

ELECTRIC
QUARTER

— PONDERS END —

1 & 2 BEDROOM APARTMENTS FOR
SHARED OWNERSHIP

FEEL THE ENERGY

AT ELECTRIC QUARTER
PONDER'S END

ELECTRIC QUARTER



IT'S ELECTRIC

An eye-catching new development. A thriving neighbourhood. A completely new community. No wonder there's such a buzz about the new Electric Quarter in Ponders End, Enfield.

Electric Quarter is a collection of contemporary 1 and 2 bedroom homes, available now via shared ownership. It's your chance to get on the housing ladder in a prime location, with easy access to the centre of London in one direction and open countryside in the other.

Behind your smart, red brick exterior you will find a fitted kitchen, elegant bathroom with ceramic wall tiling and attractive, open plan living area. The large windows create a wonderful sense of light and space. This is a home to be truly proud of.

The borough forms a major part of the Upper Lee Valley, a designated Opportunity Area in the Mayor's London Plan. Enfield Council, regional and central government all support the vision for more housing and jobs in the area through targeted and sustainable expansion.

Enfield has all the advantages of being an outer London borough, with green spaces and vibrant town centres, while also having some of the best transport links in London.

It is one of the greenest boroughs in the capital with 130 public parks and open spaces. It also has a rich heritage with 22 officially recognised Conservation Areas, three theatres and 17 libraries. Enfield is a diverse and inclusive borough, with a thriving cultural scene.

ENFIELD'S NEW URBAN COMMUNITY

WITH BEAUTIFUL NEW HOMES, LOCAL SHOPS AND
SCHOOLS, EVEN AN ARTS HUB

New homes are just the beginning. The new Electric Quarter community has been created to offer everything you need on your doorstep. From handy shops, restaurants and cafes to workshops, studios, offices and a mosque. A new library and arts hub are also planned. All set within beautifully landscaped grounds.

FEEL THE ENERGY

IN PONDERS END, LONDON'S NEXT PROPERTY HOTSPOT



GREEN SPACE

This is a charming part of London where Victorian industrial heritage dissolves perfectly into grassy fields and open water. Whether taking a stroll along the banks of the river Lee or exploring the country villages of Hertfordshire and Essex, you're never far from a green space. In fact the nearest playing fields are just down the road.

SPORTS & LEISURE

This area hosted many events during the 2012 London games and the local legacy can be seen to this day. The Lee Valley Leisure Centre offers excellent golf and athletics (not to mention a cinema). There are local gyms, swimming pools and football pitches. Stratford is nearby, with all its sports facilities, including the chance to swim in the famous London Aquatics Centre.

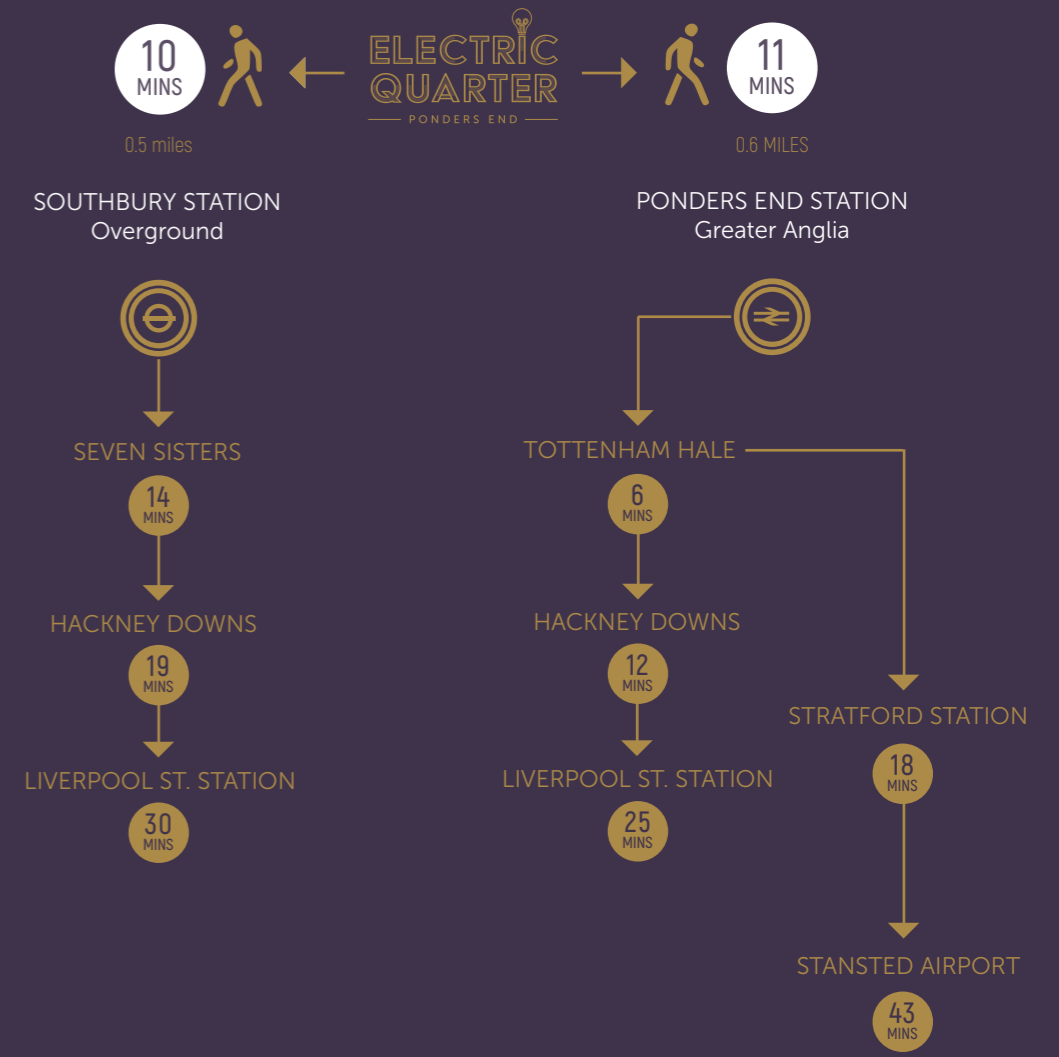


EAT & DRINK

This is an area that buzzes after dark. From traditional London pubs to fashionable bars, there is an ever growing number of nightspots to discover. You'll be spoilt for choice with restaurants too. Whether you're after a quick takeaway, a delicious vegan meal or a romantic dinner for two, you have a great selection on your doorstep and in the surrounding area.

SHOPPING

As well as shops within the Electric Quarter itself, you have the High Street just down the road. And, when you're after some serious retail therapy, head for Westfield in Stratford. One of Europe's most impressive shopping spaces it offers every store from Accessorize to Zara, including a John Lewis, Marks & Spencer and T K Maxx. It's a great place to visit for a night out too.




GREAT CONNECTIONS WHEREVER YOU GO

Rail connections from Ponders End to London Liverpool Street take 25 minutes. Journeys from Southbury are only a few minutes longer.

It's also handy for buses, with routes that take you across North London. Or take to your bike – it's a great way to explore the local waterways as well as get to where you're going.

The A10 is handy and gives you great connections to the North Circular and M25. Then, when you want to travel further afield, London City Airport is easy to reach.



- 
LEE VALLEY LEISURE COMPLEX
2.3 miles by car
10 MINS
- ENFIELD TOWN CENTRE
1.6 miles by car
13 MINS
- EPPING FOREST
5.6 miles by car
25 MINS
- PARADISE WILDLIFE PARK
9.6 miles by car
34 MINS

* source: tfl.gov.uk and google.co.uk/maps. Guide times may vary.

A HOME OF YOUR OWN

STYLISH NEW 1 & 2 BEDROOM APARTMENTS AVAILABLE FOR SHARED OWNERSHIP



Images of the Show Home at Electric Quarter



KITCHEN

- Contemporary kitchen with Cashmere or Coble grey units
- Soft close kitchen doors and drawers
- Laminate worktop with upstand
- Ceramic electric hob
- Integrated cooker hood
- Stainless Steel splash back
- Integrated fridge freezer
- Integrated dishwasher

HEATING, ELECTRICAL & LIGHTING

- District Heating system
- Radiators
- Low energy white LED downlights to kitchen/dining/living area and bathrooms
- Mains operated ceiling mounted smoke/heat detector
- Freestanding washer dryer in utility cupboard

WALL & FLOOR FINISHES

- Wood effect vinyl to hallways and kitchen

ENSUITE (2 BEDROOM APARTMENTS)

- Recessed spotlights
- Contemporary white sanitary ware
- Mixer taps in shower
- Shower screen
- Heated towel rail
- Cubica Blanco wall tiles

BATHROOM

- Recessed spotlights
- Contemporary white sanitary ware
- Mixer taps with shower above bath
- Shower screen
- Heated towel rail
- Full height tiling around the bath with half height to all other walls
- Cubica Blanco wall tiles

GENERAL

- Internal white 5 vertical panel doors
- Landscaped communal areas
- Communal TV aerial to apartment blocks
- Video door entry system
- NHBC warranty



HOW DOES SHARED OWNERSHIP WORK

Shared Ownership is a housing scheme which has been designed to help homebuyers who are unable to afford the cost of buying a property outright on the open market, allowing you to purchase a share in a new home and pay a subsidised rent to the Enfield Council on the remaining share along with a monthly service charge. It is governed by the Greater London Authority in London.

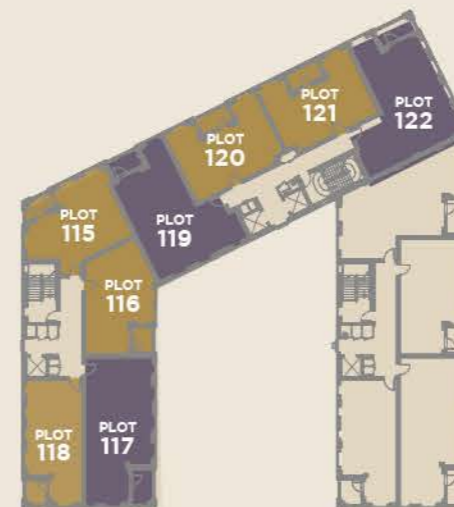
To be eligible for a Shared Ownership home, you must:

- Be at least 18 years old
- In London, your annual household income must be less than £90,000
- You should generally be a first time buyer, i.e. you don't

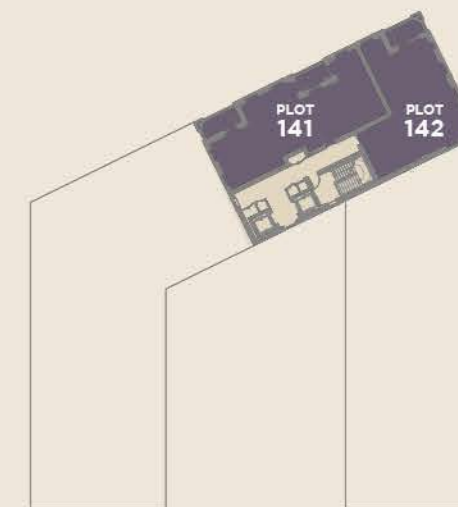
already own a home. If you do already own, you must be in the process of selling it

- You should not be able to afford to buy a home suitable for your housing needs on the open market
- You must be able to demonstrate that you have a clean credit history and can afford the regular payments and costs involved in buying a home.

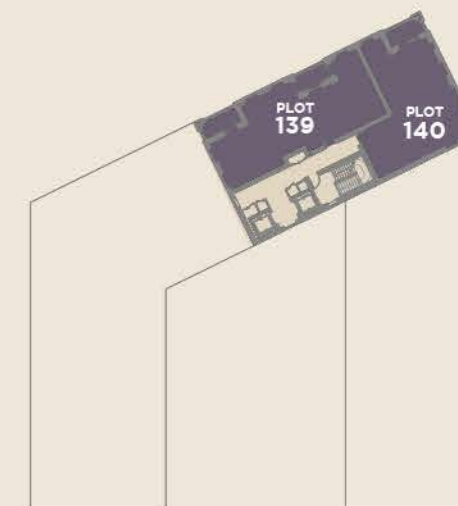
FIND YOUR NEW HOME AT ELECTRIC QUARTER



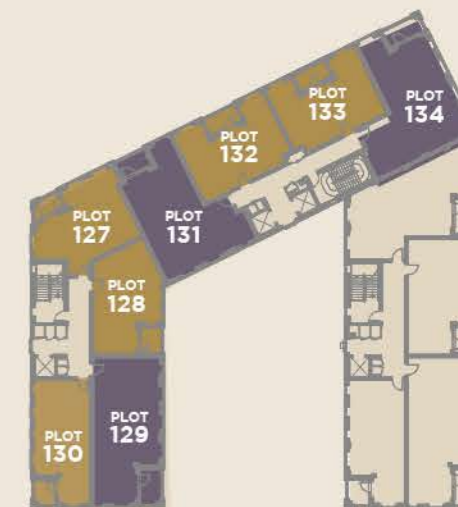
SECOND FLOOR



FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



FIRST FLOOR

KEY

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS

ONE BEDROOM APARTMENTS



1ST, 2ND & 3RD FLOORS



3RD FLOOR - PLOT 128
 2ND FLOOR - PLOT 116
 1ST FLOOR - PLOT 104

TOTAL AREA: 51.0 m² 549 ft²

LIVING / DINING / KITCHEN
 6.12m x 4.55m 20' 1" x 14' 11"
 BEDROOM
 4.24m x 2.36m 13' 11" x 7' 9"

KEY

FF - Fridge/Freezer DW - Dishwasher C - Cupboard
 WM - Washing Machine HIU - Heat Induction Unit

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

ONE BEDROOM APARTMENTS



1ST, 2ND & 3RD FLOORS



3RD FLOOR - PLOT 130
 2ND FLOOR - PLOT 118
 1ST FLOOR - PLOT 106

TOTAL AREA: 52.0 m² 560 ft²

LIVING / DINING / KITCHEN
 5.66m x 5.00m 18' 7" x 16' 5"
 BEDROOM
 3.15m x 3.12m 10' 4" x 10' 3"

KEY

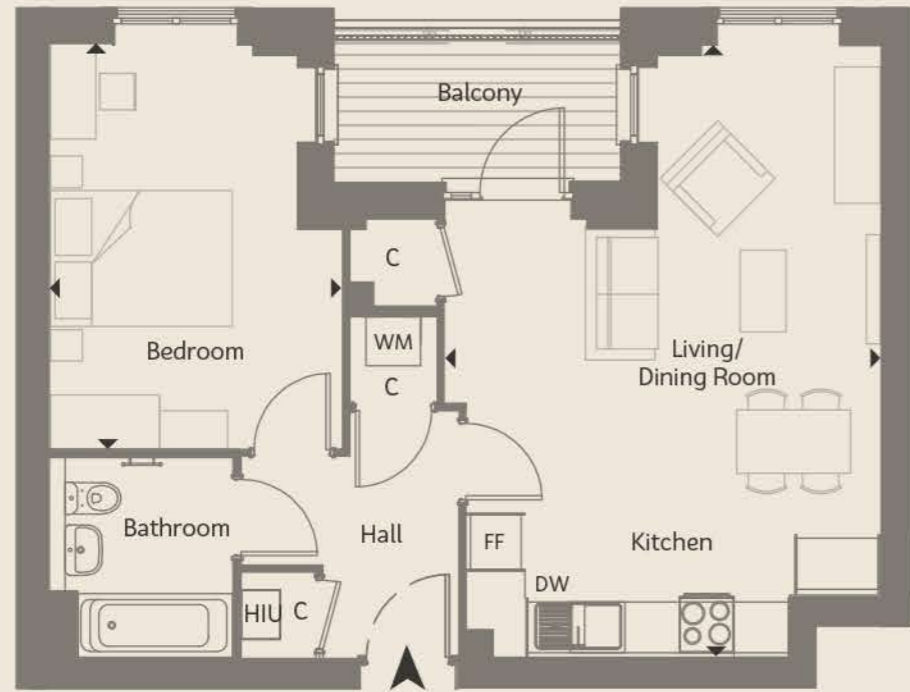
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ONE BEDROOM APARTMENTS



1ST, 2ND & 3RD FLOORS



* Plots 109, 121 & 133 are handed from the plan drawn

3RD FLOOR - PLOTS 132 & 133*
2ND FLOOR - PLOTS 120 & 121*
1ST FLOOR - PLOTS 108 & 109*

TOTAL AREA: 53.0 m² 570 ft²

LIVING / DINING / KITCHEN
6.74m x 4.80m 22' 1" x 15' 9"

BEDROOM
4.45m x 3.22m 14' 7" x 10' 7"

KEY

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WM - Washing Machine HIU - Heat Induction Unit

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ONE BEDROOM APARTMENTS



1ST, 2ND & 3RD FLOORS



3RD FLOOR - PLOT 127
2ND FLOOR - PLOT 115
1ST FLOOR - PLOT 103

TOTAL AREA: 54.0 m² 581 ft²

LIVING / DINING / KITCHEN
6.91m x 4.49m 22' 8" x 14' 8"

BEDROOM
3.52m x 2.99m 11' 7" x 9' 10"

KEY

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TWO BEDROOM APARTMENTS



1ST, 2ND & 3RD FLOORS



3RD FLOOR - PLOT 129
 2ND FLOOR - PLOT 117
 1ST FLOOR - PLOT 105

TOTAL AREA: 74.0 m² 796 ft²

LIVING / DINING / KITCHEN		
6.12m x 5.69m	20' 1" x 18' 8"	
BEDROOM 1		
4.21m x 2.75m	13' 1" x 9' 0"	
BEDROOM 2		
04.21m x 2.76m	13' 10" x 9' 1"	

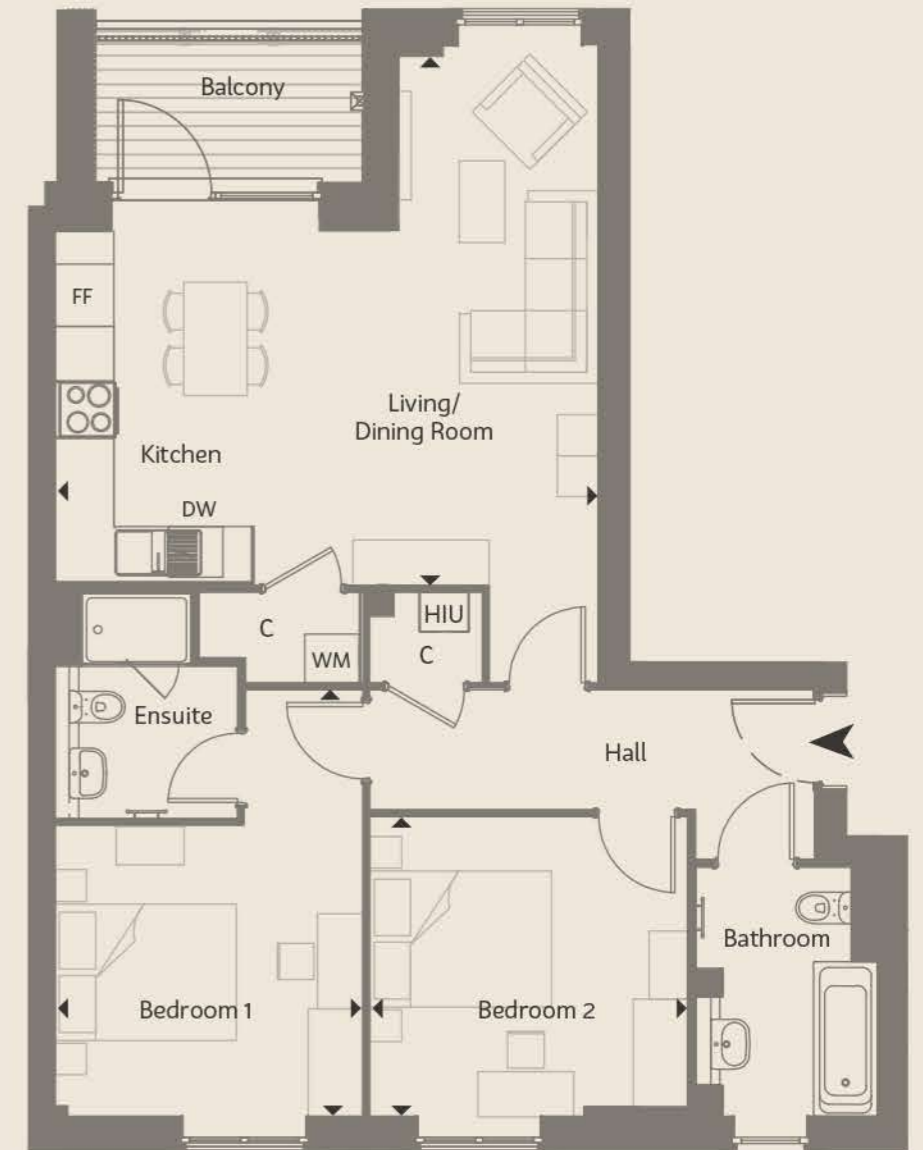
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TWO BEDROOM APARTMENTS



1ST, 2ND & 3RD FLOORS



3RD FLOOR - PLOT 131
 2ND FLOOR - PLOT 119
 1ST FLOOR - PLOT 107

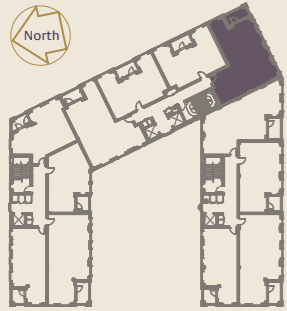
TOTAL AREA: 76.0 m² 818 ft²

LIVING / DINING / KITCHEN		
5.98m x 5.83m	19' 7" x 19' 2"	
BEDROOM 1		
4.96m x 3.39m	16' 3" x 11' 2"	
BEDROOM 2		
3.50m x 3.30m	11' 6" x 10' 10"	

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TWO BEDROOM APARTMENTS



1ST, 2ND & 3RD FLOORS



3RD FLOOR - PLOT 134
 2ND FLOOR - PLOT 122
 1ST FLOOR - PLOT 110

TOTAL AREA: 81.0 m² 872 ft²

LIVING / DINING / KITCHEN
 6.11m x 6.02m 20' 1" x 19' 9"
 BEDROOM 1
 5.78m x 2.91m 19' 0" x 9' 7"
 BEDROOM 2
 4.20m x 2.50m 13' 10" x 8' 2"

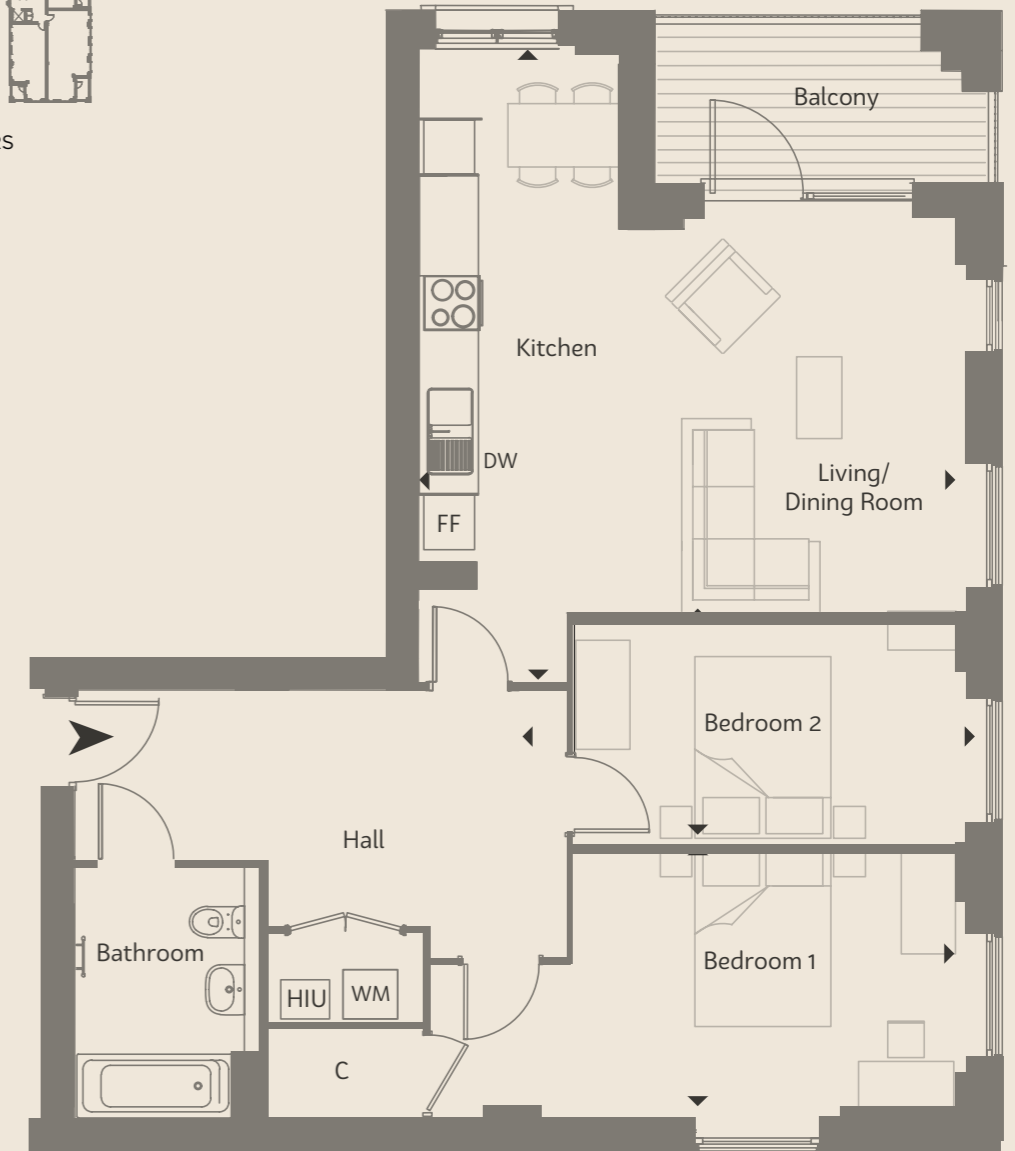
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TWO BEDROOM APARTMENTS



4TH & 5TH FLOORS



5TH FLOOR - PLOT 142
 4TH FLOOR - PLOT 140

TOTAL AREA: 81.0 m² 872 ft²

LIVING / DINING / KITCHEN
 6.11m x 6.02m 20' 1" x 19' 9"
 BEDROOM 1
 5.78m x 2.91m 19' 0" x 9' 7"
 BEDROOM 2
 4.20m x 2.50m 13' 10" x 8' 2"

KEY
 FF - Fridge/Freezer DW - Dishwasher C - Cupboard
 WM - Washing Machine HIU - Heat Induction Unit

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TWO BEDROOM APARTMENTS



4TH & 5TH FLOORS



5TH FLOOR - PLOT 141
4TH FLOOR - PLOT 139

TOTAL AREA: 91.0 m² 979 ft²

LIVING / DINING / KITCHEN
6.63m x 6.09m 21' 9" x 20' 0"

BEDROOM 1
4.45m x 3.51m 14' 7" x 11' 6"

BEDROOM 2
4.45m x 3.16m 14' 7" x 10' 4"

KEY
FF - Fridge/Freezer DW - Dishwasher C - Cupboard
WM - Washing Machine HIU - Heat Induction Unit

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ELECTRIC QUARTER

— PONDERS END —

YOUR HOME, ENFIELD

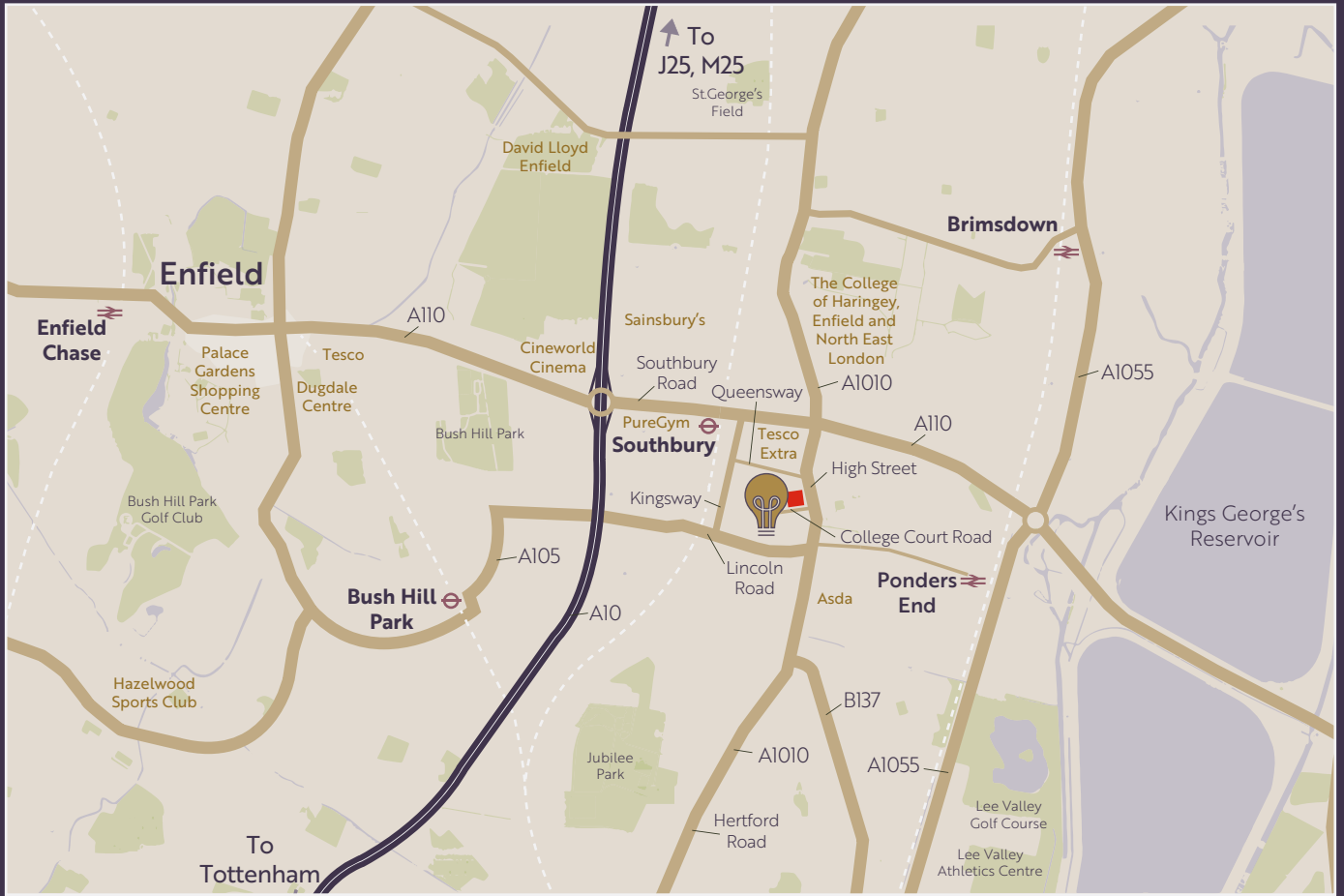
Enfield Council has set a new agenda with energy and determination, working to deliver a lifetime of opportunities for all of its residents.

We are investing more than £1bn in more and better homes to create a fairer borough by delivering a more balanced housing market so more people can access a good, affordable home.

Ours is a housing building programme with social purpose. This means we reinvest all of our surplus revenue from Council-led home sales into future housing and community investment.

So, when you buy an Enfield Council-led new build home, you become a contributor to our house building programme and your future local community.





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