

LYMINGTON MEWS

A vibrant new community

INTRODUCING LYMINGTON MEWS

A vibrant new community

Welcome to Lymington Mews – a wonderful new community consisting of beautifully designed houses and apartments, nestled close to the Chadwell Heath area.

Lymington Mews represents a golden opportunity to buy a new, high quality home just minutes from the future Chadwell Heath CrossRail Link with its rapid links to Central London scheduled from 2018.

Our overall master plan is set over a two phased scheme. The first consists of 125 properties (83 of which are for open market sale) with a selection of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses to choose from. A primary and secondary school are planned to follow in the second phase.

Whether you're after a first time property or a generously proportioned family home with a private garden, Lymington Mews was created with you in mind.

THE DEVELOPMENT

Lymington Mews is the first stage of our regeneration programme, designed and conceived to deliver modern high quality homes all set within a landscaped environment over two phases.

A new primary and secondary school are planned within phase 2, further cementing the strong community feel generated through Lymington Mews.

YOUR
HAVEN



A THRIVING COMMUNITY

For a new generation

Chadwell Heath, Dagenham and the Romford area, whilst in close proximity to the centre of London, are renowned locally as communities with a strong sense of identity, friendly neighbourliness and warmth which provide a sense of belonging and inclusion.

With the planned new primary and secondary school, a variety of open spaces providing a haven for wildlife and the future CrossRail link (allowing rapid access to central London and beyond), Lymington Mews is a much loved location that places everything at your fingertips.

As the new Lymington Mews community evolves, careful consideration has been given to providing local bus community transport and safe traffic calming to prevent Ager Avenue being used as a short cut to reach Whalebone Lane (whilst still allowing access to buses and emergency services).



High Rd, Chadwell Heath

HOME

The place to be

They say that home is where the heart is, and Lymington Mews has been built with this in mind. Our houses are designed to be bright and welcoming, set in carefully considered streetscapes to encourage a sense of community, and add to the vibrancy of the existing area.



There is something for everyone, from welcoming 1 bedroom apartments, to stylish family homes in a range of layouts.



6

HOUSE STYLES
2, 3 and 4 bedroom



8

APARTMENT TYPES
1 and 2 bedroom



CGI represents street scene





Liverpool St

PERFECTLY CONNECTED

Everything within reach

Lymington Mews is set close to Chadwell Heath, only 7 minutes from Romford Town Centre by car, 16 minutes to Westfield Stratford shopping centre and 22 minutes from London Liverpool Street Station by train – with the much anticipated CrossRail link in 2018 improving frequency and journey time to Central London.

Chadwell Heath station is only 0.6 miles away and the local shopping

amenities on Chadwell Heath High Road are only a further 0.2 miles.

Further afield, the A12 to the north and the A13 to the south provide easy access to London, the M25, the Essex coast, Dartford crossings and the large out of town shopping centres at Lakeside and Bluewater.



Times taken from Google maps



Central Park



Chadwell Heath Station



Supermarket
(Asda access from Whalebone Lane when Phase 2 complete)



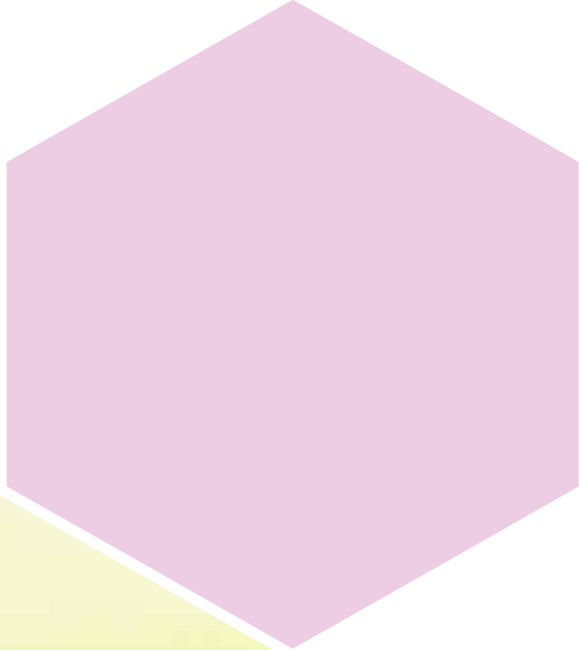
Westfield Stratford



Stansted Airport



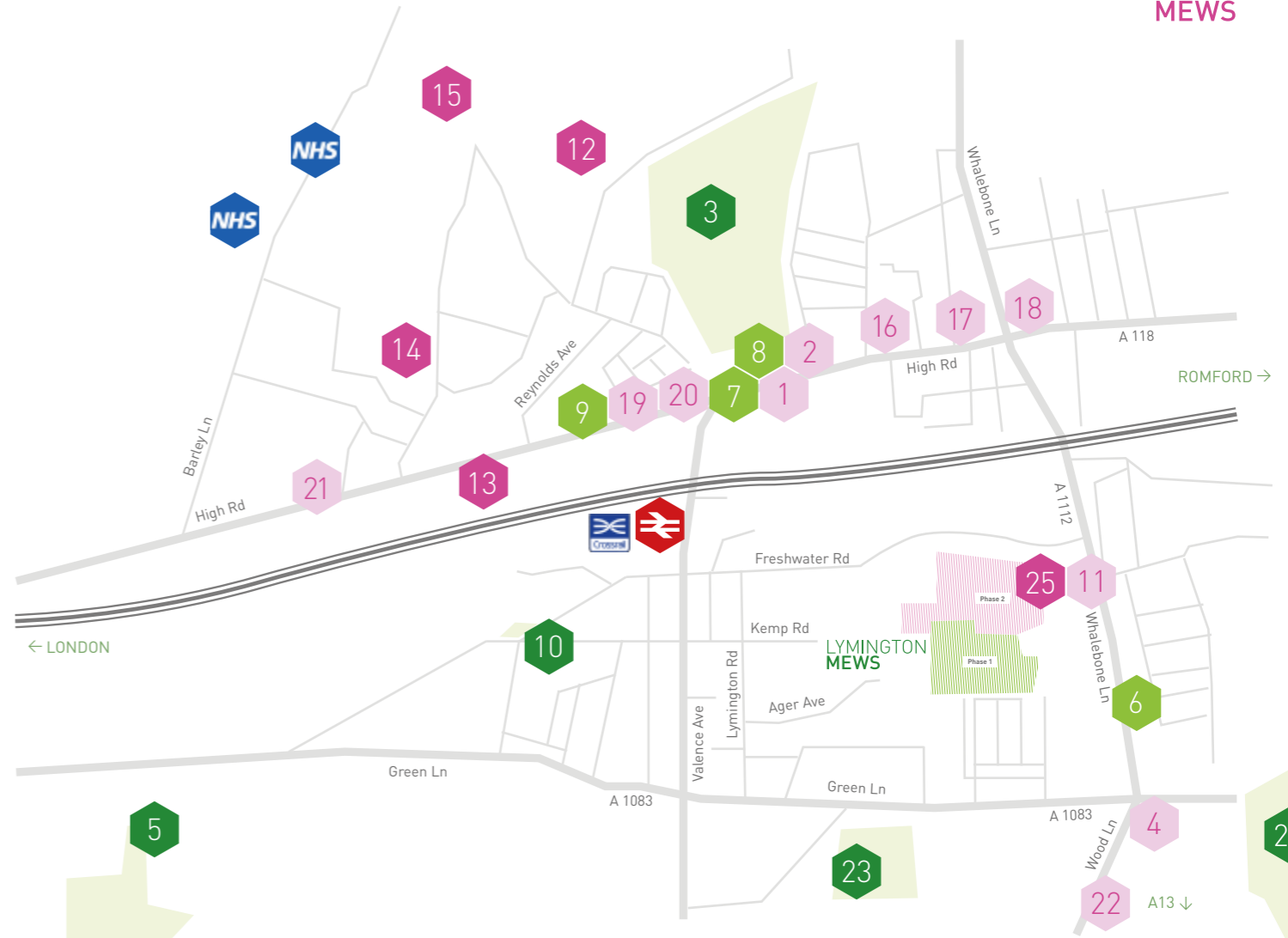
Becontree Heath



ENJOY YOUR LOCAL AREA

The best of city living

Lymington Mews has great local amenities: from gorgeous parks to the fabulous Becontree Heath Leisure Centre and Fairlop Waters Country Park for golf and watersports. The two local centres of Romford and Ilford are within easy reach and offer the best of city living, with shopping centres and plenty of bars and restaurants.



- ◆ PUB, BARS & RESTAURANTS
 - 6. Lara Grill
 - 7. The Eva Hart
 - 8. Cooper's Arms
 - 9. Neuvo Bar & Grill
- ◆ SCHOOLS
 - 12. St Bede's
 - 13. Chadwell Primary
 - 14. Chadwell Heath Academy
 - 15. Grove Primary School
 - 25. Future Primary & Secondary School
- ◆ AMENITIES
 - 1. Tesco express
 - 2. Sainsbury's
 - 4. Becontree Heath
 - 11. Asda
 - 16. Lloyd's Pharmacy
 - 17. J H Peter's Opticians
 - 18. Robert Jeyes Library
 - 19. Dental Practice
 - 20. Barclay's
 - 21. Lions den gym
 - 22. Morrisons
- ◆ PARKS
 - 3. St Chad's Park
 - 5. Goodmayes Park
 - 10. Angle Green
 - 23. Valence Park
 - 24. Central Park





GREAT FINISH

Great details

The specification for each home at Lymington Mews ensures a high level of comfort, security and quality: the hallmark of each and every Lovell new home.

Fitted Symphony kitchens include a range of branded appliances. Bathrooms, w/c and ensembles come with crisp white sanitary ware as standard.

Every Lymington Mews new home complies with the stringent requirements needed to attain an excellent code rating for sustainable new homes.

CGI represents the Emerald house. Units and worktop are the upgrade option (available subject to stage of construction) and shows hi-gloss units and hi-definition worktops. Please speak to the sales advisor regarding additional cost

INTERNAL SPECIFICATIONS

General Features

- Gas central heating to radiators
- Video entryphone system for apartments

Kitchens

- Symphony kitchens (choice of two standard specifications and one upgrade – subject to stage of construction)
- Fully integrated stainless steel Bosch oven & gas hob, Indesit fridge/freezer, washer/dryer & CDA stainless steel extractor hood
- Under unit lighting
- Laminate worktops
- Laminate upstand
- Stainless steel splashback behind hob

Décor

- Smooth finish to all walls & ceilings.
- White satinwood finish to doors & woodwork
- Chrome door furniture

Bathrooms & Ensuites

- Pure white Kohler bathroom suites with chrome mixer taps. A choice of tiles will be available subject to stage of construction
- Shower screen to all bathrooms
- Shower enclosure to ensuites

- Anti-slip, acrylic bath with glazed screen & surface mounted thermostatic shower valve mixer shower (to all bathrooms)
- Heated towel rail in chrome finish
- Contemporary ceramic wall tiling – full height tiling or half height and mirror to wet areas. All other walls painted
- Fitted mirror above hand basin
- Low voltage, two pin power outlet

Fixtures & Fittings

- Recessed downlights to kitchen area & bathrooms
- Pendants to bedroom & dining room
- Satellite, T.V. & telephone outlets to lounge & all bedrooms (satellite on loop system to one point)

Flooring

- Living/dining room, hallway & kitchen in Tudor Oak karndean
- Karndean flooring to bathrooms and ensuites
- Bedrooms carpeted Highcliffe

Security & Warranties

- Fob access to apartments
- 10 year NHBC warranty
- Smoke detectors
- 2 year defect warranty with Lovell

OPTIONAL EXTRAS

(All are subject to stage of construction)

- Chrome sockets
- Turf to rear gardens
- Integrated dishwashers (slimline or standard width subject to kitchen design)
- Alarms
- Magnetic wall
- Kitchen units & worktops



Specifications are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at the time of installation. Please consult the sales advisor for more details.



Kitchen layouts may differ as some plots are reversed. Standard specification options shown – choice available subject to stage of construction












Pick your spot...

-  Possible future east and westbound bus stops (subject to demand)
-  Future vehicle restriction (except buses and emergency services)
- 16 Plot number
- C 3 Car park bay



SITE MAP KEY

-  Apartments 1-2 Bedrooms
-  Teal Houses 2 Bedrooms
-  Harlequin Houses 2 Bedrooms
-  Orchid Houses 2 Bedrooms
-  Amaranth Houses 3 Bedrooms
-  Fuschia Houses 3 Bedrooms
-  Emerald Houses 4 Bedrooms
-  Shared ownership
-  Affordable rent



You can use the map on your left to find your ideal home whilst navigating through the floorplans

DEVELOPMENT PLAN

Lymington Mews is set within landscaped open spaces with plenty of grass, trees and plants, creating a green oasis to surround your new home.

Each of the beautifully crafted new homes have been designed to meet the needs of busy lifestyles by combining convenience, style and efficiency to ensure that you get the very best out of your gorgeous new Lovell home... and most importantly a place that you are proud to call home!

A new primary and secondary school are planned for phase 2. Road access restrictions will be implemented from phase 1 to prevent excess traffic and noise, with the possible addition of east and west bound bus stop.



The site plan has been prepared with all due care for the intending purchaser and the information contained herein is preliminary guide only.



CGI represents bathroom - Tile choices available subject to stage of construction

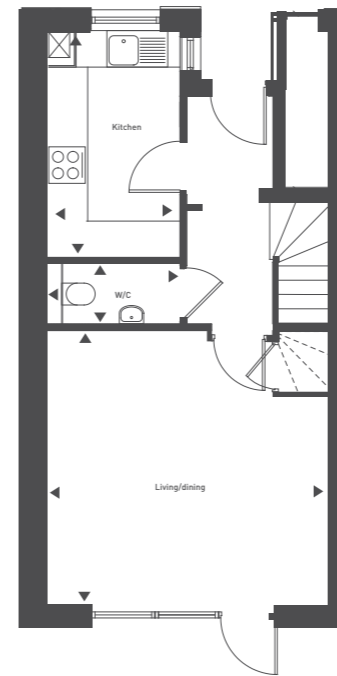


Teal
Houses

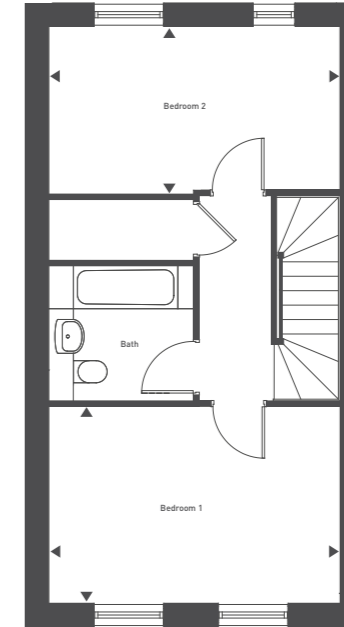
2 Bedrooms
84.5sqm / 910sqft

- Plots
- 63
- 64
- 65
- 66
- 118
- 119
- 121
- 122
- 124

Ground Floor



First Floor



Kitchen 3728mm x 2155mm 12'3" x 7'1"
Living/dining 4742mm x 4500mm 15'7" x 14'9"
w/c

Bedroom 1 4705mm x 3227mm 15'5" x 10'7"
Bedroom 2 4705mm x 2750mm 15'5" x 9'0"
Bathroom

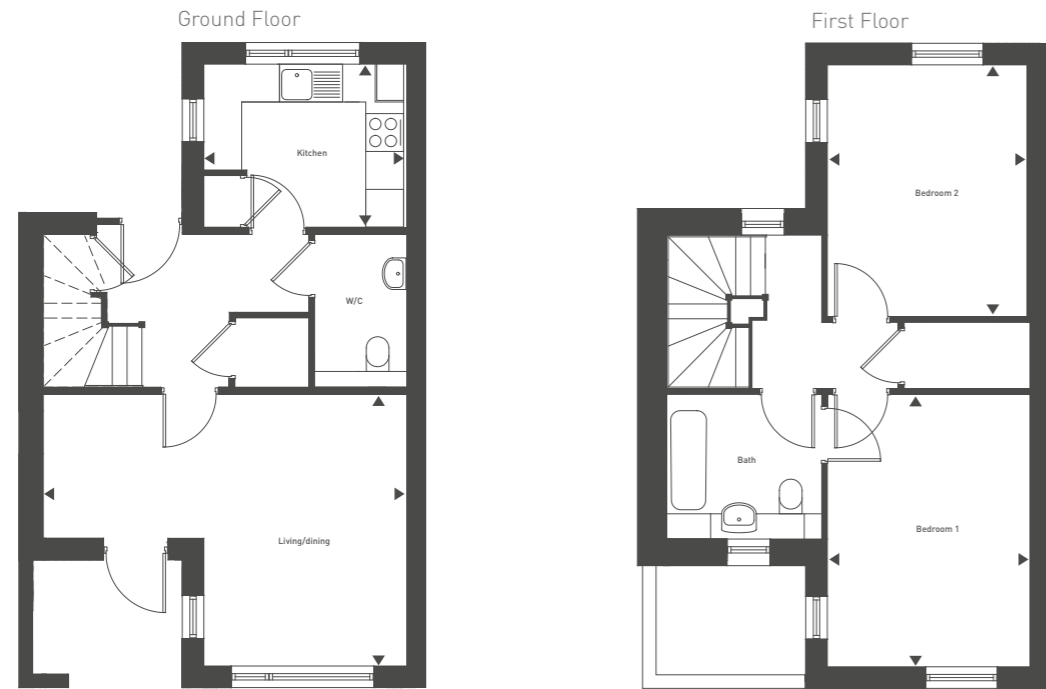
Please note that all dimensions shown are for guidance only and maximum measurements are shown where necessary. Plans should not be used for furniture or other fittings

Individual units may vary according to location. Some layouts will be handed. Semi detached and end terraces may include an extra window - please consult your sales advisor for more details

Harlequin Houses

Plots
49
50
79
80

2 Bedrooms
85.2sqm / 917sqft



Kitchen 3168mm x 2586mm 10'5" x 8'6"
Living/dining 5755mm x 4306mm 18'11" x 14'2"
w/c

Bedroom 1 4318mm x 3168mm 14'2" x 10'5"
Bedroom 2 3995mm x 3168mm 13'1" x 10'5"
Bathroom

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Orchid Houses

Plots
91
98

2 Bedrooms
85.5sqm / 920sqft



Kitchen 3887mm x 2153mm 12'9" x 7'1"
Living/dining 4293mm x 4953mm 14'1" x 16'3"
w/c

Bedroom 1 4255mm x 3517mm 13'11" x 11'6"
Bedroom 2 4255mm x 3017mm 13'11" x 9'11"
Bathroom

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Amaranth
Houses

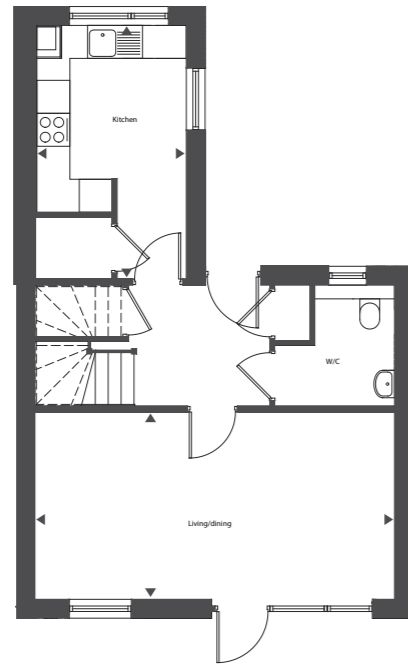
3 Bedrooms
100.5sqm / 1082sqft

- Plots
- 82
- 83
- 84
- 85
- 86
- 87
- 88
- 100
- 101
- 102
- 103
- 104
- 105
- 106
- 107
- 108
- 109
- 110
- 125

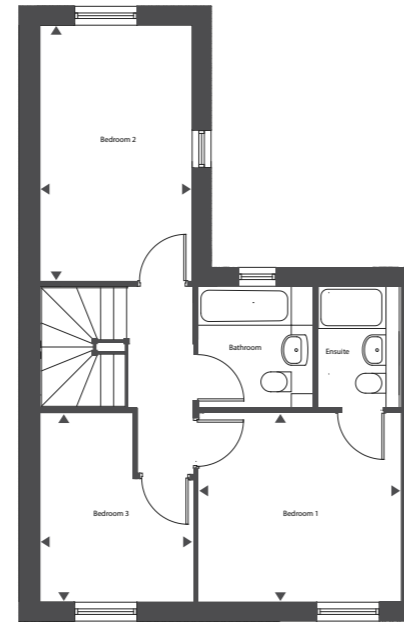


CGI representation

Ground Floor



First Floor



Kitchen	2718mm x 4611mm	8'11" x 15'2"
Living/dining w/c	6543mm x 3404mm	21'6" x 11'2"
Bathroom		

Bedroom 1	3601mm x 3429mm	11'10" x 11'3"
Bedroom 2	4647mm x 2756mm	15'3" x 9'1"
Bedroom 3	3430mm x 2816mm	11'3" x 9'3"
Bathroom/Ensuite		

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Fuschia
Houses

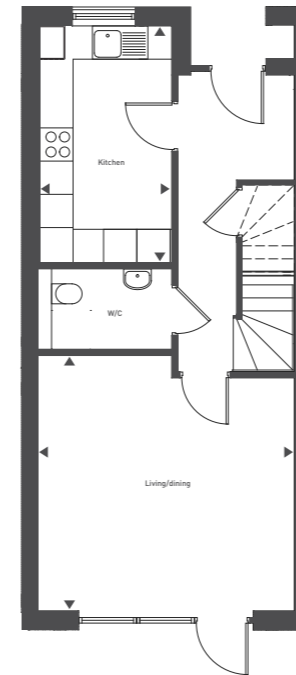
3 Bedrooms
104.7sqm / 1127sqft

- Plots
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

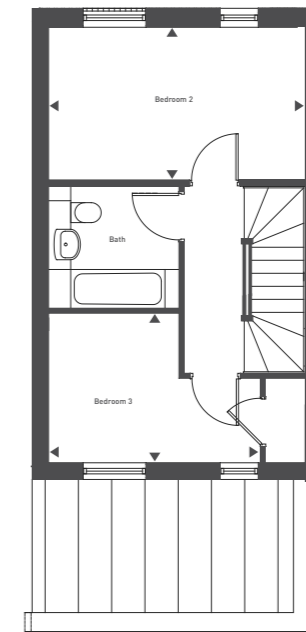


CGI representation

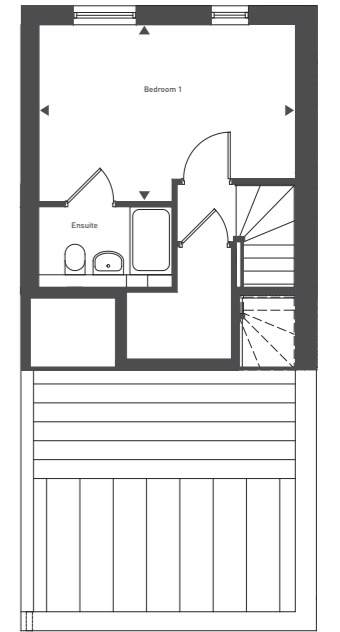
Ground Floor



First Floor



Second Floor



Kitchen	4270mm x 2380mm	14'0" x 7'10"
Living/dining w/c	4607mm x 4630mm	15'1" x 15'2"
Bedroom 1	4592mm x 3189mm	15'1" x 10'6"

Ensuite		
Bedroom 2	4630mm x 2755mm	15'2" x 9'0"
Bedroom 3	4593mm x 2700mm	15'1" x 8'10"
Bathroom		

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Emerald
Houses

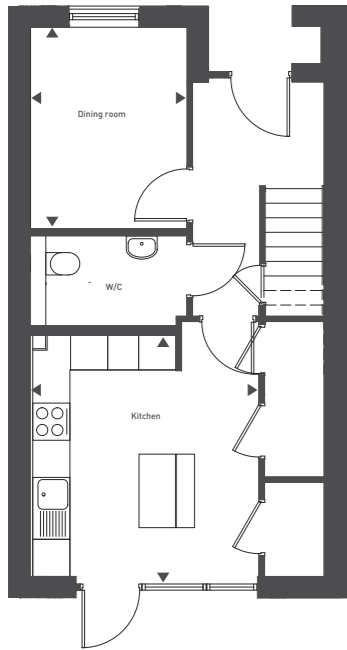
Plots
16
17
18
19
20
29
30
31
32
33
123

4 Bedrooms
123.9sqm / 1334sqft

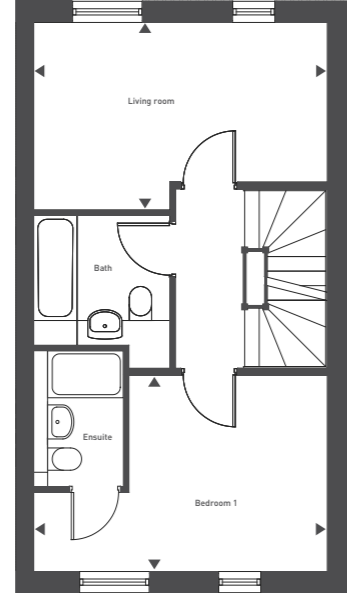


APARTMENTS

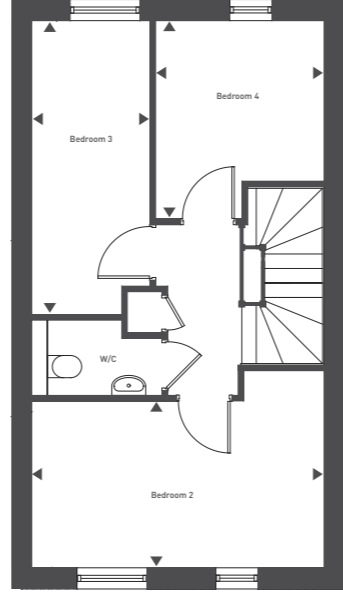
Ground Floor



First Floor



Second Floor



Kitchen	4116mm x 3677mm	13'6" x 12'1"
Dining	3255mm x 2531mm	10'8" x 8'4"
w/c		
Living room	4743mm x 3027mm	15'7" x 9'11"
Bedroom 1	4743mm x 3170mm	15'7" x 10'5"
Ensuite		

Bathroom	4742mm x 3195mm	15'7" x 10'6"
Bedroom 2	4769mm x 1920mm	15'8" x 6'4"
Bedroom 3	2734mm x 3219mm	9'0" x 10'7"
Bedroom 4		
Bathroom		

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GROUND FLOOR

PARRY COURT

GROUND FLOOR

PARRY COURT



Valence P34

	76.7sqm	826sqft
Kitchen/living/dining	4818mm x 7028mm	15'10" x 23'1"
Bedroom 1	5206mm x 2896mm	17'1" x 9'6"
Ensuite		
Bedroom 2	4058mm x 3005mm	13'4" x 9'10"
Bathroom		

Fairlop P35

	50.3sqm	541sqft
Kitchen/living/dining	6548mm x 4551mm	21'6" x 14'11"
Bedroom 1	4576mm x 2769mm	15'0" x 9'1"
Bathroom		

Edford P36

	50sqm	538sqft
Kitchen/living/dining	5831mm x 3950mm	19'1" x 13'0"
Bedroom 1	4330mm x 2755mm	14'2" x 9'0"
Bathroom		

Foxburrow P37

	88sqm	947sqft
Kitchen	3817mm x 2553mm	12'6" x 8'5"
Living /dining	4389mm x 4261mm	14'5" x 14'0"
Bedroom 1	5313mm x 2960mm	17'5" x 9'9"
Ensuite		
Bedroom 2	3704mm x 3472mm	12'2" x 11'5"
Wheelchair accessible		

Langdon P38

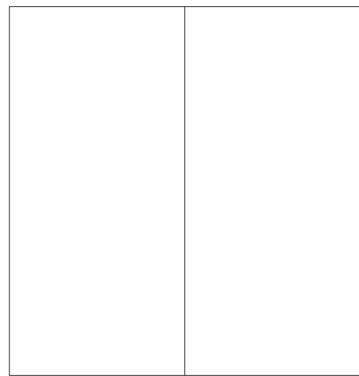
	74.3sqm	800sqft
Kitchen/living/dining	5800mm x 4800mm	19'0" x 15'9"
Bedroom 1	4529mm x 3473mm	14'10" x 11'5"
Ensuite		
Bedroom 2	4710mm x 2912mm	15'5" x 9'7"
Bathroom		

Please note that all dimensions shown are for guidance only and maximum measurements are shown where necessary. Plans should not be used for furniture or other fittings

Barrett Court has the same layout and dimensions but in reverse

FIRST FLOOR

PARRY COURT



FIRST FLOOR

PARRY COURT

 Bower P39	75.2sqm	809sqft
Kitchen/living/dining	5900mm x 5090mm	19'4" x 16'8"
Bedroom 1	3911mm x 3167mm	12'10" x 10'5"
Ensuite		
Bedroom 2	3988mm x 3000mm	13'1" x 9'10"
Bathroom		
 Fairlop P40	50.3sqm	541sqft
Kitchen/living/dining	6548mm x 4551mm	21'6" x 14'11"
Bedroom 1	4576mm x 2769mm	15'0" x 9'1"
Bathroom		
 Edford P41	50sqm	538sqft
Kitchen/living/dining	5831mm x 3950mm	19'1" x 13'0"
Bedroom 1	4330mm x 2755mm	14'2" x 9'0"
Bathroom		
 Eastbrook P42	72.2sqm	777sqft
Kitchen/living /dining	6321mm x 3452mm	20'9" x 11'4"
Bedroom 1	4897mm x 2731mm	16'1" x 9'0"
Ensuite		
Bedroom 2	4885mm x 2823mm	16'0" x 9'3"
Bathroom		
 Pondfield P43	75.9sqm	817sqft
Kitchen/living/dining	5800mm x 4817mm	19'0" x 15'10"
Bedroom 1	4510mm x 3475mm	14'1" x 11'5"
Ensuite		
Bedroom 2	4711mm x 2912mm	15'5" x 9'7"
Bathroom		

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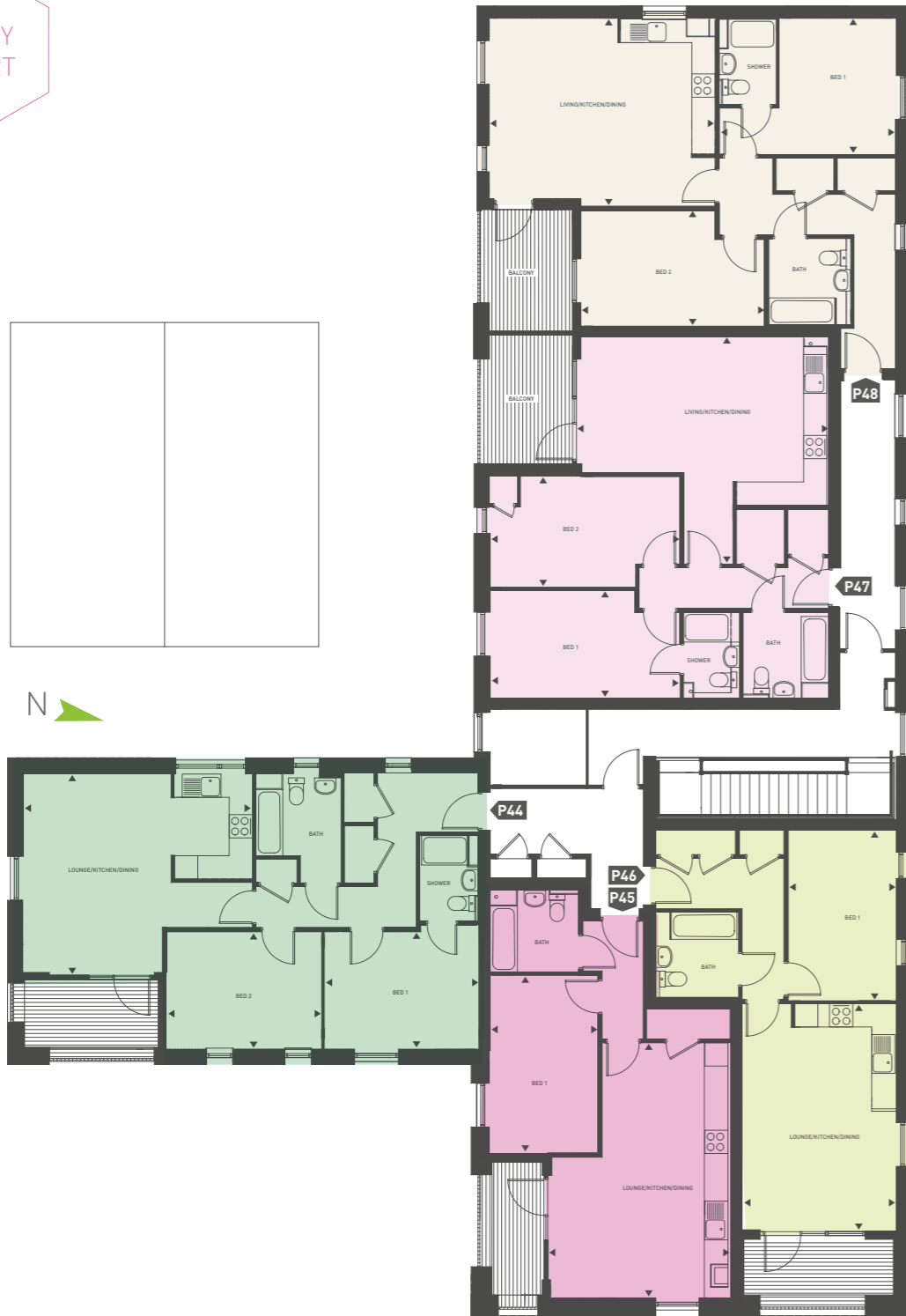
Barrett Court has the same layout and dimensions but in reverse

SECOND FLOOR

PARRY COURT

SECOND FLOOR

PARRY COURT



Bower P44	75.2sqm	809sqft
Kitchen/living/dining	5900mm x 5090mm	19'4" x 16'8"
Bedroom 1	3911mm x 3167mm	12'10" x 10'5"
Ensuite		
Bedroom 2	3988mm x 3000mm	13'1" x 9'10"
Bathroom		
Fairlop P45	50.3sqm	541sqft
Kitchen/living/dining	6548mm x 4551mm	21'6" x 14'11"
Bedroom 1	4576mm x 2769mm	15'0" x 9'1"
Bathroom		
Edford P46	50sqm	538sqft
Kitchen/living/dining	5831mm x 3950mm	19'1" x 13'0"
Bedroom 1	4330mm x 2755mm	14'2" x 9'0"
Bathroom		
Eastbrook P47	72.2sqm	777sqft
Kitchen/living /dining	6321mm x 3452mm	20'9" x 11'4"
Bedroom 1	4897mm x 2731mm	16'1" x 9'0"
Ensuite		
Bedroom 2	4885mm x 2823mm	16'0" x 9'3"
Bathroom		
Pondfield P48	75.9sqm	817sqft
Kitchen/living/dining	5800mm x 4817mm	19'0" x 15'10"
Bedroom 1	4510mm x 3475mm	14'1" x 11'5"
Ensuite		
Bedroom 2	4711mm x 2912mm	15'5" x 9'7"
Bathroom		

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Barrett Court has the same layout and dimensions but in reverse

LOVELL

A MORGAN SINDALL GROUP COMPANY

LOVELL PROMISE

Lovell is a multi-award winning developer of new homes throughout the UK, with an established reputation for innovative design and construction gained over 30 years.

Lovell is committed to sustainable development with the environment in mind, delivering on what it promises by strictly adhering to the requirements of the Consumer Code for Home Builders; with every new home warranted for 10 years by a NHBC warranty provider.



www.lovellnewhomes.co.uk

FOR FURTHER INFO

Lymington Mews
RM8 1BF

Located on Ager Avenue, off Lymington Road
Nearest station - Chadwell Heath

Tel. 020 8185 7582
Email. lymingtonmews.sales@lovell.co.uk
www.lymingtonmews.com



BUYING A NEW HOME CAN SOMETIMES SEEM QUITE COMPLICATED. AT LOVELL WE LIKE TO KEEP IT AS SIMPLE AND STRAIGHTFORWARD AS POSSIBLE, AS THE FOLLOWING PURCHASE GUIDE SHOWS.

CHOOSING AND RESERVING

Once you have chosen your new Lovell home from those available, you may reserve it with an initial reservation deposit. This forms part of the total purchase price.

KEEPING THINGS MOVING

Your initial deposit will hold the property in your name at the stated price for an agreed period, allowing your solicitor to deal with the legal formalities.

Immediately after reserving your new home, you should do two things. Firstly, advise your solicitor and let us know of his/her name and address so we can forward contract documents. Secondly, make arrangements to obtain a mortgage if required – you may wish to deal with this yourself or make use of our facilities. We are able to put you in contact with independent mortgage advisors who will be pleased to help you.

EXCHANGING CONTRACTS

The legal formalities and your mortgage applications are processed during the reservation period. As soon as your solicitor is satisfied with the result of his/her enquiries, and your building society has sent you a formal offer of mortgage, you will be in a position to make a binding commitment to purchase, i.e. to exchange contracts. At this point, your solicitor will ask you to pay a further deposit. This is sent to our solicitor, together with a contract signed by you. Where applicable, your solicitor should ensure that the sale of your existing property is tied in with the purchase of your new Lovell home.

MOVING IN

Under the terms of the contract, a set period is allowed after the property is ready for occupation to enable financial completion to take place. Your mortgage repayments normally start one month after your purchase is completed. When your property is complete we will notify your solicitor, who will ask you to pay any outstanding portion of the purchase price and request the mortgage funds from your building society. This money is forwarded to our solicitors and they will complete the deed transferring the property to your name. On receipt of the money, we will authorise our on-site sales staff to hand you the keys to your new home. Of course, our sales team will be in close contact with you throughout this final period to make sure all goes smoothly.

ONE OR TWO ADDITIONAL POINTS

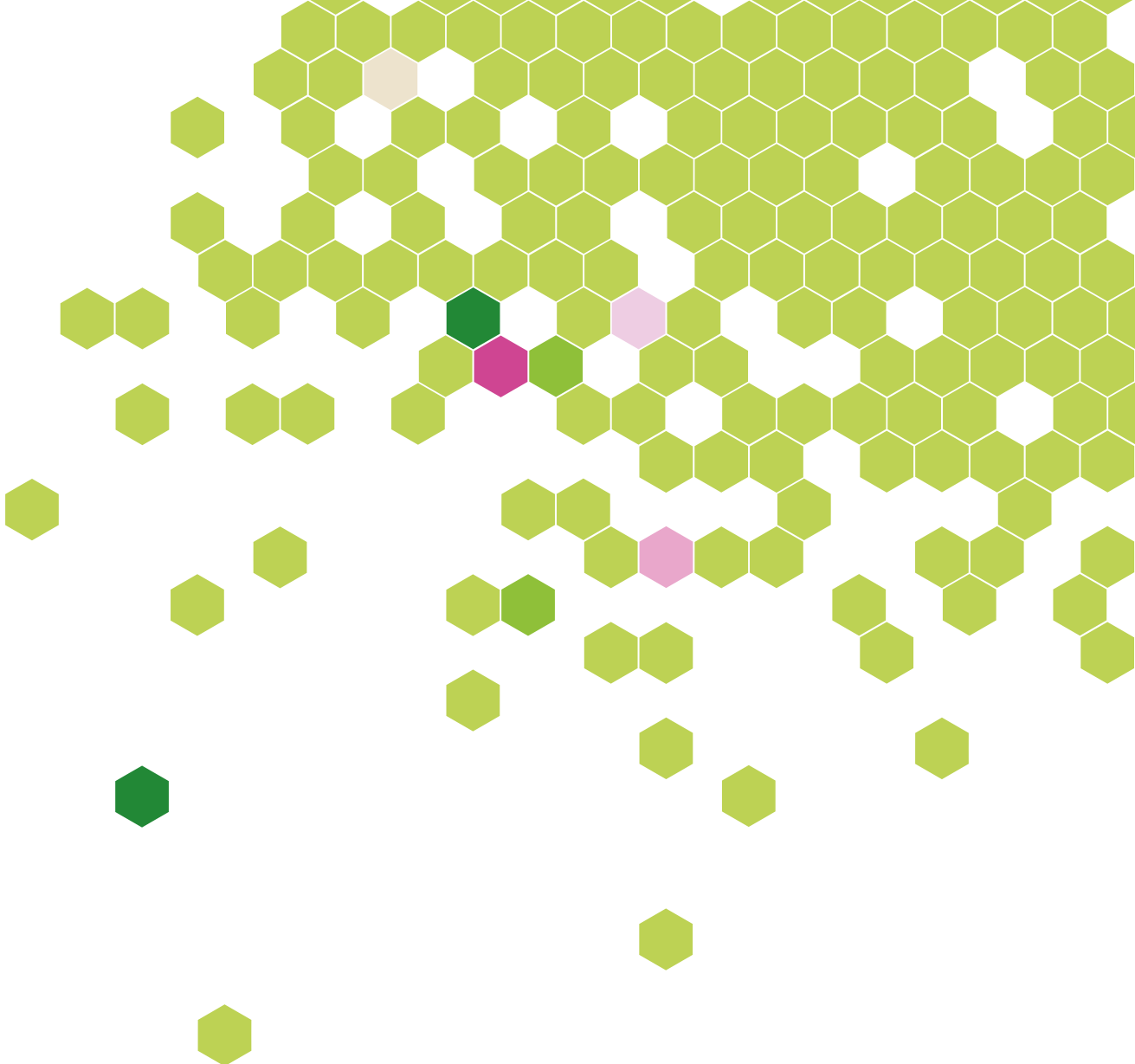
We will arrange for the meters to be read on the day of your legal completion. Upon financial completion, the keys will be handed over to you by a member of our sales/site staff and you will be asked to sign a handover certificate and key receipt form. Finally, please remember that our aim is to ensure a trouble-free purchase and our sales team are always happy to answer your queries or assist you.

THIS BROCHURE

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home and its content is for illustration only, and does not form a contract, part of a contract or a warranty.

The house designs illustrated depict their overall style, though elevational treatments may vary between plots in orientation, architectural detail and in the construction materials used. These variations are designed to promote individuality and in turn create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot. The dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements.

We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors and windows may vary from time to time. Specification details are for guide purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Lymington Mews is a marketing name and may not form part of the final postal address. Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print.



LYMINGTON
MEWS

LOVELL

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