







# 888

HIGH ROAD  
ROMFORD | LONDON

A BOUTIQUE NEW RESIDENTIAL DEVELOPMENT  
OFFERING A COLLECTION OF STYLISH AND  
CONTEMPORARY APARTMENTS.  
BEAUTIFULLY DESIGNED WITH MANY CHIC AND  
TASTEFUL SPECIFICATIONS AND FIXTURES.

Situated in Chadwell Heath Romford, North East London, a major metropolitan centre approximately 11 miles from Central London. The town itself and the immediate area has much to offer and benefits from a wide range of well established and vibrant shopping, business, leisure and entertainment centres. Within short walking distance to Chadwell Heath Station soon to be part of Crossrail, revolutionising London travel with shorter journey times and bringing the City and West End closer than ever before.



10  
minutes

walk to  
Chadwell Heath  
Station  
TFL/Crossrail



22  
minutes

to Liverpool  
Street Station





# AT HOME IN CHADWELL HEATH

CHADWELL HEATH IS IDEALLY SITUATED IN THE MIDDLE OF TWO MAJOR TOWN CENTRES, ROMFORD & ILFORD, THEREBY SPOILT BY A WEALTH OF CHOICE AND THE BEST OF THE BOTH VIBRANT TOWNS.

Romford is the fourth largest retail centre in London and one of the top 15 in the South-East, attracting more than 25 million visitors a year. The town also boasts a busy night-time economy, with 15,000 people pouring into its bars, restaurants and clubs at weekends.

With several shopping centres radiating off a pedestrianised South Street, which runs between the station and Market Place. The Liberty Shopping Centre is the largest, with a good selection of high street brands such as Marks & Spencer, H&M, Topshop and Superdry.

The Brewery shopping and leisure centre, on the site of the old Star Brewery, has Sainsbury's, TK Maxx and Gap branches, as well as chain restaurants including Pizza Express and Nando's.

Ilford is home to a bustling town centre offering a wealth of choice for shopping, dining, leisure and entertainment. The Exchange Shopping Centre includes leading retailers such as Marks & Spencers, H&M, Debenhams, Next as well as independent boutiques. Local restaurants reflect the international flavour of this area with an array of dining options.

The local independent Chadwell Heath Academy is rated as 'Outstanding' by Ofsted. St Chad's Park, the oldest green space in the borough, with ornamental gardens and a wildlife conservation area and play areas. Cricketers can sign up to the Chadwell Heath Cricket Club which is always open to new members and caters for all abilities.

Ilford Chadwell Heath Romford



# A STRATEGY FOR GROWTH

Chadwell Heath is again taking great benefit from its location being in the midst of two of the fastest growing and vibrant town centres of North East London, Ilford and Romford

Romford is rapidly becoming a **vibrant and cosmopolitan community**, appealing especially to young first-time buyers who love the buzz and the convenience FINANCIAL TIMES

The plans would improve the town centre's open spaces and make the shopping and leisure areas more vibrant.  
**The future is very bright for Ilford**

COUNCILLOR HELEN COOMB, CABINET MEMBER FOR ECONOMY, PLANNING AND REGENERATION

In Romford, the average property in the vicinity of the station has risen from £241,027 to £359,058 which is **an increase of 48.9%** PROPERTY PARTNER

**Goodmayes among best places to buy in 2020**

Get in before Crossrail starts as house prices rise 40 per cent in five years HOMES & PROPERTY JANUARY 2020




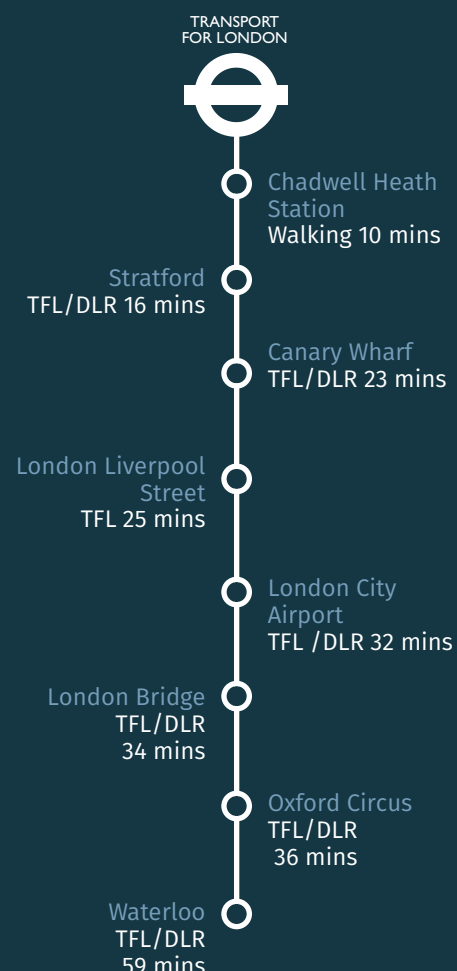
# BEAUTIFULLY CONNECTED

888 High Road is ideally located for London commuters, with Chadwell Heath Station only 10 minutes walk away, offering a direct rail line to London Liverpool Street, in the heart of the City.

**Journey times can be as little as 23 minutes.**

At Stratford, further down the line there is an interchange where travellers can access the London Underground, Jubilee and Central Lines, London Overground and the DLR, or take the short walk to Stratford International for Eurostar services to mainland Europe.

 The A406 North Circular Road is approximately an **18 minutes** drive with the A12 only **6 minutes** and M25 J28 only **24 minutes** drive away.



# TRANSFORMING LONDON TRAVEL

Crossrail is Europe's largest construction project with £14.8 Billion funding over a 100km route supporting **regeneration across the capital** and adding an estimated £42bn to the UK economy.

This massive infrastructure project is expected to bring an extra **1.5 million people to within 45 minutes of central London** and serve approximately 200 million annual passengers.

Crossrail could help create **£5.5 billion in added value to residential and commercial real estate** along its route between 2012 and 2021, according to research for Crossrail by GVA.

**Residential capital values are projected to increase** immediately around Crossrail stations in central London by 25% and by 20% in the suburbs, again above a rising baseline projection.







# LOCATION



## On foot

- A** Chadwell Primary School | 1 mins
- B** Harvester Restaurant | 1 mins
- C** Fitness Centre | 1 mins
- D** Chadwell Heath Academy | 7 mins
- E** Post office | 9 mins
- F** Tesco Extra | 9 mins
- G** Sainsbury's supermarket | 9 mins
- H** Chadwell Heath Rail Station | 10 mins
- I** St Chad's Park | 13 mins
- J** King George Hospital | 15 mins
- K** Barley Lane Park | 16 mins



## By car

- K** Romford city centre | 11 mins
- L** The Brewery shopping centre | 11 mins
- M** Liberty shopping centre | 11 mins
- N** Ilford Exchange | 14 mins



## Further down the line

- Airport** London City Airport | 28 mins
- Canary Wharf** | 31 mins
- Tower Bridge** | 35 mins
- The Shard** | 43 mins
- 2 | King's College** | 45 mins
- St Paul's Cathedral** | 48 mins
- Westminster Abbey** | 52 mins
- 1 | University College** | 55 mins
- Harrods** | 58 mins
- Oxford Circus** | 60 mins
- 3 | Imperial College** | 60 mins
- Heathrow** | 69 mins
- Railway stations**

DISCLAIMER: Journey times are approximate and dependant on time of day.  
Train journey times from Chadwell Heath station. Sources: Google Maps | tfl.gov.uk | \*National Rail Enquiries



「The contemporary design of the living area offers a blend of style and functionality」







Balcony access coupled with floor to ceiling height windows drawing in ample natural light to living area



「Elegantly styled with  
a classic blend of full  
ceramic tiling and  
white sanitary ware」

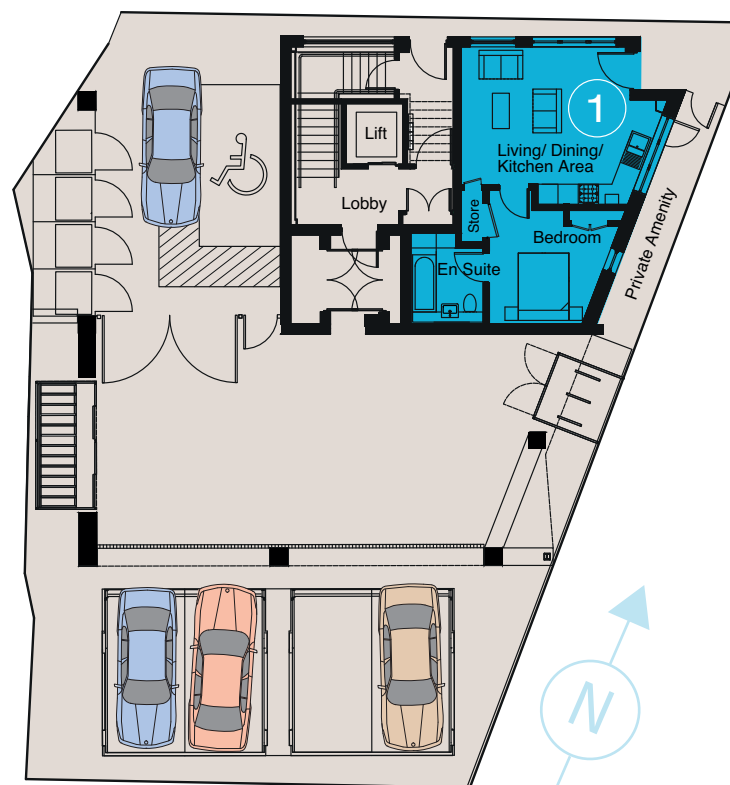




Bright, elegant bedrooms feature balcony access and ensembles ensuring a relaxed and comfortable environment





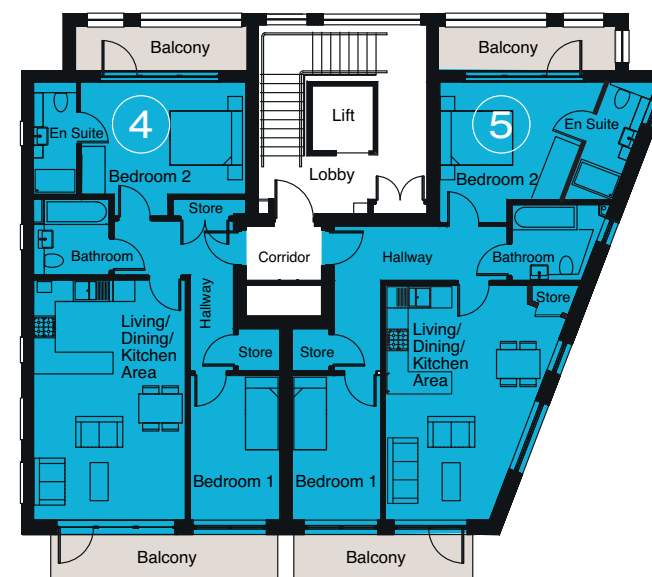


## GROUND FLOOR

### Apartment 1

1 bedroom	49.2 sqm*	529 sqft*
Dining/Living Area	4.67 x 4.90m	15'3" x 16'0"
Bedroom	3.35 x 2.80m	10'9" x 9'1"
En suite	2.25 x 1.91m	7'3" x 7'0"
Store	1.50 x 0.65m	4'9" x 2'1"

\*Net internal area



## SECOND FLOOR

### Apartment 4

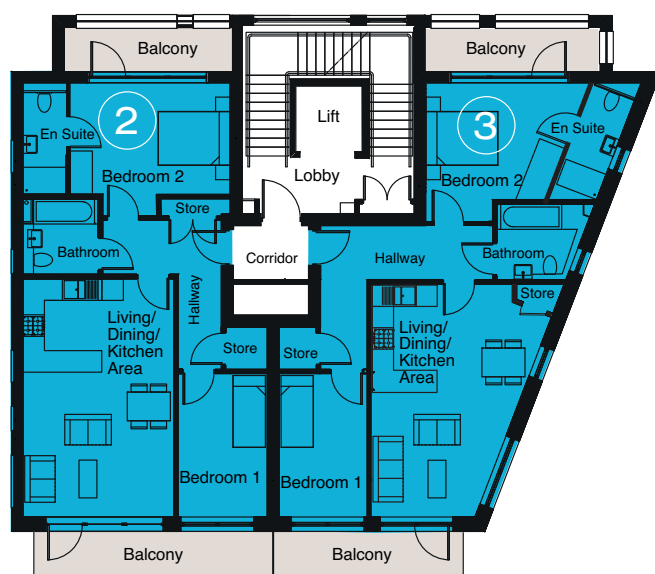
2 Bedroom	74.8 sqm*	805 sqft*
Kitchen/Living Area	4.20 x 6.60m	13'7" x 21'6"
Bedroom 1	2.47 x 4.00m	8'1" x 13'1"
En suite	1.20 x 3.10m	3'9" x 10'1"
Bedroom 2	4.50 x 3.10m	14'7" x 10'1"
Bathroom	2.10 x 2.10m	6'8" x 6'8"
Store	2.00 x 0.45m	6'5" x 1'4"

\*Net internal area

### Apartment 5

2 Bedroom	74.7 sqm*	804 sqft*
Kitchen/Living Area	4.15 x 6.47m	13'6" x 21'2"
Bedroom 1	2.47 x 4.00m	8'1" x 13'1"
Bedroom 2	4.60 x 3.85m	15'0" x 12'6"
En suite	1.20 x 2.95m	3'9" x 9'6"
Bathroom	2.10 x 1.90m	6'8" x 6'2"

\*Net internal area



## FIRST FLOOR

### Apartment 2

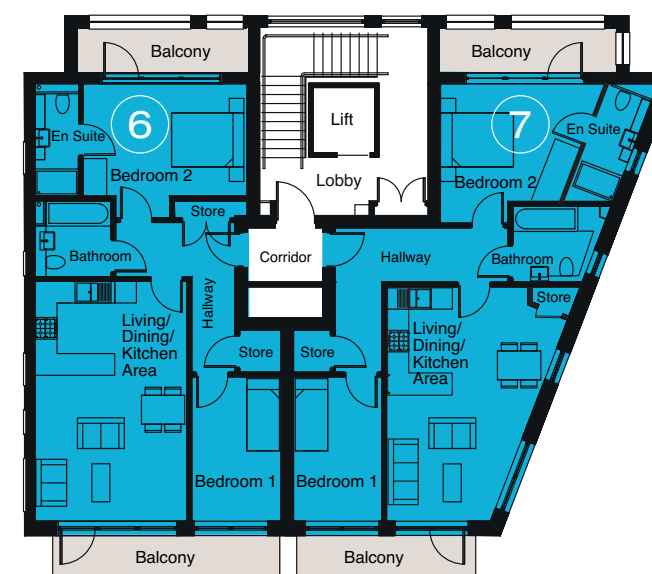
2 bedroom	74.8 sqm*	805 sqft*
Kitchen/Living Area	4.20 x 6.60m	13'7" x 21'6"
Bedroom 1	2.47 x 4.00m	8'1" x 13'1"
En suite	3.10 x 1.20m	10'1" x 3'9"
Bedroom 2	4.50 x 3.10m	14'7" x 10'1"
Bathroom	2.10 x 2.10m	6'8" x 6'8"
Store	2.00 x 0.45m	6'5" x 1'4"

\*Net internal area

### Apartment 3

2 bedroom	74.7 sqm*	804 sqft*
Kitchen/Living Area	6.47 x 4.15m	21'2" x 13'6"
Bedroom 1	4.00 x 2.45m	13'1" x 8'0"
Bedroom 2	4.60 x 3.85m	15'0" x 12'6"
En suite	2.95 x 1.20m	9'6" x 3'9"
Bathroom	2.10 x 1.90m	6'8" x 6'2"

\*Net internal area



## THIRD FLOOR

### Apartment 6

2 Bedroom	74.8 sqm*	805 sqft*
Kitchen/Living Area	6.60 x 4.20m	21'6" x 13'7"
Bedroom 1	2.47 x 4.00m	8'1" x 13'1"
Bedroom 2	4.50 x 3.10m	14'7" x 10'1"
En suite	1.20 x 3.10m	3'9" x 10'1"
Bathroom	2.10 x 2.10m	6'8" x 6'8"
Store 1	1.15 x 1.15 m	3'7" x 3'7"
Store 2	2.00 x 0.45m	6'5" x 1'4"

\*Net internal area

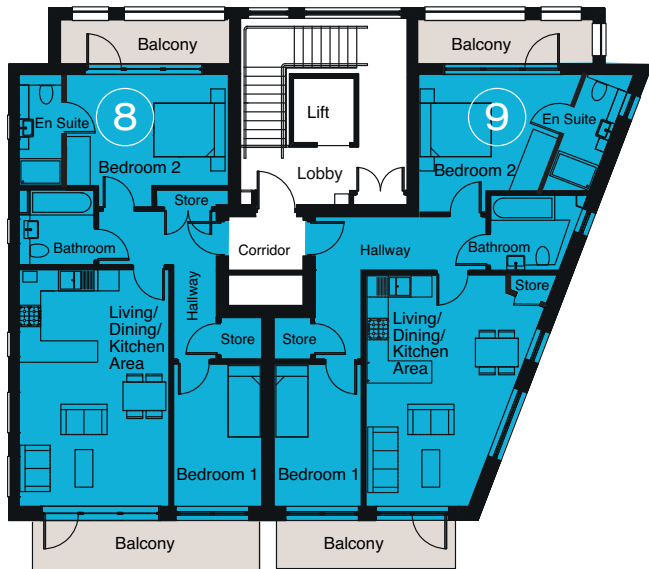
### Apartment 7

2 Bedroom	74.7 sqm*	804 sqft*
Kitchen/Living Area	4.15 x 6.47m	13'6" x 21'2"
Bedroom 1	2.45 x 4.00m	8'0" x 13'1"
Bedroom 2	4.60 x 3.85m	15'0" x 12'6"
En suite	1.20 x 2.95m	3'9" x 9'6"
Bathroom	2.10 x 1.90m	6'8" x 6'2"

\*Net internal area

Computer-generated images and photographs are indicative-only, unless otherwise stated and in line with our policy of continuous improvement, we reserve the right to alter the layout, style, specification and/or landscaping detail at any time. Floor plans and all dimensions shown are approximate – the information is taken from working drawings which may result in some variation on completed properties. Areas for the corridors bathrooms and storage have not been included in gross internal area calculations. These particulars should not be relied upon as accurately describing any of the specific matters referenced by any order under the Property Misdescriptions Act 1991. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. The development name may not always be retained for the purposes of postal registration.





## FOURTH FLOOR

### Apartment 8

2 Bedroom	74.8 sqm*	805 sqft*
Kitchen/Living Area	6.60 x 4.20m	21'6" x 13'7"
Bedroom 1	2.47 x 4.00m	8'1" x 13'1"
En suite	1.20 x 3.10m	3'9" x 10'1"
Bedroom 2	3.10 x 4.50m	10'1" x 14'7"
Bathroom	2.10 x 2.10m	6'8" x 6'8"
Store	1.15 x 1.15m	3'7" x 3'7"

\*Net internal area

### Apartment 9

2 Bedroom	74.7 sqm*	804 sqft*
Kitchen/Living Area	6.47 x 2.45m	21'2" x 8'0"
Bedroom 1	4.00 x 2.45	13'1" x 8'0"
Bedroom 2	4.60 x 3.85	15'0" x 12'6"
Bathroom	2.10 x 1.90m	6'8" x 6'2"
Store	1.15 x 1.00m	3'7" x 3'2"

\*Net internal area

# SPECIFICATIONS

## Kitchen

- Contemporary designer Italian kitchens
- Matt finish handle-less doors/drawers
- Polished quartz composite worktops, upstand and hob splash back
- Concealed LED strip lighting under wall cabinets
- Undermount stainless steel bowl with chrome finish swivel mixer tap
- Bosch induction/gas hob, oven and microwave
- Integrated fridge freezer and dishwasher
- Silver canopy extractor vented to external facade
- Plumbing for washer/dryer

## Bathrooms

- Ceramic tiling to floor and walls
- Contemporary white sanitary ware
- Semi recessed wash basin with chrome mixer tap
- LED vanity mirror
- Concealed cistern with flush-plate
- Bath with screen, manual and overhead shower
- Chrome ladder style heated towel rail
- Chrome toilet roll holder and robe hook

## Finish & Fittings

- Off white painted walls throughout
- Recessed Chrome/stainless steel LED down lighters to hallway and living area/kitchen

- Chrome/stainless steel power sockets and light switches throughout
- Engineered oak flooring to hallway living area/kitchen and hallway
- Living area with floor to ceiling height windows
- Carpeted bedroom flooring
- Oak front door with white internal doors
- Gas central heating
- Fitted smoke and heat detectors
- Television, Telephone, SKY points to living area

## Common Areas

- Secure gated car park & bike store
- Passenger lift serving each floor
- Ceramic tiling to ground floor lobby
- Carpet flooring in upper corridors
- Secure lockable mail boxes within the lobby

## Peace of mind

- Video phone entry system
- CCTV to communal areas
- All apartments benefit from 10 year build warranty

## Management company

A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered