



# St George's Park

Hornchurch

PHASE 2



# St George's Park

Hornchurch

WELCOME TO BELLWAY LONDON'S SECOND PHASE OF  
1 & 2 BEDROOM APARTMENTS AND 3 BEDROOM GATE HOUSES  
AT THIS POPULAR NEW DEVELOPMENT IN HORNCHURCH

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# MAKE YOUR MOVE TO ST GEORGE'S PARK



Computer generated image of apartment Hawker Court.



The houses in Phase 1 at St George's Park.



St George's Park occupies an important, historic site close to the centre of Hornchurch which played a key role in the Battle of Britain, housing RAF airmen during the Second World War.

The first phase of apartments and houses was launched Autumn 2019 and proved extremely popular with people looking for a contemporary new home. Phase 2 comprises a collection of brand new and refurbished apartments plus four semi-detached gate houses.



# AN UNRIVALLED LOCATION

St George's Park occupies a fantastic location right at the heart of Hornchurch, yet surrounded by beautiful open space. All the amenities of the town centre are just minutes from your door, including shopping, schools, bars, restaurants and excellent links to central London in as little as 45 minutes.

HARROW LODGE PARK

EVERYONE ACTIVE ABBS CROSS

SANDERS SCHOOL

HORNCHURCH SPORTS CENTRE

SUTTON PRIMARY SCHOOL



HORNCHURCH STATION

HORNCHURCH TOWN CENTRE

HACTON PRIMARY SCHOOL

INGREBOURNE RIVER



Computer enhanced aerial image.

# PERFECTLY PLACED AND WELL CONNECTED

EXCELLENT LINKS INTO THE CITY AND  
ACROSS THE COUNTRY

A home at St George's Park couldn't be better suited for professionals working in London. Hornchurch Underground Station sits on the District Line and is an easy eight-minute walk away. This connection not only provides a direct route into the heart of London, making the daily commute as hassle-free as possible, but it also opens up a gateway to the rest of the city and its wider connections. This means that whether it's London, the UK or the rest of the world, it's all within reach from St George's Park.



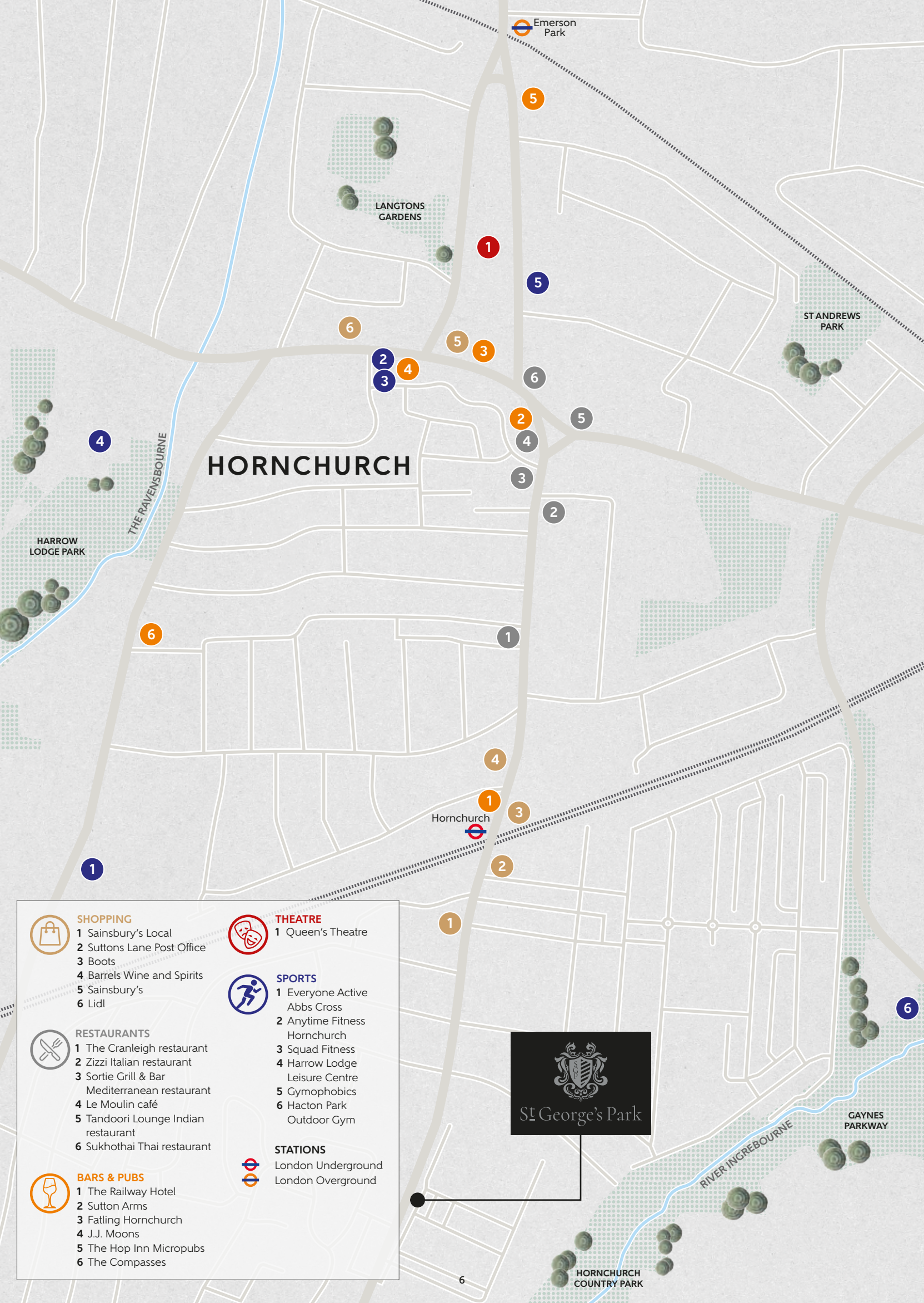
**HORNCHURCH**

9 mins from St George's Park



**EMERSON PARK**

30 mins from St George's Park



<p><b>SHOPPING</b></p> <ul style="list-style-type: none"> <li>1 Sainsbury's Local</li> <li>2 Suttons Lane Post Office</li> <li>3 Boots</li> <li>4 Barrels Wine and Spirits</li> <li>5 Sainsbury's</li> <li>6 Lidl</li> </ul>	<p><b>THEATRE</b></p> <ul style="list-style-type: none"> <li>1 Queen's Theatre</li> </ul>
<p><b>RESTAURANTS</b></p> <ul style="list-style-type: none"> <li>1 The Cranleigh restaurant</li> <li>2 Zizzi Italian restaurant</li> <li>3 Sortie Grill &amp; Bar Mediterranean restaurant</li> <li>4 Le Moulin café</li> <li>5 Tandoori Lounge Indian restaurant</li> <li>6 Sukhothai Thai restaurant</li> </ul>	<p><b>SPORTS</b></p> <ul style="list-style-type: none"> <li>1 Everyone Active</li> <li>2 Abbs Cross</li> <li>2 Anytime Fitness</li> <li>3 Squad Fitness</li> <li>4 Harrow Lodge Leisure Centre</li> <li>5 Cymophobics</li> <li>6 Hacton Park Outdoor Gym</li> </ul>
<p><b>BARS &amp; PUBS</b></p> <ul style="list-style-type: none"> <li>1 The Railway Hotel</li> <li>2 Sutton Arms</li> <li>3 Fatling Hornchurch</li> <li>4 J.J. Moons</li> <li>5 The Hop Inn Micropubs</li> <li>6 The Compasses</li> </ul>	<p><b>STATIONS</b></p> <ul style="list-style-type: none"> <li>London Underground</li> <li>London Overground</li> </ul>

Map is indicative only. Travel times and distances are approximate only taken from Google maps, TFL and National Rail websites.

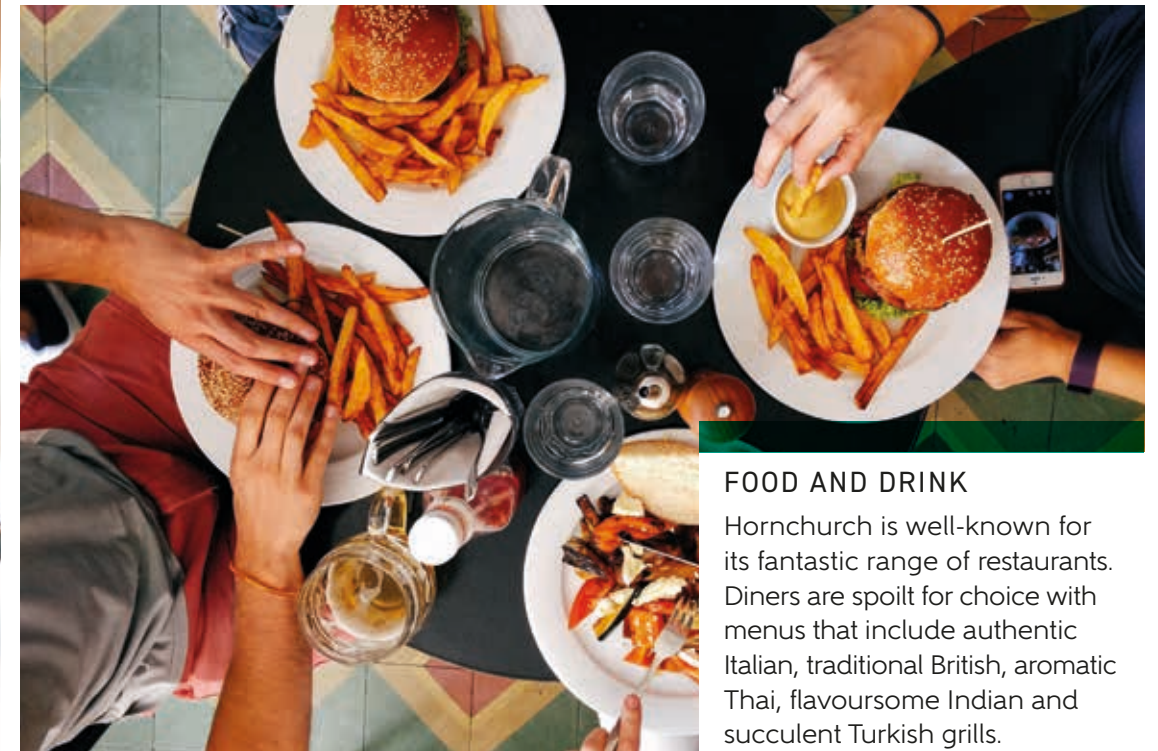
## ON YOUR DOORSTEP

GET INVOLVED IN THIS ECLECTIC MIX OF FLAVOURS, FASHION, ARTS AND COMMUNITY

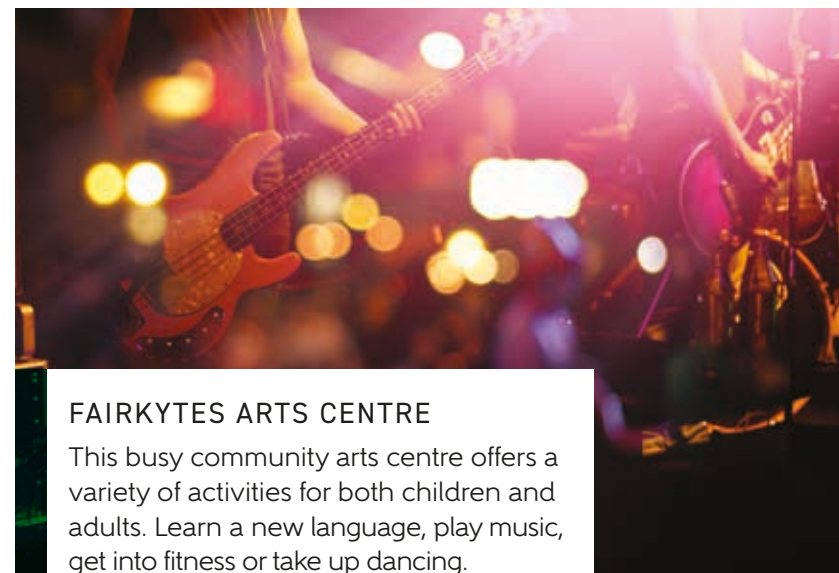


Hornchurch's well-appointed town centre provides all the essentials you could need, along with much more. The weekly shop is easily taken care of by a selection of well-known supermarkets and the High Street plays home to a number of leading banks, pharmacies and a post office. Additionally, there is a choice of local dental and GP surgeries for added peace of mind.

If you're looking for a bit of culture, you're certainly in the right place. Hornchurch is proud to have established itself as Havering's cultural centre with renowned theatres and entertainment, plus an extensive library on North Street. All this is perfectly complemented by a diverse selection of bars, restaurants and cafés that are just waiting to be enjoyed.



**FOOD AND DRINK**  
Hornchurch is well-known for its fantastic range of restaurants. Diners are spoilt for choice with menus that include authentic Italian, traditional British, aromatic Thai, flavoursome Indian and succulent Turkish grills.



**FAIRKYTES ARTS CENTRE**  
This busy community arts centre offers a variety of activities for both children and adults. Learn a new language, play music, get into fitness or take up dancing.



**SHOPPING**  
The centre of Hornchurch offers a great selection of shops, ranging from specialist independent boutiques through to national high street names.



**QUEENS THEATRE**  
This renowned theatre attracts audiences from near and far with its extremely popular productions. Its 500-seat auditorium hosts a wide variety of shows including theatre, comedy, music and kids' entertainment.

## PARK LIFE

HORNCHURCH MAKES THE IDEAL LOCATION FOR FINDING THE PERFECT BALANCE BETWEEN CITY AND COUNTRY LIFE. AT ST GEORGE'S PARK THERE IS A HUGE CHOICE OF LEISURE ACTIVITIES CONVENIENTLY LOCATED CLOSE BY



**HORNCHURCH COUNTRY PARK**  
RM13 7YH

🚗 1 minute drive

This award-winning country park lies adjacent to St George's Park and is a designated Local Nature Reserve offering open grassland, a fishing lake, extensive trails and a rich variety of wildlife.



**INGREBOURNE**  
RM12 6TS

🚗 4 minutes drive

This picturesque river winds its way through the beautiful Ingrebourne Valley and provides a valuable home to an abundance of local wildlife. Cycle or stroll along the river trails and reconnect with nature.



**ROM SKATEPARK**  
RM12 4ES

🚗 8 minutes drive

Originally opened in 1978, ROM is one of the UK's oldest and best-loved skateparks and features a purpose-built collection of bowls, hips, grinds and half pipes.



**RAPHAEL PARK**  
RM2 5EB

🚗 15 minutes drive

Perfect for a family day out, Raphael Park features a lake, sports facilities, a café and a large children's playground. Plus, don't miss the open-air theatre and music events regularly held at the bandstand.



**OLD MACDONALD'S FARM**  
CM14 5AY

🚗 20 minutes drive

A combination of 30 different species of animal, a range of rides and amusements, indoor soft play facilities and plenty of fun events makes this family venue the ideal way to keep the kids entertained.



**HARROW LODGE PARK**  
RM12 4PL

🚗 29 minutes drive

At 130 acres this is the borough's largest urban park with a Sports Centre, two lakes, woodland and conservation areas.

# EXPLORING THE CAPITAL

IF YOU ARE LOOKING TO ENJOY THE BUZZ OF ONE OF EUROPE'S MOST EXCITING CITIES, ST GEORGE'S PARK PROVIDES AN EXCELLENT LOCATION FROM WHICH TO GET STARTED



## CANARY WHARF

🚶 39 minutes on foot

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.



## WESTFIELD STRATFORD

🚶 41 minutes on foot

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.



## THE CITY

🚶 45 minutes on foot

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.



## THE O2

🚶 47 minutes on foot

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.



## GREENWICH

🚶 55 minutes on foot

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.



## WEST END

🚶 56 minutes on foot

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.



# YOUR NEW HOME AWAITS

INTRODUCING OUR  
SECOND PHASE OF 1, 2 AND  
3 BEDROOM HOMES



Computer generated image of apartment Blenheim Court.

# FIVE STAR FACILITIES

DISCOVER LUXURY LIVING AT ST. GEORGE'S PARK WITH A PLETHORA OF FACILITIES AT YOUR FINGERTIPS



## SECURE CYCLE STORAGE

Travelling by bike couldn't be easier, with a secure cycle store available.



## COMMUNAL GARDENS

Landscaped communal gardens allow you to enjoy natural outdoor space moments from your doorstep.



## CAR PARKING

Car parking is included to all properties, with electric charging points to certain plots. Please check with your Sales Advisor.



# HOME WORKING THAT WORKS FOR YOU

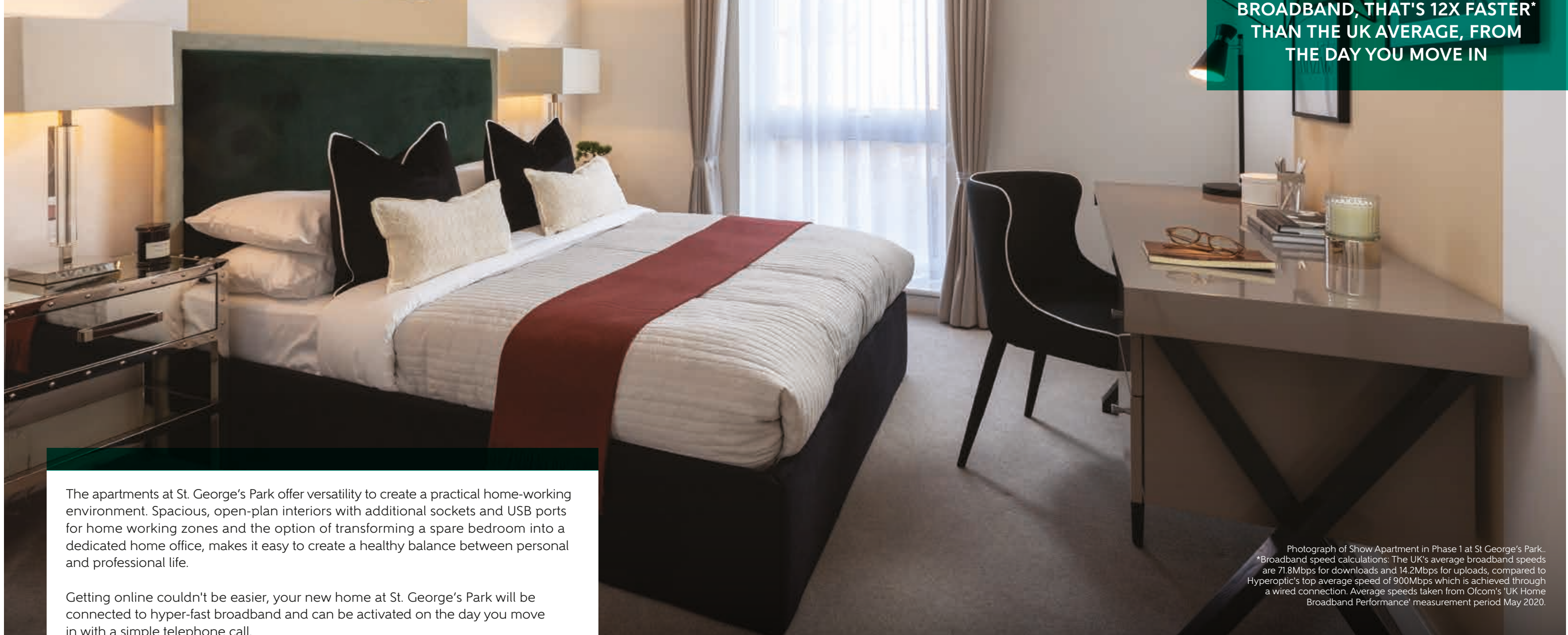
WORKING FROM HOME IS MADE EASIER WITH DEDICATED WORKING SPACE AND HYPERFAST CONNECTIVITY FROM THE DAY YOU MOVE IN



DEDICATED HOME WORKING ZONE WITH ADDITIONAL SOCKETS AND USB PORTS



CONNECT TO HYPEROPTIC BROADBAND, THAT'S 12X FASTER\* THAN THE UK AVERAGE, FROM THE DAY YOU MOVE IN



The apartments at St. George's Park offer versatility to create a practical home-working environment. Spacious, open-plan interiors with additional sockets and USB ports for home working zones and the option of transforming a spare bedroom into a dedicated home office, makes it easy to create a healthy balance between personal and professional life.

Getting online couldn't be easier, your new home at St. George's Park will be connected to hyper-fast broadband and can be activated on the day you move in with a simple telephone call.

Photograph of Show Apartment in Phase 1 at St George's Park.  
\*Broadband speed calculations: The UK's average broadband speeds are 71.8Mbps for downloads and 14.2Mbps for uploads, compared to Hyperoptic's top average speed of 900Mbps which is achieved through a wired connection. Average speeds taken from Ofcom's 'UK Home Broadband Performance' measurement period May 2020.

# 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.

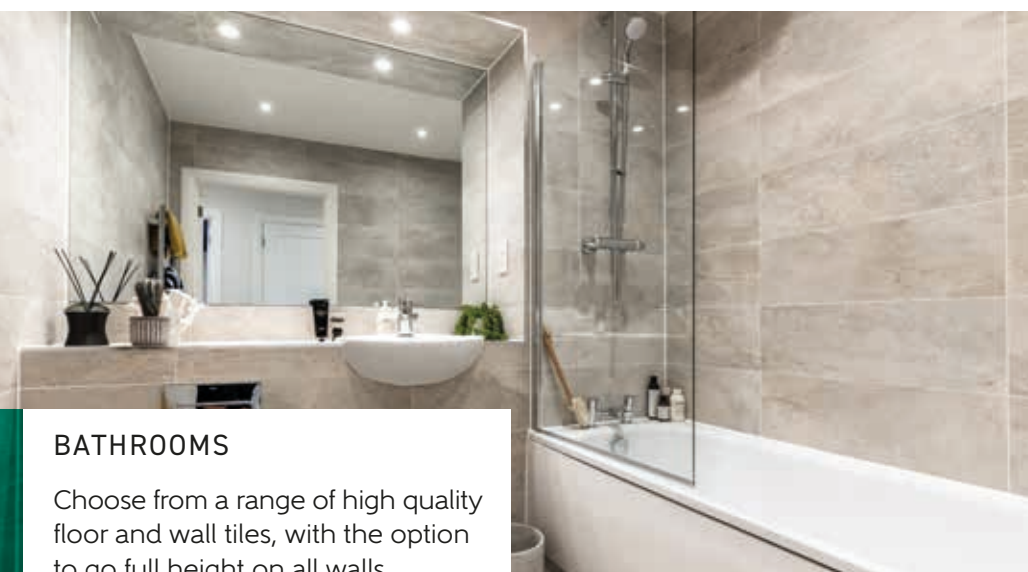
## FLOORING

Completely transform your interior by selecting from a variety of laminate 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.



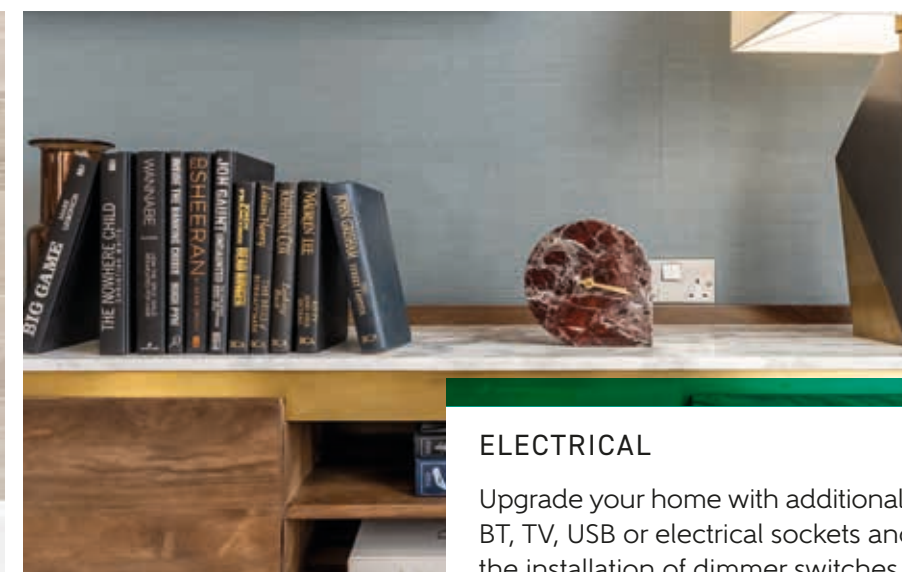
## APPLIANCES

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



## KITCHENS

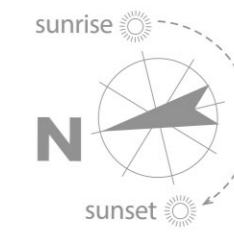
Personalise your kitchen by choosing from a range of doors and units, worktops and splashbacks.



## 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.



**St George's Park**  
Hornchurch

# DEVELOPMENT PLAN

**Phase One**

**5 Bedroom Homes**

**The Elm**  
plots 89 & 96

**The Willow**  
plots 105, 106, 107, 108, 109, 132, 162 & 171

**4 Bedroom Homes**

**The Magnolia**  
plots 1, 137, 146, 147, 156, 163, 170, 176, 189 & 194

**The Walnut**  
plots 4, 5, 75, 82, 85, 86, 92, 93, 140, 141, 142, 143, 164, 165, 166, 167, 168, 169, 172, 173, 183, 184, 192 & 193

**3 Bedroom Homes**

**The Hornbeam**  
plots 39, 40, 45, 177, 178, 179 & 180

**The Rosewood**  
plots 41, 42, 43, 44, 76, 77, 78, 79, 80, 81, 83, 84, 87, 88, 90, 91, 94, 95, 97, 98, 103, 104, 120, 121, 130, 131, 133, 134, 135, 136, 138, 139, 144, 145, 148, 149, 150, 151, 152, 153, 154, 155, 174, 175, 181, 182, 185, 186, 187, 188, 190 & 191

**2 Bedroom Homes**

**The Olive**  
plots 2, 3, 99, 100, 101, 102, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 122, 123, 124, 125, 126, 127, 128, 129, 157, 158, 159, 160 & 161

**1 & 2 Bedroom Apartments**

**Martel House**  
plots 53, 54, 57 - 62, 65 - 74

**Phase Two**

**Blenheim Court: 1 & 2 Bedroom Apartments**  
plots 195-224

**Sopwich Court: 1 & 2 Bedroom Apartments (Refurbished)**  
plots 261-268

**Hawker Court: 1 & 2 Bedroom Apartments**  
plots 269-286

**Gloster Court: 1 & 2 Bedroom Apartments**  
plots 287-316

**Armstrong Court: 1 & 2 Bedroom Apartments**  
plots 317-352

**The Gatehouses: 3 Bedroom Homes**  
plots 353-356

**Affordable Homes**



The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings 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. Hard and soft landscaping is indicative only.

# 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.

Over **75**  
YEARS of QUALITY  
SINCE 1946

**NEW  
HOMES  
QUALITY  
CODE**



## 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.

Bellway | London

## OUR PORTFOLIO

BELLWAY LONDON IS COMMITTED TO DELIVERING THE VERY BEST NEW HOMES ACROSS THE CAPITAL. ALL OF OUR FLAGSHIP DEVELOPMENTS HAVE BEEN CAREFULLY CRAFTED TO MEET THE NEEDS AND DEMANDS OF LIFE IN LONDON TODAY.



## THE RESIDENCE NINE ELMS

### KEY FACTS

- 1, 2 and 3 bedroom apartments and 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

Photograph of The Residence.



## EXPLORER'S WHARF LIMEHOUSE

### KEY FACTS

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

Photograph of Explorer's Wharf.



## LEGACY WHARF STRATFORD

### KEY FACTS

- 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

Photograph of Legacy Wharf.



## DOCKSIDE TURNBERRY QUAY

### KEY FACTS

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

Photograph of Dockside.



# BUILDING COMMUNITIES

Our contribution extends beyond building new HBF-awarded five star homes. We are proud to support local community projects and invest in facilities and infrastructure. This includes improvements towards transport connections, green open spaces and leisure facilities, funding towards education and providing affordable new homes. In turn, this also helps to create new jobs for local people and help boost the local economy.



## OLD ISLEWORTH OVER £1.1 MILLION

including  
£319k towards local infrastructure  
£318k towards local employment

## NINE ELMS OVER £29 MILLION

including  
£10 million towards affordable housing  
£109k towards local employment

## CROYDON OVER £1 MILLION

including  
£242k towards carbon offset  
£239k towards local employment and training

## SYDENHAM OVER £1.5 MILLION

including  
£591k towards local infrastructure  
£532k towards employment

## FOREST HILL £624K

including  
£253k towards local infrastructure  
£167k towards Crossrail

## POPLAR OVER £1 MILLION

including  
£932k towards local infrastructure  
£62k towards local employment



## HAYES £395K

including  
£175k towards improving public open space  
£175k towards carbon offset



## BECKTON OVER £2 MILLION

including  
£2.1 million towards local infrastructure  
£150k towards local workplace contribution



## HORNCHURCH OVER £6 MILLION

including  
£3.4 million towards local infrastructure  
£1.5 million towards education



## WOOLWICH £612K

including  
£408k towards local infrastructure  
£97k towards carbon offset



## DARTFORD OVER £6 MILLION

towards local infrastructure

## BEXLEYHEATH £4.9 MILLION

towards local infrastructure

## STRATFORD OVER £1.5 MILLION

including  
£1.1 million towards local infrastructure  
£400k towards public realm

## GREENWICH OVER £2.5 MILLION

including  
£1.5 million towards education and community projects

# TOTAL CONTRIBUTIONS £58,847,989



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.

# SUTTONS LANE, HORNCHURCH RM12 6RS



**Bellway** | London

Bellway Homes Limited (Thames Gateway Division), Bellway House,  
Anchor Boulevard, Crossways Business Park, Dartford, Kent DA2 6QH

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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. 00524-11/09/22.

FLOORPLANS

**Bellway** | London

