



ESSEX HOUSE

KING'S ROAD BRENTWOOD CM14 4DR



Brand new
luxury apartments within
one of the most sought after residential
commuter belt towns serving central London



ESSEX HOUSE
BRENTWOOD

**Galliard
Homes**

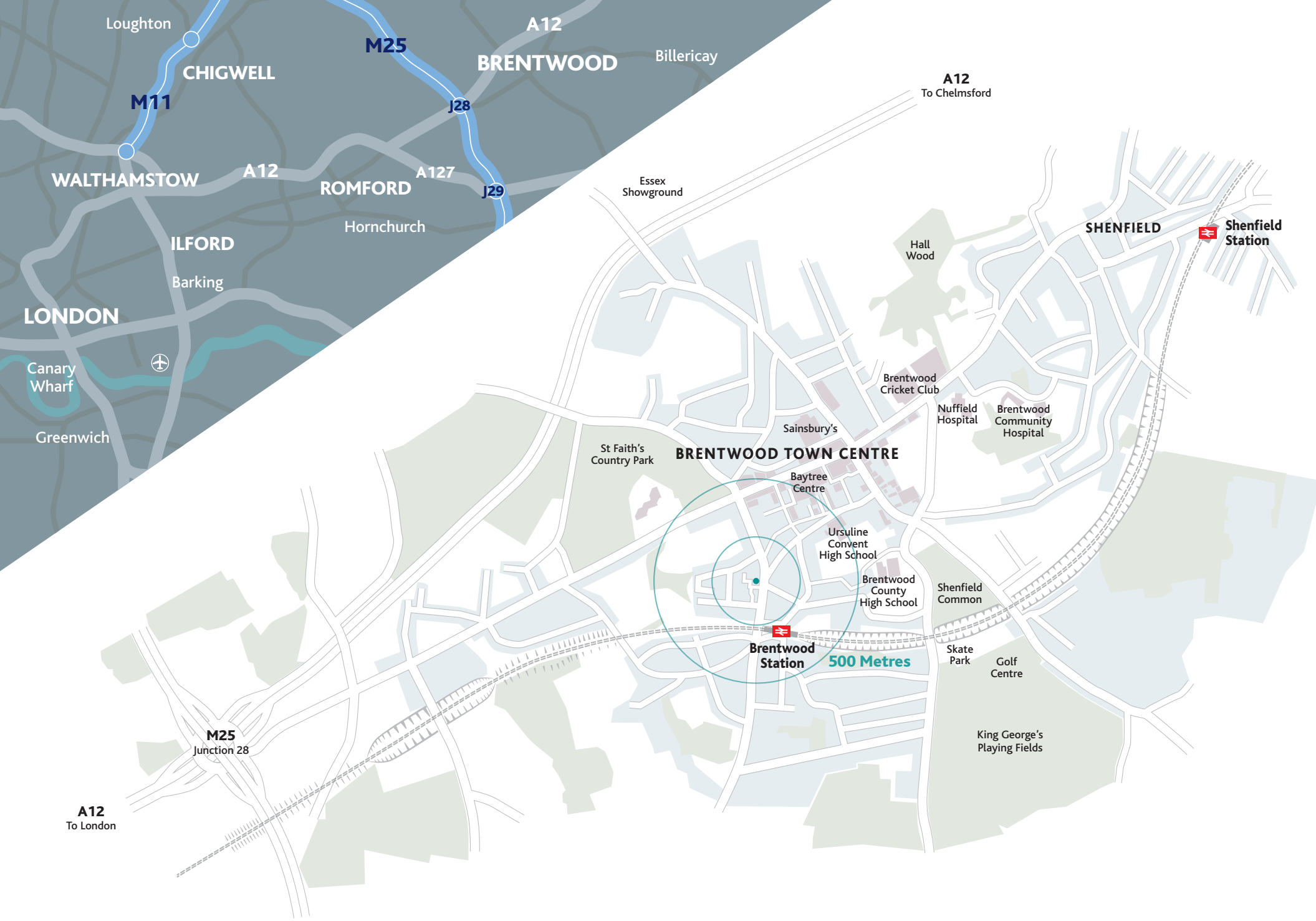


Essex House is located in the heart of Brentwood, around 4 minutes walk from mainline connections, 5 minutes walk from its bustling high street and close to all amenities, including the town's exceptional educational facilities showcased by the independent co-ed Brentwood School, which has a long and notable list of illustrious alumni. Several local primary schools are also rated as 'outstanding' by Ofsted.



Two country parks, excellent road & rail links, exceptional schools and a buzzing high street on your doorstep

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Connectivity at a glance

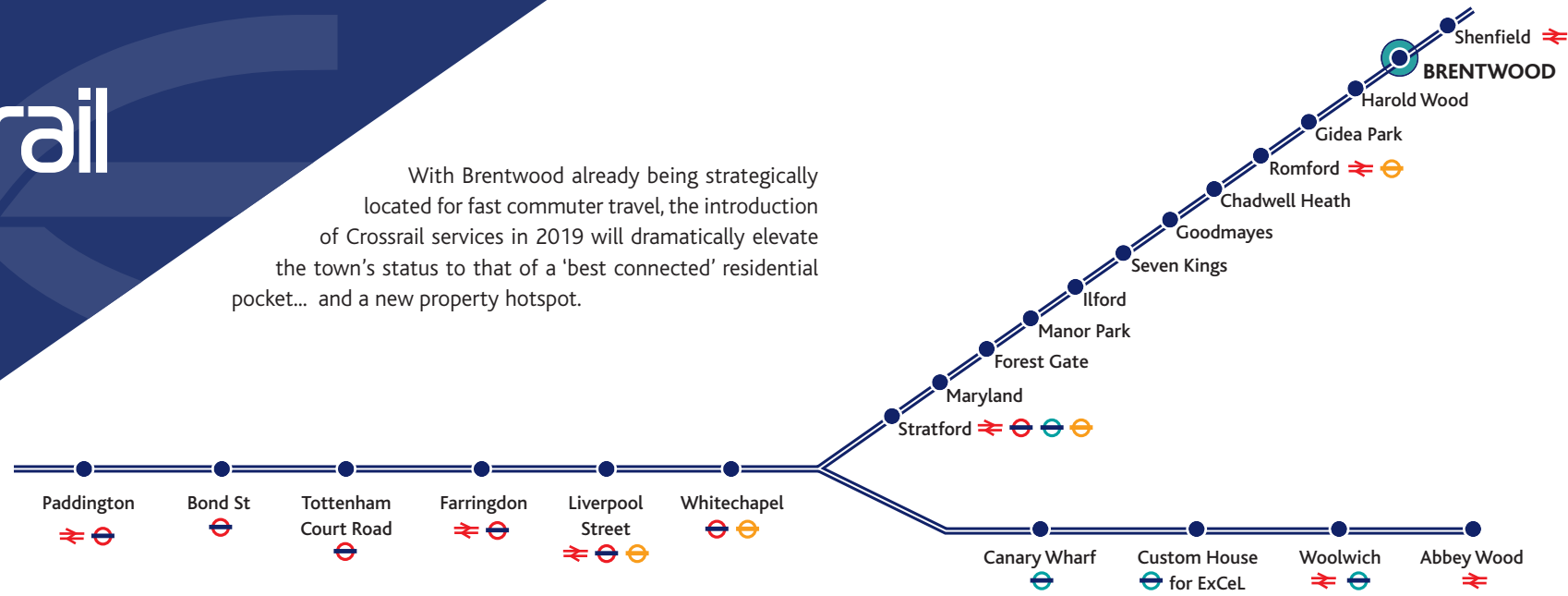
- 4 minutes walk from Brentwood mainline station.
- 6 minutes (one stop) from Shenfield fast train services into Liverpool Street - with journey times under 30 minutes.
- 40 minutes by rail from Southend Airport Station.
- 7 minutes drive from the M25 (J28) and A12.
- 15 minutes drive from the M11 (J27/6).
- Within 25 minutes of Stratford, interconnecting with the DLR, Jubilee line, Central line, Overground and Crossrail (2019).
- From 2019, Brentwood will be fully operational on the new Elizabeth (Crossrail) line with up to 12 trains an hour in each direction.



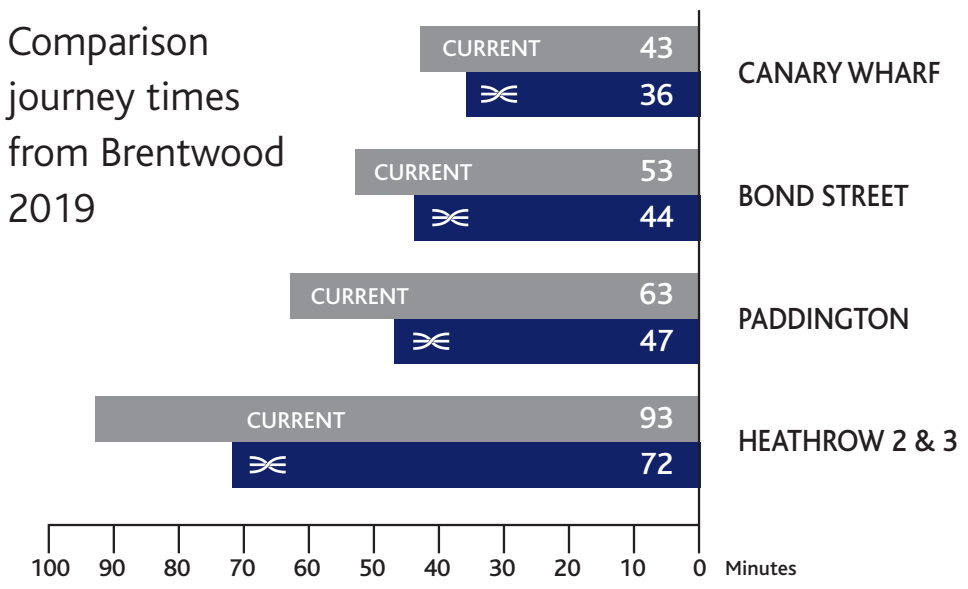
Crossrail

THE IMPACT

With Brentwood already being strategically located for fast commuter travel, the introduction of Crossrail services in 2019 will dramatically elevate the town's status to that of a 'best connected' residential pocket... and a new property hotspot.



Comparison journey times from Brentwood 2019



Brentwood to Bond Street in 44 minutes

Crossrail will deliver the ultimate in direct travel for residents at Essex House



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Exclusive research from leading on-line agents reveals the best performing property hotspots along the Elizabeth line will be those towards its furthest reaches - and with Brentwood being the penultimate station, the property growth potential must surely be the jewel in the crown for residents of Essex House.

- House prices along the Elizabeth line are tipped to increase by 3.3% per year above local house price growth up to 2019.
- It is estimated property values will rise by 48% by 2021 as the Crossrail growth phenomenon ripples down the line.



Brentwood

THE LIFESTYLE

Today, Brentwood is an increasingly suburban town while retaining its very rural feel and atmosphere with woodland, parkland and open spaces all around its perimeter. Shenfield Common lies within 1 mile of the town centre, while numerous parks including Weald Country Park are also within close proximity. Golf and recreation abound, brand name shopping is never far away, nor Brentwood's array of independent shops, bars, boutiques and craft markets - a diversity of everything that will provide an enriched lifestyle for residents at Essex House.

A town that exudes a real sense of wealth, style and chic boutique

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ESSEX HOUSE

THE DEVELOPMENT

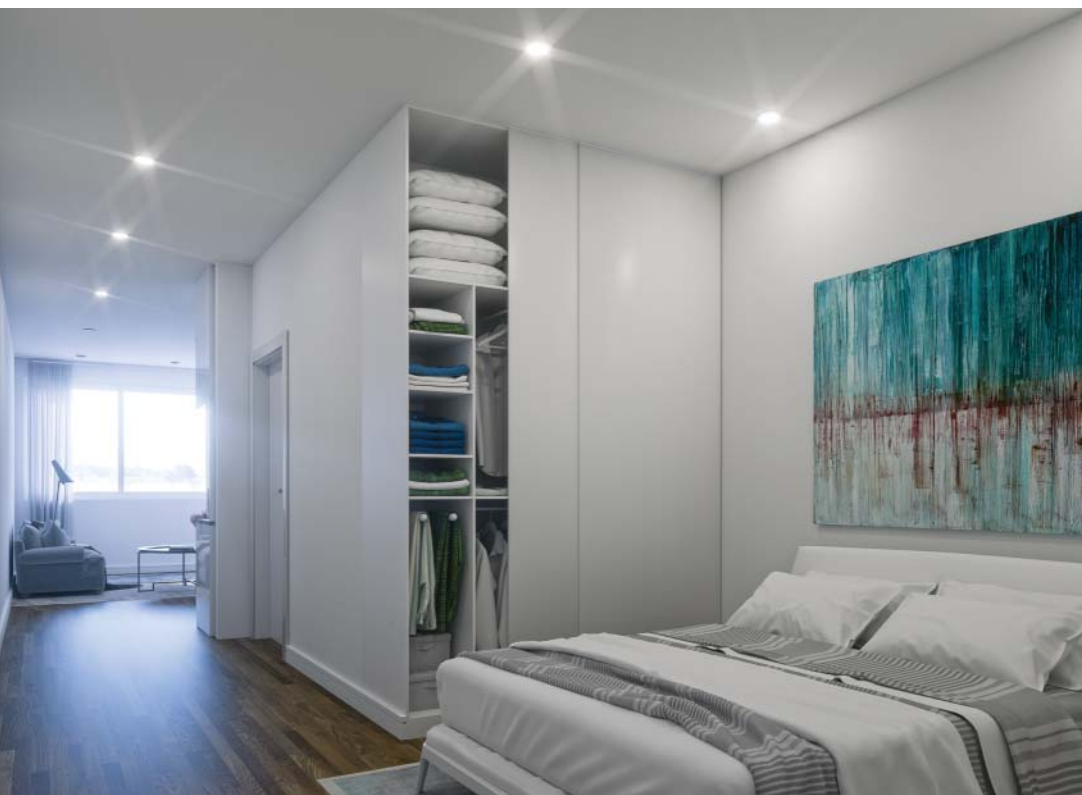
The apartments will be newly built within a landmark office conversion, to include a new third floor level. Each apartment will be highly specified and finished and equipped for contemporary living with emphasis on sleek stylish interiors.

SPECIFICATION AND FEATURES INCLUDE:

- Choice of luxurious studio and apartment styles.
- Majority with flexible second bedroom/study option.
- Lift serving each apartment level.
- Secure car parking (limited and at additional cost).
- Living space from 346 to 580 sq.ft.
- Selected studios (13 & 24) with swivel TV unit and flat screen TV.



The following pages show computer generated images of similar specification apartments to Essex House.

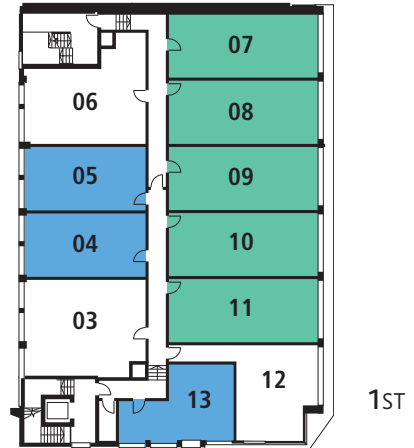


High end specifications include oak one strip engineered timber flooring and large format porcelain wall and floor tiling to bath/shower rooms.

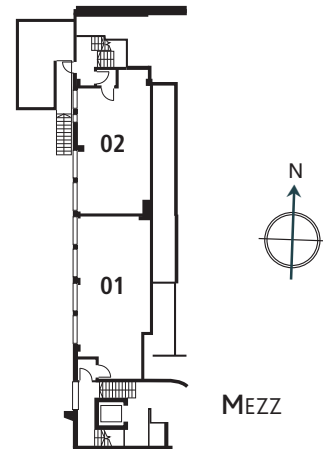
Proposed 3rd floor not shown



2ND



1ST



MEZZ



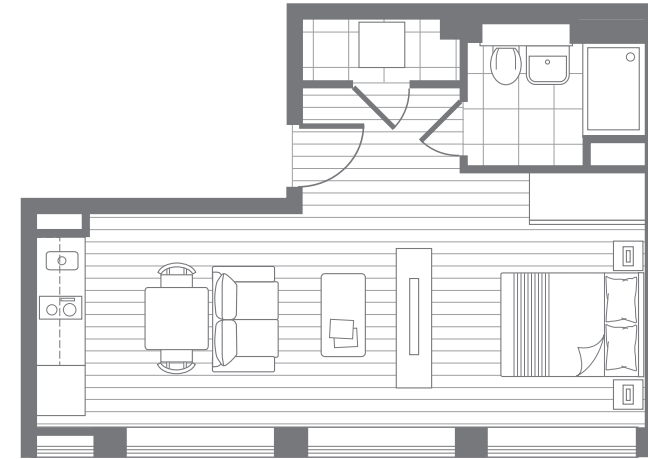
4 5 STUDIO

LIVING AREA	5.1 x 4.3m	16'8" x 14'0"
BEDROOM AREA	3.3 x 2.3m	10'9" x 7'6"
TOTAL AREA:	36.1 sq.M.	389 sq.FT.



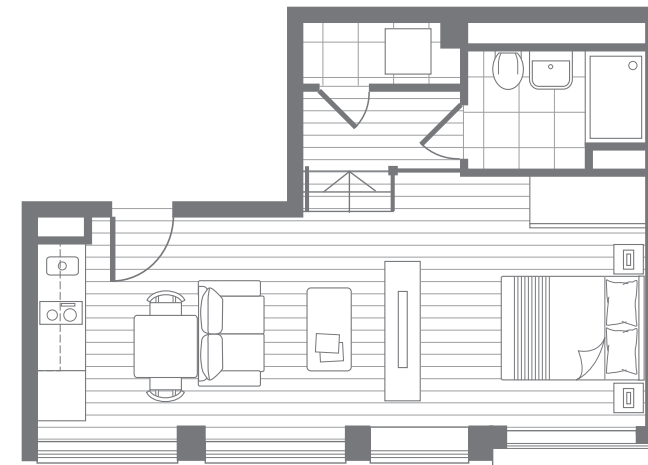
15 16 STUDIO

LIVING AREA	5.1 x 4.4m	16'8" x 14'4"
BEDROOM AREA	3.3 x 2.1m	10'9" x 6'10"
TOTAL AREA:	36.1 sq.M.	389 sq.FT.



24 STUDIO

LIVING AREA	4.6 x 2.7m	15'0" x 8'10"
BEDROOM AREA	2.7 x 3.3m	8'10" x 10'9"
TOTAL AREA:	32.5 sq.M.	351 sq.FT.



13 STUDIO

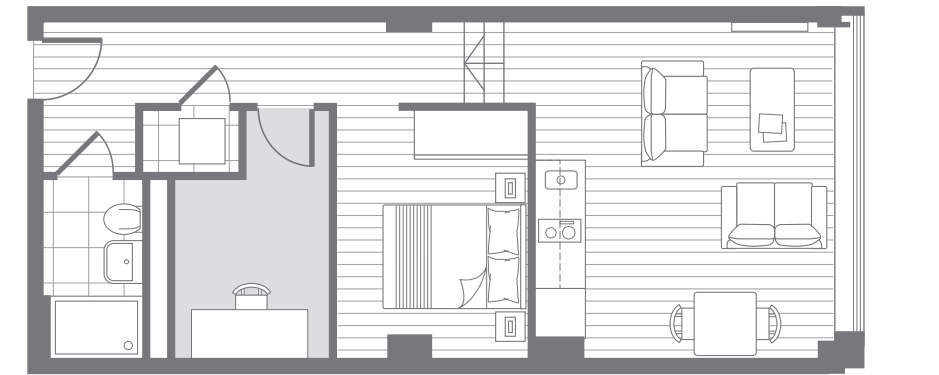
LIVING AREA	4.5 x 2.9m	14'8" x 9'6"
BEDROOM AREA	2.9 x 3.3m	9'6" x 10'9"
TOTAL AREA:	32.1 sq.M.	346 sq.FT.



18 19 20 21 22 STUDIO + STUDY

LIVING AREA	4.5 x 4.3m	14'8" x 14'0"
BEDROOM AREA	2.5 x 3.2m	8'2" x 10'6"
STUDY	2.0 x 3.2m	6'6" x 10'6"

18	TOTAL AREA:	46.7 sq.M.	504 sq.FT.
19 20 21 22	TOTAL AREA:	47.3 sq.M.	510 sq.FT.



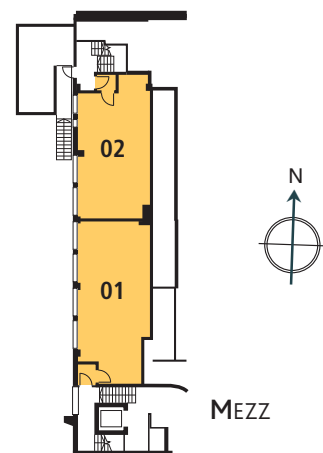
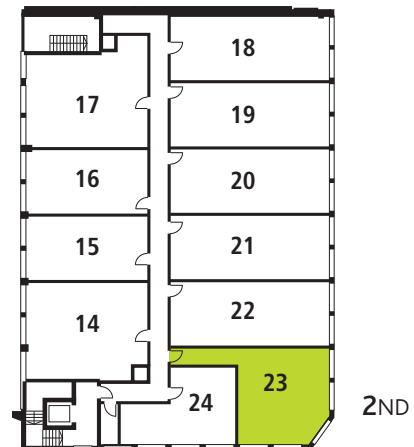
7 8 9 10 11 STUDIO + STUDY

LIVING AREA	3.9 x 4.3m	12'8" x 14'0"
BEDROOM AREA	2.5 x 3.2m	8'2" x 10'6"
STUDY	2.0 x 3.2m	6'6" x 10'6"

7 8 9 10	TOTAL AREA:	44.1 sq.M.	475 sq.FT.
11	TOTAL AREA:	44.1 sq.M.	476 sq.FT.

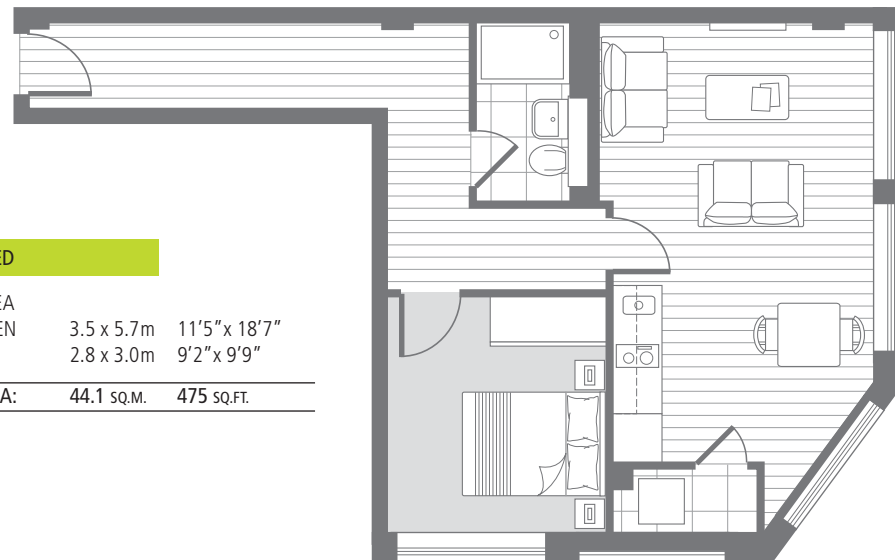
1 BED & 1 BED+ STUDY

Proposed 3rd floor not shown



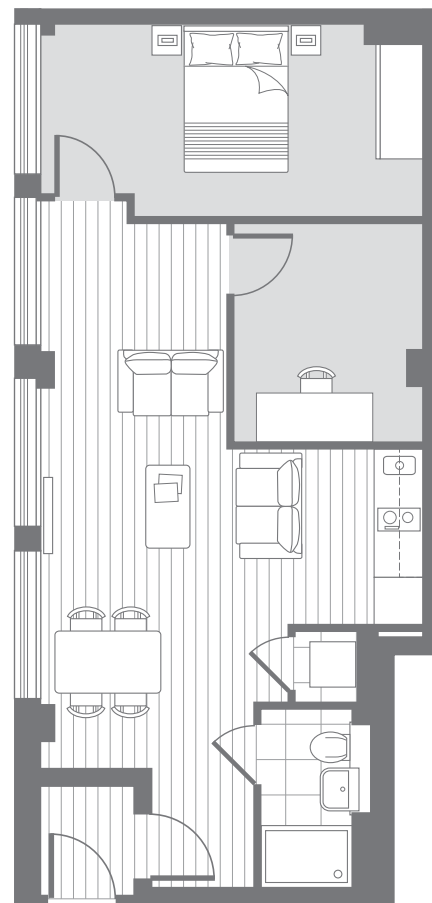
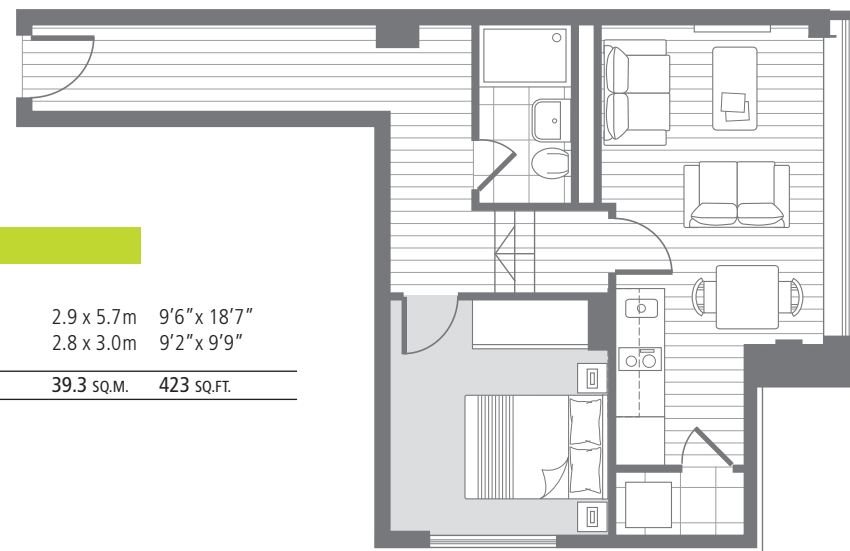
23 1 BED

LIVING AREA			
INC KITCHEN	3.5 x 5.7m	11'5" x 18'7"	
BEDROOM	2.8 x 3.0m	9'2" x 9'9"	
TOTAL AREA:	44.1 sq.m.	475 sq.ft.	



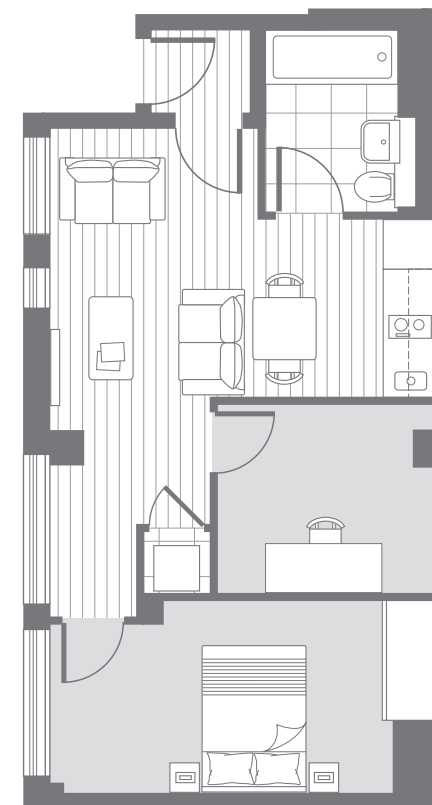
12 1 BED

LIVING AREA			
INC KITCHEN	2.9 x 5.7m	9'6" x 18'7"	
BEDROOM	2.8 x 3.0m	9'2" x 9'9"	
TOTAL AREA:	39.3 sq.m.	423 sq.ft.	



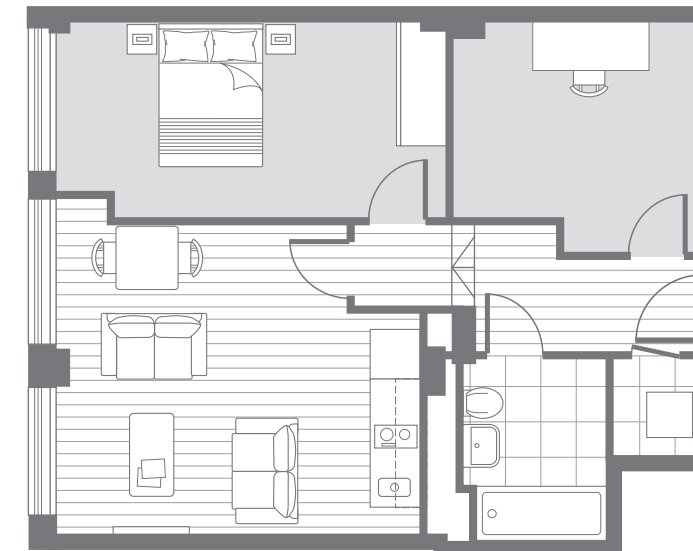
1 1 BED +STUDY

LIVING AREA			
INC KITCHEN	5.0 x 7.4m	16'4" x 24'3"	
BEDROOM	5.0 x 2.5m	16'4" x 8'2"	
STUDY	2.4 x 2.8m	7'10" x 9'2"	
TOTAL AREA:	50.3 sq.m.	542 sq.ft.	



2 1 BED +STUDY

LIVING AREA			
INC KITCHEN	5.0 x 3.5m	16'4" x 11'5"	
BEDROOM	4.4 x 2.5m	14'4" x 8'2"	
STUDY	2.4 x 2.8m	7'10" x 9'2"	
TOTAL AREA:	44.1 sq.m.	475 sq.ft.	

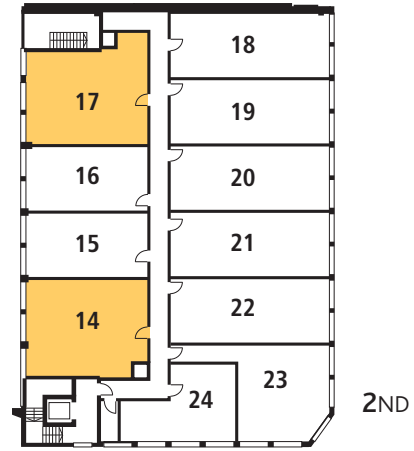


3 1 BED +STUDY

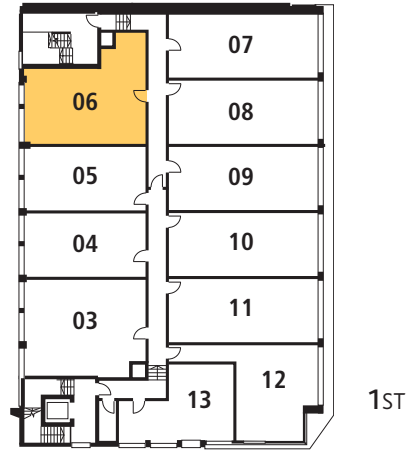
LIVING AREA			
INC KITCHEN	4.7 x 4.0m	15'4" x 13'0"	
BEDROOM	5.0 x 2.5m	16'4" x 8'2"	
STUDY	3.2 x 2.9m	10'5" x 9'6"	
TOTAL AREA:	53.6 sq.m.	577 sq.ft.	

1 BEDROOM + STUDY

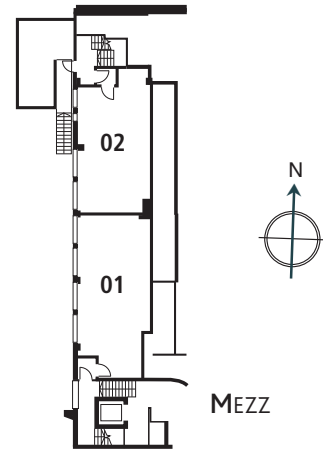
Proposed 3rd floor not shown



2ND



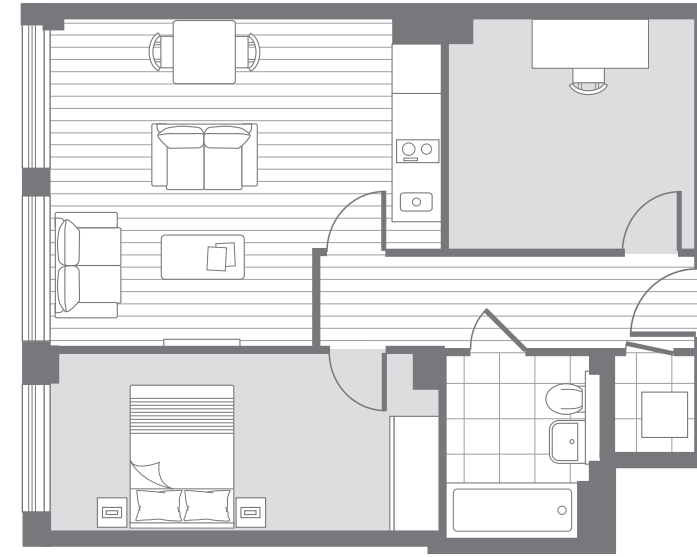
1ST



6 1 BED +STUDY

LIVING AREA		
INC KITCHEN	6.1 x 2.6m	20'0" x 8'6"
BEDROOM	4.6 x 2.4m	15'0" x 7'10"
STUDY	3.0 x 3.7m	9'9" x 12'2"

TOTAL AREA: 48.8 SQ.M. 526 SQ.FT.



14 1 BED +STUDY

LIVING AREA		
INC KITCHEN	5.0 x 4.2m	16'4" x 13'8"
BEDROOM	5.0 x 2.3m	16'5" x 7'6"
STUDY	3.2 x 2.9m	10'5" x 9'6"

TOTAL AREA: 53.9 SQ.M. 580 SQ.FT.



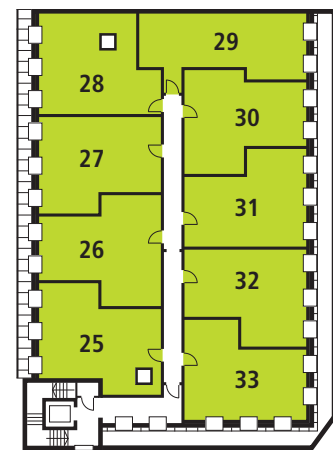
17 1 BED +STUDY

LIVING AREA		
INC KITCHEN	6.1 x 3.9m	20'0" x 12'8"
BEDROOM	5.0 x 2.3m	16'4" x 7'6"
STUDY	3.0 x 3.4m	9'9" x 11'2"

TOTAL AREA: 54.6 SQ.M. 589 SQ.FT.

Flexible living space designed and ideally suited for young professionals, couples or families alike.

NEW 1 BED THIRD LEVEL



3RD



26 1 BED

LIVING AREA		
INC KITCHEN	8.4 x 4.4m	27'5" x 14'4"
BEDROOM	4.1 x 3.0m	13'4" x 9'9"
TOTAL AREA:	50.0 sq.m.	538 sq.ft.



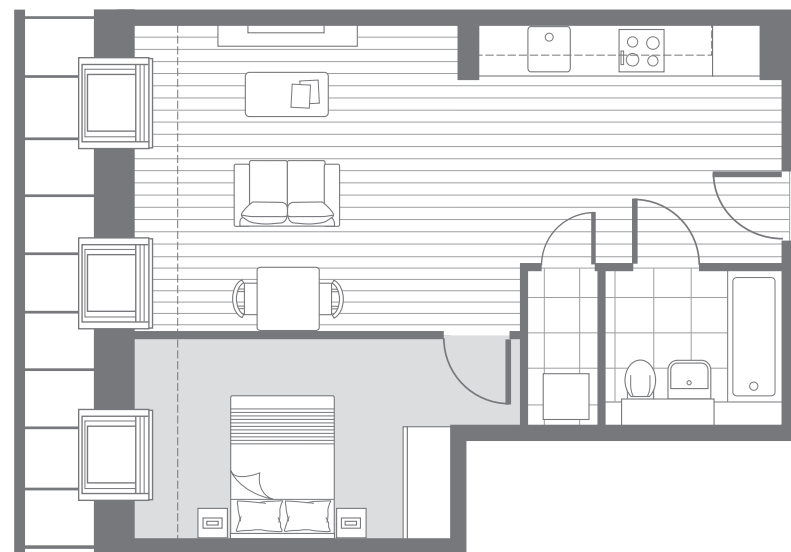
25 1 BED

LIVING AREA		
INC KITCHEN	4.1 x 6.5m	13'4" x 21'3"
BEDROOM	4.2 x 2.5m	13'8" x 8'2"
TOTAL AREA:	50.1 sq.m.	539 sq.ft.



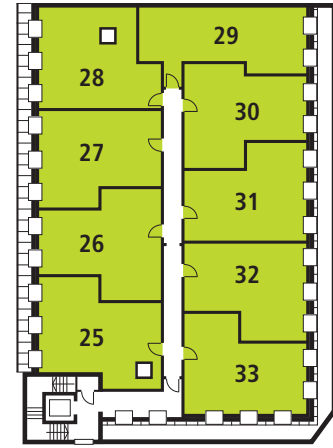
28 1 BED

LIVING AREA		
INC KITCHEN	8.4 x 3.9m	27'5" x 12'8"
BEDROOM	6.7 x 2.9m	22'0" x 9'6"
TOTAL AREA:	49.8 sq.m.	536 sq.ft.

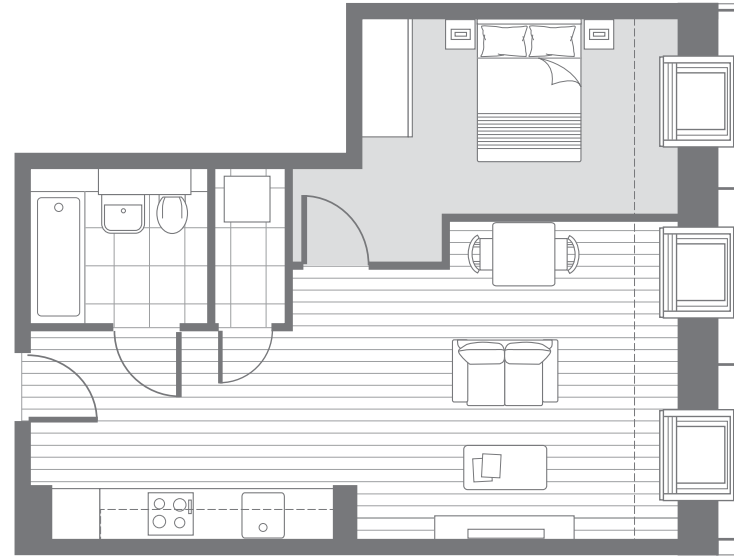


27 1 BED

LIVING AREA		
INC KITCHEN	8.4 x 3.9m	27'5" x 12'8"
BEDROOM	5.0 x 2.6m	16'4" x 8'6"
TOTAL AREA:	49.3 sq.m.	531 sq.ft.



3RD

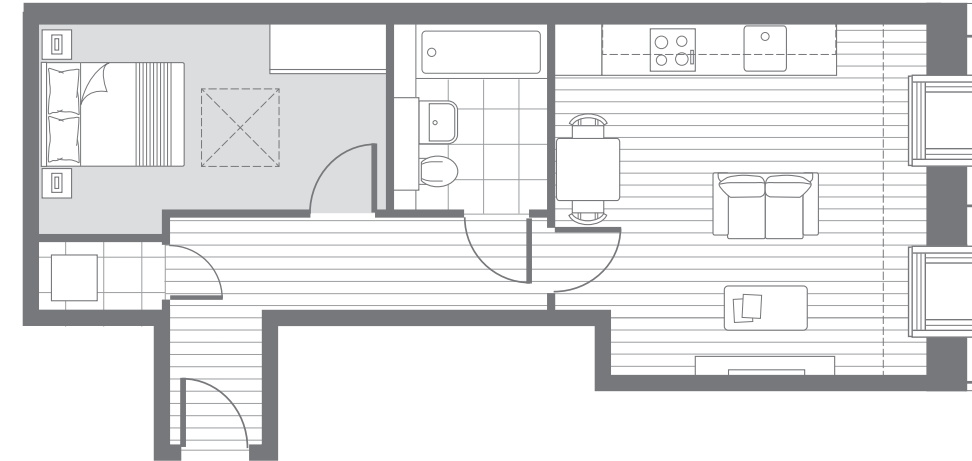


31 1 BED

LIVING AREA		
INC KITCHEN	8.4 x 4.1m	27'5" x 13'4"
BEDROOM	5.0 x 2.5m	16'4" x 8'2"
TOTAL AREA:	48.0 SQ.M.	517 SQ.FT.

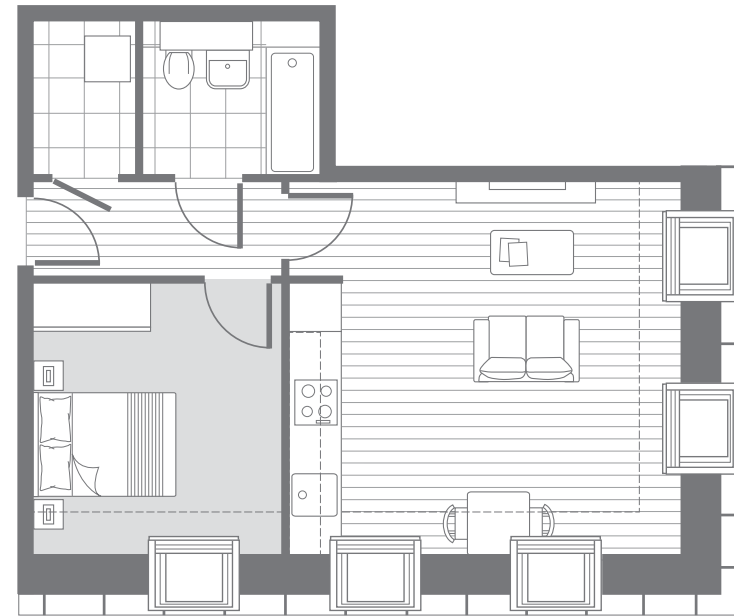
32 1 BED (mirrored layout)

LIVING AREA		
INC KITCHEN	8.4 x 4.1m	27'5" x 13'4"
BEDROOM	4.5 x 3.3m	14'8" x 10'9"
TOTAL AREA:	47.9 SQ.M.	515 SQ.FT.



29 1 BED

LIVING AREA		
INC KITCHEN	4.8 x 4.5m	27'5" x 14'8"
BEDROOM	4.5 x 2.7m	14'8" x 8'10"
TOTAL AREA:	48.0 SQ.M.	517 SQ.FT.



33 1 BED

LIVING AREA		
INC KITCHEN	5.1 x 4.8m	16'8" x 15'9"
BEDROOM	3.2 x 4.5m	10'5" x 14'8"
TOTAL AREA:	48.0 SQ.M.	517 SQ.FT.



30 1 BED

LIVING AREA		
INC KITCHEN	8.4 x 4.4m	27'5" x 14'4"
BEDROOM	4.1 x 3.0m	13'4" x 9'9"
TOTAL AREA:	48.0 SQ.M.	516 SQ.FT.

SPECIFICATION OVERVIEW

ESSEX HOUSE
BRENTWOOD

GENERAL

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Oak one strip engineered timber flooring to living/dining, kitchen and hall areas (throughout in studio apartments).
- Internal doors in satin white finish.
- Polished stainless steel door furniture.
- Brushed metal switch & socket plates.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Thermostatically controlled electric space heating via flat panel heaters to all rooms.
- Double glazing throughout.

KITCHENS

- Grey base unit doors, white wall unit doors all with concealed handle design.
- Grey re-constituted stone worktops with grooved drainer.
- White glass splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel single bowl undermount 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

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 alcoves with integrated storage cupboards, reconstituted stone vanity top and LED feature downlighting.
- Large format 1200 x 600mm beige porcelain fully tiled walls.
- Large format 600 x 600mm mid grey porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted chrome rail, hose and handset†.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.

BEDROOMS

- Fully fitted carpets to enclosed bedrooms and bed/studies.
- Oak one strip engineered timber flooring to open plan bedroom areas.
- Built in wardrobe to master bedrooms and bedroom areas with satin white sliding doors and oak timber veneer interiors.
- Terrestrial & satellite TV, FM radio and telephone sockets.

SECURITY

- Video entryphone system to each apartment.

SERVICES CUPBOARD

- Large format 600 x 600mm grey porcelain floor tiling.
- Free standing washer/dryer.
- Bulkhead light if applicable.

COMMUNAL AREAS

- Fully tiled communal entrance foyer.
- Carpeted lift lobbies, stairs and common corridors.
- Private residents' lift.
- 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' 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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ESSEX HOUSE

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