



# TREESIDE

PHASE 2

AN EXCITING  
COLLECTION  
OF HOMES  
AVAILABLE  
THROUGH  
SHARED  
OWNERSHIP





Contemporary homes designed for modern living, located on the edge of Epping Forest. Creating local homes for local people in Epping Forest District, SNG (Sovereign Network Group) is offering hope to purchase a new home through Shared Ownership.

Treeside gives you the opportunity to put down roots and be part of a new community. These inspiring new homes have easy access to Debden and Loughton town centre, a choice of education and handy amenities and close to the lush countryside of West Essex.

Treeside has been carefully planned with your future in mind. The development has been carefully planned. From the well equipped kitchen to the generously proportioned bedrooms, and the light and spacious living areas to your stylish new bathroom, you'll have everything you need to match your contemporary lifestyle.

Treeside offers charm as well as 21st century convenience.

# FIND YOUR PLACE AT TREESIDE

Moving to Treeside unveils a realm of endless possibilities. Picture yourself peacefully boating on the serene Fairlops Waters one day, and the next, immersing yourself in an array of exciting adventures awaiting nearby.

The area welcomes you to a number of engaging activities from local gyms, drama clubs, and music. You can also adore the wonderful choice of outdoor spaces to enjoy the sunshine on a summers afternoon. There are fishing waters and country walks. There's a local football team, mountain biking, athletics and fencing while the cricket club has its own charming thatched pavilion.

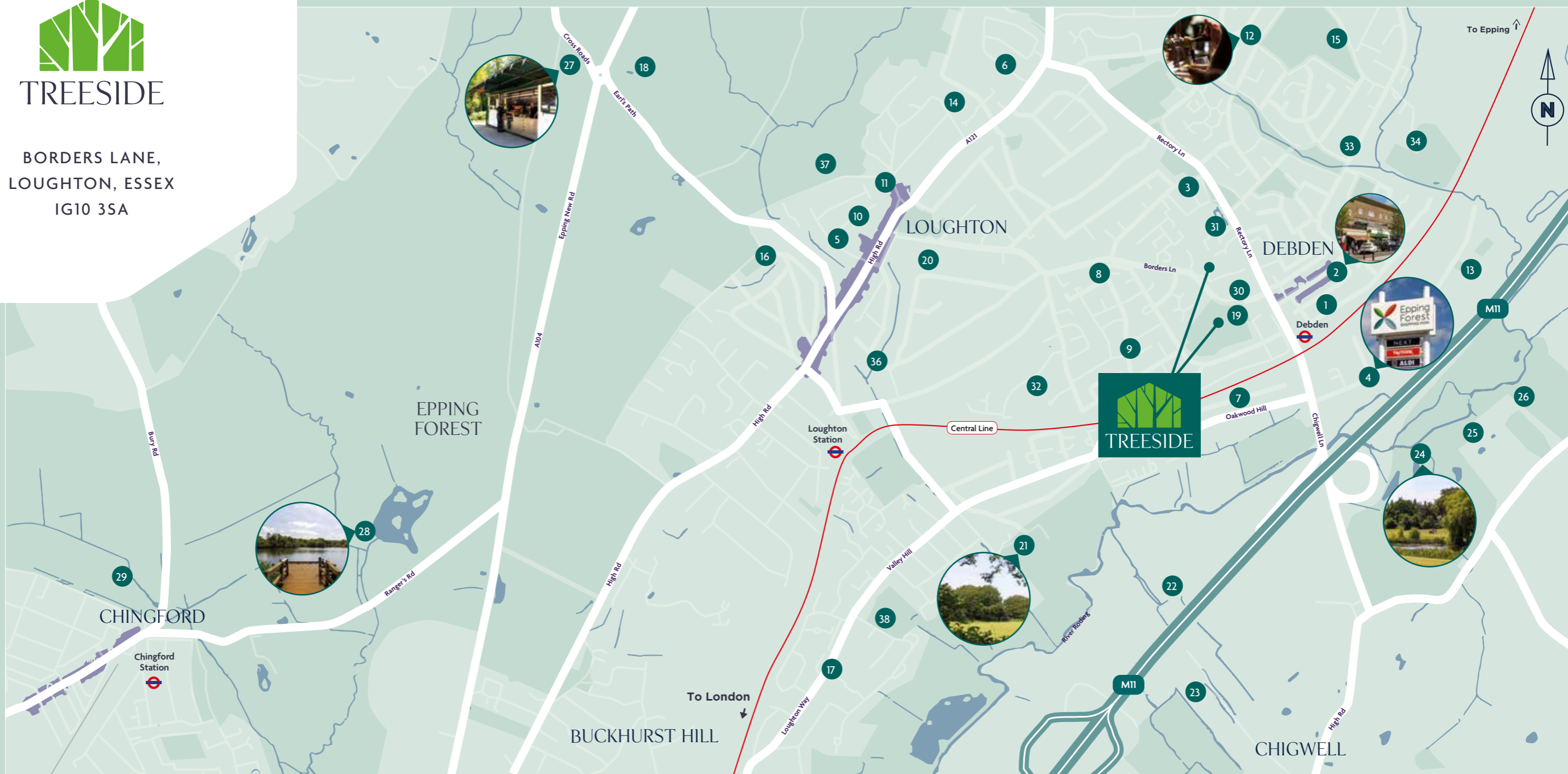
If retail therapy is more your thing, Loughton boasts an intriguing mix of familiar stores and independent boutiques as well as having Epping Forest Retail Park just a short drive away.

For shopping further afield jump on the Central line at Debden tube station and head to Westfield Shopping Centre and be there in just under an hour.





BORDERS LANE,  
LOUGHTON, ESSEX  
IG10 3SA



**LOCAL SHOPS & AMENITIES**

1	Sainsbury's	0.4 miles
2	The Broadway Debden - local shops	0.4 miles
3	Corbett Theatre	0.5 miles
4	Aldi & Epping Forest Shopping Park	0.8 miles
5	Morrisons	0.9 miles
6	Lidl	1.0 mile
7	Crate Loughton	0.7 miles

**TRANSPORT**

Debden	0.6 miles
Loughton	1.1 miles
Chingford	3.6 miles

**PLACES TO EAT & DRINK**

8	Gullotti Cafe	0.2 miles
9	The Black Deer	0.4 miles
10	Cafe Caribbean	0.8 miles
11	Quindici	1.0 miles
12	Gunmakers Arms	1.1 mile
13	Manjal Indian Restaurant	1.1 miles
14	The Gardeners Arms	1.1 miles
15	The Cottage Loaf	1.2 miles
16	The Victoria Tavern Public House	1.4 miles
17	Trinacria's Kitchen	1.9 miles
18	The Robin Hood Thai Restaurant	2.1 miles

**SPORTS, PARKS & RECREATION (CYCLE)**

19	Epping Forest Wellness Centre	On site
20	Loughton Leisure Centre	0.8 miles
21	Roding Valley Meadows	1.2 miles
22	Roding Valley Recreation Ground	1.4 miles
23	Grange Farm Centre & Pelican Playground	1.6 miles
24	Woolston Manor Golf Course & Club	1.8 miles
25	Nuffield Health Gym	1.9 miles
26	Topgolf Chigwell	2.0 miles
27	Original Tea Hut	2.1 miles
28	Connaught Water	3.6 miles
29	Chingford Golf Course	3.6 miles

**EDUCATION & LOCAL SCHOOLS**

30	New City College, Epping Forest	0.2 miles
31	East 15 Acting School	0.5 miles
32	Alderton Infant & Junior School	0.6 miles
33	St John Fisher Catholic Primary	0.8 miles
34	Debden Park High School	1.0 miles
36	Roding Valley High School	1.0 miles
37	Staples Road Primary School	1.1 miles
38	White Bridge Primary	1.8 miles

Distances taken from [www.google.co.uk/maps](http://www.google.co.uk/maps)\*\*

# NATURES PLAY GROUND IN EPPING FOREST

Epping Forest is one of the earliest publicly accessible and protected landscapes in England and was entrusted to the City of London as Conservators in 1878, and was dedicated by Queen Victoria 'for the enjoyment of my people forever'.

The historic forest is a wonderful place to visit any time of year. It's London's largest open space at just over 6,000 acres and, as you follow its bridleways and hidden paths, you'll discover swathes of ancient woods, tranquil grasslands, open water and a rich variety of wildlife. With Treeside being a pet friendly\* development, there can be no better place for a lovely Sunday walk with your four legged friend or a relaxing summer picnic with family and friends.

There are many activities and events organised annually, including The Big Walk and the Forest Fair where you can escape to a world of enchantment and immerse yourself in a day of exhilarating fun.

No matter what your age, Epping Forest is a magical haven filled with adventure and connecting to nature.

Find out more at one of the 3 visitors centres.  
[www.efht.org.uk/discover-epping-forest](http://www.efht.org.uk/discover-epping-forest)

\* Pets allowed at Treeside subject to approval.





# A TASTE OF THE GOOD LIFE IN DEBDEN & LOUGHTON



This is a great area for trying out new cuisines. Whether it's a fresh coffee to start the day or a leisurely afternoon tea, a handy takeaway after a long day's work or a romantic meal to celebrate your anniversary, Loughton and the surrounding district offer a world of choice. In fact you only need head to Loughton High Street to find a great choice of cafés and diners.

There are old-school pubs and trendy modern bars, traditional fish and chips and contemporary fusion food restaurants, pizza parlours, brilliant bistros and temples to fine Indian, Italian and Thai cuisine.

Both Debden and Loughton buzz with a vibrant array of popular chains and a plethora of unique independent shops and restaurants. You can savour something healthy and enjoyable at Zest or treat your taste buds to a spicy delight at Cafe Caribbean. Alternatively, you can unwind at Atesh Grill and Bar or experience the flavours of the Mediterranean at Efezade. For a delightful start to your day, head to The Wagon Boulangerie and relish one of their beloved

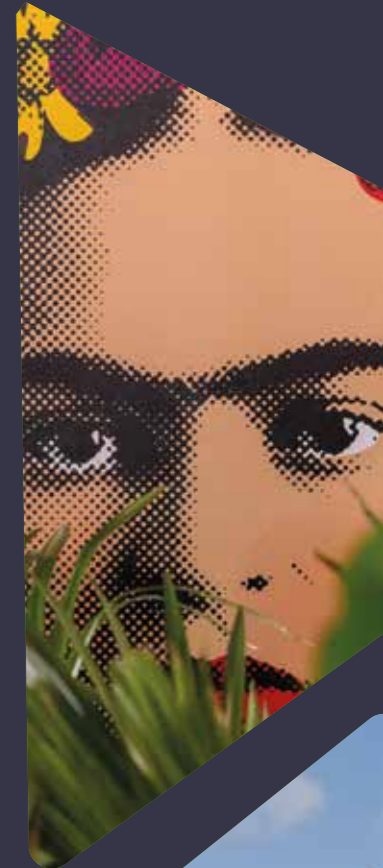
breakfast options, or venture to the new Dada Cafe for a fresh experience.

If you're seeking distinctive attire, Yazz or Bonnie & Clyde are excellent choices, while New Breed Bottle Shop awaits your visit to discover a craft beer that suits your taste.

Close to home there is a plethora of retail experiences to choose from including a local Sainsbury's and M&S on The Broadway. Not much further away, Epping Forest Retail Park has a wide selection of clothing, home and food stores to explore, but if

its something a little more personal you are looking for then try Crate Loughton that is home to a range of boutique cosmetics, hair and beauty salons as well as art and interiors, plus many others.

Whatever your taste you won't be disappointed.







BE PART OF A  
FLOURISHING  
COMMUNITY



**NEW CITY COLLEGE** | Epping Forest Campus

pedestrian Entrance

[www.nccolondon.ac.uk](http://www.nccolondon.ac.uk)

**IT'S EASY TO SEE WHY THIS PART OF ESSEX IS SO POPULAR.**

You'll find excellent local medical facilities and the choice of well-respected schools is first class, from pre-nursery right up to further education including New City College.

For the sporty there's a wide selection of leisure facilities including Nuffield Chigwell and Loughton Leisure to enjoy along with many great golf courses and the ever popular Topgolf Chigwell.

The town has a long association with drama and acting. The nearby Corbett Theatre is located at the world-renowned East 15 Acting School and is built inside a medieval tithe barn, used extensively for student productions.

With so much choice nearby and London on your doorstep, you'll have everything you need living at Treeside.

# GOING PLACES & ALWAYS CONNECTED



From Loughton Underground Station (Zone 6) it's under half an hour to Liverpool Street. Continue on the Central Line and you'll soon reach Bank, Holborn, Oxford Circus and Bond Street. By bus you could be in Buckhurst Hill in ten minutes. Or Chigwell in twenty. In fact wherever you want to go in London, this is a great part of London to start the journey.

There's a growing number of cycle lanes and, if you're travelling by car, the M11 is close by, giving

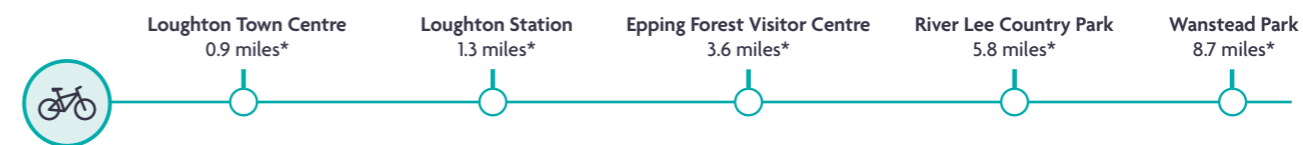
you an easy road link into London. The motorway is also handy when you're heading in the other direction. You'll be out in the Fens of East Anglia before you know it, exploring the magnificent architecture of Cambridge or backing the favourite at Newmarket.

When you want to head even further afield, London City Airport, Stansted and Luton are all within easy reach.

## BY TUBE FROM DEBDEN (CENTRAL LINE)\*



## CYCLING<sup>†</sup> FROM TREESIDE



## BUS FROM THE MURRAY HALL BUS STOP - BUS NO. 397 & 66



## WALKING<sup>†</sup> FROM TREESIDE



Travel times taken from \*www.nationalrail.co.uk and \*\*www.google.co.uk/maps. All times and distances are approximate

# PHASE 2 SITE PLAN



BLOCK C - SECOND FLOOR



BLOCK C - FIRST FLOOR



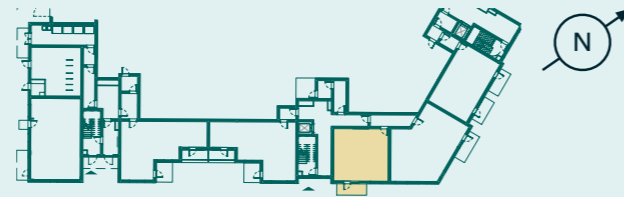
BLOCK C - LOWER GROUND

BLOCK C - Apartments	Overnight Charging point	1 Bed Shared Ownership Apartment
BLOCK D - Shared Ownership and Affordable Rent Apartments	Car club	2 Bed Shared Ownership Apartment
BLOCK E - Shared Ownership and Affordable Rent Apartments	Cycle Storage	3 Bed Shared Ownership Apartment
	Refuse	2 Bed Shared Ownership House
	Parking	3 Bed Shared Ownership House
		4 Bed Shared Ownership House



**PLOT 182**  
**1 BEDROOM**  
**APARTMENT**

**BLOCK C**

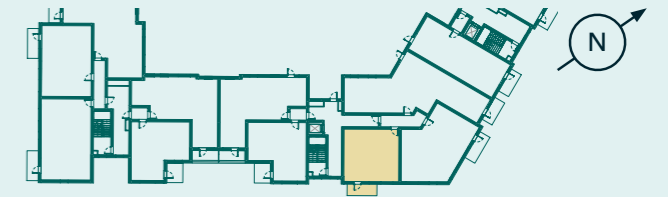


**BLOCK C**  
**GROUND FLOOR - PLOT 182**



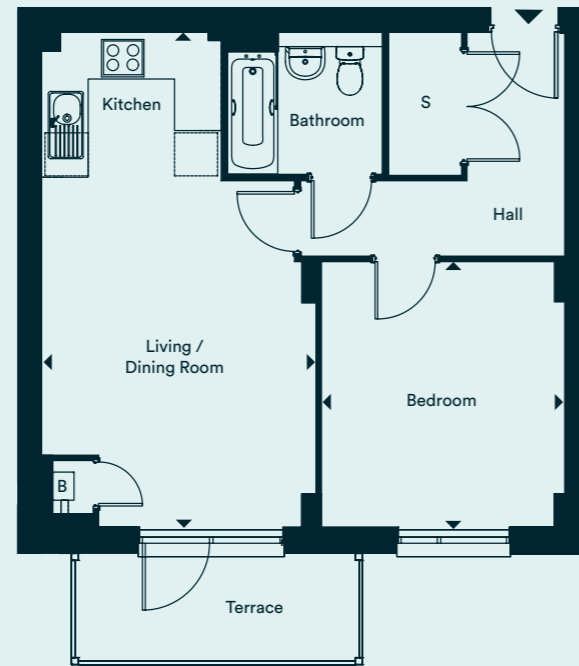
**PLOT 188 & 193**  
**1 BEDROOM**  
**APARTMENT**

**BLOCK C**



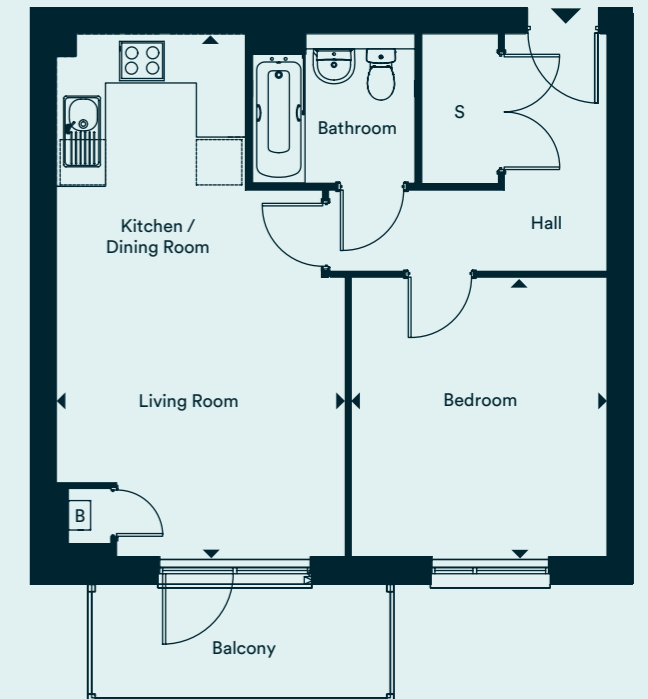
**BLOCK C**  
**2ND FLOOR - PLOT 193**  
**1ST FLOOR - PLOT 188**

Living / Dining / Kitchen	6.88m x 3.82m 22' 7" x 12' 6"
Bedroom	3.69m x 3.46m 12' 1" x 11' 4"
<b>Total</b>	<b>50.1 m<sup>2</sup></b> <b>539 ft<sup>2</sup></b>



S - Storage  
B - Boiler

Living / Dining / Kitchen	6.91m x 3.82m 22' 8" x 12' 6"
Bedroom	3.70m x 3.38m 12' 2" x 11' 1"
<b>Total</b>	<b>50.3 m<sup>2</sup></b> <b>541 ft<sup>2</sup></b>



S - Storage  
B - Boiler



Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct at time of going to press. July 2024

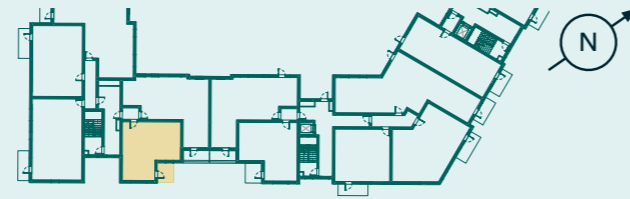


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**PLOT 200 & 205**  
**1 BEDROOM**  
**APARTMENT**

**BLOCK C**



**BLOCK C**  
**2ND FLOOR - PLOT 205**  
**1ST FLOOR - PLOT 200**



Living / Dining / Kitchen	6.47m x 4.32m 21' 3" x 14' 2"
Bedroom	4.23m x 3.01m 13' 11" x 9' 10"
<b>Total</b>	<b>50.6 m<sup>2</sup></b> <b>544 ft<sup>2</sup></b>

S - Storage  
B - Boiler

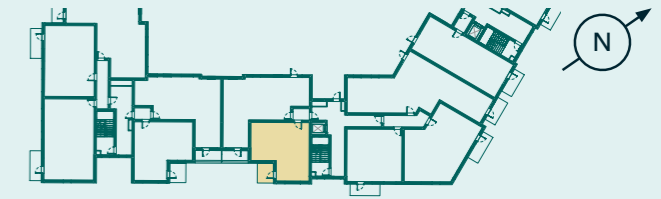


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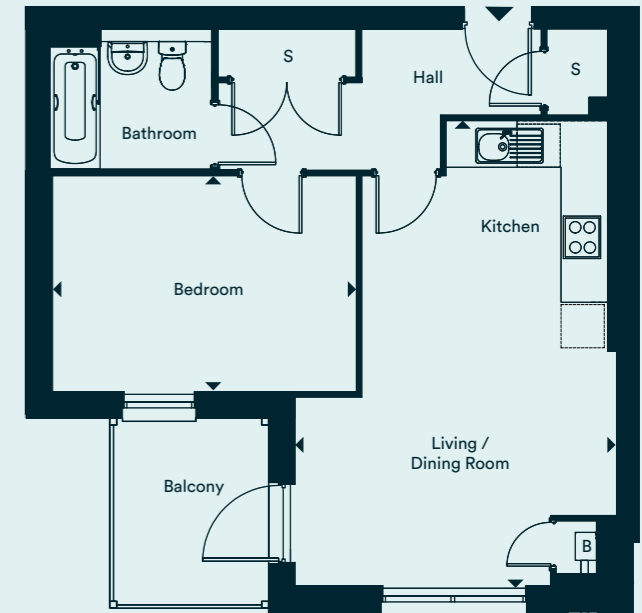


**PLOT 184 & 189**  
**1 BEDROOM**  
**APARTMENT**

**BLOCK C**



**BLOCK C**  
**2ND FLOOR - PLOT 189**  
**1ST FLOOR - PLOT 184**



Living / Dining / Kitchen	6.47m x 4.48m 21' 3" x 14' 8"
Bedroom	4.23m x 3.01m 13' 11" x 9' 10"
<b>Total</b>	<b>51.1 m<sup>2</sup></b> <b>550 ft<sup>2</sup></b>

S - Storage  
B - Boiler

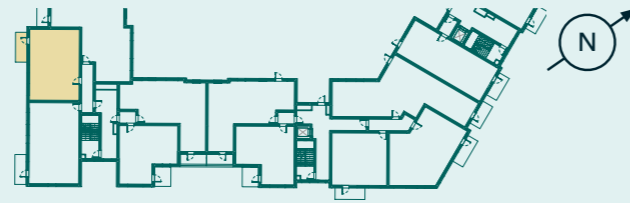


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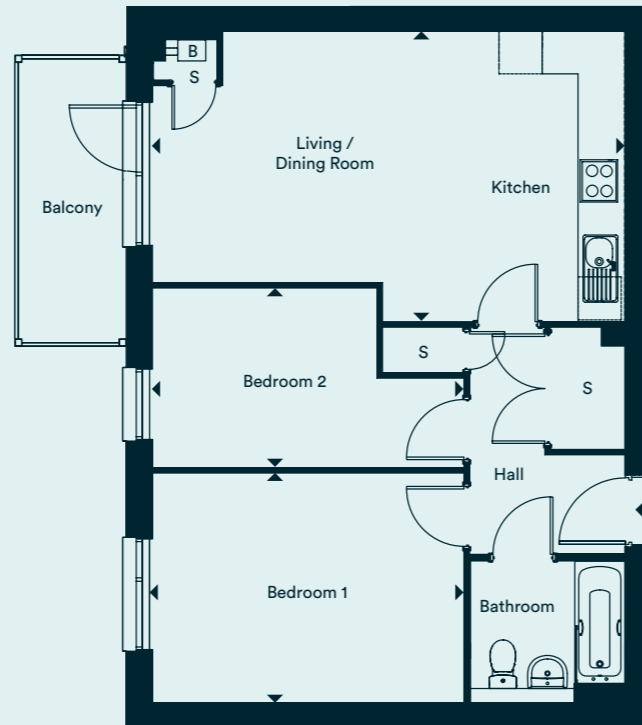


**PLOT 197 & 202**  
**2 BEDROOM**  
**APARTMENT**

**BLOCK C**



**BLOCK C**  
**2ND FLOOR - PLOT 202**  
**1ST FLOOR - PLOT 197**



Living / Dining / Kitchen	6.57m x 4.05m 21' 7" x 13' 3"
Bedroom 1	4.34m x 3.20m 14' 3" x 10' 6"
Bedroom 2	4.34m x 2.50m 14' 3" x 8' 2"
<b>Total</b>	<b>61.5 m<sup>2</sup></b> <b>662 ft<sup>2</sup></b>

S - Storage  
B - Boiler

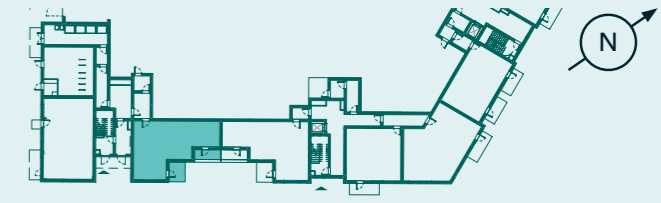


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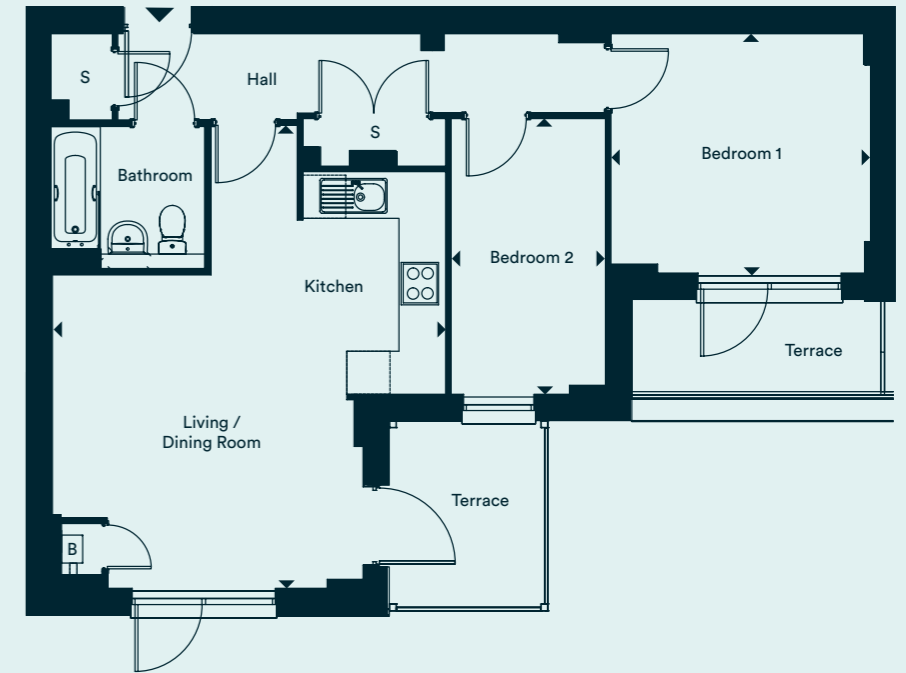


**PLOT 195**  
**2 BEDROOM**  
**APARTMENT**

**BLOCK C**



**BLOCK C**  
**GROUND FLOOR - PLOT 195**



Living / Dining / Kitchen	6.70m x 5.47m 22' 0" x 17' 11"
Bedroom 1	3.61m x 3.33m 11' 10" x 10' 11"
Bedroom 2	3.84m x 2.15m 12' 7" x 7' 1"
<b>Total</b>	<b>62.3 m<sup>2</sup></b> <b>670 ft<sup>2</sup></b>

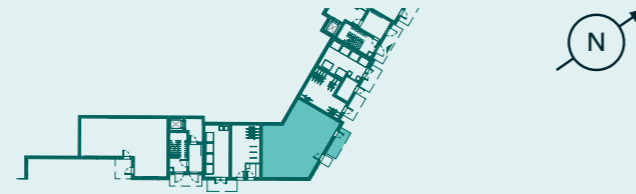
S - Storage  
B - Boiler



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PLOT 166  
2 BEDROOM  
APARTMENT

BLOCK C



BLOCK C  
LOWER GROUND FLOOR - PLOT 166



Living / Dining / Kitchen	6.47m x 4.33m 21' 3" x 14' 3"
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Bedroom 1	4.48m x 2.75m 14' 3" x 9' 0"
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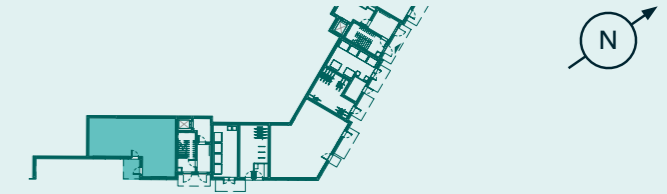
Bedroom 2	3.44m x 3.26m 11' 3" x 10' 8"
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<b>Total</b>	<b>70 m<sup>2</sup></b> <b>753 ft<sup>2</sup></b>
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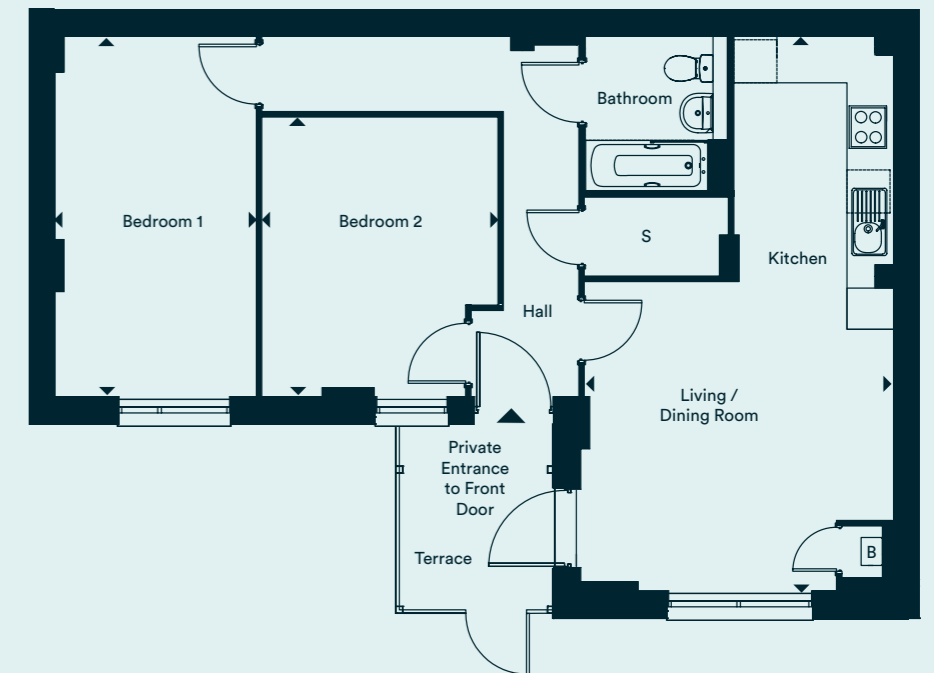
S - Storage  
B - Boiler

PLOT 180  
2 BEDROOM  
APARTMENT

BLOCK C



BLOCK C  
LOWER GROUND FLOOR - PLOT 180



Living / Dining / Kitchen	7.72m x 4.31m 25' 4" x 14' 2"
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Bedroom 1	5.02m x 2.80m 16' 6" x 9' 2"
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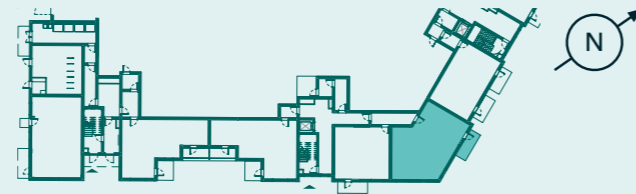
Bedroom 2	3.89m x 3.29m 12' 9" x 10' 9"
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<b>Total</b>	<b>71.3 m<sup>2</sup></b> <b>767 ft<sup>2</sup></b>
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S - Storage  
B - Boiler

PLOT 183  
2 BEDROOM  
APARTMENT

BLOCK C



BLOCK C  
GROUND FLOOR - PLOT 183

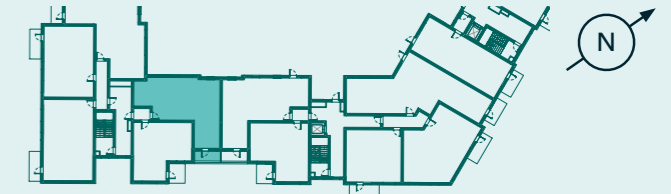


Living / Dining / Kitchen	5.60m x 5.21m 18' 4" x 17' 1"
Bedroom 1	4.64m x 2.75m 15' 3" x 9' 0"
Bedroom 2	3.42m x 3.35m 11' 3" x 11' 0"
<b>Total</b>	<b>70.5 m<sup>2</sup> 759 ft<sup>2</sup></b>

S - Storage  
B - Boiler

PLOT 199  
2 BEDROOM  
APARTMENT

BLOCK C



BLOCK C  
1ST FLOOR - PLOT 199



Living / Dining / Kitchen	9.05m x 3.32m 29' 8" x 10' 11"
Bedroom 1	4.54m x 2.75m 14' 11" x 9' 0"
Bedroom 2	3.85m x 3.44m 12' 8" x 11' 3"
<b>Total</b>	<b>70.6 m<sup>2</sup> 760 ft<sup>2</sup></b>

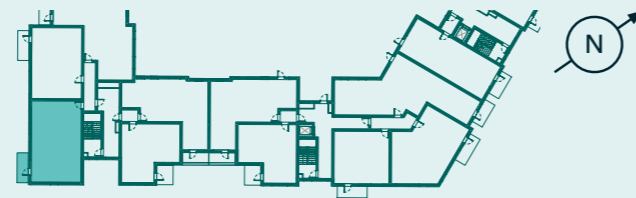
S - Storage  
B - Boiler



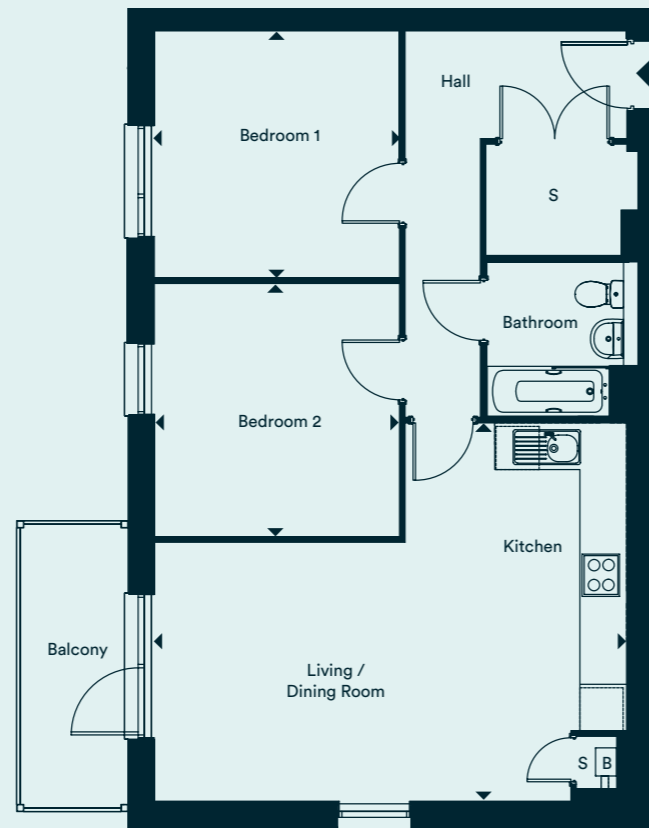


**PLOT 196**  
**2 BEDROOM**  
**APARTMENT**

**BLOCK C**



**BLOCK C**  
**1ST FLOOR - PLOT 196**



Living / Dining / Kitchen	6.57m x 5.28m 21' 7" x 17' 4"
Bedroom 1	3.44m x 3.41m 11' 3" x 11' 2"
Bedroom 2	3.53m x 3.41m 11' 7" x 11' 2"
<b>Total</b>	<b>71.0 m<sup>2</sup></b> <b>764 ft<sup>2</sup></b>

S - Storage  
B - Boiler

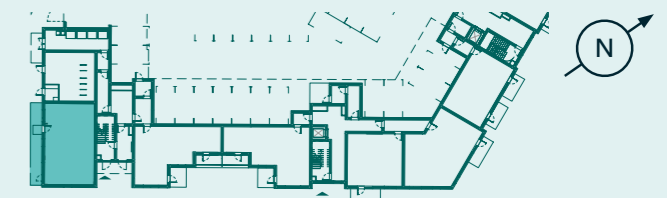


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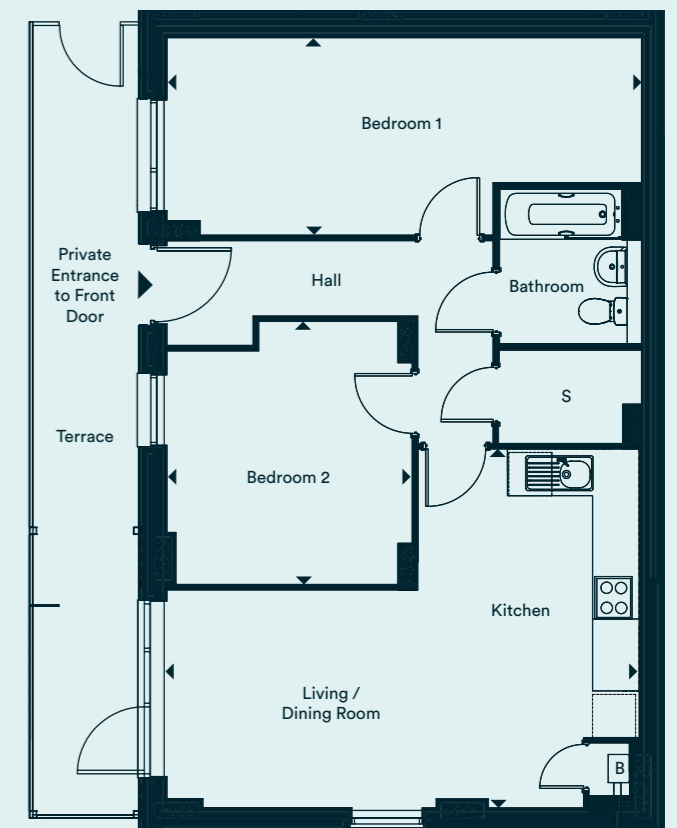


**PLOT 194**  
**2 BEDROOM**  
**APARTMENT**

**BLOCK C**



**BLOCK C**  
**GROUND FLOOR - PLOT 194**



Living / Dining / Kitchen	6.57m x 5.01m 21' 7" x 16' 5"
Bedroom 1	6.60m x 2.75m 21' 8" x 9' 0"
Bedroom 2	3.66m x 3.51m 12' 0" x 11' 6"
<b>Total</b>	<b>70.1 m<sup>2</sup></b> <b>754 ft<sup>2</sup></b>

S - Storage  
B - Boiler

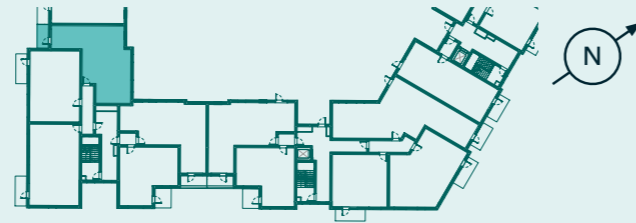


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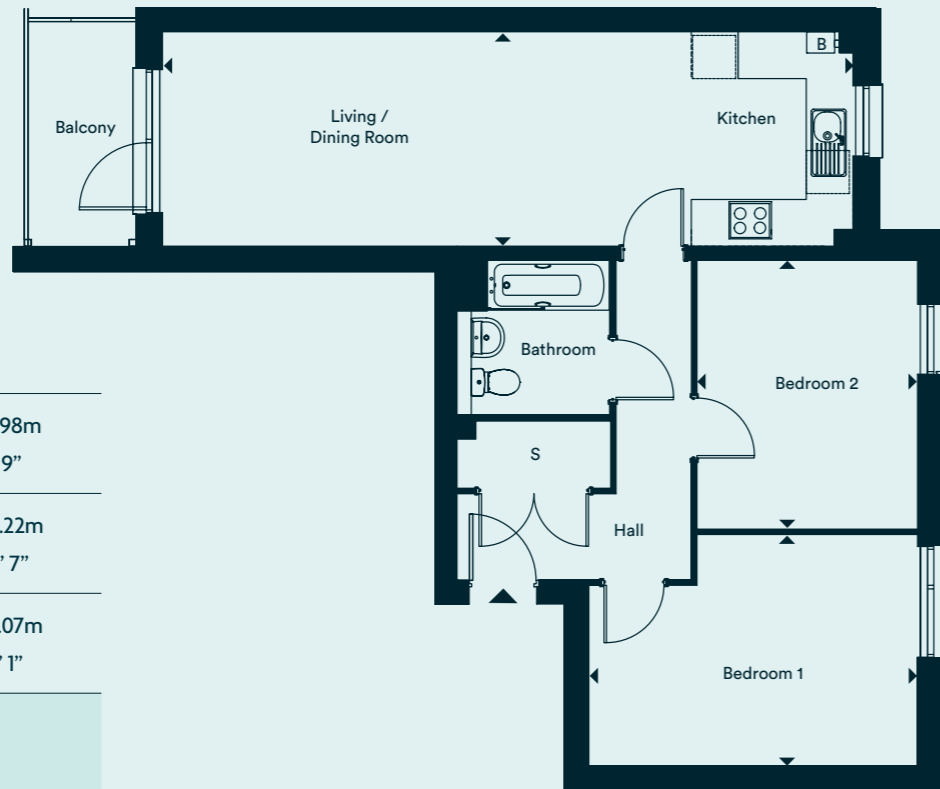


**PLOT 198 & 203**  
**2 BEDROOM**  
**APARTMENT**

**BLOCK C**



BLOCK C  
2ND FLOOR - PLOT 203  
1ST FLOOR - PLOT 198



Living / Dining / Kitchen	9.61m x 2.98m 31' 6" x 9' 9"
Bedroom 1	4.55m x 3.22m 14' 11" x 10' 7"
Bedroom 2	3.77m x 3.07m 12' 4" x 10' 1"
<b>Total</b>	<b>70.1 m<sup>2</sup></b> <b>754 ft<sup>2</sup></b>

S - Storage  
B - Boiler

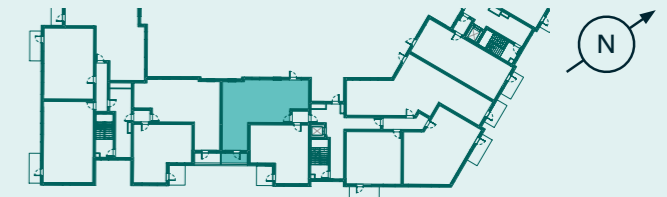


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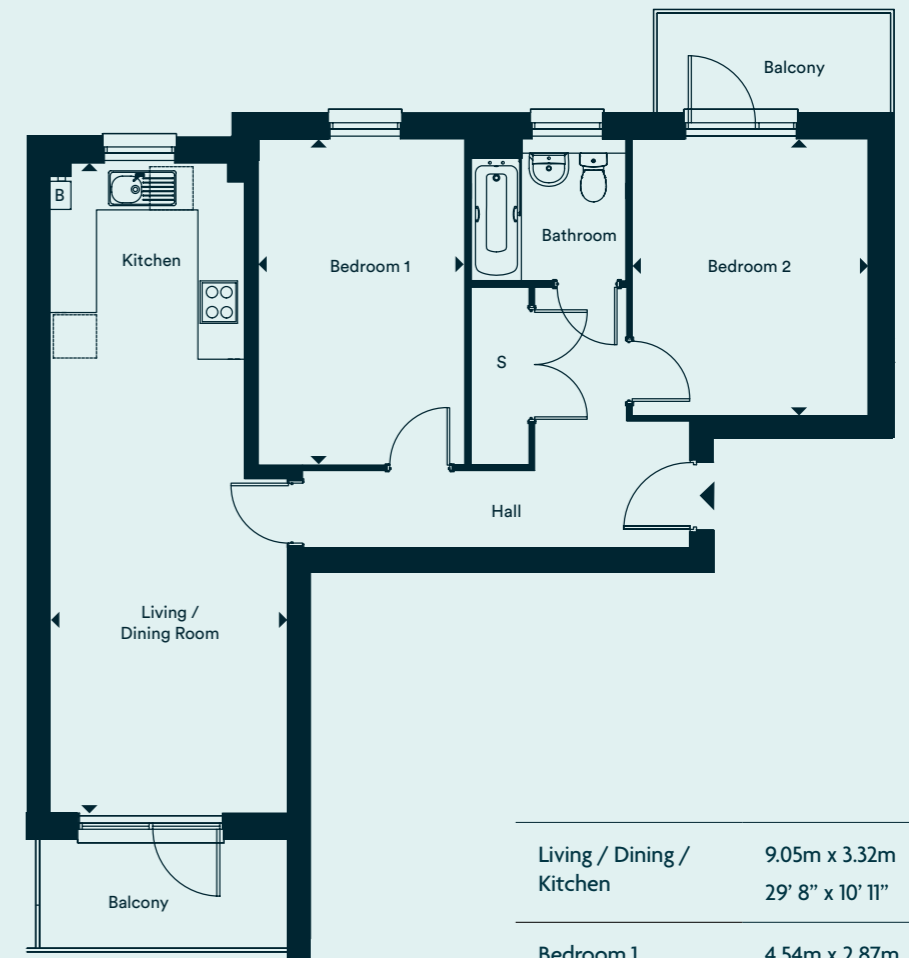


**PLOT 185 & 190**  
**2 BEDROOM**  
**APARTMENT**

**BLOCK C**



BLOCK C  
2ND FLOOR - PLOT 190  
1ST FLOOR - PLOT 185



Living / Dining / Kitchen	9.05m x 3.32m 29' 8" x 10' 11"
Bedroom 1	4.54m x 2.87m 14' 11" x 9' 5"
Bedroom 2	3.85m x 3.28m 12' 8" x 10' 9"
<b>Total</b>	<b>71.5 m<sup>2</sup></b> <b>769 ft<sup>2</sup></b>

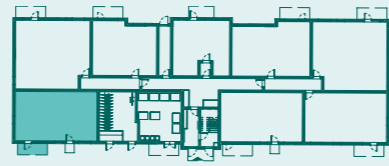
S - Storage  
B - Boiler



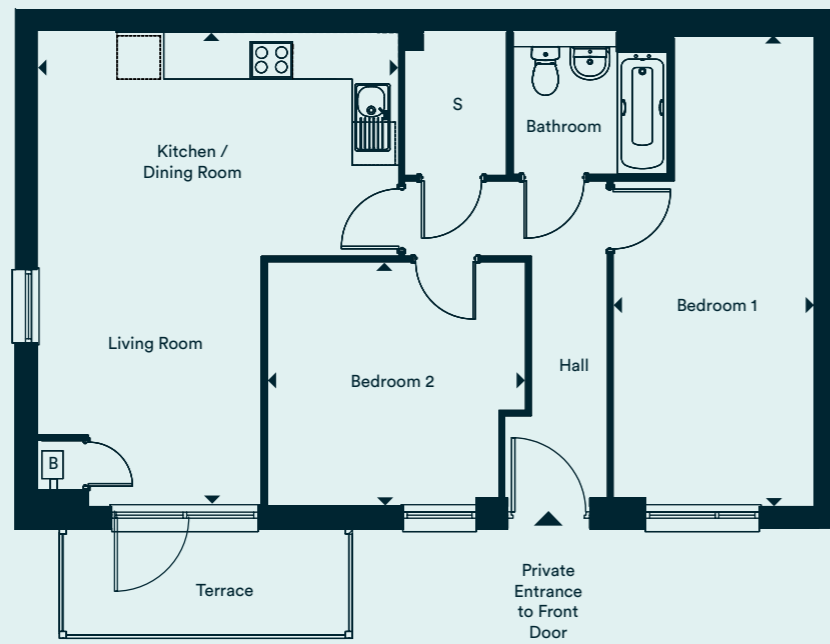
Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct at time of going to press. July 2024

PLOT 206  
2 BEDROOM  
APARTMENT

BLOCK D



BLOCK D  
GROUND FLOOR - PLOT 206



Living / Dining / Kitchen	6.53m x 4.97m 21' 5" x 16' 4"
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Bedroom 1	6.45m x 2.75m 21' 2" x 9' 0"
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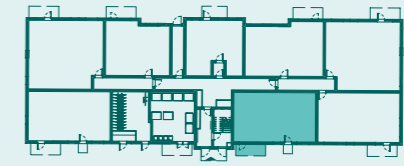
Bedroom 2	3.59m x 3.42m 11' 10" x 11' 3"
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<b>Total</b>	<b>70 m<sup>2</sup></b> <b>753 ft<sup>2</sup></b>
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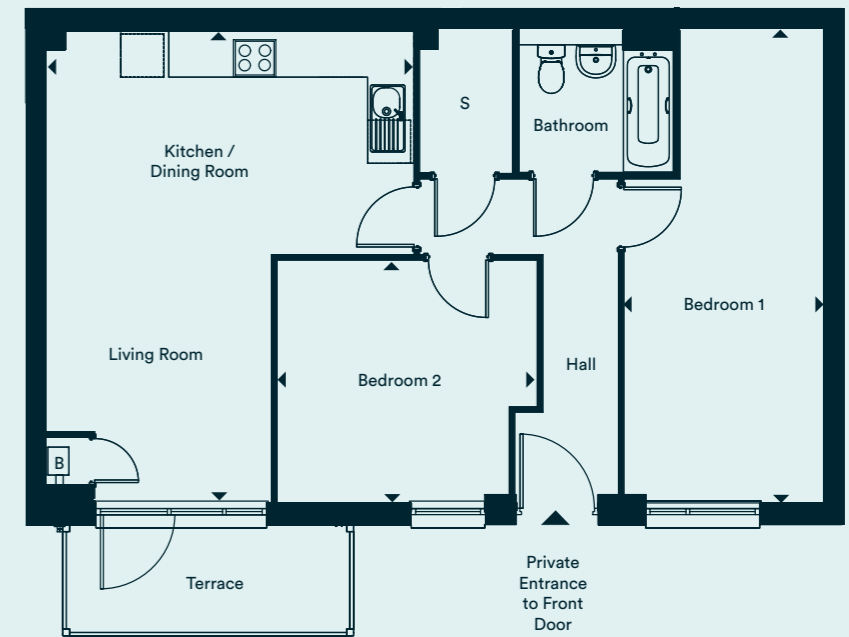
S - Storage  
B - Boiler

PLOT 213  
2 BEDROOM  
APARTMENT

BLOCK D



BLOCK D  
GROUND FLOOR - PLOT 213



Living / Dining / Kitchen	6.51m x 5.10m 21' 4" x 16' 9"
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Bedroom 1	6.51m x 2.75m 21' 4" x 9' 0"
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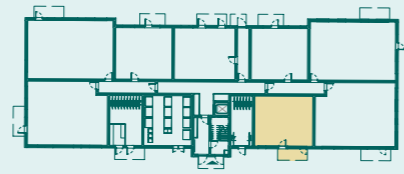
Bedroom 2	3.39m x 3.23m 11' 2" x 10' 7"
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<b>Total</b>	<b>70.1 m<sup>2</sup></b> <b>754 ft<sup>2</sup></b>
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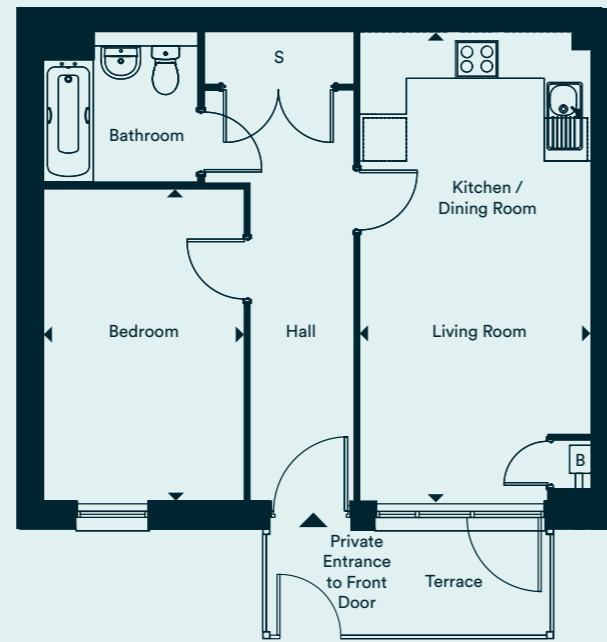
S - Storage  
B - Boiler

PLOT 239  
1 BEDROOM  
APARTMENT

BLOCK E



BLOCK E  
GROUND FLOOR - PLOT 239

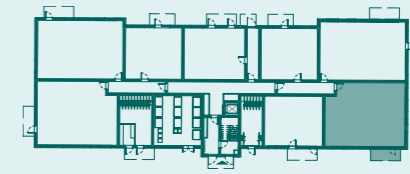


Living / Dining / Kitchen	6.53m x 3.22m 21' 5" x 10' 7"
Bedroom	4.35m x 2.80m 14' 3" x 9' 2"
<b>Total</b>	<b>50.1 m<sup>2</sup> 539 ft<sup>2</sup></b>

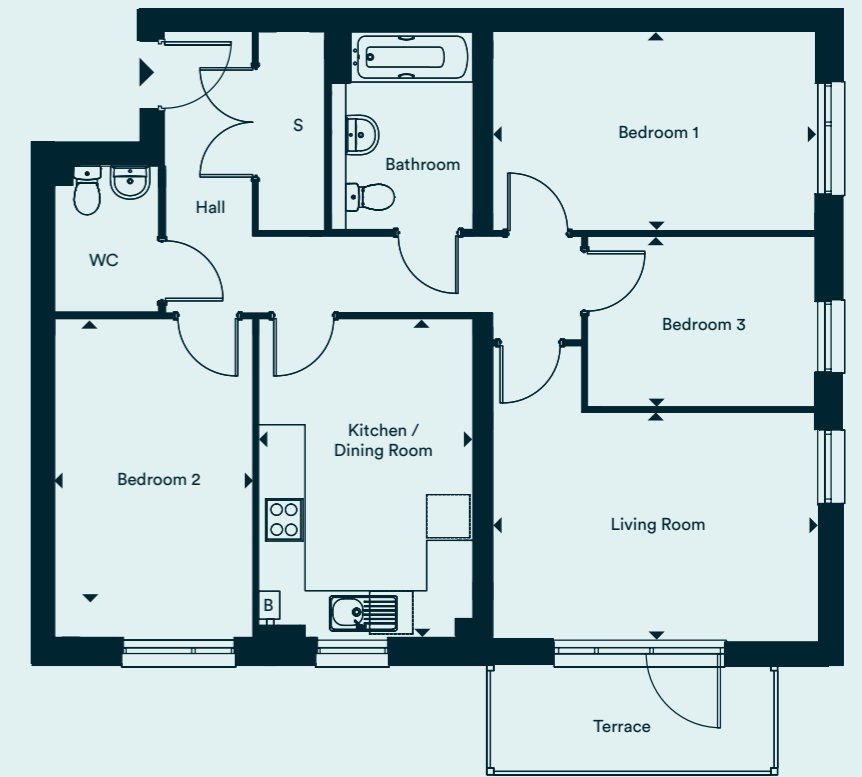
S - Storage  
B - Boiler

PLOT 238  
3 BEDROOM  
APARTMENT

BLOCK E



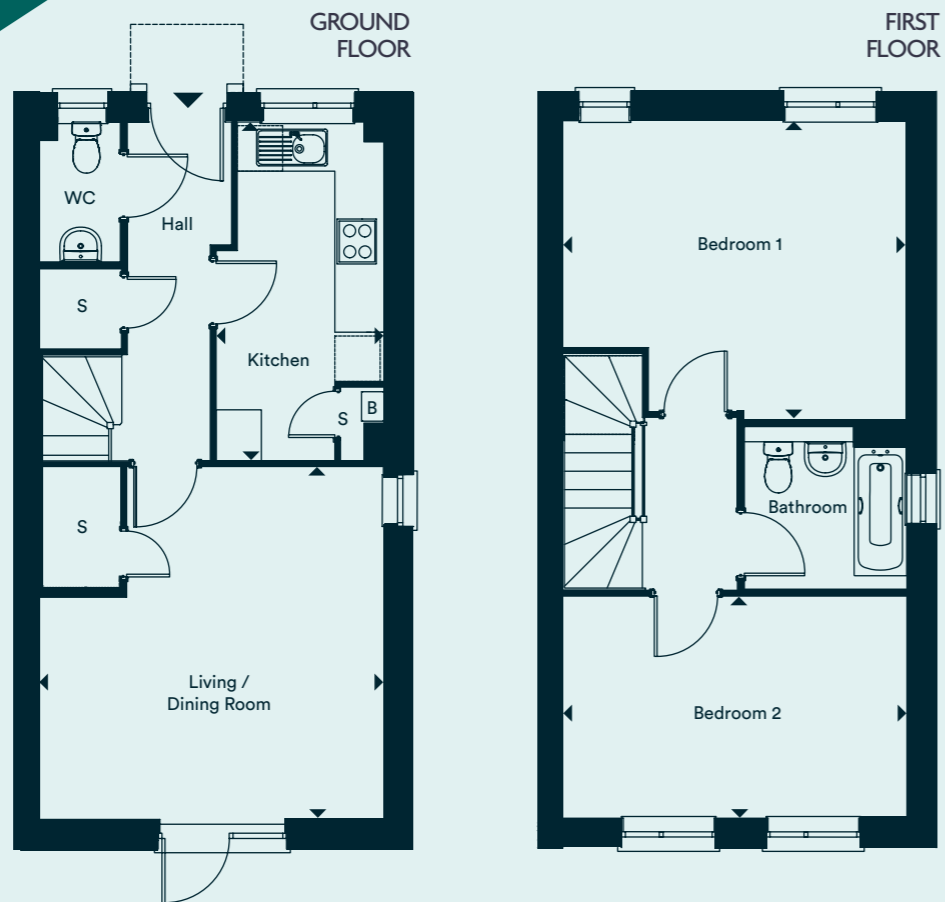
BLOCK E  
GROUND FLOOR - PLOT 238




Living Room	4.49m x 4.06m 14' 9" x 13' 4"
Kitchen / Dining Room	4.44m x 2.99m 14' 7" x 9' 10"
Bedroom 1	4.49m x 2.76m 14' 9" x 9' 1"
Bedroom 2	4.44m x 2.76m 14' 7" x 9' 1"
Bedroom 3	3.17m x 2.38m 10' 5" x 7' 10"
<b>Total</b>	<b>86.2 m<sup>2</sup> 928 ft<sup>2</sup></b>

S - Storage  
B - Boiler

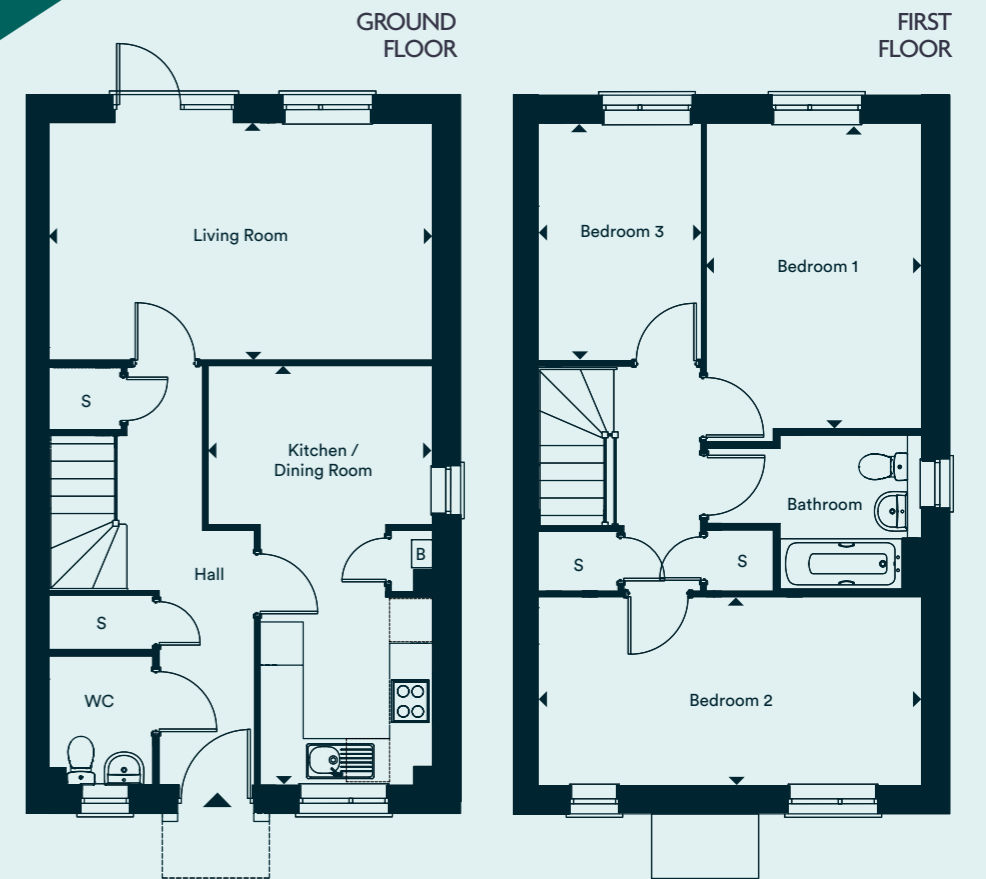
PLOT 270  
2 BEDROOM  
HOUSE



Living / Dining Room	4.67m x 4.56m	15' 4" x 14' 11"
Kitchen	4.48m x 2.22m	14' 8" x 7' 3"
Bedroom 1	4.56m x 3.95m	14' 11" x 13' 0"
Bedroom 2	4.56m x 2.94m	14' 11" x 9' 8"
<b>Total</b>	<b>84.0 m<sup>2</sup></b>	<b>904 ft<sup>2</sup></b>

S - Storage  
B - Boiler  
 - Overnight charging point

PLOT 269  
3 BEDROOM  
HOUSE



Living Room	5.34m x 3.30m	17' 6" x 10' 10"
Kitchen / Dining Room	5.84m x 3.12m	19' 2" x 10' 3"
Bedroom 1	4.25m x 3.00m	13' 11" x 9' 10"
Bedroom 2	5.34m x 2.63m	17' 6" x 8' 8"
Bedroom 3	3.30m x 2.27m	10' 10" x 7' 5"
<b>Total</b>	<b>98.4 m<sup>2</sup></b>	<b>1,056 ft<sup>2</sup></b>

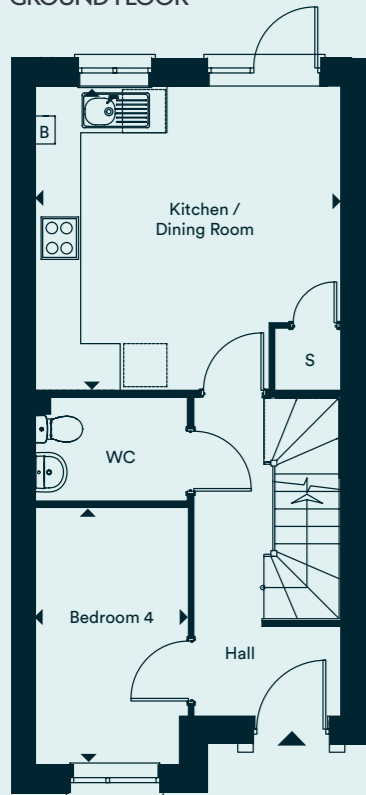
S - Storage  
B - Boiler

PLOT 267 & 268  
4 BEDROOM  
HOUSES

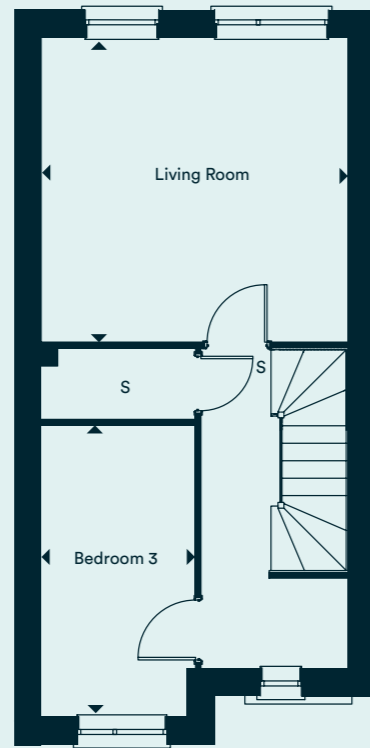


Living Room	4.27m x 4.24m	14' 0" x 13' 11"
Kitchen / Dining Room	4.27m x 4.24m	14' 0" x 13' 11"
Bedroom 1	4.27m x 3.02m	14' 0" x 9' 11"
Bedroom 2	4.27m x 3.43m	14' 0" x 11' 3"
Bedroom 3	4.06m x 2.15m	13' 4" x 7' 1"
Bedroom 4	3.58m x 2.15m	11' 9" x 7' 1"
<b>Total</b>	<b>119.2 m<sup>2</sup></b>	<b>1,283 ft<sup>2</sup></b>

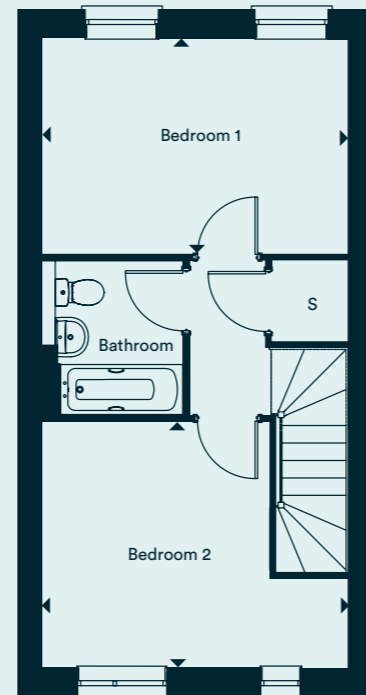
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



S - Storage  
B - Boiler



\* Plots 268 is handed from the plans drawn

# SPACE TO GROW & ENJOY AT TREESIDE



Computer Generated Image

Treeside is creating a wonderful new community offering an abundance of open green space to enjoy. The carefully considered landscaping creates a variety of different zones where you can enjoy leisurely strolls around the lake and meander past wild flower meadows. On sunny days why not picnic with friends and neighbours on the open green and take in the beautiful views across London. For kids there's plenty of open space to run as well as specially designed play areas. Every detail has been thoughtfully considered, even down to the choice of brickwork which has been selected to complement the surrounding area.

Take better care of your body and mind at the on-site Epping Forest Wellness Centre\* where you will find brand new state-of-the-art facilities. These include a multi-purpose sports hall accommodating a variety of team sports including basketball and badminton, a fully equipped gym, dance and fitness studio, sports treatment rooms along with a café with views over the park.

If you are looking for some private outdoor space, look no further, at Treeside each of the apartments have either a private balcony or terrace and all the houses have private gardens.

\*Membership required. Wheelchair accessibility across the entire building.

# SPECIFICATION APARTMENTS



## KITCHEN

- Contemporary, white high gloss fitted kitchen with handleless doors with Black post formed worktops with matching upstand to full perimeter of kitchen
- Stainless steel 1½ bowl inset sink with single drainer and single mixer tap
- Stainless Steel built in electric oven with black induction hob
- Black toughened glass splashback
- SMEG integrated canopy cooker hood
- Integrated fridge freezer
- Washer / dryer
- Integrated dishwasher
- Amtico Spacia Collection in 'Sun Bleached Oak' floor tiles to open plan kitchen and Boulevard Grey to separate kitchens.

## BATHROOM

- Ideal Standard contemporary white bath with thermostatic shower over bath and shower screen, basin and WC to bathrooms
- Ideal Standard washbasin and slim single-lever basin mixer
- Ideal Standard bath with an exposed thermostatic shower mixer pack and 3 function hand spray, rail and hose
- Bathroom mirror to main bathrooms only
- Ideal Standard shower enclosure or screen to main bathrooms and ensuites where provided
- Large format grey floor tiles and full height tiles around bath
- Extractor fan
- Heated towel rail

## EN-SUITE TO PLOT 166 (ONLY)

- Ideal Standard close coupled pan, seat and cover to WC
- Elected apartments enjoy en-suite shower rooms to main bedroom with ceramic shower trays and thermostatically controlled mixers, basin and WC
- Heated towel rail
- Extractor fan

## BEDROOMS

- Grey carpet to all bedrooms
- TV points to main bedrooms
- Fitted wardrobe to main bedroom

## HEATING & ELECTRICAL

- Individual gas central heating with 7 day programmable heating controls
- Radiators with thermostatic radiator valves
- Ecofit Sustain Combi boiler
- LED downlights to kitchens, bathrooms and en-suites
- Pendant lighting to living, dining area, hallways and bedrooms
- Under unit lighting and sensor lighting to cupboard interior in kitchen
- Main operated smoke, heat and carbon monoxide detectors
- Standard phone provision capable for delivering broadband service (subject to purchaser subscription)
- Media plate TV/FM/sat/telephone socket outlet to living room
- Sockets and switches in satin chrome with black plastic switch throughout the unit, some with USB charging points

## EXTERNAL

- Door entry system fitted with a high frequency PAC key fobs for door entry
- All apartments have a balcony or terrace with wall mounted stainless steel external lighting
- Car parking space to each apartment
- Undercroft car parking space to each apartment
- Residents in Block C will have access to a communal roof terrace located on the 1st floor\*

## WARRANTY

- NHBC 10 year Warranty

\* Residents in Block D and E will not have access to the communal terrace located on the 1st floor



Treeside show home photography

# SPECIFICATION HOUSES



## KITCHEN

- Grey shaker style fitted kitchen with soft close draws and doors and vertical chrome handles
- Salt and pepper colour quartz worktops with upstands
- Stainless steel undermount bowl sink with chrome single lever mixer tap with swivel nozzle
- Stainless Steel built in electric oven with Zanussi 5 burner gas hob with cast iron pan supports
- Stainless steel splashback
- Electrolux integrated stainless steel chimney hood
- Integrated fridge freezer
- Washer / dryer
- Zanussi fully integrated dishwasher
- Integrated combi microwave oven
- Surface light granite porcelain floor tiles

## BATHROOM

- Ideal Standard contemporary white bath with thermostatic shower over bath and shower screen, basin and WC to bathrooms.
- Bathroom mirror to main bathrooms only
- Large square white Porcelain floor tiles
- Landscape rectangle white wall tiles set full height to end walls of the bath and shower enclosure (where applicable) and half height to boxing on the wash basin wall
- Extractor fan
- Heated towel rail
- Shaver point

## DOWNSTAIRS CLOAKROOM

- Ideal Standard close coupled pan, seat and cover to WC
- Ideal Standard washbasin with pedestal
- Large square Future Stone White Porcelain floor tiles
- Future Stone White wall tiles laid landscape above wash basin to extend full width

## BEDROOMS

- Grey carpet to all bedrooms and stairs
- TV points to main bedrooms
- Fitted wardrobe to main bedroom

## FINISHES

- Grey carpet to lounge and dining areas
- Square Edge rounded MDF skirting and architraves
- Premium front door
- White internal doors with polished chrome satin finish handles

## HEATING & ELECTRICAL

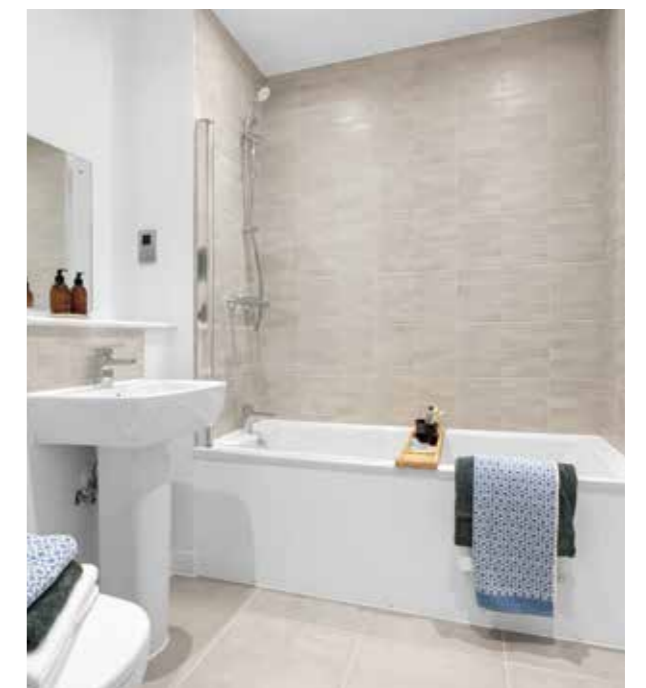
- Individual gas central heating with 7 day programmable heating controls
- Radiators with thermostatic radiator valves
- Ecofit Sustain Combi boiler and water heater
- LED downlights to kitchens, bathrooms and en-suites
- Pendant lighting to living, dining area, hallways and bedrooms
- Under unit lighting and sensor lighting to cupboard interior in kitchen
- Main operated smoke, heat and carbon monoxide detectors
- Standard phone provision capable for delivering broadband service (subject to purchaser subscription)
- Media plate TV/FM/sat/telephone socket outlet to living room
- Sockets and switches in satin chrome with black plastic switch throughout the unit, some with USB charging points
- Audio video entry system phone handset connected to embedding external door entry panel with electronic release

## EXTERNAL

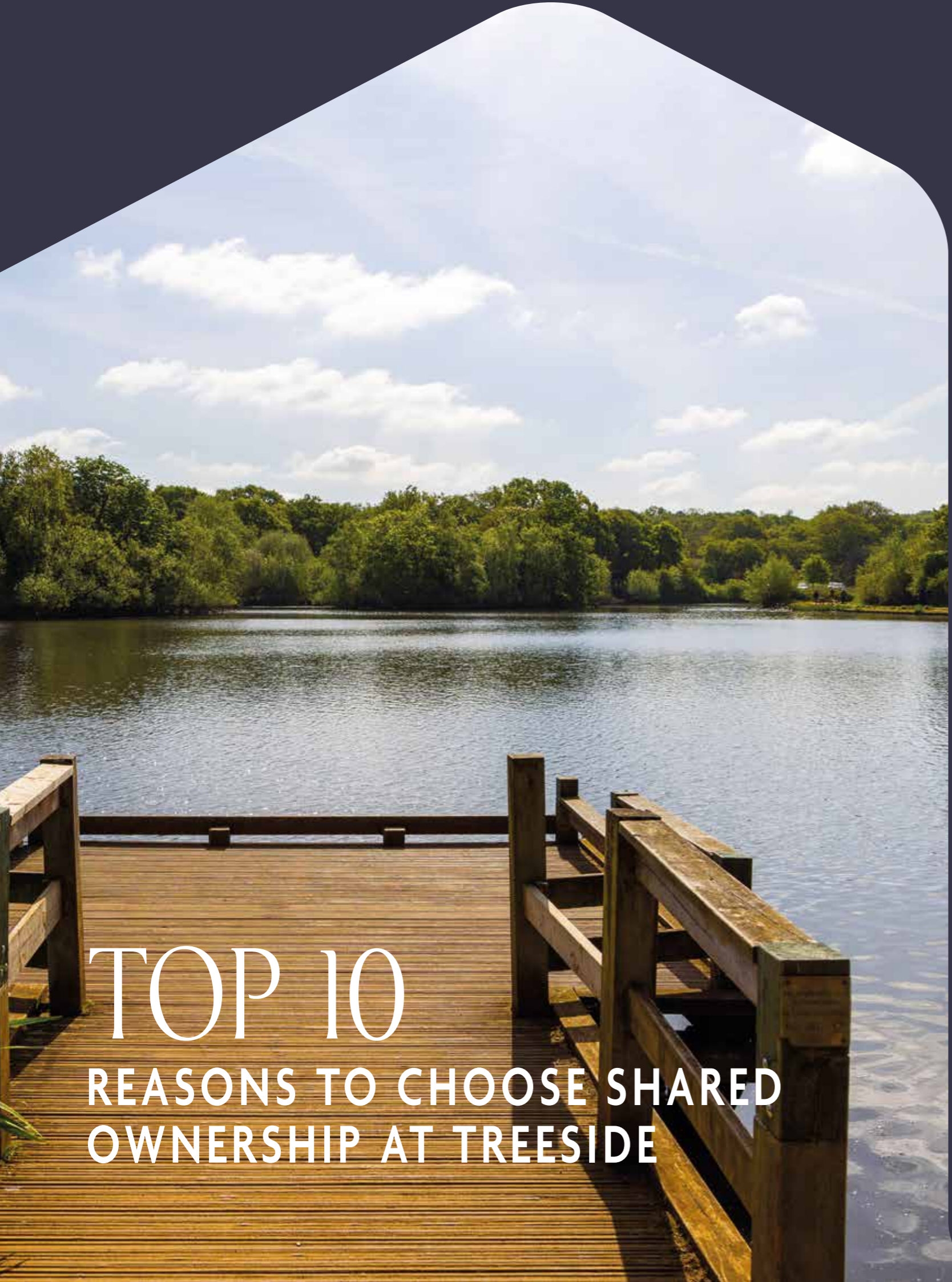
- Rear garden with patio and timber fence
- Doorbell
- Front porch light and rear LED patio light
- Allocated parking to houses and electric charging point to no. 270. Further charging points available on site

## WARRANTY

- NHBC 10 year Warranty







# TOP 10 REASONS TO CHOOSE SHARED OWNERSHIP AT TREESIDE



**1 BEAUTIFUL HOMES**

Homes are built and equipped to the highest standards and include the latest energy saving features.

**2 GREAT LOCATION & AMENITIES**

From shops to restaurants to live entertainment, everything is close at hand.



**3 FOREST WALKS**

You'll be living adjacent to the ancient woods of Epping Forest and the countryside of East Anglia is within reach.



**4 FOR EVERY FAMILY**

A wide choice of open spaces, sports clubs and a dedicated play area on site make this a great place to raise children.

**5 GREAT CONNECTIONS**

By tube, bus, bike or car, it's easy to get to surrounding towns and commute into the centre of London and beyond.



**6 A NEW COMMUNITY**

You'll be there at the start of a growing new community, with plenty of opportunities to make new friendships.

**7 EDUCATION FOR THE FUTURE**

There is an excellent choice of local schools from pre-nursery all the way through to university level.

**8 SAVING WITH SNG**

Shared Ownership means you can make the leap into home ownership. With a share from as little as 25% you can start putting your mark on a brand-new home. You also pay rent, which is initially capped at a maximum of 2.75% on the part owned by SNG. A service charge is payable per month. The service charge details will be provided during the sales process, but primarily this is the cost the landlord incurs for maintenance and repairs of the communal services communal areas and building insurance.



**9 A STEP UP**

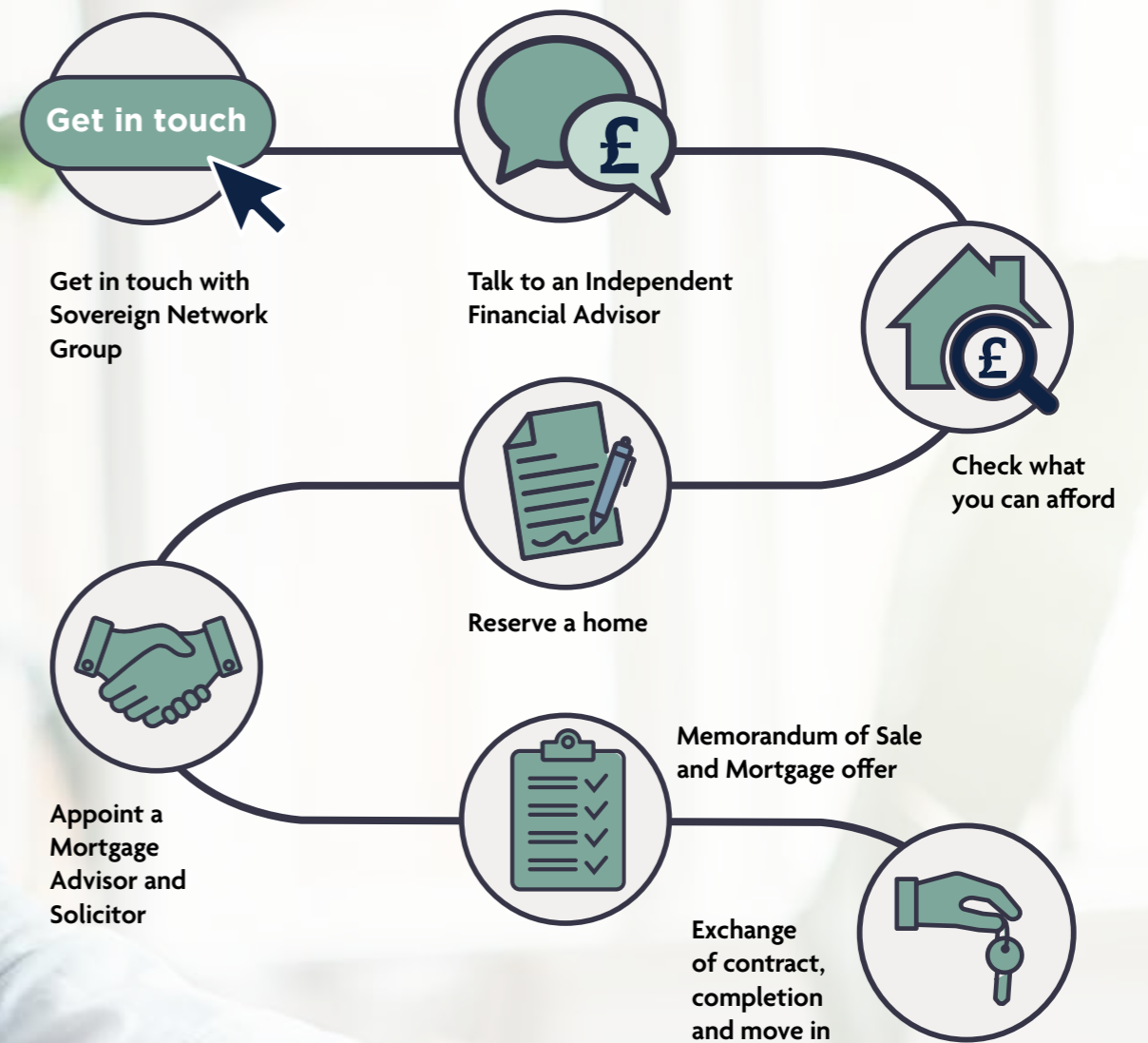
No more sharing the fridge with strangers. With a Shared Ownership home you're in charge and free to decide the style and décor (Please note certain decorating may require approval).



**10 A NAME YOU CAN TRUST**

We have the experience and expertise to tailor exactly the right Shared Ownership package for you, simply and affordably.

# HOW SHARED OWNERSHIP WORKS



The homes at Treeside are available to buy through Shared Ownership and offer a fantastic opportunity for local people to take their first step onto the property ladder. The remainder is owned by SNG and you pay a subsidised rent on this portion in addition to your own mortgage. You will also need to have savings to cover any deposit required by your mortgage lender and the costs involved in moving. There will also be a service charge payable to cover the cost of the communal maintenance and this includes the building insurance.

Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living or working in the Epping Forest District. Every application is assessed individually. Following the initial purchase, you have the option of increasing your share when you can afford to do so. This is called “staircasing” which means you could eventually own all of the property. The benefit is the more you own, the less rent you pay.



# NURTURE & GROW WITH SNG



We're one of England's leading providers of quality homes. We love to build, and we take great pride in the homes we deliver and manage. We build homes for London Living Rent and Shared Ownership across London, Hertfordshire and Essex.

We operate commercially but our profits are reinvested back into building more affordable homes and providing a first class service to our customers.

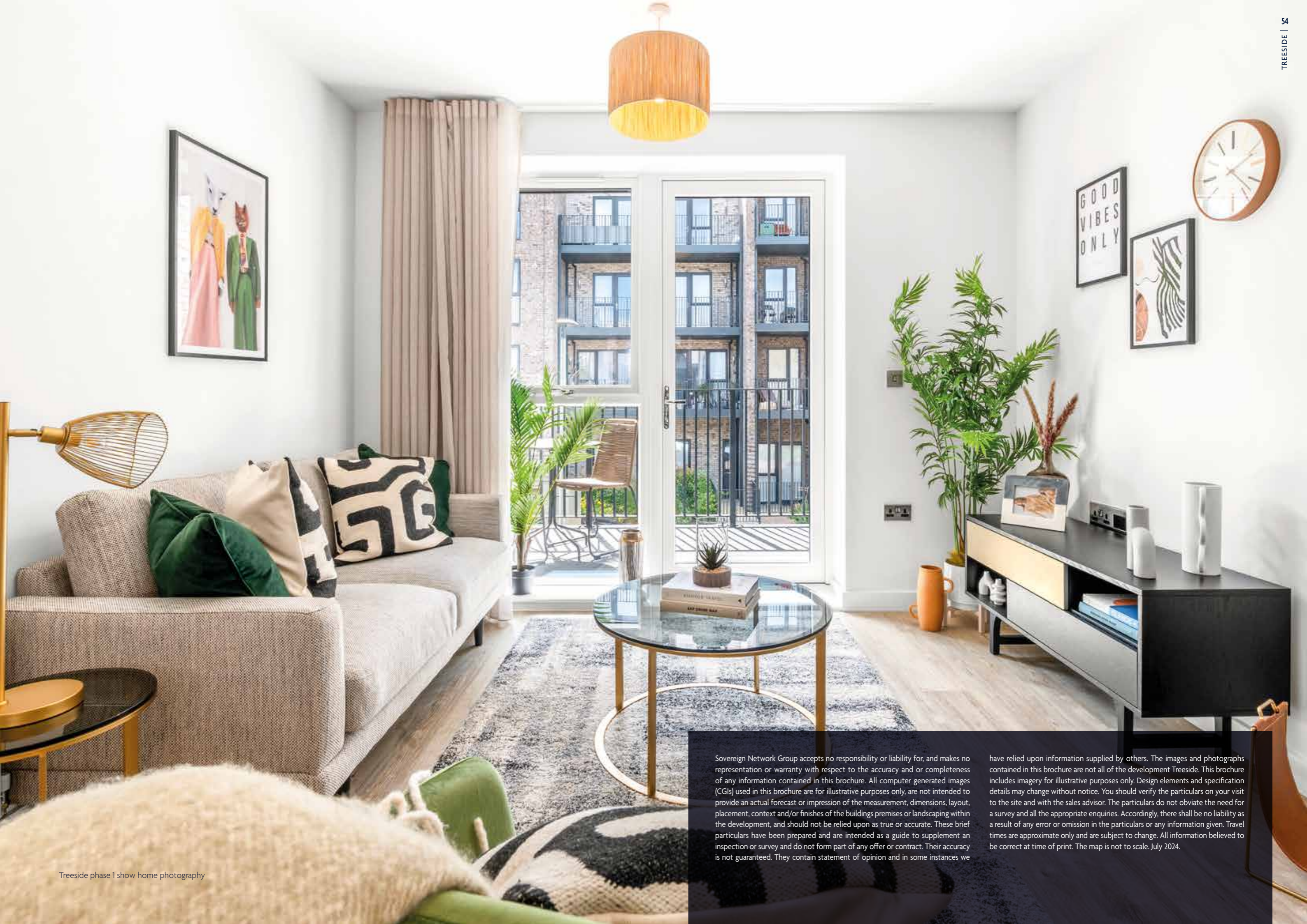
We provide homes with an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living.

In October 2023, Network Homes merged with Sovereign to form SNG (Sovereign Network Group). SNG is one of the largest housing associations in the country with over 82,000 homes across London and the South of England. Our ambition is to build over 2,500 homes a year over the next decade and invest over £100million in our communities.

Sovereign Network Homes is a charitable organisation and a subsidiary of Sovereign Network Group.

Working in partnership to provide local homes to local people.





Treeside phase 1 show home photography

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[networkhomessales.co.uk](http://networkhomessales.co.uk)

Sovereign Network Homes is a charitable organisation and a subsidiary of SNG (Sovereign Network Group).