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ABOUT THE DEVELOPMENT

This new residential-led development will introduce 15 beautifully designed homes to Orpington High Street, positioned above two brand new ground-floor retail units. Arranged across two blocks and set around a central courtyard, the scheme has been carefully planned to balance privacy, community and convenience in a prominent town-centre location.

The residential mix includes ten 1-bedroom apartments, one 2-bedroom home and four 3-bedroom residences, all designed to maximise light, space and functionality. Every home will benefit from private amenity space in the form of a garden or a balcony. All residents will also enjoy access to a generous shared roof terrace on the third floor, offering a valuable communal retreat above the bustle of the high street.

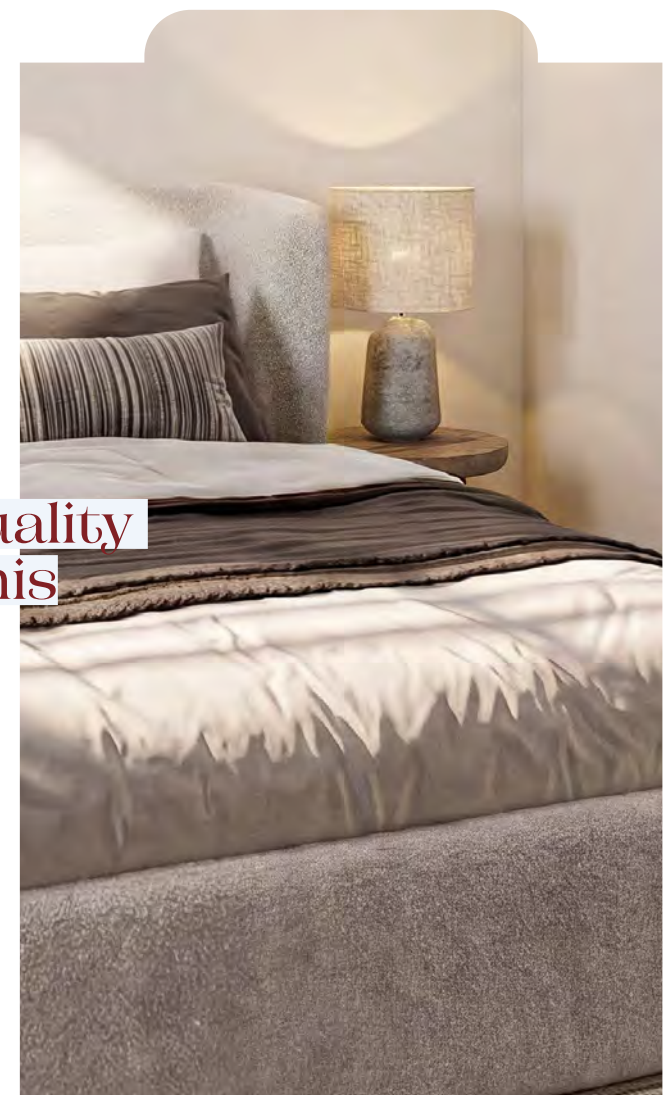
The development will include accessible car parking, a secure internal cycle store for up to 24 bicycles, and additional external short-stay cycle parking. Lumina Court is designed to integrate seamlessly into Orpington's evolving high street with a stunning range of high-quality homes set in the heart of this vibrant London outpost.

A stunning range of high-quality homes set in the heart of this vibrant London outpost.



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ABOUT THE AREA

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A well-established town in its own right, it also retains the feeling and connection of London, offering some of the fastest rail connections into the capital. This blend of suburban breathing space and urban accessibility has made Orpington increasingly attractive to young professionals and families seeking value, space and quality of life without compromising on connectivity.

The High Street itself reflects this evolution. Alongside post-war architecture sit newer developments, national retailers and independent businesses, creating a lively, well-rounded town centre.

With strong local infrastructure, reputable schools and extensive green space nearby, Orpington continues to grow as a desirable base for modern London living.

A place where
everyday convenience
meets long-term
potential.





CAFÉ CULTURE

Orpington's café scene is relaxed, accessible and steadily growing, with a mix of independents and familiar favourites:

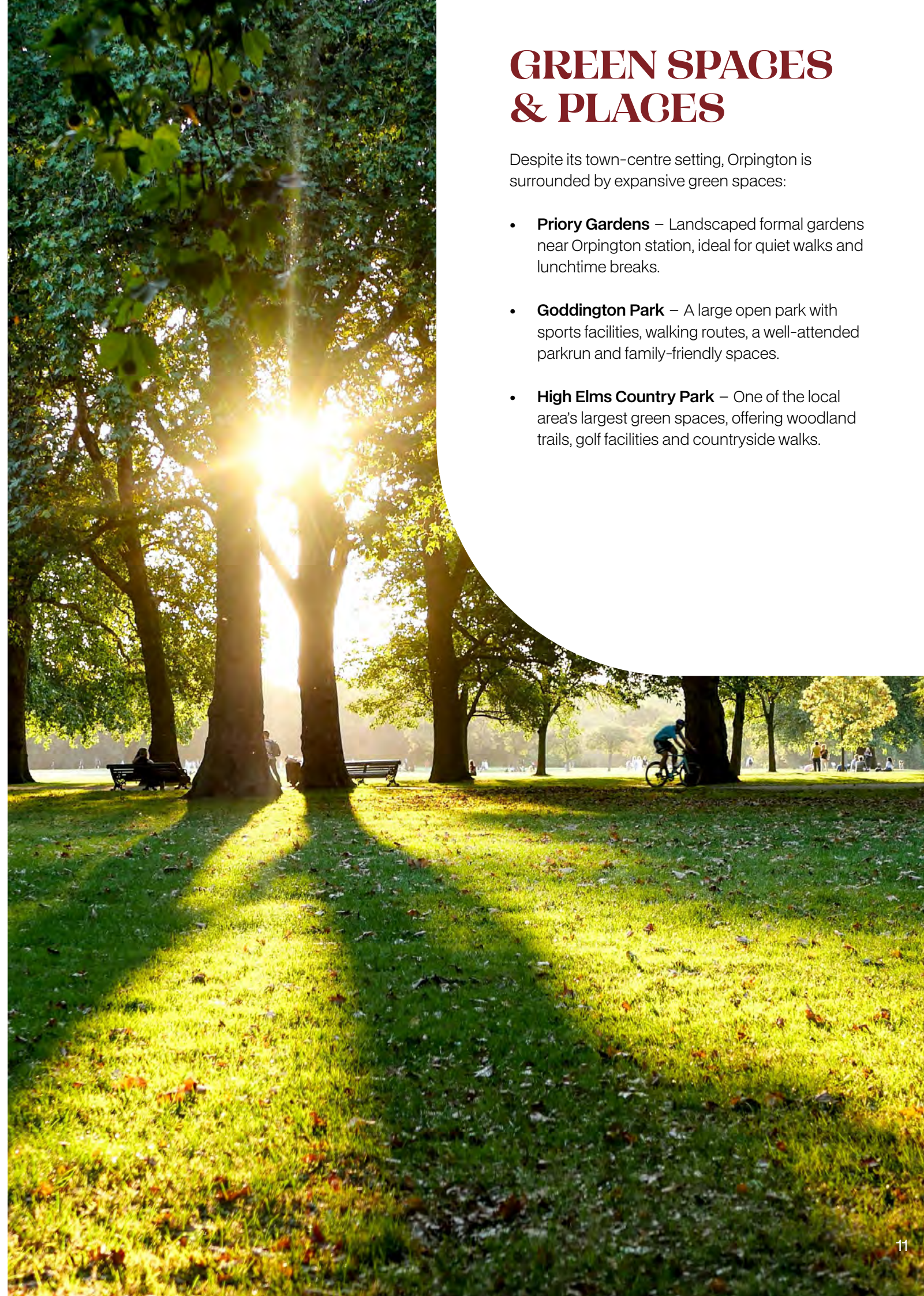
- **The Orpington Café & Record Store** - An independent café and record store with great food, atmosphere and even a varied beer, wine and cocktail menu for when the sun goes down.
- **The Second Home** - Breakfast, lunch, coffee, tea and much more. A friendly team and a relaxed vibe make for one of the High Street's warmest welcomes.
- **Obi & The Biscuit** - Expect brilliant coffee, lunch, pastries and sweet treats as well as the very likely presence of at least one four-legged friend.



GREEN SPACES & PLACES

Despite its town-centre setting, Orpington is surrounded by expansive green spaces:

- **Priory Gardens** – Landscaped formal gardens near Orpington station, ideal for quiet walks and lunchtime breaks.
- **Goddington Park** – A large open park with sports facilities, walking routes, a well-attended parkrun and family-friendly spaces.
- **High Elms Country Park** – One of the local area's largest green spaces, offering woodland trails, golf facilities and countryside walks.



LEISURE



Residents will find a wide range of leisure and lifestyle amenities close at hand:

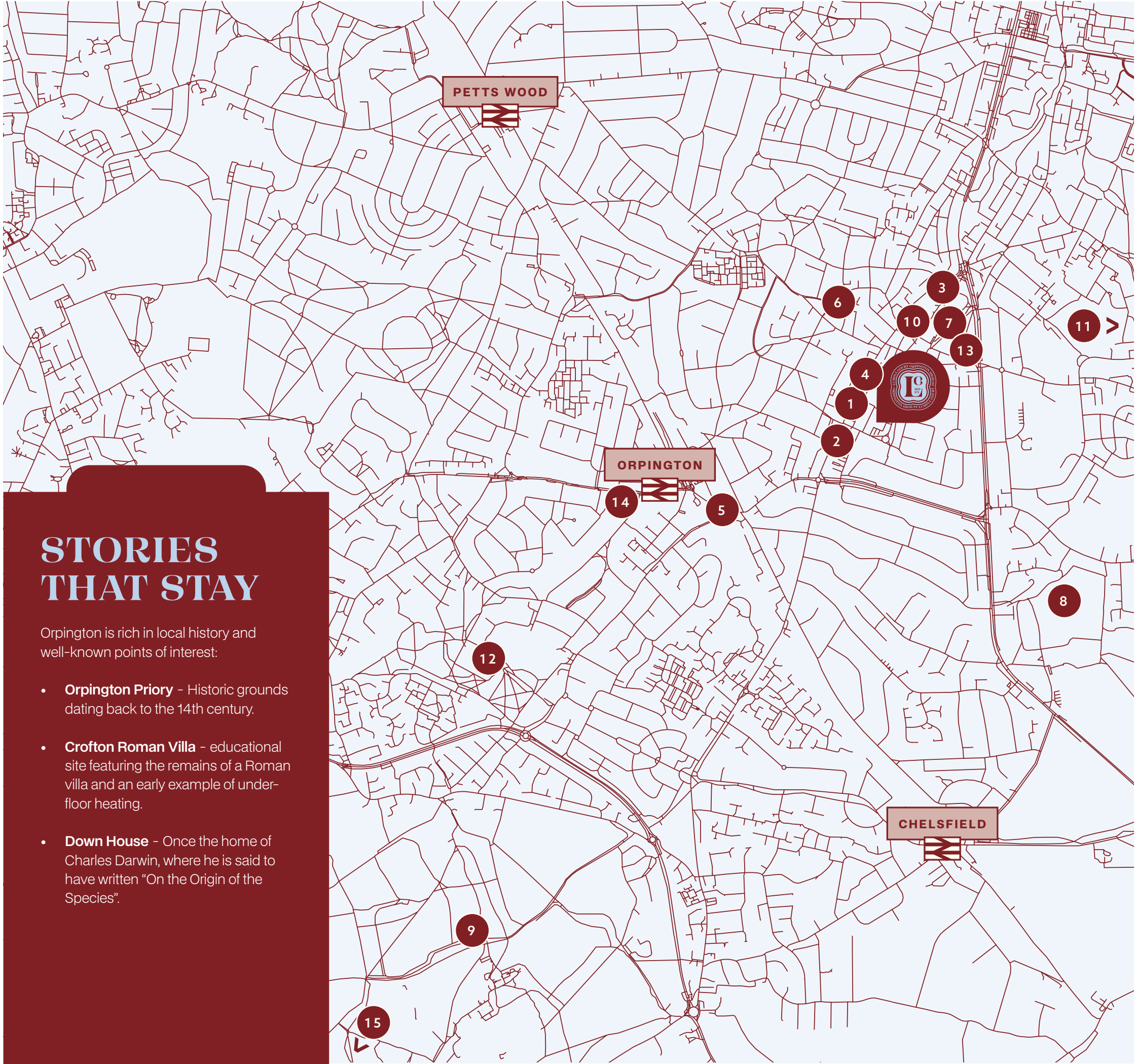
- **The Walnuts Centre** – Featuring a swimming pool, fitness facilities, an ODEON cinema, shopping centre and more.
- **Orpington Rovers FC** - A volunteer-run local football team for a range of ages, with highly qualified coaches and great facilities.
- **Bromley Tennis Centre** - top-end tennis facilities, both indoor and outdoor with a fully equipped gym and studio.

PUBS & BARS

From traditional pubs to relaxed social venues, Orpington offers a solid mix of places to unwind:

- **Orpington GPO** – A stylish local bar and late-night venue with delicious food, themed nights and a renowned roast.
- **The Maxwell** – Classic pub grub and a varied calendar of events including live music, quiz nights and live sports.
- **The Cricketers Inn** – A traditional, pretty pub with gastro classics and a large outdoor area - used in the summer for their famous open-air cinema.





STORIES THAT STAY

Orpington is rich in local history and well-known points of interest:

- **Orpington Priory** - Historic grounds dating back to the 14th century.
- **Crofton Roman Villa** - educational site featuring the remains of a Roman villa and an early example of under-floor heating.
- **Down House** - Once the home of Charles Darwin, where he is said to have written "On the Origin of the Species".

LANDMARKS

COFFEE SHOPS

1. The Orpington Café & Record Store
2. The Second Home
3. Obi & The Biscuit

PUBS & BARS

4. Orpington GPO
5. The Maxwell
6. The Cricketers Inn

GREEN SPACES

7. Priory Gardens
8. Goddington Park
9. High Elms Country Park

LEISURE

10. The Walnuts Centre
11. Orpington Rovers FC
12. Bromley Tennis Centre

LANDMARKS

13. Orpington Priory
14. Crofton Roman Villa
15. Down House

TRANSPORT

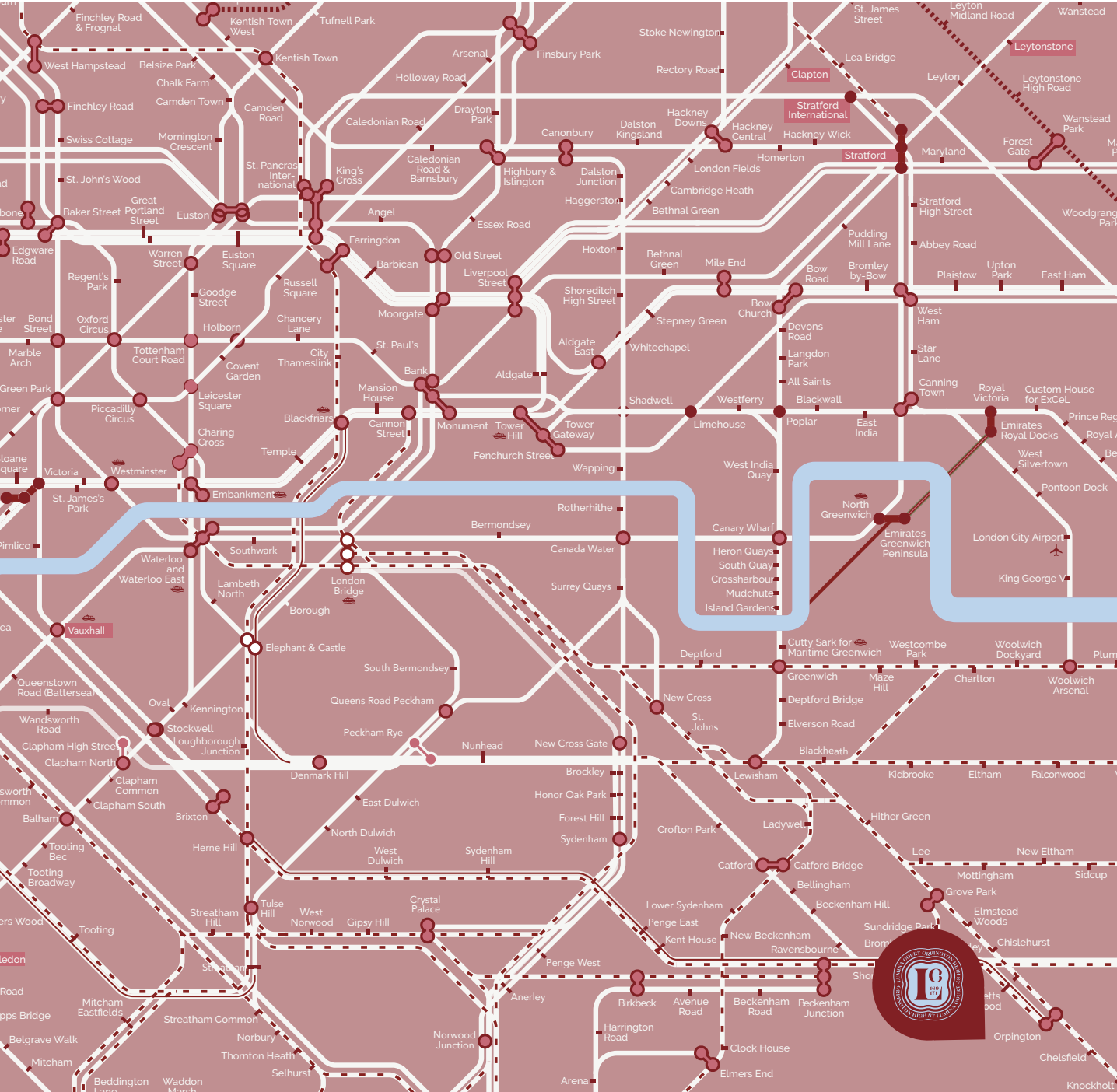
Orpington is renowned for its **excellent transport connections**, making it a popular choice for city commuters. From the Lumina Court development, a short 6-minute bus ride will take you to Orpington railway station, connecting you to the rest of London in an instant.

PUBLIC TRANSPORT:

- **London Bridge** - 15 minutes (southeastern)
- **Charing Cross** - 21 minutes (southeastern)
- **Canary Wharf** - 33 minutes (southeastern > Jubilee Line)
- **Liverpool Street** - 45 minutes (southeastern > Northern Line)
- **London Victoria** - 43 minutes (southeastern)

CYCLING:

- **London Victoria** - 1hr 34mins
- **London Bridge** - 1hr 20mins
- **Canary Wharf** - 1hr 16mins



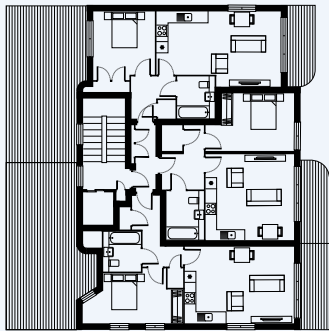
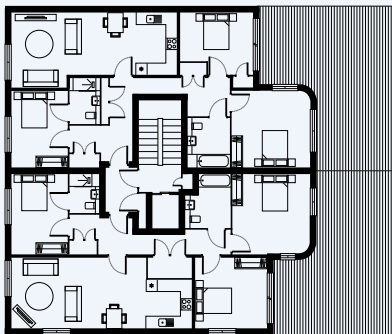
FLOORPLANS



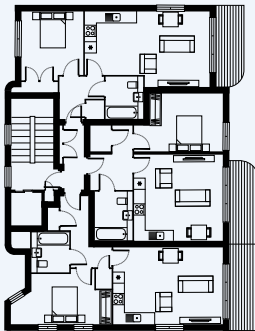
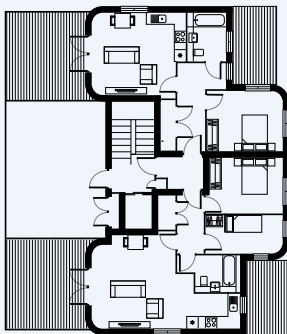
SITEPLAN

15 APARTMENTS
PRIVATE GARDEN
FRONT AND REAR BALCONIES
OFF-STREET PARKING

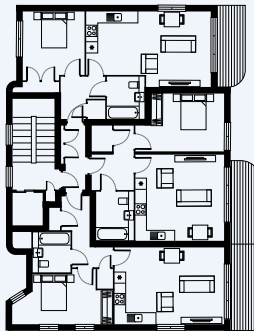
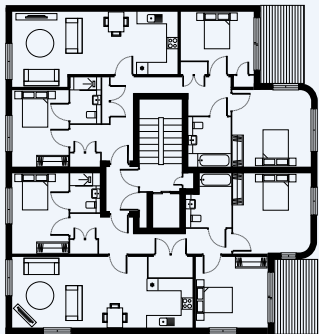
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

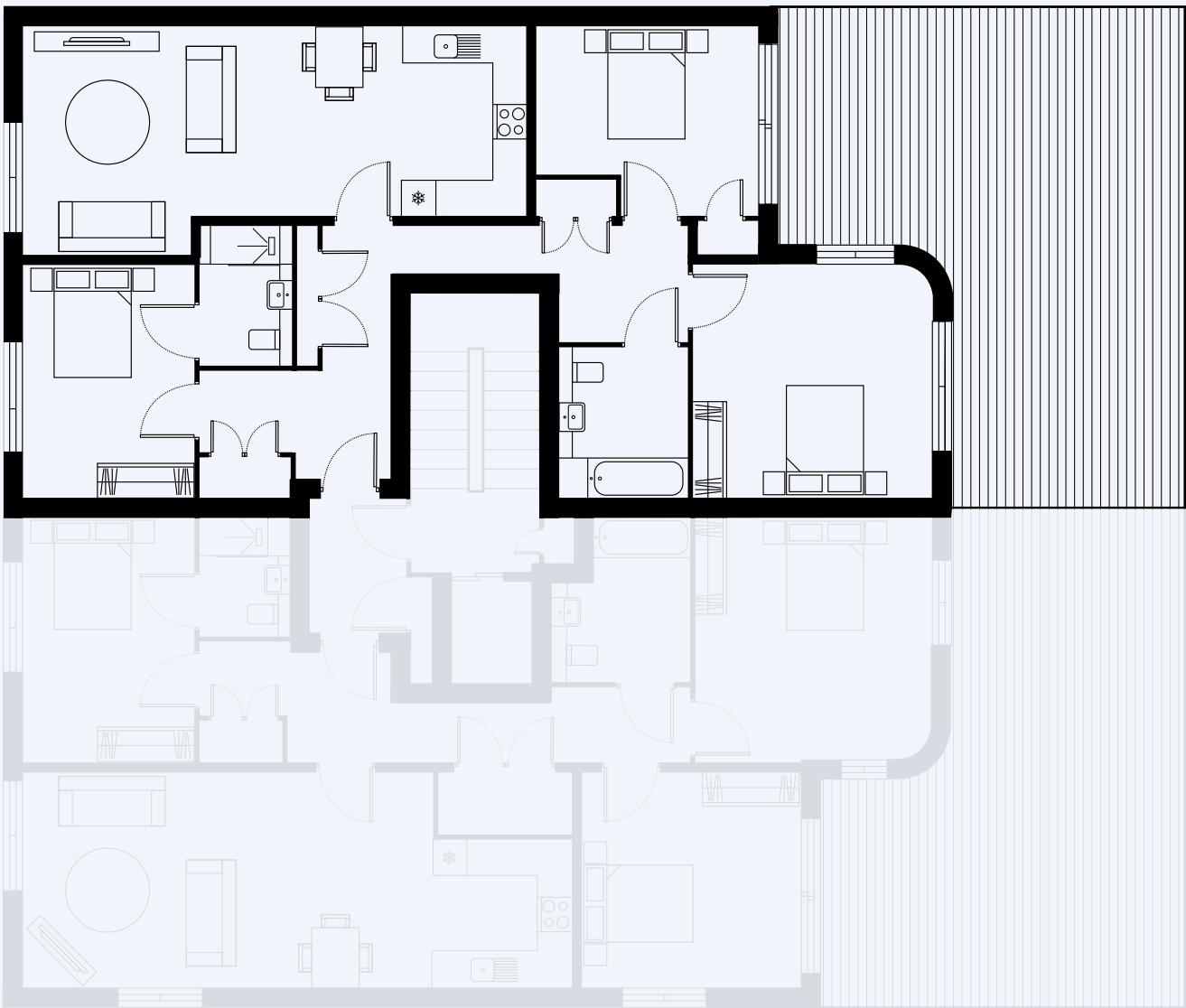


Internal floor plans may be subject to alteration.
*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

APARTMENT 1

1ST FLOOR
3 BEDROOMS
1125 SQFT / 104.5 M²

Kitchen / Living / Dining - 327 SQFT / 30.4 M²
Bedroom 01 - 180 SQFT / 16.7 M²
Bedroom 02 - 130 SQFT / 12.1 M²
Bedroom 03 - 127 SQFT / 11.8 M²
Balcony - 100 SQFT / 9.3 M²
Terrace - 44 M²

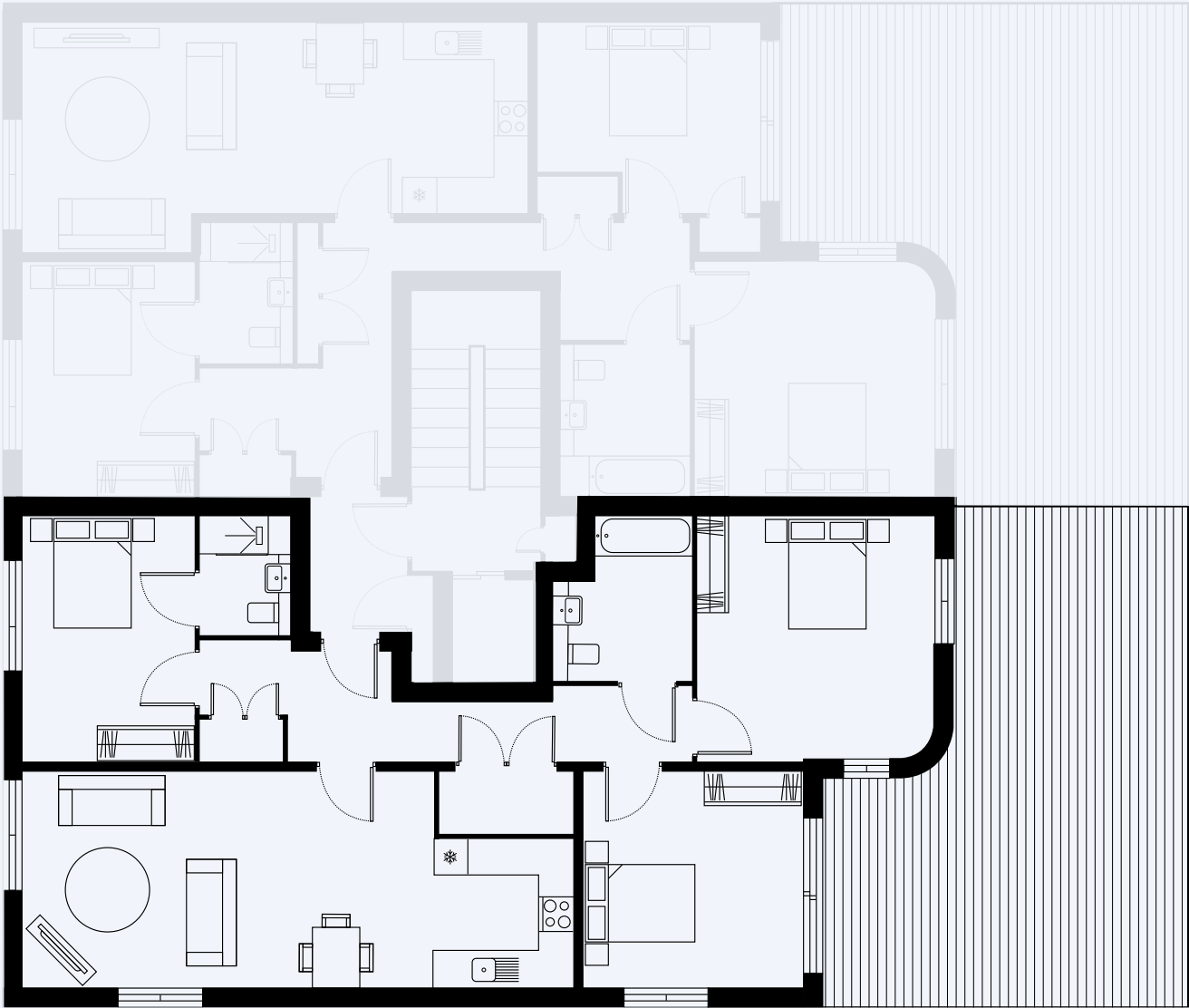


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APARTMENT 2

1ST FLOOR
3 BEDROOMS
1133 SQFT / 105.3 M²

Kitchen / Living / Dining - 350 SQFT / 32.5 M²
Bedroom 01 - 183 SQFT / 17 M²
Bedroom 02 - 151 SQFT / 14 M²
Bedroom 03 - 133 SQFT / 12.4 M²
Balcony - 95 SQFT / 8.8 M²
Terrace - 44 M²

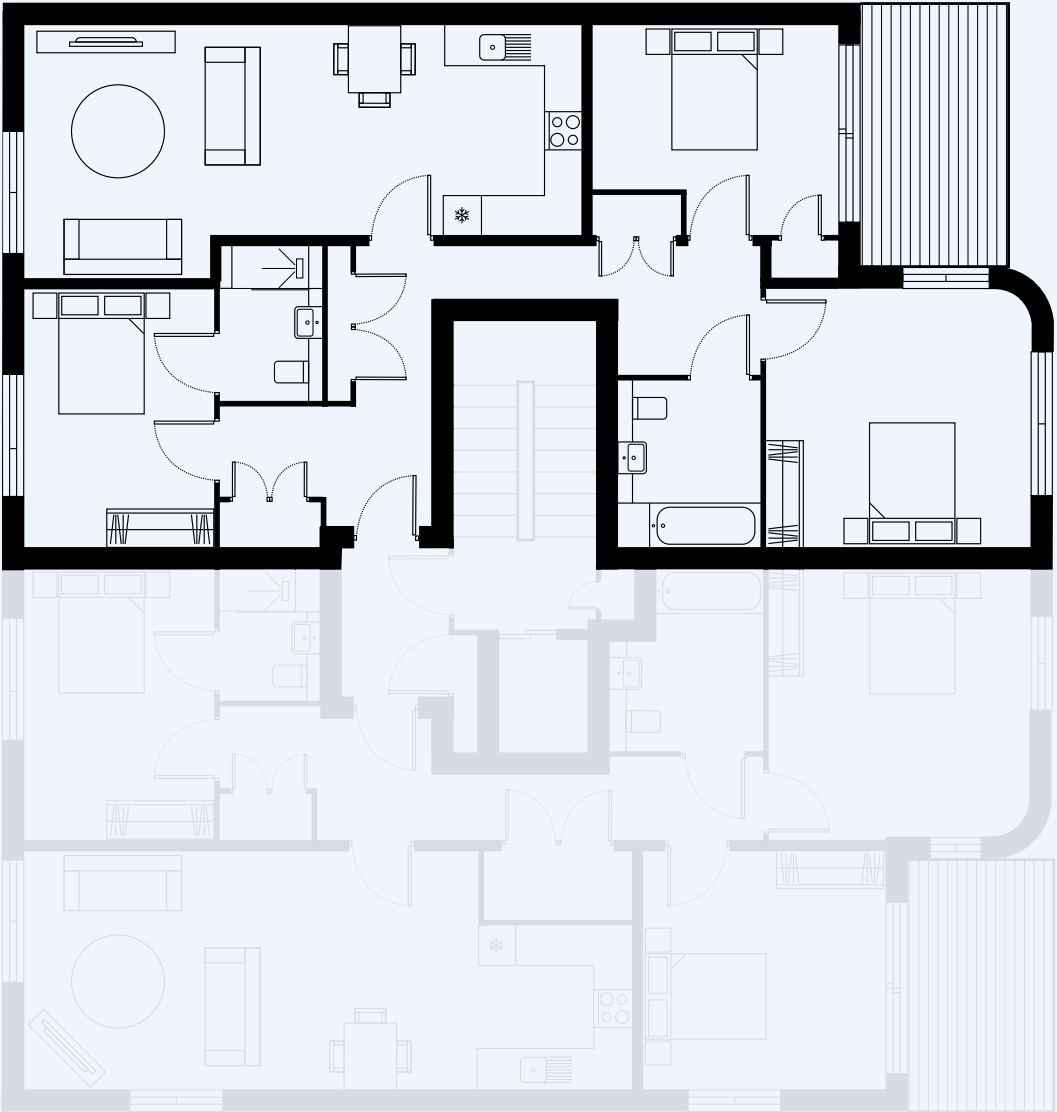


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APARTMENT 3

2ND FLOOR
3 BEDROOMS
1126 SQFT / 104.6 M²

Kitchen / Living / Dining - 327 SQFT / 30.4 M²
Bedroom 01 - 180 SQFT / 16.7 M²
Bedroom 02 - 130 SQFT / 12.1 M²
Bedroom 03 - 129 SQFT / 12 M²
Balcony - 100 SQFT / 9.3 M²

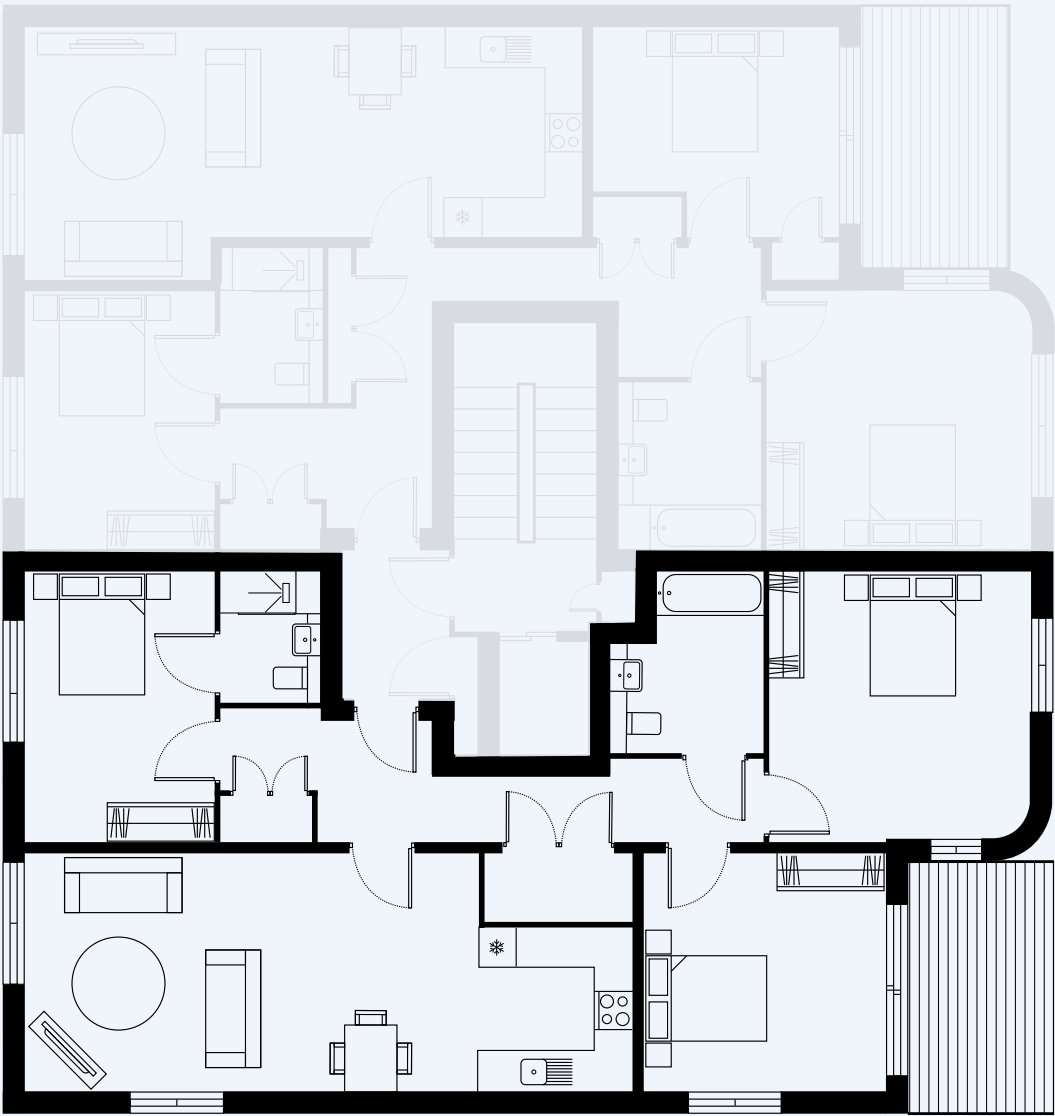


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APARTMENT 4

2ND FLOOR
3 BEDROOMS
1137 SQFT / 105.6 M²

Kitchen / Living / Dining - 350 SQFT / 32.5 M²
Bedroom 01 - 183 SQFT / 17 M²
Bedroom 02 - 151 SQFT / 14 M²
Bedroom 03 - 136 SQFT / 12.6 M²
Balcony - 95 SQFT / 8.8 M²

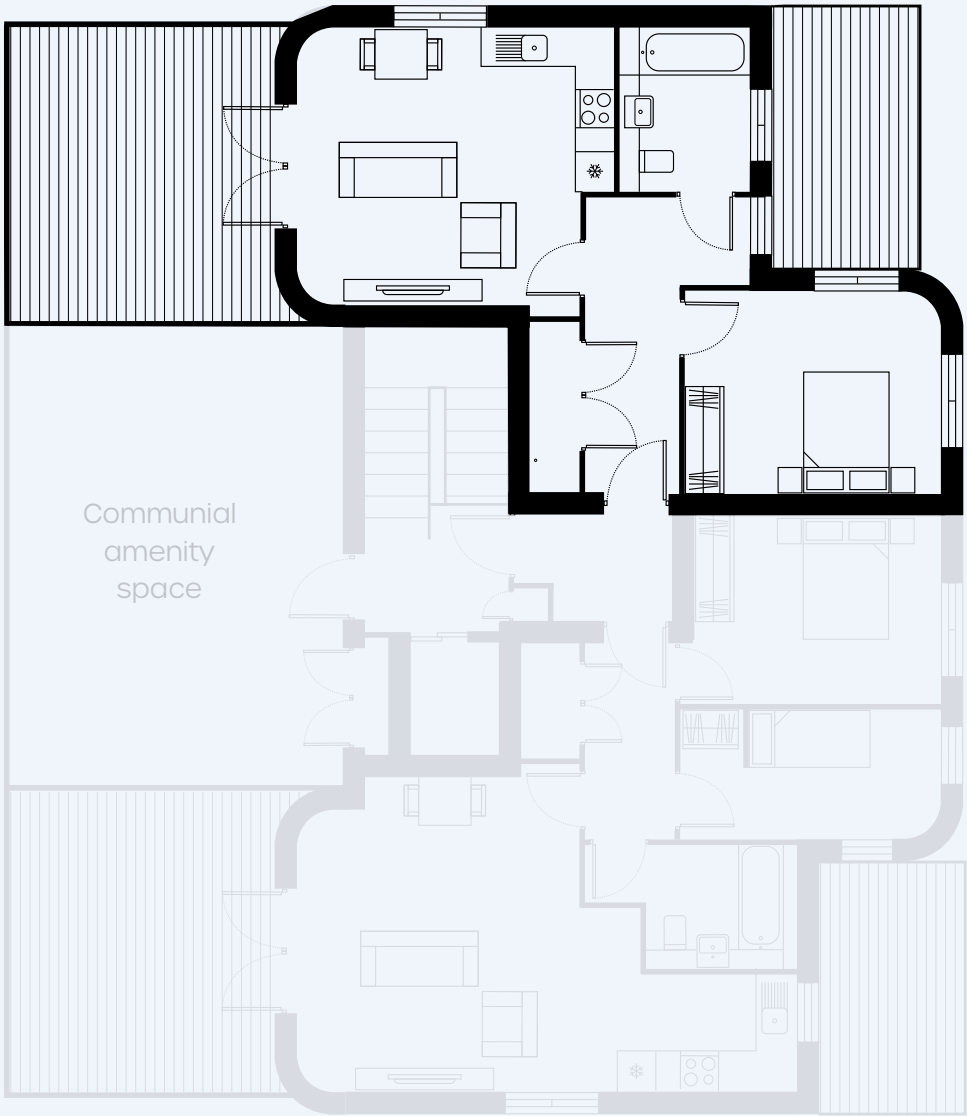


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APARTMENT 5

3RD FLOOR
1 BEDROOM
537 SQFT / 49.9 M²

Kitchen / Living / Dining - 220 SQFT / 20.4 M²
Bedroom 01 - 136 SQFT / 12.6 M²
Balcony - 171 SQFT / 15.9 M²

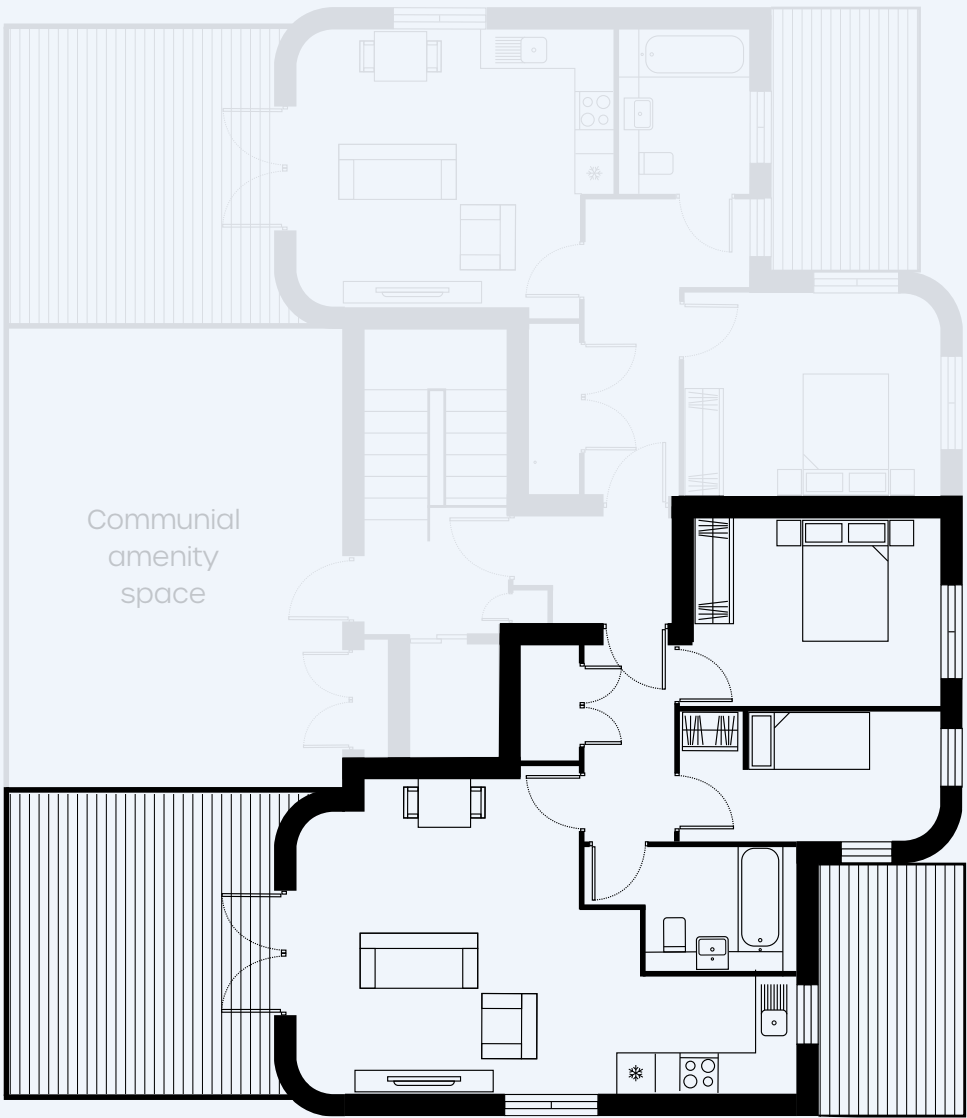


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APARTMENT 6

3RD FLOOR
2 BEDROOMS
662 SQFT / 61.5 M²

Kitchen / Living / Dining - 305 SQFT / 28.3 M²
Bedroom 01 - 125 SQFT / 11.6 M²
Bedroom 02 - 86 SQFT / 8 M²
Balcony - 95 SQFT / 8.8 M²

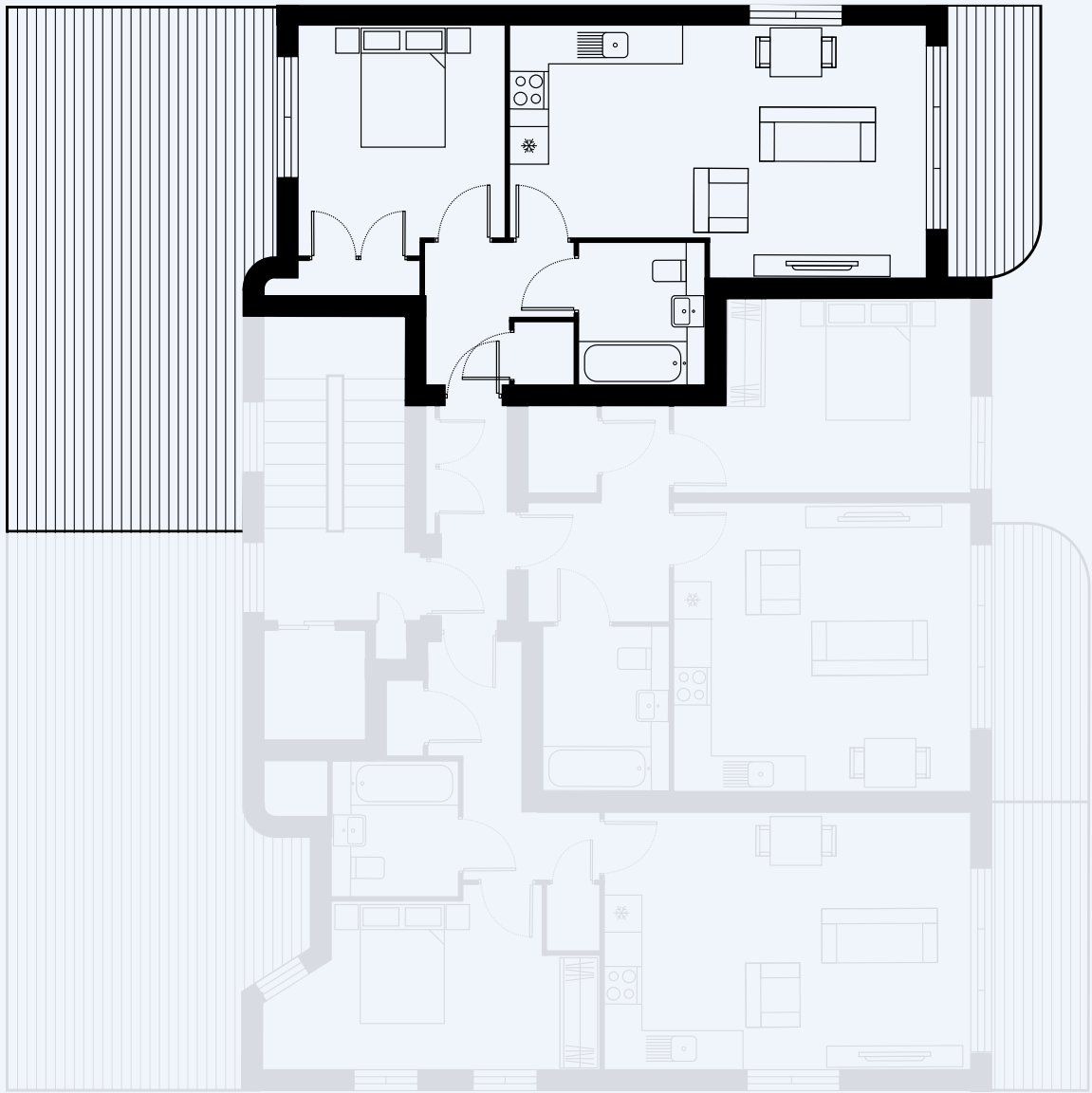


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APARTMENT 7

1ST FLOOR
1 BEDROOM
524 SQFT / 48.7 M²

Kitchen / Living / Dining - 265 SQFT / 24.6 M²
Bedroom 01 - 126 SQFT / 11.7 M²
Balcony - 66 SQFT / 6.1 M²
Terrace - 34 M²

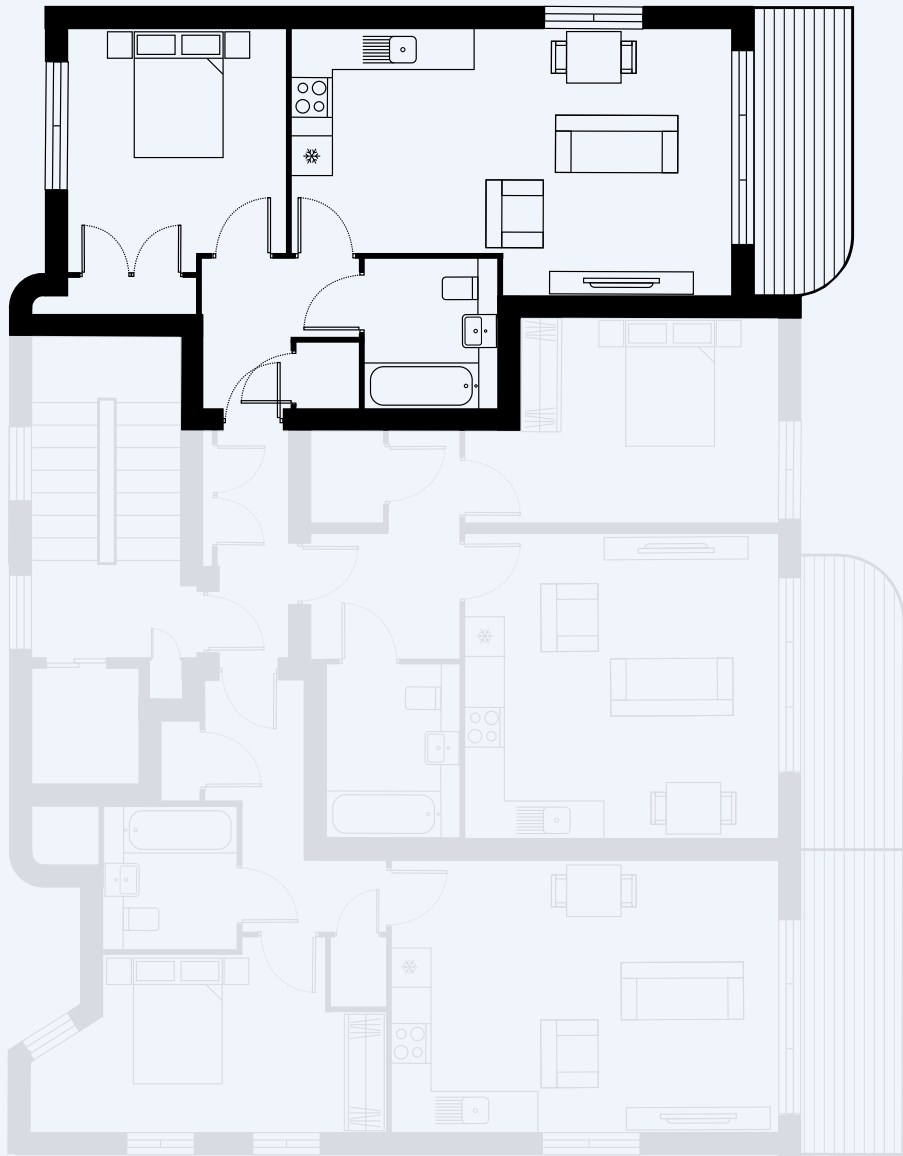


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APARTMENT 10 & 13

2ND, 3RD FLOOR
1 BEDROOM
524 SQFT / 48.7 M²

Kitchen / Living / Dining - 265 SQFT / 24.6 M²
Bedroom 01 - 126 SQFT / 11.7 M²
Balcony - 66 SQFT / 6.1 M²

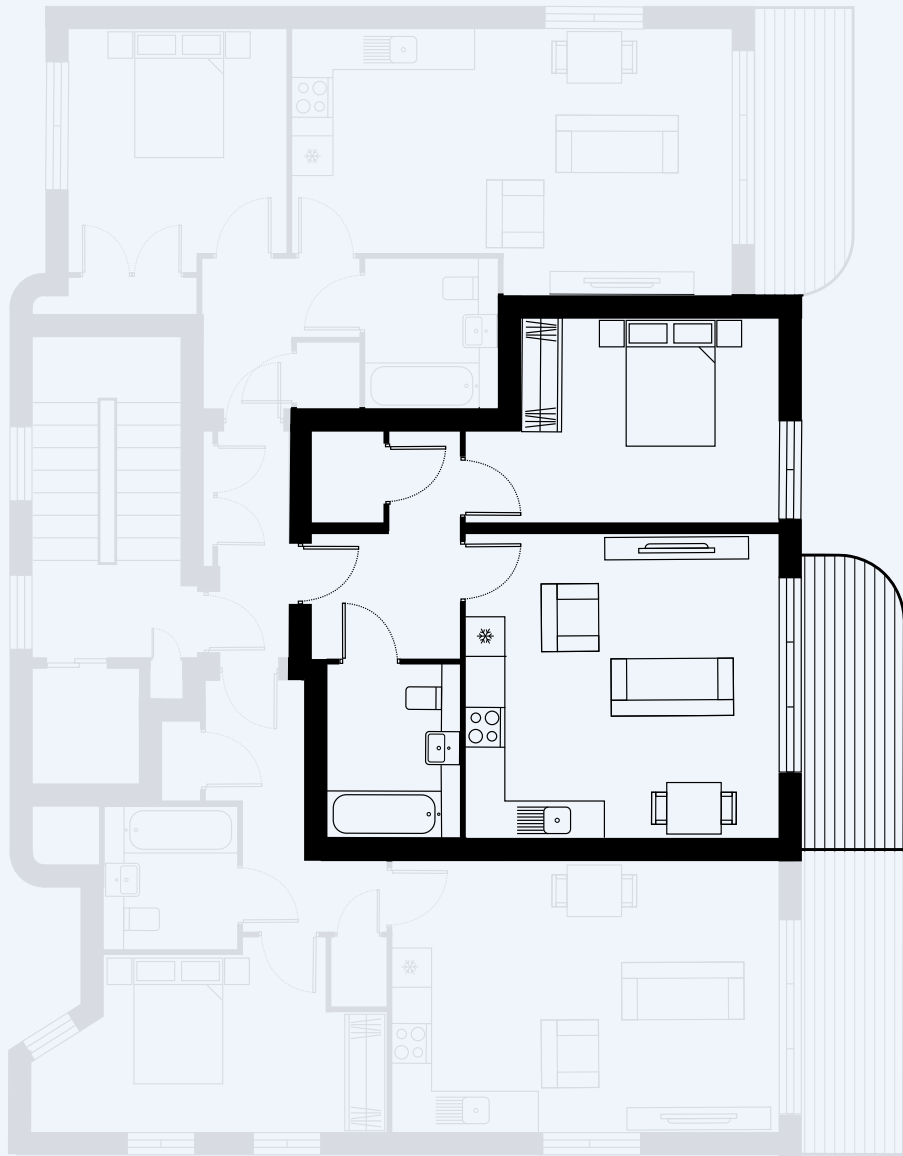


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APARTMENT 8, 11 & 14

1ST, 2ND, 3RD FLOOR
1 BEDROOM
534 SQFT / 49.6 M²

Kitchen / Living / Dining - 235 SQFT / 21.8 M²
Bedroom 01 - 142 SQFT / 13.2 M²
Balcony - 73 SQFT / 6.8 M²

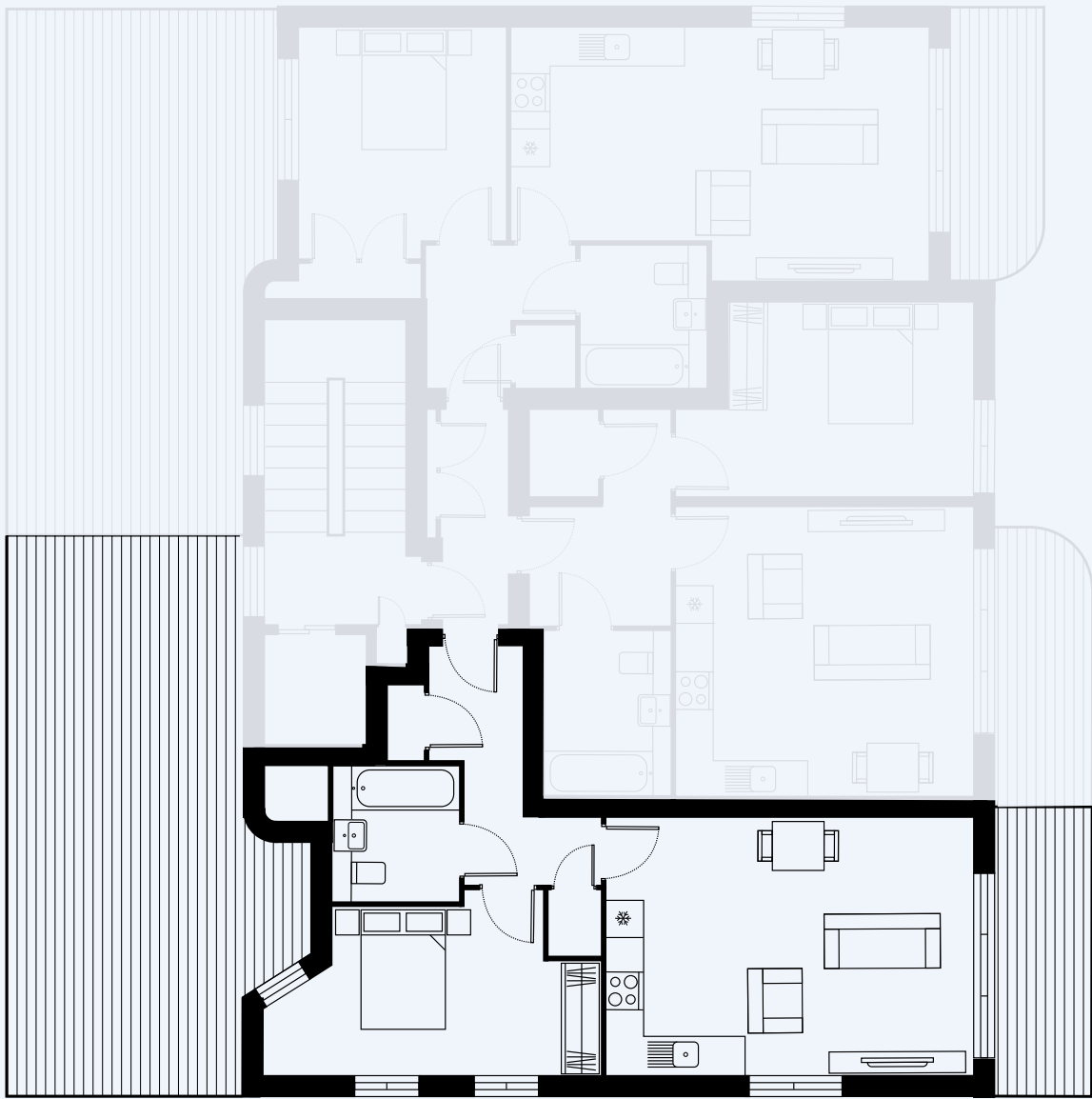


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APARTMENT 9

1ST FLOOR
1 BEDROOM
530 SQFT / 49,2 M²

Kitchen / Living / Dining - 254 SQFT / 23.6 M²
Bedroom 01 - 131 SQFT / 12.2 M²
Balcony - 73 SQFT / 6.8 M²
Terrace - 36 M²

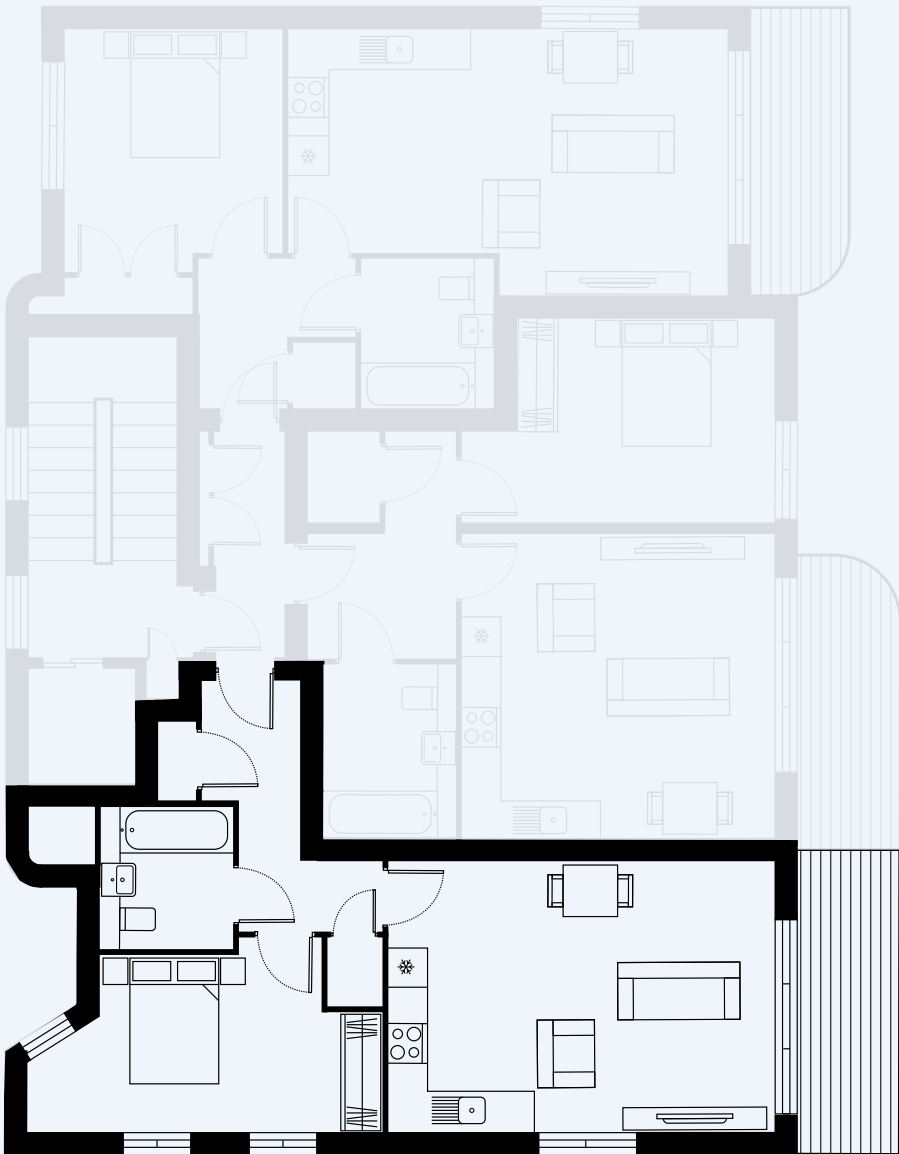


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APARTMENT 12 & 15

2ND, 3RD FLOOR
1 BEDROOM
530 SQFT / 49,2 M²

Kitchen / Living / Dining - 254 SQFT / 23.6 M²
Bedroom 01 - 131 SQFT / 12.2 M²
Balcony - 73 SQFT / 6.8 M²



Internal floor plans may be subject to alteration.
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SPECIFICATION

KITCHENS

- Contemporary German kitchens by Häcker, with soft close doors and drawers
- Montelli solid seamless worktop and 100mm upstand
- Bosch appliances Fridge freezer, washer/dryer, dishwasher, hob and oven.
- Undermounted sink
- Under-cupboard pelmet lighting to wall units

BATHROOMS AND ENSUITES

- White contemporary sanitary ware
- Porcelain tiles to floors
- Porcelain tiles to walls
- Heated towel rail
- Sleek Gun metal Taps and fittings by Scudo
- Thermostatic shower mixer
- Low voltage, two pin power outlet (shaver/ toothbrush charging)
- Fitted mirrors

FLOOR FINISHINGS

- Amtico Oak to living rooms, hallways, kitchen, WC
- Luxury Carpet – to all bedrooms

JOINERY & IRONMONGERY

- Black contemporary Ironmongery
- Flush Paint grade doors

INTERNAL & GENERAL

- Fast Fibre broadband (FTP)
- Lift serving all floors
- Low energy LED down lighters and pendants
- Telephone outlet socket in hallway
- Data points in all rooms
- Connection points ready for Sky Q in all living rooms
- 10 Year warranty provider by ICW
- Secure cycle storage, bin storage
- Private roof terrace garden with city views
- Private balconies or private courtyard Garden

HEATING

- DIMPLEX Exhaust Air source heat pump with manufacturers (5 year warranty)
- Under floor heating throughout with smart controls via App
- Towel rails to bathrooms + Ensuite (Electric)

WINDOWS, DOORS & SECURITY

- Double or triple glazed aluminium/ wood composite windows and doors – with 12 year guarantee by VELFAC
- Multi-point locks to doors and windows
- Hard wired for alarm
- Integrated smoke and heat detectors and CO² alarms
- Video entry system
- Secure post boxes
- Secure By Design
- CCTV

DEVELOPERS

HAMBRIDGE HOMES

Hambridge was established in 2000, originally undertaking both refurbishment and new build projects. With our in-house construction team and interior design capability, they now concentrate solely on new build projects. Hambridge have completed hundreds of units within developments of various sizes, and have received three coveted design awards to date.

Hambridge specialises in acquiring, designing and constructing residential and commercial building developments in London and the Home Counties.

Established in 2000



H A M B R I D G E



“Throughout their history, the ethos has been to provide well designed developments tailored to individuals that complement the local area.”

EFFICIENCY

All apartments benefit from low energy use designed into the fabric of the building to ensure lower running costs for your home. All appliances are A-rated to further reduce your running costs. Having an energy efficient home not only means it will save you money, it also helps reduce the impact on the planet. The Watt and Save report issued by the HBF states: "On average, buyers of new homes save over £2,000 on household bills per property each year, equivalent to £173 a month. For buyers of houses, as opposed to flats, the savings are even greater at £220 per month.



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NEW
HOMES

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