



SAPPHIRE
COURT

ILFORD ESSEX

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SAPPHIRE COURT

A boutique development offering a stylish collection of fourteen apartments, just **9 miles** away from central London. Internal specifications include many chic and contemporary features.

Perfectly situated in the heart of Ilford Town Centre, one of North East London's **largest and most cosmopolitan** towns. Surrounded by all the desirable amenities within a short walking distance, a major shopping centre, an array of dining options, health and fitness clubs and leading high street brands.

Being only a **16 minute** commute to Central London (Zone 1), it's an area of significant **regeneration and investment** by the Mayor of London and the Greater London Authority. The arrival of **Crossrail** at Ilford station in 2018, the rail network which is going to revolutionise London travel, is a major contributing factor towards **property price increase** in this area and will further enhance the desirability of Ilford, providing faster and easier access into the City and West End.

*National Rail Enquiries



3

minute walk to
Ilford Station
TFL RAIL /
Crossrail



Capital growth in
last 12 months

19%



14

stylish
modern
apartments



16

minutes
to Liverpool
Street Station

DESTINATION LONDON

One of the **most cosmopolitan, dynamic** and **historic** cities of the world

Powerhouse of the arts, business and finance

Worlds most renowned museums, theatres, ballet and opera

Inspiring architecture and **rich** heritage

Leading educational centres of the world – Globally **top ranked** universities and colleges

Famous for its **exclusive** fashion boutiques, restaurants and bars



AT HOME IN ILFORD

As one of North East London's **largest** boroughs, Ilford is a vibrant hotspot, offering a **wealth of choice** for shopping, dining, leisure and entertainment.

Many of Ilford's shops, restaurants, nightlife and services are just a very short walk from Sapphire Court. Most retail needs will be met by **The Exchange**, where brands include Boots, Marks and Spencer, River Island, Ryman, and Next. Elsewhere in town, there is a large **Sainsbury's**, and a diverse range of banks, phone shops, clothing brands and sports goods retailers. Ilford also holds a regular **traditional market**.

Local restaurants reflect the **international flavour** of this area, with Caribbean, Indian and Turkish options, as well as favourites such as Nando's and Frankie & Benny's. Entertainment includes movies at **Cineworld** or spirited live performances at the **Kenneth More Theatre**.

Outdoor life, sport and relaxation are well provided for. Valentine's Park is a true local gem within walking distance, **voted 3rd Best** by the **London People's Choice Award 2015**. 130 Acres of beautiful greenery as far as the eye can see, with lakes and rowing boats for hire, ornamental gardens and flower beds, gardener's cottage Café, an outdoor gym and tennis courts, a truly **tranquil escape**.

Ilford has a **golf club** too, with a scenic 18-hole course that is something of an oasis in the city. Or, for those who prefer indoor fitness, Ilford has **several gyms**, including a branch of **Nuffield Health and Fitness** in Clements Road.



ILFORD INVESTMENT

Regeneration funding is **revitalising Ilford**, with the town centre being transformed by **£1 billion** of investment, further enhancing the economic boost already brought about by Crossrail.

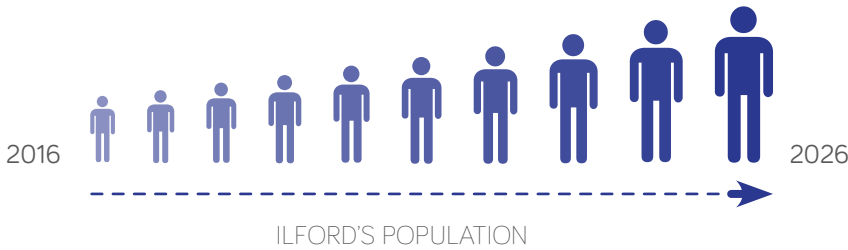
“We want to deliver lasting change through ambitious and far-reaching **regeneration** to completely **transform Ilford Town Centre**. Our plans would breathe new life into Ilford”.

“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**”

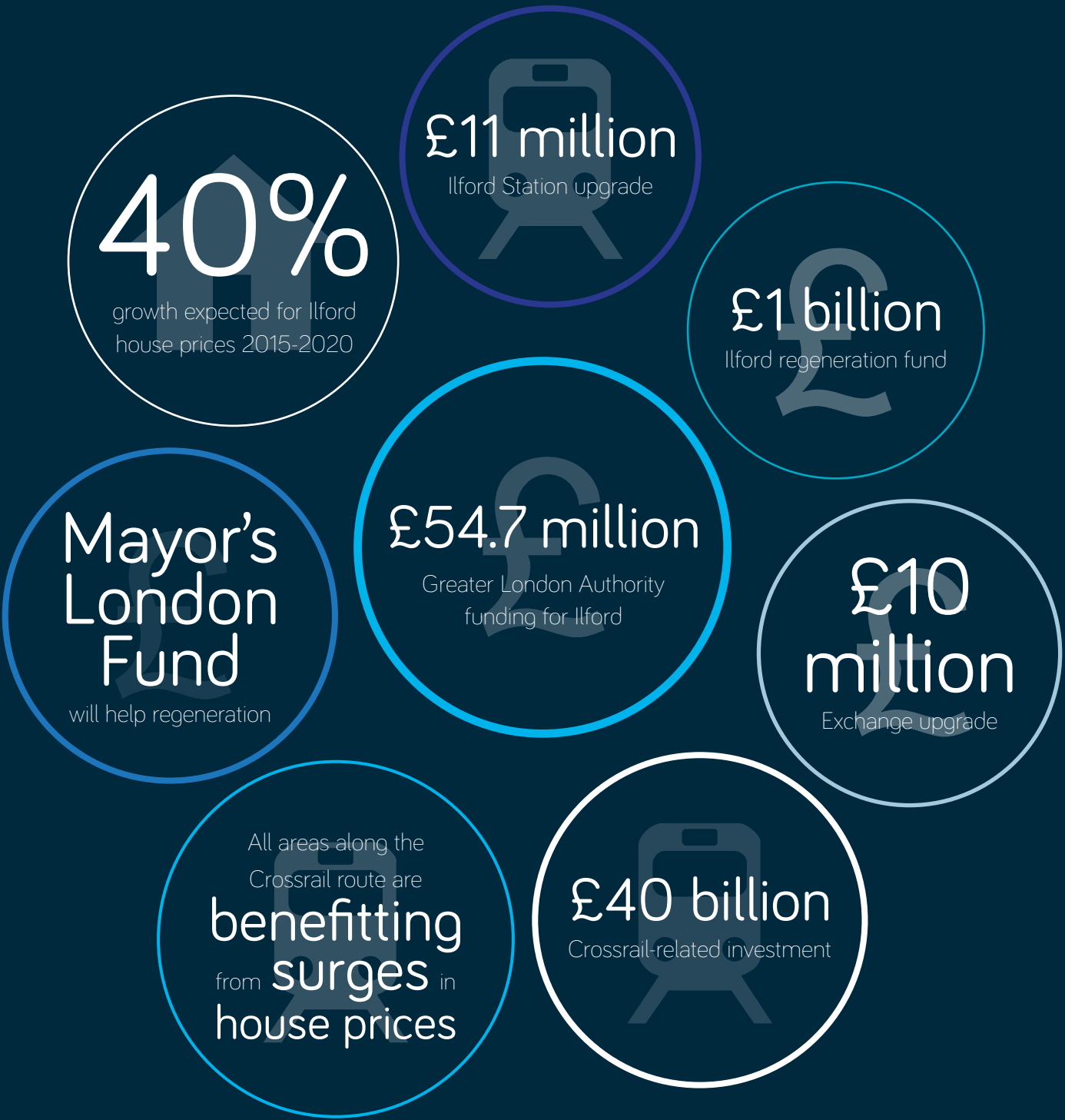
Councillor Helen Coomb, Cabinet Member for Economy, Planning and Regeneration

Average property prices in Ilford still **35% below** the London average. Therefore, prices are **set to rise** further with the cross rail **investment** and **regeneration** underway.

Ilford population expected to increase by **15%** by 2026 (Office for National Statistics)



Prices in Ilford expected to increase **40%** between 2015 and 2020 (JLL)



CROSSRAIL: BOOSTING CONNECTIONS & HOUSE PRICES £

Biggest construction project in Europe

£15.9 billion project

100 km swathe of new rail connections

Services begin in December 2018

Network operational by the end of 2019

To be renamed the Elizabeth Line

An estimated 200 million annual passengers

All areas along the route are benefitting from surges in house prices

Create £5.5 billion in added value to residential and commercial real estate along its route between 2012 and 2021

No1

Crossrail area for long term potential

It will Link London's key employment, leisure & business districts*

Add an estimated £42 billion to the economy of the UK*

*Crossrail.co.uk

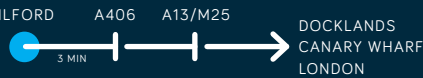
	Crossrail travel times* from Ilford	
	Currently	Proposed
Canary Wharf	26 mins	17 mins
Tottenham Court Road	45 mins	22 mins
Bond Street	33 mins	24 mins
Paddington	43 mins	27 mins
Heathrow	66 mins	52 mins

THE CONNECTIONS ARE IN PLACE

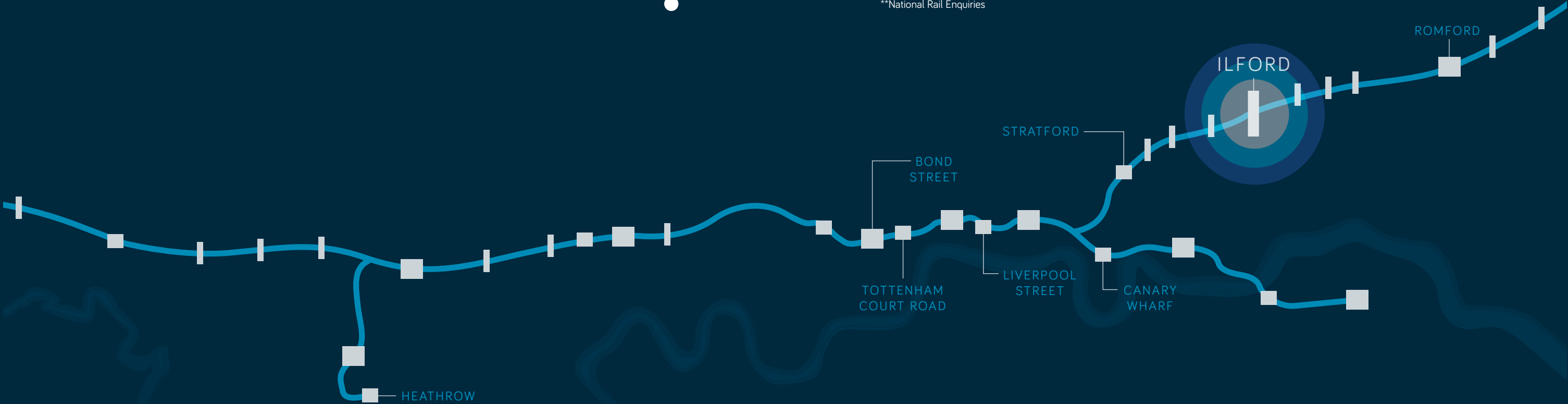
Ilford station is ideal for London commuters, on a fast rail line **direct to London Liverpool Street**, in the heart of the City. Journey times can be as little as **16 minutes****. Along the line, there is an interchange at Stratford, where travellers can access the London Underground Jubilee and Central Lines, London Overground and the DLR, or take the short walk to Stratford International for Eurostar services to mainland Europe.



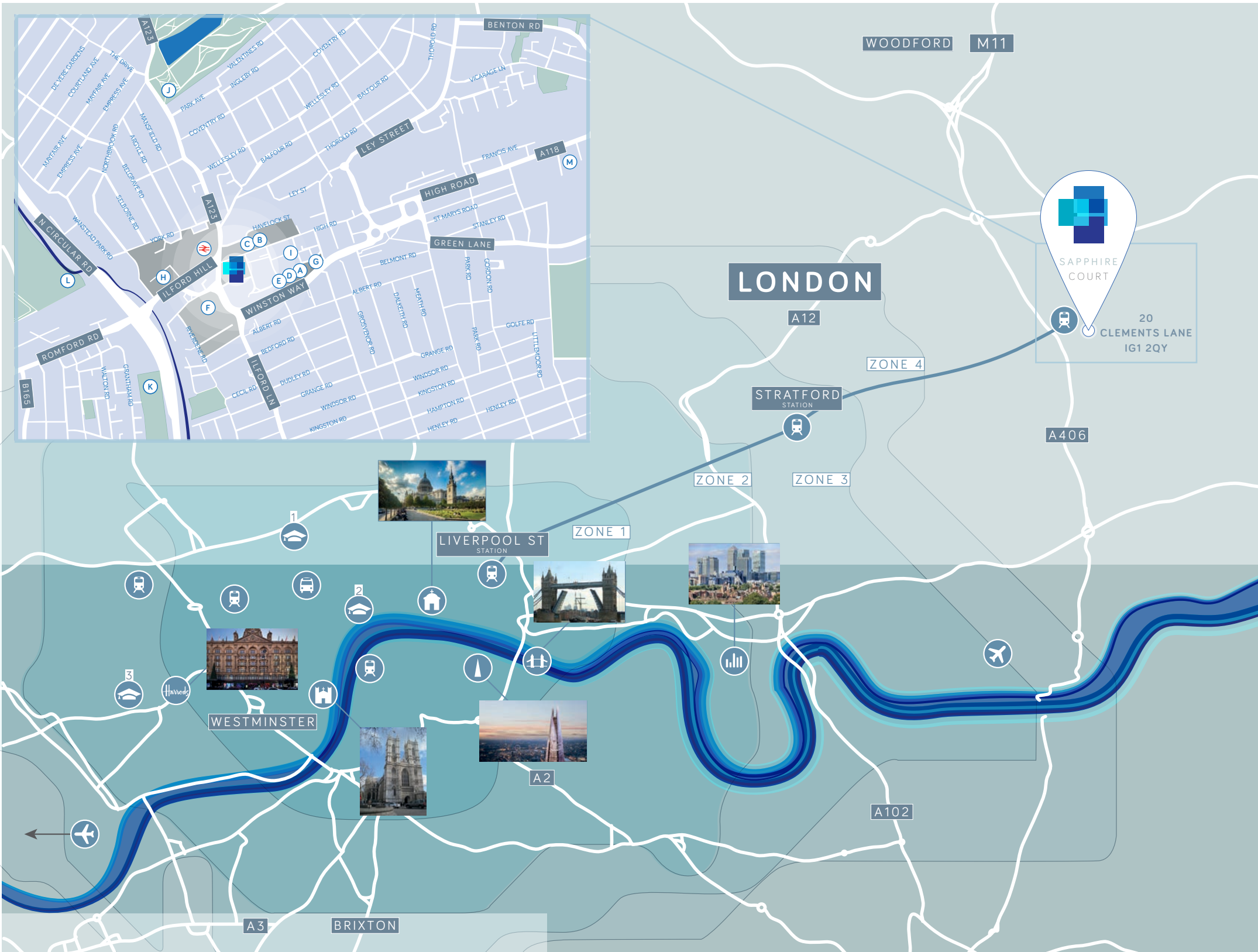
By car, the A406 North Circular Road is approximately **3 minutes** away, and is the starting point for Docklands, Canary Wharf and central London via the A13, or the M25 junction 30.



**National Rail Enquiries



LOCATION



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

A CLOSER LOOK

Walking

- SAPPHIRE COURT - 20 CLEMENTS LANE - IG1 2QY
- A CINEWORLD ILFORD | 3 mins
- B COSTA COFFEE | 3 mins
- C EXCHANGE ILFORD | 3 mins
- D FRANKIE AND BENNY'S | 3 mins
- E NANDO'S | 3 mins
- F SAINSBURY'S | 3 mins
- ILFORD STATION | 4 mins
- G REDBRIDGE CENTRAL LIBRARY & MUSEUM | 4 mins
- H ST ANDREW'S COLLEGE | 4 mins
- I REDBRIDGE TOWN HALL | 6 mins
- J VALENTINES PARK | 12 mins
- K LITTLE ILFORD PARK | 15 mins
- L ILFORD GOLF COURSE | 17 mins
- M ISAAC NEWTON ACADEMY | 20 mins

DOWN THE TRACK

Train

- CANARY WHARF | 28 mins
- ST PAUL'S CATHEDRAL | 28 mins
- LONDON CITY AIRPORT | 31 mins
- LONDON BRIDGE | 35 mins
- THE SHARD | 35 mins
- OXFORD CIRCUS | 37 mins
- 1 | UNIVERSITY COLLEGE | 37 mins
- WESTMINSTER ABBEY | 40 mins
- 2 | KING'S COLLEGE | 46 mins
- HARRODS | 48 mins
- 3 | IMPERIAL COLLEGE | 55 mins
- HEATHROW | 71 mins
- RAILWAY STATIONS







MENU
Poppyseed Salad
Italian Beef
Sandwiches
Lemon Blueberry
Cheesecake

Asian Cabbage Thins
with Cucumber and Chili



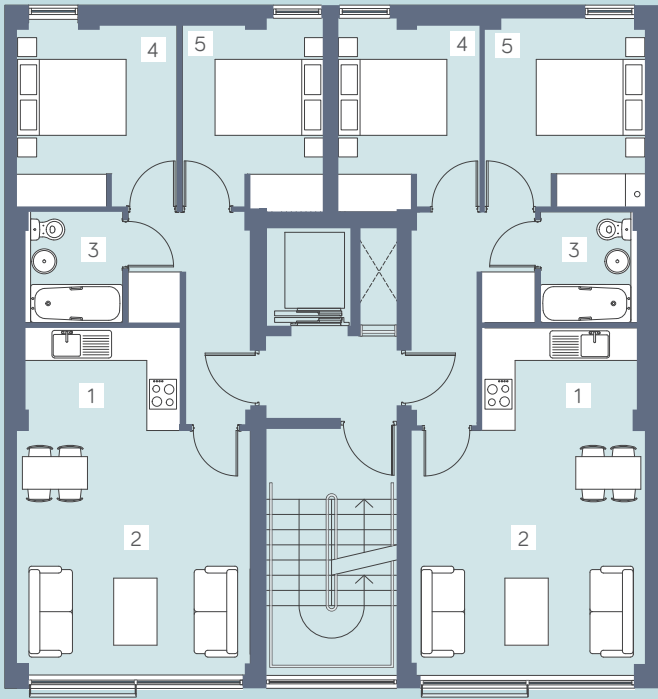
FLOORS
01

APT 1 & 2

02

APT 3 & 4

2 BED



APARTMENTS 1 & 3 *left*
600 sq ft

1.	Kitchen	27m x 19m
2.	Living / Dining	43m x 45m
3.	Bathroom	18m x 20m
4.	Bedroom 1	29m x 33m
5.	Bedroom 2	26m x 34m

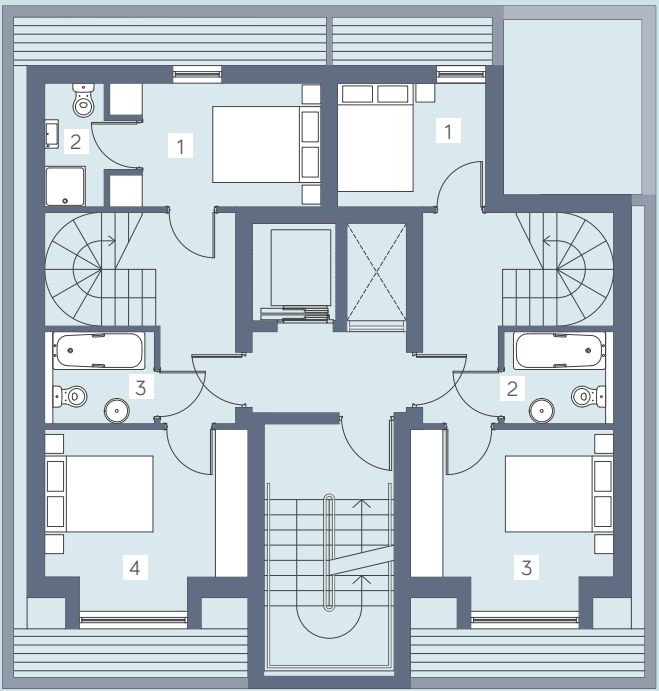
APARTMENTS 2 & 4 *right*
603 sq ft

1.	Kitchen	27m x 19m
2.	Living / Dining	43m x 45m
3.	Bathroom	18m x 20m
4.	Bedroom 1	26m x 33m
5.	Bedroom 2	29m x 35m

FLOOR
07

APT 13 & 14

2 BED
DUPLEX
LOWER
DECK



APARTMENT 13 *left*
862 sq ft

1.	Bedroom 1	33m x 23m
2.	En Suite	11m x 23m
3.	Bathroom	20m x 17m
4.	Bedroom 2	38m x 34m
5.	Kitchen / Dining	45m x 23m
6.	Living	38m x 36m

FLOORS
03

APT 5 & 6

04

APT 7 & 8

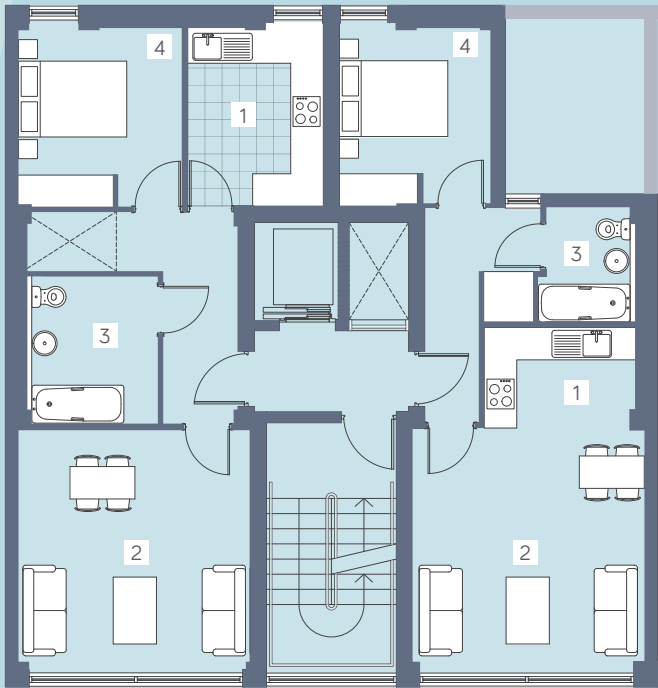
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APT 9 & 10

06

APT 11 & 12

1 BED



APARTMENTS 5, 7, 9 & 11 *left*
600 sq ft

1.	Kitchen	25m x 34m
2.	Living / Dining	43m x 45m
3.	Bathroom	24m x 27m
4.	Bedroom	30m x 33m

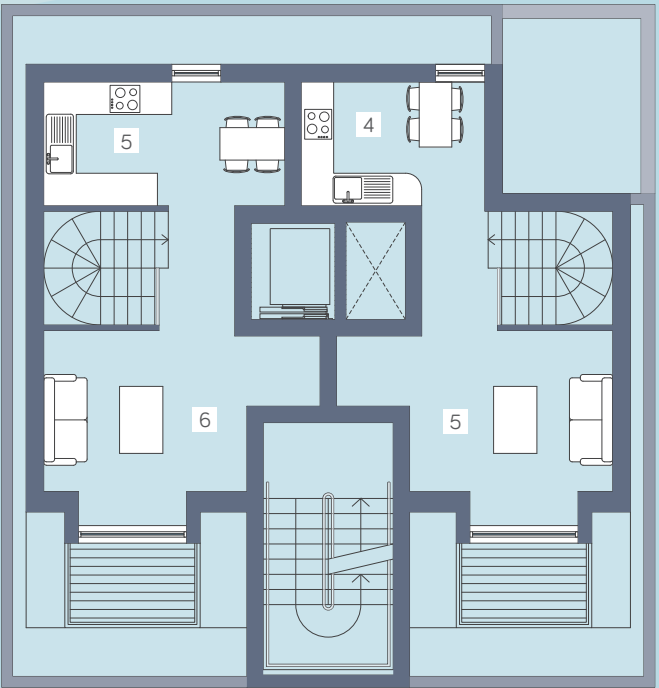
APARTMENTS 6, 8, 10 & 12 *right*
497 sq ft

1.	Kitchen	28m x 19m
2.	Living / Dining	43m x 45m
3.	Bathroom	18m x 21m
4.	Bedroom	28m x 33m

FLOOR
08

APT 13 & 14

2 BED
DUPLEX
UPPER
DECK



APARTMENT 14 *right*
760 sq ft

1.	Bedroom 1	27m x 23m
2.	Bathroom	20m x 17m
3.	Bedroom 2	38m x 34m
4.	Kitchen / Dining	34m x 23m
5.	Living	38m x 36m

DISCLAIMER

All images including floor plans of the property contained in this brochure are not to scale and are for illustrative purposes only.



SAPPHIRE
COURT

SPECIFICATIONS

KITCHEN

- Contemporary gloss finish doors/drawers with integrated linear pull handles
- Corian or Block wood effect worktops
- Veneer/glass splash back between work surface and cabinets
- Concealed LED strip light under cabinets
- Stainless steel bowl with chrome finish mixer tap
- Electric ceramic 4 zone hob
- Stainless steel chimney extractor vented to external facade
- Fully integrated appliances to include Oven/ Microwave, Fridge/Freezer, washer dryer
- All white goods Hotpoint or equivalent brand
- Plumbing for washer/dryer

BATHROOMS

- Full ceramic tiling throughout
- Contemporary white sanitary ware
- Polished chrome mixer taps
- Bath with shower over
- Bespoke vanity mirror
- Polished chrome finish ladder style thermostatically controlled heated towel rail
- Stainless steel finish toilet roll holder and robe hook

FINISH & FITTINGS

- Oak front doors
- Master bedroom with full height fitted wardrobes
- Underfloor heating throughout
- Polished stainless steel power sockets and light switches throughout
- Carpeted bedroom flooring
- Wood effect flooring in Living area/Kitchen and hallway
- Living area with floor to ceiling height windows
- Polished pebble Dulux painted walls
- Recessed LED down lighters throughout apartment
- Television, Telephone, Cable or Dish cabling to living room and bedroom

PEACE OF MIND

- Video phone entry system
- Fitted smoke and heat detectors
- 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

COMMON AREAS

- Ceramic tiling to main entrance
- Passenger lift with stainless steel interior serving each floor
- Carpet flooring in lobby and corridors
- Naturally vented communal areas where possible
- Secure lockable mail boxes within the lobby
- Bike storage facility

ACKNOWLEDGMENTS

Brochure Design and CGI's: www.urban3d.net
Photography: Samuel Zeller, Davis Staedtler

DISCLAIMER

These details are intended as just a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. The dimensions are maximum and approximate and may vary based on the internal finish, dimensions are to the widest part of each room scaled down from the architect's plans. House types can change during construction, but final drawings are available to inspect on site. Any items ordered to size should use measurements taken from the completed property. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. No employee or agents are authorised to make or give any warranty or representation about these properties. Any images used are for illustration purposes only and do not form part of any contract or warranty.



