



MERIDIAN ONE

WELCOME TO THE FUTURE OF LONDON LIVING

Exploring what really makes somewhere home, Meridian One offers a new vision for life in London. The first phase in Meridian Water, a £6bn transformation of this corner of London, led by Enfield Council, it looks beyond each apartment's superbly designed four walls to create a true destination.

Somewhere that offers comfort, community and convenience in equal measure. A place that balances modern life with the natural world. A new neighbourhood that really feels like home.



meridian
water

A NEW VISION FOR ENFIELD

1 VISION £6BN INVESTMENT 10,000 HOMES 6,000 JOBS

MERIDIAN WATER



Troubadour Meridian Water Studios, which counts the National Theatre, MTV and Netflix among its clients.



MERIDIAN WATER - COMPUTER GENERATED IMAGE

THE VISION

MERIDIAN WATER

Putting all you need to live well on your doorstep, Meridian Water will offer beautiful homes, world class public spaces and dynamic places to work, all surrounded by nature.

THE VISION





MERIDIAN ONE - COMPUTER GENERATED IMAGE

THE START OF SOMETHING SPECIAL

Not to mention, something rather big. As the first phase of Meridian Water's 25-year regeneration plan, Meridian One will deliver up to 1,000 new homes, a new station square, as well as a host of shops, leisure facilities and recreational spaces. At the heart of one of London's biggest regeneration zones, our vision is to create a truly mixed-use community, where every aspect of life thrives.



Right by the station, the square will be the first thing to greet visitors.

MERIDIAN ONE

STATION SQUARE



With plenty of seating and lined with workspaces, restaurants and cafés, it'll be a place for everyone. A vibrant space that'll be alive from dawn until dusk.

COMPUTER GENERATED IMAGE



WESTFIELD
STRATFORD

THE
CITY

HACKNEY

DALSTON

BATTERSEA
POWER
STATION

WALTHAMSTOW
RESERVOIRS

TOTTENHAM

LOCKWOOD
RESERVOIR

TOTTENHAM
HOTSPUR
STADIUM



meridian water

FUTURE PHASES

TESCO
SUPERMARKET

MERIDIAN
WATER
STATION





MERIDIAN ONE

SITE MAP

MERIDIAN ONE

While there's an array of studio, one, two, three and four bedroom apartments, available for private sale and shared ownership, this is more than just somewhere to live. A whole new destination is being created. A place that offers all you need to live well, perfectly wrapped up in leafy parkland and a vibrant neighbourhood.

HOME IS WAITING FOR YOU



BLOCK A - COMPUTER GENERATED IMAGE

SITE MAP

THE POWER OF PROXIMITY

Combining all the space and greenery that its suburban location has to offer with great transport links into central London, Meridian One has it all. Enfield and Edmonton ensure your essentials are covered. While Tottenham and Walthamstow's restaurants, bars and tap rooms are just a short cab ride away. Plus for work or pleasure you can be in The City in no time at all. Or embracing Westfield Stratford's retail heaven.

Transport

- 01. Meridian Water
- 02. Northumberland Park
- 03. Tottenham Hale
- 04. Lea Bridge
- 05. Stratford International
- 06. Seven Sisters
- 07. King's Cross St. Pancras
- 08. Liverpool Street

Places & Spaces

- 09. River Lee Canal
- 10. Tottenham Hotspur Stadium
- 11. Tottenham Marshes
- 12. Walthamstow Wetlands
- 13. Queen Elizabeth Olympic Park
- 14. Westfield Stratford City
- 15. Canary Wharf
- 16. City of London

LOCAL AREA MAP

MERIDIAN ONE



LOCAL AREA MAP

ON YOUR DOORSTEP

LEE VALLEY PARK

Following the River Lea, this 26-mile linear park winds through London, offering a mix of urban green spaces, nature reserves and heritage sites.



7 MINS

TOTTENHAM HALE

Combining a world tour of cuisines with Walthamstow's Wetlands and fast trains to Stansted Airport, Tottenham Hale can transport you to another world.



5 MINS



8 MINS



9 MINS

ORFORD ROAD

The heart of Walthamstow packed with independent retailers, mouth-watering eateries and vibrant drinkeries.



12 MINS



19 MINS



21 MINS



10 MINS



12 MINS



20 MINS

WESTFIELD STRATFORD

The ultimate shopping destination in all of London with some 280 stores, 70 restaurants and a 20-screen cinema.



15 MINS



MERIDIAN ONE

FURTHER AFIELD



KING'S CROSS

For work or pleasure, King's Cross has a lot to offer, combining tech giants with on-trend fashion.



33 MINS

When you're headed to more exotic shores, you couldn't be better located.

LONDON CITY AIRPORT



22 MINS



33 MINS

STANSTED AIRPORT



35 MINS



49 MINS



THE CITY

London's commercial capital, The Square Mile's gleaming towers are just moments away.



25 MINS (LIVERPOOL STREET)

WEST END

Selfridges. Liberty. Theatreland. An array of culinary delights. The West End is at your beck and call.



26 MINS (OXFORD CIRCUS)



CONNECTIVITY

MERIDIAN ONE

CONNECTIVITY

Transport times are approximate, calculated using google.com/maps & tfl.gov.uk.

AN OASIS OF GOOD TIMES

MERIDIAN ONE

Embracing its suburban location, Meridian One is a chance to enjoy life at whatever pace you want. Its location means you can truly get back to nature, while still enjoying all the trappings of modern life, thanks to the development's transport links and proximity to some of London's most popular urban villages.

Catch a game at The Tottenham Hotspur Stadium. Go rock climbing and take a yoga class at Yonder. Enjoy a stroll down the canal, stopping off at the countless tap rooms along the way. Explore the culinary delights and bars of Orford Road. Book a slot at Bloqs and get making. Whatever you're into, you'll find it here.



- ◀ Truman Social Club
10 mins
- ▶ Yonder
10 mins



LOCAL AREA

MERIDIAN ONE

LOCAL AREA



Transport times are approximate, calculated using google.com/maps.



MERIDIAN ONE



With its superb connectivity, you can be in the heart of the capital in no time at all. Stratford is just moments away if you want to flex your retail muscles at Westfield. Or you can flex every other muscle at the area's countless sports facilities. The choice is yours.

The City and West End are equally easy to reach. So rest assured, your career outlook will be just as positive as your home life. From fine dining to fine art, all the cultural stimulation you could ask for is waiting to be enjoyed. In short, you can embrace or escape London's delights as you wish.



- ← Westfield Stratford
15 mins
- ▶ The City
25 mins

LONDON'S BRIGHT LIGHTS

AWAIT



FURTHER AFIELD

MERIDIAN ONE

FURTHER AFIELD

Transport times are approximate, calculated using tfl.gov.uk.

Meridian One proudly reimagines what London life entails. Built on three pillars – parklife on your doorstep, a place to make and create, and animating streets – every aspect of life has been carefully considered and enhanced.

Connecting the development to the Lee Valley Regional Park with a series of smaller parks, living in the capital has never been greener. In tune with hybrid working, there'll be countless ways to work from home. Then last, but most important is you, the new residents.

Bringing communities together is what makes somewhere feel like a real home. Whether you've been an Enfield resident all your life or are new to the area, the whole scheme has been designed to enable you to meet and get to know each other. Community is the cement that holds every building at Meridian One together.

**A DESTINATION
AS WELL**

**AS A
HOME**



PARKLIFE

**ON YOUR
DOORSTEP**

MERIDIAN ONE



The benefits of nature are well documented. Spending time outdoors is good for us, really good. However, it's not always the easiest thing to do in London. That's why Meridian One brings the greenery to you.



The whole of Meridian Water is being created as a gateway to the 10,000 acre Lee Valley Regional Park, with a network of pathways and cycle routes enabling easy and safe access to this oasis.

PARKLIFE

MERIDIAN ONE

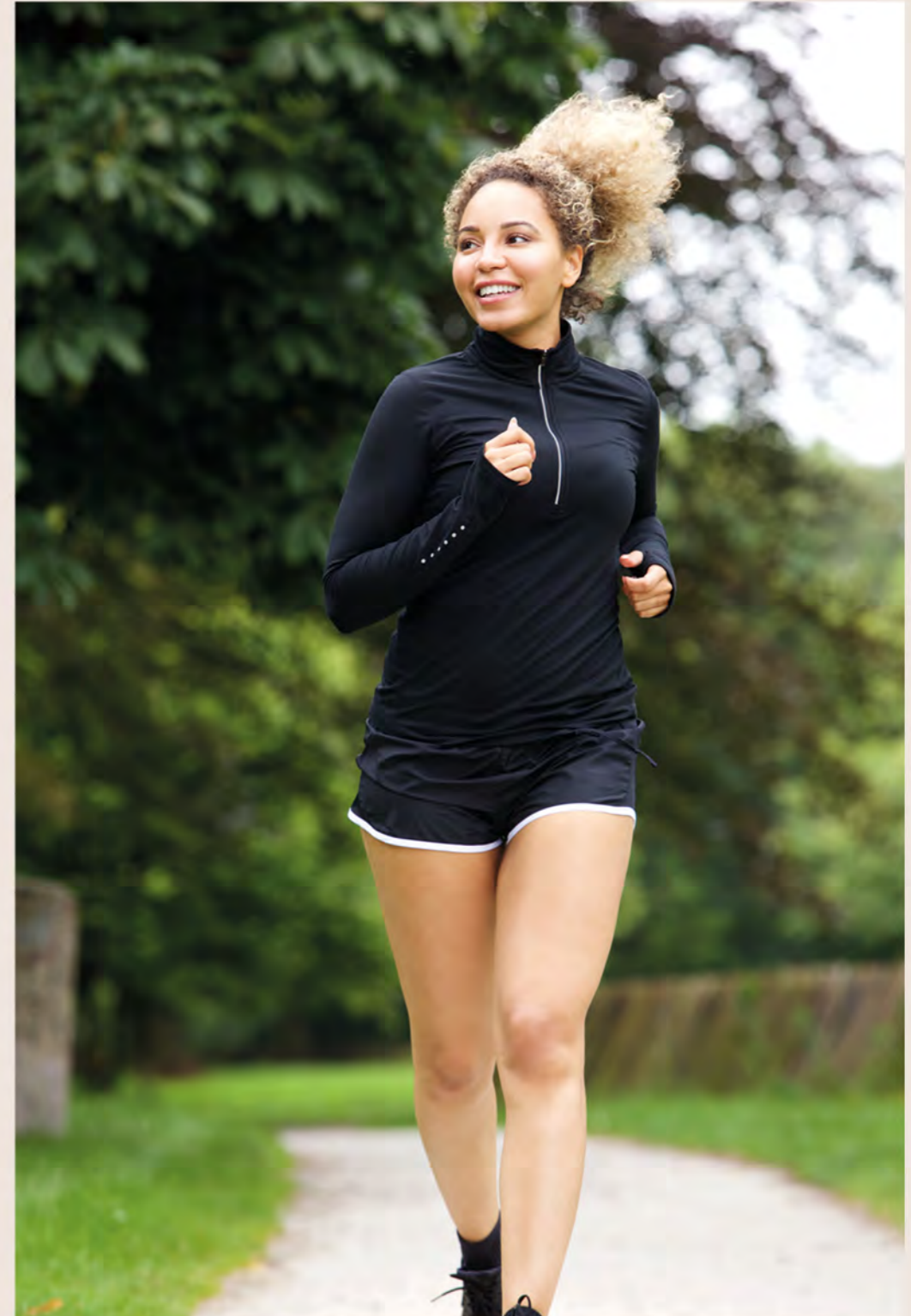
PARKLIFE



MERIDIAN ONE

At Meridian One, you'll also find a perfect blend of the great outdoors and indoors. Here, creating homes for all walks of life, extends to scurries and buzzes of life too. The site is peppered with gardens and greenery for you to enjoy.

Whether that takes the form of relaxing with a book, letting the kids blow off steam, honing your green fingers in the community gardens or stretching off before running along the canal is up to you. It's there on your doorstep to be enjoyed any way you want.



PARKLIFE

MERIDIAN ONE

PARKLIFE

BUILDING FUTURES AS WELL AS HOMES

While Meridian One is superbly connected to central London for work, a key aim is to create new opportunities as well as homes. With that in mind, your commute could be minutes with the workshops, co-working and office spaces that are being created.



Whether you're a maker in the traditional sense or making plans to set up on your own, rest assured there's somewhere for you. Bloqs is a brand new professional makerspace that offers industry grade equipment on a pay as you go or longer term basis.

Office and co-working spaces are also set to be dotted throughout the development, alongside an array of cafés and eateries. The latter being key, as many of the best ideas are born out of conversations over coffee.

Of course, if work does mean heading into town, you're well covered. The City and The West End are readily accessible and with hybrid working becoming more commonplace, you have the best of both worlds.



MERIDIAN ONE



Meridian One is somewhere where start-ups can level up. By bringing your work life and home life closer together, a real balance can be found.



MAKE & CREATE

MERIDIAN ONE

MAKE & CREATE



MERIDIAN ONE

People make the place. There's no question about that, so Meridian One has been made to bring people together. As well as the array of green spaces dotted throughout the site to come together in, there's a traditional square at its heart.



COMMUNITY GROWS WHERE CONVERSATION

ANIMATING STREETS

MERIDIAN ONE



ANIMATING STREETS



BLOCK A - COMPUTER GENERATED IMAGE



The wider plans for Meridian Water will continue this theme. The reimagining of the canal-side areas being a particular highlight. Restaurants. Bars. Cultural venues. All this and more will be connected to Meridian One by an attractive boulevard to create a neighbourhood like no other.



COME IN & PUT YOUR FEET UP

MERIDIAN ONE



Designed to be as welcoming as they are stylish, the apartments offer a carefully curated palette of finishes that are perfectly in tune with modern life.

SPECIFICATION

MERIDIAN ONE

KITCHENS

- Contemporary handle-less kitchen in either white gloss (studios & 1 beds) or pearl grey gloss (2, 3 & 4 beds)
- Feature lighting under wall units
- Silestone worktop with matching upstands & hob splashback
- Undermounted contemporary stainless-steel sink & chrome mixer tap
- Bosch brushed steel single oven
- Bosch ceramic frameless hob
- Bosch integrated extractor hood
- Bosch integrated fridge freezer
- Bosch integrated dishwasher

BATHROOMS & ENSUITES

- Large format Porcelanosa wall tiles with brushed aluminium edging detail (full height to bath & shower areas)
- Large format Porcelanosa floor tiles
- Contemporary sanitary ware, brassware & soft close WC
- Tiled bath panel in matching Porcelanosa tiles
- Hinged glass bath screen
- Rain showerhead to ensuites
- Chrome thermostatic mixers
- Single lever chrome mixer tap to basin
- Mirrored vanity unit
- Hinged glass shower screens
- Chrome towel radiator
- White gloss vanity worktop

GENERAL FEATURES

- Bosch washer dryer in storage cupboard
- Soft oak wood effect flooring to halls, living areas & kitchens
- Neutral carpet to bedrooms
- White matt paint finish to all walls & ceilings
- Satin white finish square edge architraves, doorframes & skirting
- Satin white finish internal doors with satin & polished door handles

FIXTURES & FITTINGS

- LED downlights to all living & wet areas with pendants to bedrooms
- Built-in wardrobes with soft closing sliding doors in a mirror finish to bedroom 1
- Sky Q, TV & telephone outlets to living room, with TV outlets to bedroom 1
- Home office point (where applicable)

HEATING

- Underfloor heating to all areas except bathrooms & ensuites
- Hot water supplied by central heating plant via heat interface unit (HIU)

OUTSIDE SPACE

- Exterior light
- Tiles to outside spaces

COMMUNAL SPACES

- 12-hour concierge service
- Bicycle storage in undercroft parking area
- Limited car parking available by separate negotiation

SECURITY & PEACE OF MIND

- Video entry phone without handset (touch sensitive display)
- Lava Grey Fleetwood laminate real wood effect front door
- Mains powered smoke/heat detectors with battery back-up
- NHBC Guarantee

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Executive for more information.

SPECIFICATION



MERIDIAN ONE

COMPUTER GENERATED IMAGE

MERIDIAN ONE



LIVING AREA

Image from previous development and indicative only.

MERIDIAN ONE



LIVING AREA / KITCHEN

Image from previous development and indicative only.

MERIDIAN ONE



LIVING AREA / KITCHEN

Image from previous development and indicative only.

MERIDIAN ONE



BEDROOM

Image from previous development and indicative only.



MERIDIAN ONE



BATHROOM

Images from previous development and indicative only.

A NAME YOU CAN TRUST

MERIDIAN ONE

Vistry Ventures, part of the FTSE 250 listed Vistry Group, is one of the largest top five housebuilders in the UK. The group includes the talents of the Linden Homes, Bovis Homes and Drew Smith brands, alongside Vistry Partnerships who are a hybrid business, fusing partner delivery programmes, mixed tenure housing and regeneration.

Vistry Ventures delivers high quality private sale new homes and developments across London with a strong focus on creating exciting spaces that add to a neighbourhood's sustainability and vibrancy. Working in joint ventures with housing associations, local authorities and government agencies means it is possible to create sustainable, thriving communities, which are much in demand throughout the capital.

GALLIONS PLACE, E16



LIME QUARTER, E3



BRUNEL STREET WORKS, E16



VISTRY VENTURES

MERIDIAN ONE

VISTRY VENTURES

Our fresh approach to design, build and customer service creates homes and places where people love to live, reflected in our 5 star HBF rating for customer satisfaction.

OUR SITES SEE BRIGHT



FUTURES FOR EVERYONE

At Vistry Ventures, we like to leave a lasting impression on the areas we work in. The homes and other buildings we create are our most obvious legacy, but our approach goes far deeper than this.



While developing Meridian One, we set up a community garden to quite literally sow the seeds of the community we'll be creating. We're also partnering with Enfield Council on a skills academy – giving local residents, especially women and other underrepresented groups, the skills they need to carve out careers in the industry.

Our school outreach programme is another way we support the local community. As well as site tours where we explain how we work, we run in-class workshops to challenge the youngest members of society to think about how homes are built and hopefully spark off a few careers in the future.

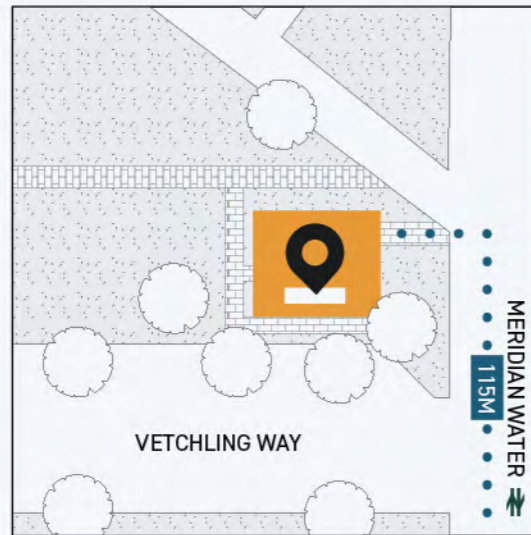
FIND OUT MORE

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Visit our Sales & Information Centre
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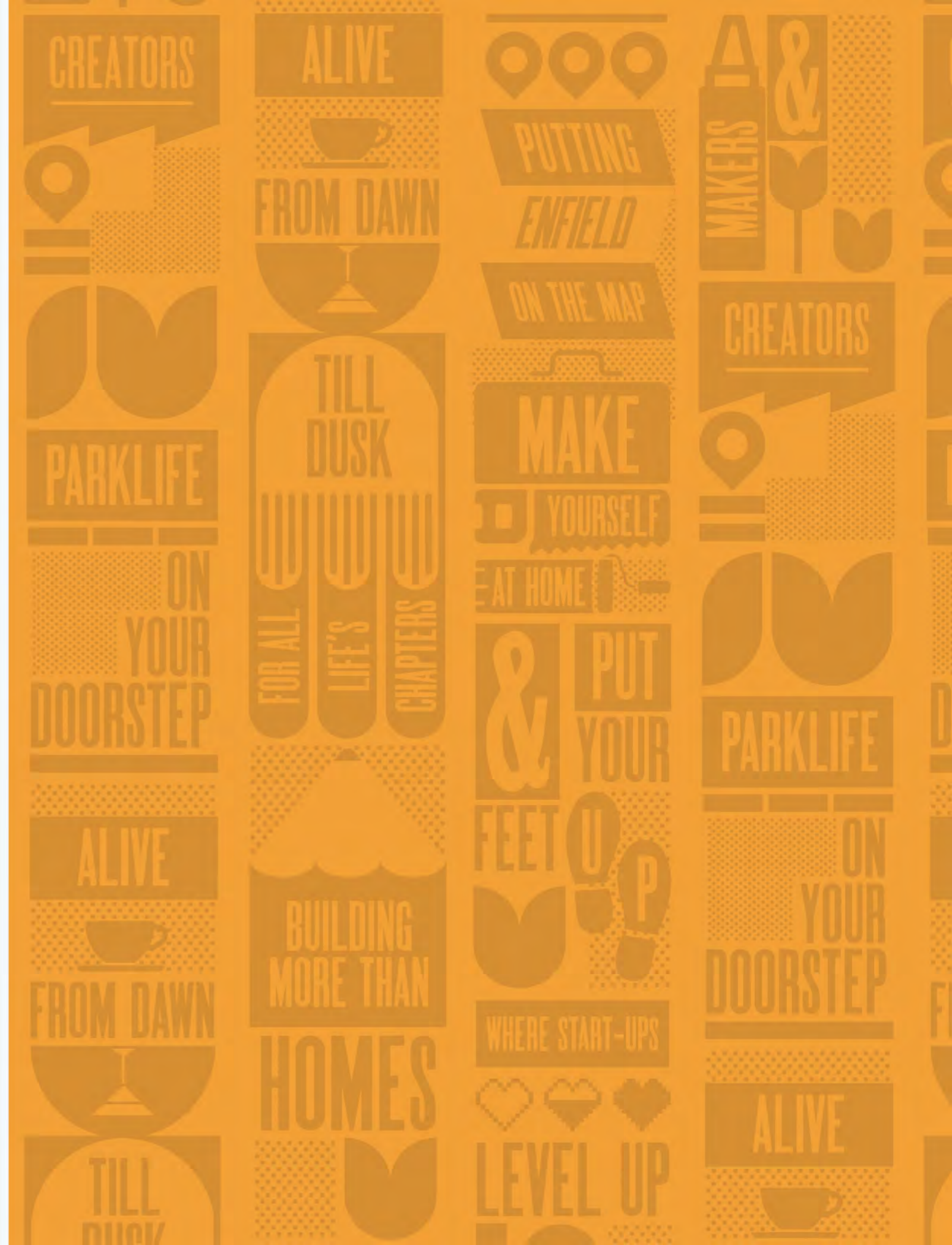
MERIDIAN ONE

CONTACT



Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 350mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer Generated Images not to scale. Interiors are from a previous development and indicative only, additional lighting, furniture and decorative treatments not included in the standard specification. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. Issued Sept '22.

Brand & Design by One Big Company





meridian-one.com

