

PAPERMILL HOUSE

363 SOUTH STREET
ROMFORD RM1 2AR



Backed by
HM Government



Brand new
apartments designed
and tailor-made
to guarantee
maximum value for
FIRST TIME BUYERS
home movers and
investors alike



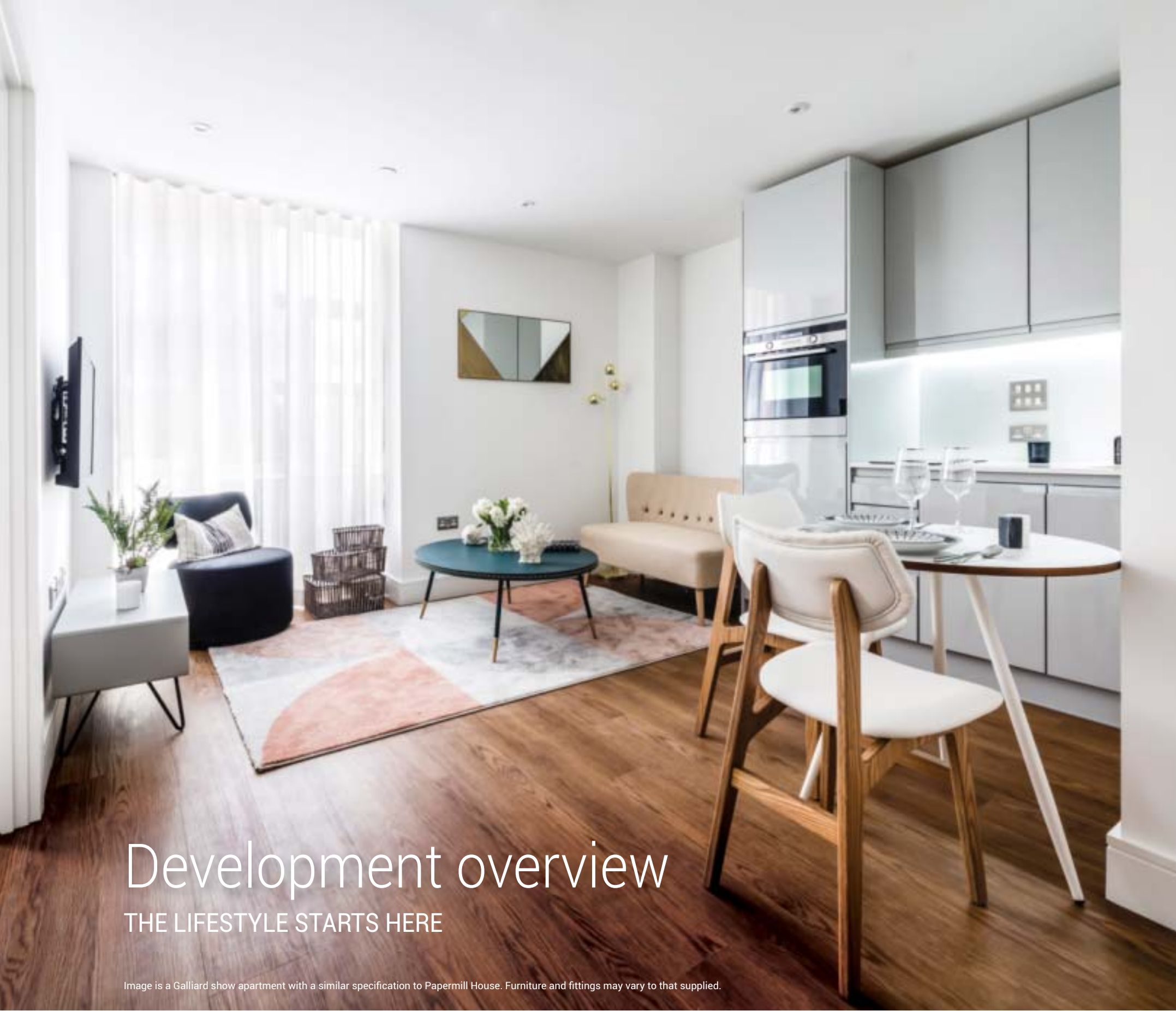
PAPERMILL HOUSE
THE OPPORTUNITY



Galliard
homes.com



Computer generated image, architectural and landscaping details may vary.



Development overview

THE LIFESTYLE STARTS HERE

Image is a Galliard show apartment with a similar specification to Papermill House. Furniture and fittings may vary to that supplied.

- A courtyard development comprising of the principal building – Papermill House and four adjacent blocks set amid hard and soft landscaping
- 115 apartments arranged from ground level to fifth floor with a new build sixth floor offering 6 apartments, each with private balcony or terrace
- Selected studios feature a bespoke swivelling shelving unit with flat screen TV included – enabling viewing from either living or bedroom area
- Highly refined specifications throughout including oak plank effect click flooring and white marbled porcelain wall and floor tiling to bathrooms

Papermill House offers a fabulous choice of apartment styles – each fully furnished free of charge and available with Help to Buy 5% deposit scheme

- Fully integrated designer kitchens in high gloss grey finish with recon stone worktops
- Video entryphone security to each apartment
- Imposing entrance foyer with lift serving each apartment level
- Limited secure car parking (at additional cost)
- Car club parking with zip car facility
- Secure cycle storage



The development comprises 121 apartments:

- 40 Studio apartments
- 77 1 bedroom apartments
- 3 2 bedroom apartments
- 1 3 bedroom apartment

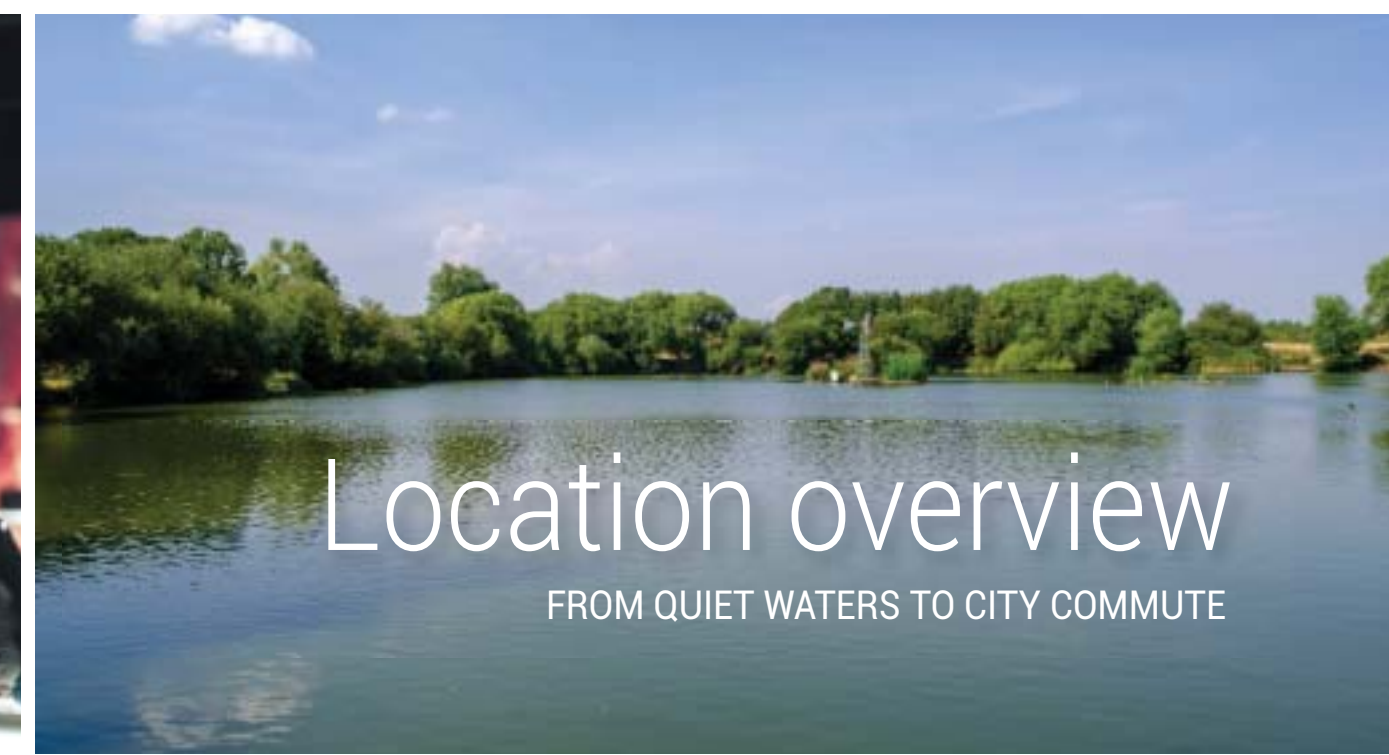
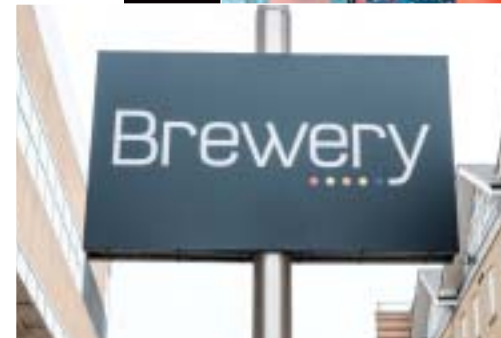
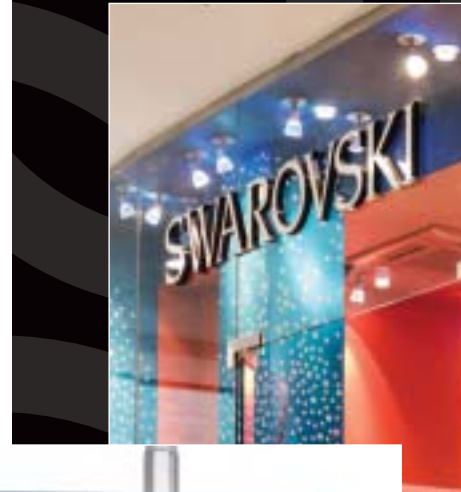


Backed by HM Government

- Residents at Papermill House will be around 15 minutes walk from Romford's designer retail malls, independents, cafes, outlets and entertainment centres
- The town's vibrant nightlife, bars, clubs, cinemas and plethora of restaurants and eateries will also be within convenient walking proximity
- Romford Station and its forthcoming Crossrail service will be 13 minutes walk approx, bringing the city commute time to within 30 minutes
- Journey times on the Elizabeth Line to Stratford will be 19 minutes – providing connections to the DLR, Jubilee Line, Central Line and Overground

Brand name shopping, dynamic nightlife, culture, parkland and excellent connectivity on your doorstep

- Road connections will be equally impressive with a 14 minute travel time to the M25 (J28)
- Romford boasts over 70 schools, colleges and academies with education for all ages
- Residents will be close to numerous parks and grounds including The Chase Nature Reserve – offering around 120 acres of tranquil grassland, woodland and lakes, all home to an abundance of wildlife



Location overview
FROM QUIET WATERS TO CITY COMMUTE



When in full service Crossrail will operate
up to 12 trains an hour each way
between Romford & central London

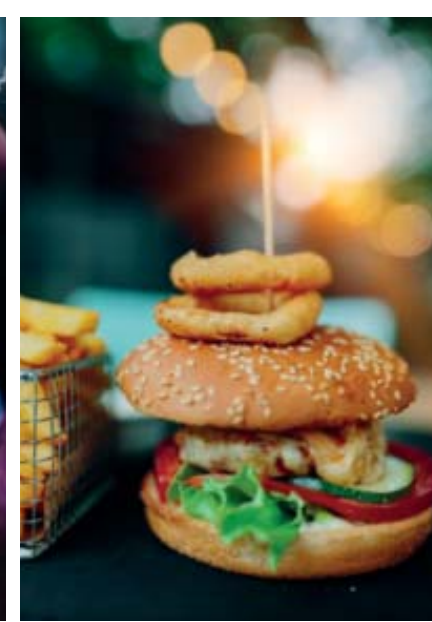
Connect when minutes matter

Residents at Papermill House will be strategically located for fast and convenient commuting into the City – with forthcoming Crossrail transforming journey times and connections across The Capital.

Liverpool Street interchange will have direct connections to the Central, Circle, Hammersmith & City, Metropolitan, Northern and Overground lines including rail services to Gatwick, Luton and London Southend airports.

When the full Crossrail route opens, Liverpool Street will operate an Elizabeth Line service every two and a half minutes during peak times.





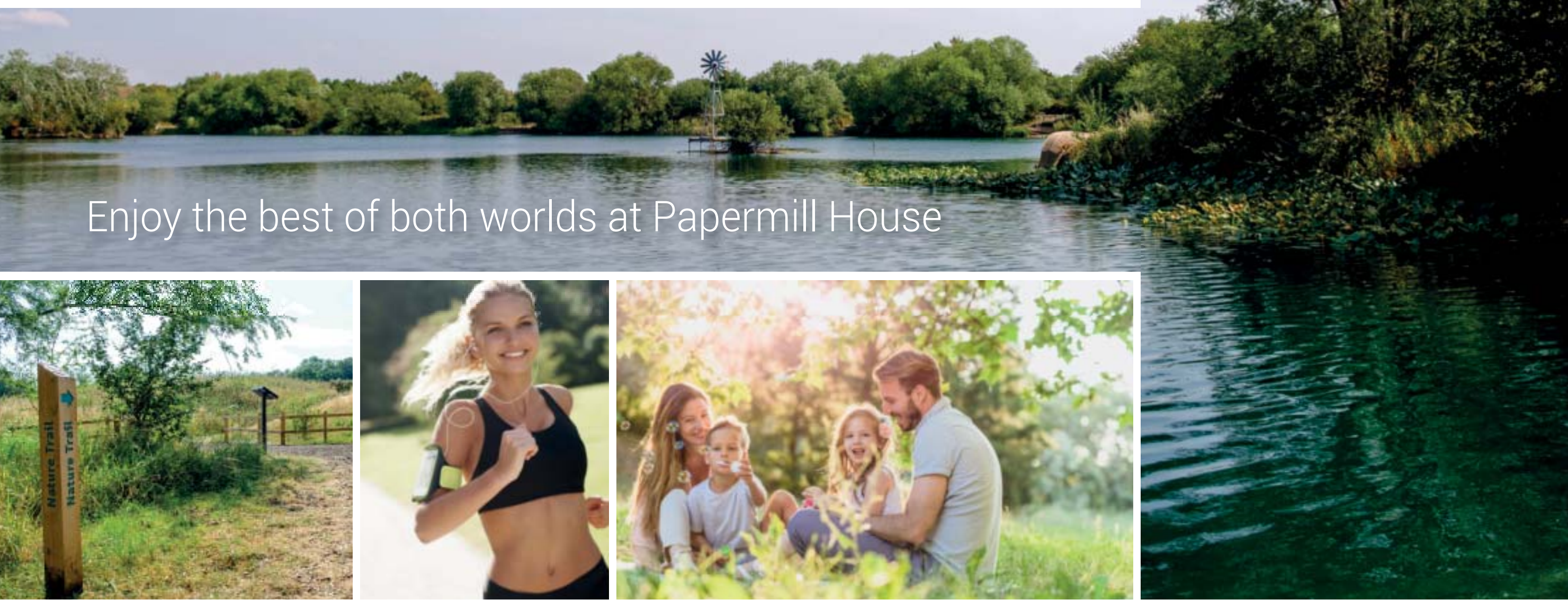
Romford now exudes the atmosphere of a metropolitan centre that is set to be an ever growing destination for entertainment, while being the fourth largest retail centre in London.

This vibrant enclave has grown from being a humble market town to a 21st century district with its nightlife, leisure and evening economy now virtually equal to its retail status.

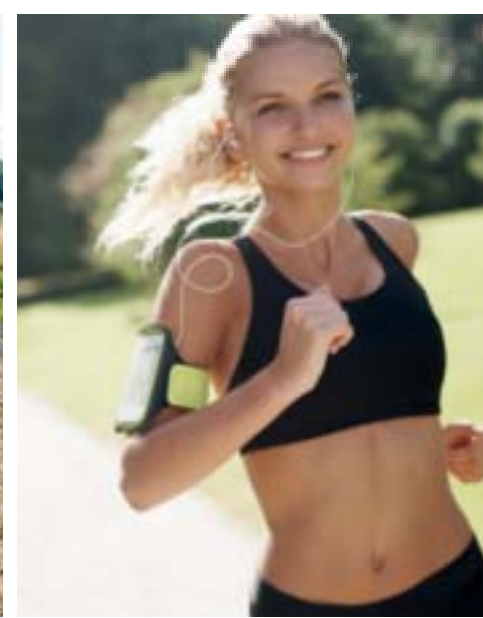
Today, Romford is a mecca for buzzing nightlife, clubbing, gastro dining and just simply having fun.

Residents at Papermill House will be within convenient walking distance of a plethora of high-end establishments, clubs, chain brands and entertainment for all ages.





Enjoy the best of both worlds at Papermill House

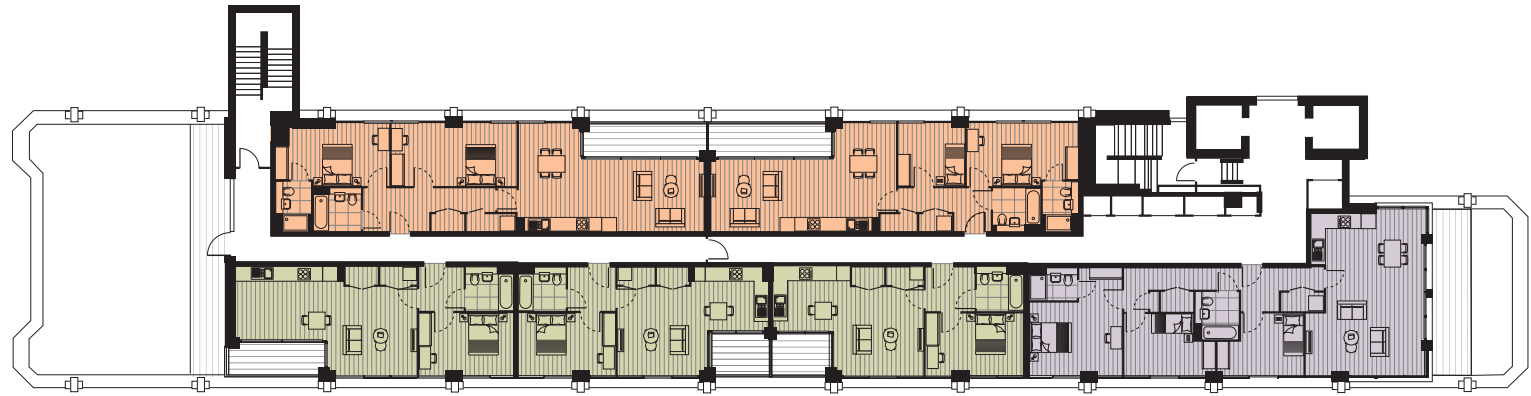


The Chase Nature Reserve lies within 30 minutes walk of Papermill House providing some 120 acres of parkland, meadow, quiet waters and wildlife habitat. A haven of recreation on your doorstep – to enjoy all year round.

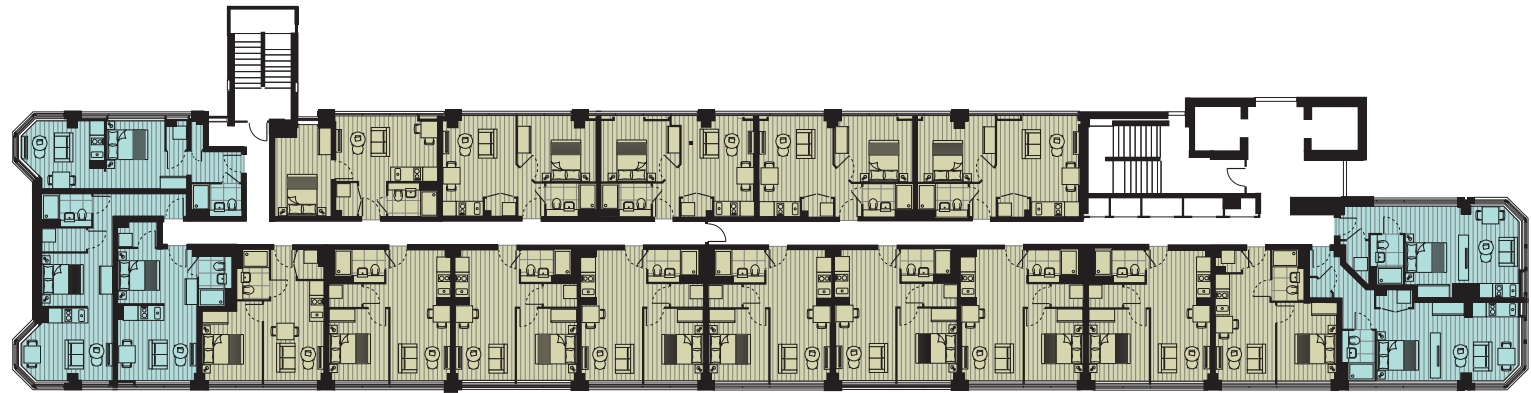
PAPERMILL HOUSE
THE LIFESTYLE. NATURALLY



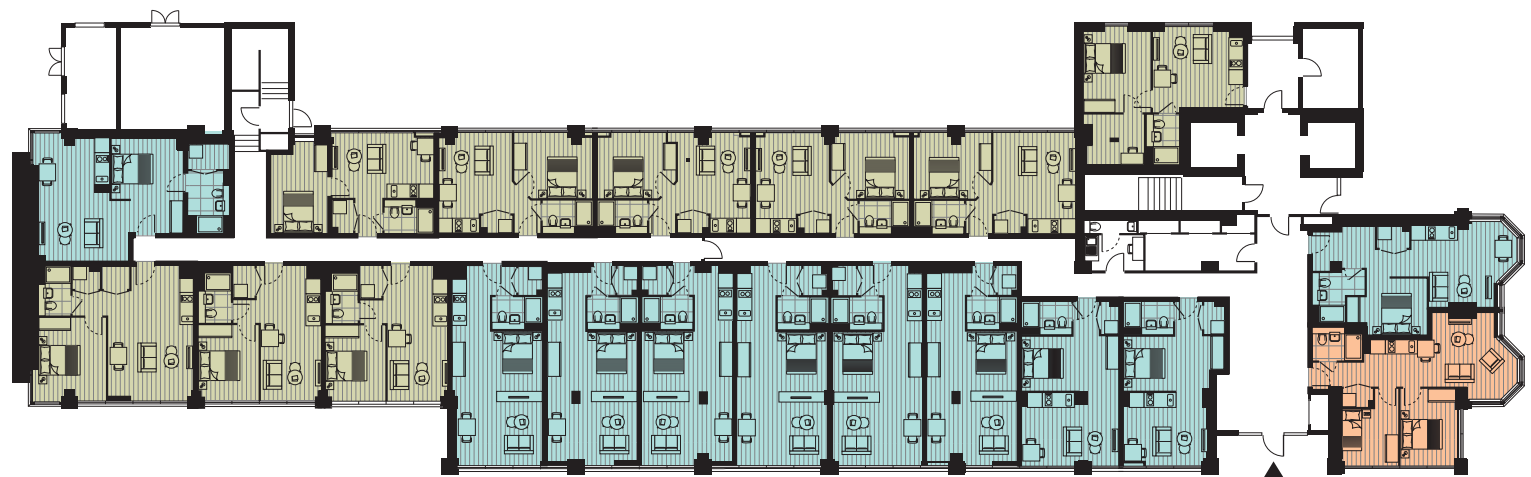
Computer generated image, architectural and landscaping details may vary.



6TH



1ST - 5TH



GND

ENTRANCE

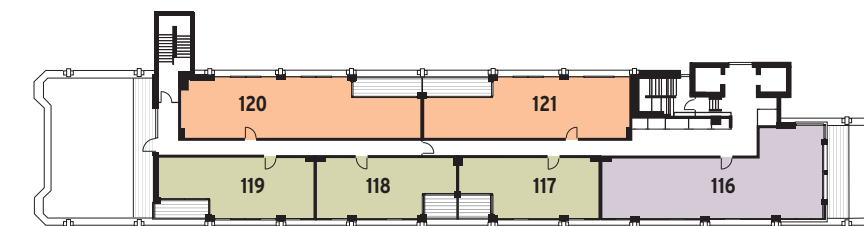
Studio 1 Bedroom 2 Bedroom 3 Bedroom



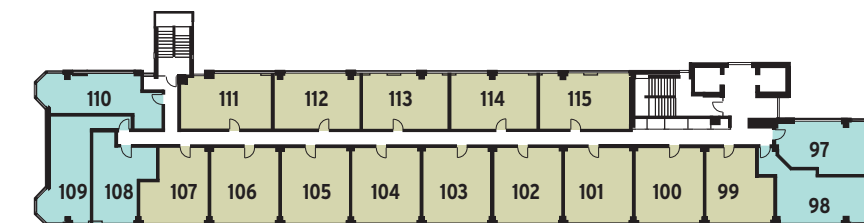
GND FLOOR
APARTMENTS 1 - 20

Studio
 1 Bedroom
 2 Bedroom
 3 Bedroom

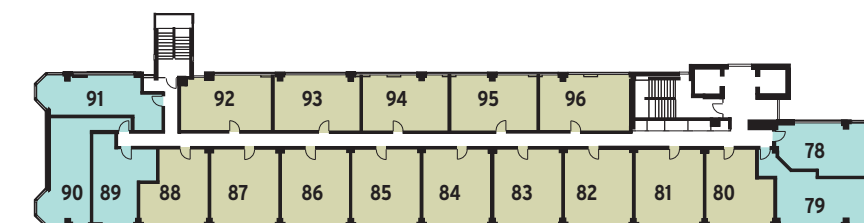
Papermill House is the principal residential building within this courtyard development. Residents will have vehicular access from South Street and pedestrian access from the adjoining path linking South Street to Roneo Corner.



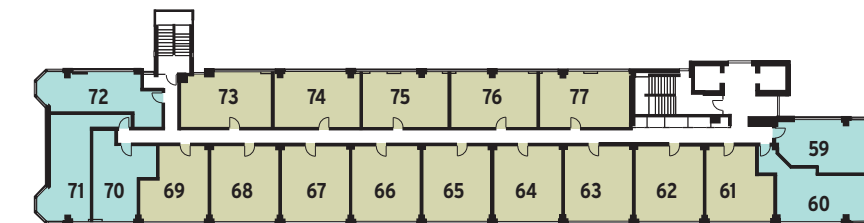
6TH FLOOR
APARTMENTS 116 - 121



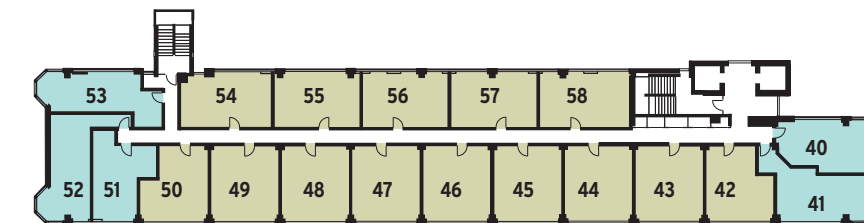
5TH FLOOR
APARTMENTS 97 - 115



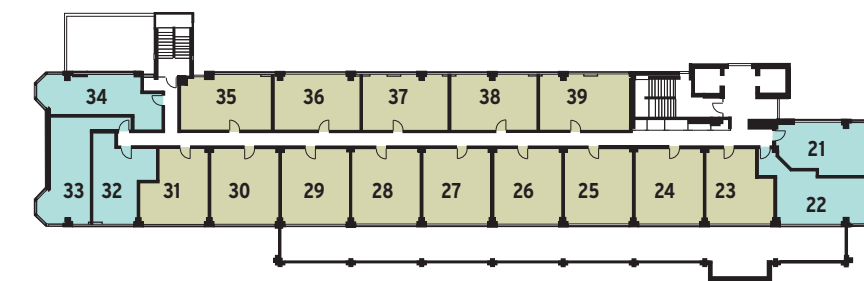
4TH FLOOR
APARTMENTS 78 - 96



3RD FLOOR
APARTMENTS 59 - 77

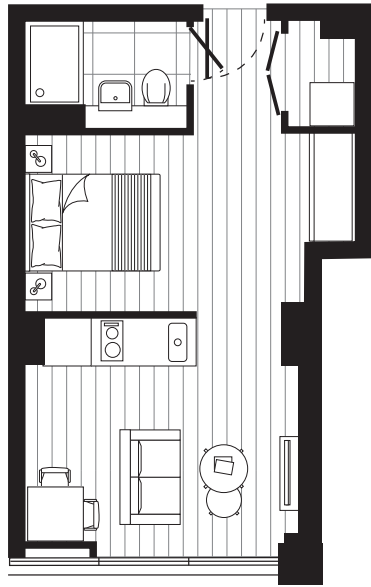


2ND FLOOR
APARTMENTS 40 - 58

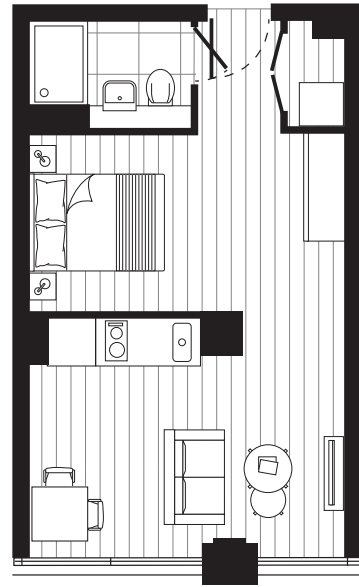


1ST FLOOR
APARTMENTS 21 - 39

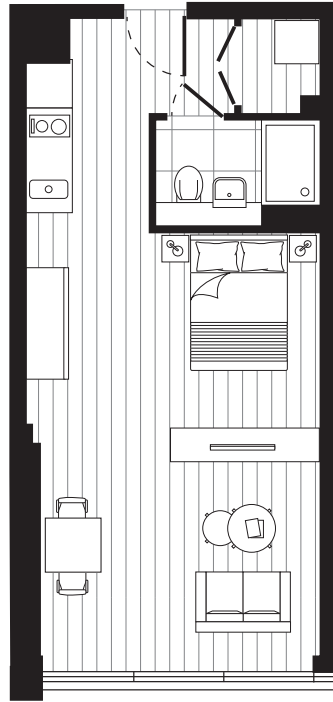
OVERALL SCHEME AND APARTMENT NUMBERING



01
Studio apartment
30.9 sq.m. 333 sq.ft.



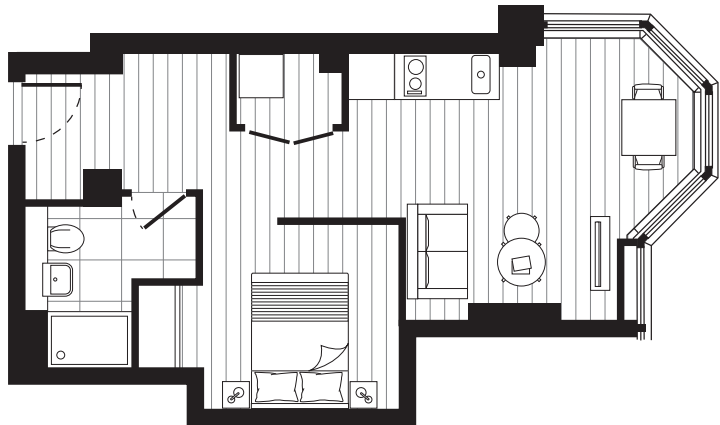
02
Studio apartment
32.9 sq.m. 354 sq.ft.



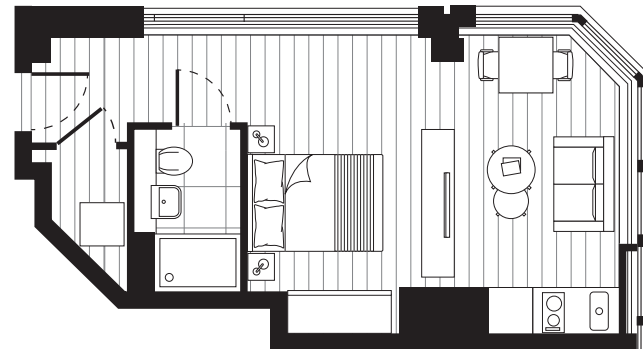
03 04 05 06 07 08
Studio apartment
36.9 - 37.4 sq.m. 397 - 403 sq.ft.



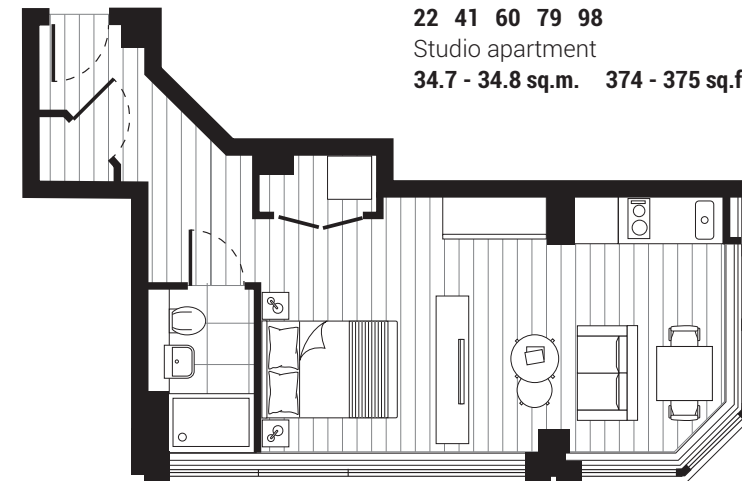
12
Studio apartment
43.4 sq.m. 467 sq.ft.



19
Studio apartment
38.0 sq.m. 409 sq.ft.



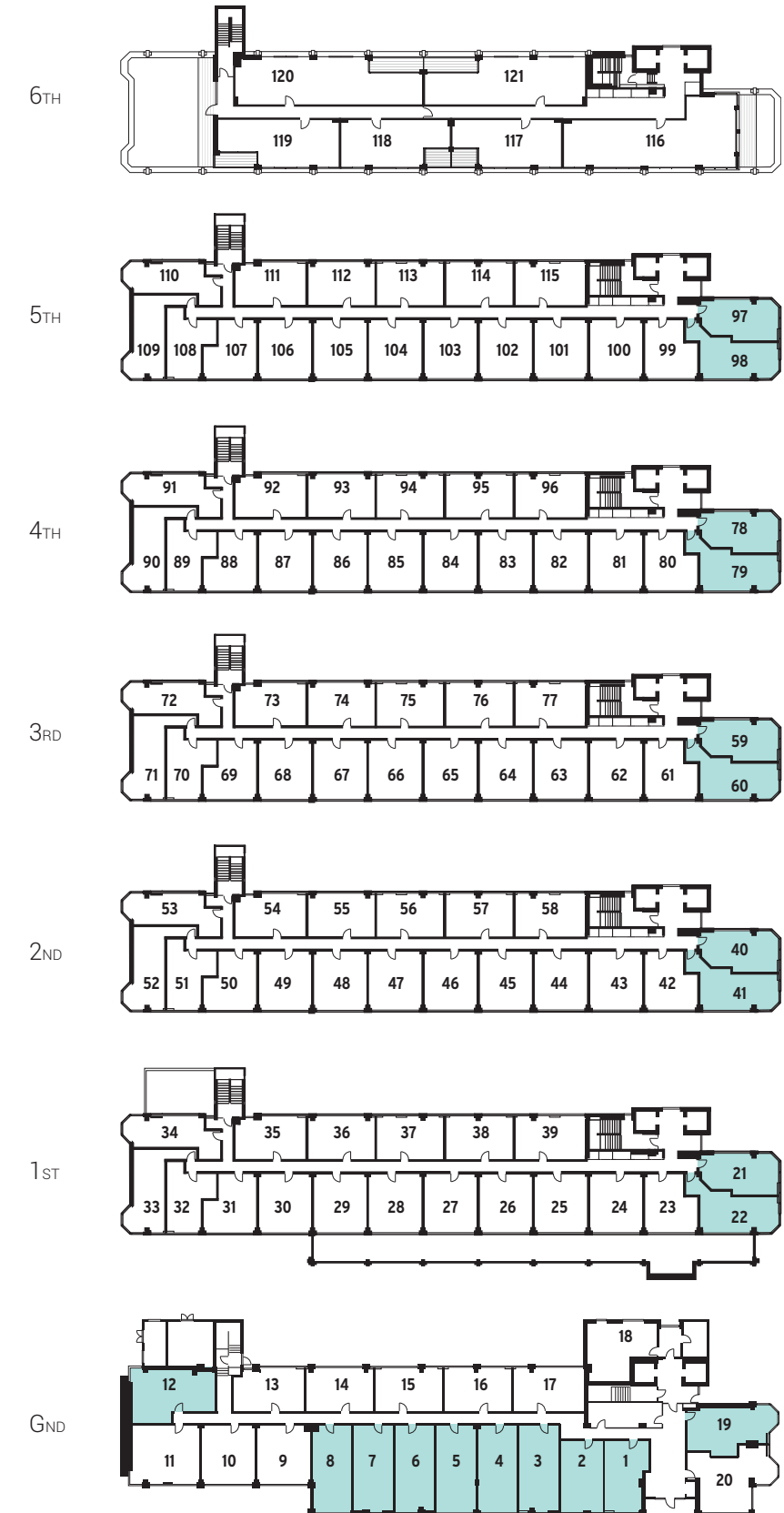
21 40 59 78 97
Studio apartment
31.4 sq.m. 338 sq.ft.



22 41 60 79 98
Studio apartment
34.7 - 34.8 sq.m. 374 - 375 sq.ft.

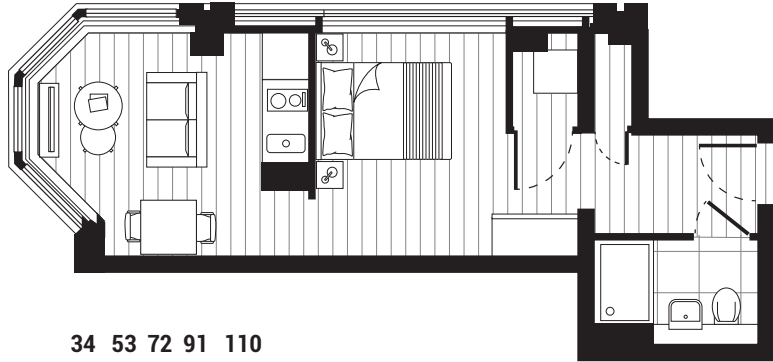


Denotes unit
with swivel TV



Apartment plans are intended to be correct, precise details may vary. Total areas stated are accurate to within 5%.

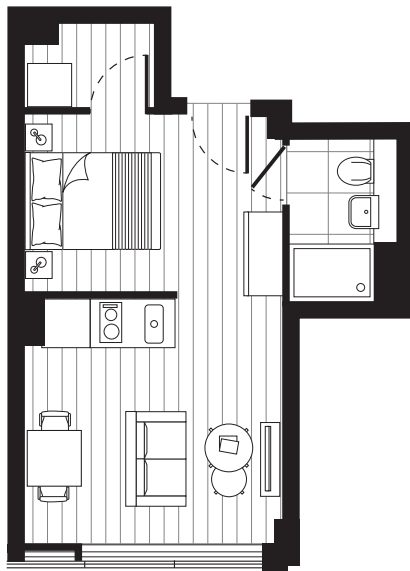
STUDIO APARTMENTS



34 53 72 91 110
Studio apartment
30.6 - 30.8 sq.m. 329 - 331 sq.ft.



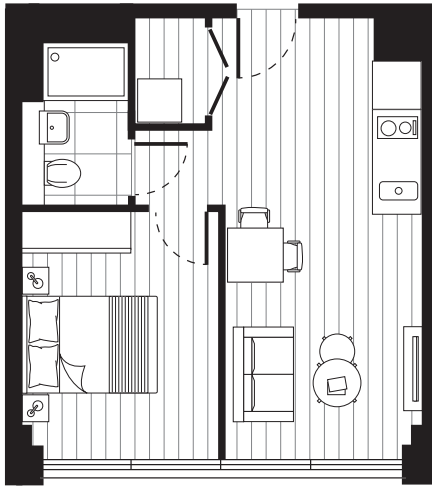
33 52 71 90 109
Studio apartment
33.7 sq.m. 363 sq.ft.



32 51 70 89 108
Studio apartment
28.2 - 28.3 sq.m. 304 - 305 sq.ft.

Apartment plans are intended to be correct, precise details may vary. Total areas stated are accurate to within 5%.

1 BEDROOM APARTMENTS



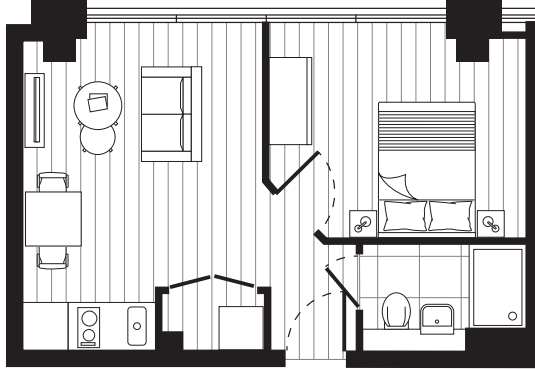
9 10
1 Bedroom apartment
33.5 - 33.6 sq.m. 361 - 362 sq.ft.



13 35 54 73 92 111
1 Bedroom apartment
32.0 - 32.2 sq.m. 344 - 347 sq.ft.

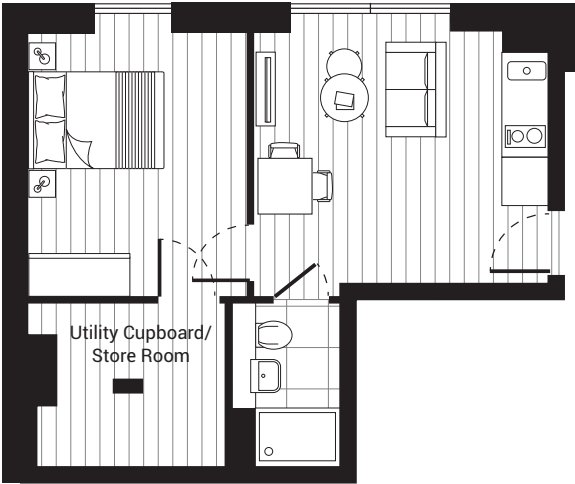


11
1 Bedroom apartment
42.9 sq.m. 462 sq.ft.

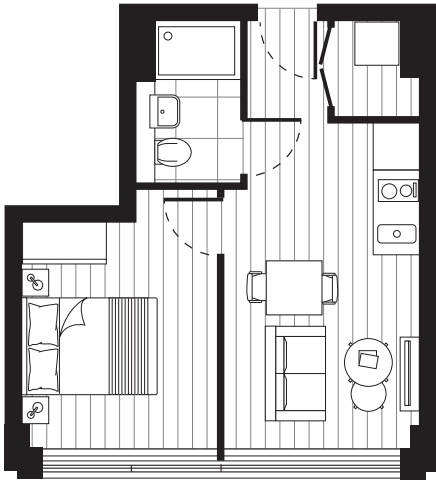


14 15 16 17 36 37 38 39
55 56 57 58 74 75 76 77
93 94 95 96 112 113 114 115
1 Bedroom apartment
31.0 - 33.1 sq.m. 334 - 356 sq.ft.

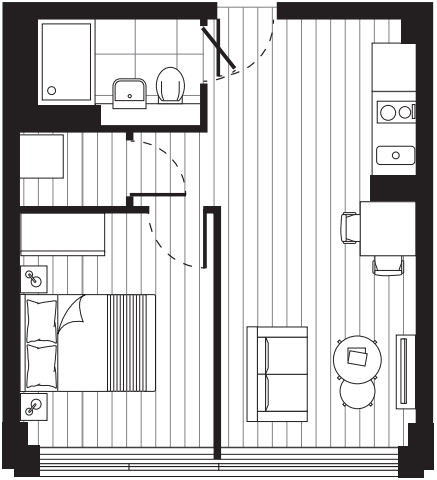




18
1 Bedroom apartment
37.0 sq.m. 398 sq.ft.



23 31 42 50 61 69 80 88 99 107
1 Bedroom apartment
29.4 - 30.2 sq.m. 316 - 325 sq.ft.



24 25 26 27 28 29 30
43 44 45 46 47 48 49
62 63 64 65 66 67 68
81 82 83 84 85 86 87
100 101 102 103 104 105 106
1 Bedroom apartment
33.4 - 34.3 sq.m. 360 - 369 sq.ft.



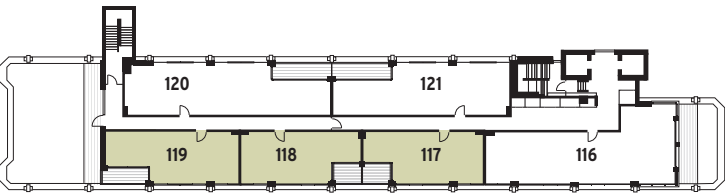
118
1 Bedroom apartment
50.2 sq.m. 540 sq.ft.



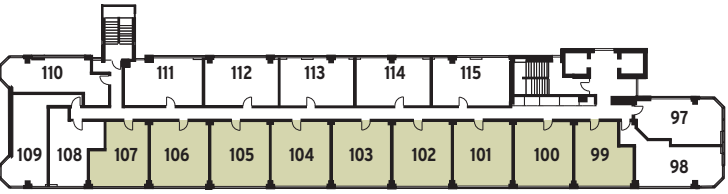
117
1 Bedroom apartment
50.4 sq.m. 543 sq.ft.



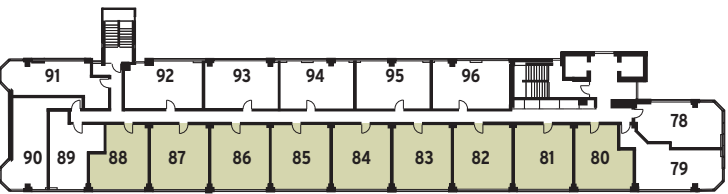
119
1 Bedroom apartment
55.5 sq.m. 597 sq.ft.



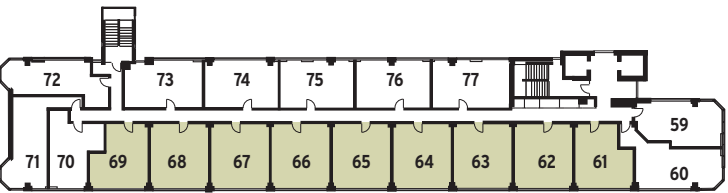
6TH



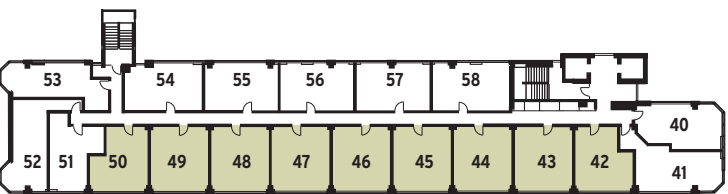
5TH



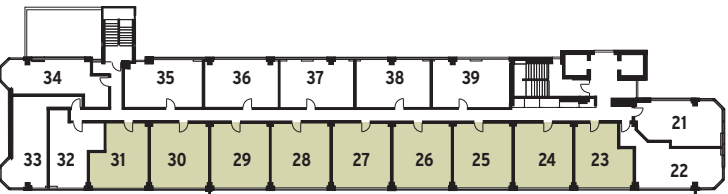
4TH



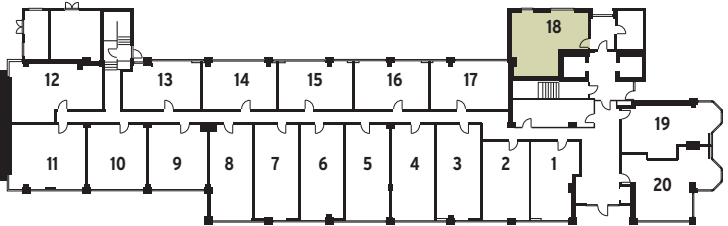
3RD



2ND

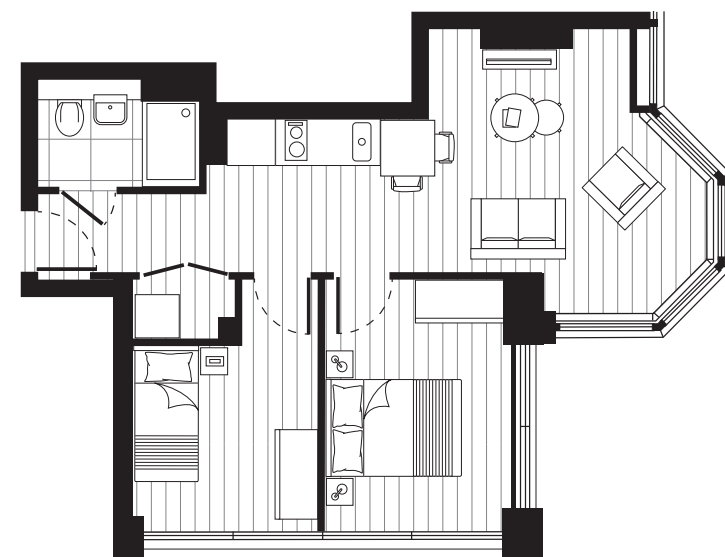
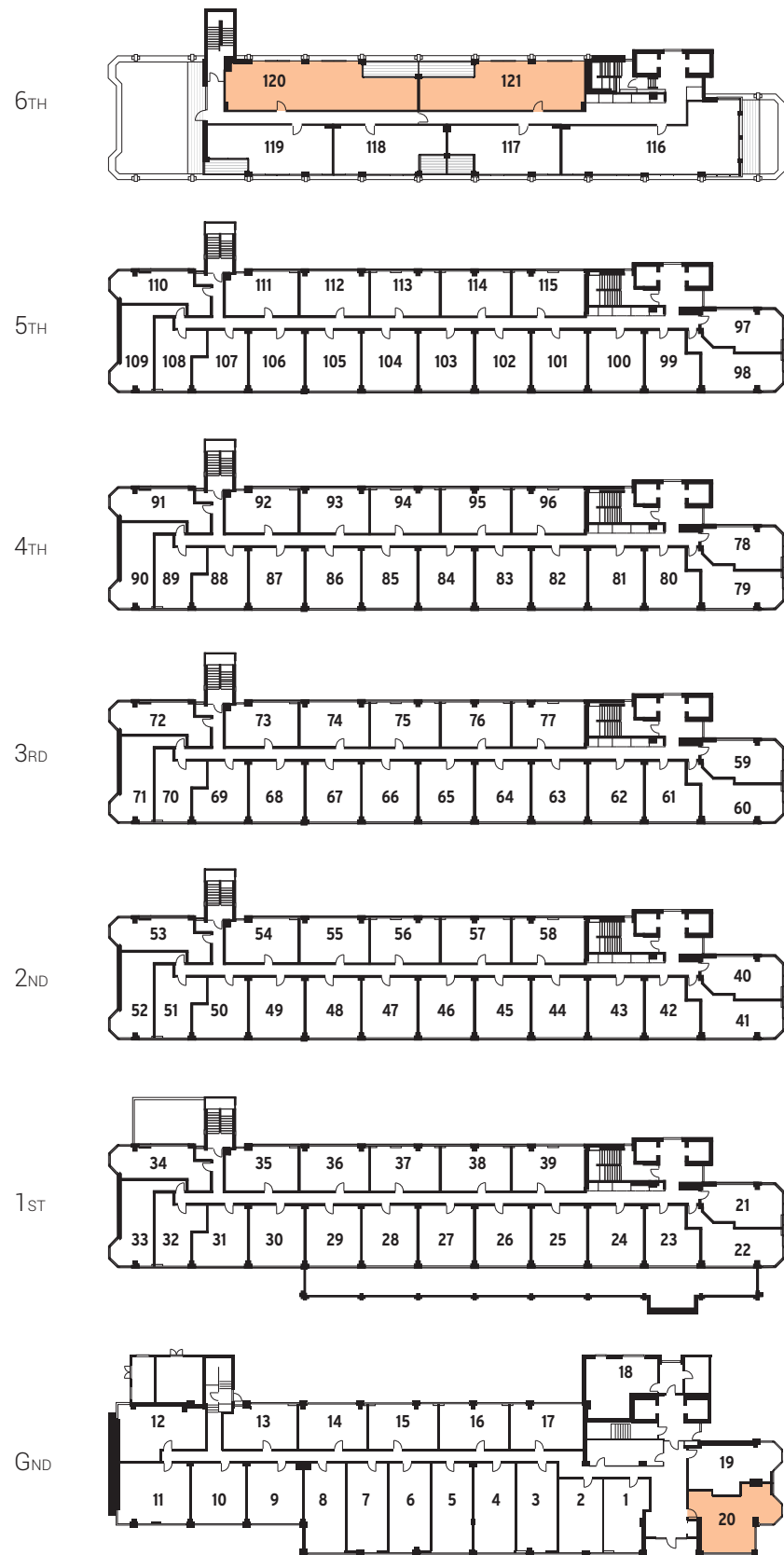


1ST

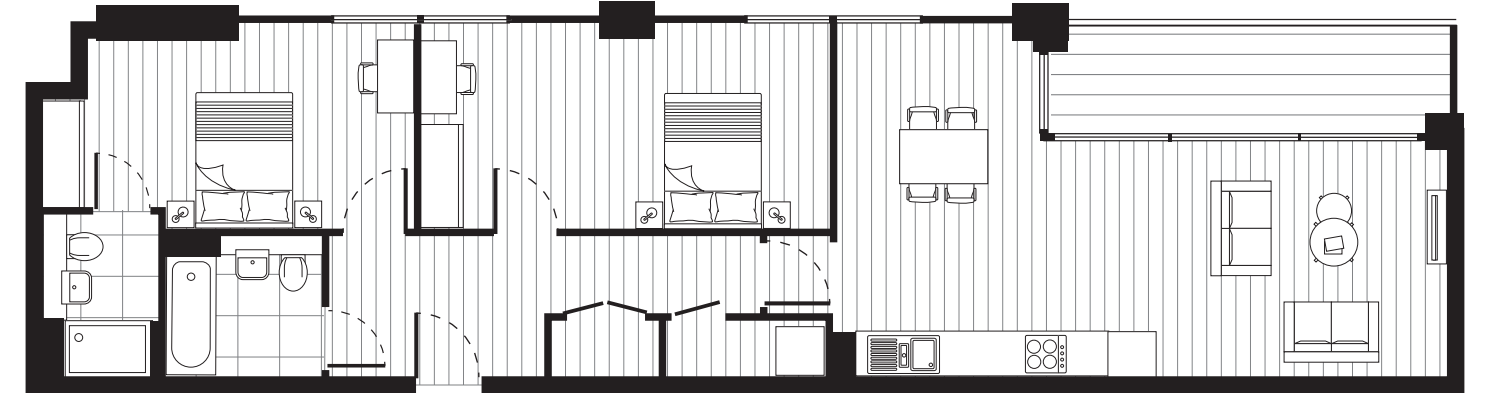


GND

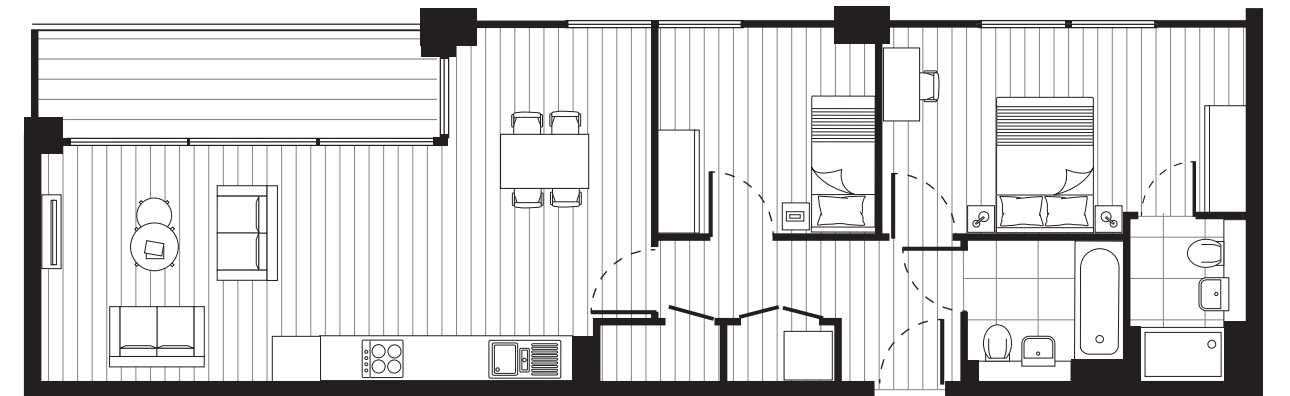
Apartment plans are intended to be correct, precise details may vary. Total areas stated are accurate to within 5%.



20
2 Bedroom apartment
43.3 sq.m. 466 sq.ft.



120
2 Bedroom apartment
86.5 sq.m. 931 sq.ft.



121
2 Bedroom apartment
73.9 sq.m. 795 sq.ft.



Apartment plans are intended to be correct, precise details may vary. Total areas stated are accurate to within 5%.



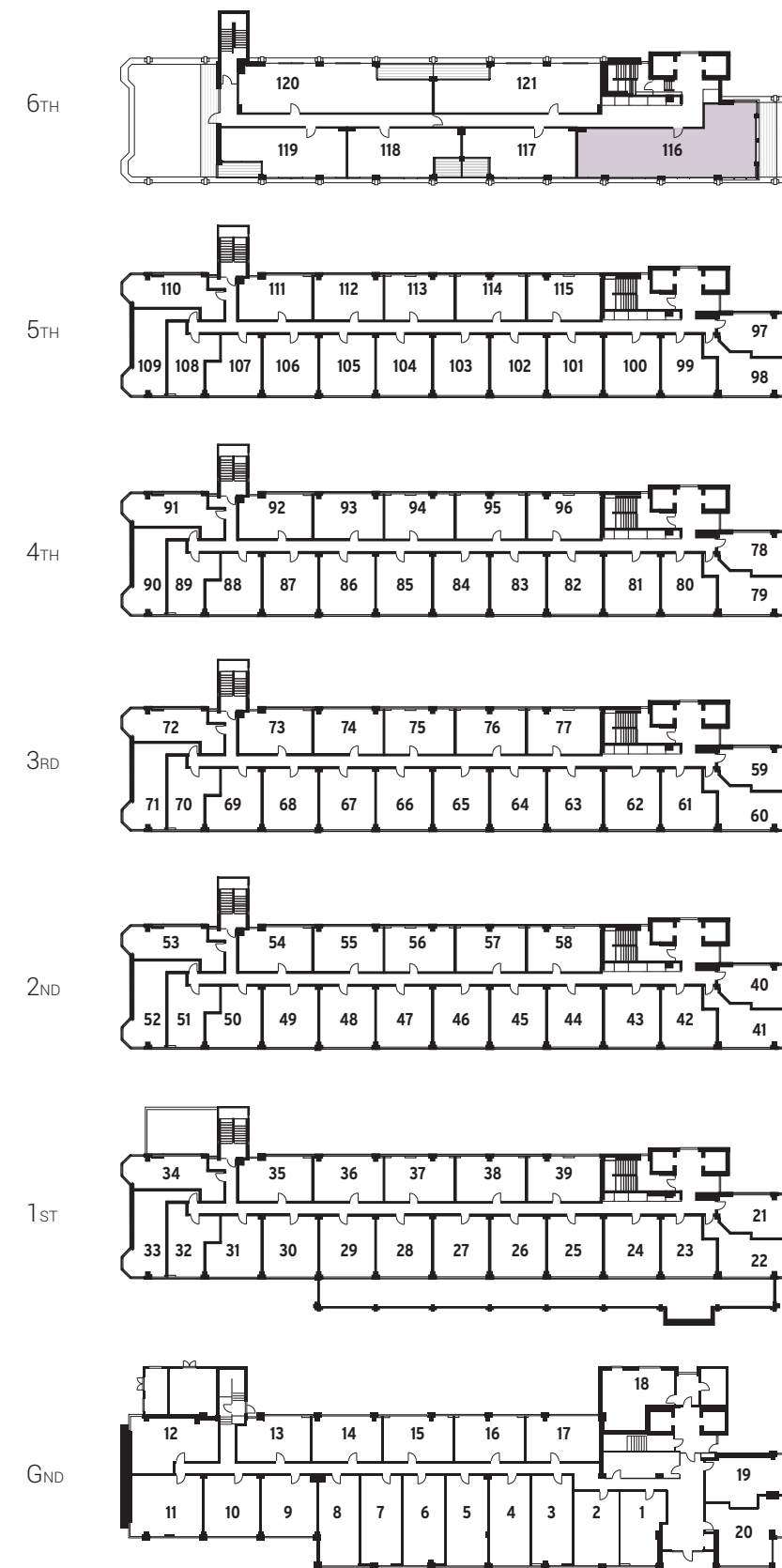
116
3 Bedroom apartment
100.0 sq.m. 1076 sq.ft.



This fabulous dual aspect 3 bedroom apartment is not only the jewel in the crown at Papermill House – but offers beautifully proportioned family living and bedroom space complete with en-suite to principal bedroom and an extensive terrace, providing over 150 sq ft of private, south facing outdoor space.

Apartment plans are intended to be correct, precise details may vary. Total areas stated are accurate to within 5%.

PAPERMILL HOUSE | 3 BEDROOM APARTMENT



Images are a Galliard show apartment with a similar specification to Papermill House. Furniture and fittings may vary to that supplied



Contemporary style

FROM THE MOMENT YOU STEP IN TO YOUR NEW APARTMENT



The following interior images are of Galliard show apartments with a similar specification to Papermill House, furniture and fittings shown may not be representative of furnishings supplied when purchasing an apartment at Papermill House.



Each apartment will be specified with a designer kitchen in high gloss grey finish with white reconstituted stone worktop and grey glass splashback.

A suite of integrated electric appliances will include a Nordmende combination microwave oven, ceramic hob, dishwasher and fridge.

Each kitchen will offer stylish functionality while adding sleek elegance to your new apartment at Papermill House.





Selected studios will feature a partition style storage unit with swivelling TV – providing additional privacy to the bedroom area while enabling TV viewing from living or bedroom area.



Bedrooms and bedroom areas will have oak plank style click flooring, soft tone wall finishes and include a built in wardrobe with satin white sliding doors. As with each principal room, home owners can add their personal signature of style and decor.





Each studio and virtually all 1 bedroom apartments will have a beautifully appointed shower room with sixth floor apartments having a bath and en-suite (2 & 3 bedroom only). White marbled porcelain wall and floor tiling will complete the sense of luxury to each bath and shower room.



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.
- 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 & Bedroom Areas

- Oak plank style flooring from brand name click collection throughout all bedroom areas.
- Built-in wardrobe to bedroom 1 with satin white sliding doors (hinged where appropriate).
- Selected studio apartments with feature storage unit incorporating a swivelling flat screen TV.

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 timber 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.

Galliard Homes' associated 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 | +44(0) 207 100 4754



Galliard Homes' furniture solution specialists



New Concept Furnishings 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.newconceptfurnishings.com | +44(0) 208 502 3308



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 | +44(0) 208 896 9990



These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. All journey and walking times stated are approximate, source tfl.gov.uk, google.co.uk and crossrail.co.uk. Exterior images are computer generated and are for illustrative purposes only. All development CGIs and artwork contained in this brochure is subject to copyright owned by Galliard Homes and cannot be reproduced in any way without prior written consent. Papermill House is a preferred marketing name only and may not be adopted as the postal address.





PAPERMILL HOUSE

Galliard Homes London Central Sales,
10 Indecon Square, London E14 9EZ

020 7620 1500

sales@galliardhomes.com galliardhomes.com



Galliard
Homes