

**LEA
WHARF**

HERTFORD

CHARTER HOUSE

CHASE
NEW HOMES



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CANTINA MEXICANA

MARGARITA

COCKTAIL

VAULT

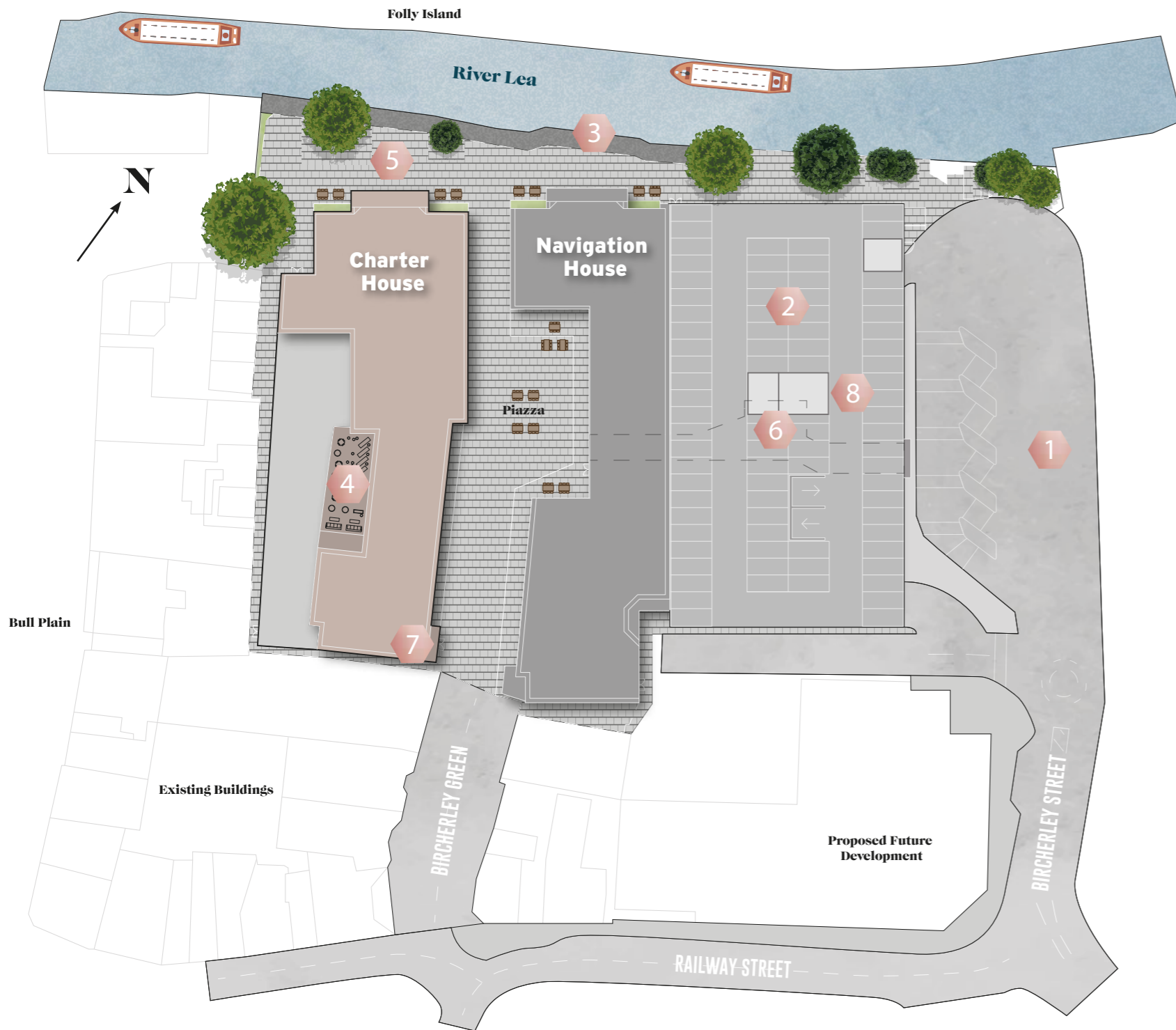
GRILL

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KEY:

- 1 - Bus Station
- 2 - Car Park
- 3 - Riverside Waterbus Docking Area
- 4 - Residents Rooftop Terrace
- 5 - Pedestrian Walkways
- 6 - Undercroft Walkway
- 7 - Concierge
- 8 - Car Club and Electric Vehicle Charging Points

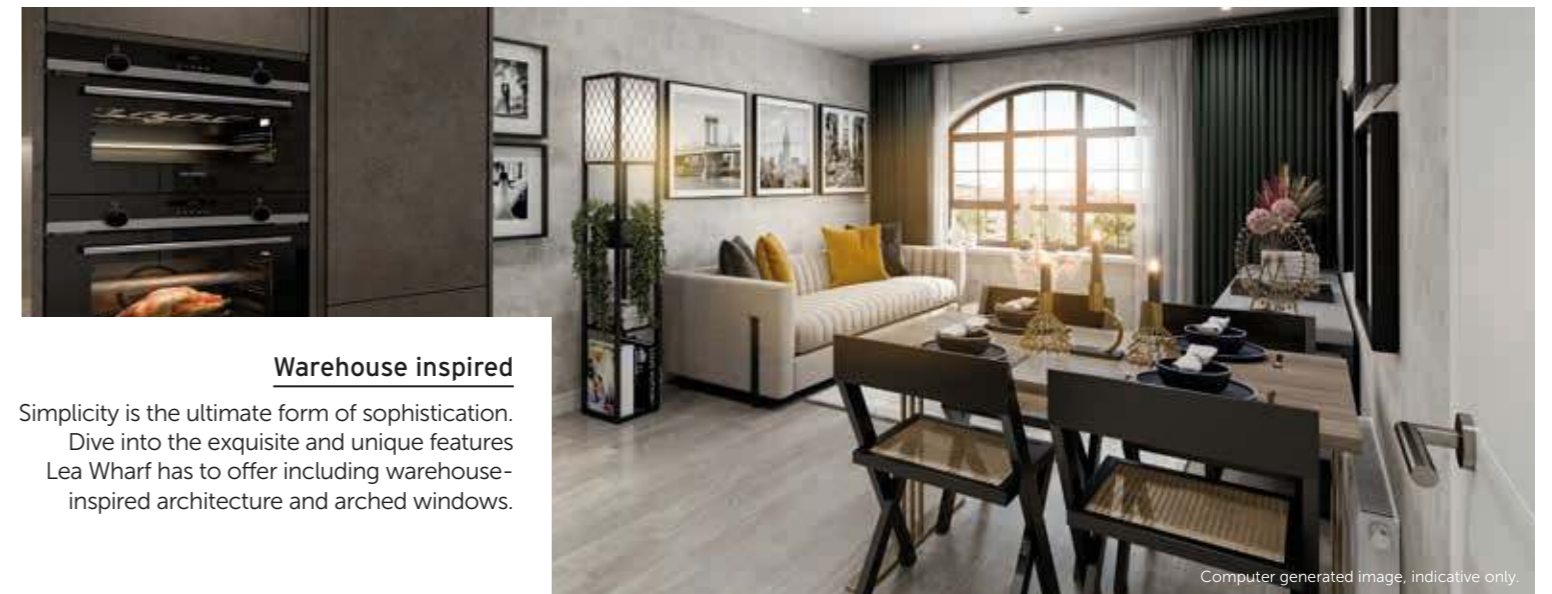
Site plan not to scale, indicative only.



Rooftop terrace

The perfect place to relax on a summer's evening with friends and family. Also take advantage of the residents wi-fi for home working whilst taking in the fresh air.

Computer generated image, indicative only.



Warehouse inspired

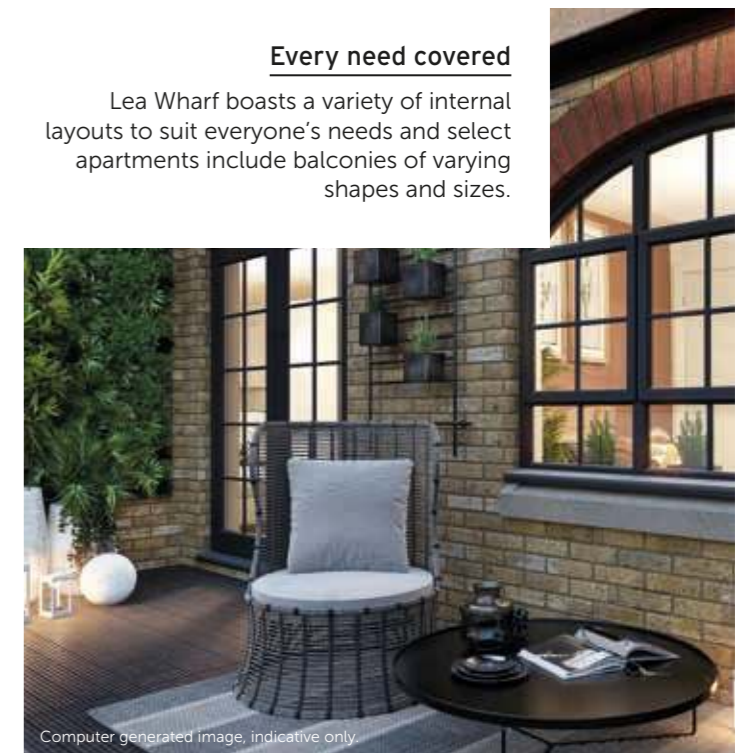
Simplicity is the ultimate form of sophistication. Dive into the exquisite and unique features Lea Wharf has to offer including warehouse-inspired architecture and arched windows.

Computer generated image, indicative only.



On-site parking & charge points

A rarity in town centre developments, selected plots will benefit from allocated parking. There's also lockable cycle storage too.



Every need covered

Lea Wharf boasts a variety of internal layouts to suit everyone's needs and select apartments include balconies of varying shapes and sizes.

Computer generated image, indicative only.

First floor



One-bedroom

CH2	Kitchen/Living/Dining	6.20m x 4.65m	20'4" x 15'3"
	Bedroom	4.12m x 3.31m	13'6" x 10'10"
	Total	49.87 m ²	536.80 ft ²
CH4	Kitchen/Living/Dining	5.89m x 5.15m	19'4" x 16'11"
	Bedroom	3.60m x 3.55m	11'10" x 11'8"
	Balcony	1.70m x 8.36m	5'7" x 27'5"
	Total	51.84 m ²	558.00 ft ²
CH5	Kitchen/Living/Dining	5.88m x 5.79m	19'3" x 18'12"
	Bedroom	4.04m x 2.91m	13'3" x 9'7"
	Balcony	1.70m x 5.84m	5'7" x 19'2"
	Total	51.84 m ²	558.00 ft ²
CH6	Kitchen/Living/Dining	7.06m x 3.71m	23'2" x 12'2"
	Bedroom	3.69m x 4.34m	12'1" x 14'3"
	Total	51.26 m ²	551.76 ft ²
CH7	Kitchen/Living/Dining	4.30m x 4.99m	14'1" x 16'4"
	Bedroom	4.12m x 3.35m	13'6" x 10'12"
	Balcony	5.30m x 0.65m	17'5" x 2'2"
	Total	52.30 m ²	562.95 ft ²

Two-bedroom

CH1	Kitchen/Living/Dining	6.19m x 3.77m	20'4" x 12'4"
	Bedroom 1	4.81m x 3.82m	15'9" x 12'6"
	Bedroom 2	3.05m x 2.94m	10'0" x 9'8"
	Total	67.26 m ²	723.98 ft ²
CH3	Kitchen/Living/Dining	6.20m x 3.70m	20'4" x 12'2"
	Bedroom 1	4.12m x 2.97m	13'6" x 9'9"
	Bedroom 2	3.00m x 2.82m	9'10" x 9'3"
	Total	61.13 m ²	658.00 ft ²

CH8	Kitchen/Living/Dining	4.84m x 7.37m	15'11" x 24'2"
	Bedroom 1	2.50m x 5.29m	8'2" x 17'4"
	Bedroom 2	2.42m x 4.11m	7'11" x 13'6"
	Total	75.75 m ²	815.37 ft ²
CH9	Kitchen/Living/Dining	5.30m x 5.29m	17'4" x 17'5"
	Bedroom 1	5.62m x 2.77m	18'5" x 9'1"
	Bedroom 2	3.84m x 4.40m	12'7" x 14'5"
	Balcony	5.30m x 0.65m	17'5" x 2'2"
	Total	69.08 m ²	743.57 ft ²
CH10	Kitchen/Living/Dining	7.70m x 3.45m	25'3" x 11'4"
	Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
	Bedroom 2	4.30m x 2.69m	14'1" x 8'10"
	Total	69.48 m ²	747.88 ft ²
CH11	Kitchen/Living/Dining	7.70m x 3.45m	25'3" x 11'4"
	Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
	Bedroom 2	4.30m x 2.69m	14'1" x 8'10"
	Total	69.48 m ²	747.88 ft ²
CH12	Kitchen/Living/Dining	7.80m x 3.30m	25'7" x 10'10"
	Bedroom 1	5.73m x 2.87m	18'10" x 9'5"
	Bedroom 2	3.62m x 2.65m	11'11" x 8'8"
	Total	70.17 m ²	755.30 ft ²

CH13	Kitchen/Living/Dining	7.80m x 3.38m	25'7" x 11'1"
	Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
	Bedroom 2	4.40m x 2.67m	14'5" x 8'9"
	Total	69.72 m ²	750.46 ft ²

CH14	Kitchen/Living/Dining	7.80m x 3.38m	25'7" x 11'1"
	Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
	Bedroom 2	4.40m x 2.67m	14'5" x 8'9"
	Total	69.72 m ²	750.46 ft ²



Second floor

One-bedroom

CH16

Kitchen/Living/Dining	6.20m x 4.65m	20'4" x 15'3"
Bedroom	4.12m x 3.31m	13'6" x 10'10"
Total	49.87 m²	536.80 ft²

CH18

Kitchen/Living/Dining	5.89m x 5.15m	19'4" x 16'11"
Bedroom	3.60m x 3.55m	11'10" x 11'8"
Balcony	1.70m x 8.36m	5'7" x 27'5"
Total	51.84 m²	558.00 ft²

CH19

Kitchen/Living/Dining	5.88m x 5.79m	19'3" x 18'12"
Bedroom	4.04m x 2.91m	13'3" x 9'7"
Balcony	1.70m x 5.84m	5'7" x 19'2"
Total	51.84 m²	558.00 ft²

CH20

Kitchen/Living/Dining	7.06m x 3.71m	23'2" x 12'2"
Bedroom	3.69m x 4.34m	12'1" x 14'3"
Total	51.26 m²	551.76 ft²

CH21

Kitchen/Living/Dining	4.30m x 4.99m	14'1" x 16'4"
Bedroom	4.12m x 3.35m	13'6" x 10'12"
Balcony	5.30m x 0.65m	17'5" x 2'2"
Total	52.30 m²	562.95 ft²

Two-bedroom

CH15

Kitchen/Living/Dining	6.19m x 3.77m	20'4" x 12'4"
Bedroom 1	4.81m x 3.82m	15'9" x 12'6"
Bedroom 2	3.05m x 2.94m	10'0" x 9'8"
Total	67.26 m²	723.98 ft²

CH17

Kitchen/Living/Dining	6.20m x 3.70m	20'4" x 12'2"
Bedroom 1	4.12m x 2.97m	13'6" x 9'9"
Bedroom 2	3.00m x 2.82m	9'10" x 9'3"
Total	61.13 m²	658.00 ft²

CH22

Kitchen/Living/Dining	4.84m x 7.37m	15'11" x 24'2"
Bedroom 1	2.50m x 5.29m	8'2" x 17'4"
Bedroom 2	2.42m x 4.11m	7'11" x 13'6"
Total	75.75 m²	815.37 ft²

CH23

Kitchen/Living/Dining	5.30m x 5.29m	17'5" x 17'4"
Bedroom 1	5.62m x 2.77m	18'5" x 9'1"
Bedroom 2	3.84m x 4.40m	12'7" x 14'5"
Balcony	5.30m x 0.65m	17'5" x 2'2"
Total	69.08 m²	743.57 ft²

CH24

Kitchen/Living/Dining	7.70m x 3.45m	25'3" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.69m	14'1" x 8'10"
Total	69.48 m²	747.88 ft²

CH25

Kitchen/Living/Dining	7.70m x 3.45m	25'3" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.69m	14'1" x 8'10"
Total	69.48 m²	747.88 ft²

CH26

Kitchen/Living/Dining	7.80m x 3.30m	25'7" x 10'10"
Bedroom 1	5.73m x 2.87m	18'10" x 9'5"
Bedroom 2	3.62m x 2.65m	11'11" x 8'8"
Total	70.17 m²	755.30 ft²

CH27

Kitchen/Living/Dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.67m	14'5" x 8'9"
Total	69.72 m²	750.46 ft²

CH28

Kitchen/Living/Dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.67m	14'5" x 8'9"
Total	69.72 m²	750.46 ft²



Third floor

One-bedroom

CH30

Kitchen/Living/Dining	6.20m x 4.65m	20'4" x 15'3"
Bedroom	4.12m x 3.31m	13'6" x 10'10"
Total	49.87 m ²	536.80 ft ²

CH32

Kitchen/Living/Dining	5.89m x 5.15m	19'4" x 16'11"
Bedroom	3.60m x 3.55m	11'10" x 11'8"
Balcony	1.70m x 8.36m	5'7" x 27'5"
Total	51.84 m ²	558.00 ft ²

CH33

Kitchen/Living/Dining	5.88m x 5.79m	19'3" x 18'12"
Bedroom	4.04m x 2.91m	13'3" x 9'7"
Balcony	1.70m x 5.84m	5'7" x 19'2"
Total	51.84 m ²	558.00 ft ²

CH34

Kitchen/Living/Dining	7.06m x 3.71m	23'2" x 12'2"
Bedroom	3.69m x 4.34m	12'1" x 14'3"
Total	51.26 m ²	551.76 ft ²

CH35

Kitchen/Living/Dining	4.30m x 4.99m	14'1" x 16'4"
Bedroom	4.12m x 3.35m	13'6" x 10'12"
Balcony	5.30m x 0.65m	17'5" x 2'2"
Total	52.30 m ²	562.95 ft ²

Two-bedroom

CH29

Kitchen/Living/Dining	6.19m x 3.77m	20'4" x 12'4"
Bedroom 1	4.81m x 3.82m	15'9" x 12'6"
Bedroom 2	3.05m x 2.94m	10'0" x 9'8"
Total	67.26 m ²	723.98 ft ²

CH31

Kitchen/Living/Dining	6.20m x 3.70m	20'4" x 12'2"
Bedroom 1	4.12m x 2.97m	13'6" x 9'9"
Bedroom 2	3.00m x 2.82m	9'10" x 9'3"
Total	61.13 m ²	658.00 ft ²

CH36

Kitchen/Living/Dining	4.84m x 7.37m	15'11" x 24'2"
Bedroom 1	2.50m x 5.29m	8'2" x 17'4"
Bedroom 2	2.42m x 4.11m	7'11" x 13'6"
Total	75.75 m ²	815.37 ft ²

CH37

Kitchen/Living/Dining	5.30m x 5.29m	17'5" x 17'4"
Bedroom 1	5.62m x 2.77m	18'5" x 9'1"
Bedroom 2	3.84m x 4.40m	12'7" x 14'5"
Balcony	5.30m x 0.65m	17'5" x 2'2"
Total	69.08 m ²	743.57 ft ²

CH38

Kitchen/Living/Dining	7.70m x 3.45m	25'3" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.69m	14'1" x 8'10"
Total	69.48 m ²	747.88 ft ²

CH39

Kitchen/Living/Dining	7.70m x 3.45m	25'3" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.69m	14'1" x 8'10"
Total	69.48 m ²	747.88 ft ²

CH40

Kitchen/Living/Dining	7.80m x 3.30m	25'7" x 10'10"
Bedroom 1	5.73m x 2.87m	18'10" x 9'5"
Bedroom 2	3.62m x 2.65m	11'11" x 8'8"
Total	70.17 m ²	755.30 ft ²

CH41

Kitchen/Living/Dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.67m	14'5" x 8'9"
Total	69.72 m ²	750.46 ft ²

CH42

Kitchen/Living/Dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.67m	14'5" x 8'9"
Total	69.72 m ²	750.46 ft ²



Fourth floor

One-bedroom

CH44

Kitchen/Living/Dining	5.89m x 5.15m	19'4" x 16'11"
Bedroom	3.60m x 3.55m	11'10" x 11'8"
Balcony	1.70m x 8.36m	5'7" x 27'5"
Total	51.84 m ²	558.00 ft ²

CH45

Kitchen/Living/Dining	5.88m x 5.79m	19'3" x 18'12"
Bedroom	4.04m x 2.91m	13'3" x 9'7"
Balcony	1.70m x 5.84m	5'7" x 19'2"
Total	51.84 m ²	558.00 ft ²

CH46

Kitchen/Living/Dining	7.06m x 3.71m	23'2" x 12'2"
Bedroom	3.70m x 4.23m	12'2" x 13'11"
Total	51.26 m ²	551.76 ft ²

CH47

Kitchen/Living/Dining	5.30m x 5.08m	17'5" x 16'8"
Bedroom	4.13m x 3.45m	13'7" x 11'4"
Balcony	5.20m x 0.60m	17'1" x 1'12"
Total	52.30 m ²	562.95 ft ²

Two-bedroom

CH43

Kitchen/Living/Dining	6.19m x 3.77m	20'4" x 12'4"
Bedroom 1	4.81m x 3.82m	15'9" x 12'6"
Bedroom 2	3.05m x 2.94m	10'0" x 9'8"
Terrace	6.05m x 3.00m	19'10" x 9'10"
Total	67.26 m ²	723.98 ft ²

CH48

Kitchen/Living/Dining	4.84m x 7.37m	15'11" x 24'2"
Bedroom 1	2.50m x 5.29m	8'2" x 17'4"
Bedroom 2	2.54m x 4.11m	8'4" x 13'6"
Total	75.75 m ²	815.37 ft ²

CH49

Kitchen/Living/Dining	5.30m x 5.30m	17'5" x 17'5"
Bedroom 1	5.62m x 2.77m	18'5" x 9'1"
Bedroom 2	3.84m x 2.50m	12'7" x 8'2"
Balcony	5.20m x 0.60m	17'1" x 1'12"
Total	69.08 m ²	743.57 ft ²

CH50

Kitchen/Living/Dining	7.68m x 3.45m	25'2" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.80m	14'1" x 9'2"
Total	69.48 m ²	747.88 ft ²

CH51

Kitchen/Living/Dining	7.68m x 3.45m	25'2" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.80m	14'1" x 9'2"
Total	69.48 m ²	747.88 ft ²

CH52

Kitchen/Living/Dining	7.80m x 3.30m	25'7" x 10'10"
Bedroom 1	5.73m x 2.87m	18'10" x 9'5"
Bedroom 2	3.62m x 2.76m	11'11" x 9'1"
Total	70.17 m ²	755.30 ft ²

CH53

Kitchen/Living/Dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.78m	14'5" x 9'1"
Total	69.72 m ²	750.46 ft ²

CH54

Kitchen/Living/Dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.78m	14'5" x 9'1"
Total	69.72 m ²	750.46 ft ²

DESIGNED
FOR
LIVING

A commitment to style and detail extends through the building, from the moment you step into the entrance lobby, take the lift to your floor and open the front door of your apartment.



Computer generated image shows Pearl option.

Strong design principles throughout work to create a distinctive look, desirable lifestyle and undoubted appeal.



Computer generated image, indicative only.

Internal Finishes

- Amtico Spacia flooring to hallway, kitchen and living room
- Carpet to bedrooms (and study where appropriate)
- Full height mirrored wardrobe with shelf and hanging rail to bedrooms

Kitchen & Living Room

- Fully fitted handleless kitchen units with soft close doors and drawers
- 1.5 bowl (undermounted) sink with matt black mixer tap
- LED lighting under wall units
- Siemens integrated oven and wall mounted microwave (1 bedroom apartments)
- Siemens integrated oven and combination microwave (2 bedroom apartments)
- Induction hob and extractor hood
- Quartz splashback and worktop with upstand
- Integrated Siemens dishwasher
- Integrated Siemens fridge freezer
- Freestanding Siemens washer dryer to hallway cupboard

Form and function in perfect harmony.

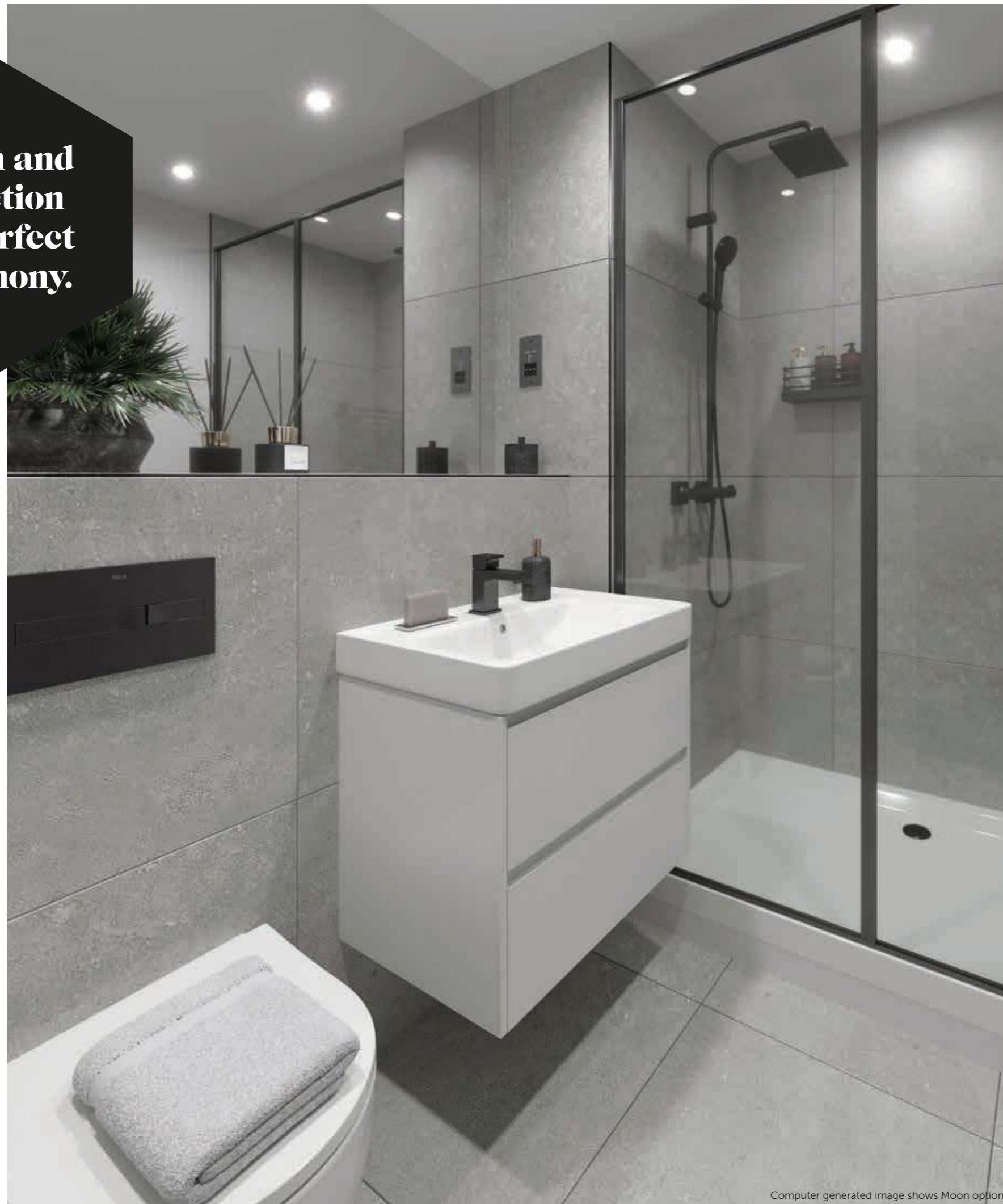


Bathrooms & En-suites

- Fully fitted bathroom with white sanitary ware and wall mounted thermostatic shower and screen
- Matt white vanity unit with basin
- Hansgrohe mixer tap in matt black
- Dual flush push plate in matt black
- Full width mirror to wall above vanity unit
- Heated towel rail in matt black
- Walk in shower trays with upstand and glazed screen to en-suites
- Hansgrohe shower valve to en-suite in matt black
- Half height ceramic wall tiles with full height to shower/bath area
- Tiled flooring

Electrics & Lighting

- Wiring for Sky Q
- Wall mounted media plate to living room
- LED low energy light fittings to all areas
- Secondary light switch to double bedrooms
- USB charging points to sockets either side of bed in master bedroom



Windows

Black framed double glazed aluminium windows

Security & Safety

- Mains-fed smoke detector and sprinklers
- 10 year structural warranty provided by Premier Guarantee
- Security locks to all windows and doors
- Video entry system to all apartments

General Areas

- Fob access to entrance doors
- Wet radiator heating system throughout
- Hive heating controls
- Precast concrete floors
- Storage cupboard to hallway (subject to layout)

Communal Areas - Ground Floor

- Entrance lobbies with ceramic floor tiles and well mat to entrance door
- White switches throughout
- White downlights
- Bike stores
- Lighting to be provided to both bin and bike stores on PIR

First & Second Floor Landings Serving Inner Lobbies

- Black metal handrail to staircase



Specification is subject to change.



CHASE NEW HOMES

Passion. Quality. Independence.



Scholars



One One Six

Delivering innovatively designed and carefully crafted new homes since 2005, Chase New Homes is a successful independent property developer with a varied and extensive portfolio of new homes.

Our independence means our reputation is paramount and we strive to offer exceptional service from the day you reserve your new home, throughout the whole sales process and beyond. It's this ethos and commitment that has helped us create and grow a strong brand; we remain as passionate now about creating homes and enhancing the lives of our customers as we did when the business first began.

Our current developments include Scholars, a combination of 2 bed apartments and 3, 4 & 5 bed houses in Broxbourne and St Edwards Gate, a gated development of 4 & 5 bed executive homes in Goffs Oak. In addition to Lea Wharf, we have an exciting new 1 & 2 bed apartment scheme coming soon to Cockfosters called One One Six. This development will offer a range of exceptional facilities for residents including a rooftop sky terrace with far reaching views towards the City, a Concierge Service with business lounge, large-screen cinema and fitness suite.





2 Market Street
Hertford
Hertfordshire
SG14 1BD

01992 940 955
leawharf@lanesexclusivehomes.co.uk



Bircherley Green
Hertford
Hertfordshire
SG14 1BN

Jasmine House, 8 Parkway
Welwyn Garden City
Hertfordshire
AL8 6HG

01707 660 660
Chasenewhomes.co.uk

