



OLD ROYAL CHACE

ENFIELD



OLD ROYAL CHACE

ENFIELD

WELCOME TO OUR LATEST COLLECTION OF 1, 2 AND 3 BEDROOM HOMES,
LOCATED IN THE LONDON BOROUGH OF ENFIELD

CONTENTS

INTRODUCTION	2
LOCATION	4
TRAVEL CONNECTIONS	6
THE PLANS	14
CUSTOMER CARE	40
OUR PORTFOLIO	42
CONTACTS AND MAP	46



THE
ARTISAN
COLLECTION

THE BEST OF COUNTRY AND CITY LIVING



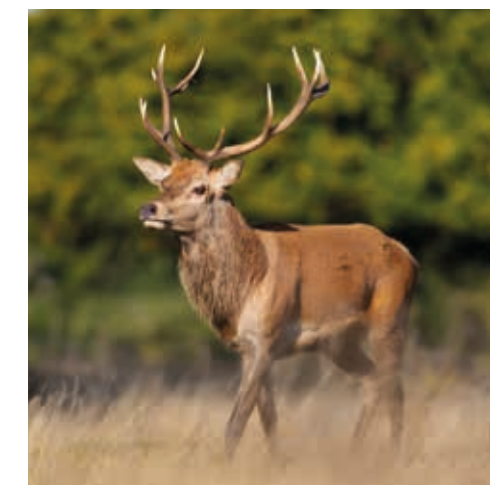
Computer generated image.



Photography of a similar Showhome.



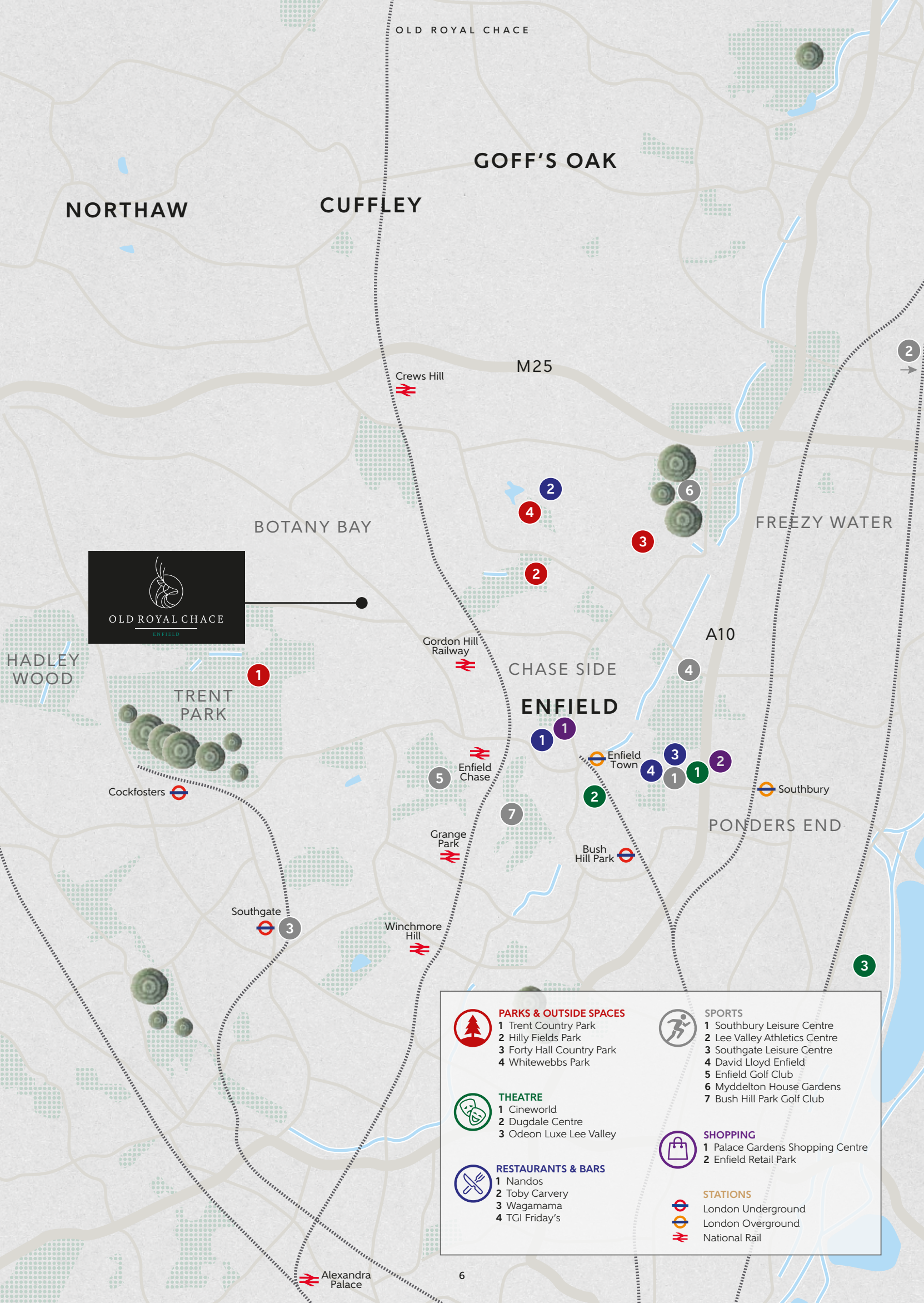
Located on the edge of Enfield town, with easy rail access to central London yet surrounded by open countryside, Old Royal Chace is a desirable collection of 1 and 2 bedroom apartments and 2 and 3 bedroom houses that offers the perfect mix. This location, combined with well-regarded local schools and an array of amenities plus parking to all homes, creates a fantastic base for families, first-time buyers and commuting professionals.



EXCLUSIVE NEW HOMES ON THE EDGE OF ENFIELD

Overlooking the historic royal hunting ground of Enfield Chase, this development provides all the peace of rural life just a few minutes' drive from Enfield's wealth of amenities. Convenient road connections easily link to the national motorway network ensuring that at Old Royal Chace you'll always feel connected to London and beyond.





OLD ROYAL CHACE

PERFECTLY PLACED AND WELL-CONNECTED

EXCELLENT LINKS TO THE CITY, ACROSS THE COUNTRY AND AROUND THE GLOBE

Old Royal Chace is situated just off the renowned Ridgeway (A1005), which puts Enfield town centre a seven-minute drive south east and the M25 six-minutes north. When you also consider that Gordon Hill Station is just a seven-minute cycle ride away, a home here puts everything within reach.



Map is indicative only. Travel times and distances are approximate only taken from Google maps, TFL and National Rail websites.

ON YOUR DOORSTEP

A BUSTLING TOWN THAT ENSURES YOU'RE NEVER SHORT OF THINGS TO DO

Enfield's thriving town centre provides a great selection of amenities. Shopping includes many high-street favourites, along with a choice of major supermarkets. You'll also find all the essentials such as banks, pharmacies, opticians, a dentist and a doctors' surgery. Alternatively, the historic local market takes place Thursday to Saturday and offers everything from fresh produce to fashion, jewellery and handmade gifts. There's also a food court which makes a delicious alternative to the many local independent cafés. Dining and drinking options are also in abundance, with a choice of pubs, bars and eateries that can cater for most tastes and make for a great night out.



CINEWORLD, ENFIELD

Located just off the A10 this massive 15 screen complex with IMAX shows all the latest blockbusters.



SOUTHBURY LEISURE CENTRE

This well-appointed leisure centre features a wide range of facilities, including a 25m swimming pool, gym equipment and fitness classes.



BOTANY BAR FARM SHOP

Just 1 mile along The Ridgeway this family run farm shop sells quality local products from artisan suppliers.



PALACE GARDENS SHOPPING CENTRE

You'll find a varied selection of high-street favourite stores at Enfield's shopping centre, along with a great selection of cafés to refuel on a day's shopping.



PEARSONS OF ENFIELD DEPARTMENT STORE

Discover the latest fashion, home ware and furniture all under one roof in this popular department store that has been welcoming customers since 1903.

PARK LIFE

FIND THE PERFECT BALANCE BETWEEN CITY AND COUNTRY LIFE WITH A HUGE CHOICE OF LEISURE ACTIVITIES CLOSE BY, PERFECT FOR FAMILY FUN, RELAXING OR A WORKOUT

Enfield is renowned for its abundance of parks and open spaces, each one offering a beautiful green break from the concrete of the city. There are also plenty of ways to keep fit within reach of Old Royal Chace, from sports pitches to swimming pools, making it the perfect choice for those seeking a better quality of life.



CREWS HILL GOLF CLUB EN2 8AZ

🚗 5 mins by car

One of the top 10 golf courses in Middlesex founded in 1920 offers a real challenge for every level of golfer.



GO APE, COCKFOSTERS EN4 0DZ

🚗 7 minutes by car

Explore the forest canopy via a treetop rope course and the longest zip wire in London.



TRENT COUNTRY PARK EN4 0JY

🚗 8 minutes by car

With over 400 acres this enchanting country park is a popular destination for jogging, cycling, walking or just chilling out.



DAVID LLOYD ENFIELD EN1 4LF

🚗 10 minutes by car

With state-of-the-art gym facilities, indoor and outdoor pools, spa, and sports courts, David Lloyd prides itself on providing first-class fitness.



FORTY HALL ESTATE EN2 9HA

🚗 11 minutes by car

The 273 acre Grade II listed estate with a lake, fishing ponds and walled garden and incredible wildlife offers something to enjoy all year round.



PARADISE WILDLIFE PARK EN10 7QA

🚗 21 minutes by car

Home to over 800 animals including penguins, pandas and tigers, plus an animatronic dinosaur adventure trail set in acres of natural woodland.

Travel times taken from google maps.

WORLD CLASS EDUCATION

FROM PRIMARY THROUGH TO
UNIVERSITY, LONDON IS RENOWNED FOR
ITS HIGH STANDARDS OF EDUCATION



Journey times are approximate and correct at time of writing.
Sources: Google maps and tfl.gov.uk.



PRESCHOOL & NURSERY

Nursery on the Hill	🚗 5 MINS
Cedar Park Day Nursery	♿ 8 MINS
Carol Jane Montessori Nursery School	♿ 10 MINS

PRIMARY & SECONDARY EDUCATION

St Michael's CE Primary School	🚗 4 MINS
Chase Side Primary School	🚗 5 MINS
Wren Academy Enfield	♿ 5 MINS
Enfield Grammar School	🚗 9 MINS

INDEPENDENT SCHOOLS

St John's School	🚗 4 MINS
Grange Park Prep School	🚗 9 MINS
Mount House School	🚗 9 MINS
Vita Et Pax Preparatory School	🚗 10 MINS

HIGHER EDUCATION

Capel Manor College	🚗 10 MINS
The College of Haringey, Enfield & North East London	🚗 12 MINS
Barnet & Southgate College (Wood Street campus)	🚗 13 MINS

UNIVERSITIES

University of Hertfordshire	🚗 21 MINS
University College London	🚗 39 MINS
SOAS University of London	🚗 45 MINS
University of the Arts London	🚗 45 MINS
Imperial College London	🚗 46 MINS
London School of Economics	🚗 50 MINS
King's College London	🚗 55 MINS



OLD ROYAL CHACE

DEVELOPMENT PLAN

The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Block names are for marketing purposes only. Hard and soft landscaping is indicative only.

Apartments

Roe Court
Plots 1-4 & 11, 12, 14 & 15

2 Bedroom Homes

The Coiner
Plots 30, 31, 32, 62, 63 & 64

3 Bedroom Homes

The Parkman
Plots 33, 34, 35, 36, 37, 38, 39 & 40

The Harper
Plots 46, 47, 48, 49, 58, 59, 60 & 61

The Walker
Plots 50, 51, 52, 53, 54, 55, 56 & 57

2-3 Bedroom Homes

Affordable Homes

Garden area steeply sloping with retained hedgerows.

THE APARTMENTS

INTRODUCING OUR
COLLECTION OF 1 AND
2 BEDROOM APARTMENTS



Roe Court

Ground Floor

PLOT 1 THE ULU*

Kitchen	3.900m x 3.100m	12'9" x 10'2"
Living/Dining Room	5.275m x 3.250m	17'3" x 10'8"
Bedroom 1	4.400m x 3.100m	14'4" x 10'2"
Bedroom 2	3.750m x 2.400m	12'3" x 7'10"
Total area	70.71 sq.m.	761 sq.ft.

PLOT 2 THE PUCELLA*

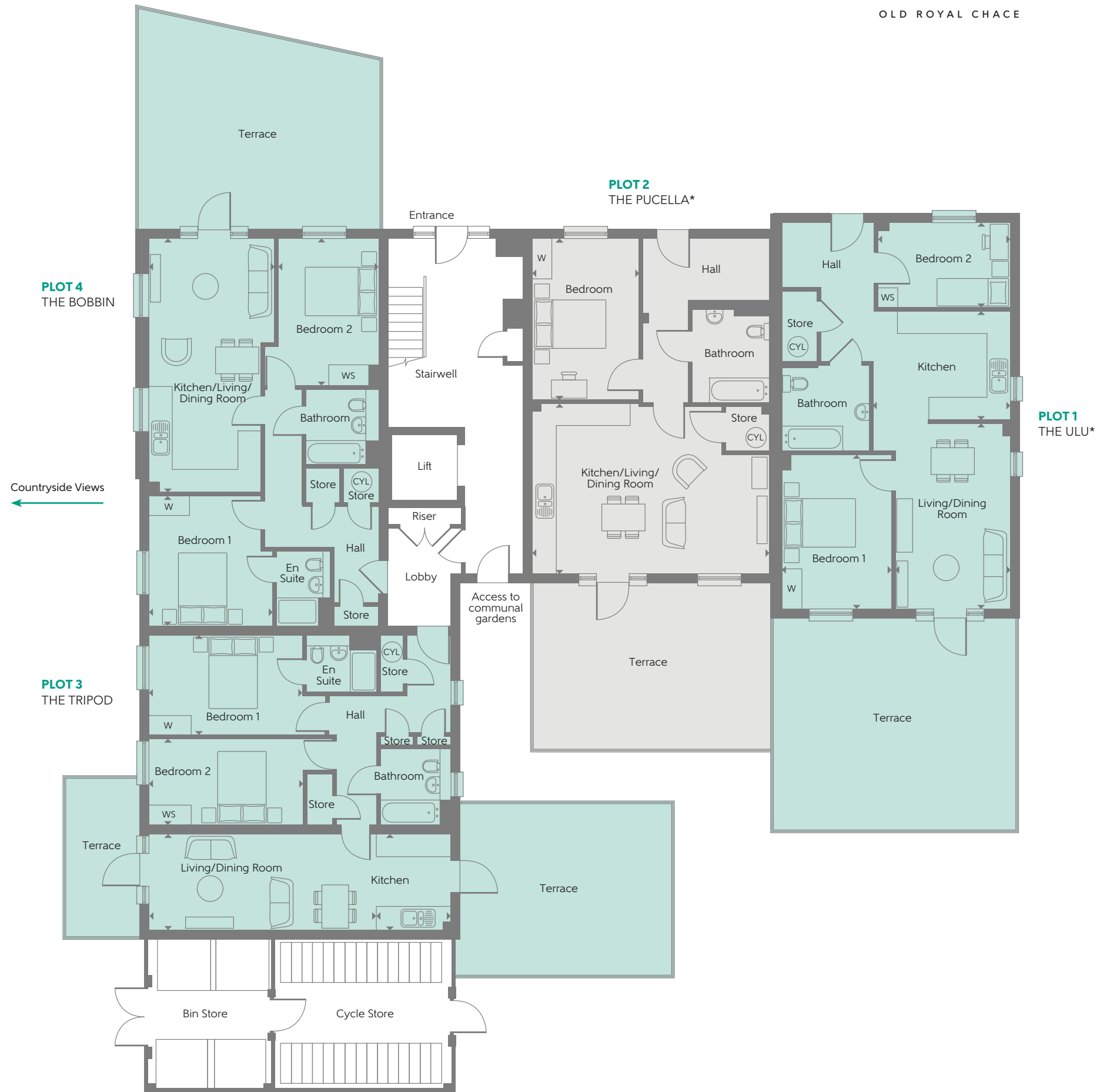
Kitchen/Living/Dining Room	6.700m x 4.850m	21'11" x 15'10"
Bedroom	4.550m x 3.000m	14'11" x 9'10"
Total area	63.57 sq.m.	684 sq.ft.

PLOT 3 THE TRIPOD

Kitchen	2.750m x 2.250m	9'0" x 7'4"
Living/Dining Room	6.325m x 2.725m	20'8" x 8'11"
Bedroom 1	4.350m x 2.750m	14'3" x 9'0"
Bedroom 2	4.350m x 2.450m	14'3" x 8'0"
Total area	70.77 sq.m.	762 sq.ft.

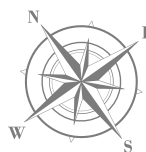
PLOT 4 THE BOBBIN

Kitchen/Living/Dining Room	7.200m x 3.550m	23'6" x 11'8"
Bedroom 1	3.700m x 3.525m	12'1" x 11'6"
Bedroom 2	4.175m x 2.800m	13'8" x 9'2"
Total area	70.90 sq.m.	763 sq.ft.



*NB These apartments provide reasonable provisions for accessibility and usability, incorporating features suitable for older people, those with reduced mobility and wheelchair users.

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



Elevation



Level 1

KEY

- 1 Bedroom
- 2 Bedroom
- W Fitted Wardrobe
- WS Wardrobe Space
- CS Cycle Store
- BS Bin Store
- ▶ Indicates where dimensions are taken from

Roe Court

Second Floor

PLOT 11 THE CANTHOOK

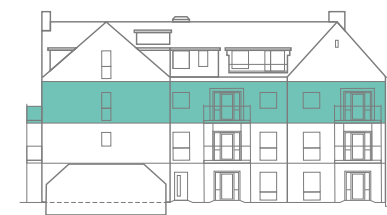
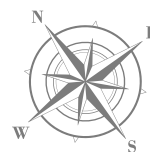
Kitchen	2.750m x 2.250m	9'0" x 7'4"
Living/Dining Room	6.325m x 2.725m	20'8" x 8'11"
Bedroom 1	4.350m x 2.750m	14'3" x 9'0"
Bedroom 2	4.350m x 2.450m	14'3" x 8'0"
Total area	70.77 sq.m.	762 sq.ft.

PLOT 12 THE BOBBIN

Kitchen/Living/ Dining Room	7.200m x 3.550m	23'6" x 11'8"
Bedroom 1	3.700m x 3.525m	12'1" x 11'6"
Bedroom 2	4.175m x 2.800m	13'8" x 9'2"
Total area	70.90 sq.m.	763 sq.ft.



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



Elevation



Level 2

KEY

■ 2 Bedroom	W Fitted Wardrobe
□ Affordable Homes	WS Wardrobe Space
	CS Cycle Store
	BS Bin Store
	▶ Indicates where dimensions are taken from

Roe Court

Third Floor

PLOT 14 THE CALIPER

Kitchen	2.725m x 2.275m	8'11" x 7'6"
Living/Dining Room	6.300m x 3.125m	20'7" x 10'3"
Bedroom	4.850m x 2.900m	15'11" x 9'6"
Total area	54.63 sq.m.	588 sq.ft.

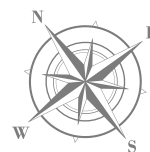
PLOT 15 THE VELLUM

Kitchen	2.500m x 2.250m	8'2" x 7'4"
Living/Dining Room	4.200m x 3.400m	13'9" x 11'2"
Bedroom	3.525m x 3.075m	11'6" x 10'0"
Total area	50.88 sq.m.	548 sq.ft.



Located on the top floor, these loft style apartments have reduced headroom where indicated by the parallel dashed lines. In certain locations this can reduce to as low as 1.400m in height from finished floor level.

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



Elevation



Level 3

KEY

- 1 Bedroom
- Affordable Homes
- W Fitted Wardrobe
- WS Wardrobe Space
- CS Cycle Store
- BS Bin Store
- > Indicates where dimensions are taken from
- [RW] Roof Window
- Reduced Head Height

THE APARTMENTS SPECIFICATION

GENERAL SPECIFICATION

- Video entry system
- Walls and ceilings painted in Crown matt white emulsion
- Fitted wardrobes to bedroom 1
- Lifts to all floors
- Electric heating and hot water with digital thermostatic controls
- Smoke and heat detector
- Shared cycle stores
- 10-year NHBC warranty

FLOORING

- Amtico flooring to kitchen and living area
- Carpet to bedrooms
- Ceramic floor tiles to bathrooms and en suites

KITCHEN

- Contemporary kitchens with soft close doors and drawers
- Silestone worktops with upstand
- Built in electric stainless-steel oven, splashback and cooker hood
- Induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Feature LED under unit lighting
- White sockets and switches
- Space and services for a washer/dryer

BATHROOM

- White Roca sanitaryware
- Chrome Bristan fittings
- Roca WC with concealed cistern and dual chrome flush
- Full height tiling to wet walls
- Mira 'Minimal' thermostatic shower
- Mirrored vanity cabinet to either bathroom or en suite
- Heated electric chrome towel rail to bathroom and en suite

ELECTRICAL

- White recessed spotlights to kitchen, living/dining areas, bathroom and en suites
- Energy efficient pendant lights to all bedrooms
- Dedicated power, USB and data points for home working
- USB points to kitchen, living area and bedroom 1
- TV point and Cat 6 network point to living area and bedroom 1
- Telephone point to living area
- External light to balcony or terrace

Photography of a previous Showhome.

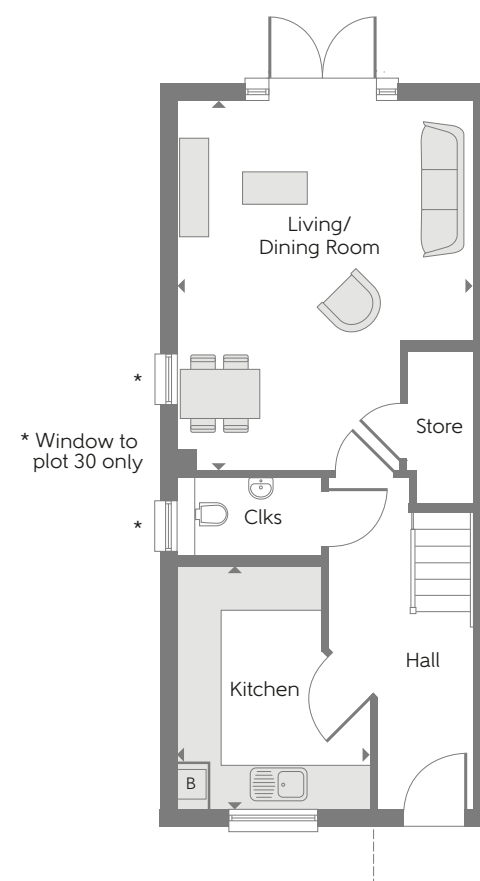
THE HOUSES

INTRODUCING OUR COLLECTION OF
OUR 2 AND 3 BEDROOM HOUSES

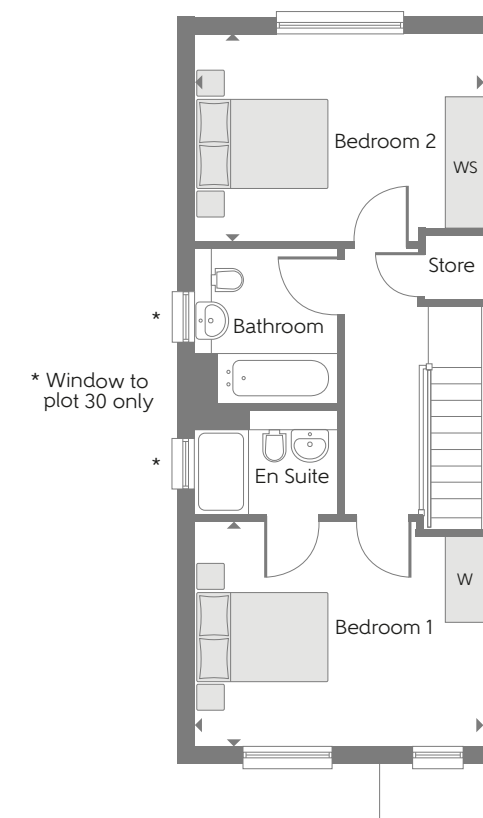


THE COINER

TWO BEDROOM HOME
PLOTS 30-32 & 62-64



Ground Floor



First Floor

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



GROUND FLOOR

Kitchen	3.400m x 2.687m	11'2" x 8'10"
Living/Dining Room	5.160m x 4.070m	16'11" x 13'4"

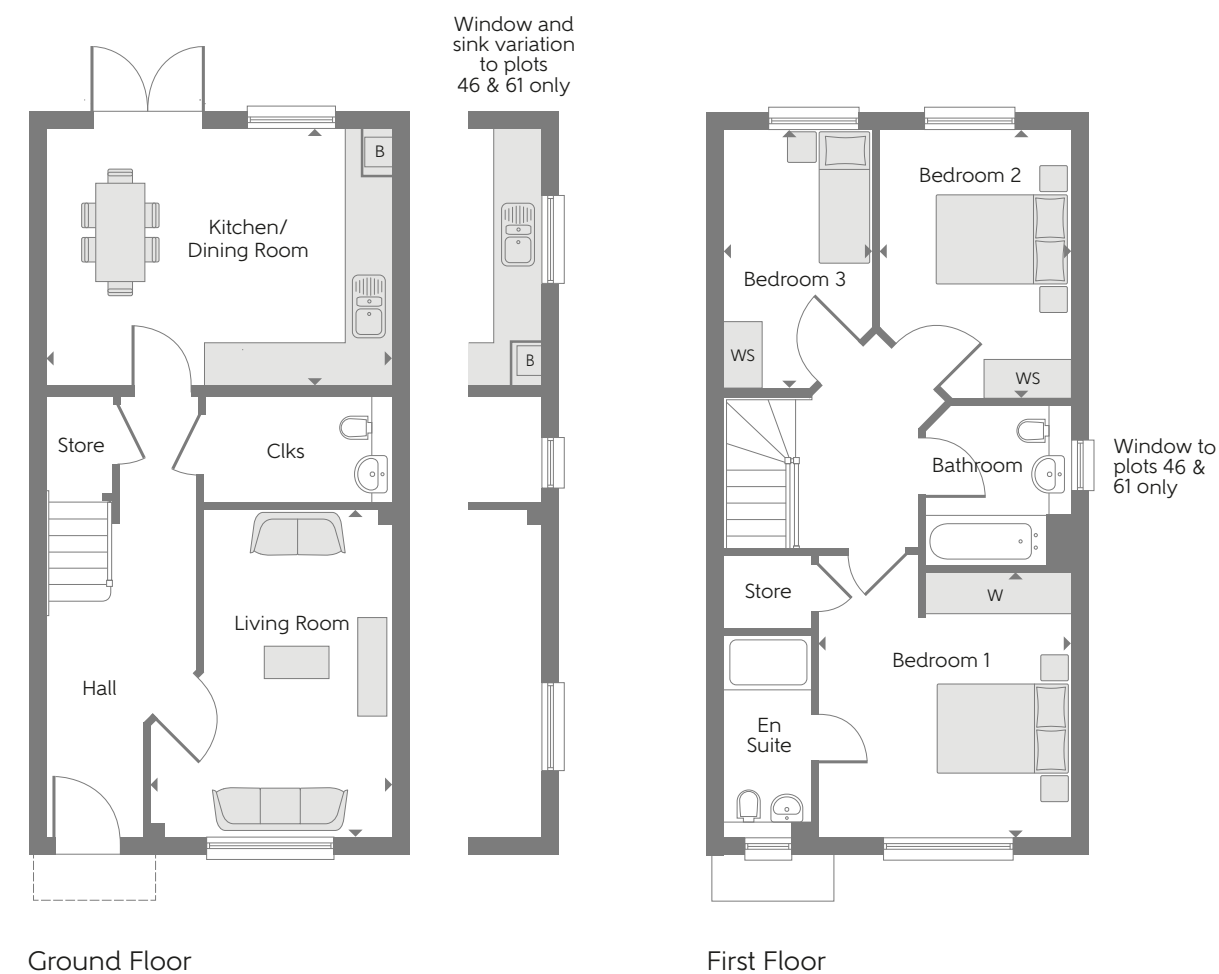
Total Area 79.94 sq.m. 860 sq.ft.

FIRST FLOOR

Bedroom 1	4.130m x 3.146m	13'7" x 10'4"
Bedroom 2	4.130m x 2.880m	13'7" x 9'5"

THE HARPER

THREE BEDROOM HOME
PLOTS 46-49 & 58-61



Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



GROUND FLOOR

Kitchen/Dining Room	4.788m x 3.550m	15'9" x 11'8"
Living Room	4.547m x 3.357m	14'11" x 11'0"

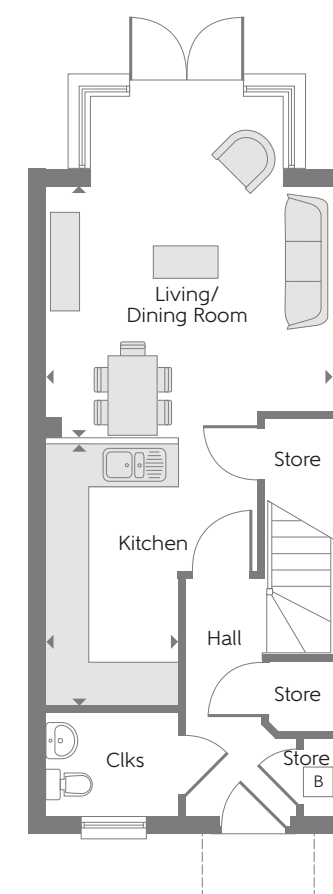
Total Area 93.82 sq.m. 1010 sq.ft.

FIRST FLOOR

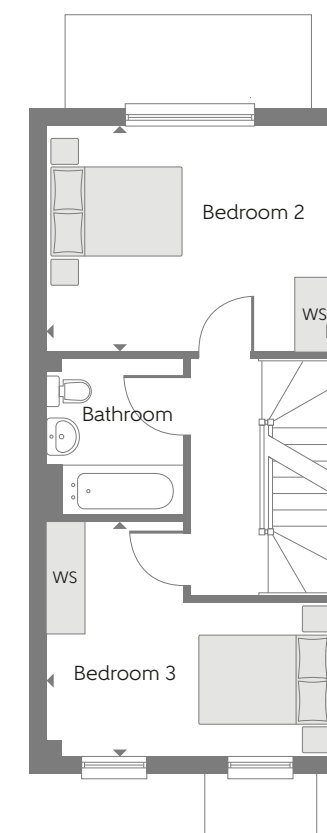
Bedroom 1	3.500m x 3.678m	11'6" x 12'1"
Bedroom 2	3.712m x 2.650m	12'2" x 8'8"
Bedroom 3	3.612m x 2.050m	11'10" x 6'9"

THE WALKER

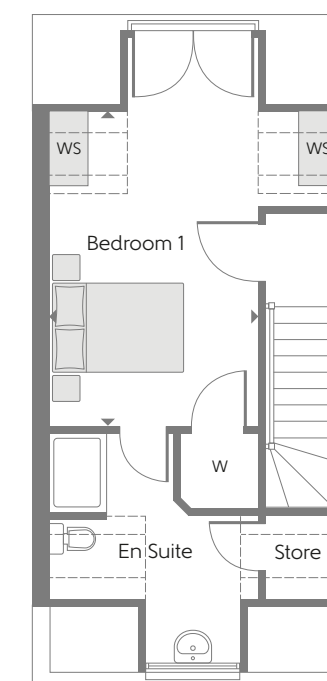
THREE BEDROOM HOME
PLOTS 50-57



Ground Floor



First Floor



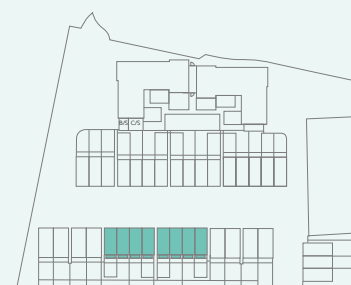
Second Floor

The second floor has reduced headroom where indicated by the dashed lines. In certain locations this can reduce to as low as 1.4m in height from finished floor level.

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler ----- Reduced Head Height

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



GROUND FLOOR

Kitchen	3.665m x 1.875m	12'0" x 6'2"
Living/Dining Room	4.043m x 3.545m	13'3" x 11'8"

Total Area 99.73 sq.m. 1072 sq.ft.

FIRST FLOOR

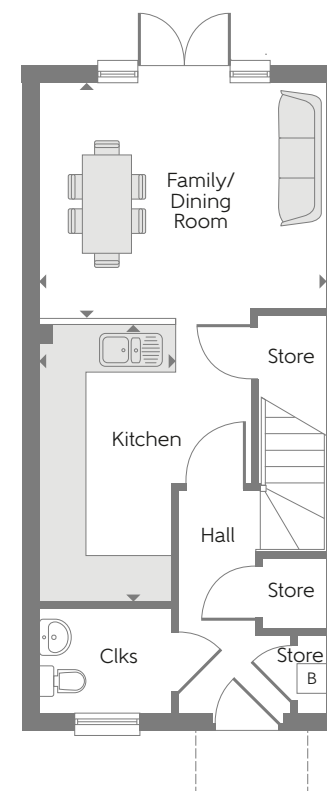
Bedroom 2	4.043m x 3.191m	13'3" x 10'6"
Bedroom 3	4.043m x 3.289m	13'3" x 10'9"

SECOND FLOOR

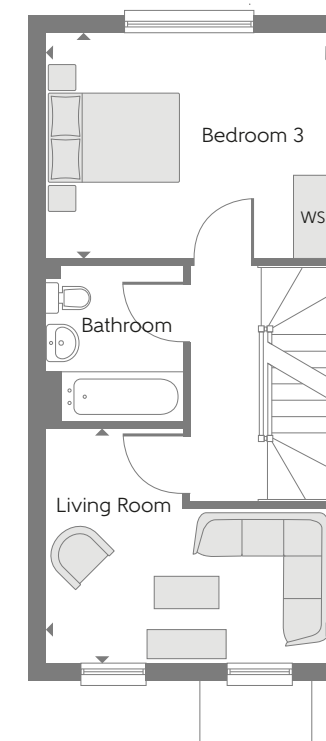
Bedroom 1	4.424m x 2.974m	14'6" x 9'9"
-----------	-----------------	--------------

THE PARKMAN

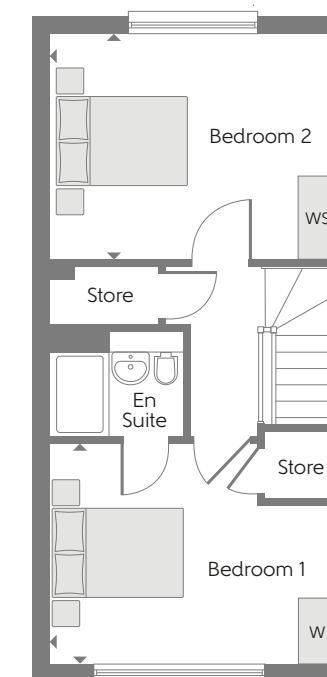
THREE BEDROOM HOME
PLOTS 33-40



Ground Floor



First Floor



Second Floor

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



GROUND FLOOR

Kitchen	3.875m x 1.912m	12'9" x 6'3"
Family/Dining Room	4.043m x 3.334m	13'3" x 10'11"

Total Area 105.21 sq.m. 1132 sq.ft.

FIRST FLOOR

Living Room	4.043m x 3.309m	13'3" x 10'10"
Bedroom 3	4.043m x 3.191m	13'3" x 10'6"

SECOND FLOOR

Bedroom 1	4.043m x 3.087m	13'3" x 10'2"
Bedroom 2	4.043m x 3.181m	13'3" x 10'5"

THE HOUSES SPECIFICATION

GENERAL SPECIFICATION

- Walls and ceilings painted in Crown matt white emulsion
- Fitted wardrobes to bedroom 1
- Combination boiler with dual zoned 3-way heating programmer and room thermostatic controls
- Smoke, heat and carbon monoxide detectors
- External tap
- Paving to footpaths and patios
- Turf and planting to front gardens
- 10-year NHBC warranty

KITCHEN

- Contemporary kitchens with soft close doors and drawers
- Silestone worktops with upstand
- Built in electric stainless-steel oven and cooker hood with glass splashback
- Gas hob
- Integrated fridge/freezer
- Integrated dishwasher
- Feature LED under unit lighting
- White sockets and switches
- Space and services for a washer/dryer

BATHROOM

- White Roca sanitaryware
- Chrome Bristan fittings
- Roca WC with concealed cistern and dual chrome flush
- Full height tiling to wet walls in bathrooms and en suites
- Splashback tiling to wash hand basins in cloakrooms
- Mira 'Minimal' thermostatic shower
- Heated chrome towel rail

ELECTRICAL

- White recessed spotlights to kitchen, bathroom and en suites plus in the living/dining area of The Parkman and Walker housetypes
- Energy efficient pendant lights to living room and bedrooms
- Dedicated power, USB and data points for home working
- USB points to kitchen, living room and bedroom 1
- TV point and Cat 6 network point to living room, family room, study and bedroom 1
- Telephone point and dual connection satellite point to living room (subject to future connection by purchaser)
- External up and down wall lights to front and rear

Photography of a previous Showhome.



UPGRADE AND PERSONALISE YOUR HOME

TAILOR YOUR INTERIORS TO REFLECT YOUR TASTE

Every Bellway home has been lovingly designed and crafted to provide a versatile living space that is simply begging to be turned from a blank canvas into a place to call home. It's for this reason that Bellway Additions offers you the opportunity to upgrade your interior specification to reflect your own personality.

We have a range of options available, from adding integrated appliances to upgrading your flooring and bathroom tiles. Once you have chosen your Additions we'll ensure they are all expertly fitted and finished by the time you move in, giving you the peace of mind that your new home will reflect your own personal taste from day one.

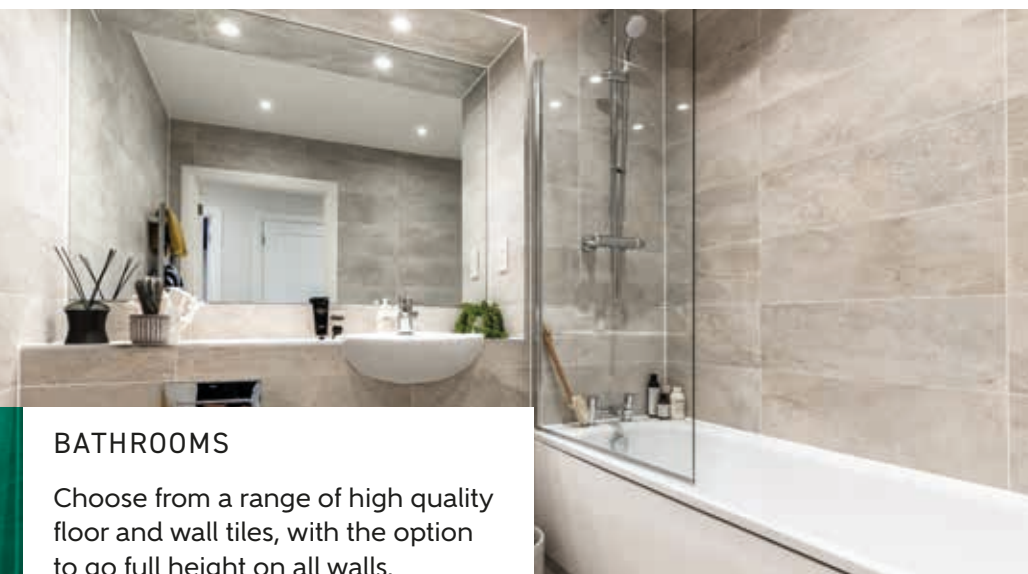
FLOORING

Completely transform your interior by selecting from a variety of Amtico and carpets.



BEDROOMS

Additional fitted wardrobes can be installed to spare bedrooms providing extra made-to-measure storage.



BATHROOMS

Choose from a range of high quality floor and wall tiles, with the option to go full height on all walls.



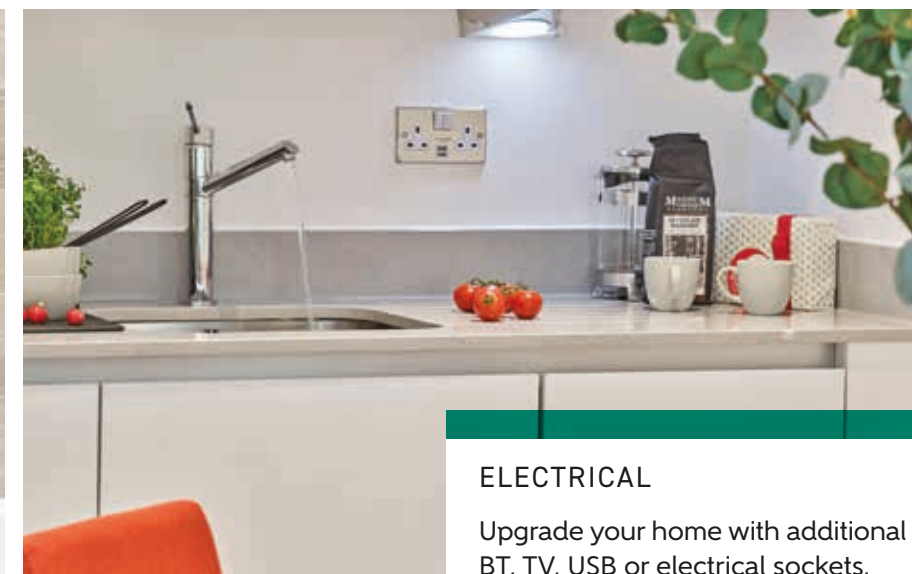
APPLIANCES

In addition to the appliances included as standard, we can supply and install a washer dryer as well as upgraded appliances.



KITCHENS

Personalise your kitchen by choosing from a range of doors and units, worktops and splashbacks.



ELECTRICAL

Upgrade your home with additional BT, TV, USB or electrical sockets.

The options available may vary by development and orders can only be accepted up to certain stages of the construction process. Please ask your Sales Advisor to show you the full range of product upgrades available on your development and chosen home.

A REPUTATION BUILT ON SOLID FOUNDATIONS

BELLWAY LONDON HAS BEEN BUILDING EXCEPTIONAL QUALITY NEW HOMES THROUGHOUT THE UK FOR OVER 75 YEARS, CREATING OUTSTANDING PROPERTIES IN DESIRABLE LOCATIONS

Bellway London has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway London commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway London home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway London team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Bellway London abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



OUR PASSION FOR GREAT CUSTOMER CARE

FROM THE FIRST DAY YOU VISIT ONE OF OUR SALES CENTRES TO THE DAY YOU MOVE IN, WE AIM TO PROVIDE A LEVEL OF SERVICE AND AFTER-SALES CARE THAT IS SECOND TO NONE

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens, it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing

this process we have after sales support that is specifically tasked to respond to all customer enquiries. We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. Our homes come with a 10-year NHBC Buildmark policy which includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

*For more details, we advise you to visit the NHBC website at www.nhbc.co.uk/homeowners and take a look at the 'Welcome to NHBC warranty and insurance' brochure.

Bellway|London

OUR PORTFOLIO

BELLWAY LONDON HAS BEEN DELIVERING HOMES OF UNRIVALLED QUALITY IN LONDON FOR OVER 75 YEARS. WE HAVE BUILT COMMUNITIES, SHAPED SKYLINES AND CONTRIBUTED TO INFRASTRUCTURE UPGRADES TO HELP BUILD A GREATER LONDON



Photograph of Explorers Wharf, Limehouse.

COMPLETED DEVELOPMENTS

ST GEORGE'S PARK

HORNCHURCH



Photograph of St George's Park.

- 1 and 2 bedroom apartments plus 2, 3, 4 & 5 bedroom houses
- Parking available
- Children's play area
- Just one mile from the centre of Hornchurch
- 10 minutes walk to Hornchurch station

BLUENOTE APARTMENTS

HAYES



Photograph of Bluenote Apartments.

- 1, 2 and 3 bedroom apartments
- Part of the regeneration of the old vinyl factory, once home to EMI Records
- Concierge service
- Landscaped communal gardens and roof terrace
- Ground floor parking
- Less than a 5 minute walk to Hayes station

WATERSIDE AT RIVERWELL

WATFORD



Photograph of Waterside at Riverwell.

- 1, 2 & 3 bedroom apartments bordering the River Colne
- On-site gym
- Concierge service
- Residents' private roof terraces and podium gardens
- Balcony or terrace to all homes
- Walking distance to Bushey train station with trains to London Euston taking approximately 20 minutes

LION WHARF

OLD ISLEWORTH



Photograph of Lion Wharf.

- 1, 2 and 3 bedroom apartments
- Set on the banks of the River Thames
- 20 minutes walk to Isleworth train station
- All units have either balcony or terraces
- Underground parking



Beckton Parkside show apartment.

SHARMIN & GERGO

SHARMIN AND GERGO RECENTLY FOUND THEIR DREAM TWO-BEDROOM APARTMENT AT BELLWAY LONDON'S NEARBY BECKTON PARKSIDE DEVELOPMENT.



"It was only when we looked around Beckton Parkside that we were sure of what we wanted – it ticked all the boxes. There was also something about owning a new-build home that was really attractive to us," says Sharmin.

"We are really looking forward to the summer when the weather gets a bit better, so we can take full advantage of the garden and meet more of our neighbours."

Describing how their lives have changed since moving in, Sharmin said: "I think the main thing is how happy we are. Having our own space was a really big thing for us and we feel much more content now that we have achieved it.

"The customer service we received was amazing. I have already recommended Bellway to my friends and family who are also looking to purchase their first property soon."

★ ★ ★ ★ ★

AWARDED HIGHEST RATING BY HBF

9/10 WOULD RECOMMEND US TO A FRIEND

Bellway London has been awarded five-star status by the Home Builders Federation (HBF), confirming the developer's place among the country's elite house-builders. More than nine out of ten customers said they would recommend Bellway London to a friend.

The award is the highest accolade a new homes developer can receive. HBF ratings are based on feedback from customers in the weeks after they move into their new home. Only a small handful of housebuilders achieved five-star status this year.

5 STAR HOME BUILDER
CUSTOMER SATISFACTION
HBF 2023
HOME BUILDERS FEDERATION

INTERNATIONAL
PROPERTY AWARDS

CONSIDERATE
CONSTRUCTORS

What
House?

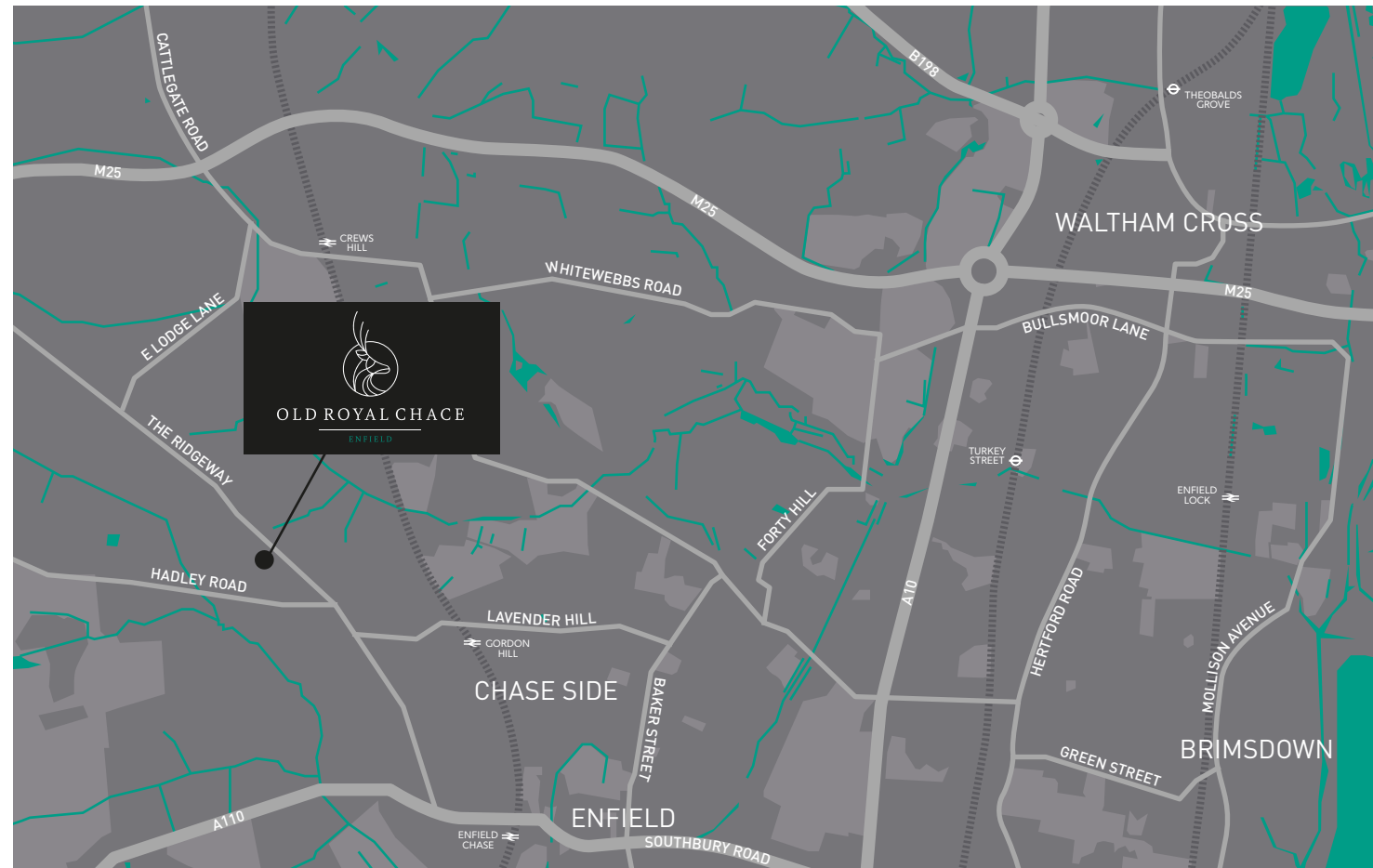
NHBC

CANCER
RESEARCH
UK

CONSIDERATE
CONSTRUCTORS
2019 GOLD

NHBC
Pride in the Job

162 THE RIDGEWAY, ENFIELD EN2 8AR



Bellway | London

Bellway Homes Limited (North London Division)
Bellway House, Bury Street, Ruislip HA4 7SD

Telephone: 0203 993 2433 | www.bellwaylondon.co.uk | [@bellwaylondon](https://www.instagram.com/bellwaylondon) | [bellwaylondon](https://www.facebook.com/bellwaylondon)

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and Transport for London. The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. All maps are for illustrative purposes only and not to scale. 00264-17/10/23.

