

**LEA
WHARF**

HERTFORD

NAVIGATION HOUSE

CHASE
NEW HOMES



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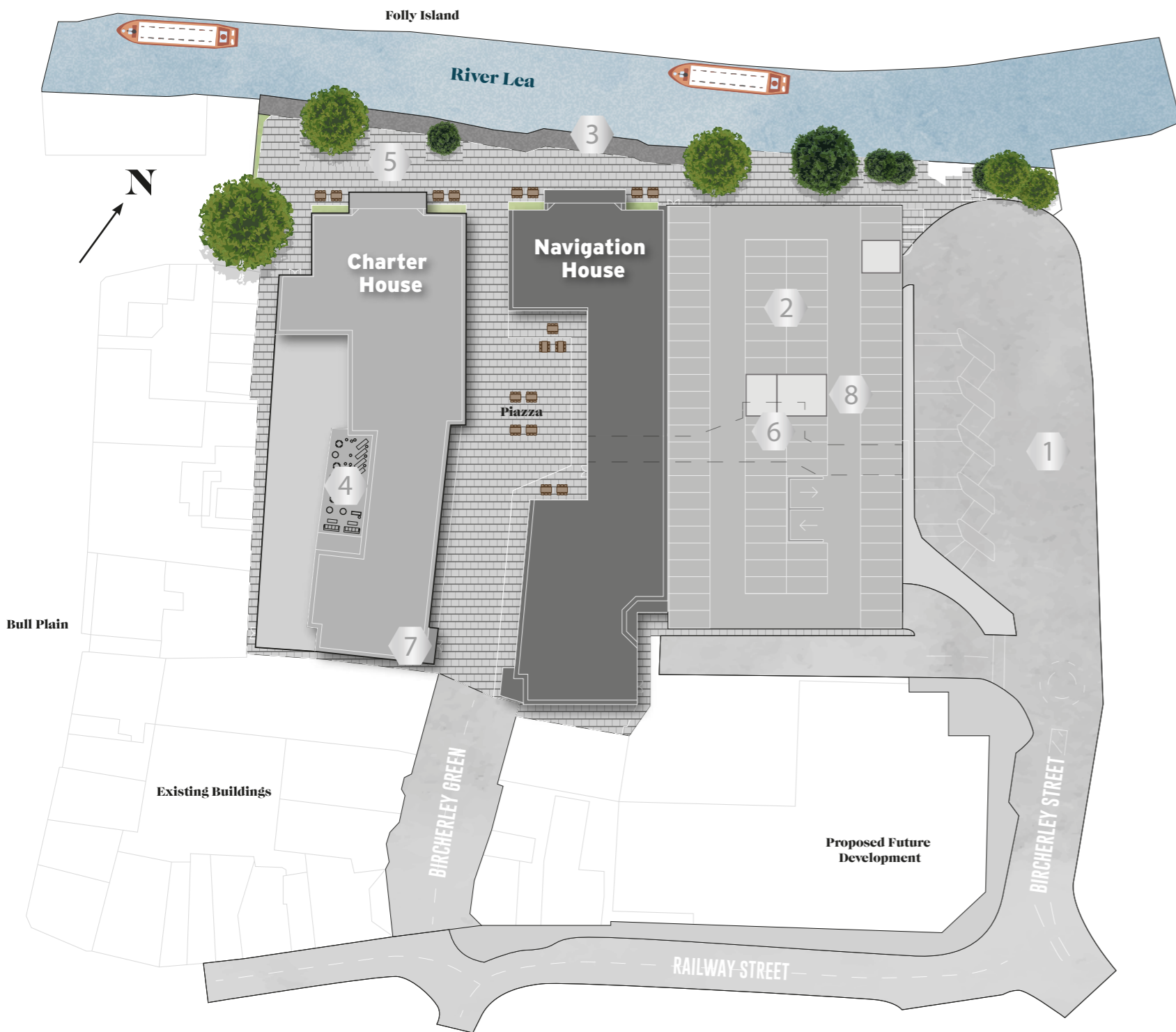
CANTINA MEXICANA

MARGARITA

COCKTAIL

VAULT

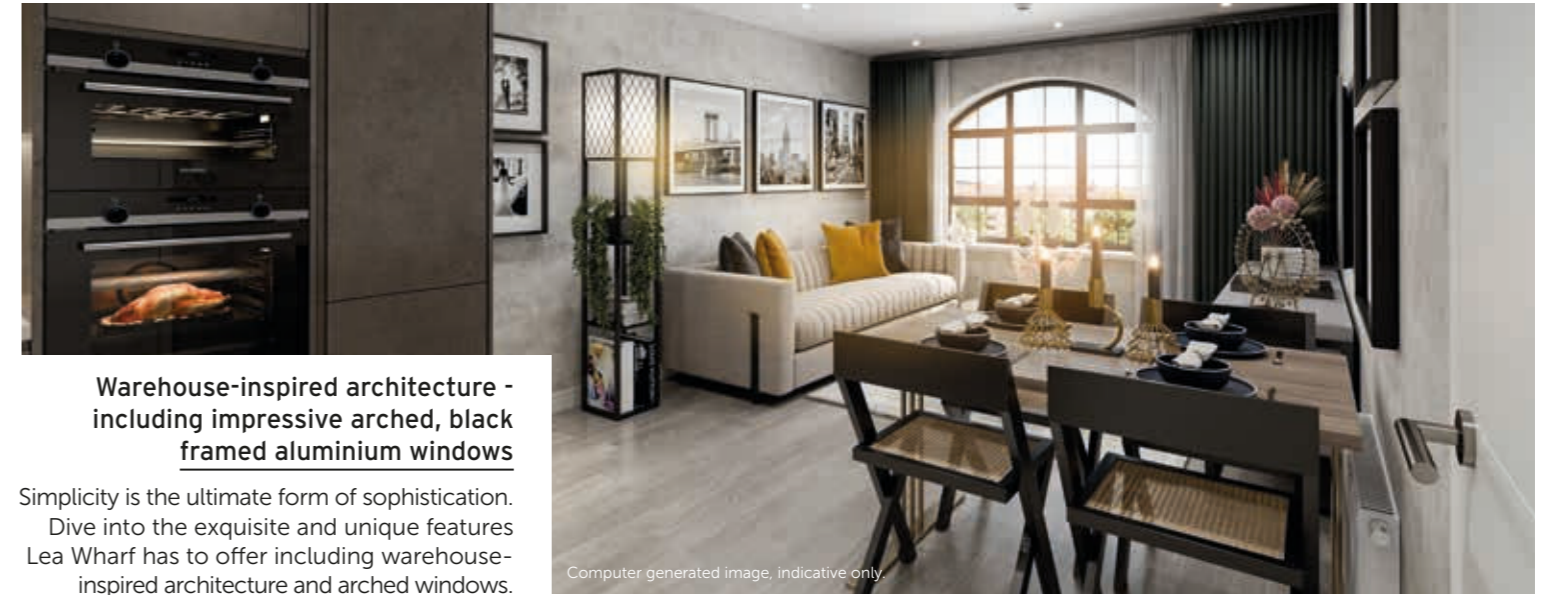
GRILL



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

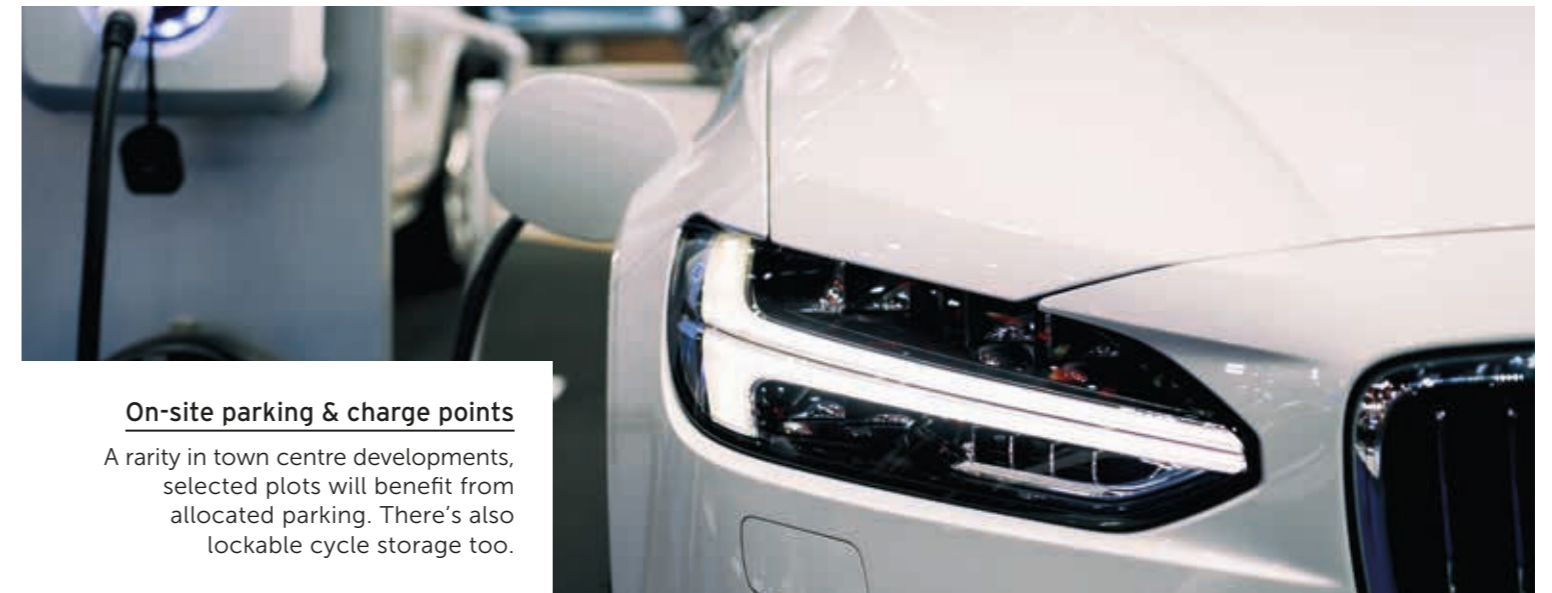
Site plan not to scale, indicative only.



Warehouse-inspired architecture - including impressive arched, black framed aluminium windows

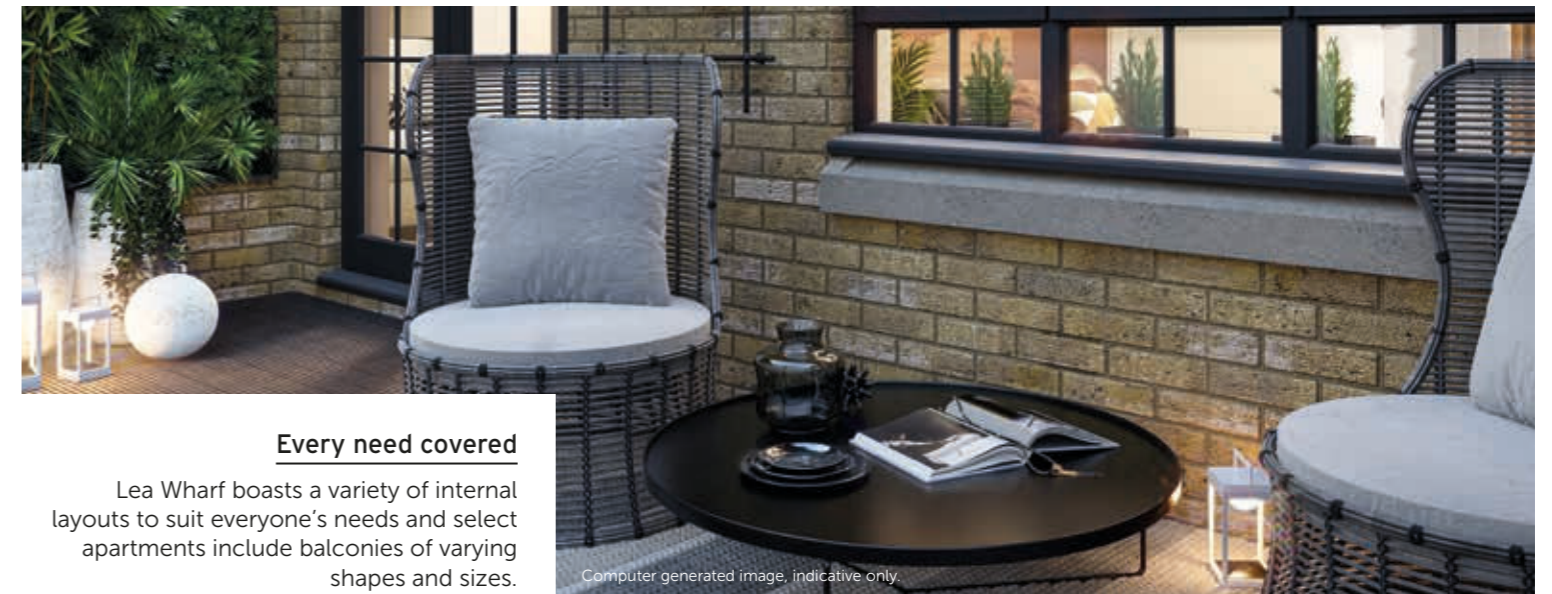
Simplicity is the ultimate form of sophistication. Dive into the exquisite and unique features Lea Wharf has to offer including warehouse-inspired architecture and arched windows.

Computer generated image, indicative only.



On-site parking & charge points

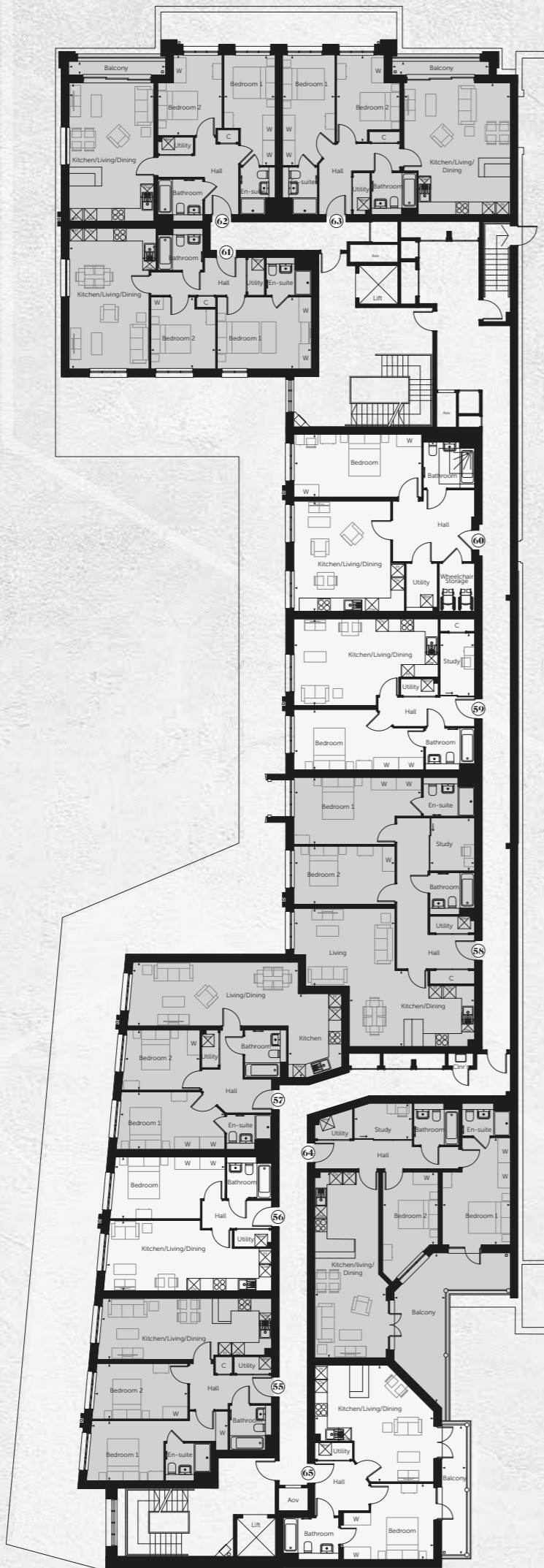
A rarity in town centre developments, selected plots will benefit from allocated parking. There's also lockable cycle storage too.



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

NH56

Kitchen/Living/Dining	7.88m x 3.36m	25'10" x 11'0"
Bedroom	5.30m x 2.95m	17'3" x 9'7"
Total	49.40 m ²	531.74 ft ²

NH59

Kitchen/Living/Dining	6.89m x 4.13m	22'7" x 13'5"
Bedroom	6.20m x 2.89m	20'3" x 9'5"
Study	3.05m x 1.66m	10'0" x 5'5"
Total	62.11 m ²	668.55 ft ²

NH60

Kitchen/Living/Dining	5.28m x 5.26m	17'3" x 17'3"
Bedroom	6.08m x 3.00m	19'11" x 9'10"
Total	72.73 m ²	782.86 ft ²

NH65

Kitchen/Living/Dining	5.67m x 5.55m	18'6" x 18'2"
Bedroom	4.46m x 3.62m	14'6" x 11'9"
Balcony	6.17m x 1.17m	20'3" x 3'10"
Total	53.40 m ²	574.79 ft ²

Two-bedroom

NH55

Kitchen/Living/Dining	8.05m x 2.92m	26'4" x 9'6"
Bedroom 1	6.50m x 2.86m	21'3" x 9'4"
Bedroom 2	4.34m x 2.65m	14'2" x 8'7"
Total	69.35 m ²	746.48 ft ²

NH57

Living/Dining	7.89m x 3.04m	25'11" x 10'0"
Kitchen	2.56m x 3.99m	8'5" x 13'1"
Bedroom 1	4.99m x 2.75m	16'4" x 9'0"
Bedroom 2	3.74m x 2.87m	12'3" x 9'4"
Total	77.50 m ²	834.20 ft ²

NH58

Kitchen/Dining	5.98m x 3.62m	19'8" x 11'11"
Living	3.71m x 4.83m	12'2" x 15'10"
Bedroom 1	6.09m x 3.20m	20'0" x 10'5"
Bedroom 2	4.83m x 2.78m	15'10" x 9'1"
Study	2.53m x 2.23m	8'3" x 7'3"
Total	102.32 m ²	1101.36 ft ²

NH61

Kitchen/Living/Dining	6.70m x 4.15m	22'0" x 13'6"
Bedroom 1	4.49m x 3.43m	14'7" x 11'3"
Bedroom 2	3.43m x 3.10m	11'3" x 10'2"
Total	70.16 m ²	755.20 ft ²

NH62

Kitchen/Living/Dining	6.57m x 4.04m	21'7" x 13'3"
Bedroom 1	5.28m x 2.45m	17'3" x 8'0"
Bedroom 2	3.84m x 3.07m	12'7" x 10'1"
Balcony	4.62m x 0.65m	15'2" x 2'2"
Total	70.44 m ²	758.21 ft ²

NH63

Kitchen/Living/Dining	6.26m x 5.08m	20'7" x 16'7"
Bedroom 1	5.26m x 2.50m	17'3" x 8'2"
Bedroom 2	4.16m x 3.01m	13'6" x 9'11"
Balcony	4.62m x 0.65m	15'2" x 2'2"
Total	75.01 m ²	807.40 ft ²

NH64

Kitchen/Living/Dining	8.84m x 3.39m	29'0" x 11'1"
Bedroom 1	5.11m x 3.25m	16'9" x 10'8"
Bedroom 2	3.47m x 2.65m	11'5" x 8'8"
Study	2.77m x 1.72m	9'1" x 5'8"
Balcony	7.38m x 5.56m	24'3" x 18'3"
Total	82.56 m ²	888.67 ft ²



Second floor

One-bedroom

NH67

Kitchen/Living/Dining	7.88m x 3.36m	25'10" x 11'0"
Bedroom	5.30m x 2.95m	17'3" x 9'7"
Total	49.40 m ²	531.74 ft ²

NH70

Kitchen/Living/Dining	6.89m x 4.13m	22'7" x 13'5"
Bedroom	6.20m x 2.89m	20'3" x 9'5"
Study	3.05m x 1.66m	10'0" x 5'5"
Total	62.11 m ²	668.55 ft ²

NH76

Kitchen/Living/Dining	5.67m x 5.55m	18'6" x 18'2"
Bedroom	4.46m x 3.62m	14'6" x 11'9"
Balcony	6.17m x 1.17m	20'3" x 3'10"
Total	53.40 m ²	574.79 ft ²

Two-bedroom

NH66

Kitchen/Living/Dining	8.05m x 2.92m	26'4" x 9'6"
Bedroom 1	6.50m x 2.86m	21'3" x 9'4"
Bedroom 2	4.34m x 2.65m	14'2" x 8'7"
Total	69.35 m ²	746.48 ft ²

NH68

Living/Dining	7.89m x 3.04m	25'11" x 10'0"
Kitchen	2.56m x 3.99m	8'5" x 13'1"
Bedroom 1	4.99m x 2.75m	16'4" x 9'0"
Bedroom 2	3.74m x 2.87m	12'3" x 9'4"
Total	77.50 m ²	834.20 ft ²

NH69

Kitchen/Dining	5.98m x 3.62m	19'8" x 11'11"
Living	3.71m x 4.83m	12'2" x 15'10"
Bedroom 1	6.09m x 3.20m	20'0" x 10'5"
Bedroom 2	4.83m x 2.78m	15'10" x 9'1"
Study	2.53m x 2.23m	8'3" x 7'3"
Total	102.32 m ²	1101.36 ft ²

NH71

Kitchen/Living/Dining	6.88m x 3.60m	22'7" x 11'10"
Bedroom 1	4.68m x 3.00m	15'4" x 9'10"
Bedroom 2	3.51m x 2.31m	11'5" x 7'6"
Study	3.60m x 1.66m	11'10" x 5'4"
Total	73.06 m ²	786.41 ft ²

NH72

Kitchen/Living/Dining	6.70m x 4.15m	22'0" x 13'6"
Bedroom 1	4.49m x 3.43m	14'7" x 11'3"
Bedroom 2	3.43m x 3.10m	11'3" x 10'2"
Total	70.16 m ²	755.20 ft ²

NH73

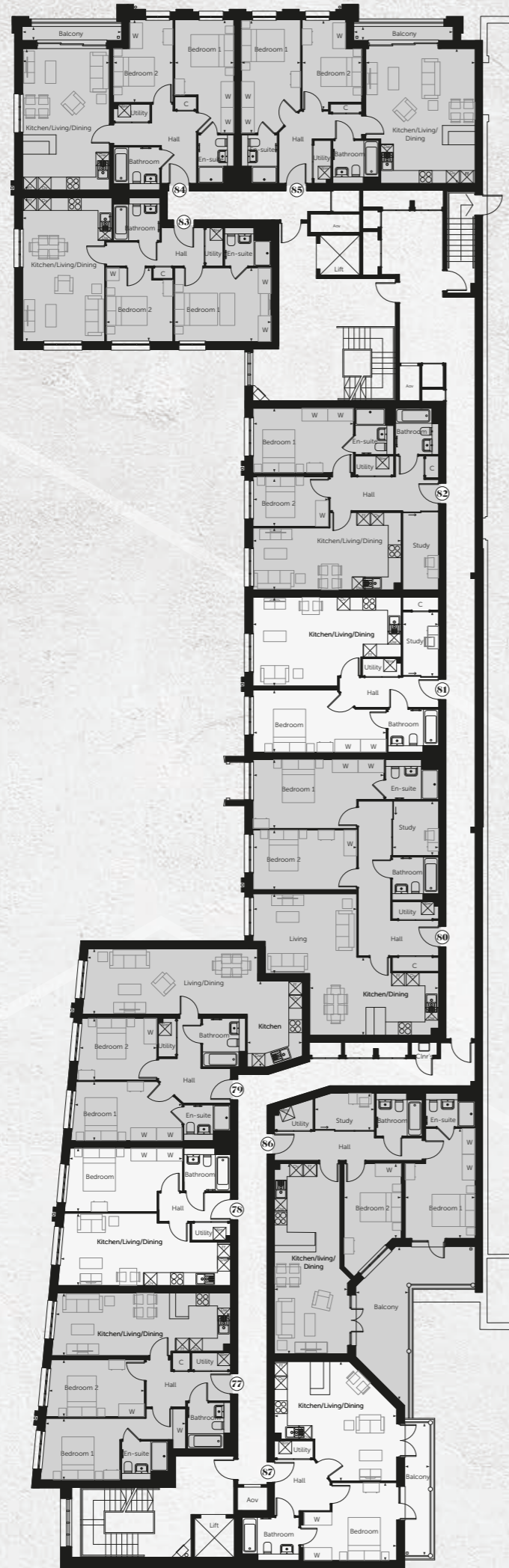
Kitchen/Living/Dining	6.57m x 4.04m	21'7" x 13'3"
Bedroom 1	5.28m x 2.45m	17'3" x 8'0"
Bedroom 2	3.84m x 3.07m	12'7" x 10'1"
Balcony	4.62m x 0.65m	15'2" x 2'2"
Total	70.44 m ²	758.21 ft ²

NH74

Kitchen/Living/Dining	6.26m x 5.08m	20'7" x 16'7"
Bedroom 1	5.26m x 2.50m	17'3" x 8'2"
Bedroom 2	4.16m x 3.01m	13'6" x 9'11"
Balcony	4.62m x 0.65m	15'2" x 2'2"
Total	75.01 m ²	807.40 ft ²

NH75

Kitchen/Living/Dining	8.84m x 3.39m	29'0" x 11'1"
Bedroom 1	5.11m x 3.25m	16'9" x 10'8"
Bedroom 2	3.47m x 2.65m	11'5" x 8'8"
Study	2.77m x 1.72m	9'1" x 5'8"
Balcony	7.38m x 5.56m	24'3" x 18'3"
Total	82.56 m ²	888.67 ft ²



One-bedroom

○ **NH78**

Kitchen/Living/Dining	7.88m x 3.36m	25'10" x 11'0"
Bedroom	5.30m x 2.95m	17'3" x 9'7"
Total	49.40 m²	531.74 ft²

○ **NH81**

Kitchen/Living/Dining	6.89m x 4.13m	22'7" x 13'5"
Bedroom	6.20m x 2.89m	20'3" x 9'5"
Study	3.05m x 1.66m	10'0" x 5'5"
Total	62.11 m²	668.55 ft²

○ **NH87**

Kitchen/Living/Dining	5.67m x 5.55m	18'6" x 18'2"
Bedroom	4.46m x 3.62m	14'6" x 11'9"
Balcony	6.17m x 1.17m	20'3" x 3'10"
Total	53.40 m²	574.79 ft²

Two-bedroom

○ **NH77**

Kitchen/Living/Dining	8.05m x 2.92m	26'4" x 9'6"
Bedroom 1	6.50m x 2.86m	21'3" x 9'4"
Bedroom 2	4.34m x 2.65m	14'2" x 8'7"
Total	69.35 m²	746.48 ft²

○ **NH79**

Living/Dining	7.89m x 3.04m	25'11" x 10'0"
Kitchen	2.56m x 3.99m	8'5" x 13'1"
Bedroom 1	4.99m x 2.75m	16'4" x 9'0"
Bedroom 2	3.74m x 2.87m	12'3" x 9'4"
Total	77.50 m²	834.20 ft²

○ **NH80**

Kitchen/Dining	5.98m x 3.62m	19'8" x 11'11"
Living	3.71m x 4.83m	12'2" x 15'10"
Bedroom 1	6.09m x 3.20m	20'0" x 10'5"
Bedroom 2	4.83m x 2.78m	15'10" x 9'1"
Study	2.53m x 2.23m	8'3" x 7'3"
Total	102.32 m²	1101.36 ft²

○ **NH82**

Kitchen/Living/Dining	6.88m x 3.60m	22'7" x 11'10"
Bedroom 1	4.68m x 3.00m	15'4" x 9'10"
Bedroom 2	3.51m x 2.31m	11'5" x 7'6"
Study	3.60m x 1.66m	11'10" x 5'4"
Total	73.06 m²	786.41 ft²

○ **NH83**

Kitchen/Living/Dining	6.70m x 4.15m	22'0" x 13'6"
Bedroom 1	4.49m x 3.43m	14'7" x 11'3"
Bedroom 2	3.43m x 3.10m	11'3" x 10'2"
Total	70.16 m²	755.20 ft²

○ **NH84**

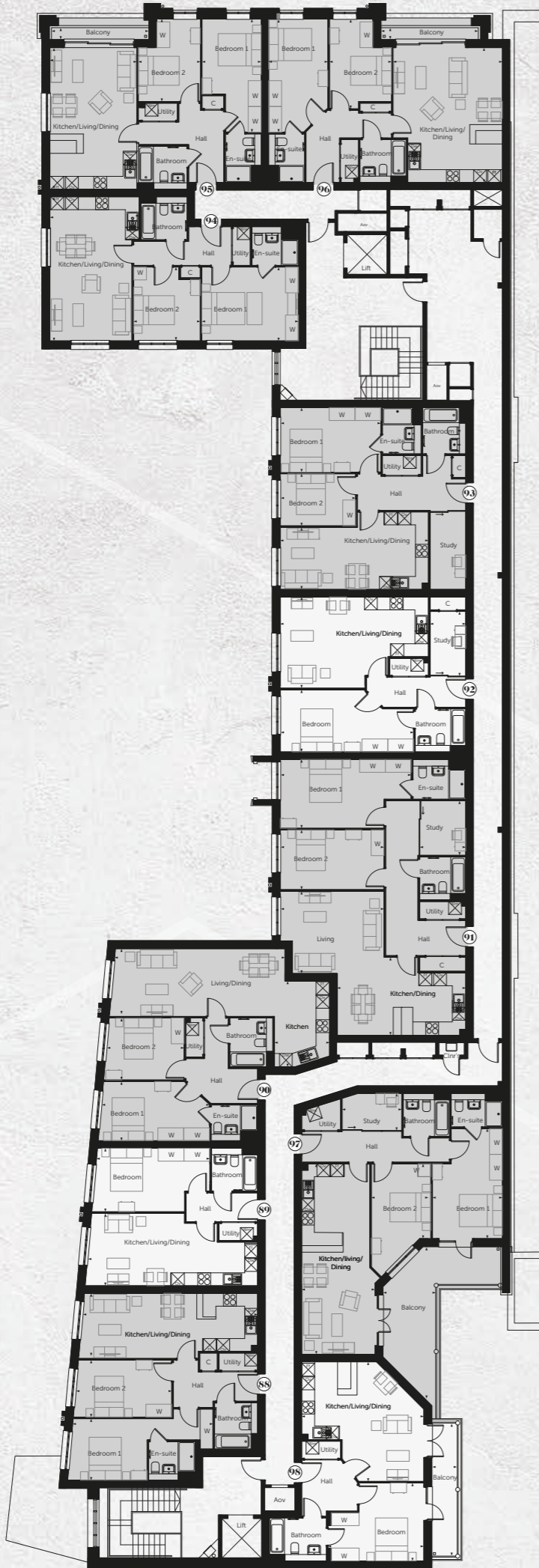
Kitchen/Living/Dining	6.57m x 4.04m	21'7" x 13'3"
Bedroom 1	5.28m x 2.75m	17'3" x 9'0"
Bedroom 2	3.84m x 2.77m	12'7" x 9'1"
Balcony	4.62m x 0.65m	15'2" x 2'2"
Total	70.44 m²	758.21 ft²

○ **NH85**

Living/Dining/Kitchen	6.26m x 5.06m	20'7" x 16'8"
Bedroom 1	5.26m x 2.75m	17'3" x 9'0"
Bedroom 2	4.16m x 2.76m	13'8" x 9'1"
Balcony	4.62m x 0.65m	15'2" x 2'2"
Total	75.01 m²	807.40 ft²

○ **NH86**

Kitchen/Living/Dining	8.84m x 3.39m	29'0" x 11'1"
Bedroom 1	5.11m x 3.25m	16'9" x 10'8"
Bedroom 2	3.47m x 2.65m	11'5" x 8'8"
Study	2.77m x 1.72m	9'1" x 5'8"
Balcony	7.38m x 5.56m	24'3" x 18'3"
Total	82.56 m²	888.67 ft²



Fourth floor

One-bedroom

NH89

Kitchen/Living/Dining	7.88m x 3.36m	25'10" x 11'0"
Bedroom	5.30m x 2.95m	17'3" x 9'7"
Total	49.40 m ²	531.74 ft ²

NH92

Kitchen/Living/Dining	6.89m x 4.24m	22'7" x 13'11"
Bedroom	6.20m x 2.89m	20'4" x 9'6"
Study	3.05m x 1.66m	10'0" x 5'5"
Total	62.11 m ²	668.55 ft ²

NH98

Kitchen/Living/Dining	5.67m x 5.55m	18'6" x 18'2"
Bedroom	4.46m x 3.62m	14'6" x 11'9"
Balcony	6.17m x 1.17m	20'3" x 3'10"
Total	53.40 m ²	574.79 ft ²

NH94

Living/Dining/Kitchen	6.70m x 4.15m	22'0" x 13'6"
Bedroom 1	4.49m x 3.43m	14'7" x 11'3"
Bedroom 2	3.43m x 3.10m	11'3" x 10'2"
Total	70.16 m ²	755.20 ft ²

NH95

Kitchen/Living/Dining	6.57m x 4.04m	21'7" x 13'3"
Bedroom 1	5.28m x 2.75m	17'3" x 9'0"
Bedroom 2	3.84m x 2.88m	12'7" x 9'4"
Balcony	4.52m x 0.50m	14'10" x 1'8"
Total	70.44 m ²	758.21 ft ²

NH96

Living/Dining/Kitchen	6.26m x 5.08m	20'7" x 16'8"
Bedroom 1	5.26m x 2.75m	17'3" x 9'0"
Bedroom 2	4.16m x 2.88m	13'8" x 9'5"
Balcony	4.52m x 0.50m	14'10" x 1'8"
Total	70.01 m ²	807.40 ft ²

Two-bedroom

NH88

Living/Dining/Kitchen	8.05m x 3.03m	26'5" x 9'11"
Bedroom 1	6.50m x 2.86m	21'4" x 9'5"
Bedroom 2	4.58m x 2.65m	15'0" x 8'8"
Total	69.35 m ²	746.48 ft ²

NH90

Living/Dining	3.14m x 7.89m	10'4" x 25'11"
Kitchen	3.99m x 2.56m	13'1" x 8'5"
Bedroom 1	4.99m x 2.75m	16'4" x 9'0"
Bedroom 2	3.74m x 2.88m	12'3" x 9'5"
Total	77.50 m ²	834.20 ft ²

NH91

Living	3.82m x 4.83m	12'7" x 15'10"
Kitchen/Dining	5.98m x 3.62m	19'8" x 11'11"
Bedroom 1	6.09m x 3.20m	20'0" x 10'6"
Bedroom 2	4.83m x 2.78m	15'10" x 9'1"
Study	2.53m x 2.23m	8'3" x 7'3"
Total	102.32 m ²	1101.36 ft ²

NH93

Living/Dining/Kitchen	6.89m x 3.60m	22'7" x 11'10"
Bedroom 1	4.68m x 3.00m	15'4" x 9'10"
Bedroom 2	3.51m x 2.42m	11'6" x 7'11"
Study	3.60m x 1.66m	11'10" x 5'4"
Total	73.06 m ²	786.41 ft ²

NH97

Living/Dining/Kitchen	8.84m x 3.39m	29'0" x 11'1"
Bedroom 1	5.11m x 3.25m	16'9" x 10'8"
Bedroom 2	3.47m x 2.77m	11'5" x 9'1"
Study	2.77m x 1.72m	9'1" x 5'8"
Balcony	7.38m x 5.46m	24'3" x 17'11"
Total	82.56 m ²	888.67 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.

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

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



Computer generated image, indicative only.

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