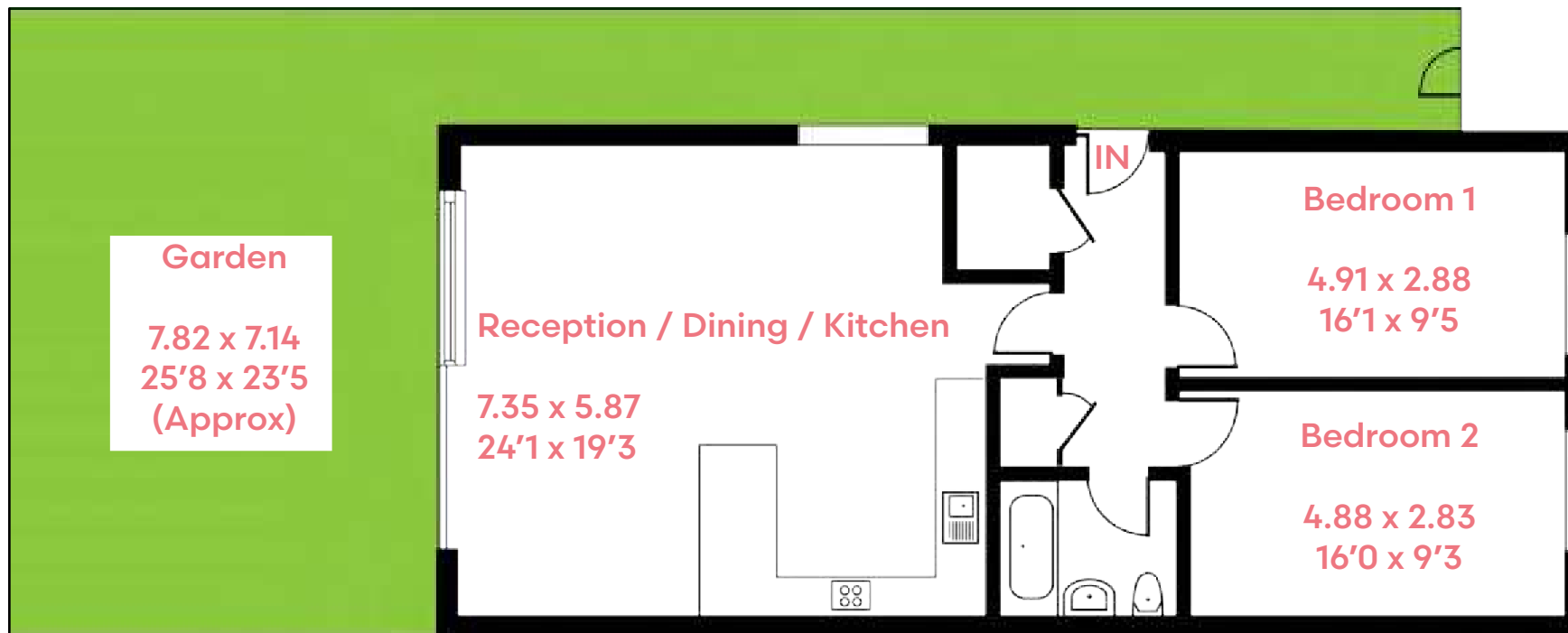


35A NIGHTINGALE HOUSE
35B FRANCES HOUSE

35A FLORENCE AVENUE

Floor Plans

Approximate Gross Internal Area = 880sqft / 81.8 sqm
For Identification only - not to scale

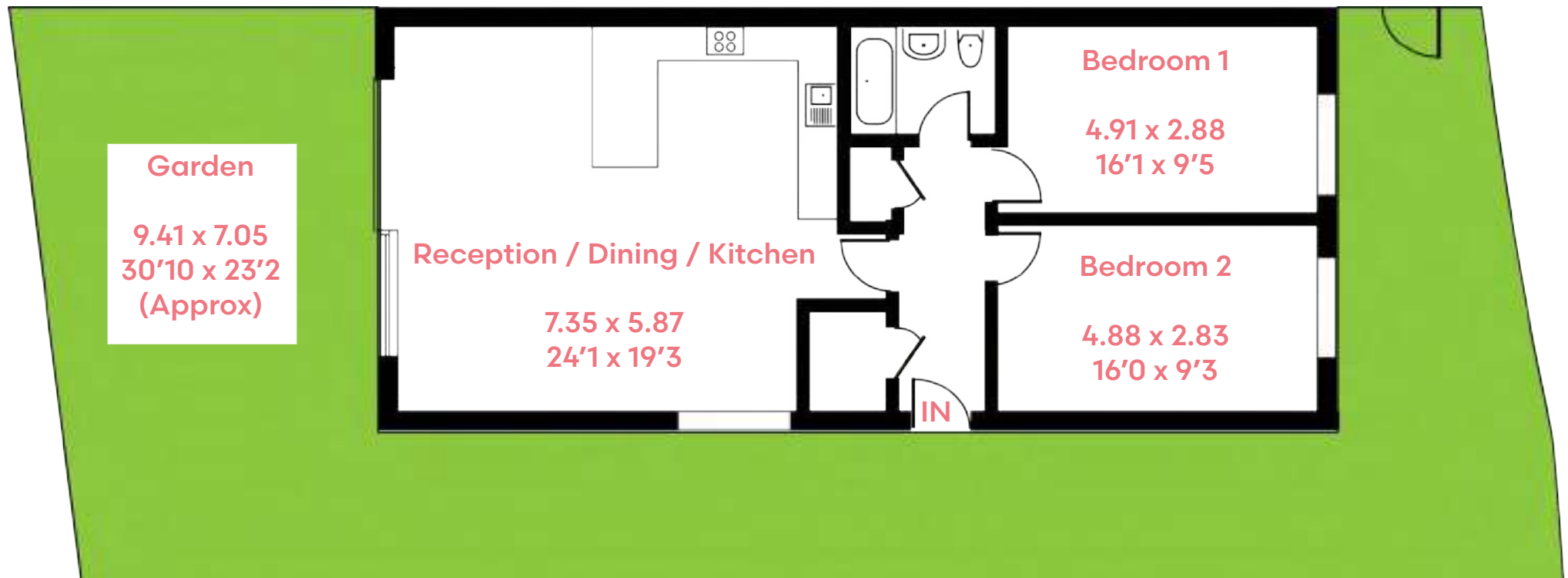


NIGHTINGALE HOUSE

35B FLORENCE AVENUE

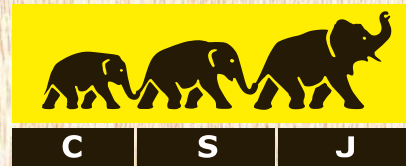
Floor Plans

Approximate Gross Internal Area = 880sqft / 81.8 sqm
For Identification only - not to scale



FRANCES HOUSE

ARRANGE A VIEWING



Email: newhomes@csj-property.com

Phone: 020 8296 1270



BLOSSOM TREE
HOMES



info@blossomtreegroup.com

www.blossomtreegroup.com

7 Bell Yard, London, England,

WC2A 2JR

+44 (0) 203 405 5260

DISCLAIMER:

The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. We advise applicants to check with the sales office or the appointed office to find out whether a particular property type is available so as to avoid wasting time. The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation.