



**HARBOUR VILLAGE**

EBBSFLEET



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HARBOUR VILLAGE IS A NEW LANDMARK DESTINATION OF  
2, 3 AND 4 BEDROOM HOMES LOCATED IN EBBSFLEET GARDEN CITY  
DIRECTLY ON THE BANKS OF THE RIVER THAMES.

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# UNRIVALLED LOCATION



Computer generated image of future phase at Harbour Village, for marketing purposes only and is subject to planning approval.



The houses at Harbour Village.



Photograph from nearby Show Home.

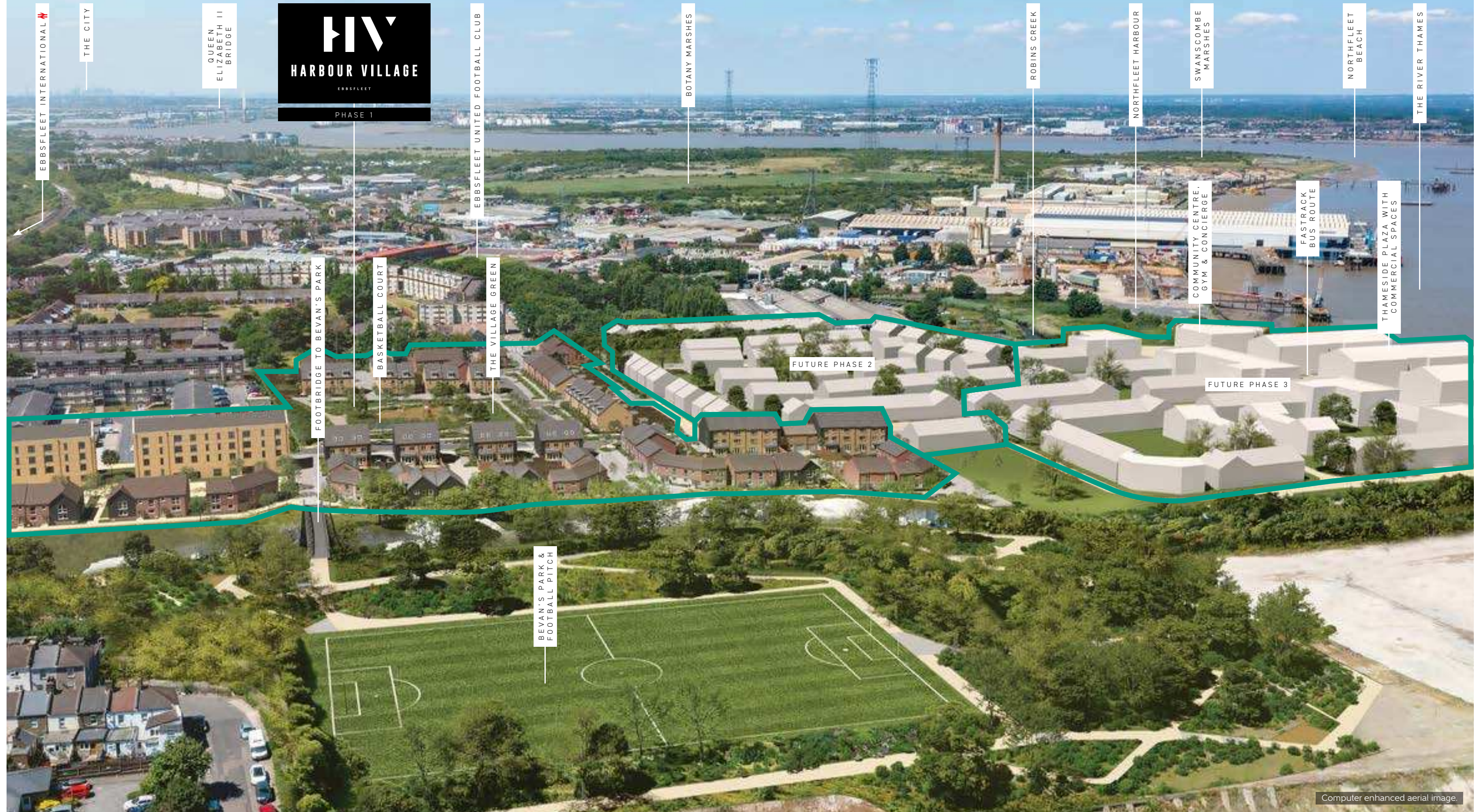
Set in the heart of the new garden city, the first phase at Harbour Village is a collection of 2, 3, and 4 bedroom homes that offer a better quality of life. Each property has been designed to provide a versatile living space that can fit around your lifestyle. Filled with natural light and built for maximum energy efficiency, each interior at Harbour Village finds the perfect balance between comfort and practicality. The same is true on the outside, with private gardens to every plot, easy access to local parks, amenities and transport connections, plus a desirable location just a stone's throw from the Thames riverbank.





# RIVERSIDE LIVING

Ebbsfleet Garden City offers a wide range of brand-new amenities to enjoy, including schools, cafés and community facilities, but that's just the beginning. The beautiful River Thames is on your doorstep, along with countless open spaces, while the buzz of London is just a little further afield.



EBBSFLEET INTERNATIONAL

THE CITY

QUEEN ELIZABETH II BRIDGE

EBBSFLEET UNITED FOOTBALL CLUB

BOTANY MARSHES

ROBINS CREEK

NORTHFLEET HARBOUR

SWANSCOMBE MARSHES

NORTHFLEET BEACH

THE RIVER THAMES

FOOTBRIDGE TO BEVAN'S PARK

BASKETBALL COURT

THE VILLAGE GREEN

FUTURE PHASE 2

FUTURE PHASE 3

COMMUNITY CENTRE, GYM & CONCIERGE

FASTRACK BUS ROUTE

THAMESIDE PLAZA WITH COMMERCIAL SPACES

BEVAN'S PARK & FOOTBALL PITCH

Computer enhanced aerial image.



# HARBOUR VILLAGE THE MASTERPLAN

THE NEW HOMES AT HARBOUR VILLAGE HAVE BEEN THOUGHTFULLY DESIGNED TO CREATE A VIBRANT NEW COMMUNITY JOINING NORTHFLEET TO THE RIVER THAMES



Ample green spaces around the development will include a Heritage Park and trails to celebrate the areas' rich heritage from Roman times when chalk was discovered to, more recently, the cement-making industry. The proposal is that carts and historic kiln artefacts will be used to make planters, the original tunnel entrances will be retained and secured, and information boards will provide an insight into the local history.

Bevan's Park will be among the first of these green spaces to be completed and will feature a football pitch and wildlife glade connected to the first phase of homes by a pedestrian footbridge. Catering for all residents, this park will provide areas for lively activity and a calm oasis for relaxation.

The riverside area will complete the development with a wide promenade along the Thames. Proposed outdoor fitness gyms, commercial units, seating areas and lawns will give residents the opportunity to enjoy riverside living at it's best. A proposed community centre will create a hub for the community and the proposed Fastrack bus route extension will connect the development to Ebbfleet International, Dartford and Bluewater.



Computer generated images are for illustrative purposes only and subject to planning approval.



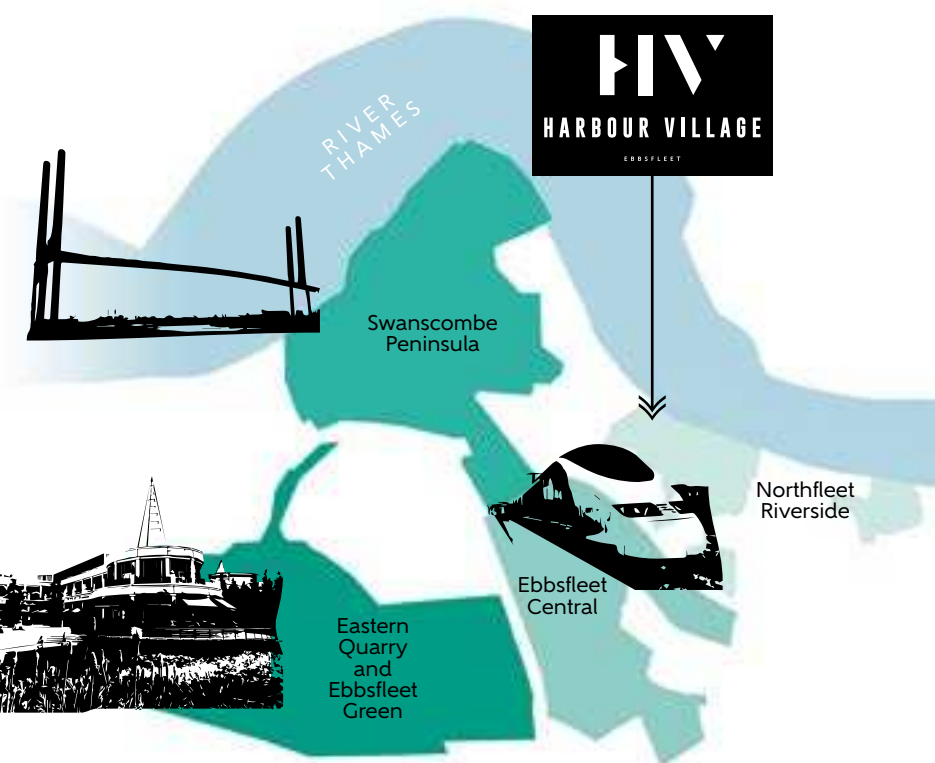
# THE EBBSFLEET FUTURE VISION

WHERE LONDON MEETS THE GARDEN OF ENGLAND

Ebbsfleet is the next generation of garden city, championing health, wellbeing and community to create an environment where people and nature grow together to enjoy a better quality of life.

This pioneering development is transforming 2,500 acres of brownfield land, breathing new life into an otherwise unused stretch of the beautiful Thames riverbank. Such a unique location between the vibrancy of the capital and the green fields of Kent allows it to provide the perfect combination of city and country lifestyle.

The area is set around a major commercial district featuring state-of-the-art workspaces, a wellbeing hub and many other amenities. However, it also features numerous green habitats where nature can thrive, all interconnected with footpaths and cycleways to help encourage a healthier lifestyle.

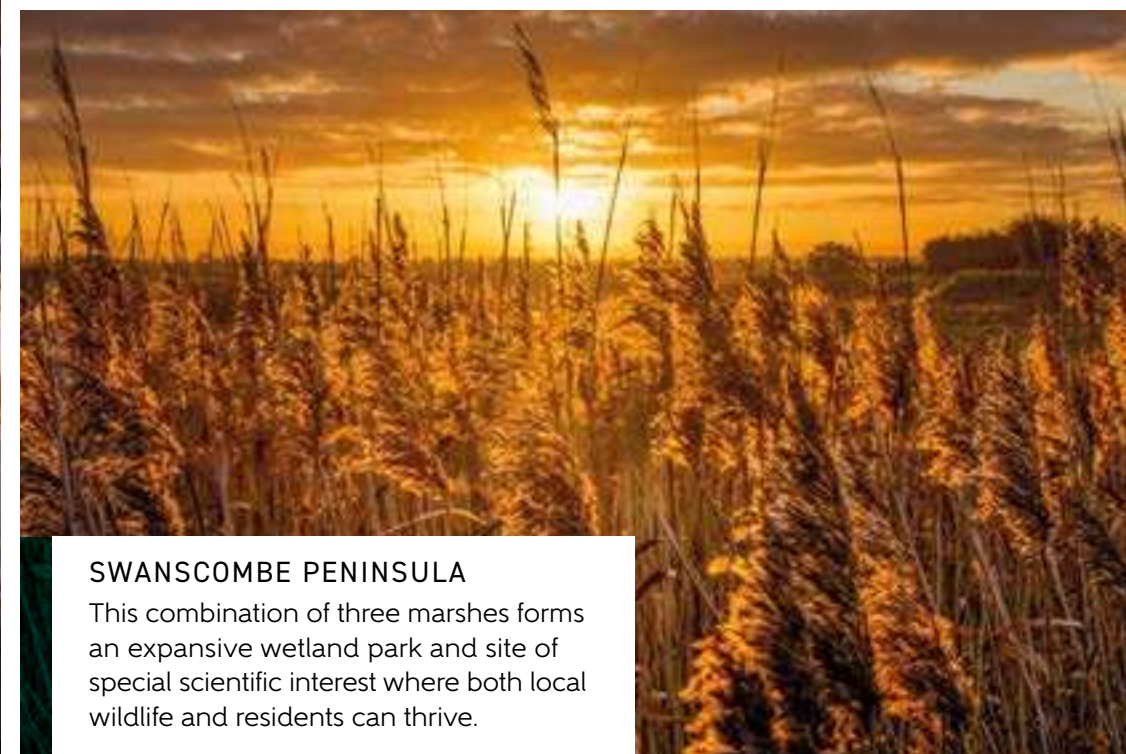


Map is for illustrative purposes only. For more information please visit [ebbsfleetdc.org.uk](http://ebbsfleetdc.org.uk)



### EBBSFLEET CENTRAL

Ebbsfleet Central will form the beating heart of Ebbsfleet Garden City. This bustling commercial centre will feature offices, retail and cultural facilities.



### SWANSCOMBE PENINSULA

This combination of three marshes forms an expansive wetland park and site of special scientific interest where both local wildlife and residents can thrive.



### EASTERN QUARRY & EBBSFLEET GREEN

Bordered by Ebbsfleet Central and Bluewater, this vibrant residential area features a number of schools and community facilities, punctuated by peaceful lakes and open parkland.



### NORTHFLEET RIVERSIDE

Northfleet Riverside, where Harbour Village is set, perfectly combines state-of-the-art commercial with contemporary residential to form a desirable neighbourhood on the bank of the River Thames.



# CONNECTING PEOPLE AND PLACES

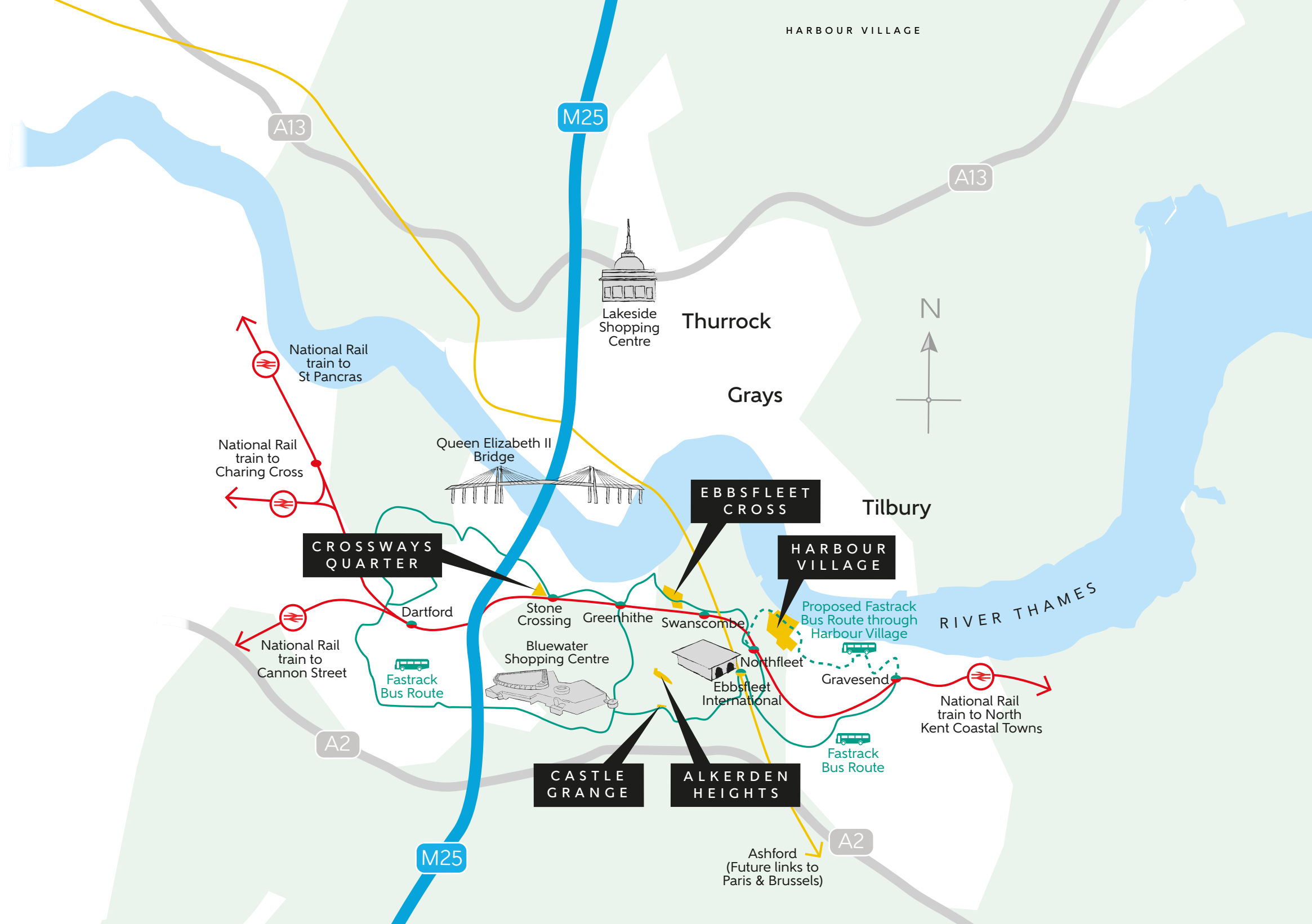


Bellway London has five new developments, with over £270 million invested in the area, and is confident that this 'Garden City' will put Ebbsfleet on the map as one of the South East's leading places to live and work.

Superb transport connections include the proposed Fastrack bus extension with stops through Harbour Village. Northfleet mainline station is a 9 minute walk from home and direct high-speed trains into London depart from Ebbsfleet International station on a regular basis. While excellent road links via the A2, M25 and A13 provide easy access to London City Airport and the national motorway network.

However, it's not just wider links to the city, country and continent that this unique community benefits from, it's also the network of cycleways and footpaths that help to revolutionise local travel and maximise wellbeing.

Whether it's shopping at Bluewater or peaceful walks by the river, it's never far away - whichever Bellway London development you choose to call home.



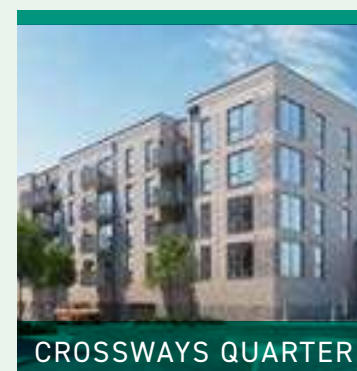
CASTLE GRANGE

- 1 and 2 bedroom apartments



ALKERDEN HEIGHTS

- 2, 3 and 4 bedroom houses, plus 1 and 2 bedroom apartments



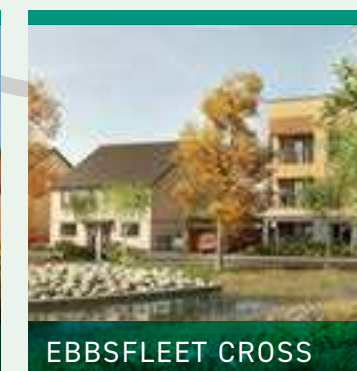
CROSSWAYS QUARTER

- 1, 2 and 3 bedroom apartments



HARBOUR VILLAGE

- 2, 3 and 4 bedroom houses, plus 1 and 2 bedroom apartments



EBBSFLEET CROSS

- 2, 3 and 4 bedroom houses, plus 1 and 2 bedroom apartments

Map is for illustrative purposes only, Fastrack bus route is a guide only. Computer generated images of developments.



# ON YOUR DOORSTEP

EXCITING AMENITIES, NEW FACILITIES AND BLUEWATER, ONE OF THE UK'S LARGEST SHOPPING DESTINATIONS, ARE ALL CLOSE BY

Ebbsfleet Garden City is one of the country's most exciting new communities. Its state-of-the-art commercial centre, which offers a broad range of amenities, is a destination in itself - but it is made even more desirable when you consider what else is within reach.

Well-equipped leisure and fitness facilities, extensive shopping, exciting entertainment and abundant food and drink options are all located a few minutes away and together perfectly complement this already exciting cultural hub.

Harbour Village puts you at the heart of this thriving new community, allowing you to enjoy the very best of the local area.



## HIGH-SPEED RAIL CONNECTIONS

Ebbsfleet International station is located a five-minute drive away, or a 25 minute walk, and provides services into the centre of London in as little as 20 minutes, opening up a whole world of opportunities.



## HOT ROD DINER

This authentic 50s rock 'n' roll diner serves up American classics such as milkshakes, burgers and French fries, surrounded by hot rods and the unmistakable glow of neon.



## BLUEWATER SHOPPING CENTRE

With hundreds of stores, exciting entertainment, countless restaurants and even 50 acres of parkland, it's hard to find a reason not to like this sprawling complex.



## SWANSCOMBE LEISURE CENTRE

This well-equipped fitness centre offers an extensive gym and a long list of fitness classes and activities to ensure you maintain a healthy body and mind.



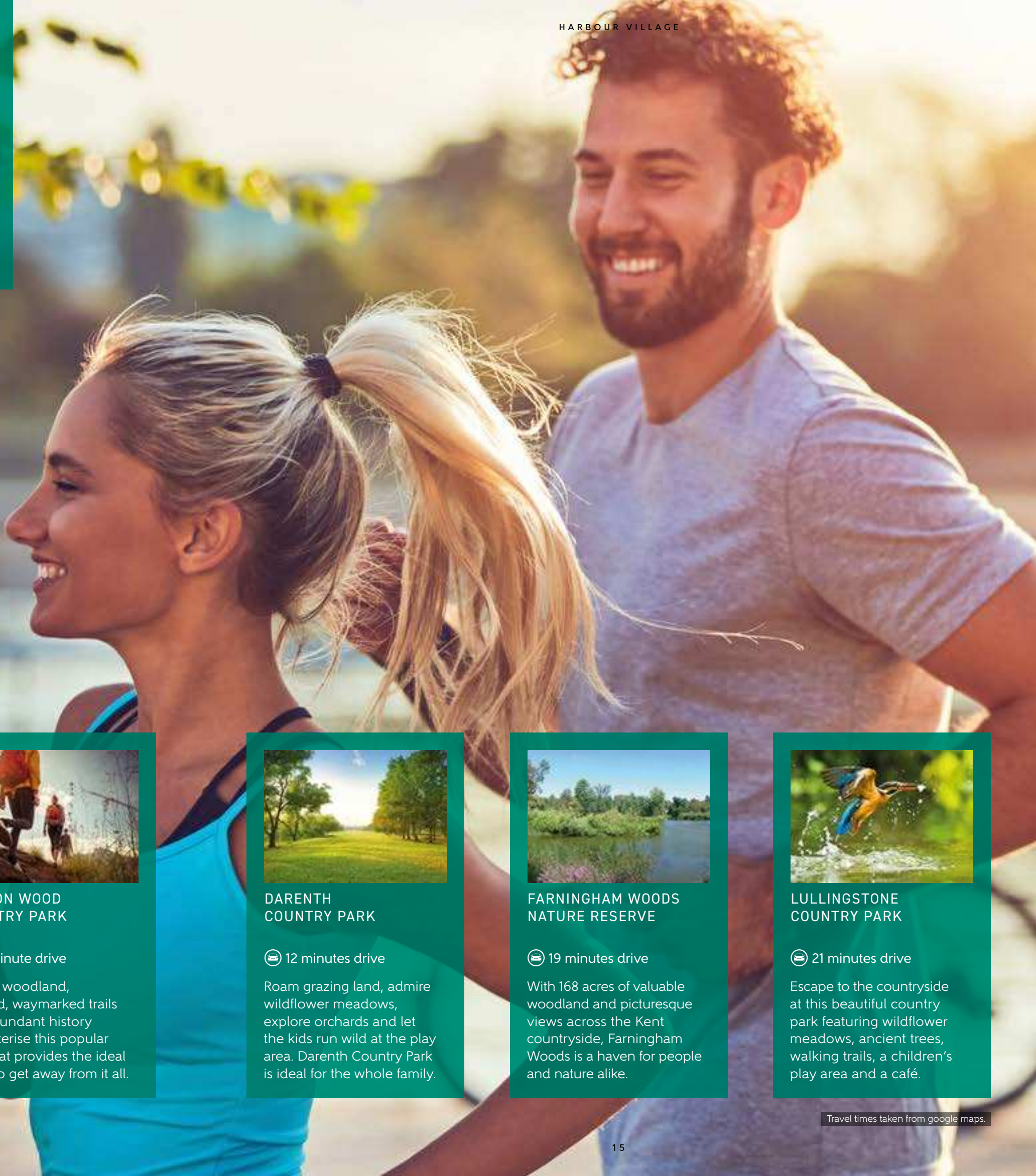
## YE OLDE LEATHER BOTTLE

A welcoming local pub that makes the perfect place to relax after a hard week, with its great range of beers and cocktails, garden, live music and a selection of hearty food.



# PARK LIFE

YOU'RE SPOILT FOR CHOICE WITH GREEN OPEN SPACES, NATURAL WILDLIFE HABITATS AND COUNTRY PARKS WITHIN EASY REACH



SWANSCOMBE HERITAGE PARK

🚗 6 minutes drive

Learn about the area's astonishing history that dates back to the early Stone Age along an accessible trail featuring information boards and stone sculptures.



SWANSCOMBE MARSHES

🚗 8 minutes drive

Botany Marshes, Broadness Salt Marsh and Black Duck Marsh make up this important natural area of low-lying open wetland that is enjoyed by many.



BEACON WOOD COUNTRY PARK

🚗 9 minute drive

Rolling woodland, wetland, waymarked trails and abundant history characterise this popular park that provides the ideal place to get away from it all.



DARENTH COUNTRY PARK

🚗 12 minutes drive

Roam grazing land, admire wildflower meadows, explore orchards and let the kids run wild at the play area. Darenth Country Park is ideal for the whole family.



FARNINGHAM WOODS NATURE RESERVE

🚗 19 minutes drive

With 168 acres of valuable woodland and picturesque views across the Kent countryside, Farningham Woods is a haven for people and nature alike.



LULLINGSTONE COUNTRY PARK

🚗 21 minutes drive

Escape to the countryside at this beautiful country park featuring wildflower meadows, ancient trees, walking trails, a children's play area and a café.





**EDUCATION  
IS KEY**

**2**  
MINUTES

**LAWN COMMUNITY PRIMARY SCHOOL**

A multi-cultural and multi-faith school that accepts children from the early-years nursery stage through to age 11.



**5**  
MINUTES

**NORTHFLEET NURSERY SCHOOL**

An outstanding nursery school with a 'Learn to Play then Play to Learn' ethos where children feel valued, happy and safe.



**7**  
MINUTES

**NORTHFLEET SCHOOL FOR GIRLS AND  
NORTHFLEET TECHNOLOGY COLLEGE  
FOR BOYS**

The two schools both off Hall Road offer secondary education with a Sixth form to girls and boys respectively aged 11 - 18.



**7**  
MINUTES

**EBBSFLEET ACADEMY**

A modern, well-equipped secondary school and sixth form that prides itself on raising standards for all students.

The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Travel times are approximate only taken from Google maps as journey times by car.



# EXPLORING THE CAPITAL

WHETHER IT'S SHOPPING, SIGHTSEEING OR GLOBAL BUSINESS, IT'S ALL JUST A SHORT TRAIN RIDE AWAY FROM EBBSFLEET TRAIN STATION



## WESTFIELD STRATFORD

🕒 10 minutes

Westfield Stratford is a veritable shopaholic's heaven with hundreds of stores to choose from, but that's not all there is to enjoy. The bowling alley, cinema, kids' activities, special events and a wide range of bars and restaurants provide enough excitement for everybody.



## GREENWICH

🕒 25 minutes

There is so much to love about Greenwich. Its leafy streets and friendly village atmosphere are guaranteed to charm, its vast park never fails to inspire, while its spectacular landmarks and remarkable museums provide a fascinating insight into London's extraordinary history.



## THE O2

🕒 28 minutes

The O2 is an entire district that is dedicated to just one thing: entertainment. Although famous for London's biggest venue, the O2 Arena, it also offers a huge range of other things to do including a music club, cinema, exhibition space and plenty of bars and restaurants.



## WEST END (LEICESTER SQUARE)

🕒 41 minutes

The West End of London is known the world-over for its outstanding entertainment. This vibrant area contains many of the capital's most famous tourist attractions including art galleries, museums, exclusive shopping and the globally renowned West End theatres.



## THE CITY (LIVERPOOL ST)

🕒 43 minutes

The Square Mile is London's historic and financial hub and, along with the Bank of England, contains some of the capital's most interesting landmarks. Spend a day marvelling at spectacular architecture and sampling culinary delights at one of the area's top-class restaurants.



## CANARY WHARF

🕒 50 minutes

Canary Wharf is not just one of London's most famous skyscrapers and it's certainly not just all about business. This area is packed full of some of the best shopping, most delicious restaurants and most glamorous bars in the whole of London - so treat yourself to something special.



# YOUR NEW HOME AWAITS

INTRODUCING THE FIRST PHASE OF  
CONTEMPORARY 2, 3 AND 4 BEDROOM HOMES

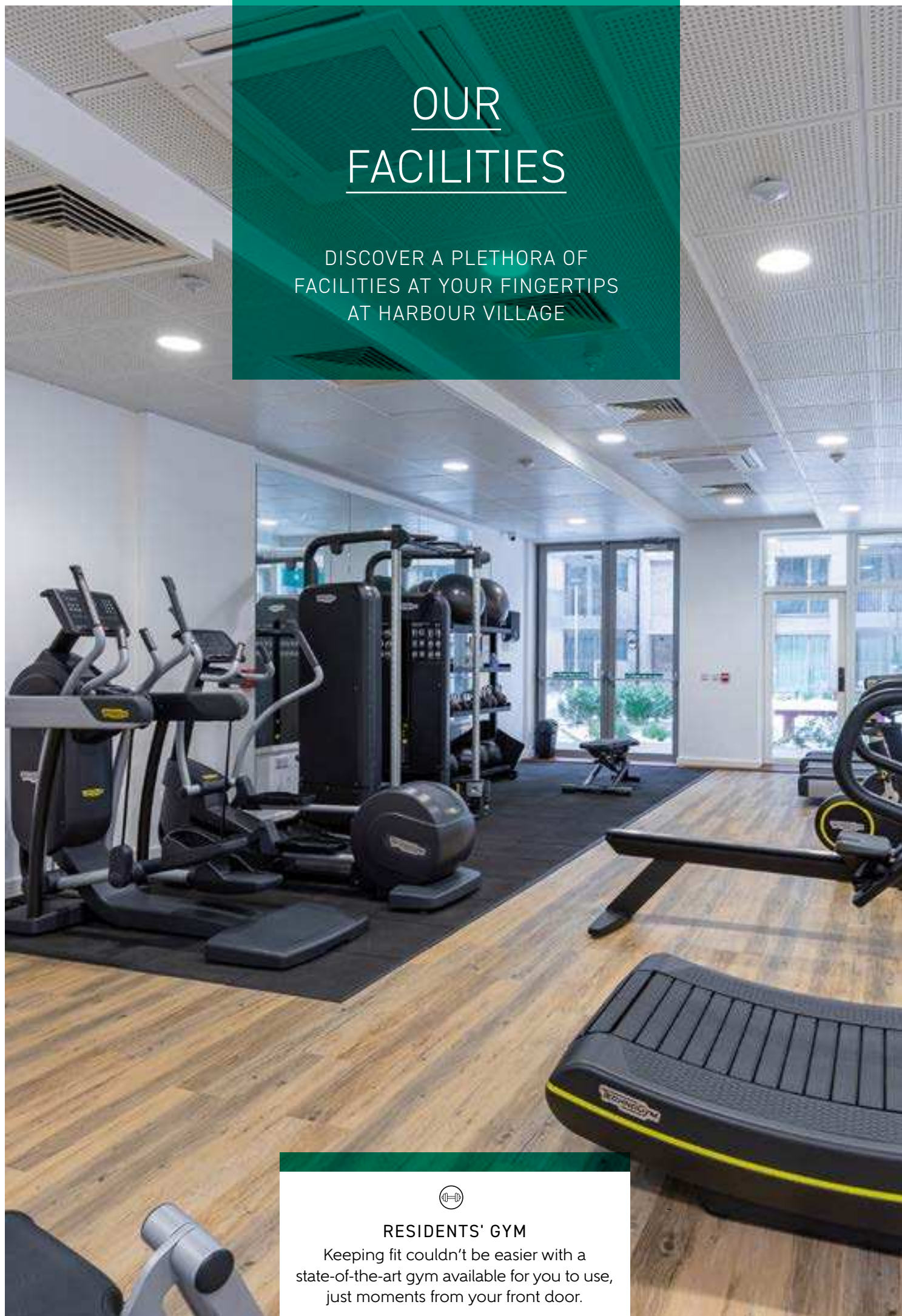


Computer generated image of homes at Harbour Village, view taken from The Village Green.



# OUR FACILITIES

DISCOVER A PLETHORA OF FACILITIES AT YOUR FINGERTIPS AT HARBOUR VILLAGE



## RESIDENTS' GYM

Keeping fit couldn't be easier with a state-of-the-art gym available for you to use, just moments from your front door.



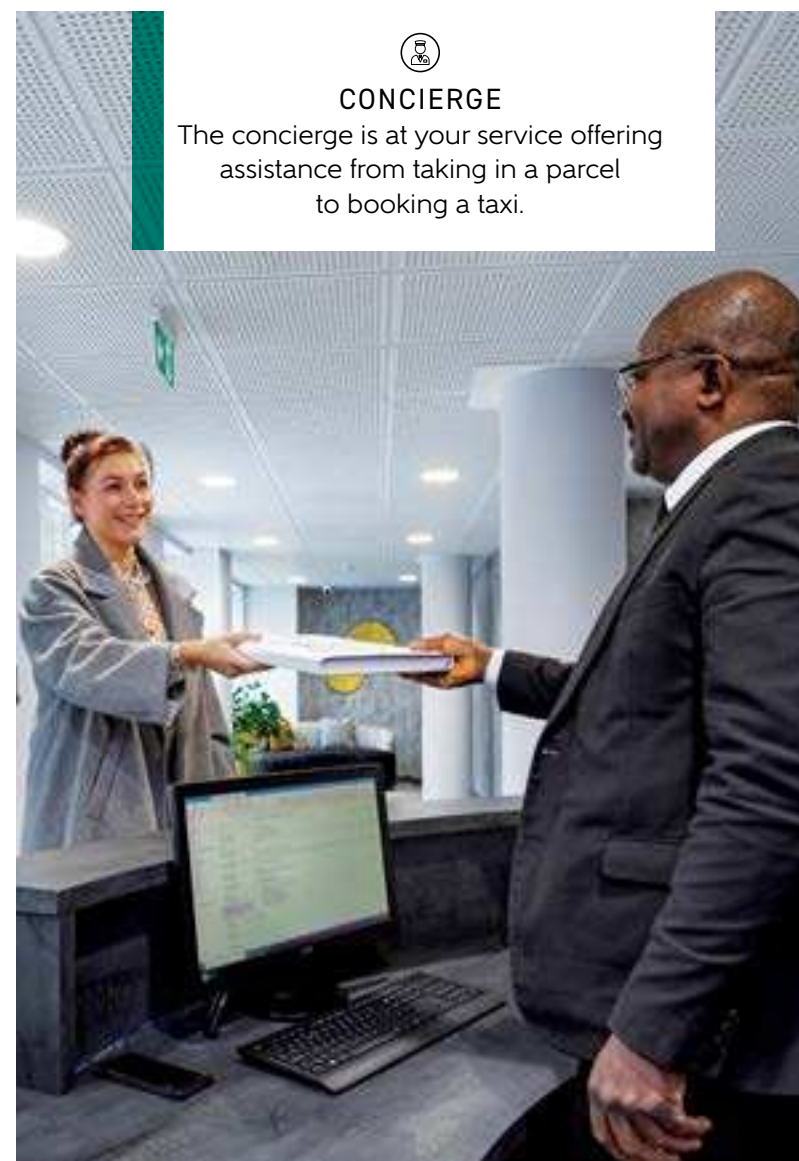
## WORK HUB

Work Hub allows residents exclusive access to a dedicated work space with WiFi, conferencing facilities, meeting space and private booths.



## CONCIERGE

The concierge is at your service offering assistance from taking in a parcel to booking a taxi.



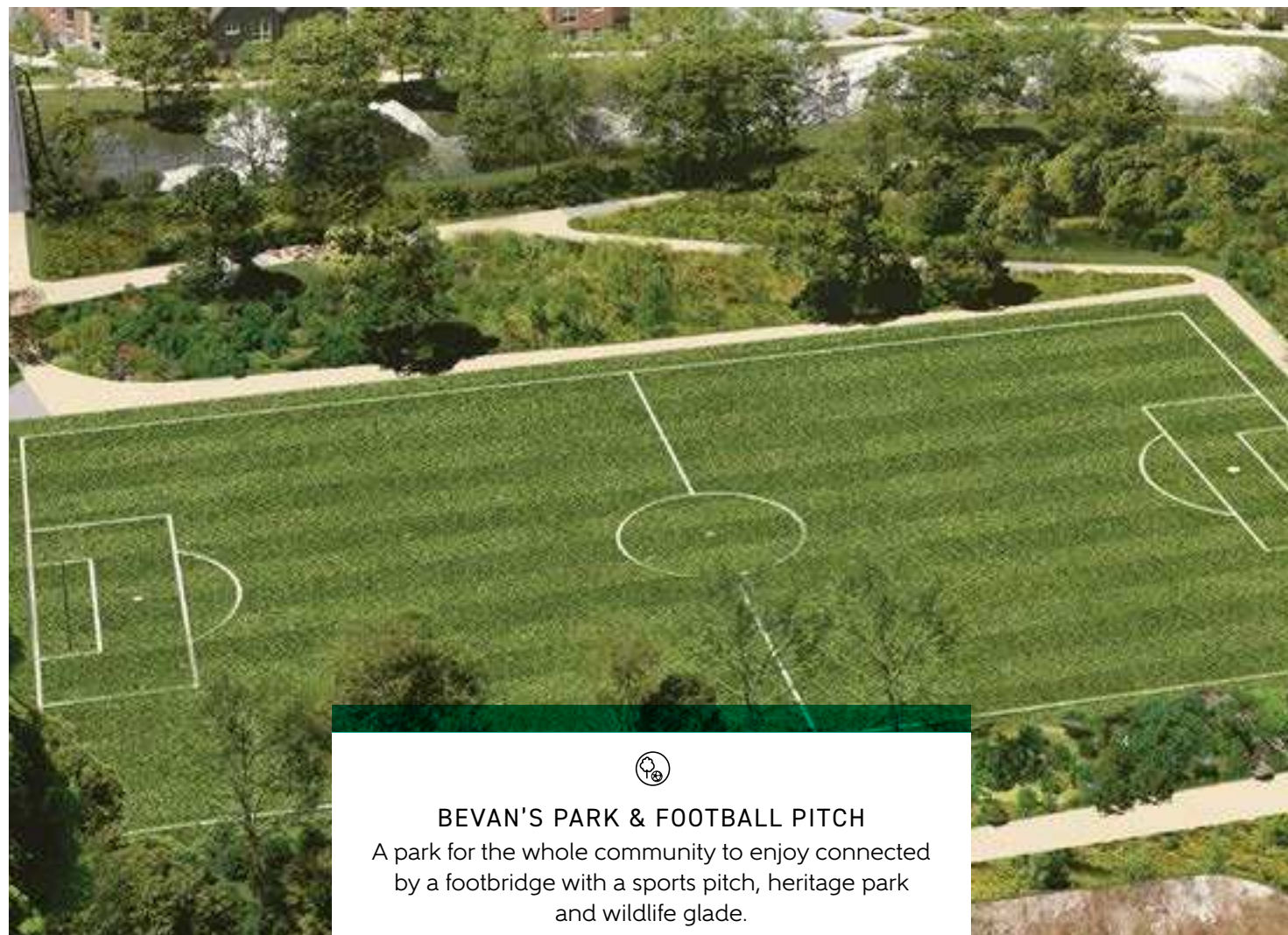
## CAR PARKING

Parking is available to all homes. Selected properties also feature electric car charging points and garages. Please ask your Sales Advisor for full details.



Photograph of similar residents' gym and concierge from nearby developments. All facilities are subject to planning approval.





**BEVAN'S PARK & FOOTBALL PITCH**

A park for the whole community to enjoy connected by a footbridge with a sports pitch, heritage park and wildlife glade.



**THE VILLAGE GREEN**

Located in the first phase, the area features a basketball court, children's playground and seating area to relax and enjoy the outdoor space.



**THAMESIDE PLAZA**

Situated alongside the river, this area will be a hive of activity with commercial units, that will bring the riverside to life.



**COMMUNITY CENTRE**

A 200 sq.m. community centre will offer facilities for the whole Northfleet, bringing the community together.



All facilities are subject to planning approval.





## THE LIVING SPACE

- 1 | Walls and ceilings finished in white
- 2 | White gloss skirting, architraves and staircase joinery
- 3 | BT telephone point, Hyperoptic and Virgin Media TV/data point and dual connection satellite points to living room (connection to satellite to be arranged by purchaser)
- 4 | Energy efficient pendant lighting to living areas
- 5 | Mains linked smoke detector with battery backup
- 6 | uPVC French doors and windows
- 7 | Ideal 'Logic' Combination boiler (with separate hot water cylinder to 4 bedroom houses)

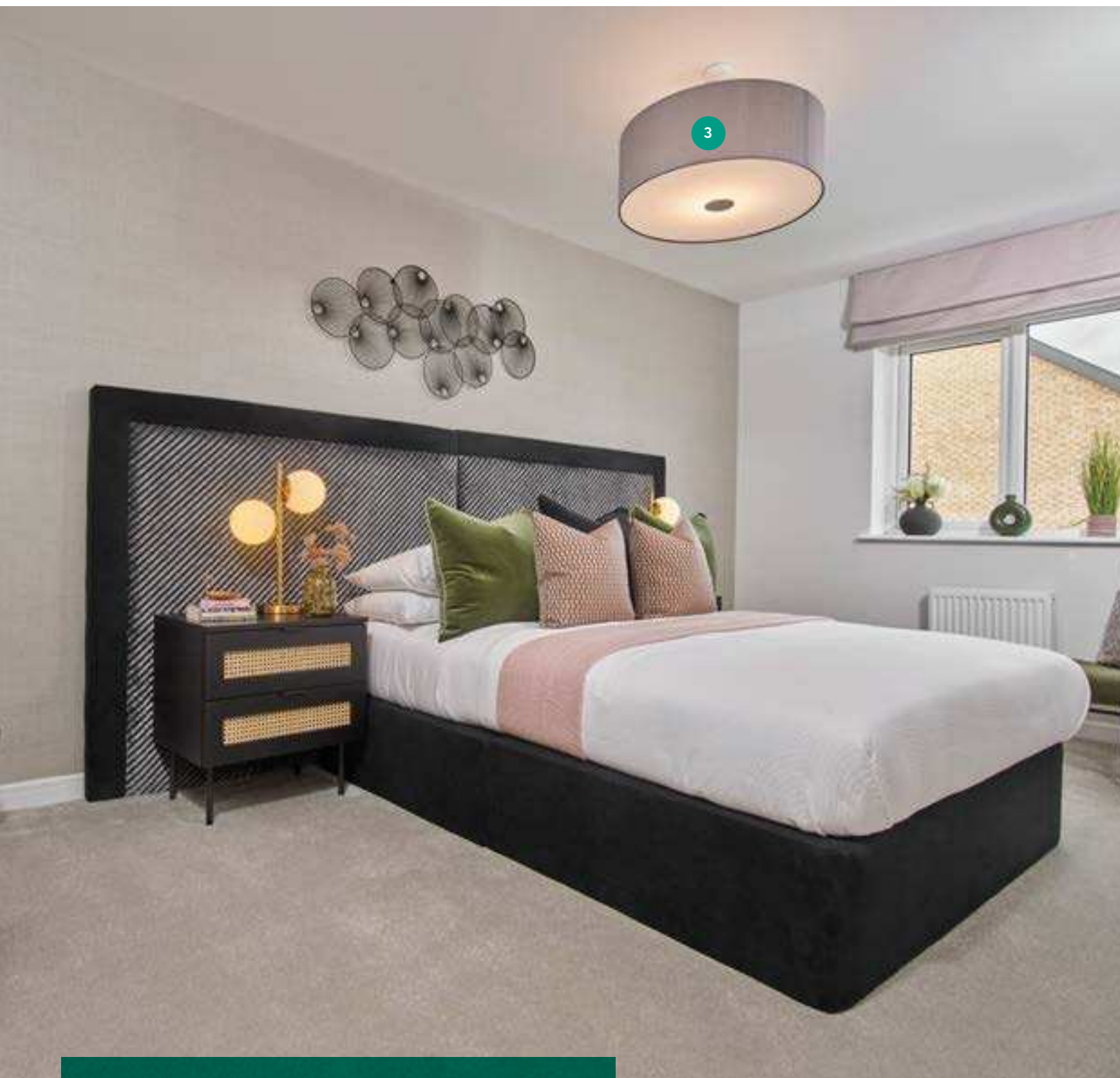


## THE KITCHEN

- 1 | Handleless soft close doors and drawers with 22mm laminate worktops
- 2 | Built in oven, gas hob, extractor hood and stainless steel splashback
- 3 | Integrated fridge/freezer
- 4 | Integrated dishwasher
- 5 | Feature LED lighting
- 6 | Sockets and switches
- 7 | Space and services for a washer/dryer
- 8 | Recessed ceiling spotlights

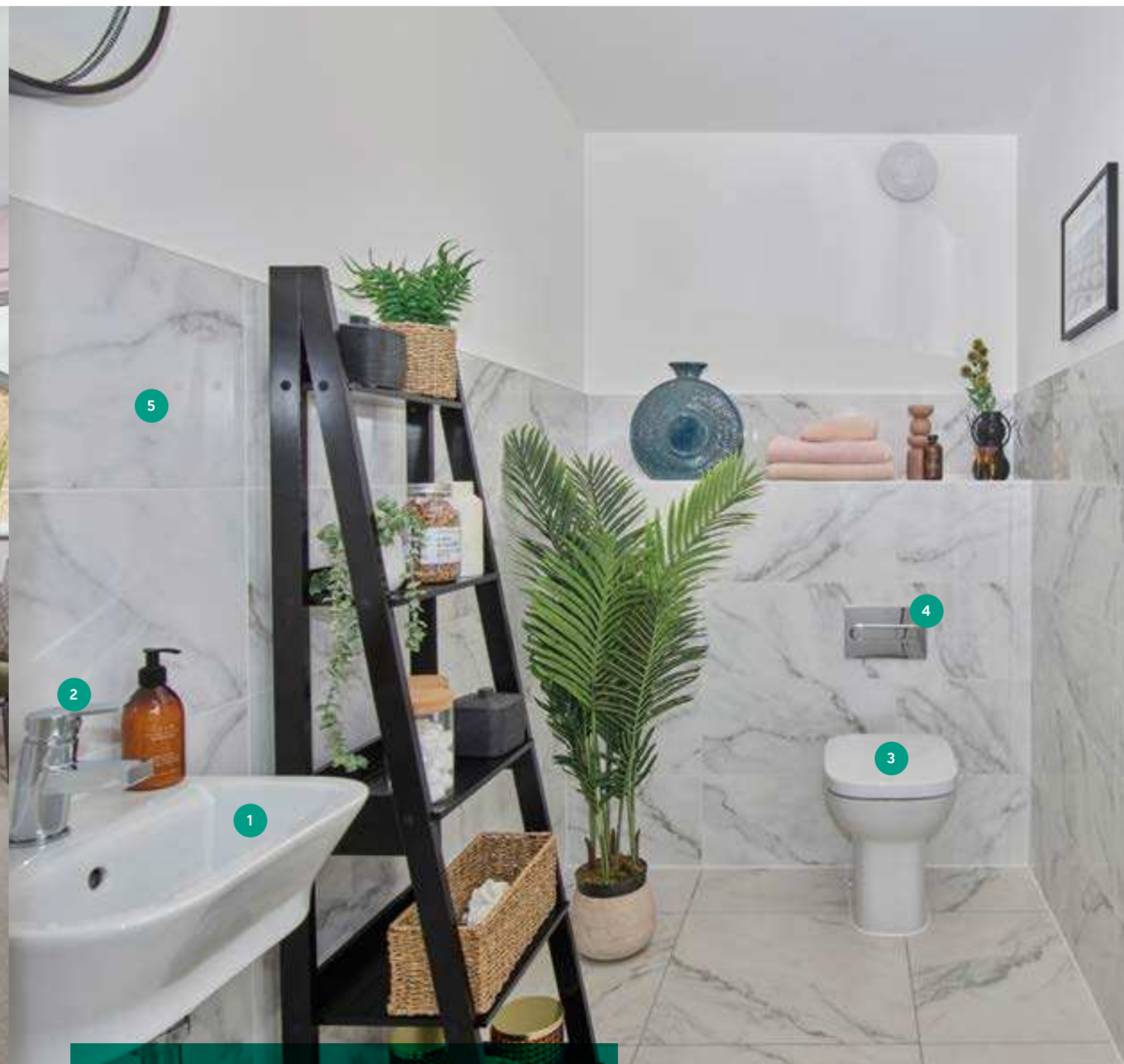
All appliances come complete with manufacturer warranties for your peace of mind.





## THE BEDROOMS

- 1 | Fitted wardrobes to bedroom 1
- 2 | TV/data point and USB socket to bedroom 1
- 3 | Energy efficient pendant lighting to all bedrooms



## THE BATHROOM, EN SUITE AND CLOAKROOM

- 1 | White Roca sanitaryware
- 2 | Chrome fittings
- 3 | Floor mounted WC with concealed cistern
- 4 | Roca dual chrome flush
- 5 | Fully ceramic tiled walls around bath/shower to bathrooms and en suites
- 6 | Mira thermostatic shower to bathrooms and en suites
- 7 | Heated chrome towel rail to bathrooms and en suites
- 8 | Recessed ceiling spotlights



# UPGRADE AND PERSONALISE YOUR HOME

TAILOR YOUR INTERIORS TO REFLECT YOUR TASTE

Every Bellway home has been lovingly designed and crafted to provide a versatile living space that is simply begging to be turned from a blank canvas into a place to call home. It's for this reason that Bellway Additions offers you the opportunity to upgrade your interior specification to reflect your own personality.

We have a range of options available, from adding integrated appliances to upgrading your flooring and bathroom tiles. Once you have chosen your Additions we'll ensure they are all expertly fitted and finished by the time you move in, giving you the peace of mind that your new home will reflect your own personal taste from day one.

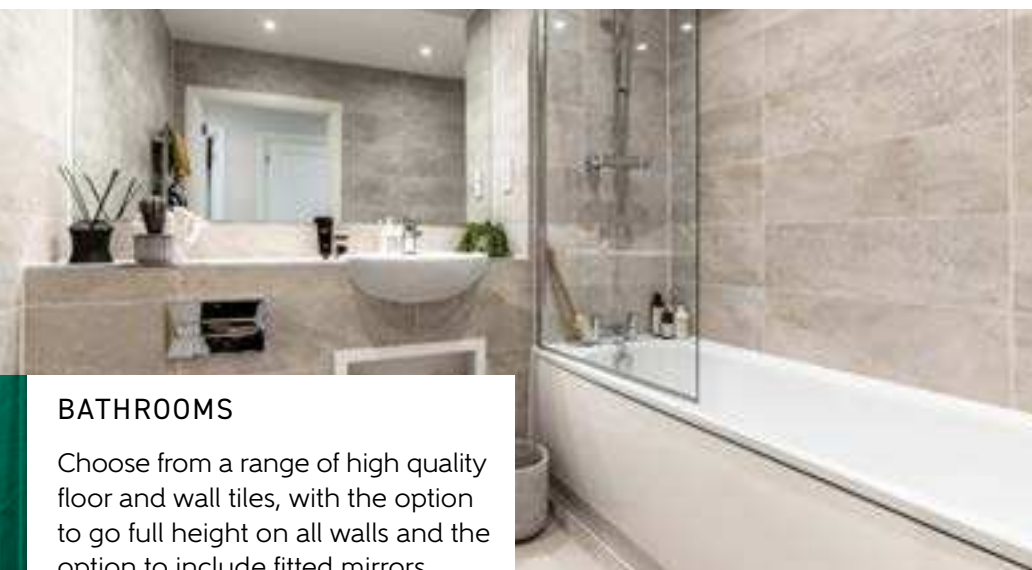
## FLOORING

Completely transform your interior by selecting from a variety of laminate, Amtico and carpets.



## BEDROOMS

Additional fitted wardrobes can be installed to spare bedrooms providing extra made-to-measure storage.



## BATHROOMS

Choose from a range of high quality floor and wall tiles, with the option to go full height on all walls and the option to include fitted mirrors.



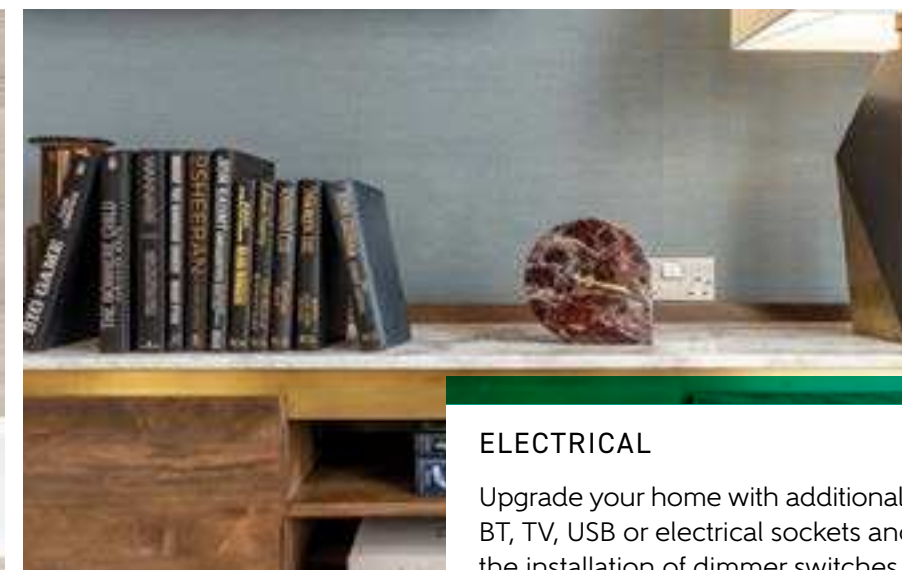
## APPLIANCES

In addition to the appliances included as standard, we can supply and install an A+ rated microwave in your kitchen or a washer dryer.



## KITCHENS

Personalise your kitchen by choosing from a range of doors and units, worktops and splashbacks.



## ELECTRICAL

Upgrade your home with additional BT, TV, USB or electrical sockets and the installation of dimmer switches.

The options available may vary by development and orders can only be accepted up to certain stages of the construction process. Please ask your Sales Advisor to show you the full range of product upgrades available on your development and chosen home.



# HV

## HARBOUR VILLAGE

EBBSFLEET

# DEVELOPMENT PLAN

DEVELOPMENT PLAN



### 2 Bedroom Homes

- The Padstow  
Plots 67 & 68
- The Southwold  
Plots 41, 50, 60, 71, 76, 117 & 118
- The Charlestown  
Plots 100, 101 & 102
- The Bridlington  
Plots 58, 59 & 65

### 3 Bedroom Homes

- The Teesport  
Plots 99 & 103
- The Torquay  
Plots 63 & 64
- The Talbot  
Plots 42, 43, 48, 49, 61, 62, 69 & 70
- The Maryport  
Plots 44, 45, 46 & 47

### 3 Bedroom Homes

- The Fleetwood  
Plots 104 & 105
- The Portsmouth  
Plots 57 & 66
- The Lymington  
Plots 39, 40, 51, 52, 53, 54, 82, 83, 86, 87 & 111
- The Shoreham  
Plots 73, 74, 78 & 79
- The Falmouth  
Plots 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 113, 114, 115, 116, 119, 120, 121, 122, 123 & 124

### 4 Bedroom Homes

- The Whitstable  
Plots 55, 56, 81, 84, 85, 88, 106, 107, 108, 109, 110 & 112
- The Gloucester  
Plots 72, 75, 77 & 80

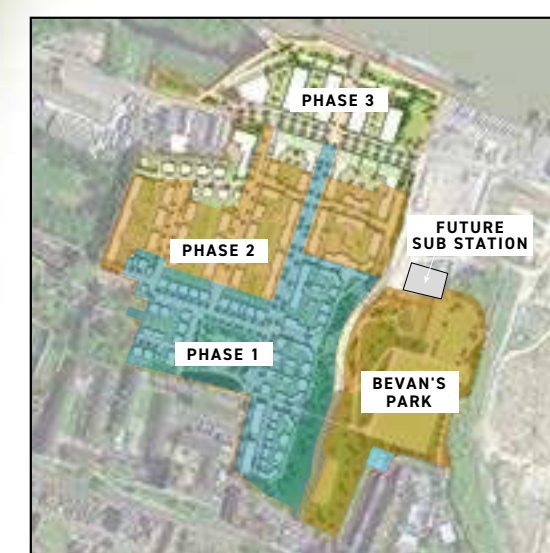
#### Material Finishes

- Weatherboard Version
- Tile Hanging Version

#### Key to plan

- Sub station
- Visitor parking
- Car Club parking
- Electric charge point
- Street lighting

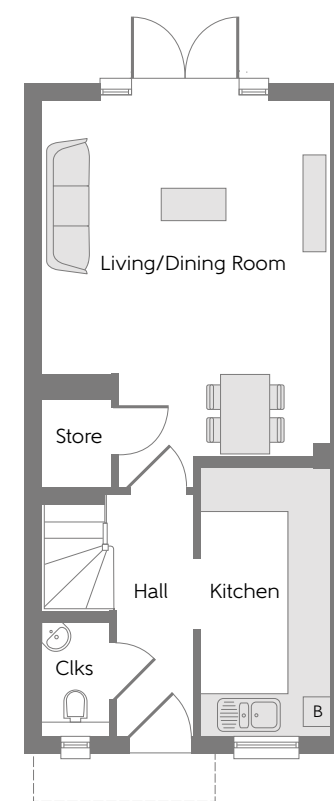
The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



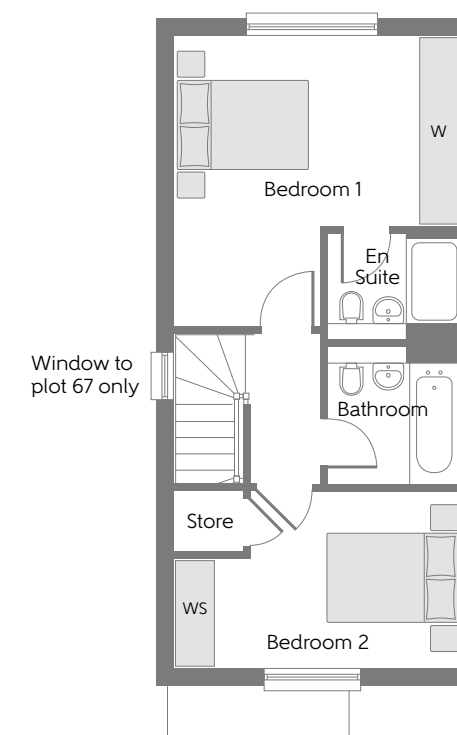


# THE PADSTOW

TWO BEDROOM HOME  
PLOTS 67 & 68



Ground Floor



First Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. The Potter (HT01)

## GROUND FLOOR

Kitchen	3.72m x 1.80m	12'2" x 5'11"
Living/Dining Room	5.34m x 3.99m (max)	17'6" x 13'1" (max)
Cloakroom	1.60m x 0.94m	5'3" x 3'1"

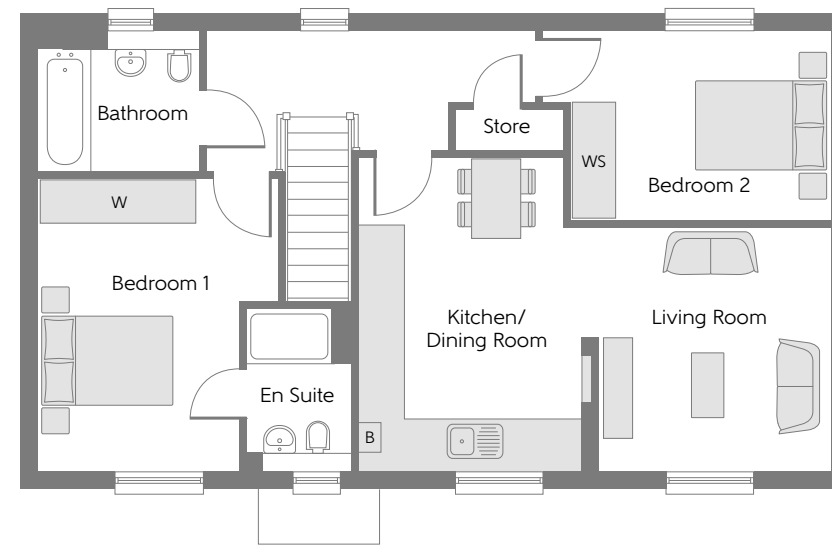
## FIRST FLOOR

Bedroom 1	4.04m x 3.99m (max)	13'3" x 13'1" (max)
Bedroom 1 En Suite	1.86m x 1.48m	6'1" x 4'10"
Bedroom 2	3.99m x 2.47m (max)	13'1" x 8'1" (max)
Bathroom	1.92m x 1.86m	6'3" x 6'1"

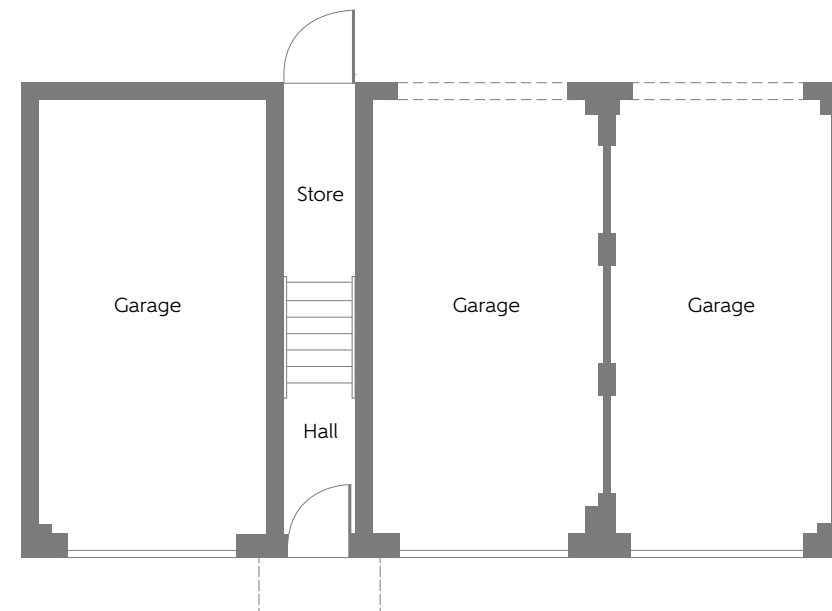


# THE SOUTHWOLD

TWO BEDROOM COACH HOUSE  
PLOTS 41, 50, 60, 71, 76, 117 & 118

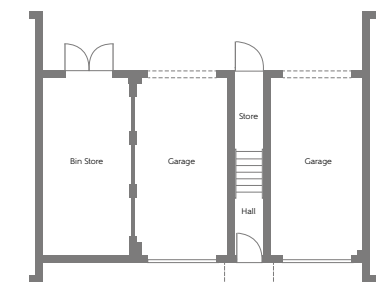


First Floor

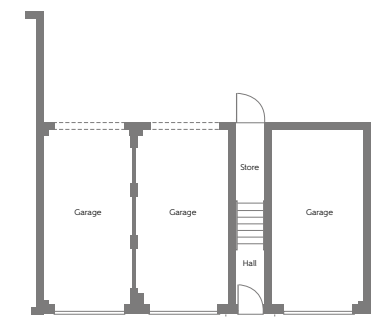


Ground Floor

**Important note: The Southwold is allocated a single garage.  
Please refer to the Sales Advisor for further information.**



Plot 76 (note first floor is handed)



Plot 60 (note first floor is handed)

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

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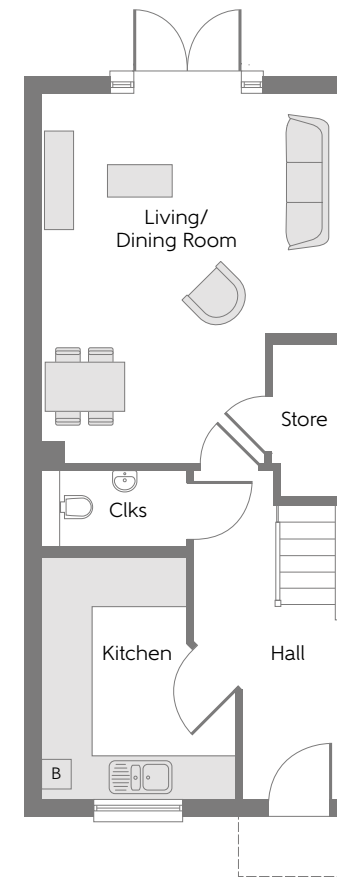
## FIRST FLOOR

Kitchen/Dining Room	4.28m x 3.08m (max) (max)	14'0" x 10'1" (max) (max)
Living Room	3.29m x 3.14m (max) (max)	10'10" x 10'4" (max) (max)
Bedroom 1	3.98m x 3.31m (max) (max)	13'1" x 10'0" (max) (max)
Bedroom 1 En Suite	2.20m x 1.46m	7'3" x 4'9"
Bedroom 2	3.96m x 2.59m (max) (max)	13'0" x 8'6" (max) (max)
Bathroom	2.21m x 1.91m	7'5" x 6'3"



# THE CHARLESTOWN

TWO BEDROOM HOME  
PLOTS 100, 101 & 102



Ground Floor



First Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

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## GROUND FLOOR

Kitchen	3.35m x 2.65m (max) (max)	11'0" x 8'8" (max) (max)
Living/Dining Room	5.12m x 4.08m (max) (max)	16'10" x 13'5" (max) (max)
Cloakroom	1.99m x 1.09m	6'6" x 3'7"

## FIRST FLOOR

Bedroom 1	4.08m x 3.11m (max) (max)	13'5" x 10'2" (max) (max)
Bedroom 1 En Suite	2.00m x 1.41m	6'7" x 4'8"
Bedroom 2	4.08m x 2.85m	13'5" x 9'4"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

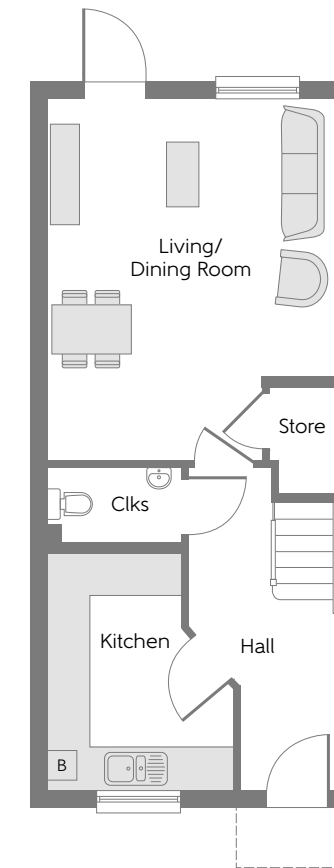


# THE BRIDLINGTON

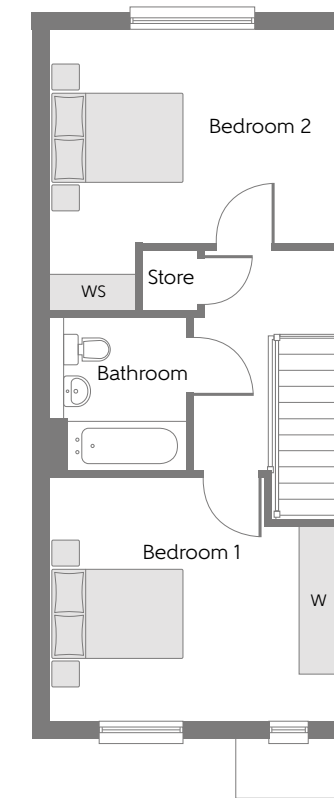
TWO BEDROOM HOME  
PLOTS 58, 59 & 65



Please note plot 65 has weatherboard finish



Ground Floor



First Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. The Baker (HT04)

## GROUND FLOOR

Kitchen	3.29m x 2.69m (max) (max)	10'10" x 8'10" (max) (max)
Living/Dining Room	5.12m x 4.08m (max) (max)	16'10" x 13'5" (max) (max)
Cloakroom	1.93m x 1.09m	6'4" x 3'7"

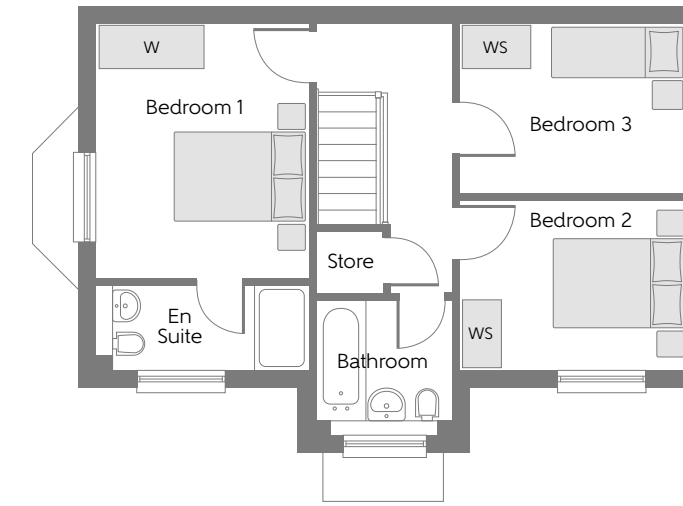
## FIRST FLOOR

Bedroom 1	4.08m x 3.40m (max) (max)	13'5" x 11'2" (max) (max)
Bedroom 2	4.07m x 3.98m (max) (max)	13'4" x 13'1" (max) (max)
Bathroom	2.15m x 1.93m	7'1" x 6'4"

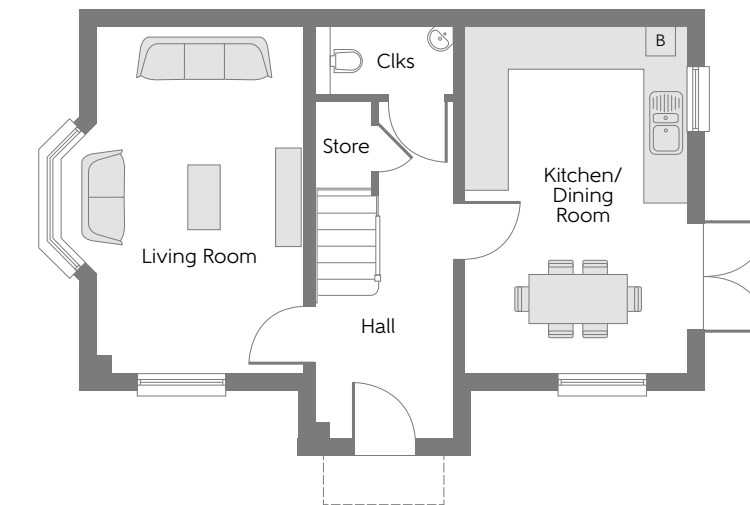


# THE TEESPORT

THREE BEDROOM HOME  
PLOTS 99 & 103



First Floor



Ground Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

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## GROUND FLOOR

Kitchen/Dining Room	4.85m x 3.11m	15'11" x 10'3"
Living Room	4.85m x 3.48m (max)	15'11" x 11'5" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

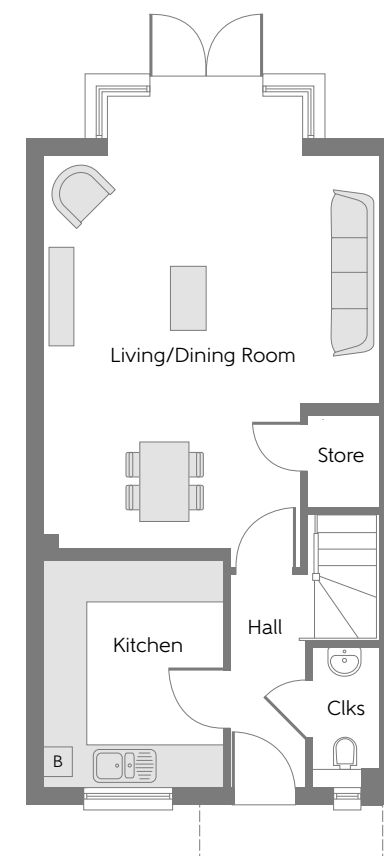
## FIRST FLOOR

Bedroom 1	3.56m x 2.95m	11'8" x 9'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.18m x 2.39m	10'5" x 7'10"
Bedroom 3	3.18m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"

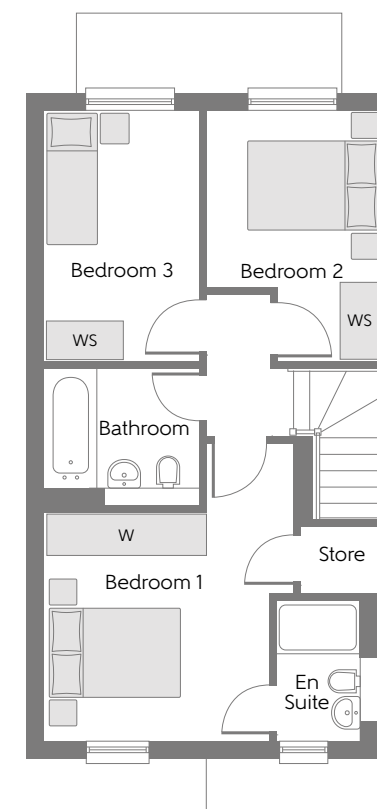


# THE TORQUAY

THREE BEDROOM HOME  
PLOTS 63 & 64



Ground Floor



First Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

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## GROUND FLOOR

Kitchen	3.17m x 2.51m	10'5" x 8'3"
Living/Dining Room	5.47m x 4.67m (max)	17'11" x 15'4" (max)
Cloakroom	1.96m x 0.94m	6'5" x 3'1"

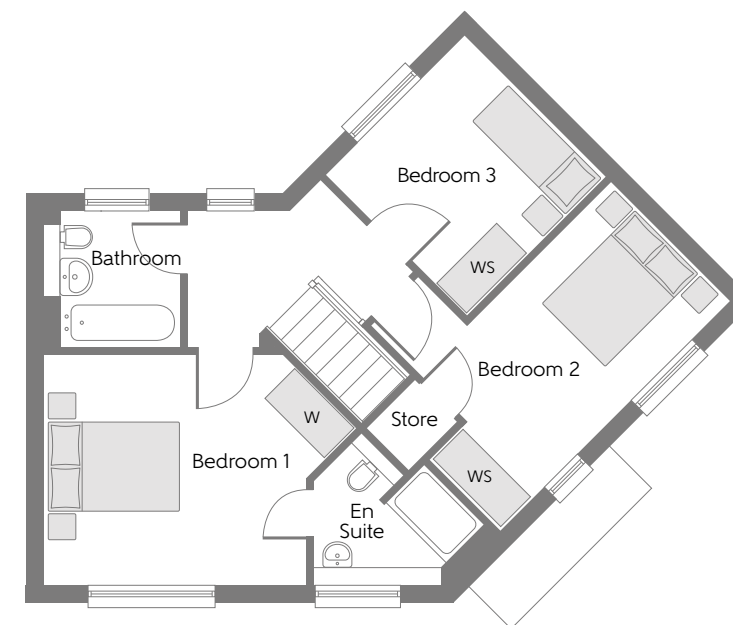
## FIRST FLOOR

Bedroom 1	4.16m x 3.46m	13'8" x 11'4"
Bedroom 1 En Suite	1.96m x 1.48m	6'5" x 4'10"
Bedroom 2	3.49m x 2.43m	11'5" x 7'11"
Bedroom 3	3.49m x 2.15m	11'5" x 7'1"
Bathroom	2.15m x 1.91m	7'1" x 6'3"

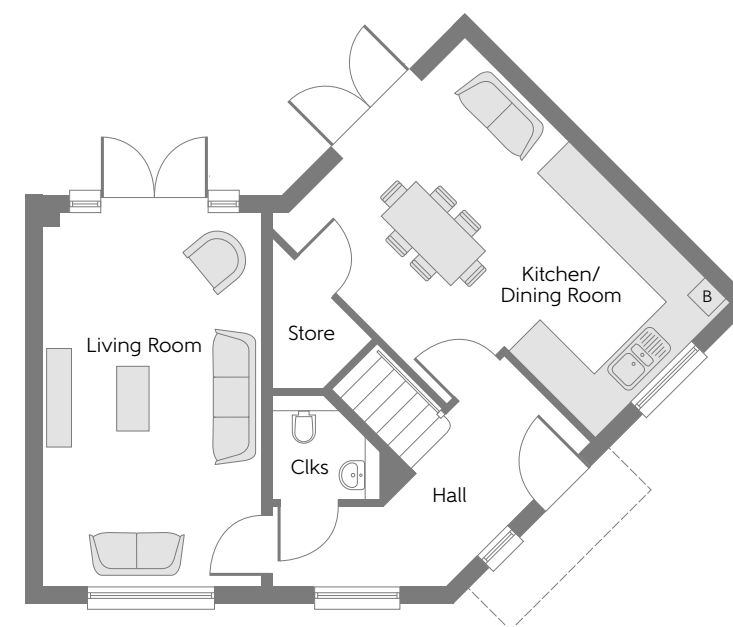


# THE TALBOT

THREE BEDROOM HOME  
PLOTS 42, 43, 48, 49, 61, 62, 69 & 70



First Floor



Ground Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

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## GROUND FLOOR

Kitchen/Dining Room	5.19m x 3.76m (max)	17'0" x 12'4" (max)
Living Room	5.19m x 3.01m	17'0" x 9'10"
Cloakroom	1.50m x 1.47m	4'11" x 4'10"

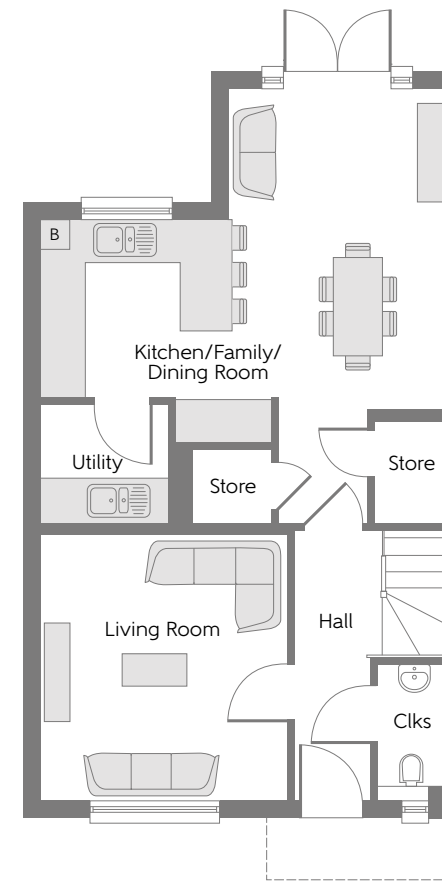
## FIRST FLOOR

Bedroom 1	3.65m x 3.19m	12'0" x 10'5"
Bedroom 1 En Suite	2.11m x 1.79m	6'11" x 5'11"
Bedroom 2	4.51m x 3.30m (max)	14'10" x 10'10" (max)
Bedroom 3	2.76m x 2.72m (max)	9'1" x 8'11" (max)
Bathroom	1.91m x 1.91m	6'3" x 6'3"

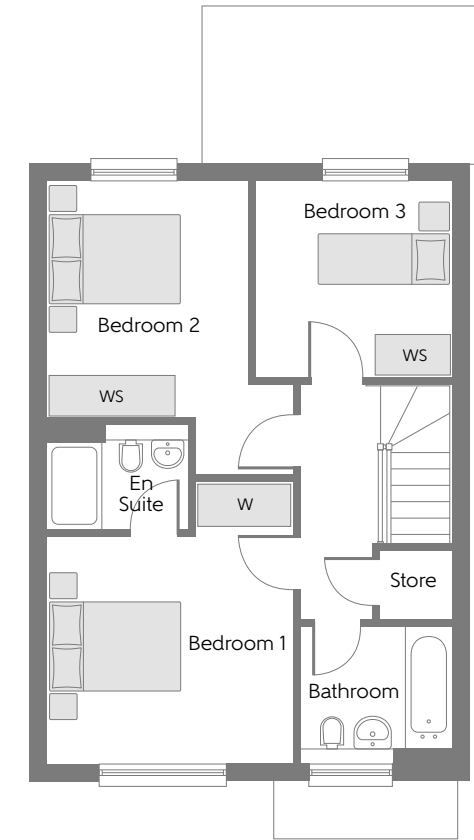


# THE MARYPORT

THREE BEDROOM HOME  
PLOTS 44, 45, 46 & 47



Ground Floor



First Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

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## GROUND FLOOR

Kitchen/Family/Dining	5.64m x 4.48m	18'6" x 14'8"
Living Room	3.71m x 3.42m	12'2" x 11'3"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	1.91m x 0.96m	6'3" x 3'2"

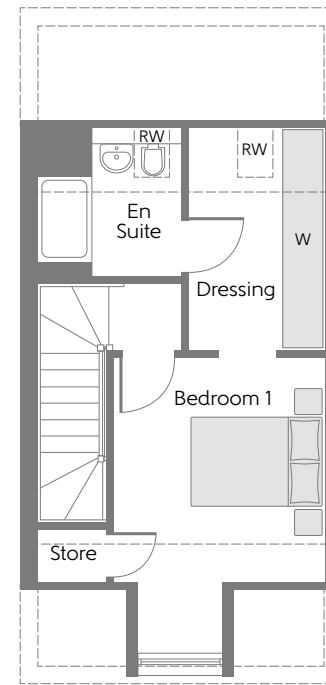
## FIRST FLOOR

Bedroom 1	3.93m x 3.44m (max)	12'11" x 11'3" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	4.10m x 3.44m (max)	13'5" x 11'3" (max)
Bedroom 3	2.74m x 2.74m (max)	9'0" x 9'0" (max)
Bathroom	2.11m x 1.91m	6'11" x 6'3"

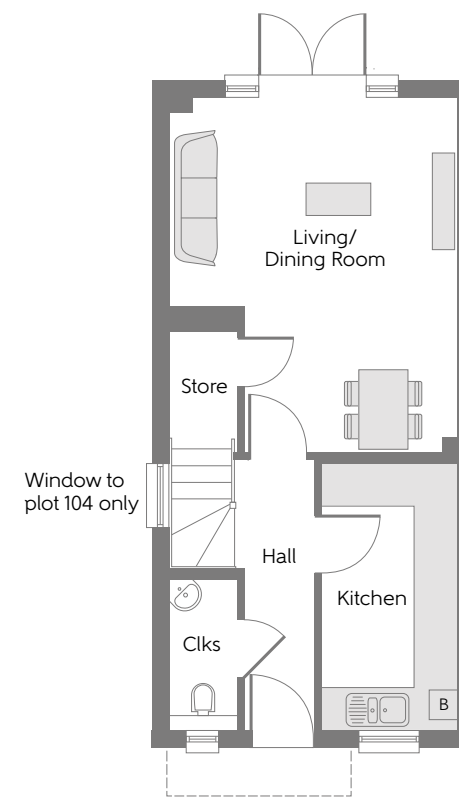


# THE FLEETWOOD

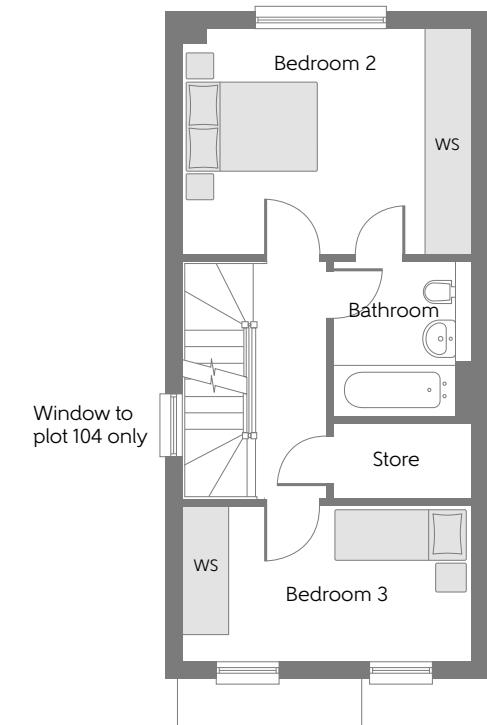
THREE BEDROOM HOME  
PLOTS 104 & 105



Second Floor



Ground Floor



First Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window - - - - Reduced Head Height B - Boiler

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## GROUND FLOOR

Kitchen	3.72m x 1.80m	12'3" x 5'11"
Living/ Dining Room	4.92m x 3.99m (max) (max)	16'2" x 13'1" (max) (max)
Cloakroom	2.16m x 0.94m	7'1" x 3'1"

## FIRST FLOOR

Bedroom 2	3.99m x 3.16m	13'1" x 10'5"
Bedroom 3	3.99m x 2.16m	13'1" x 7'1"
Bathroom	2.15m x 1.90m	7'1" x 6'3"

## SECOND FLOOR

Bedroom 1	4.30m x 2.94m (max)	14'1" x 9'8" (max)
Dressing	3.09m x 1.90m	10'1" x 6'3"
Bedroom 1 En Suite	2.01m x 1.73m	6'7" x 5'8"

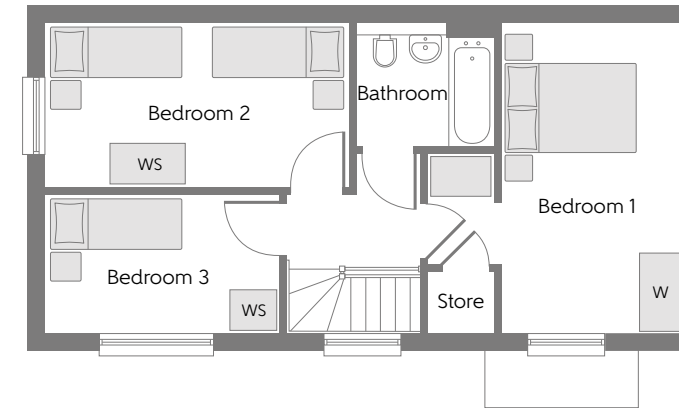


# THE PORTSMOUTH

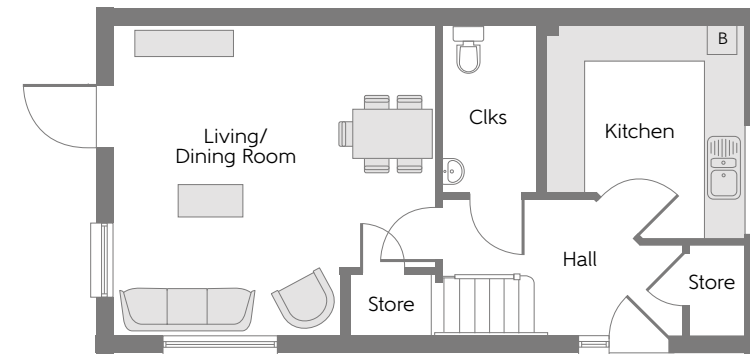
THREE BEDROOM HOME  
PLOTS 57 & 66



Please note plot 66 has weatherboard finish



First Floor



Ground Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

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## GROUND FLOOR

Kitchen	3.36m x 3.05m (max) (max)	11'0" x 10'0" (max) (max)
Living/Dining Room	5.05m x 4.79m (max) (max)	16'7" x 15'9" (max) (max)
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

## FIRST FLOOR

Bedroom 1	4.79m x 3.92m (max) (max)	15'9" x 12'10" (max) (max)
Bedroom 2	4.69m x 2.55m	15'5" x 8'4"
Bedroom 3	3.61m x 2.15m	11'10" x 7'1"
Bathroom	2.15m x 1.90m	7'1" x 6'3"



# THE LYMINGTON

THREE BEDROOM HOME  
PLOTS 39, 40, 51, 52, 53, 54,  
82, 83, 86, 87 & 111

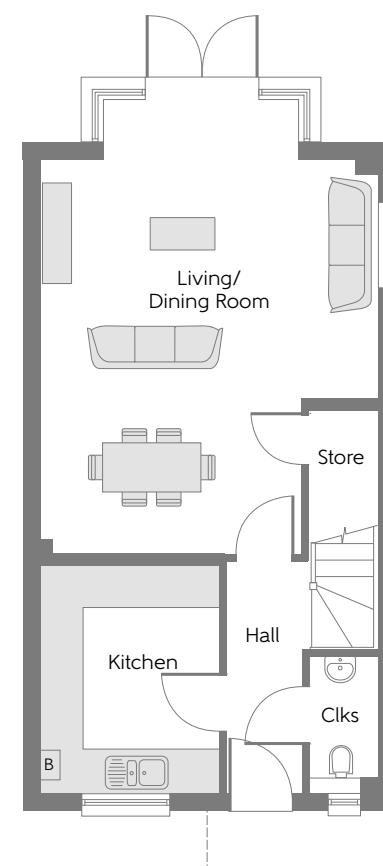


Please note plots 39, 40, 51, 52, 53 & 54 has weatherboard finish



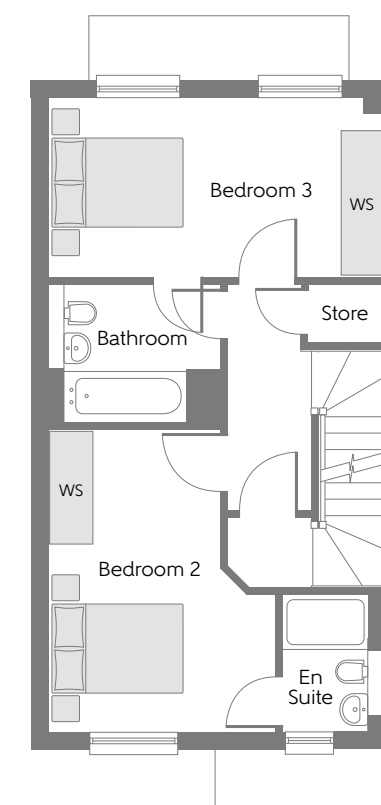
Window to plots 39, 40, 51, 52, 53 & 54 only

Second Floor



Window to plots 39, 40, 51, 52, 53 & 54 only

Ground Floor



Window to plots 39, 40, 51, 52, 53 & 54 only

Window to plots 39, 40, 51, 52, 53 & 54 only

First Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) [RW] - Roof Window - - - - Reduced Head Height [B] - Boiler

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## GROUND FLOOR

Kitchen	3.17m x 2.51m	10'5" x 8'3"
Living/ Dining Room	5.47m x 4.67m (max) (max)	17'11" x 15'4" (max) (max)
Cloakroom	1.90m x 0.94m	6'3" x 3'1"

## FIRST FLOOR

Bedroom 2	4.21m x 3.13m (max)	13'10" x 10'3" (max)
Bedroom 2 En Suite	1.90m x 1.45m	6'3" x 4'9"
Bedroom 3	4.67m x 2.48m	15'4" x 8'2"
Bathroom	2.38m x 1.93m	7'10" x 6'4"

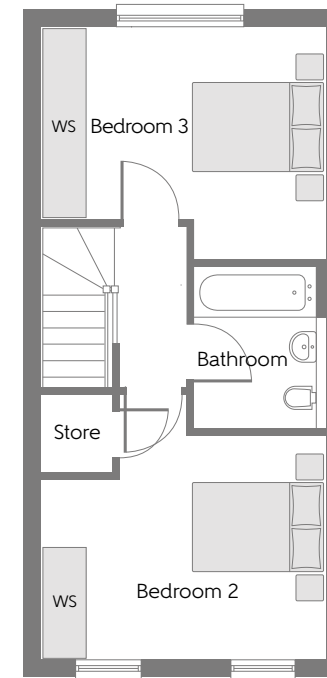
## SECOND FLOOR

Bedroom 1	4.95m x 3.63m (max) (max)	16'3" x 11'11" (max) (max)
Bedroom 1 En Suite	2.32m x 2.29m	7'7" x 7'6"
Dressing	2.29m x 1.82m	7'6" x 6'0"

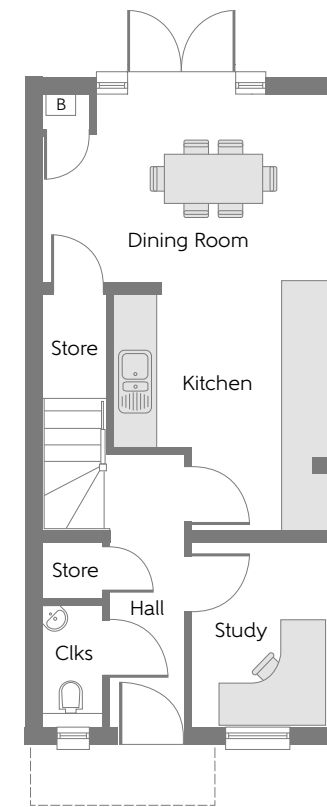


# THE SHOREHAM

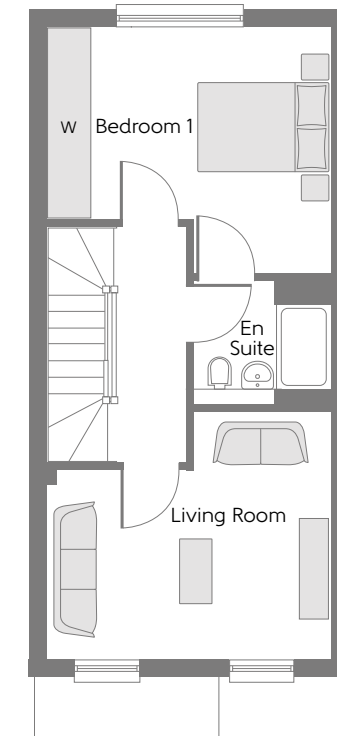
THREE BEDROOM HOME  
PLOTS 73, 74, 78 & 79



Second Floor



Ground Floor



First Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

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## GROUND FLOOR

Kitchen	3.29m x 2.96m (max) (max)	10'9" x 9'8" (max) (max)
Dining Room	3.99m x 2.60m (max) (max)	13'1" x 8'6" (max) (max)
Study	2.60m x 1.90m (max) (max)	8'6" x 6'3" (max) (max)
Cloakroom	1.66m x 0.94m (max) (max)	5'6" x 3'1" (max) (max)

## FIRST FLOOR

Living Room	3.99m x 3.48m (max) (max)	13'1" x 11'5" (max) (max)
Bedroom 1	3.99m x 3.42m (max) (max)	13'1" x 11'3" (max) (max)
Bedroom 1 En Suite	1.92m x 1.73m (max) (max)	6'4" x 5'8" (max) (max)

## SECOND FLOOR

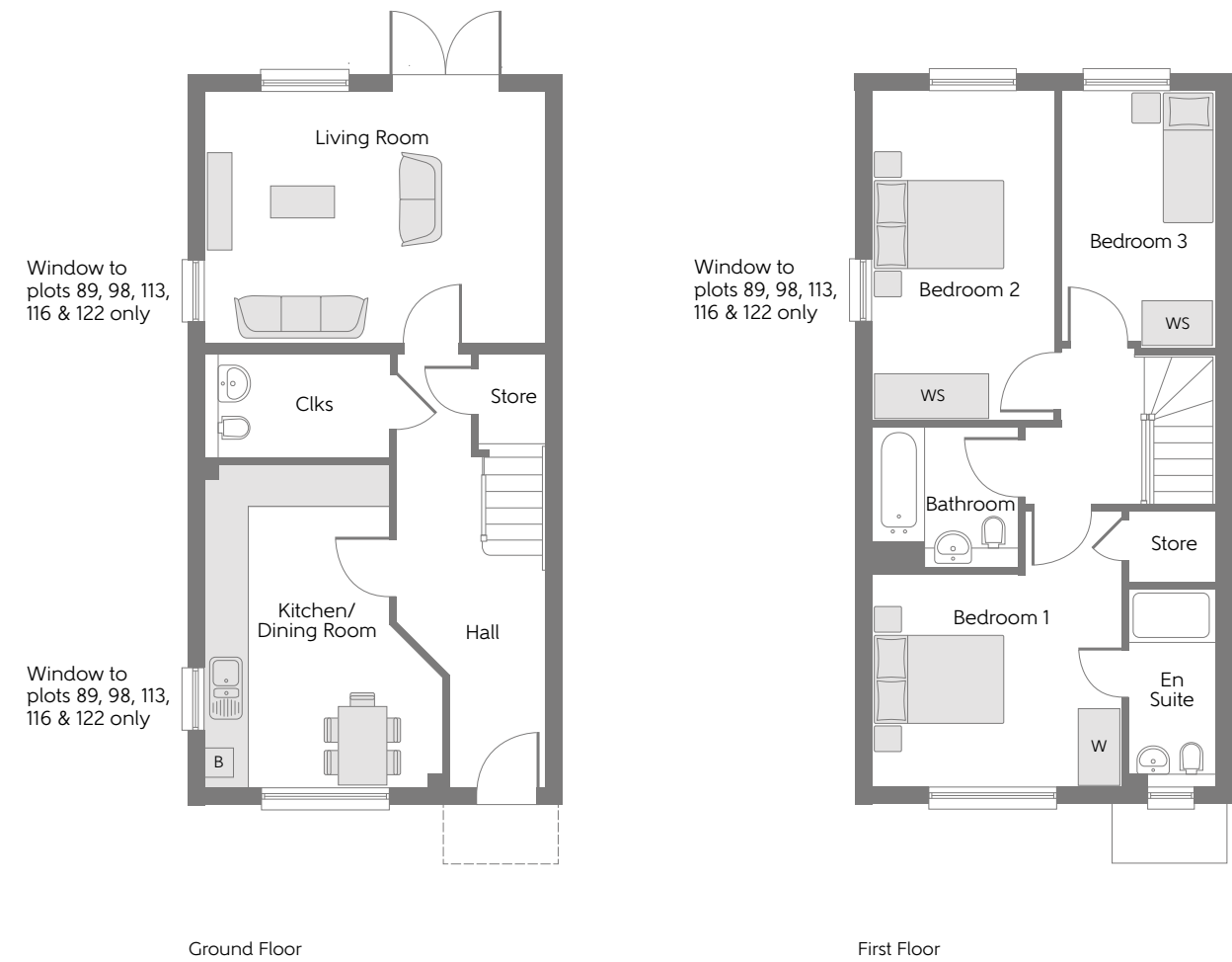
Bedroom 2	3.99m x 3.11m (max) (max)	13'11" x 10'3" (max) (max)
Bedroom 3	3.99m x 3.22m (max) (max)	13'1" x 10'7" (max) (max)
Bathroom	1.95m x 1.95m (max) (max)	6'5" x 6'5" (max) (max)



# THE FALMOUTH

THREE BEDROOM HOME

PLOTS 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 113, 114, 115, 116, 119, 120, 121, 122, 123 & 124



Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

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## GROUND FLOOR

Kitchen/Dining Room	4.55m x 3.36m (max)	14'11" x 11'0" (max)
Living Room	4.79m x 3.55m	15'9" x 11'8"
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

## FIRST FLOOR

Bedroom 1	3.92m x 3.50m (max)	12'10" x 11'6" (max)
Bedroom 1 En Suite	2.82m x 1.20m	9'3" x 3'11"
Bedroom 2	4.62m x 2.55m	15'2" x 8'4"
Bedroom 3	3.61m x 2.15m	11'10" x 7'1"
Bathroom	2.06m x 1.99m	6'9" x 6'6"

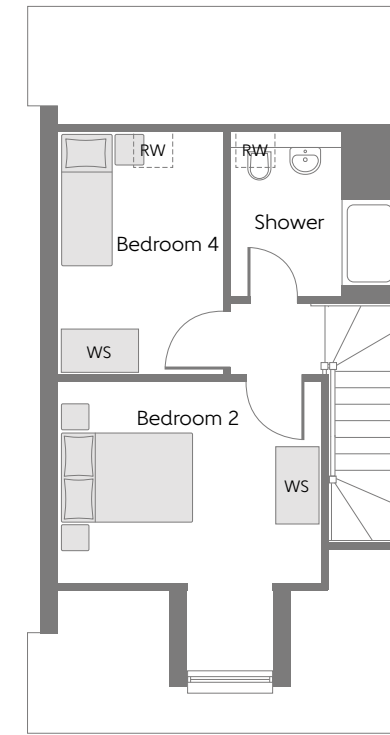


# THE WHITSTABLE

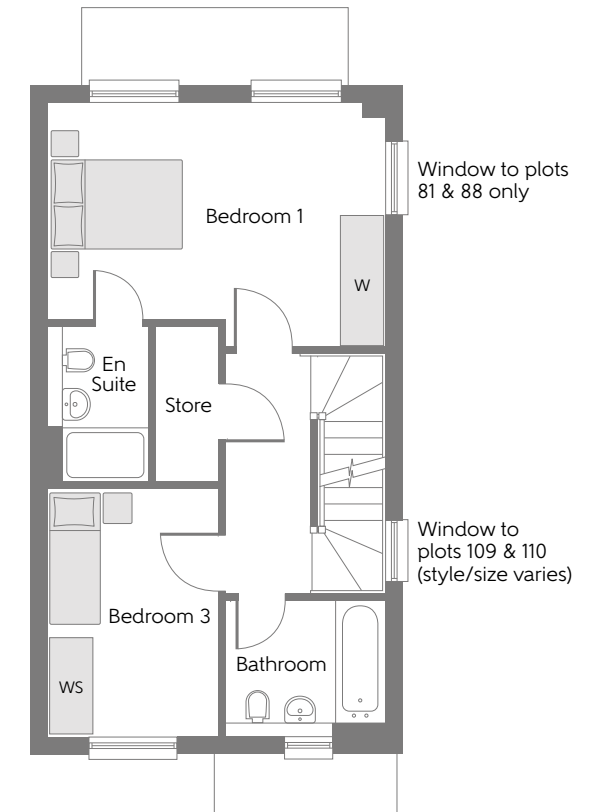
FOUR BEDROOM HOME  
 PLOTS 55, 56, 81, 84, 85, 88,  
 106, 107, 108, 109, 110 & 112



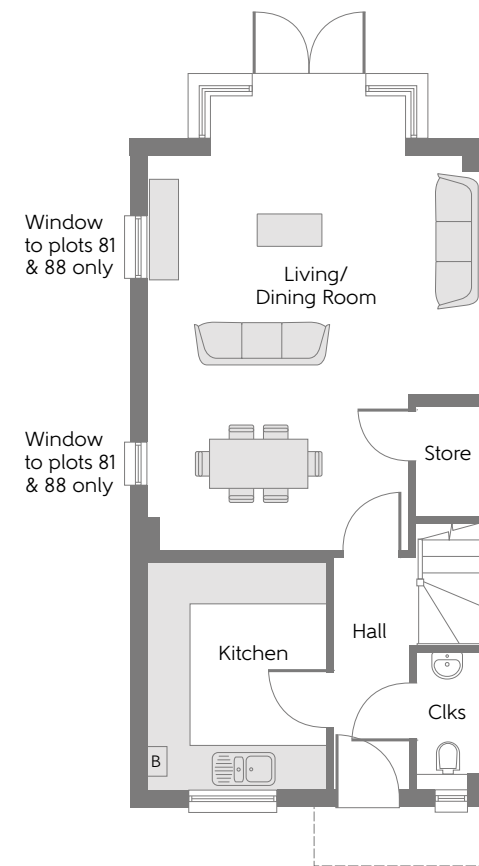
Please note plots 55 & 56 has weatherboard finish



Second Floor



First Floor



Ground Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) [RW] - Roof Window - - - - Reduced Head Height [B] - Boiler

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## GROUND FLOOR

Kitchen	3.23m x 2.48m	10'7" x 8'2"
Living/ Dining Room	6.26m x 4.67m (max) (max)	20'7" x 15'4" (max) (max)
Cloakroom	1.88m x 0.92m	6'2" x 3'0"

## FIRST FLOOR

Bedroom 1	4.67m x 3.55m (max) (max)	15'4" x 11'8" (max) (max)
Bedroom 1 En Suite	2.15m x 1.45m	7'1" x 4'9"
Bedroom 3	3.43m x 2.31m	11'3" x 7'7"
Bathroom	2.27m x 1.88m	7'5" x 6'2"

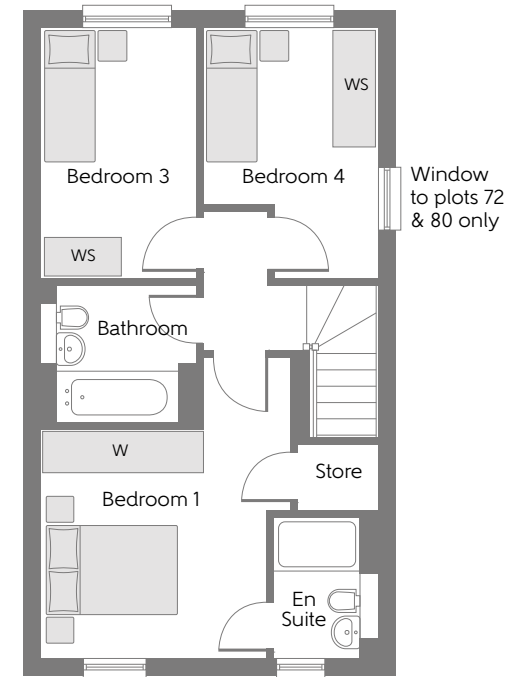
## SECOND FLOOR

Bedroom 2	3.83m x 3.53m (max) (max)	12'7" x 11'7" (max) (max)
Bedroom 4	3.24m x 2.39m (max) (max)	10'8" x 7'10" (max) (max)
Shower	2.19m x 2.12m	7'2" x 6'11"

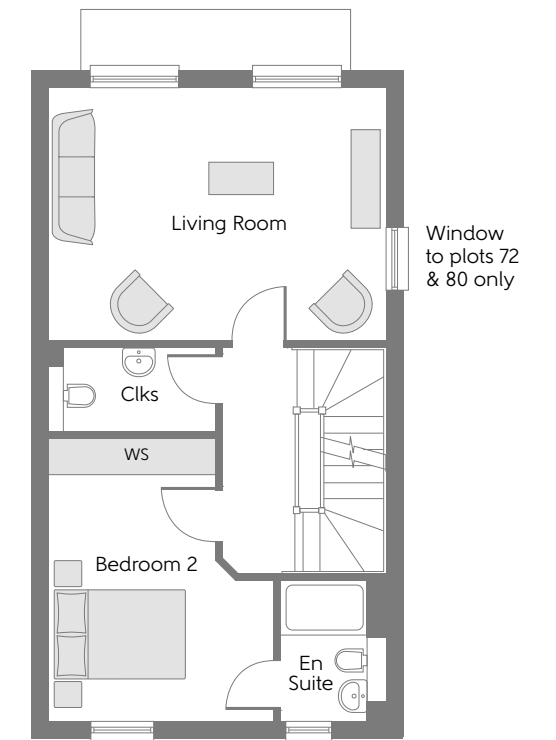


# THE GLOUCESTER

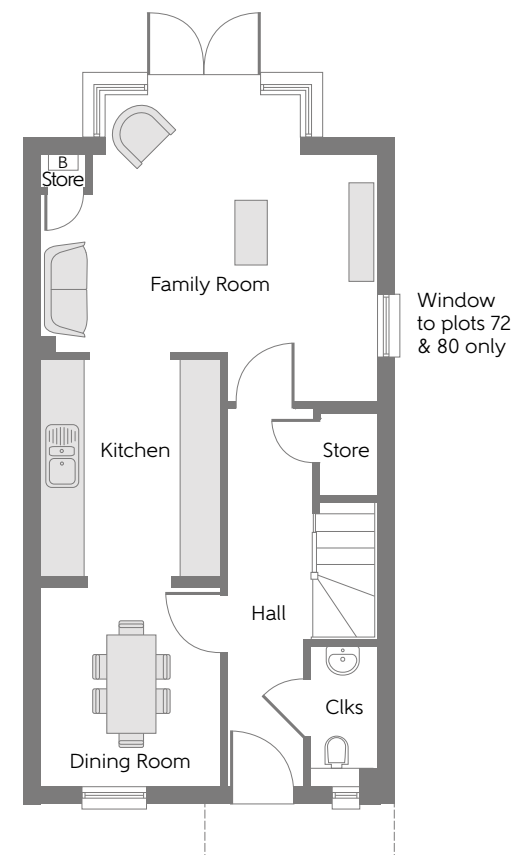
FOUR BEDROOM HOME  
PLOTS 72, 75, 77 & 80



Second Floor



First Floor



Ground Floor

Clks - Cloakroom W Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. The Gilder (HT16)

## GROUND FLOOR

Kitchen	3.51m x 2.48m	11'6" x 8'2"
Family Room	4.68m x 4.00m (max) (max)	15'4" x 13'2" (max) (max)
Dining Room	2.78m x 2.48m	9'1" x 8'2"
Cloakroom	1.88m x 0.92m	6'2" x 3'0"

## FIRST FLOOR

Living Room	4.67m x 3.55m	15'4" x 11'8"
Bedroom 2	3.95m x 3.13m (max) (max)	13'0" x 10'3" (max) (max)
Bedroom 2 En Suite	1.88m x 1.45m	6'2" x 4'9"
Cloakroom	2.31m x 1.11m	7'7" x 3'8"

## SECOND FLOOR

Bedroom 1	4.13m x 3.49m (max) (max)	13'7" x 11'5" (max) (max)
Bedroom 1 En Suite	1.88m x 1.45m	6'2" x 4'9"
Bedroom 3	3.55m x 2.15m	11'8" x 7'1"
Bedroom 4	3.55m x 2.43m (max) (max)	11'8" x 8'0" (max) (max)
Bathroom	2.15m x 1.90m	7'1" x 6'3"



# A REPUTATION BUILT ON SOLID FOUNDATIONS

BELLWAY LONDON HAS BEEN BUILDING EXCEPTIONAL QUALITY NEW HOMES THROUGHOUT THE UK FOR OVER 75 YEARS, CREATING OUTSTANDING PROPERTIES IN DESIRABLE LOCATIONS

Bellway London has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway London commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway London home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway London team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Bellway London abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



## OUR PASSION FOR GREAT CUSTOMER CARE

FROM THE FIRST DAY YOU VISIT ONE OF OUR SALES CENTRES TO THE DAY YOU MOVE IN, WE AIM TO PROVIDE A LEVEL OF SERVICE AND AFTER-SALES CARE THAT IS SECOND TO NONE

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens, it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing

this process we have after sales support that is specifically tasked to respond to all customer enquiries. We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. Our homes come with a 10-year NHBC Buildmark policy which includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.\*

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

\*For more details, we advise you to visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and take a look at the 'Welcome to NHBC warranty and insurance' brochure.



# OUR PORTFOLIO

BELLWAY LONDON HAS BEEN DELIVERING HOMES OF UNRIVALLED QUALITY IN LONDON FOR OVER 75 YEARS. WE HAVE BUILT COMMUNITIES, SHAPED SKYLINES AND CONTRIBUTED TO INFRASTRUCTURE UPGRADES TO HELP BUILD A GREATER LONDON



## COMPLETED DEVELOPMENTS

### THE RESIDENCE

NINE ELMS



Photograph of The Residence.

- 1, 2 and 3 bedroom apartments & penthouses
- Podium gardens
- 24 hour concierge
- Private residents' gym
- Meeting suite
- Media room
- Secure car parking
- Opposite the new US Embassy
- Walking distance to new Nine Elms Zone 1 station
- Completed in 2020

### LEGACY WHARF

STRATFORD



Photograph of Legacy Wharf.

- 1, 2 and 3 bedroom apartments
- Concierge
- Fitness centre
- Communal gardens and play areas
- Part of the regeneration of Stratford
- Walking distance of Pudding Mill Lane DLR
- First phase completed in 2019

### EXPLORERS WHARF

LIMEHOUSE



Photograph of Explorer's Wharf.

- 1, 2 and 3 bedroom waterside apartments
- Residents' gym
- Concierge
- Landscaped podium and roof gardens
- Walking distance to Westferry DLR
- Completed in 2020

### DOCKSIDE

TURNBERRY QUAY



Photograph of Dockside.

- 1, 2 and 3 bedroom apartments with panoramic views of Canary Wharf
- Concierge
- Parking
- Commercial space
- Walking distance to Crossharbour DLR
- Completed in 2018





Beckton Parkside Show Apartment.

## SHARMIN & GERGO

SHARMIN AND GERGO RECENTLY FOUND THEIR DREAM TWO-BEDROOM APARTMENT AT BELLWAY LONDON'S NEARBY BECKTON PARKSIDE DEVELOPMENT.



"It was only when we looked around Beckton Parkside that we were sure of what we wanted – it ticked all the boxes. There was also something about owning a new-build home that was really attractive to us," says Sharmin.

"We are really looking forward to the summer when the weather gets a bit better, so we can take full advantage of the garden and meet more of our neighbours."

Describing how their lives have changed since moving in, Sharmin said: "I think the main thing is how happy we are. Having our own space was a really big thing for us and we feel much more content now that we have achieved it.

"The customer service we received was amazing. I have already recommended Bellway to my friends and family who are also looking to purchase their first property soon."



## AWARDED HIGHEST RATING BY HBF

9/10 WOULD RECOMMEND US TO A FRIEND

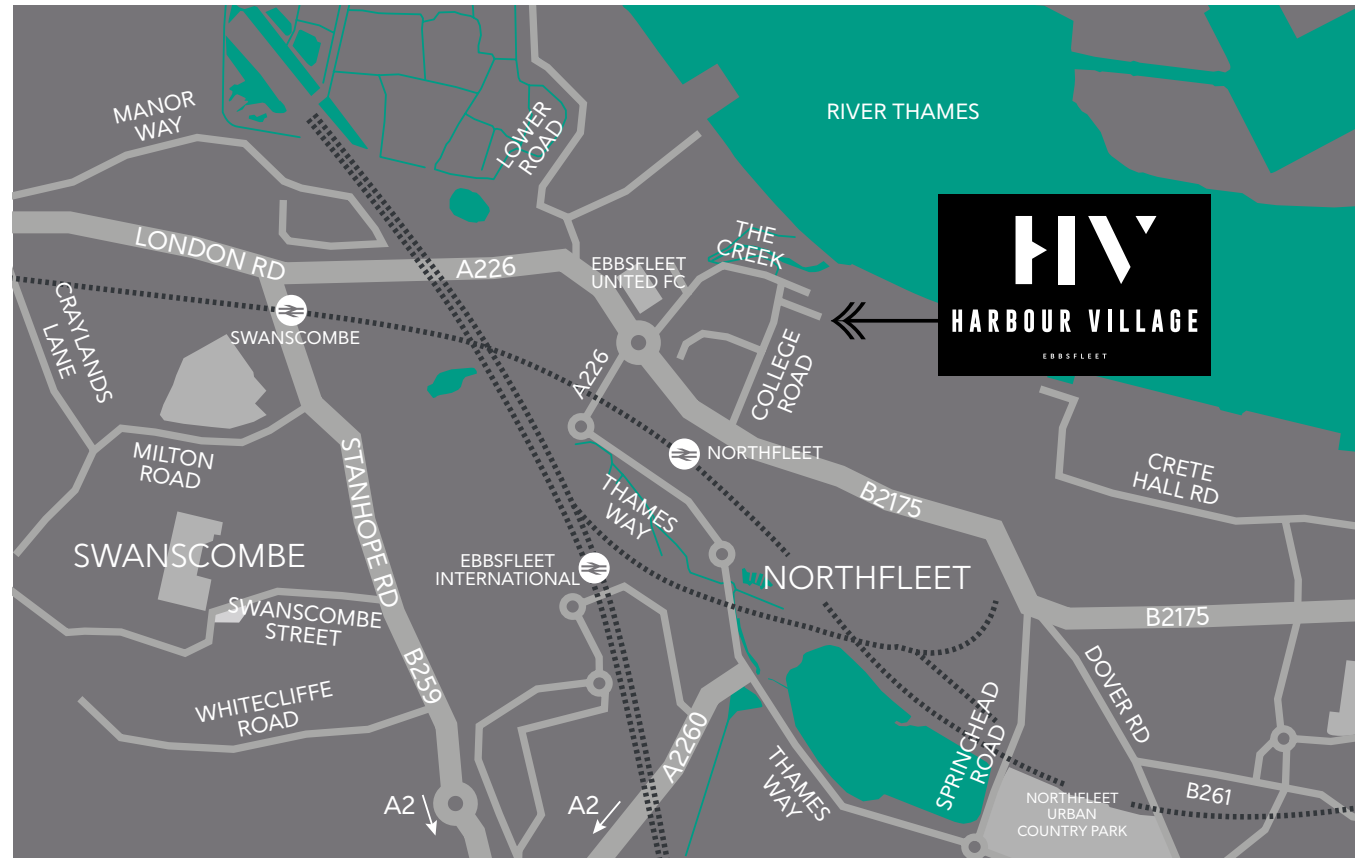
Bellway London has been awarded five-star status by the Home Builders Federation (HBF), confirming the developer's place among the country's elite house-builders. More than nine out of ten customers said they would recommend Bellway London to a friend.

The award is the highest accolade a new homes developer can receive. HBF ratings are based on feedback from customers in the weeks after they move into their new home. Only a small handful of housebuilders achieved five-star status this year.





HARBOUR VILLAGE AT EBBSFLEET GARDEN CITY,  
OFF COLLEGE ROAD, NORTHFLEET, KENT DA11 9AS  
///SPRINT.BEAM.BOLTS



For the latest information and availability please scan  
the QR code and view our digital brochure



**Bellway** | London

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Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and Transport for London. The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. All maps are for illustrative purposes only and not to scale. 02523-30/07/23.



