

EDGE

# EDGE

HAINAULT • LONDON



**COUNTRYSIDE**  
Places People Love

EDGE









# EDGE

HAINAULT - LONDON

## DISCOVER THE CHARM OF THE COUNTRY JUST 30 MINUTES\* FROM THE CITY

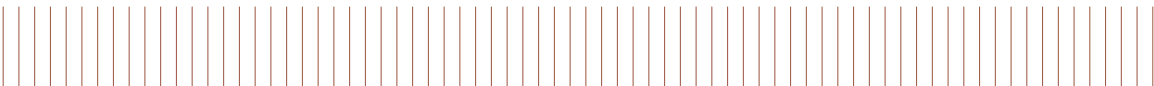
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Set within an urban location,  
Edge offers a collection of beautiful  
1-3 bedroom homes designed with  
modern living in mind and benefiting  
from access to a rich green landscape.

These new homes represent balance.  
Imagine living only 30 minutes from the  
City, yet a short walk from beautiful parks  
and ancient woodland. All the amenities  
you will need are close at hand enabling  
you to live a healthy and fulfilling lifestyle.

Edge. The best of both worlds.

\*Times are taken from Google Maps





# EDGE

## ENJOY THE BEST

Ideally positioned to access everything the City has to offer, yet bordering the countryside, Edge has the all amenities you can expect from an urban location with green open space on tap. It's on the doorstep of

two beautiful country parks (Hainault Forest and Fairlop Waters), and five minutes' walk from an expansive green belt of recreational playing fields. Cyclists and joggers will have plenty of routes to choose from.

## OF BOTH WORLDS

The bright lights of London are just a 30 minute journey on the underground. Edge is perfect for people who want to take advantage of the work and socialising opportunities of the city, yet rest their

head away from the hustle and bustle. A limitless choice of world-class restaurants, bars, shops, theatres, museums and galleries awaits you in the capital.



# A NEW LANDMARK FOR HAINAULT

Edge has been designed with architectural harmony and sustainability in mind. More than just a collection of homes, Edge is creating a sense of identity and bringing lush greenery to this neighbourhood.

The podium garden and regeneration of Staggart Green as a verdant streetscape will enhance the surroundings for residents and the public. A chance to be part of a unique urban community.

From your comfortable, luxuriously appointed apartment to the landscaped podium garden, you'll feel a true sense of home.

Please note, this is a computer generated image. Materials, design, street furniture and landscaping may differ from that illustrated. Speak to a sales consultant for more details.



The building's facade features a striking combination of two tone brick work. Recessed balconies with steelwork balustrades and detailed brickwork around the windows add to the modern architectural style in contrast to other buildings in the area. The inclusive design ensures all residents can access the buildings with independence and ease, regardless of age or disability.

# DESIGNED — GENERATION

**Cutting-edge architecture,  
designed for everyone.**

Edge is a visually appealing addition to the townscape. It integrates public space and contemporary housing to give the neighbourhood a much-needed sense of identity. Block heights vary and there is a green courtyard at the centre of the development.

Please note, this is a computer generated image. Materials, design, street furniture and landscaping may differ from that illustrated. Speak to a sales consultant for more details.



# STYLE IN THE DETAIL

## CHIC, HIGH SPECIFICATION APARTMENTS DESIGNED TO STAND THE TEST OF TIME

Built to provide an exceptional standard of living, the new homes at Edge are stylish and practical. The airy, spacious open layouts, with fully glazed doors, allow for plenty of natural light. Each apartment also has a balcony or terrace to enjoy fresh air and outdoor space.



Each new home has been designed with quality as a priority. Expect a high specification as standard, including luxury flooring throughout. The individually designed kitchen features the very latest in integrated appliances, with ceramic tiling, white sanitaryware and chrome finishes to the bathrooms. What's more, with flexible living space and high-speed internet, these homes are well designed and suited to home working.



# RELAX & UNWIND IN THE COURTYARD GARDEN



A central courtyard garden acts as a green oasis at the heart of the development. It is a space where residents can escape their apartments to de-stress and relax throughout the day.

Edge's grass courtyard brings to life the urban landscape. It gives space to socialise and have food and drinks with friends while children can run around in the play area. Trees and planters complement the hard landscaping to provide buffers, particularly for first floor residents. Two pocket spaces are dedicated to table tennis and outdoor dining. It also has plenty of room for activity and making friends.

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# AN OASIS OF CALM CLOSE TO THE CAPITAL



From the moment you move in, your apartment is tastefully decorated in a neutral palette that exudes luxury and comfort.

We've designed each home to maximise space with built-in wardrobes and storage cupboards fitted throughout. You can choose from a selection of floor plans and configurations. All fixtures and fittings benefit from luxurious finishes and outstanding attention to detail.

We've designed these energy-efficient homes for modern living. Built with sustainability in mind, they are low maintenance, meet exacting insulation standards and keep running costs low. Unlike older homes, an Edge apartment provides a blank canvas for your unique tastes. Everything is brand new and ready for you to personalise with minimal effort.





# NEXT TO LIFE ESSENTIALS

## SHOPS

- 1 Tesco Express - 0.1 miles
- 3 Lidl - 1.5 miles
- 6 Tesco Superstore - 2.7 miles
- 6 Sainsbury's - 2.8 miles

## PARKS

- 2 Fairlop Waters Country Park - 1.4 miles
- 4 Hainault Forest Country Park - 2.3 miles
- 5 Claybury Park - 2.6 miles

## EDUCATION

- 1 Hainault Forest Community Day Nursery - 0.1 miles
- 1 Manford Primary School - 0.2 miles
- 1 John Bramston Primary School - 0.4 miles
- 4 The Forest Academy - 0.7 miles

## FOOD & DRINK

- 2 Fiskardo Restaurant - 1.8 miles
- 4 The Two Brewers - 2.0 miles
- 7 Sheesh - 2.4 miles

## TRANSPORT

- 10 Hainault Underground - 0.8 miles
- 11 Grange Hill Underground - 0.8 miles

## HEALTH & RECREATION

- 1 Health Centre - 0.1 miles
- 8 Hainault Golf Club - 1.8 miles
- 5 Virgin Active - 2.6 miles
- 9 David Lloyd Chigwell - 3.1 miles

All distances taken from Google Maps





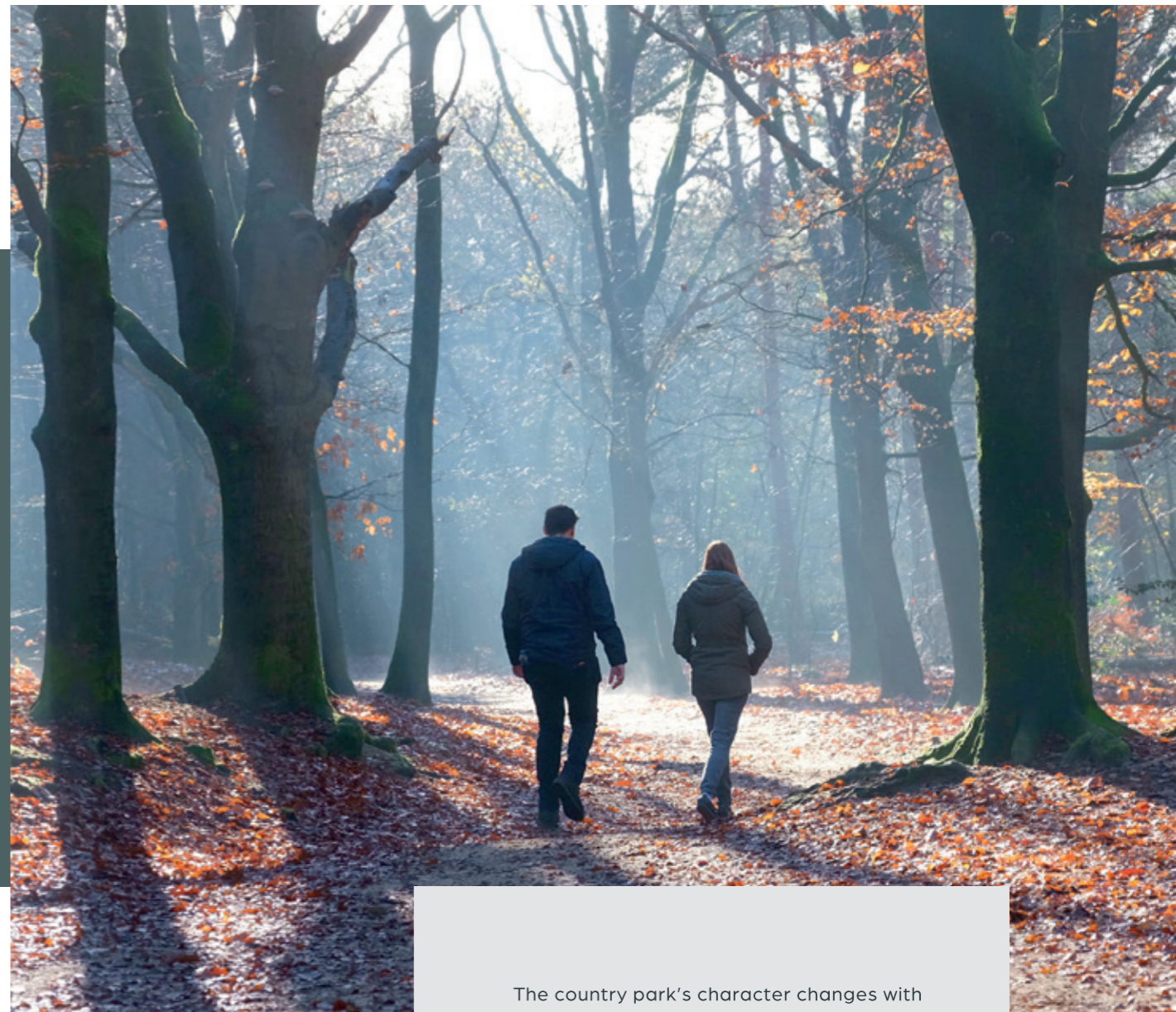
ON YOUR  
DOORSTEP —

# HAINAULT FOREST COUNTRY PARK



Hainault Forest Country Park is pure, unspoilt countryside just a 7 minute drive from Edge. It has been a symbol of local conservation efforts since the Victorian era. Besides its national historical, cultural and wildlife importance, Hainault Forest is a fun place to explore. The park has several paths through the ancient woods, pastures and open grassland.

The Woodland Trust has created three surfaced, multi-user paths that extend 4.5 miles and welcome pedestrians, cyclists and horse riders. Wooden sculptures are dotted throughout the trails. It's the perfect place for Edge residents to get a dose of nature during the weekends.



The country park's character changes with the seasons. It's abundant with wildlife and you can spot 158 bird species, as well as badgers, voles and tawny owls. In spring, bluebells blanket the ground. In summer, listen to nightingales singing and spot multiple butterfly species fluttering among the trees. Autumn bursts with colour and the colder seasons have a programme of winter wonderland walks. The country park also has a café and a small farm with animals, which is free to visit. There is a fishing and boating lake where you can spot Daubenton bats swooping overhead at dusk.

All distances taken from Google Maps.



# WEEKEND PURSUITS



## SPORTS

Hainault is a great place to be active. It has plenty of green areas for walking, jogging and cycling.

Fairlop Waters Country Park boasts the largest boulder park in the UK, and it suits climbers of all abilities. You can do water sports such as sailing, rowing and windsurfing on the park's large lake. Golf enthusiasts can practice their swing at the park's golf club. Alternatively, the 36-hole Hainault Golf Club and Hainault Forest Golf Club both have excellent reputations. Also within walking distance, Hainault Recreation Ground is home to local cricket and football teams, and it has a free outdoor gym and sports pitches for hire.

## THE GREAT OUTDOORS

Considering its proximity to central London, it's easy to feel a million miles from the frenetic pace of city life.

Hainault is within walking distance of parkland and nature reserves where there are a huge number of outdoor activities to choose from. Less than half an hour drive away you will find Nuclear High Ropes in Ongar and also white water activities at Lee Valley Park. For exciting outside activities right on your doorstep, there are a variety of walks and nature trails. For example, Roding Valley Meadows Nature Reserve, which is famous for its meadows of wildflowers. For other outdoor activities, there is Redbridge Cycling Centre where all ages can enjoy the road cycle circuit and the mountain bike course.





# ENGLAND'S MOST EXCITING CITY, ON YOUR DOORSTEP



## CULTURE

From the historic Tower of London to the iconic London Eye, the capital is packed with culture.

When it comes to museums, the Museum of London, British Museum, V&A and Natural History Museum lead the way. The best galleries include the classic National Gallery and Tate Britain, while Tate Modern, Saatchi Gallery and Whitechapel Gallery showcase contemporary art.

For an educational day out, visit popular tourist attractions such as Buckingham Palace, the Houses of Parliament and Big Ben.



## NIGHT LIFE

There is no better place to enjoy a night out and make memories with your friends.

From themed cocktail lounges to rooftop bars, London has a drinks venue to suit everyone. High-flyers will love the cityscape views from Sky Garden, Aviary, Savage Garden LDN, and Madison. In Old Street, The Alchemist is known for its magical mixology and theatrical displays. If you're looking for a party vibe, head to London Cocktail Club. For a modern twist on traditional pub darts, a night at Flight Club in Shoreditch, complete with bespoke cocktails, is high energy and fun.





### ENTERTAINMENT

The O2 arena located in Greenwich is less than an hour away on the underground.

Here you can experience anything from live concerts to tennis and boxing matches. There are also comedy clubs dotted all around London where you can watch your favourite comedians or discover new acts. The West End is just a tube ride away where there are musicals and plays performed all year round.



### SHOPPING

London is home to luxury department stores including Harrods, Harvey Nichols, Fortnum & Mason, Fenwick and Selfridges.

The best streets for designer shopping include Bond Street, King's Road, Brompton Road and Piccadilly, which is home to the grand 200-year-old Burlington arcade. Westfield Stratford is the largest shopping centre in Europe with 350 stores and a 20-screen cinema.

Closer to home, the Liberty Shopping Centre in Romford has over 100 high street brands under its roof.

# TIME TO SPEND

A WORLD-CLASS SHOPPING EXPERIENCE AWAITS YOU IN THE CAPITAL





# RUSTIC DINING

You don't have to venture into the city for international cuisine and sophisticated bars. In Chigwell, the 17th-century exterior of restaurant Sheesh belies its chic, modern decor. It's definitely worth reserving a table to experience delicious Turkish food, top service and an amazing atmosphere. Keeping with the Middle Eastern theme, Level Shisha Lounge provides friendly service and a lively ambience.

You can find upscale gastropubs on the same stretch of road. The Blue Boar restaurant serves fresh locally sourced dishes to a discerning clientele. The à la carte menu, polite staff and beautiful decor make for a special night whatever the occasion. The King William IV gastropub serves traditional Sunday lunches in sophisticated surroundings. Closer to Hainault Forest, The Two Brewers is a dog-friendly gastropub and an ideal place to refuel after a leisurely walk.

For cocktails, the rm5 lounge brings a touch of London's West End to the outskirts of Hainault. All the family will love Topgolf, an entertainment venue where you're served meals as you play a modern version of golf. Hainault Golf Club's Italian restaurant is also nearby.



London offers the most exciting and diverse dining in the country. Fortunately, some of the best restaurants and bars are close to Liverpool Street. For special occasions, head to Aqua on the 31st floor of The Shard. Situated in Heron Tower, Duck & Waffle has splendid views from its 40th-floor perch. A couple of floors below in the same tower, SUSHISAMBA serves Japanese-Brazilian fusion dishes with decor as beautiful as the views.

St John Bread and Wine, located across from the vibrant Spitalfields, is famous for its roast bone marrow and high-quality seasonal menus. For interiors as indulgent as its French and Russian cuisine, head to Art Deco-style Bob Bob Ricard. Foodies love Michelin-starred Galvin La Chapelle's sublime French menu. The Ivy Asia and Nobu are top choices for East Asian cuisine.

# CITY CUISINE





# AN EDUCATED CHOICE

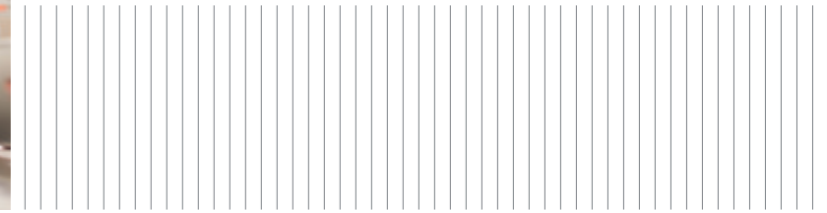
## FOR GENERATIONS TO COME

The area around Manford Way has schools for all ages.

There are several primary schools such as John Bramston Primary School, Manford Primary School and Coppice Primary School all within walking distance of Edge. The Forest Academy is a secondary school which is also nearby, all of which have 'good' Ofsted ratings. Slightly further afield you can find Clockhouse Primary School, Fairlop Primary School and Wells Park School, a primary school that has an Ofsted rating of 'outstanding'.



For little ones, you'll find a selection of local daycare centres and nursery schools. Hainault Forest Community Day Nursery is conveniently located next to the development, while Flying Start Day Nursery and Kindred Hainault are also nearby. For higher education and mature students, Hainault is just a tube journey from some of London's best universities. These include Imperial College, King's College, University College London, Central Saint Martins and The London School of Economics.





# NATURAL CONNECTIONS



## REACH CENTRAL LONDON WITHIN 45 MINUTES FROM YOUR DOOR

Edge is highly accessible with five different bus services within a 2 minute walk. Hainault and Grange Hill Stations (Central line) are 10 minutes on foot. Underground trains reach Stratford in 20 minutes and London Liverpool Street in half an hour. Both Stratford and London Liverpool Street have overground connections to destinations in East Anglia and the South East, including Chelmsford, Norwich, Southend and Canterbury.

If you're going further afield, London City Airport is the closest airport and you can get there in 40 minutes by train. You can reach Heathrow Airport in an hour via the underground and Paddington's Heathrow Express. London Stansted Airport is a 90 minute rail journey or a 40 minute drive.

Hainault is close to the M11 for destinations to the north (Stansted and Cambridge) and the A12 for Essex.

# EDGE

BY UNDERGROUND FROM HAINAULT STATION

**21 MINS**  
Stratford

**30 MINS**  
London Liverpool Street & Canary Wharf

**42 MINS**  
North Greenwich

**46 MINS**  
London City Airport

**56 MINS**  
Covent Garden

BY CAR FROM EDGE

**31 MINS**  
Brentwood

**33 MINS**  
Upminster

**35 MINS**  
West End

**40 MINS**  
Stansted Airport

**80 MINS**  
Gatwick Airport

All travel times taken from Google Maps and TFL



# SITE PLAN



EXISTING COMMUNITY CENTRE AND DAY NURSERY

**BLOCK D & E**

AFFORDABLE HOUSING

EXISTING SCOUT HUT

**BLOCK A**

Plots 1 - 35

PLAY EQUIPMENT\*

**BLOCK B**

Plots 36 - 71

**BLOCK C**

Plots 76 - 89

EXISTING COMMERCIAL AND RESIDENTIAL

MANFORD WAY

STAGGART GREEN

EXISTING RESIDENTIAL ↓

KIELDER CLOSE

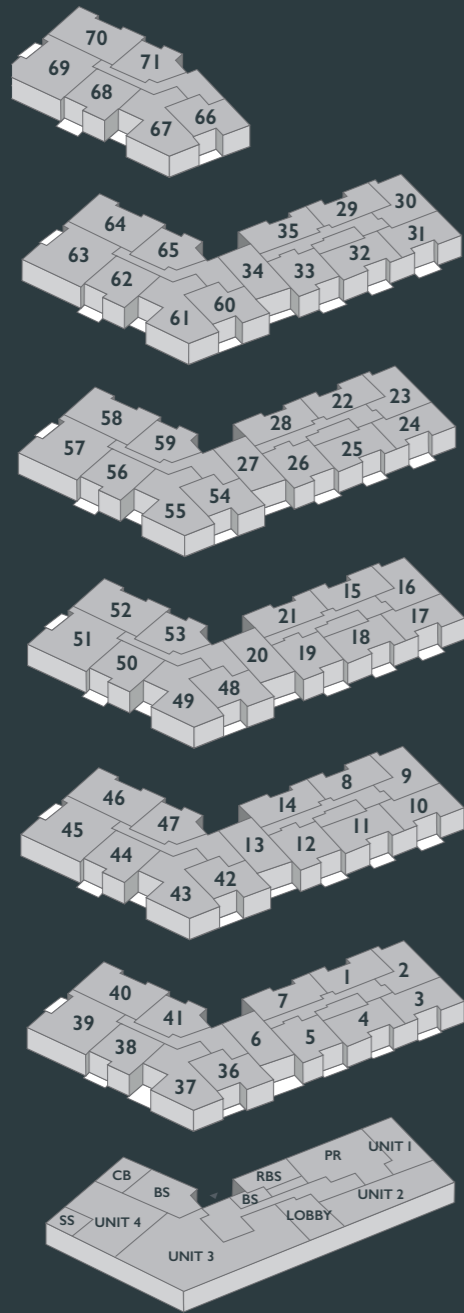
\*Exact equipment to be confirmed

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# PLOT LOCATOR

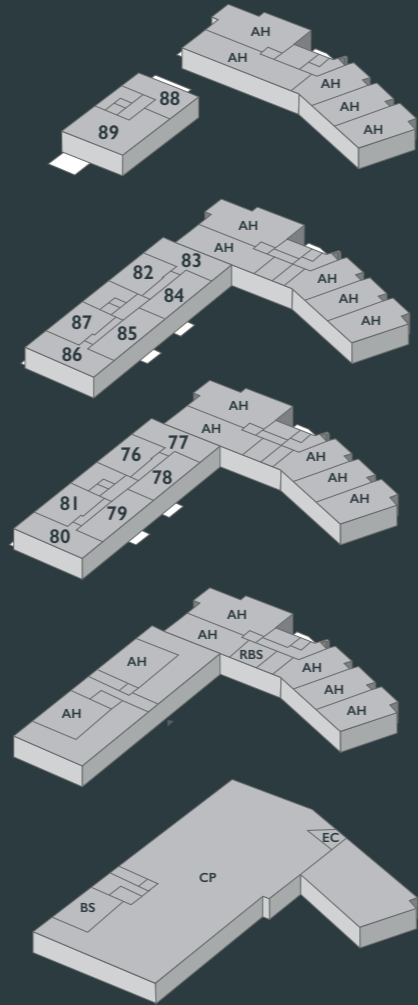
SIXTH  
FIFTH  
FOURTH  
THIRD  
SECOND  
FIRST  
GROUND  
LOWER GROUND



BLOCK A & B

- AH – Affordable Housing
- BS – Bike Store
- CB – Commercial Bin Store
- CP – Car Park
- EC – Electric Cupboard
- PR – Plant Room
- RBS – Residential Bin Store
- SS – Sub Station
- UNIT 1 – Community Space
- UNIT 2 – Dance Studio
- UNIT 3 – Commercial Space
- UNIT 4 – Commercial Space

THIRD  
SECOND  
FIRST  
GROUND  
LOWER GROUND

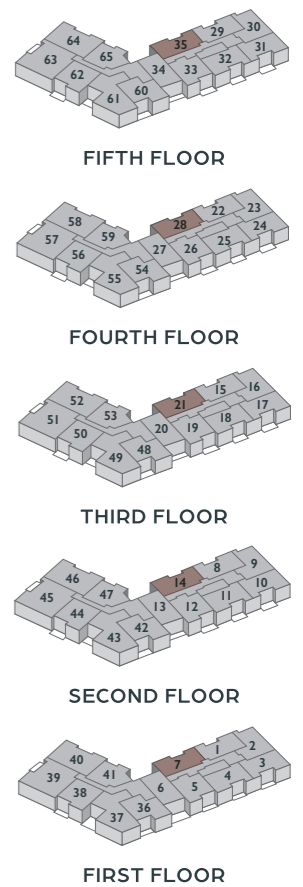
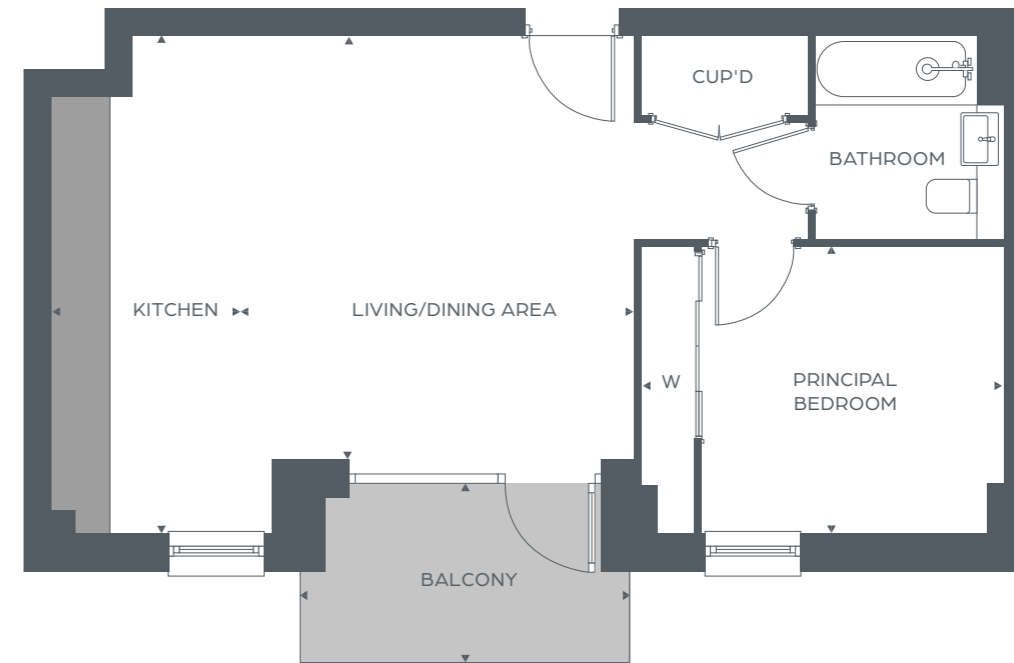


BLOCK C, D & E



# BLOCK A

## PLOTS 7, 14, 21, 28 & 35 - 1 BEDROOM APARTMENT



### TOTAL INTERNAL FLOOR SPACE

50.20 SQ M      540 SQ FT

Kitchen	5.29m x 2.03m	17'4" x 6'8"
Living/Dining Area	4.50m x 4.20m	14'9" x 13'9"
Principal Bedroom	3.86m x 3.06m	12'8" x 10'0"
Balcony	3.46m x 1.89m	11'4" x 6'2"

Cup'd – Cupboard    W – Wardrobe

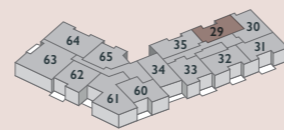
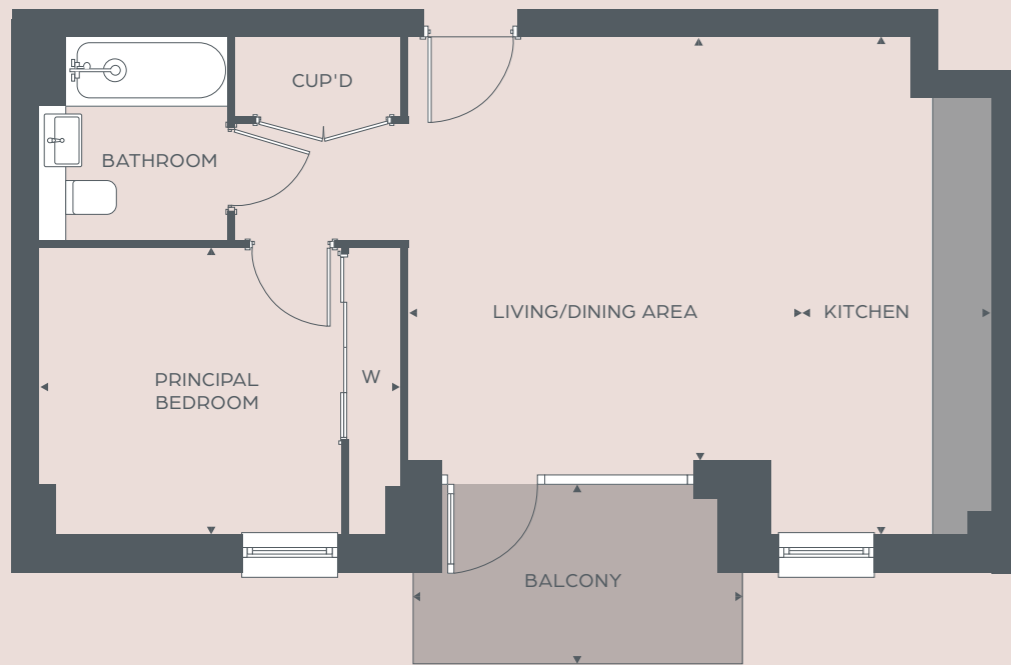


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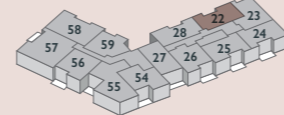


# BLOCK A

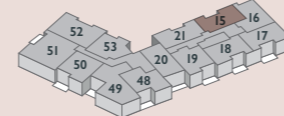
## PLOTS 1, 8, 15, 22 & 29 - 1 BEDROOM APARTMENT



FIFTH FLOOR



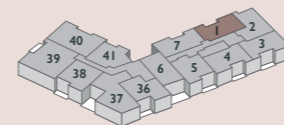
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



### TOTAL INTERNAL FLOOR SPACE

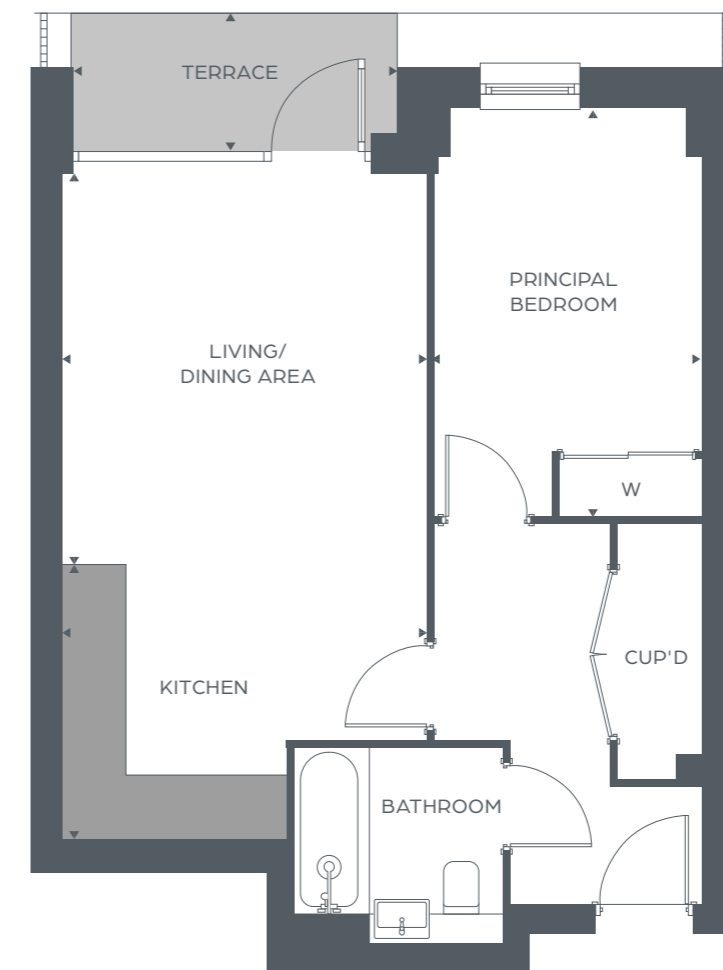
50.22 SQ M      541 SQ FT

Kitchen	5.29m x 2.03m	17'4" x 6'8"
Living/Dining Area	4.50m x 4.20m	14'9" x 13'9"
Principal Bedroom	3.88m x 3.06m	12'9" x 10'0"
Balcony	3.46m x 1.89m	11'4" x 6'2"

Cup'd – Cupboard    W – Wardrobe

# BLOCK A

## PLOT 5 - 1 BEDROOM APARTMENT

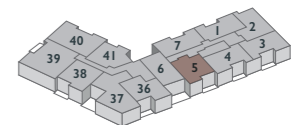


### TOTAL INTERNAL FLOOR SPACE

50.30 SQ M      541 SQ FT

Kitchen	3.74m x 2.80m	12'3" x 9'2"
Living/Dining Area	4.02m x 3.74m	13'2" x 12'3"
Principal Bedroom	4.20m x 2.75m	13'9" x 9'0"
Terrace	3.27m x 1.41m	10'9" x 4'8"

Cup'd – Cupboard    W – Wardrobe



FIRST FLOOR

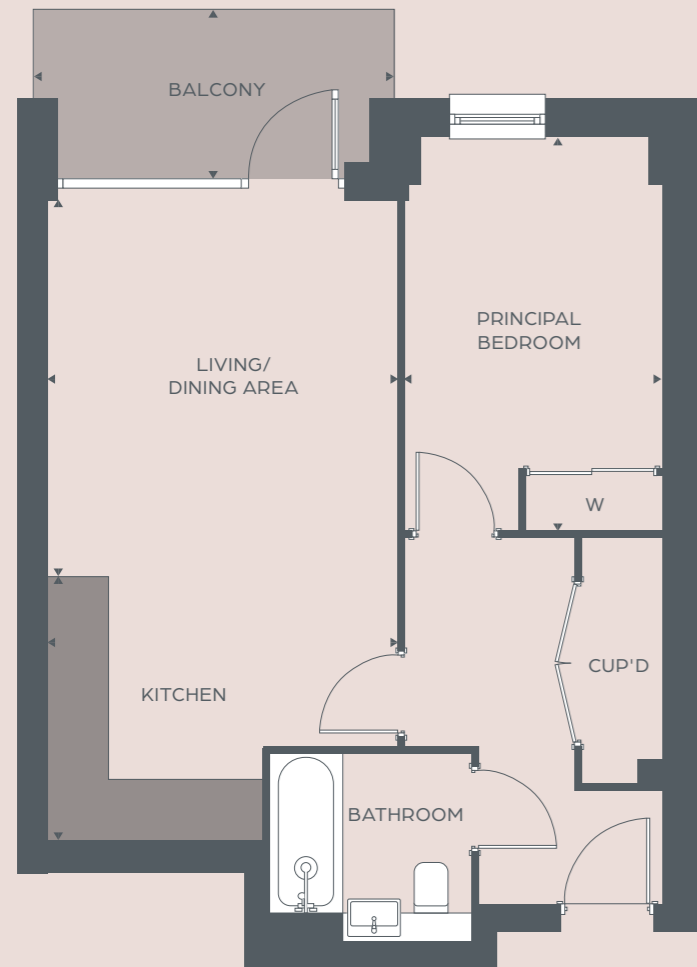


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# BLOCK A

## PLOTS 12, 19, 26 & 33 - 1 BEDROOM APARTMENT

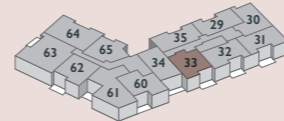


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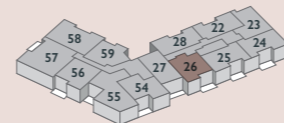
50.30 SQ M      541 SQ FT

Kitchen	3.74m x 2.80m	12'3" x 9'2"
Living/Dining Area	4.02m x 3.74m	13'2" x 12'3"
Principal Bedroom	4.20m x 2.75m	13'9" x 9'0"
Balcony	3.80m x 1.78m	12'6" x 5'10"

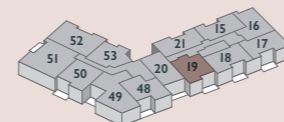
Cup'd – Cupboard    W – Wardrobe



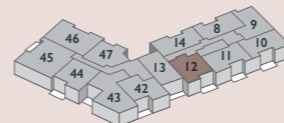
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR

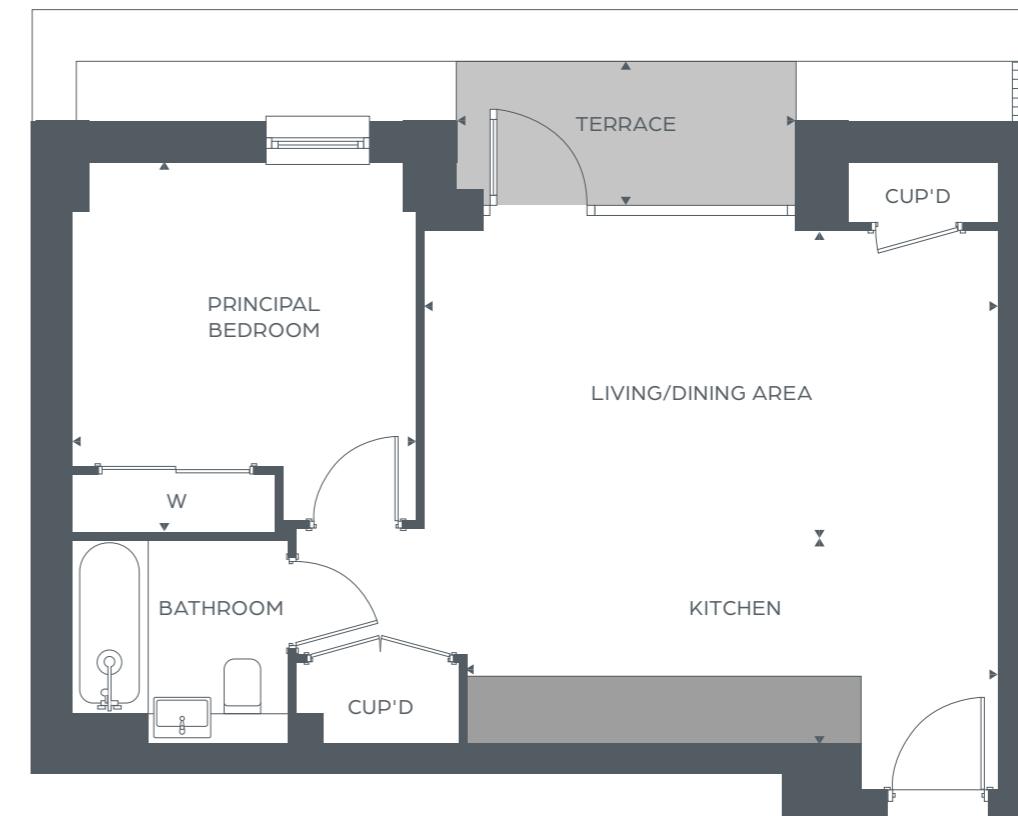


SECOND FLOOR



# BLOCK A

## PLOT 3 - 1 BEDROOM APARTMENT

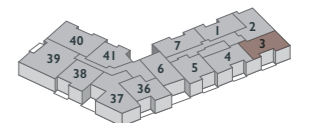


### TOTAL INTERNAL FLOOR SPACE

50.37 SQ M      542 SQ FT

Kitchen	5.24m x 2.00m	17'2" x 6'7"
Living/Dining Area	5.67m x 3.07m	18'7" x 10'1"
Principal Bedroom	3.66m x 3.41m	12'0" x 11'2"
Terrace	3.27m x 1.41m	10'9" x 4'8"

Cup'd – Cupboard    W – Wardrobe



FIRST FLOOR

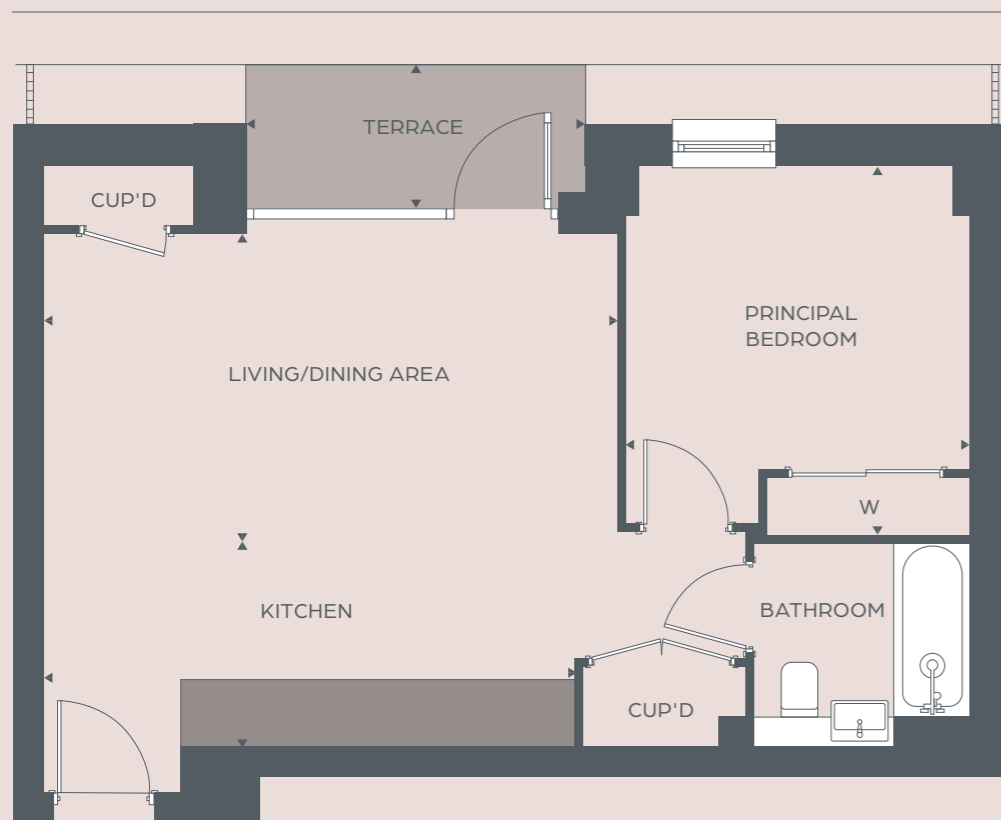


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# BLOCK A

## PLOT 4 - 1 BEDROOM APARTMENT

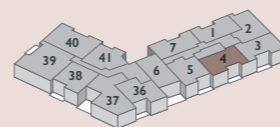


### TOTAL INTERNAL FLOOR SPACE

50.37 SQ M      542 SQ FT

Kitchen	5.24m x 2.00m	17'2" x 6'7"
Living/Dining Area	5.67m x 3.07m	18'7" x 10'1"
Principal Bedroom	3.66m x 3.41m	12'0" x 11'2"
Terrace	3.27m x 1.42m	10'9" x 4'8"

Cup'd – Cupboard    W – Wardrobe



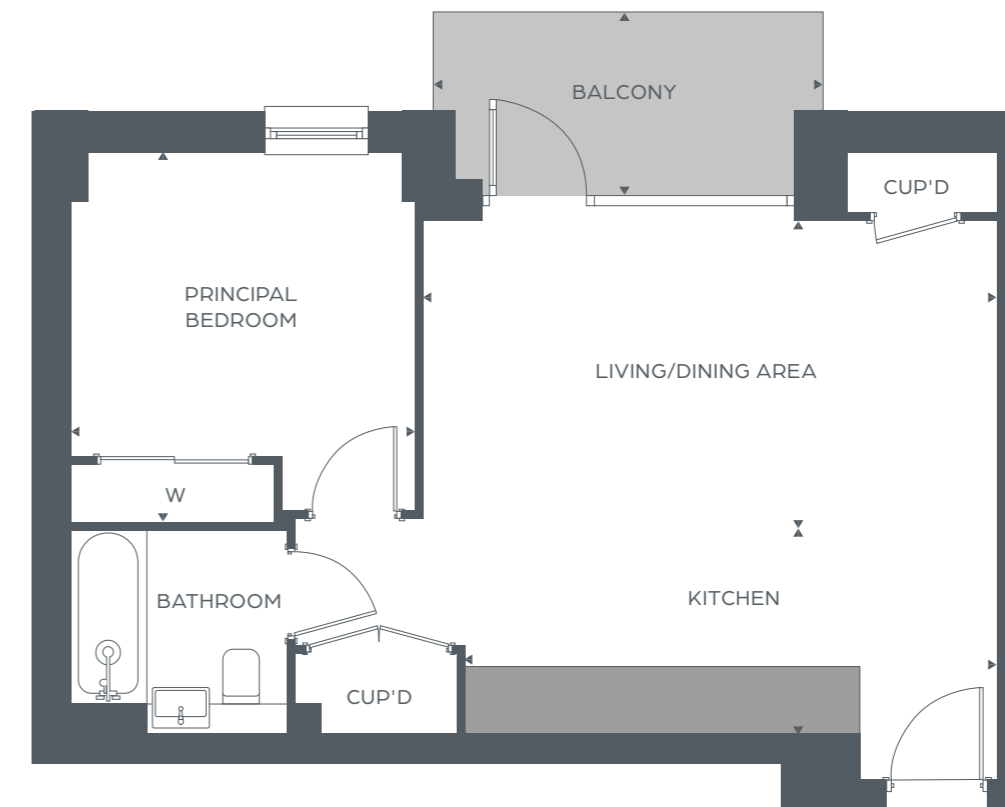
FIRST FLOOR



D

# BLOCK A

## PLOTS 10, 17, 24 & 31 - 1 BEDROOM APARTMENT

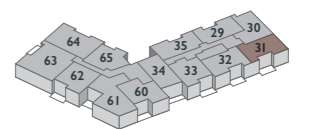


### TOTAL INTERNAL FLOOR SPACE

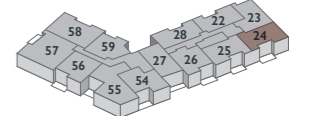
50.37 SQ M      542 SQ FT

Kitchen	5.24m x 2.00m	17'2" x 6'7"
Living/Dining Area	5.67m x 3.07m	18'7" x 10'1"
Principal Bedroom	3.66m x 3.41m	12'0" x 11'2"
Balcony	3.80m x 1.78m	12'6" x 5'10"

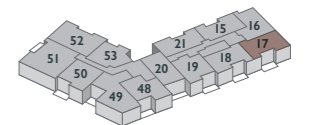
Cup'd – Cupboard    W – Wardrobe



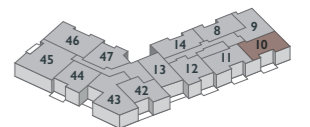
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



G

All room sizes are approximate, showing maximum dimensions which have been taken into the kitchen units. Total internal area measurements exclude outdoor areas. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only and are subject to change. Please speak to a Sales Consultant for more information and individual plot details. Please note that all apartments shown are leasehold properties and are subject to ground rents and service charges. To find out about any additional charges relating to these homes please visit: [countrysidepartnerships.com](http://countrysidepartnerships.com)

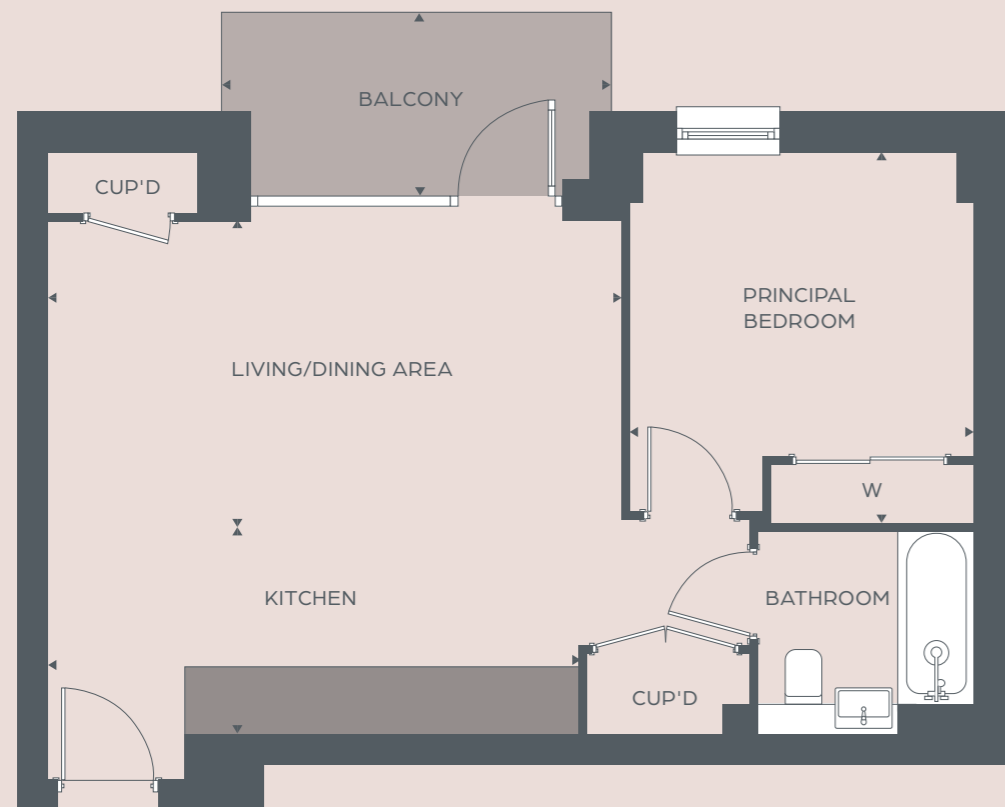
E

E



# BLOCK A

## PLOTS 11, 18, 25 & 32 - 1 BEDROOM APARTMENT

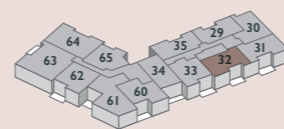


### TOTAL INTERNAL FLOOR SPACE

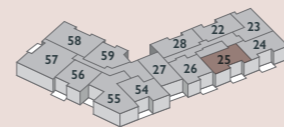
50.37 SQ M      542 SQ FT

Kitchen	5.24m x 2.00m	17'2" x 6'7"
Living/Dining Area	5.67m x 3.07m	18'7" x 10'1"
Principal Bedroom	3.66m x 3.41m	12'0" x 11'2"
Balcony	3.80m x 1.78m	12'6" x 5'10"

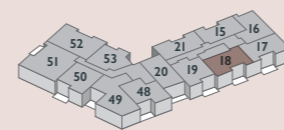
Cup'd – Cupboard    W – Wardrobe



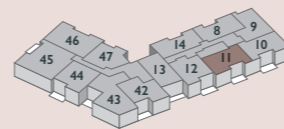
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR

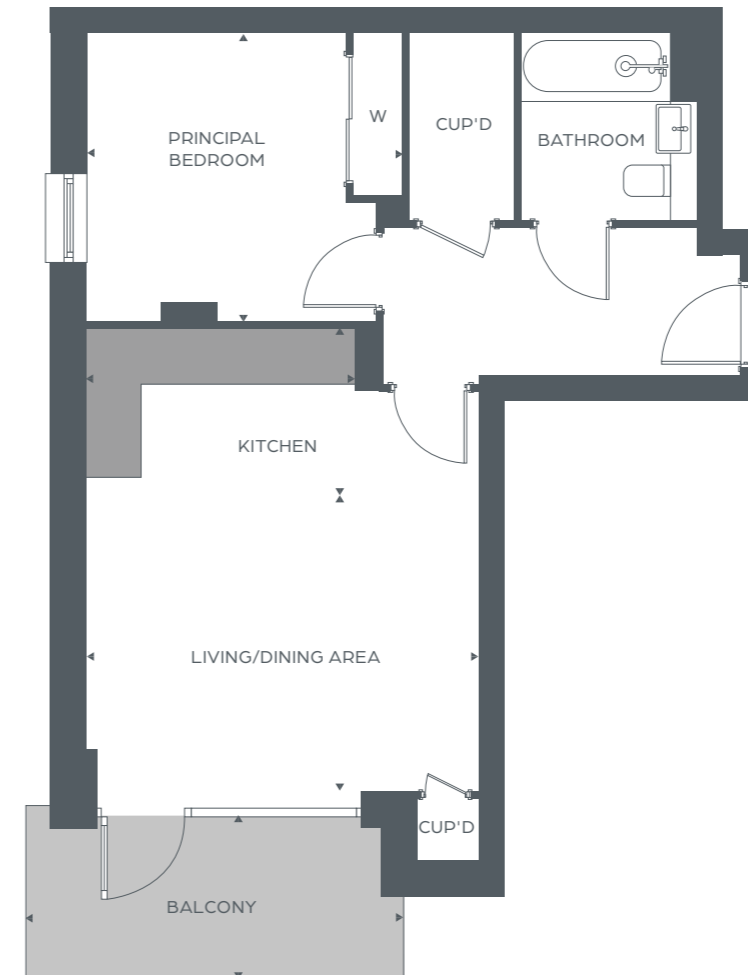


SECOND FLOOR



# BLOCK A

## PLOT 2 - 1 BEDROOM APARTMENT

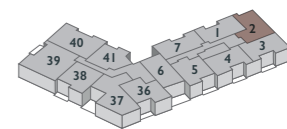


### TOTAL INTERNAL FLOOR SPACE

50.50 SQ M      544 SQ FT

Kitchen	4.52m x 1.94m	14'10" x 6'4"
Living/Dining Area	4.52m x 3.40m	14'10" x 11'2"
Principal Bedroom	3.65m x 3.32m	11'12" x 10'11"
Balcony	4.23m x 1.85m	13'11" x 6'1"

Cup'd – Cupboard    W – Wardrobe



FIRST FLOOR

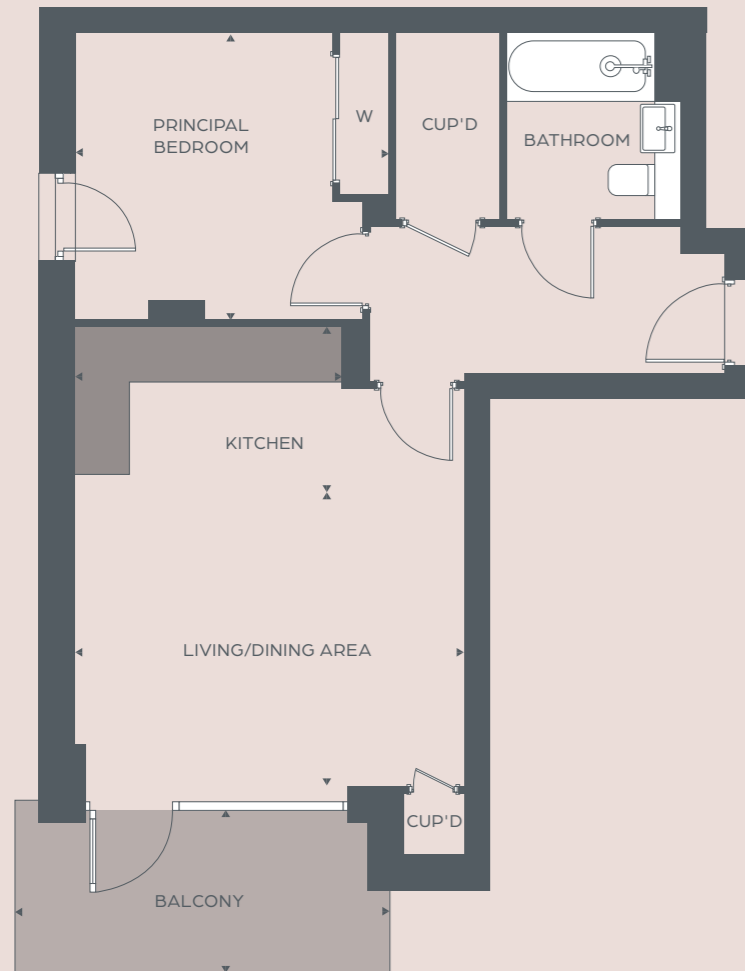


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# BLOCK A

## PLOTS 9, 16, 23 & 30 - 1 BEDROOM APARTMENT

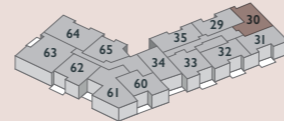


### TOTAL INTERNAL FLOOR SPACE

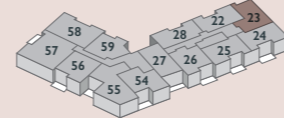
50.50 SQ M      544 SQ FT

Kitchen	4.52m x 1.94m	14'10" x 6'4"
Living/Dining Area	4.52m x 3.40m	14'10" x 11'2"
Principal Bedroom	3.65m x 3.32m	11'12" x 10'11"
Balcony	4.31m x 1.89m	14'2" x 6'2"

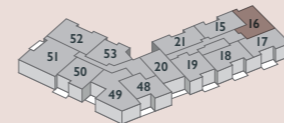
Cup'd – Cupboard    W – Wardrobe



FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR

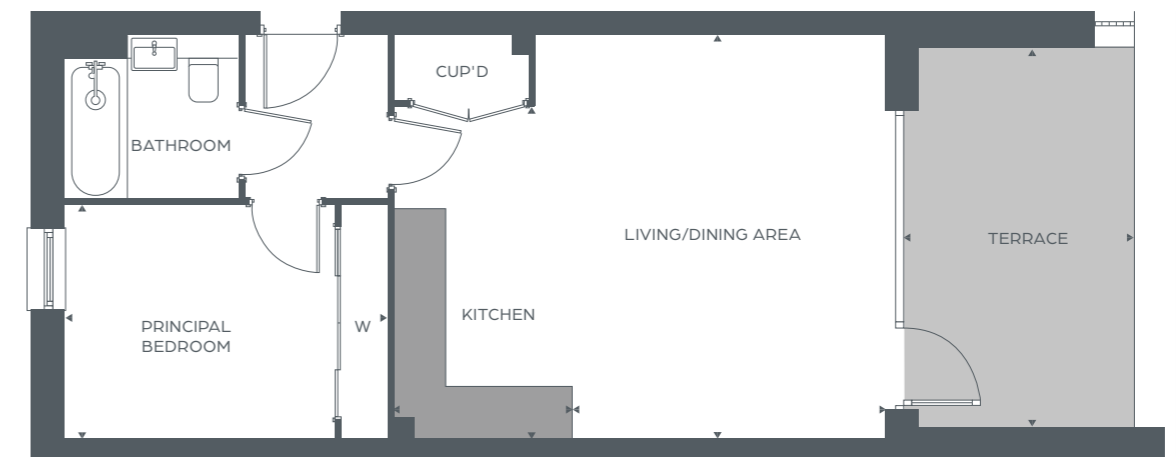


SECOND FLOOR



# BLOCK A

## PLOT 6 - 1 BEDROOM APARTMENT

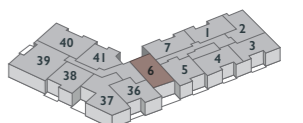


### TOTAL INTERNAL FLOOR SPACE

50.70 SQ M      546 SQ FT

Kitchen	4.12m x 2.23m	13'6" x 7'4"
Living/Dining Area	5.01m x 3.87m	16'5" x 12'8"
Principal Bedroom	3.99m x 2.91m	13'1" x 9'7"
Terrace	4.73m x 2.92m	15'6" x 9'7"

Cup'd – Cupboard    W – Wardrobe



FIRST FLOOR

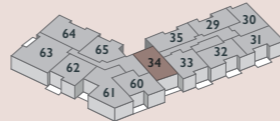
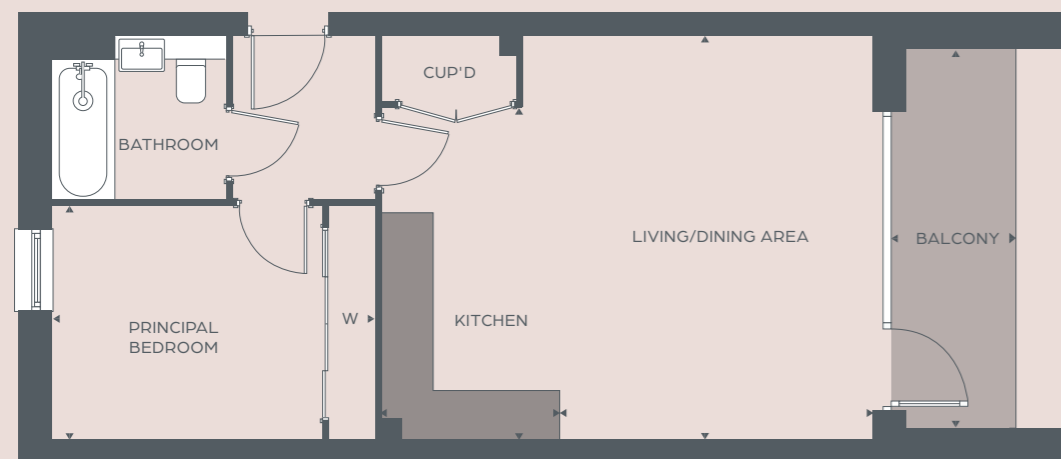


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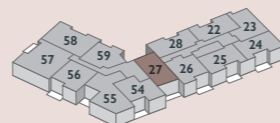


# BLOCK A

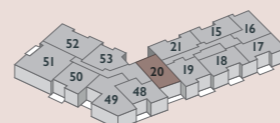
## PLOTS 13, 20, 27 & 34 - 1 BEDROOM APARTMENT



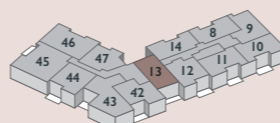
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



### TOTAL INTERNAL FLOOR SPACE

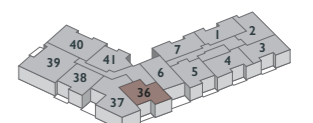
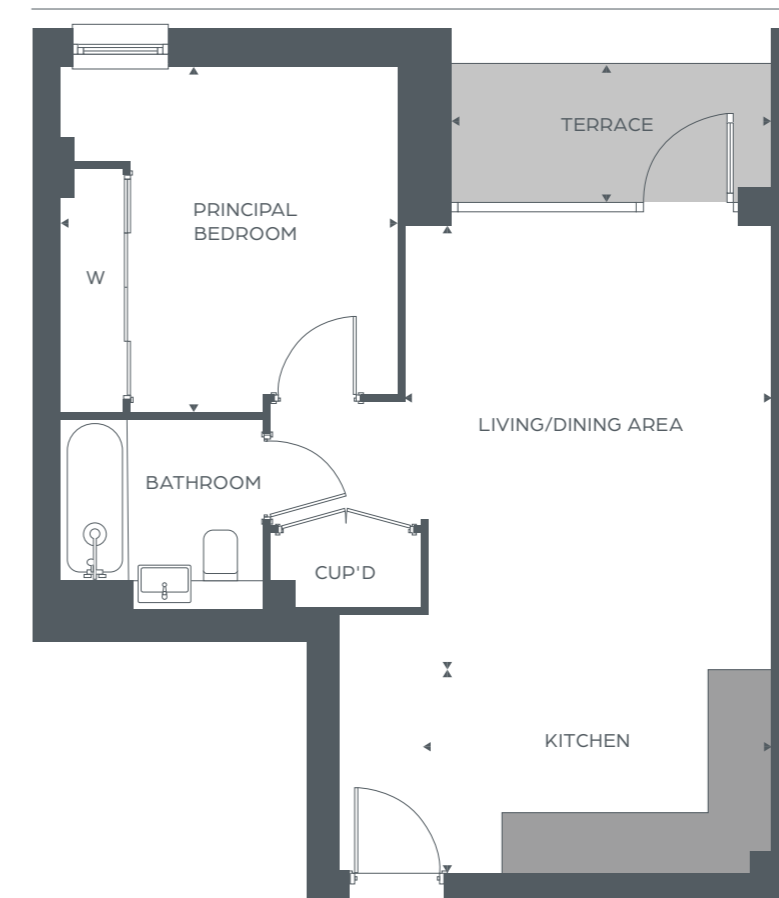
50.70 SQ M      546 SQ FT

Kitchen	4.12m x 2.23m	13'6" x 7'4"
Living/Dining Area	5.01m x 3.87m	16'5" x 12'8"
Principal Bedroom	3.99m x 2.91m	13'1" x 9'7"
Balcony	4.73m x 1.49m	15'6" x 4'11"

Cup'd – Cupboard    W – Wardrobe

# BLOCK B

## PLOT 36 - 1 BEDROOM APARTMENT



FIRST FLOOR



### TOTAL INTERNAL FLOOR SPACE

50.30 SQ M      541 SQ FT

Kitchen	3.72m x 2.18m	12'2" x 7'2"
Living/Dining Area	4.74m x 3.91m	15'7" x 12'10"
Principal Bedroom	3.69m x 3.60m	12'1" x 11'10"
Terrace	3.27m x 1.57m	10'9" x 5'2"

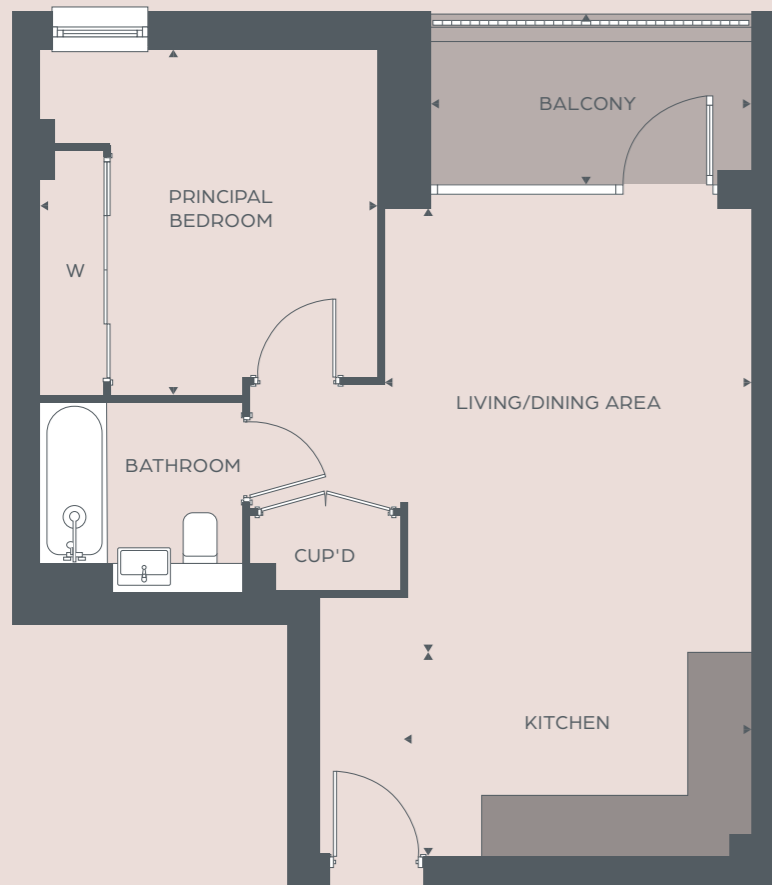
Cup'd – Cupboard    W – Wardrobe

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# BLOCK B

PLOTS 42, 48, 54, 60 & 66 - 1 BEDROOM APARTMENT

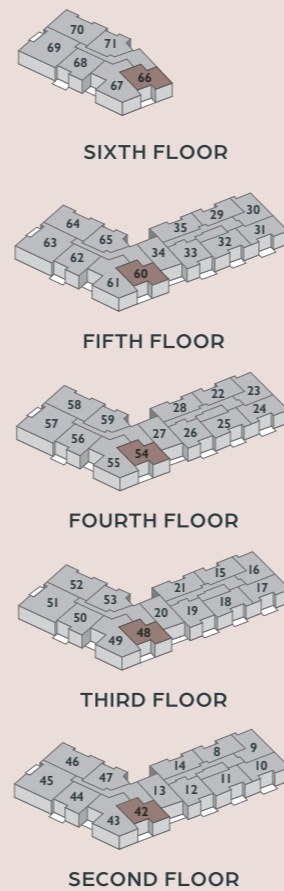


## TOTAL INTERNAL FLOOR SPACE

50.30 SQ M      541 SQ FT

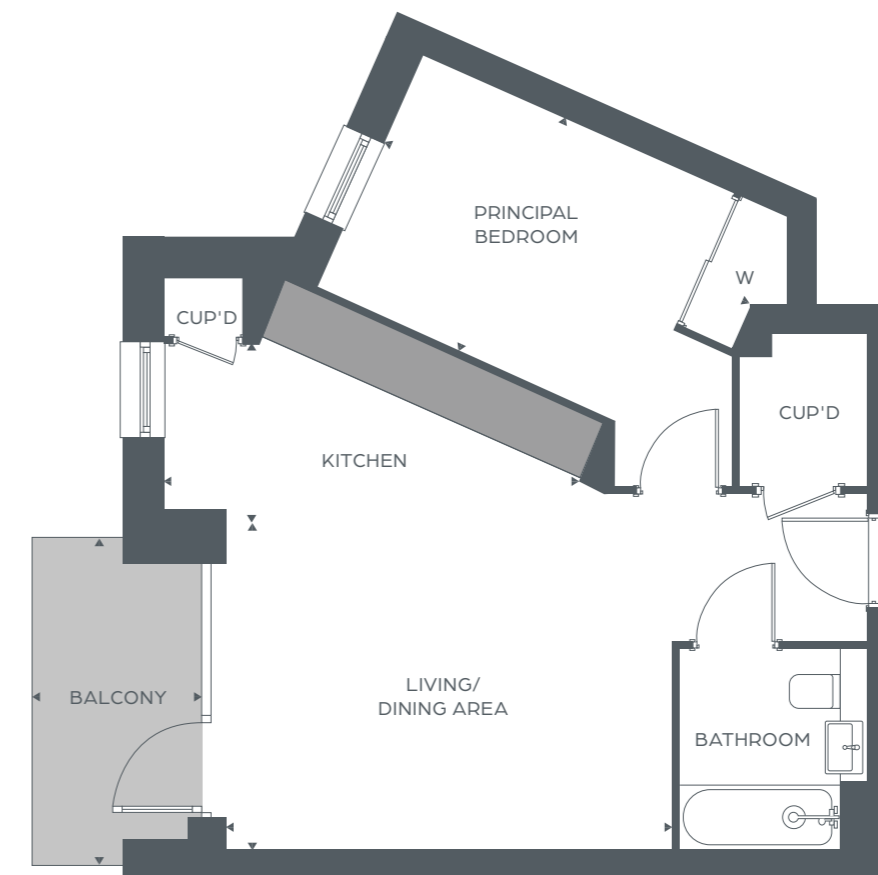
Kitchen	3.72m x 2.18m	12'2" x 7'2"
Living/Dining Area	4.74m x 3.91m	15'7" x 12'10"
Principal Bedroom	3.69m x 3.60m	12'1" x 11'10"
Balcony	3.27m x 1.86m	10'9" x 6'1"

Cup'd – Cupboard    W – Wardrobe



# BLOCK B

PLOTS 41, 47, 53, 59, 65 & 71 - 1 BEDROOM APARTMENT

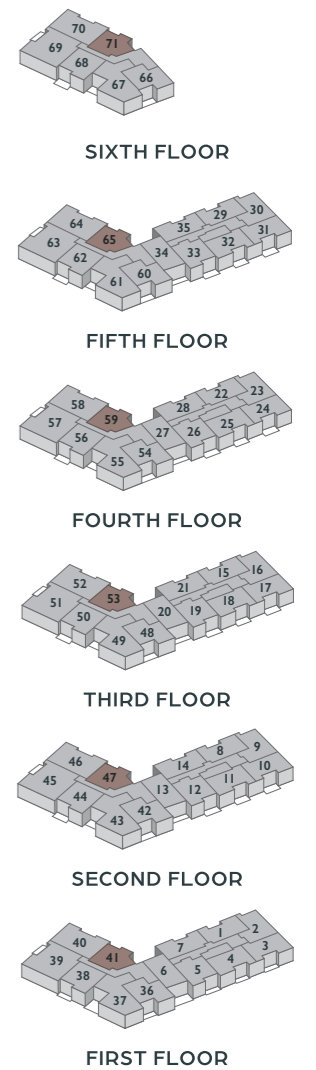


## TOTAL INTERNAL FLOOR SPACE

50.37 SQ M      542 SQ FT

Kitchen	4.41m x 1.91m	14'6" x 6'3"
Living/Dining Area	4.77m x 3.49m	15'8" x 11'5"
Principal Bedroom	4.30m x 2.75m	14'1" x 9'0"
Balcony	3.46m x 1.77m	11'4" x 5'10"

Cup'd – Cupboard    W – Wardrobe

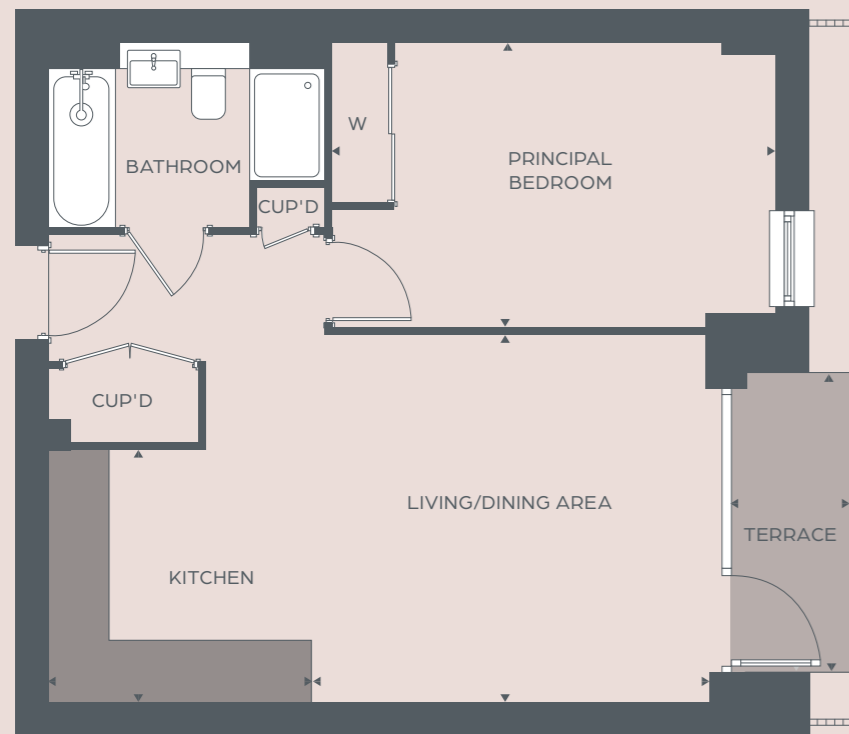


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# BLOCK B

## PLOT 38 - 1 BEDROOM APARTMENT

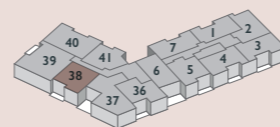


### TOTAL INTERNAL FLOOR SPACE

51.53 SQ M      555 SQ FT

Kitchen	2.83m x 2.66m	9'3" x 8'9"
Living/Dining Area	4.18m x 3.90m	13'9" x 12'10"
Principal Bedroom	4.66m x 3.07m	15'3" x 10'1"
Terrace	3.27m x 1.30m	10'9" x 4'3"

Cup'd – Cupboard    W – Wardrobe

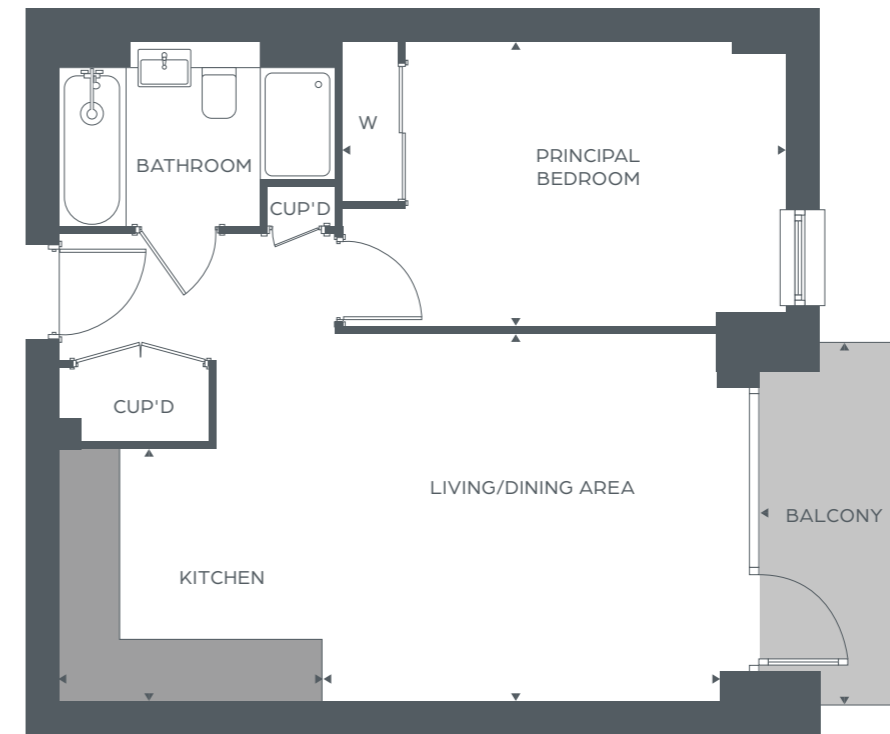


FIRST FLOOR



# BLOCK B

## PLOTS 44, 50, 56, 62 & 68 - 1 BEDROOM APARTMENT

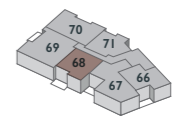


### TOTAL INTERNAL FLOOR SPACE

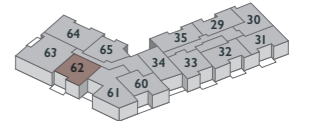
51.53 SQ M      555 SQ FT

Kitchen	2.83m x 2.66m	9'3" x 8'9"
Living/Dining Area	4.18m x 3.90m	13'9" x 12'10"
Principal Bedroom	4.66m x 3.07m	15'3" x 10'1"
Balcony	3.80m x 1.61m	12'6" x 5'3"

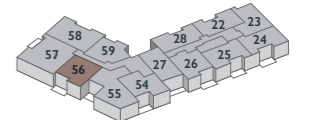
Cup'd – Cupboard    W – Wardrobe



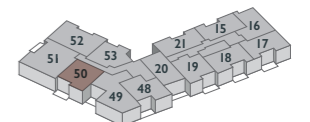
SIXTH FLOOR



FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

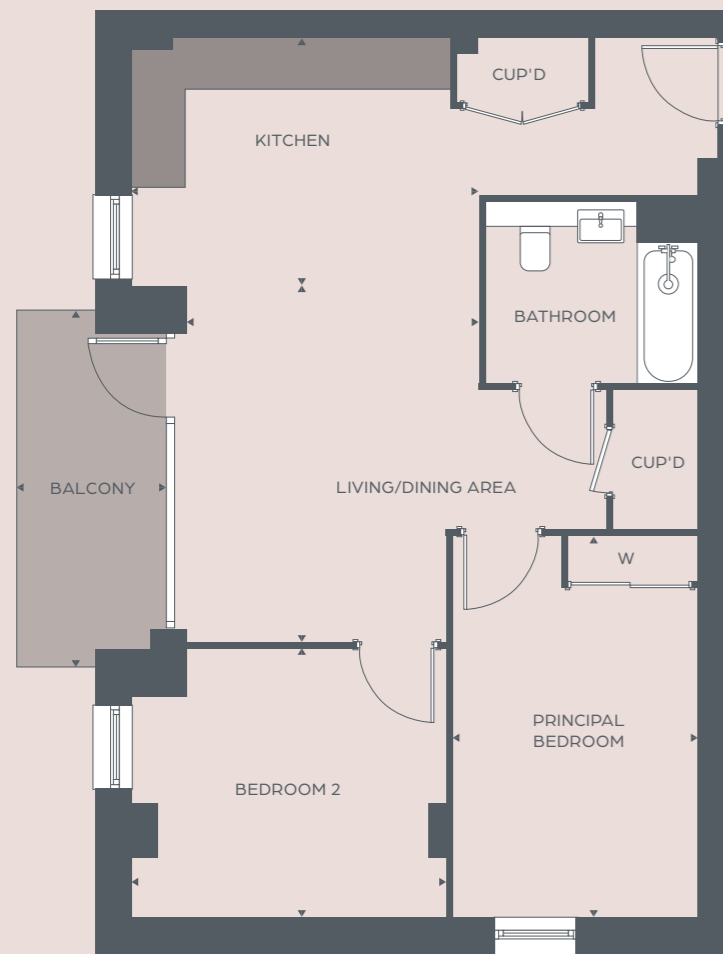


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# BLOCK B

## PLOTS 40, 46 & 52 - 2 BEDROOM APARTMENT

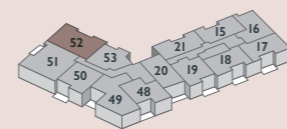


### TOTAL INTERNAL FLOOR SPACE

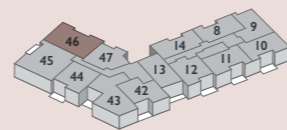
71.20 SQ M      766 SQ FT

Kitchen	4.22m x 3.04m	13'10" x 9'11"
Living/Dining Area	4.32m x 3.55m	14'2" x 11'8"
Principal Bedroom	4.66m x 3.00m	15'3" x 9'10"
Bedroom 2	3.83m x 3.30m	12'7" x 10'10"
Balcony	4.36m x 1.77m	14'4" x 5'10"

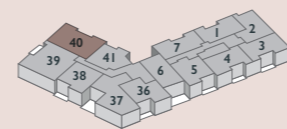
Cup'd – Cupboard    W – Wardrobe



THIRD FLOOR



SECOND FLOOR

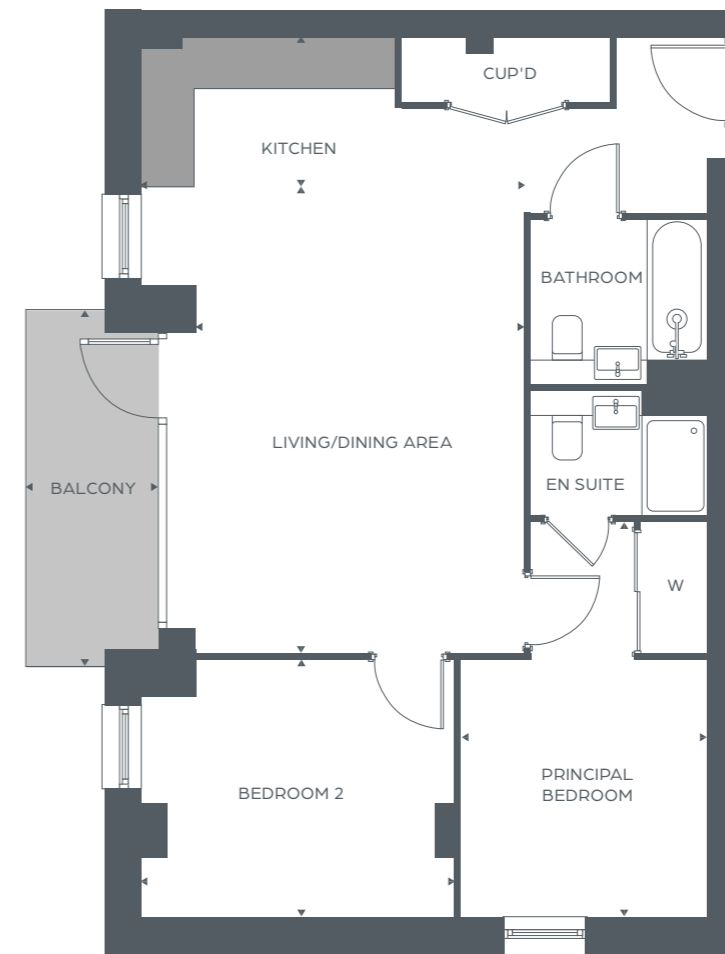


FIRST FLOOR



# BLOCK B

## PLOTS 58, 64 & 70 - 2 BEDROOM APARTMENT

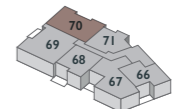


### TOTAL INTERNAL FLOOR SPACE

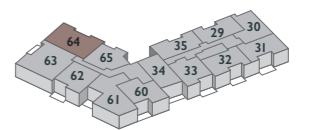
71.20 SQ M      766 SQ FT

Kitchen	4.67m x 1.85m	15'4" x 6'1"
Living/Dining Area	5.70m x 4.00m	18'8" x 13'1"
Principal Bedroom	4.77m x 3.00m	15'8" x 9'10"
Bedroom 2	3.80m x 3.08m	12'6" x 10'1"
Balcony	4.36m x 1.77m	14'4" x 5'10"

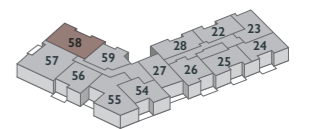
Cup'd – Cupboard    W – Wardrobe



SIXTH FLOOR



FIFTH FLOOR



FOURTH FLOOR



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# BLOCK B

## PLOT 37 - 2 BEDROOM APARTMENT

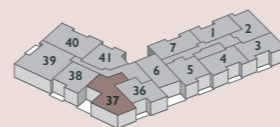


### TOTAL INTERNAL FLOOR SPACE

73.05 SQ M      786 SQ FT

Kitchen	3.37m x 2.80m	11'1" x 9'2"
Living/Dining Area	6.28m x 4.77m	20'7" x 15'8"
Principal Bedroom	3.80m x 2.98m	12'6" x 9'9"
Bedroom 2	3.64m x 3.64m	11'11" x 11'11"
Terrace	3.95m x 3.55m	12'12" x 11'8"

Cup'd – Cupboard    W – Wardrobe



FIRST FLOOR



D

# BLOCK B

## PLOTS 43, 49, 55, 61 & 67 - 2 BEDROOM APARTMENT

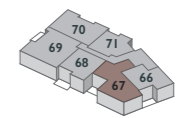


### TOTAL INTERNAL FLOOR SPACE

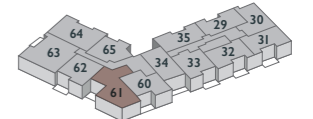
73.05 SQ M      786 SQ FT

Kitchen	3.27m x 2.80m	10'9" x 9'2"
Living/Dining Area	5.50m x 4.76m	18'1" x 15'7"
Principal Bedroom	3.92m x 3.15m	12'10" x 10'4"
Bedroom 2	3.76m x 3.61m	12'4" x 11'10"
Balcony	3.95m x 2.04m	12'12" x 6'8"

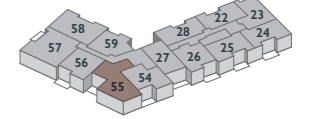
Cup'd – Cupboard    W – Wardrobe



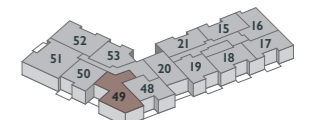
SIXTH FLOOR



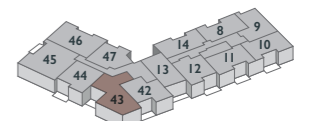
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



G

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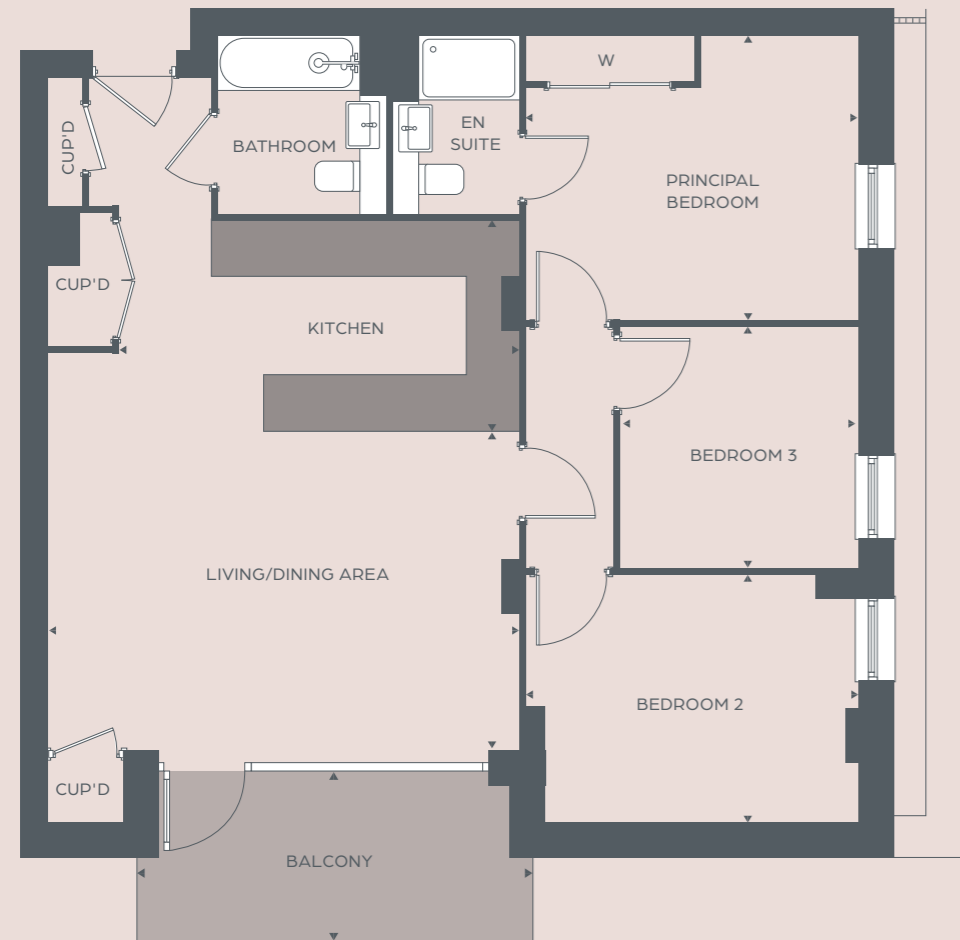
E

E



# BLOCK B

## PLOT 39 - 3 BEDROOM APARTMENT

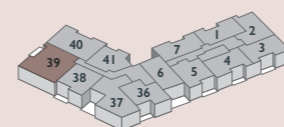


### TOTAL INTERNAL FLOOR SPACE

86.10 SQ M      927 SQ FT

Kitchen	4.79m x 2.50m	15'9" x 8'2"
Living/Dining Area	5.66m x 3.82m	18'7" x 12'6"
Principal Bedroom	3.99m x 3.42m	13'1" x 11'3"
Bedroom 2	3.96m x 2.98m	12'12" x 9'9"
Bedroom 3	2.85m x 2.90m	9'4" x 9'6"
Balcony	4.70m x 2.00m	15'5" x 6'7"

Cup'd – Cupboard    W – Wardrobe

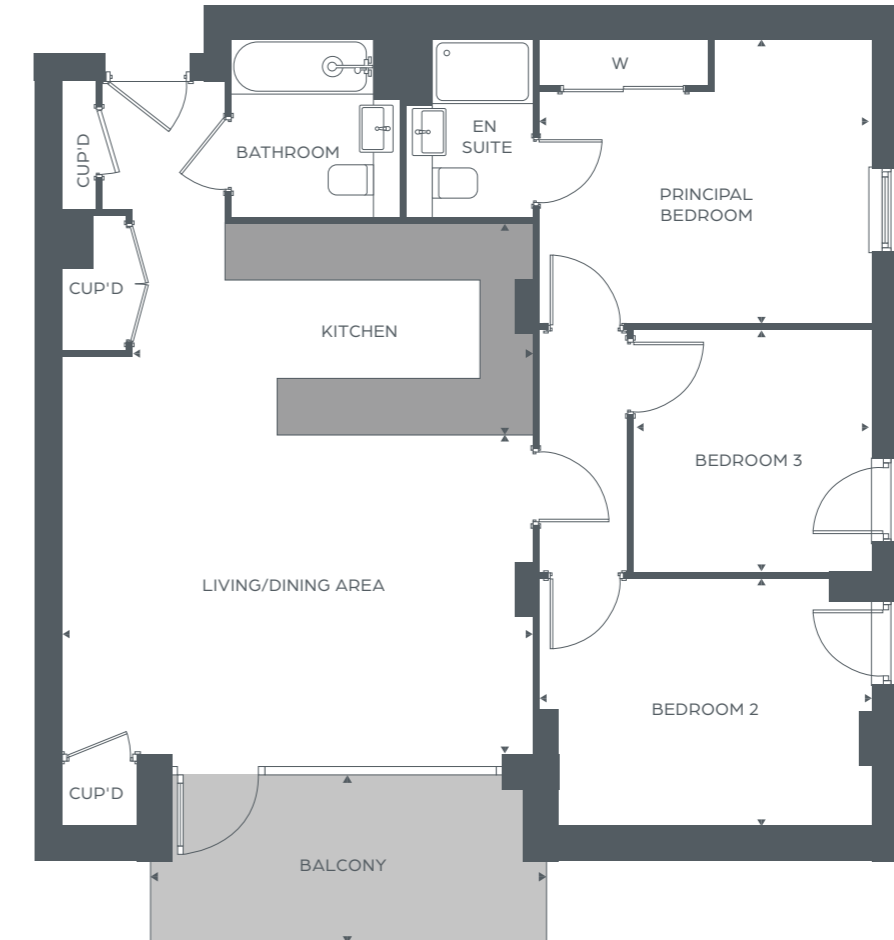


FIRST FLOOR



# BLOCK B

## PLOTS 45, 51, 57, 63 & 69 - 3 BEDROOM APARTMENT

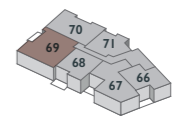


### TOTAL INTERNAL FLOOR SPACE

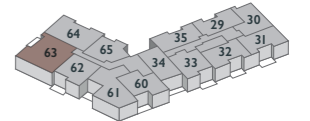
86.10 SQ M      927 SQ FT

Kitchen	4.79m x 2.50m	15'9" x 8'2"
Living/Dining Area	5.66m x 3.82m	18'7" x 12'6"
Principal Bedroom	3.99m x 3.42m	13'1" x 11'3"
Bedroom 2	3.96m x 2.98m	12'12" x 9'9"
Bedroom 3	2.90m x 2.85m	9'6" x 9'4"
Balcony	4.70m x 2.00m	15'5" x 6'7"

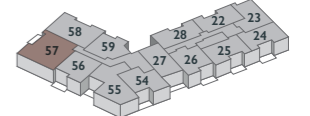
Cup'd – Cupboard    W – Wardrobe



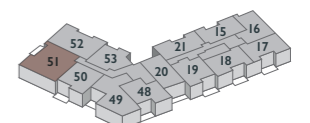
SIXTH FLOOR



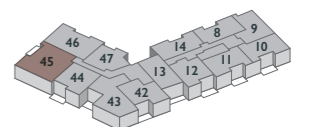
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

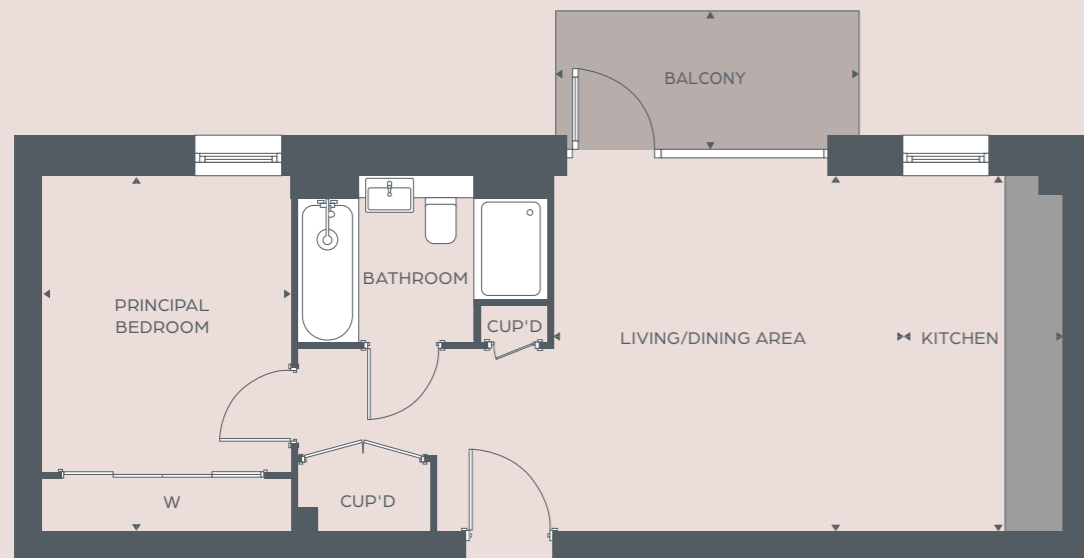


All room sizes are approximate, showing maximum dimensions which have been taken into the kitchen units. Total internal area measurements exclude outdoor areas. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only and are subject to change. Please speak to a Sales Consultant for more information and individual plot details. Please note that all apartments shown are leasehold properties and are subject to ground rents and service charges. To find out about any additional charges relating to these homes please visit: [countrysidepartnerships.com](http://countrysidepartnerships.com)



# BLOCK C

## PLOTS 78 & 84 - 1 BEDROOM APARTMENT

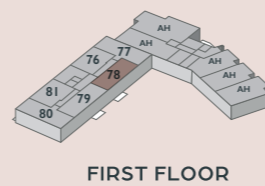
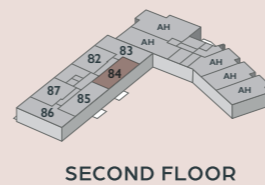


### TOTAL INTERNAL FLOOR SPACE

50.10 SQ M      539 SQ FT

Kitchen	4.20m x 1.85m	13'9" x 6'1"
Living/Dining Area	4.20m x 4.11m	13'9" x 13'6"
Principal Bedroom	4.20m x 2.85m	13'9" x 9'4"
Balcony	3.54m x 1.58m	11'7" x 5'2"

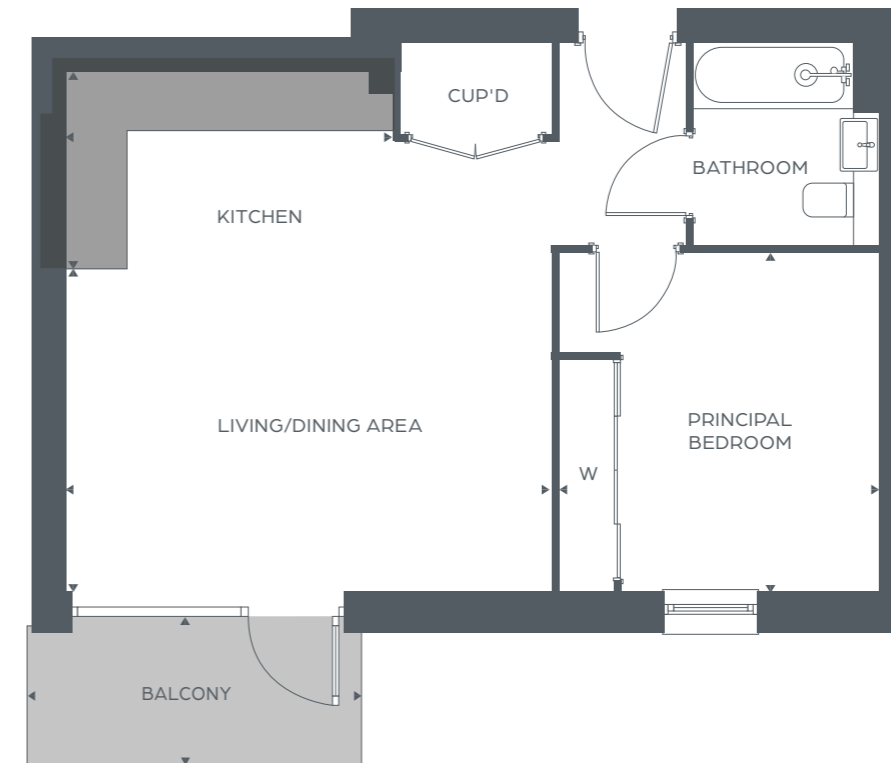
Cup'd – Cupboard    W – Wardrobe



D

# BLOCK C

## PLOT 76 & 82 - 1 BEDROOM APARTMENT

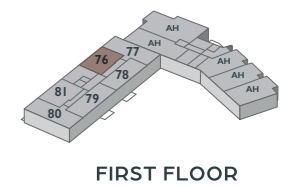
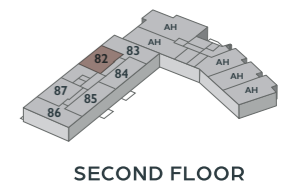


### TOTAL INTERNAL FLOOR SPACE

50.10 SQ M      539 SQ FT

Kitchen	3.48m x 2.10m	11'5" x 6'11"
Living/Dining Area	5.18m x 3.47m	16'12" x 11'5"
Principal Bedroom	3.63m x 3.44m	11'11" x 11'3"
Balcony	3.53m x 1.58m	11'7" x 5'2"

Cup'd – Cupboard    W – Wardrobe



G

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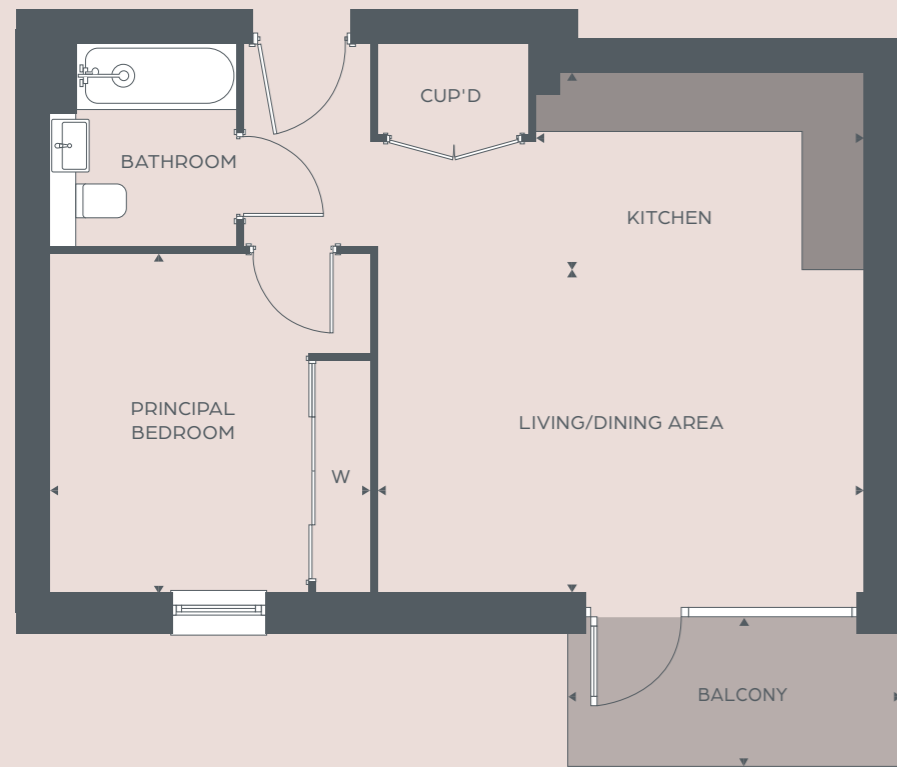
E

E



# BLOCK C

## PLOTS 81 & 87 - 1 BEDROOM APARTMENT

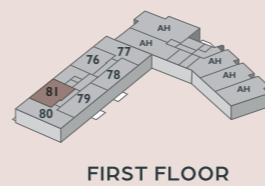
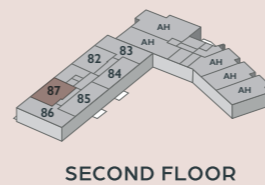


### TOTAL INTERNAL FLOOR SPACE

50.10 SQ M      539 SQ FT

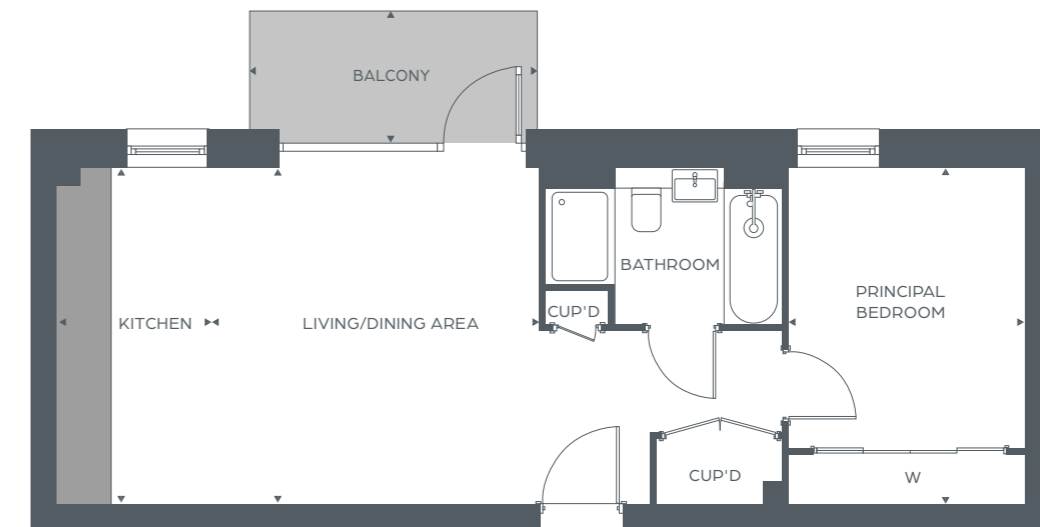
Kitchen	3.48m x 2.10m	11'5" x 6'11"
Living/Dining Area	5.18m x 3.47m	16'12" x 11'5"
Principal Bedroom	3.63m x 3.44m	11'11" x 11'3"
Balcony	3.53m x 1.58m	11'7" x 5'2"

Cup'd – Cupboard    W – Wardrobe



# BLOCK C

## PLOTS 79 & 85 - 1 BEDROOM APARTMENT

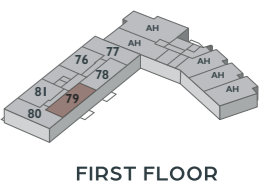
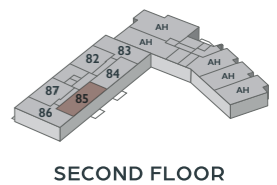


### TOTAL INTERNAL FLOOR SPACE

50.12 SQ M      539 SQ FT

Kitchen	4.20m x 1.85m	13'9" x 6'1"
Living/Dining Area	4.20m x 4.11m	13'9" x 13'6"
Principal Bedroom	4.20m x 2.87m	13'9" x 9'5"
Balcony	3.53m x 1.58m	11'7" x 5'2"

Cup'd – Cupboard    W – Wardrobe

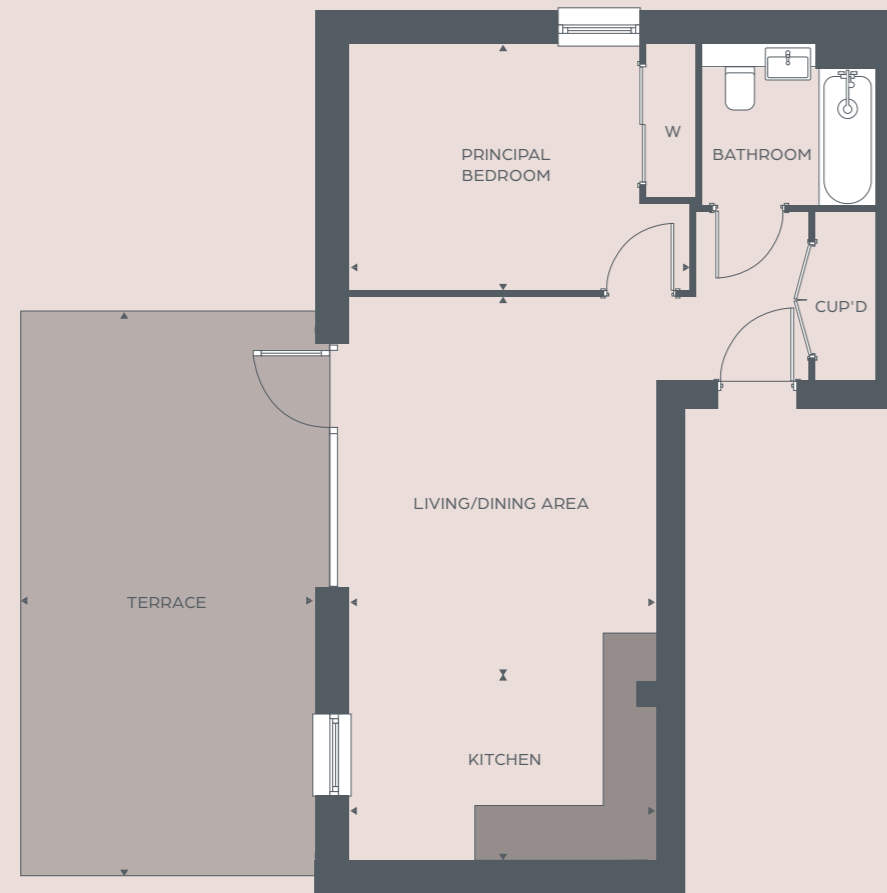


All room sizes are approximate, showing maximum dimensions which have been taken into the kitchen units. Total internal area measurements exclude outdoor areas. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only and are subject to change. Please speak to a Sales Consultant for more information and individual plot details. Please note that all apartments shown are leasehold properties and are subject to ground rents and service charges. To find out about any additional charges relating to these homes please visit: [countrysidepartnerships.com](http://countrysidepartnerships.com)



# BLOCK C

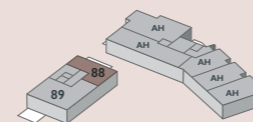
## PLOT 88 - 1 BEDROOM APARTMENT



### TOTAL INTERNAL FLOOR SPACE

50.20 SQ M      540 SQ FT

Kitchen	3.81m x 2.30m	12'6" x 7'7"
Living/Dining Area	4.72m x 3.81m	15'6" x 12'6"
Principal Bedroom	4.35m x 3.07m	14'3" x 10'1"
Terrace	6.63m x 3.48m	21'9" x 11'5"



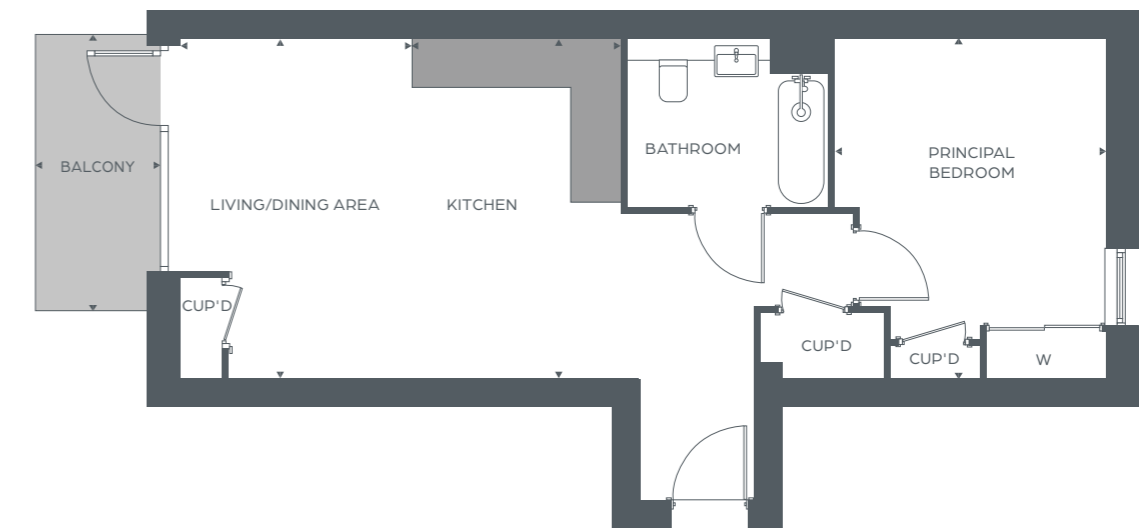
THIRD FLOOR



Cup'd – Cupboard    W – Wardrobe

# BLOCK C

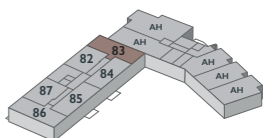
## PLOTS 77 & 83 - 1 BEDROOM APARTMENT



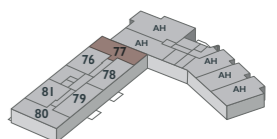
### TOTAL INTERNAL FLOOR SPACE

55.30 SQ M      595 SQ FT

Kitchen	5.85m X 2.70m	19'2" X 8'10"
Living/Dining Area	5.85m X 4.43m	19'2" X 14'6"
Principal Bedroom	4.43m X 3.50m	14'6" X 11'6"
Balcony	3.53m X 1.58m	11'7" X 5'2"



SECOND FLOOR



FIRST FLOOR



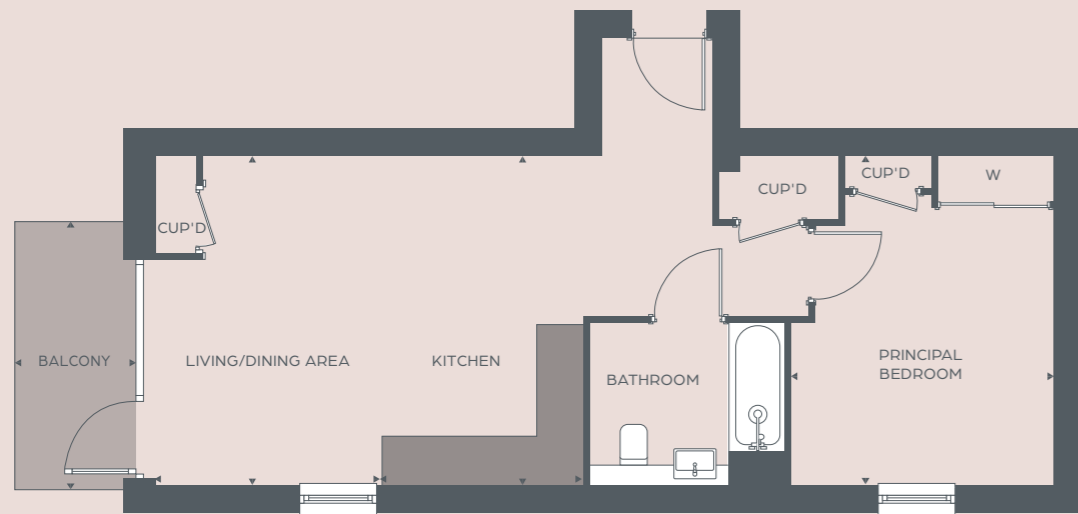
Cup'd – Cupboard    W – Wardrobe

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# BLOCK C

## PLOTS 80 & 86 - 1 BEDROOM APARTMENT

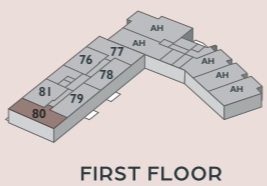
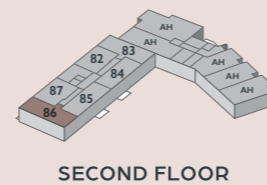


### TOTAL INTERNAL FLOOR SPACE

55.30 SQ M      595 SQ FT

Kitchen	5.85m X 2.70m	19'2" X 8'10"
Living/Dining Area	5.85m X 4.43m	19'2" X 14'6"
Principal Bedroom	4.43m X 3.50m	14'6" X 11'6"
Balcony	3.53m X 1.58m	11'7" X 5'2"

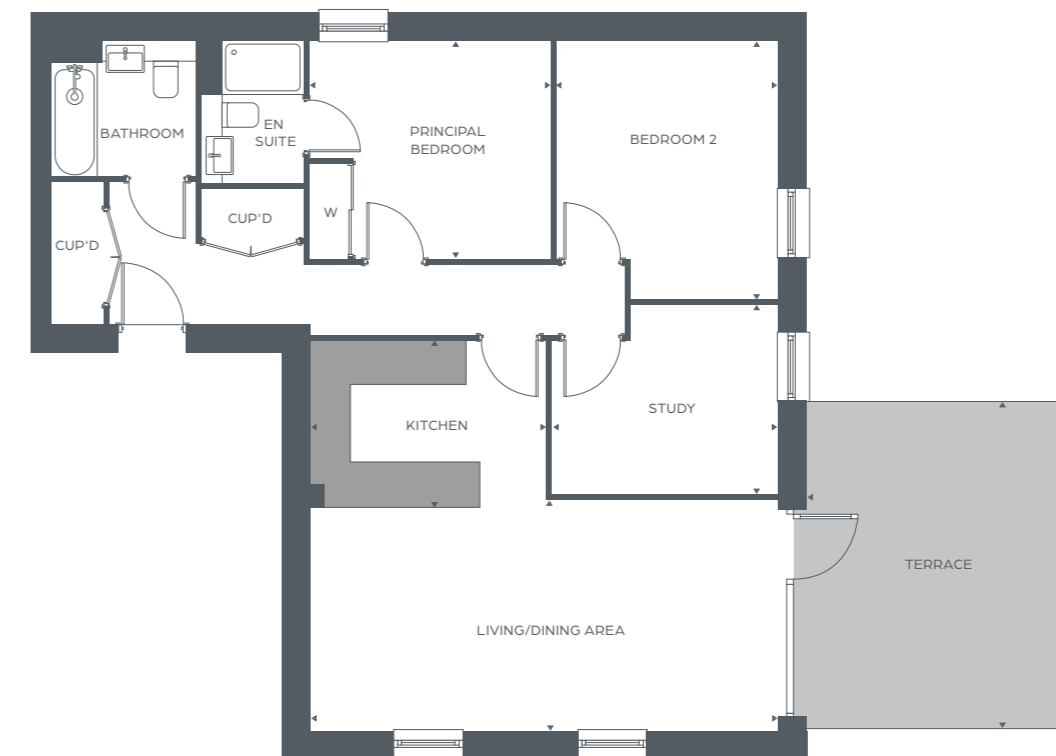
Cup'd – Cupboard    W – Wardrobe



D

# BLOCK C

## PLOT 89 - 2 BEDROOM APARTMENT

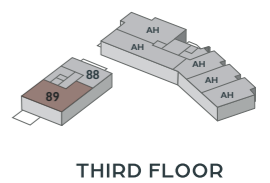


### TOTAL INTERNAL FLOOR SPACE

86.60 SQ M      932 SQ FT

Kitchen	3.55m x 2.50m	11'8" x 8'2"
Living/Dining Area	6.96m x 3.39m	22'10" x 11'1"
Principal Bedroom	3.55m x 3.22m	11'8" x 10'7"
Bedroom 2	3.82m x 3.28m	12'6" x 10'9"
Study	3.34m x 2.79m	10'11" x 9'2"
Terrace	4.79m x 3.73m	15'9" x 12'3"

Cup'd – Cupboard    W – Wardrobe



G

All room sizes are approximate, showing maximum dimensions which have been taken into the kitchen units. Total internal area measurements exclude outdoor areas. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only and are subject to change. Please speak to a Sales Consultant for more information and individual plot details. Please note that all apartments shown are leasehold properties and are subject to ground rents and service charges. To find out about any additional charges relating to these homes please visit: [countrysidepartnerships.com](http://countrysidepartnerships.com)

E

E



# SPECIFICATION



## BATHROOM

- o White semi recessed hand basin with chrome taps
- o Driftwood basin box
- o Single ended bath with Driftwood bath panel
- o Over bath shower on slide and rail with thermostatic shower mixer and screen
- o Full height tiling around main walls of bath and half height to sanitaryware walls only
- o Mirrored cabinet
- o Heated chrome towel rail
- o Floor mounted WC with soft close seat
- o Amtico Spacia flooring

## KITCHEN

- o Individually designed kitchens with base and wall units where appropriate
- o Under wall unit LED lighting
- o Laminate worktop and splashback upstand
- o Integrated single oven
- o 4 ring induction hob and extractor
- o Single bowl sink and stainless steel tap
- o Integrated fridge/freezer or separate fridge and freezer where applicable. Please ask a Sales Consultant for more details
- o Freestanding washer/dryer in cupboard
- o Integrated dishwasher
- o Amtico Spacia flooring



## EN SUITE (WHERE APPLICABLE)

- o White semi recessed hand basin with chrome taps
- o Driftwood basin box
- o Thermostatic shower mixer with shower tray, shower head on slide and rail, and sliding door
- o Full height tiling around main walls of shower enclosure and half height to sanitaryware walls only
- o Heated chrome towel rail
- o Floor mounted WC with soft close seat
- o Amtico Spacia flooring

## HOME ENTERTAINMENT & COMMUNICATIONS

- o Communal TV and satellite dish
- o Wired for Digital and High Definition television (subject to future connection by purchaser)
- o Fibre optic capability supplied to main data point of all apartments (subject to future connection by purchaser)

## HEATING, LIGHTING & ELECTRICAL

- o White switches and sockets
- o White downlighters to kitchen area, bathroom and en suite (where applicable)
- o Pendant lights to living/dining area and bedrooms
- o Chrome heated towel rail to bathroom and en suite
- o Honeywell thermostat
- o District heating and hot water system
- o Smoke alarms, heat detectors and sprinklers positioned where required throughout



## GENERAL FINISHES

- o Fitted wardrobe to principal bedroom
- o Semi-solid core doors painted white with matching skirting and architraves
- o Chrome door handles
- o Walls painted in white
- o Ceilings in Pure Brilliant White
- o Anthracite grey balcony, terrace and external communal doors

## COMMUNAL AREAS & EXTERNAL

- o Ceramic tiling to ground floor lobby areas
- o Light grey carpet to corridors and staircases
- o Dark grey communal matwell
- o Plastic capped metal handrail with black painted metal balustrade
- o Mounted post box
- o Bin store (where applicable)
- o Bike store (where applicable)

## FLOORING

- o Abingdon Soft Shades carpet to all bedrooms
- o Amtico Spacia flooring to all remaining areas. Please ask a Sales Consultant for further details

Please speak to a Sales Consultant for further details. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continual product development and individual features/specifications may vary/change. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Countryside reserves the right to amend specifications as necessary and may vary from that shown.





WHY BUY NEW?

# SUSTAINABLE NEW HOMES



## MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. On the other hand, move into a brand new apartment at Edge and you have the perfect blank canvas to make your home your own.

## BUILDING A BETTER FUTURE

We create eco-friendly and sustainable homes in the best locations. Our outstanding range of low-maintenance homes are designed for modern living with lower environmental impact and running costs. These provide compelling reasons to choose a new home at Edge.

## NO NASTY SURPRISES

Buy a new apartment at Edge and there'll be no nasty surprises or extra maintenance costs waiting for you. We include every fixture and fitting promised, including luxury flooring, fitted storage cupboards, sanitaryware and integrated kitchen appliances.





Beaulieu Chase, Chelmsford

# CREATING PLACES PEOPLE LOVE



We're passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, we create places where people feel at home. Our creative approach to placemaking provides a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

**We create places people love.**

## GREENWICH MILLENNIUM VILLAGE, GREENWICH

Greenwich Millennium Village is a piece of luxury modern living on the popular Greenwich Peninsula in London, just one stop from Canary Wharf.

This development offers a unique place to live in a thriving and established community, who come together throughout the year to celebrate at a range of events.



**AN EXEMPLAR OF URBAN DESIGN AND HIGH DENSITY SUSTAINABLE LIVING**



## OAKLANDS HAMLET, CHIGWELL

Oaklands Hamlet offers an attractive collection of houses and apartments, adjacent to Hainault Forest Golf Club.

Residents can enjoy a central community square and 25 acres of public open space, including a new country park and a cycle path to Collier Row, as well as superb views of Canary Wharf and the surrounding countryside.



THE TEAMS ARE WORKING  
TO ACHIEVE **ONE COMMON**  
**GOAL: TO ENSURE THAT YOU**  
**ARE SATISFIED AND HAPPY.**

# COMMITTED TO OUR CUSTOMERS

No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the 5 star commitment and the New Homes Quality Code for Home Builders.

Copies of the 'New Homes Quality Code' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation. Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Edge carries our commitment to quality and improvement. Our homes are built to National House Building Council (NHBC) standards, the technical benchmark for all newly-built homes.



The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To find out more visit [nhbc.co.uk/Builders](http://nhbc.co.uk/Builders).

We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Your interests are additionally covered by the New Homes Quality Code which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme.

Further information on the Code, which gives protection and rights to purchasers of new homes, can be found at [www.nhqb.org.uk](http://www.nhqb.org.uk).

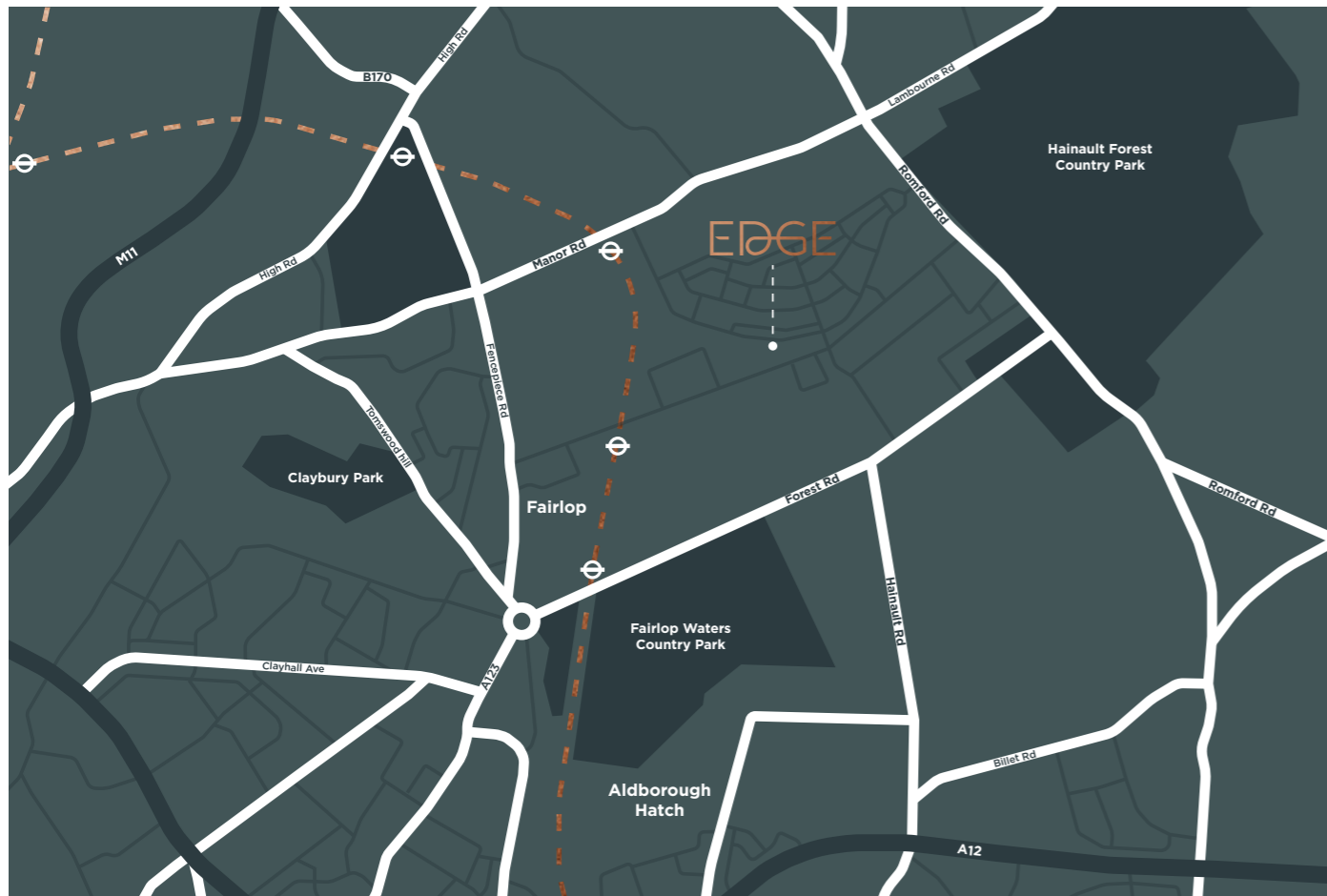




# HOW TO FIND US

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Essex, IG7 4DN

020 3944 0506  
edge-hainault@cpplc.com  
edge-hainault.co.uk



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Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or a warranty. Countryside operates a programme of continuous product development. All computer generated images are indicative and may be subject to change. All internal imagery depicts previous Countryside developments, specification may vary from that shown. All time and distances quoted are approximate and taken from either [google.co.uk](https://www.google.co.uk) or [nationalrail.co.uk](https://www.nationalrail.co.uk). May 2022.









**COUNTRYSIDE**  
Places People Love