



ST. EDWARDS COURT

LONDON ROAD ROMFORD RM7 9QD

LUXURIOUS APARTMENTS WITH EXCELLENT CROSSRAIL CONNECTIVITY



St. Edwards Court is a new landmark for superb value luxury living, located minutes from brand name shopping and brand new Crossrail connections across the Capital.

Developer
Galliard Homes

Appointed agent
Knight Frank





Step into a fusion of contemporary style, high end fashion and a vibrant cultural scene.



ST. EDWARDS COURT

LIFESTYLE APARTMENTS

Within 10 minutes' walk of designer shopping, boutiques, malls and colourful markets.

Today, Romford exudes the atmosphere of a metropolitan centre that is set to be an evergrowing destination for east London - it now attracts around 21 million shoppers annually, has three major shopping malls and enjoys the accolade of being the fourth largest retail centre in London.

This vibrant enclave has grown from being a humble market town on the Great Roman Road to a 21st century district with a superb transport infrastructure - now to be further complemented by Crossrail entering service in 2019.

Factor in the close proximity of international air travel and the town's growing business economy and Romford surely takes on the status of an ideal town to invest in, live and work in, or commute from.





ST. EDWARDS COURT
ROMFORD TOWN CENTRE

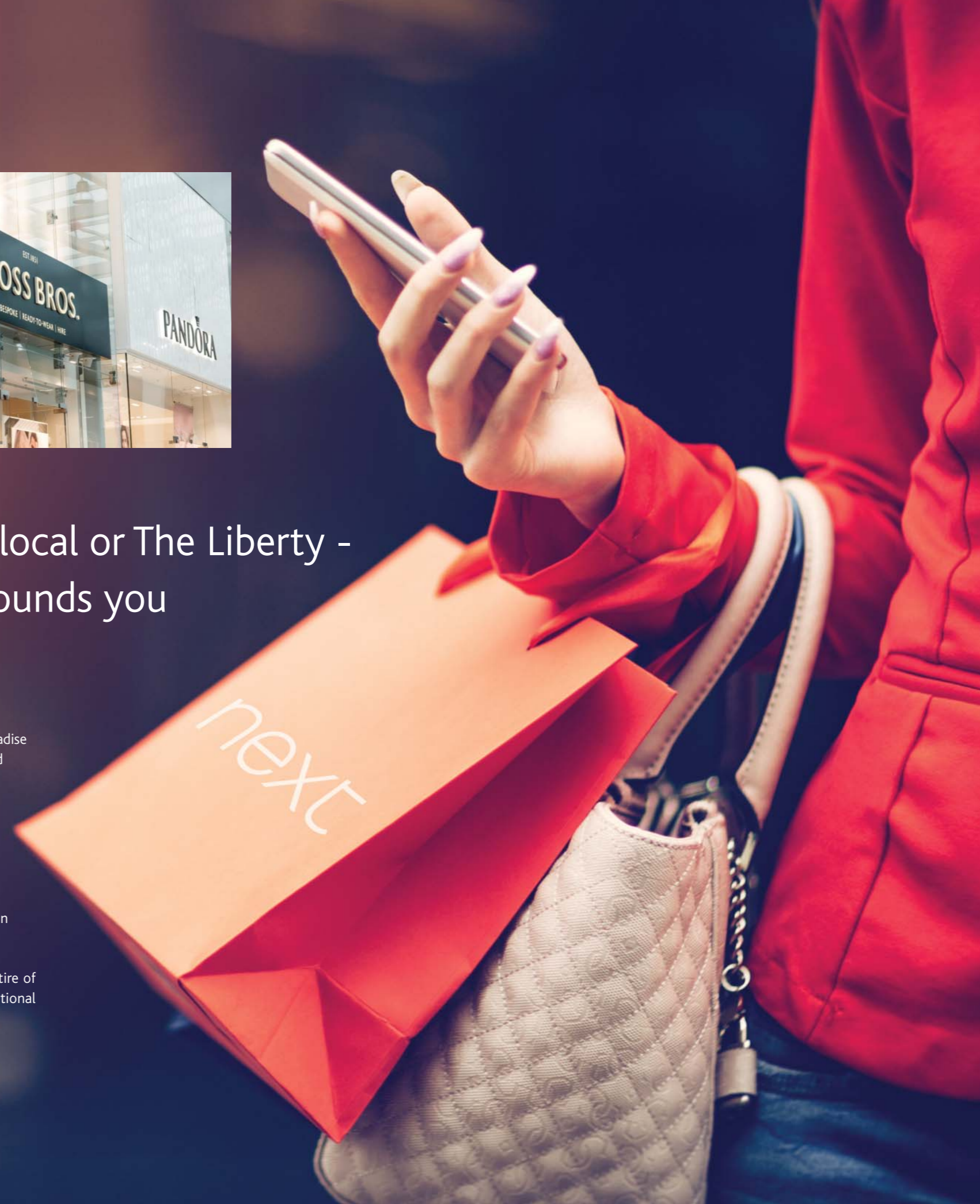


Pop to The Brewery, the local or The Liberty - a retail wonderland surrounds you at St. Edwards Court.

Romford needs little introduction as a shopper's paradise with some 400 stores, independents, cafés and outlets all within close proximity of St. Edwards Court.

The town's nightlife, leisure and evening economy is now virtually equal to its retail status and is the largest outside central London with a plethora of bars, clubs, cinemas, restaurants and eateries, all waiting to entice and entertain whenever it suits.

In short, residents at St. Edwards Court will never tire of the town's diversity of cultural, retail and recreational pursuits.





A long day in the city,
and then home in 27 minutes direct

Connect by rail

- Residents at St. Edwards Court will be within 10 minutes' walk of Romford mainline and forthcoming Crossrail.
- Commuter times into Liverpool Street will be under 30 minutes.
- Journey times to Stratford, with connections to the DLR, Jubilee line, Central line and Overground, will be under 20 minutes.
- Crossrail will cut 10 minutes off journey times to both Canary Wharf and Bond Street.
- Crossrail will also deliver sustained property price growth levels for homes within close proximity of its stations - including St. Edwards Court.

Connect by road

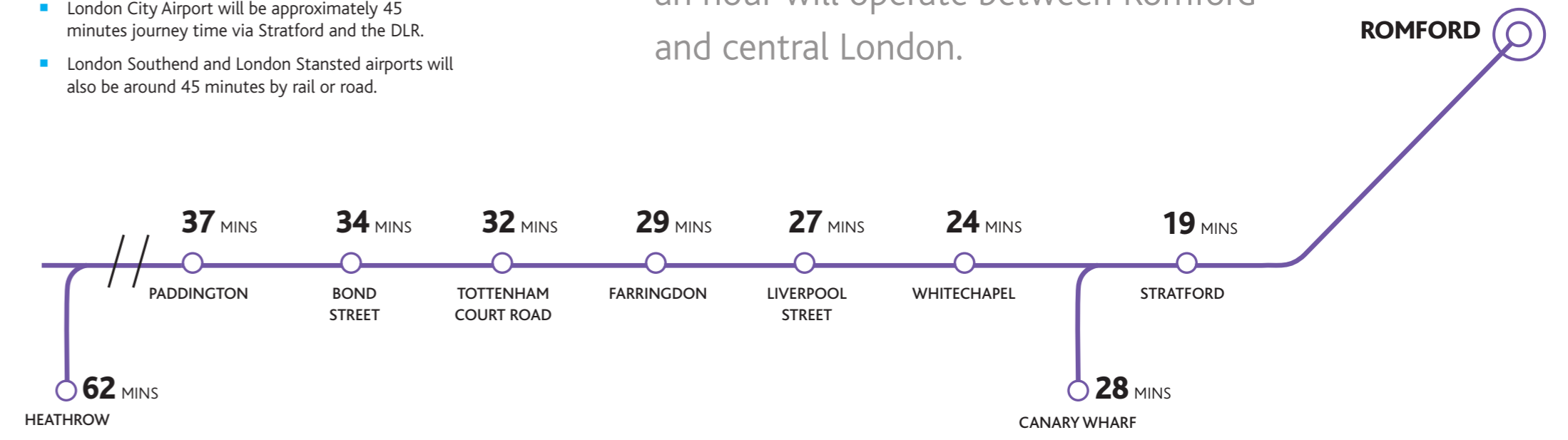
- The development lies within 3 minutes' drive time of the A12 and 14 minutes approx. from J28 of the M25.
- Junction 4 of the M11 lies within a 20 minute drive time.
- Romford's ring road interconnects with the A118 east - west artery and the A125 north - south primary route.

Connect by air

- London City Airport will be approximately 45 minutes journey time via Stratford and the DLR.
- London Southend and London Stansted airports will also be around 45 minutes by rail or road.



From late 2019, up to 12 trains an hour will operate between Romford and central London.





While being deceptively close to central London, St. Edwards Court also lies in close proximity of numerous parks and green recreational space, including Romford Greyhound stadium within 8 minutes' walk.



The large open expanse of Cottons Park is situated virtually adjacent to the apartments, offering an array of recreational pursuits for all ages.

It is the rural and historic aspects evident in Romford today that provide reminders to its origins and growth from a coaching town in the 18th century.



Green Flag parkland on your doorstep



ST. EDWARDS COURT
ADJACENT COTTONS PARK



Studio and 1, 2 & 3 bedroom apartments designed,
finished and equipped for high end contemporary living



ST. EDWARDS COURT
THE DEVELOPMENT

L O N D O N R O A D



Illustrative site plan showing Ground Floor apartment layout arranged within three integrating buildings.

St Edwards Court comprises:

FOLGATE HOUSE

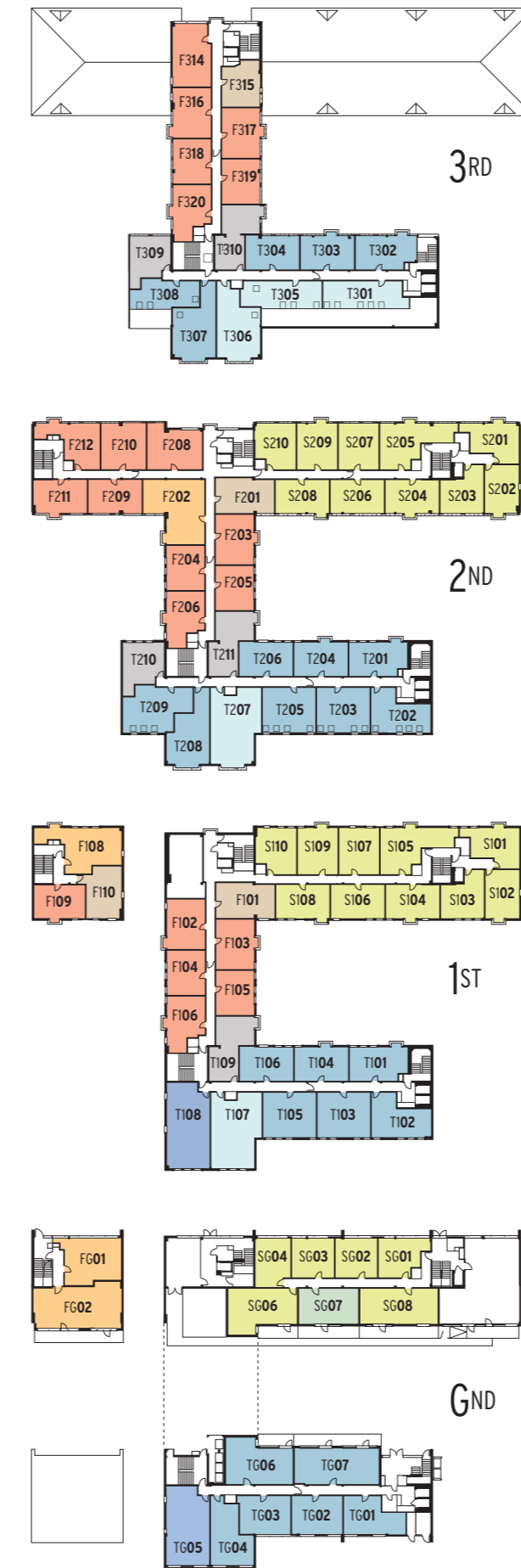
4 x studio apartment
21 x 1 bed apartments
4 x 2 bed apartments

STEWARD'S HOUSE

1 x studio apartment
26 x 1 bed apartments

TOWERGATE HOUSE

5 x studio apartments
30 x 1 bed apartments
2 x 3 bed apartments



Folgate House
 STUDIO
 1 BED
 2 BED

Steward's House
 STUDIO
 1 BED

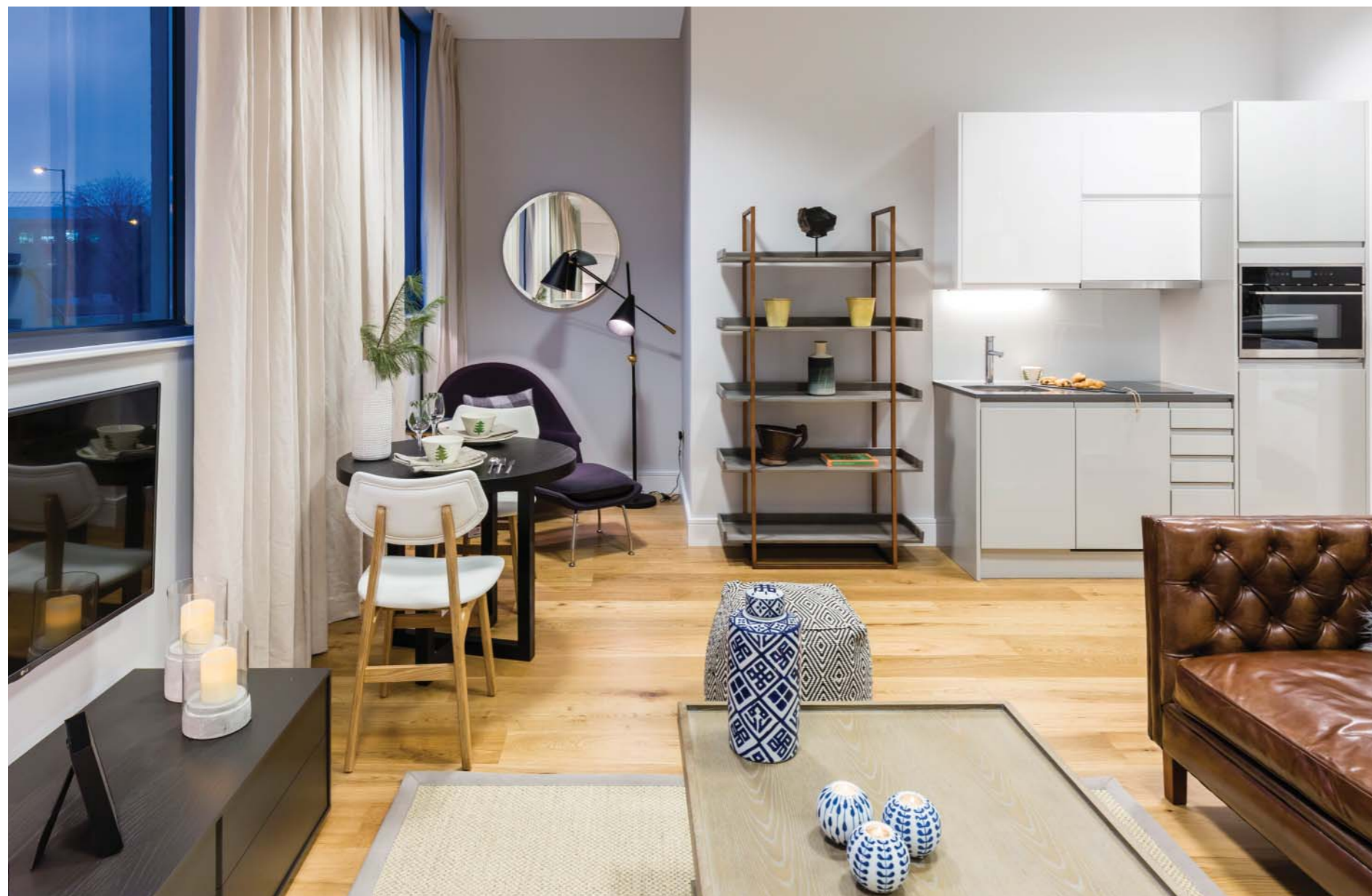
Towergate House
 STUDIO
 1 BED
 1 BED + STUDY
 3 BED

St. Edwards Court comprises three apartment buildings, each with an independent private entrance foyer. Selected ground floor apartments will benefit from private terrace space, while all apartments will feature Galliard Homes' latest designer specifications throughout.



Features include:

- Choice of studio, 1, 2 & 3 bedroom apartment types.
- Selected ground floor apartments with private terrace space.
- Limited private car parking (at additional cost).
- Private entrance and reception foyer to each apartment building.
- High quality specifications throughout, including oak plank effect click flooring and large format porcelain floor tiling.
- USB sockets to living area, kitchen and principal bedroom.



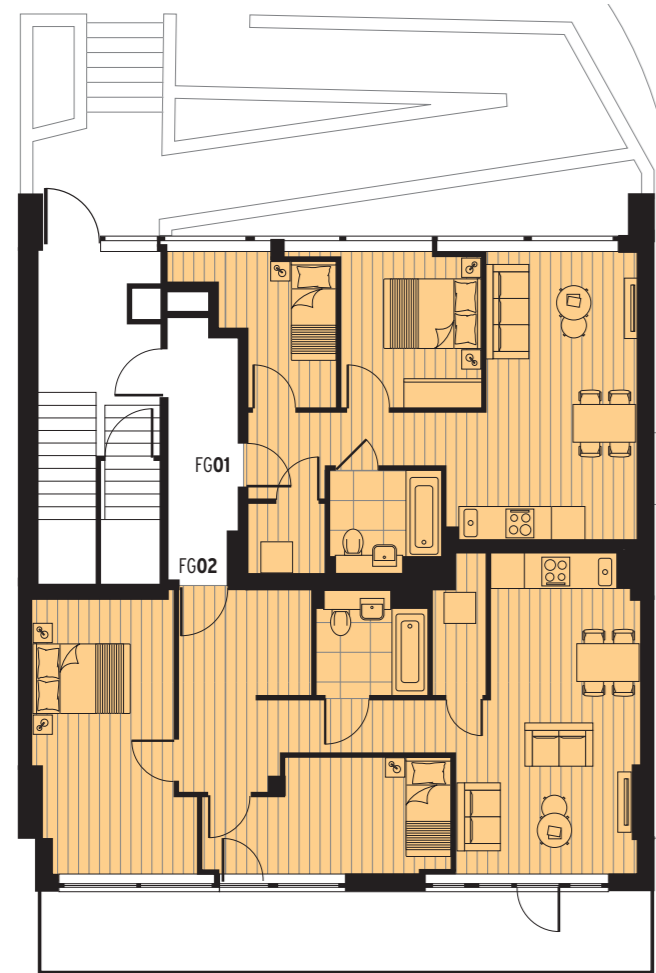
Sophisticated stylish living space

YOURS TO LUXURIATE IN AT ST. EDWARDS COURT





ST. EDWARDS COURT
LIFESTYLE APARTMENTS



NO.	TYPE	SQ.M.	SQ.FT.
FG01	2 BED	46.9	505
FG02	2 BED	67.2	723

GND

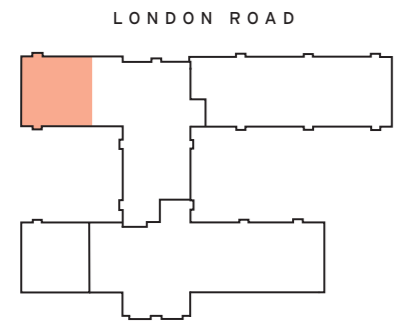


NO.	TYPE	SQ.M.	SQ.FT.
F101	STUDIO	36.8	396
F102	1 BED	35.1	378
F103	1 BED	35.4	381
F104	1 BED	30.4	327
F105	1 BED	30.6	329
F106	1 BED	34.1	367
F108	2 BED	50.8	547
F109	1 BED	31.1	335
F110	STUDIO	33.6	362

1ST



1ST



- STUDIO
- 1 BED
- 2 BED



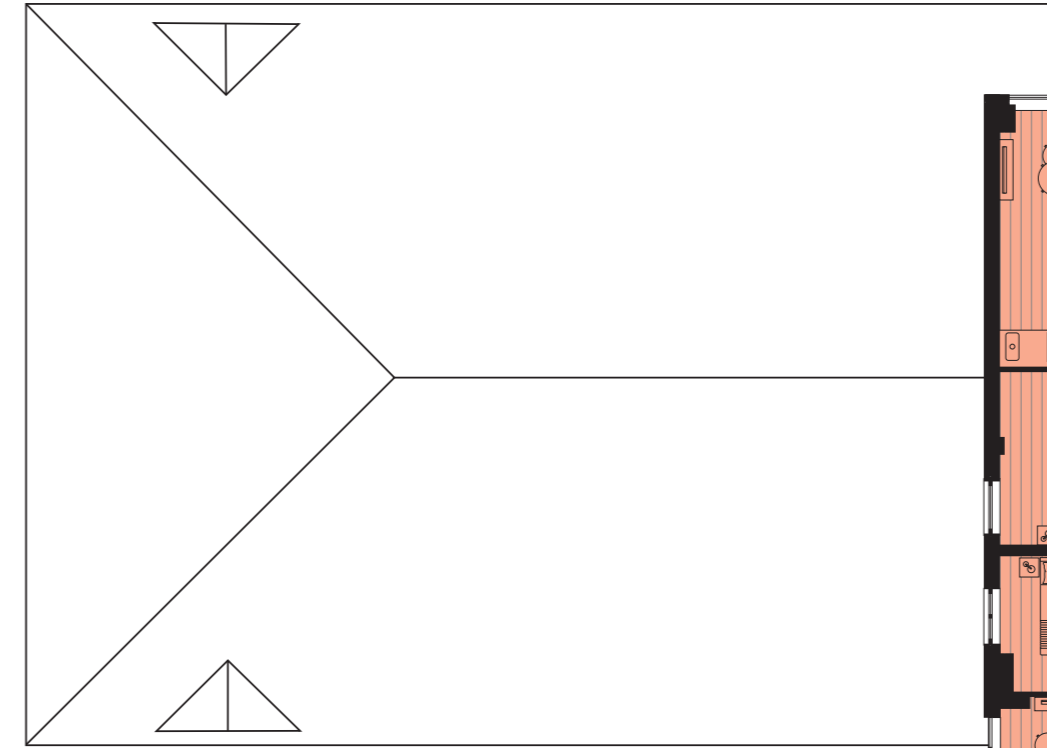
Folgate House GND - 1ST

Block floor plans and internal apartment layouts shown are intended to be correct, precise details may vary. Total areas are accurate to within 5%.



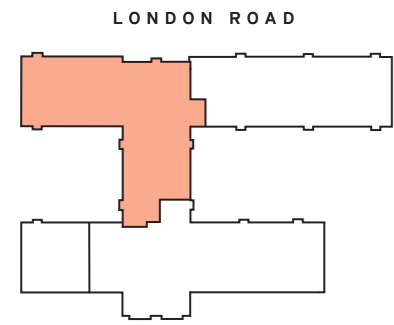
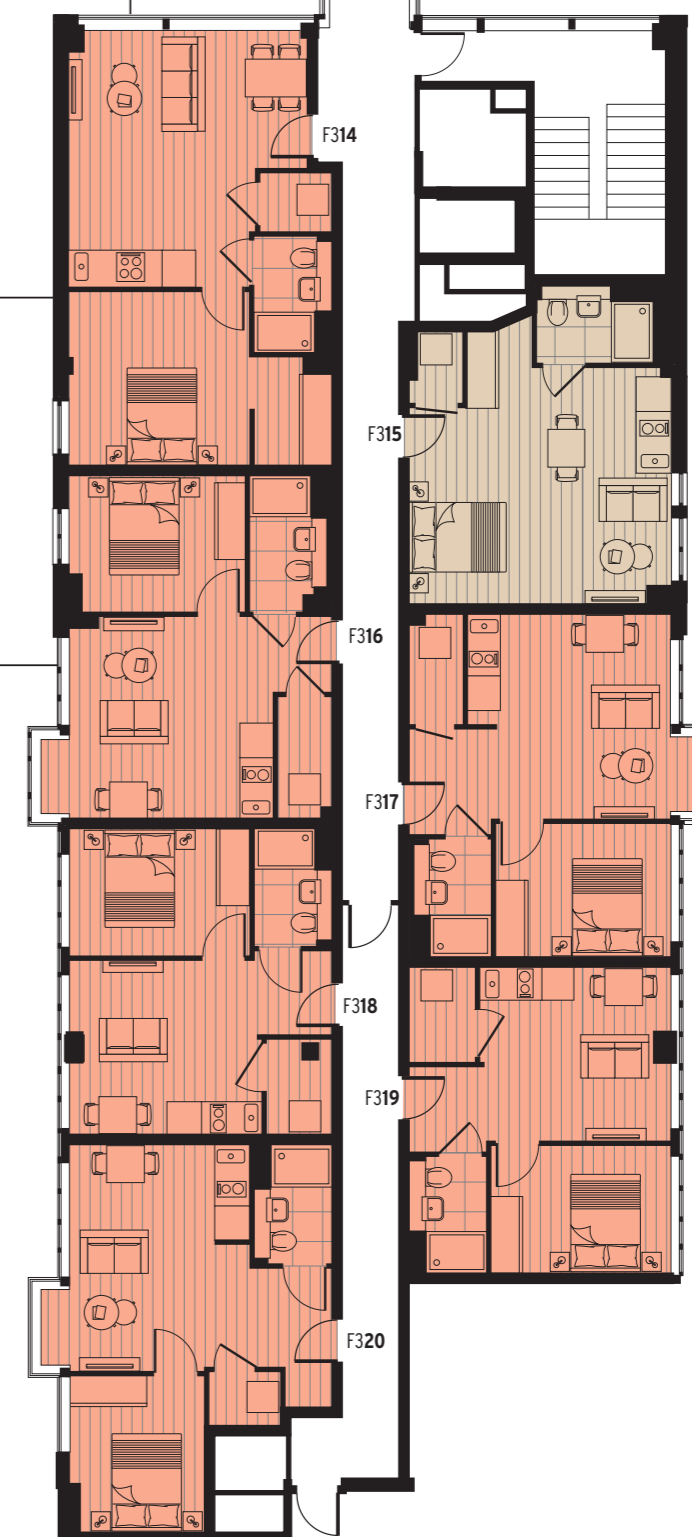
NO.	TYPE	SQ.M.	SQ.FT.
F209	1 BED	32.8	353
F210	1 BED	37.6	405
F211	1 BED	33.2	357
F212	1 BED	36.4	392
F205	1 BED	30.7	330
F206	1 BED	34.2	368
F208	1 BED	41.5	447
F209	1 BED	32.8	353
F210	1 BED	37.6	405
F211	1 BED	33.2	357
F212	1 BED	36.4	392

2ND



NO.	TYPE	SQ.M.	SQ.FT.
F314	1 BED	42.7	460
F315	STUDIO	30.0	323
F316	1 BED	35.2	379
F317	1 BED	35.4	381
F318	1 BED	30.7	330
F319	1 BED	30.7	330
F320	1 BED	34.2	368

3RD



- STUDIO
- 1 BED
- 2 BED

Folgate House 2ND - 3RD

Block floor plans and internal apartment layouts shown are intended to be correct, precise details may vary. Total areas are accurate to within 5%.



GND

NO.	TYPE	SQ.M.	SQ.FT.
SG01	1 BED	30.3	326
SG02	1 BED	30.0	323
SG03	1 BED	30.0	323
SG04	1 BED	30.0	323
SG06	1 BED	50.0	538
SG07	STUDIO	38.4	413
SG08	1 BED	50.1	539

GND

NO.	TYPE	SQ.M.	SQ.FT.
S101	1 BED	33.8	364
S102	1 BED	30.7	330
S103	1 BED	31.7	341
S104	1 BED	33.3	358
S105	1 BED	45.3	488
S106	1 BED	32.6	351
S107	1 BED	33.5	361
S108	1 BED	33.7	363
S109	1 BED	34.6	372
S110	1 BED	31.8	342

1ST

NO.	TYPE	SQ.M.	SQ.FT.
S201	1 BED	33.8	364
S202	1 BED	30.6	329
S203	1 BED	31.6	340
S204	1 BED	33.3	358
S205	1 BED	45.2	487
S206	1 BED	32.7	352
S207	1 BED	33.6	362
S208	1 BED	33.6	362
S209	1 BED	34.6	372
S210	1 BED	32.0	344

2ND



STUDIO
1 BED



2ND



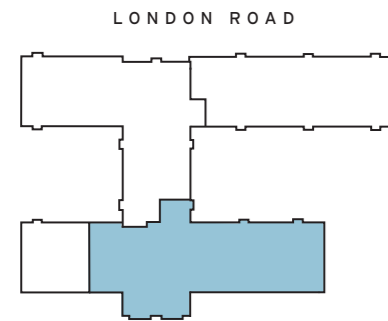
1ST

Steward's House GND - 2ND



NO.	TYPE	SQ.M.	SQ.FT.
TG01	1 BED	36.0	388
TG02	1 BED	35.5	382
TG03	1 BED	35.8	385
TG04	1 BED	41.3	445
TG05	3 BED	60.2	648
TG06	1 BED	50.1	539
TG07	1 BED	55.4	596

GND



- STUDIO
- 1 BED
- 1 BED + STUDY
- 3 BED



NO.	TYPE	SQ.M.	SQ.FT.
T101	1 BED	35.0	377
T102	1 BED	38.2	411
T103	1 BED	43.4	467
T104	1 BED	33.5	361
T105	1 BED	43.4	467
T106	1 BED	32.8	353
T107	1 BED + STUDY	63.7	686
T108	3 BED	65.1	701
T109	STUDIO	39.2	422

1ST

Towergate House GND - 1ST

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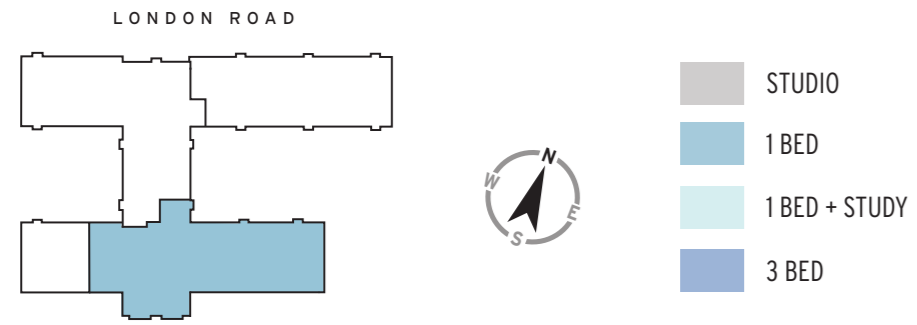
NO.	TYPE	SQ.M.	SQ.FT.
T201	1 BED	35.2	379
T202	1 BED	38.1	410
T203	1 BED	43.2	465
T204	1 BED	33.5	361
T205	1 BED	43.4	467
T206	1 BED	32.8	353
T207	1 BED + STUDY	65.7	707
T208	1 BED	45.2	487
T209	1 BED	48.7	524
T210	STUDIO	32.4	349
T211	STUDIO	39.4	424

2ND



NO.	TYPE	SQ.M.	SQ.FT.
T301	1 BED + STUDY	41.0	441
T302	1 BED	36.6	394
T303	1 BED	33.7	363
T304	1 BED	33.0	355
T305	1 BED + STUDY	39.2	422
T306	1 BED + STUDY	50.3	541
T307	1 BED	47.6	512
T308	1 BED	33.0	355
T309	STUDIO	31.7	341
T310	STUDIO	39.5	425

3RD



Towergate House 2ND - 3RD

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ST. EDWARDS COURT

SPECIFICATION

General

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Oak plank style flooring from brand name click collection throughout all apartment types.
- Internal doors in satin white finish.
- Brushed stainless steel door furniture.
- Brushed metal switch & socket plates.
- Recessed twin LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ (or Sky Q) enabled.
- Thermostatically controlled electric space heating via flat panel heaters.

Kitchens

- Designer kitchen in high gloss grey finish with concealed handles.
- White reconstituted stone worktops (with grooved drainer to selected apartments).
- Grey glass splashback to underside of wall units.
- LED underlighting to wall units.
- Stainless steel single bowl undermounted sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
- Integrated electric appliances to include:

Combination microwave oven
Two ring ceramic hob
Re-circulating cooker hood
Fridge with ice box
Slimline dishwasher

(Appliances stated may be enhanced in larger kitchen configurations).

Bedrooms

- Oak plank style flooring from brand name click collection throughout all bedroom areas.
- Built-in wardrobe to bedroom 1 with satin white sliding doors.

Bathroom/Shower Room

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Mirrored inset oak lined alcove with integrated cabinet, white reconstituted stone vanity top and LED feature downlighting.
- Large format white marbled porcelain fully tiled walls.
- Large format white marbled porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head and low level hand shower with hose.
- Clear glass bath screen or shower enclosure as applicable with polished silver frame.
- Thermostatically controlled and pressurised hot and cold water.

Services Cupboard

- Free standing washer/dryer.

Security

- Video entryphone system to each apartment.

Communal Areas

- Fully tiled communal entrance foyer.
- Carpeted stairs and common corridors.
- Low energy wall lighting.
- Secure cycle store.



new CONCEPT INTERIORS

Galliard Homes' furniture solution specialists

New Concept Interiors can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

www.newconceptinteriors.com

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Galliard Homes' affiliated mortgage specialists

Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

www.visionaryfinance.co.uk

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Galliard Homes' official letting and management agents

LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

www.liferesidential.co.uk

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Disclaimer:

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