

WELCOME TO SAPPHIRE GATE

Sapphire Gate at Kings Park London is a collection of impressive one, two and three bedroom luxury apartments and penthouses and forms the last chapter in the story of this hugely successful development by Countryside.

With intelligently designed layouts and full height glazing affording an abundance of natural light, these homes offer a high specification throughout. All apartments and penthouses benefit from either a balcony or terrace, ideal for all fresco dining.

It's harder to imagine a better location as Harold Wood station, in zone 6, is only a few minutes away with direct connections into central London. The introduction of Crossrail will make Sapphire Gate even better connected to the city from 2019*.



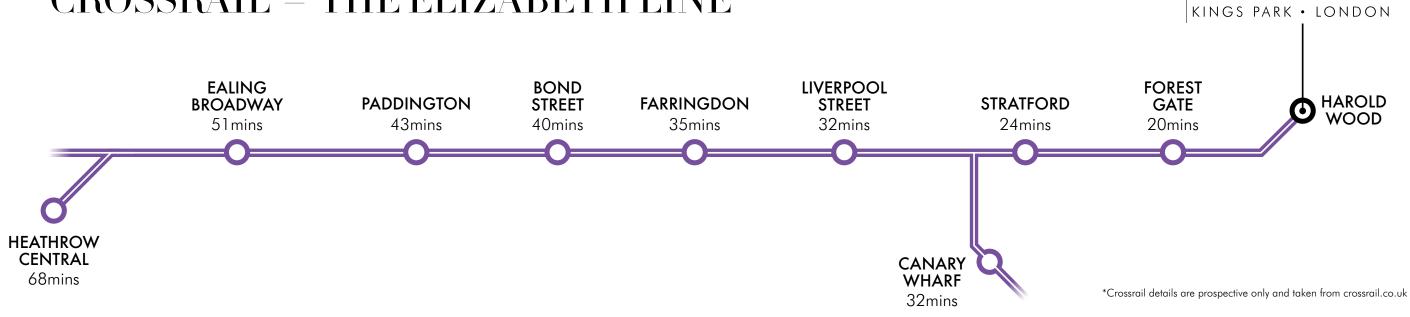
ENVIABLE CONNECTIONS

Location is everything, and at Kings Park you are ideally placed to benefit from the very best in road and rail connections.

The introduction of the Crossrail Elizabeth Line in 2019* will bring direct travel through Stratford, Liverpool Street, the West End, Heathrow and beyond, making Harold Wood a highly sought after location.

Kings Park also benefits from great road connections, perfectly placed near the A12 and M25 with the M11 also within easy reach.





"With Crossrail coming to Harold Wood station... I feel safe in the knowledge that I've invested in an area that I should only reap the rewards from"

Kings Park resident



PADDINGTON





BOND STREET









SAPPHIRE

GATE



SITE PLAN



GROUND FLOOR





WM = Washing Machine W = Wardrobe

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

18′0″ x 11′5″

15′1″ x 7′3″

16'2" x 11'2"

11'11" x 11'3"

14'4" x 4'4"

15'3" x 13'0"

17′1″ x 5′1″

11′5″/8′6″ x

558 sq ft

14′1″ x 13′1″

7′6″ x 7′3″

12′7″ x 4′4″

530 sq ft

14′1″ x 10′11′

15′9″ x 9′11″

11′5″ x 9′11″

11'9" x 9'10"

11′9″ x 9′11″

13'11" x 4'4"

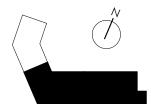
797 sq ft

4'4"

12'8" x 10'9"

789 sq ft

GROUND FLOOR



78

7 0		
LIVING/DINING AREA	6.66m x 3.51m	21′10″ x 11′6″
KITCHEN	3.82m x 2.16m	12′6″ x 7′1″
MASTER BEDROOM	6.65m x 2.85m	21′9″ x 9′4″
GUEST BEDROOM	5.26m x 3.09m	17′3″ x 10′1″
TERRACE	6.84m x 1.32m	22′5″ x 4′4″
TOTAL INTERNAL AREA	95.0 sq m	1023 sq ft
79		
LIVING/DINING AREA	4.67m x 4.42m	15′3″ x 14′6″
KITCHEN	4.54m x 1.52m	14′10″ x 4′11″
MASTER BEDROOM	5.40m x 2.77m	17′8″ x 9′1″
GUEST BEDROOM	4.41m x 2.53m	14′5″ x 8′3″
TERRACE	4.67m/3.50m x	15′3″/11′5″ x
	1.32m	4'4"
TOTAL INTERNAL AREA	77.6 sq m	835 sq ft
80		
LIVING/DINING AREA	4.95m x 3.45m	16′2″ x 11′3″
KITCHEN	3.25m x 2.94m	10'8" x 9'7"
MASTER BEDROOM	4.10m x 3.87m	13′5″ x 12′8″
GUEST BEDROOM	4.14m x 3.03m	13′7″ x 9′11″
TERRACE	4.39m x 1.32m	14'4" x 4'4"

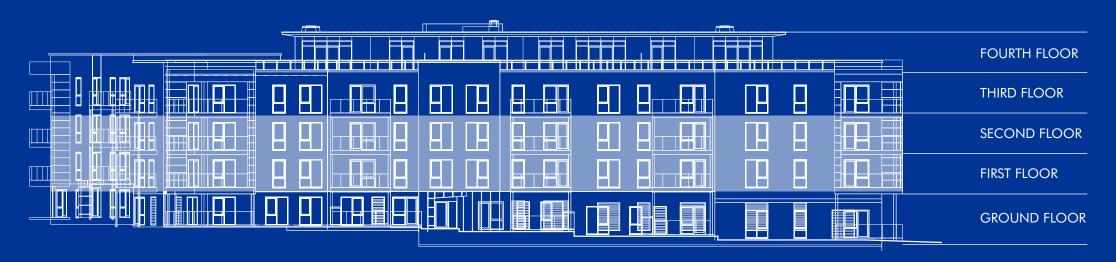
84.4 sq m

909 sq ft



TOTAL INTERNAL AREA

FIRST/SECOND FLOOR



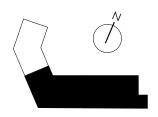


18′0″ x 11′7″ 5.50m x 3.54m 4.60m x 2.13m 15′1″ x 6′11″ 4.94m x 3.50m 16'2" x 11'5" 3.64m x 3.36m 11'11" x 11'10" 4.76m x 1.51m 15′7″ x 4′11″ 75.6 sq m 814 sq ft 4.48m x 4.46m 14′8″ x 14′7″ 3.90m x 1.59m 12'9" x 5'2" 3.70m x 2.56m 12'1" x 8'4" 4.36m x 2.60m 14'3" x 8'6" 3.50m/2.64m x 11′5″/8′7″ x 4'10" 66.4 sq m 715 sq ft 4.41m x 3.99m 14′5″ x 13′1″ 2.30m x 2.23m 7′6″ x 7′3″ 4.41m x 3.35m 14'5" x 10'11 3.81m x 1.48m 12'6" x 4'10" 49.3 sq m 530 sq ft 4.80m x 3.04m 15'9" x 9'11" 3.50m x 3.04m 11′5″ x 9′11″ 3.60m x 3.02m 11'9" x 9'10" 3.60m x 3.03m 11′9″ x 9′11″ 4.62m x 1.51m 15′1″ x 4′11″ 813 sq ft

WM = Washing Machine W = Wardrobe

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

FIRST/SECOND FLOOR



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 LIVING/DINING AREA
 5.33m x 3.91m
 17'5" x 12'9"

 KITCHEN
 3.52m x 2.42m
 11'6" x 7'11"

 BEDROOM
 4.13m x 3.38m
 13'6" x 11'1"

 BALCONY
 3.32m x 1.41m
 10'10" x 4'7"

 TOTAL INTERNAL AREA
 56.1 sq m
 604 sq ft

86 • 99

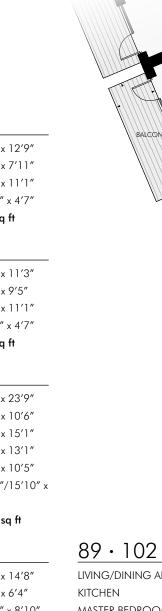
LIVING/DINING AREA 4.88m x 3.45m 16'0" x 11'3" KITCHEN 3.10m x 2.88m 10'2" x 9'5" BEDROOM 4.13m x 3.38m 13'6" x 11'1" BALCONY 3.32m x 1.41m 10'10" x 4'7" TOTAL INTERNAL AREA 53.1 sq m 572 sq ft

87 · 100

LIVING/DINING AREA 8.62m x 7.24m 28'3" x 23'9" KITCHEN 4.51m x 3.20m 14'9" x 10'6" MASTER BEDROOM 15'9" x 15'1" 4.82m x 4.60m **GUEST BEDROOM** 15'4" x 13'1" 4.68m x 4.00m BEDROOM 3 12'2" x 10'5" 3.72m x 3.18m **BALCONY** 4.85m/4.85m x 15′10″/15′10″ x 1.48m 4'10" TOTAL INTERNAL AREA 135.5 sq m 1458 sq ft

<u>88 · 101</u>

00 - 101		
LIVING/DINING AREA	5.11m x 4.49m	16′9″ x 14′8″
KITCHEN	3.69m x 1.94m	12′1″ x 6′4″
MASTER BEDROOM	4.56m x 2.70m	14′11″ x 8′10″
GUEST BEDROOM	3.71m x 2.70m	12′2″ x 8′10″
BALCONY	4.62m x 1.51m	15′1″ x 4′11″
TOTAL INTERNAL AREA	71.4 sq m	768 sq ft



LIVING/DINING AREA 5.11 m x 4.35 m 16'9" x 14'3"

KITCHEN 3.55 m x 1.94 m 11'7" x 6'4"

MASTER BEDROOM 4.56 m x 2.70 m 14'11" x 8'10"

GUEST BEDROOM 3.71 m x 2.70 m 12'2" x 8'10"

BALCONY 4.62 m x 1.51 m 15'1" x 4'11"

70.2 sq m

MASTER BEDROOM

90 · 103 LIVING/DINING AF

BEDROOM

KITCHEN

756 sq ft

BEDROOM

LIVING/DINING AREA 4.81m x 4.35m 15′9″ x 14′3″ KITCHEN 3.55m x 2.24m 11′7″ x 7′4″ MASTER BEDROOM 4.56m x 2.70m 14′11″ x 8′10″ **GUEST BEDROOM** 12'2" x 8'10" 3.71m x 2.70m BALCONY 4.62m x 1.51m 15′1″ x 4′11″ TOTAL INTERNAL AREA 756 sq ft 70.2 sq m

BALCONY

BALCONY

LIVING/DINING AREA

90 • 103

BATHROOM

BEDROOM

MASTER

BEDROOM

93 • 106

BEDROOM

GUEST BEDROOM

91 • 104

LIVING/DINING

89 • 102

GUEST BEDROOM

BEDROOM

85 • 98

LIVING/DINING

BALCONY

BEDROOM

LIVING/DINING AREA 5.84m x 5.31m 19'1" x 17'5" KITCHEN 4.89m x 1.58m 16'0" x 5'2" MASTER BEDROOM 4.30m x 2.90m 14′1″ x 9′6″ GUEST BEDROOM 4.70m x 3.09m 15′5″ x 10′1″ BEDROOM 3 4.70m x 2.45m 15′5″ x 8′0″ 14′5″/11′5″ x **BALCONY** 4.40m/3.50m x 1.48m 4'10" **TOTAL INTERNAL AREA** 94.3 sq m 1015 sq ft

92 · 105

LIVING/DINING AREA

BEDROOM

86 • 99

88 • 101

BEDROOM

87 • 100 ▶

MASTER BEDROOM

LIVING/DINING AREA 4.60m x 3.23m 15'1" x 10'7" KITCHEN 4.60m x 2.13m 15′1″ x 6′11″ MASTER BEDROOM 4.94m x 3.28m 16'2" x 10'9" **GUEST BEDROOM** 5.20m x 3.59m 17′0″ x 11′9″ BALCONY 4.76m x 1.51m 15′7″ x 4′11″ TOTAL INTERNAL AREA 891sq ft 82.8 sq m

<u>93 · 106</u>

KITCHEN

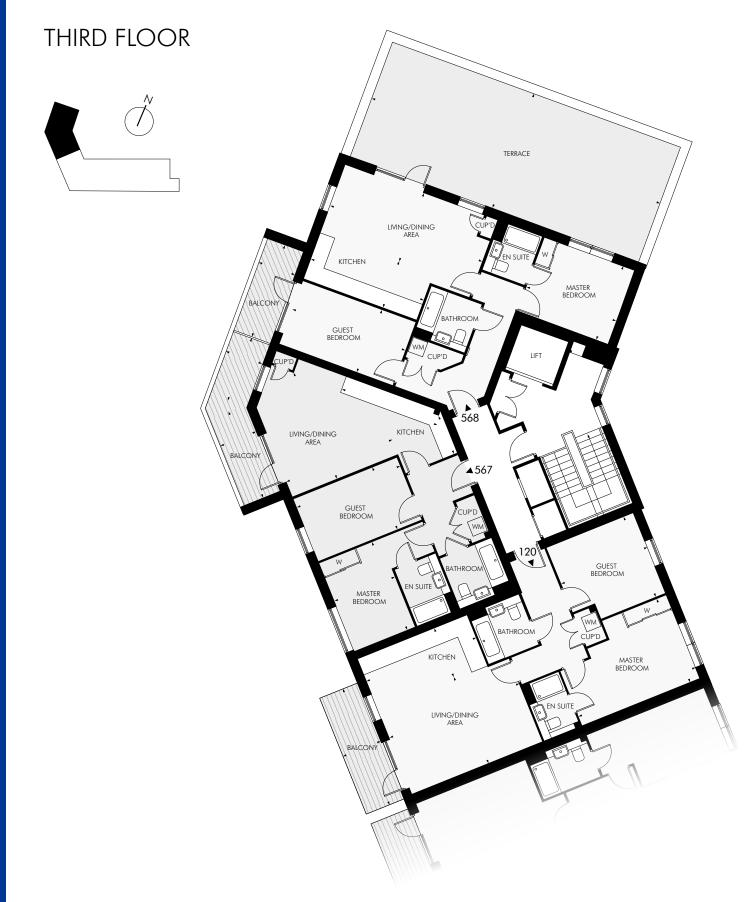
TOTAL INTERNAL AREA	49.5 sq m	532 sq ft
BALCONY	3.32m x 1.41m	10′10″ x 4′7″
BEDROOM	3.80m x 3.38m	12′5″ x 11′1″
KITCHEN	3.10m x 2.43m	10′2″ x 7′11′
LIVING/DINING AREA	4.75m x 3.56m	15′7″ x 11′8″



TOTAL INTERNAL AREA

THIRD FLOOR





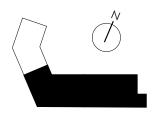
120

1 N //N 10 / D IN IIN 10 A D E A	5.50 0.51	10/0" 11/7"
LIVING/DINING AREA	5.50m x 3.54m	18′0″ x 11′7″
KITCHEN	4.60m x 2.13m	15′1″ x 6′11″
MASTER BEDROOM	4.94m x 3.50m	16′2″ x 11′5″
GUEST BEDROOM	3.64m x 3.36m	11′11″ x 11′10″
BALCONY	4.76m x 1.51m	15′7″ x 4′11″
TOTAL INTERNAL AREA	75.6 sq m	814 sq ft
567		
LIVING/DINING AREA	4.48m x 4.46m	14′8″ x 14′7″
KITCHEN	3.90m x 1.59m	12′9″ x 5′2″
MASTER BEDROOM	3.70m x 2.56m	12′1″ x 8′4″
GUEST BEDROOM	4.36m x 2.60m	14′3″ x 8′6″
BALCONY	3.50m/2.64m x	11′5″/8′7″ x
	1.48m	4'10"
TOTAL INTERNAL AREA	66.4 sq m	715 sq ft
568		
LIVING/DINING AREA	6.34m x 3.21m	20′9″ x 10′6″
KITCHEN	4.71m x 1.94m	15′5″ x 6′4″
MASTER BEDROOM	3.75m x 3.03m	12′3″ x 9′11″
GUEST BEDROOM	4.71m x 2.60m	15′5″ x 8′6″
TERRACE	12.01m x 4.80m	39′4″ x 15′9″
BALCONY	3.81m x 1.48m	12'6" x 4'10"
TOTAL INTERNAL AREA	72.7 sq m	782 sq ft

WM = Washing Machine W = Wardrobe

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THIRD FLOOR



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BEDROOM 3

TOTAL INTERNAL AREA

LIVING/DINING AREA

MASTER BEDROOM

GUEST BEDROOM

TOTAL INTERNAL AREA

BALCONY

114

KITCHEN

BALCONY

111		
LIVING/DINING AREA	3.45m x 3.91m	11′3″ x 12′9″
KITCHEN	3.52m x 2.42m	11′6″ x 7′11″
BEDROOM	4.13m x 3.38m	13′6″ x 11′1″
BALCONY	3.32m x 1.41m	10′10″ x 4′7″
TOTAL INTERNAL AREA	56.1 sq m	604 sq ft
112		
LIVING/DINING AREA	4.88m x 3.45m	16′0″ x 11′3″
KITCHEN	3.10m x 2.88m	10′2″ x 9′5″
BEDROOM	4.13m x 3.38m	13′6″ x 11′1″
BALCONY	3.32m x 1.41m	10′10″ x 4′7″
TOTAL INTERNAL AREA	53.1 sq m	572 sq ft
113		
LIVING/DINING AREA	8.62m x 7.24m	28'3" x 23'9"
KITCHEN	4.51m x 3.20m	14′9″ x 10′6″
MASTER BEDROOM	4.82m x 4.60m	15′9″ x 15′1″
GUEST BEDROOM	4.68m x 4.00m	15′4″ x 13′1″

3.72m x 3.18m

4.85m/4.85m x

135.5 sq m

5.11m x 4.49m

3.69m x 1.94m

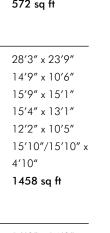
4.56m x 2.70m

3.71m x 2.70m

4.62m x 1.51m

71.4 sq m

1.48m



15′1″ x 4′11″

768 sq ft





1	15
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LIVING/DINING AREA	5.11m x 4.35m	16′9″ x 14′3″
KITCHEN	3.55m x 1.94m	11′7″ x 6′4″
MASTER BEDROOM	4.56m x 2.70m	14′11″ x 8′10″
GUEST BEDROOM	3.71m x 2.70m	12'2" x 8'10"
BALCONY	4.62m x 1.51m	15′1″ x 4′11″
TOTAL INTERNAL AREA	70.2 sq m	756 sq ft

116

LIVING/DINING AREA	4.81m x 4.35m	15′9″ x 14′3″
KITCHEN	3.55m x 2.24m	11′7″ x 7′4″
MASTER BEDROOM GUEST BEDROOM	4.56m x 2.70m 3.71m x 2.70m	14′11″ x 8′10″ 12′2″ x 8′10″
BALCONY	4.62m x 1.51m	15′1″ x 4′11″
TOTAL INTERNAL AREA	70.2 sq m	756 sq ft

117

1 1 7		
LIVING/DINING AREA	5.84m x 5.31m	19′1″ x 17′5″
KITCHEN	4.89m x 1.58m	16′0″ x 5′2″
MASTER BEDROOM	4.30m x 2.90m	14′1″ x 9′6″
GUEST BEDROOM	4.70m x 3.09m	15′5″ x 10′1″
BEDROOM 3	4.70m x 2.45m	15′5″ x 8′0″
BALCONY	4.40m/3.50m x	14′5″/11′5″ x
	1.48m	4′10″
TOTAL INTERNAL AREA	94.3 sq m	1015 sq ft

ERNAL AREA	94.3 sq m	1015 sq ft	
	1.48m	4'10"	
	4.40m/3.50m x	14′5″/11′5″ x	1
3	4.70m x 2.45m	15′5″ x 8′0″	E
ROOM	4.70m x 3.09m	15′5″ x 10′1″	(
DROOM	4.30m x 2.90m	14′1″ x 9′6″	١
	4.89m x 1.58m	16'0" x 5'2"	k
ING AREA	5.84m x 5.31m	19′1″ x 17′5″	L
		<u>.</u>	_

118

TOTAL INTERNAL AREA	82.8 sq m	891 sq ft
BALCONY	4.76m x 1.51m	15′7″ x 4′11″
GUEST BEDROOM	5.20m x 3.59m	17′0″ x 11′9″
MASTER BEDROOM	4.94m x 3.28m	16′2″ x 10′9″
KITCHEN	4.60m x 2.13m	15′1″ x 6′11″
LIVING/DINING AREA	4.60m x 3.23m	15′1″ x 10′7″

119

TOTAL INTERNAL AREA	49.5 sq m	532 sq ft
BALCONY	3.32m x 1.41m	10′10″ x 4′7″
BEDROOM	3.80m x 3.38m	12′5″ x 11′1″
KITCHEN	3.10m x 2.43m	10′2″ x 7′11″
LIVING/DINING AREA	4.75m x 3.56m	15′7″ x 11′8″

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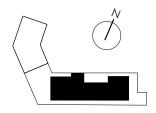
FOURTH FLOOR

PENTHOUSES





FOURTH FLOOR



540

TERRACE

TOTAL INTERNAL AREA

569		
LIVING/DINING AREA	7.49m x 4.27m	24'6" x 14'0"
KITCHEN	6.77m x 1.80m	22′2″ x 5′10″
MASTER BEDROOM	4.07m x 3.60m	13′4″ x 11′9″
GUEST BEDROOM	3.87m x 3.74m	12′8″ x 12′3″
BEDROOM 3	3.72m x 2.86m	12′2″ x 9′4″
TERRACE 1	13.40m/3.72m x	43′11″/12′2″ x
	18.49m/1.75m	60′7″/5′8″
TERRACE 2	5.58m x 1.49m	18′3″ x 4′10″
TOTAL INTERNAL AREA	115.2 sq m	1240 sq ft
570		
LIVING/DINING AREA	6.56m x 4.40m	21′6″ x 14′5″
KITCHEN	6.56m x 1.80m	21′6″ x 5′10″
MASTER BEDROOM	4.23m x 3.06m	13′10″ x 10′0″
GUEST BEDROOM	3.83m x 2.74m	12′6″ x 8′11″
BEDROOM 3	4.64m x 2.80m	15′2″ x 9′2″
TERRACE	17.92m x 1.75m	58′9″ x 5′8″
TOTAL INTERNAL AREA	108.9 sq m	1172 sq ft
571		
LIVING/DINING AREA	6.54m x 4.91m	21′5″ x 16′1″
KITCHEN	5.42m x 1.64m	17'9" x 5'4"
MASTER BEDROOM	4.58m x 3.60m	15′0″ x 11′9″
GUEST BEDROOM	4.57m x 3.32m	14′11″ x 10′10′
BEDROOM 3	4.17m x 2.90m	13′8″ x 9′6″

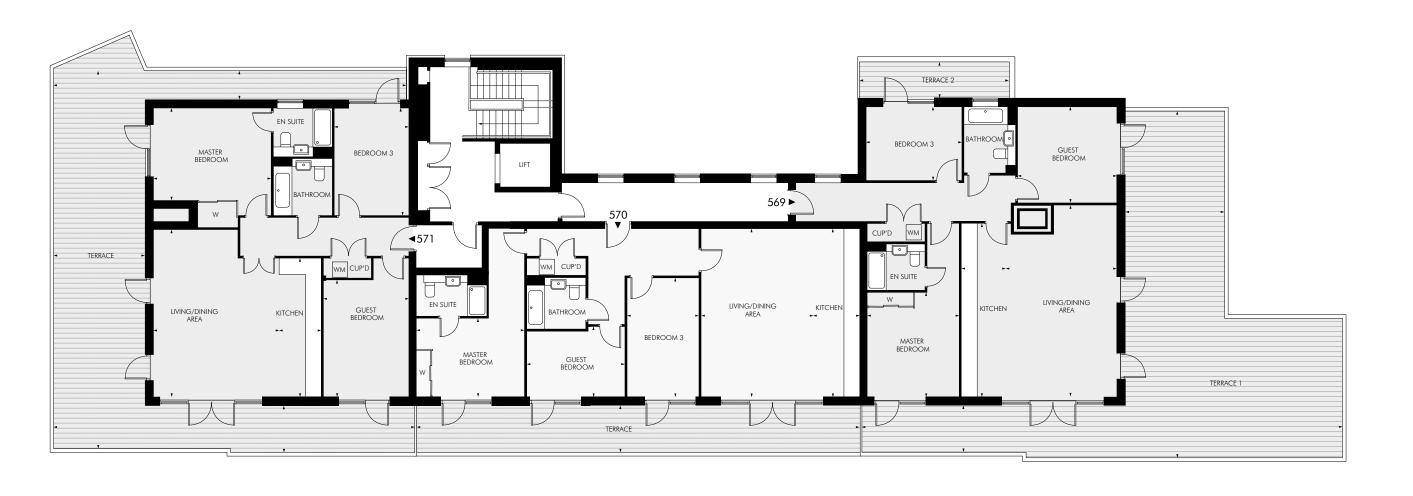
14.88m/3.57m x 48′9″/11′8″ x 13.91m/1.75m x 45′7″/5′8″ x

45′9″/3′10″

1214 sq ft

13.96m/1.19m

112.8 sq m













ENVIRONMENTALLY FRIENDLY FEATURES

- Where possible or viable, materials used in construction are from renewable, sustainable or recyclable sources
- Materials are sourced locally where available or commercially feasible
- Cycle storage is provided to encourage greener travel
- 'A' rated kitchen appliances, 'B' rated washer/dryer
- Dual flush toilets
- Low energy light fittings
- Integrated recycling bin to kitchen
- Kings Park will achieve Code for Sustainable Homes level 3

KITCHEN

- Contemporary fitted kitchen featuring gloss white finish handleless units
- Glacial storm 22mm thick laminate worktops to 1 bedroom apartments
- Coral clay 20mm thick silestone composite worktops to 2 and 3 bedroom apartments
- Recessed downlighters and LED undercupboard lighting
- 1½ bowl undermount sink to 2 and 3 bedroom apartments,
 1½ inset sink to 1 bedroom apartments both with chrome mixer tap
- Brushed steel oven with 4 ring ceramic hob and integrated extractor
- Compact combination microwave oven
- Touch control ceramic hob
- Integrated telescopic extractor hood
- Integrated fridge/freezer and dishwasher*
- Washer/dryer freestanding in cupboard*

BATHROOM & EN SUITE

- Stylish white sanitaryware with chrome accessories
- Ceramic tiles to floor and walls
- Full height tiling to en suite showers and bath areas that include a fixed shower above
- Half height tiling to bathrooms that feature a bath with handheld shower and behind wash basin wall
- White bath with oak effect bath panel
- Concealed thermostatic shower; separate glass cubicle
- White back-to-wall toilet with concealed dual flush cistern
- White semi-recessed basin with chrome mixer tap
- Chrome finish heated towel rail
- Chilottic littlish fledica lov
- Recessed downlighters
- Shaver point

DOORS, JOINERY & DECORATION

- Internal doors painted white with brushed steel door furniture
- UPVC windows dark grey to outside, white to inside
- Mirrored glass and white wardrobe doors to master bedroom
- White painted ceilings, skirtings, architraves and walls

FLOORING

- Ceramic floor tiles to bathroom and en suite
- Amtico wood effect flooring to hallway and kitchen/dining/living area, carpet to bedrooms. Please speak to a Sales Consultant for further information

ELECTRICAL

- Low energy light fittings throughout
- Pendant lighting to living areas and bedrooms
- Recessed downlighters to kitchen, bathroom and en suite
- TV sockets and telephone points to various locations

HEATING

• Gas fired boiler serving radiators with thermostatic valves

SECURITY

• Multipoint locking, chain and spy hole viewer to front doors

CUSTOMER CARE & NHBC 10-YEAR WARRANTY

We have a team of people specially trained and available to deal with customer service issues. Each property also carries the NHBC warranty against structural defect for a ten-year period following the date of completion.





*Speak to Sales Consultant for further information.
These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Please ask Sales Consultants for detailed information regarding specific properties. Countryside reserves the right to amend specifications as necessary. All interior images shown are from the Kings Park showhome.

HOWTO FIND US

BY CAR

From the M25 North: Exit the M25 at junction 28, then take the A12 towards London/Romford. At the second set of traffic lights, turn left onto Gubbins Lane, and, after 800 yards, Kings Park will be on the right hand side.

From the M25 South: Exit the M25 at junction 29, then take the A127 towards London/Romford. After 2.4 miles at the traffic lights, turn right onto Squirrels Heath Road, then after half a mile, at the mini-roundabout, turn left onto Gubbins Lane. Kings Park will be on the left hand side, opposite Harold Wood train station.

BY TRAIN

Harold Wood station is on the London Liverpool Street-Shenfield line, with the Crossrail works due to be completed by 2019*. Exit the station and turn right onto Gubbins Lane. Kings Park is directly across the road.

FOR YOUR SAT NAV: RM3 OBE



