

W
WATERSIDE
AT WATFORD RIVERWELL



WELCOME TO BELLWAY LONDON'S LATEST COLLECTION OF
1, 2 AND 3 BEDROOM WATERSIDE APARTMENTS IN WATFORD

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THE BEST OF WATERSIDE LIVING



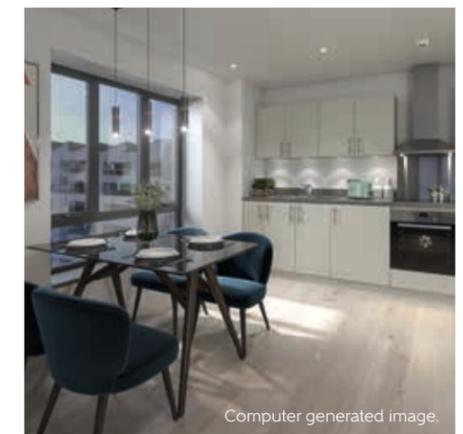
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Watford Riverwell is so much more than just a development; it is the creation of a brand-new destination and Waterside puts you right at the heart of it. These contemporary apartments, which all feature a balcony or terrace, are built to cater for the most modern lifestyle. Interiors have been thoughtfully designed to maximise space, light and energy efficiency, while a high-quality specification provides both form and function.



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A CLEAR VISION FOR A BRAND NEW COMMUNITY

WATFORD RIVERWELL IS THE LARGEST REGENERATION PROJECT IN WATFORD AND WILL TRANSFORM THE AREA

VICARAGE ROAD FC STADIUM

100s OF NEW HOMES

UP TO 1,300 NEW JOBS

BRAND NEW PRIMARY SCHOOL

4.5 ACRES OF GREEN OPEN SPACE



SHOPS & RESTAURANTS

WATFORD GENERAL HOSPITAL

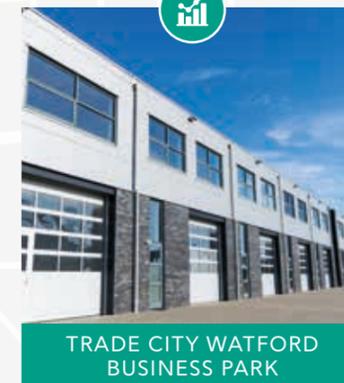
WOODLANDS



CHILDREN'S PLAY AREA



PROPOSED COMMUNITY CENTRE



TRADE CITY WATFORD BUSINESS PARK

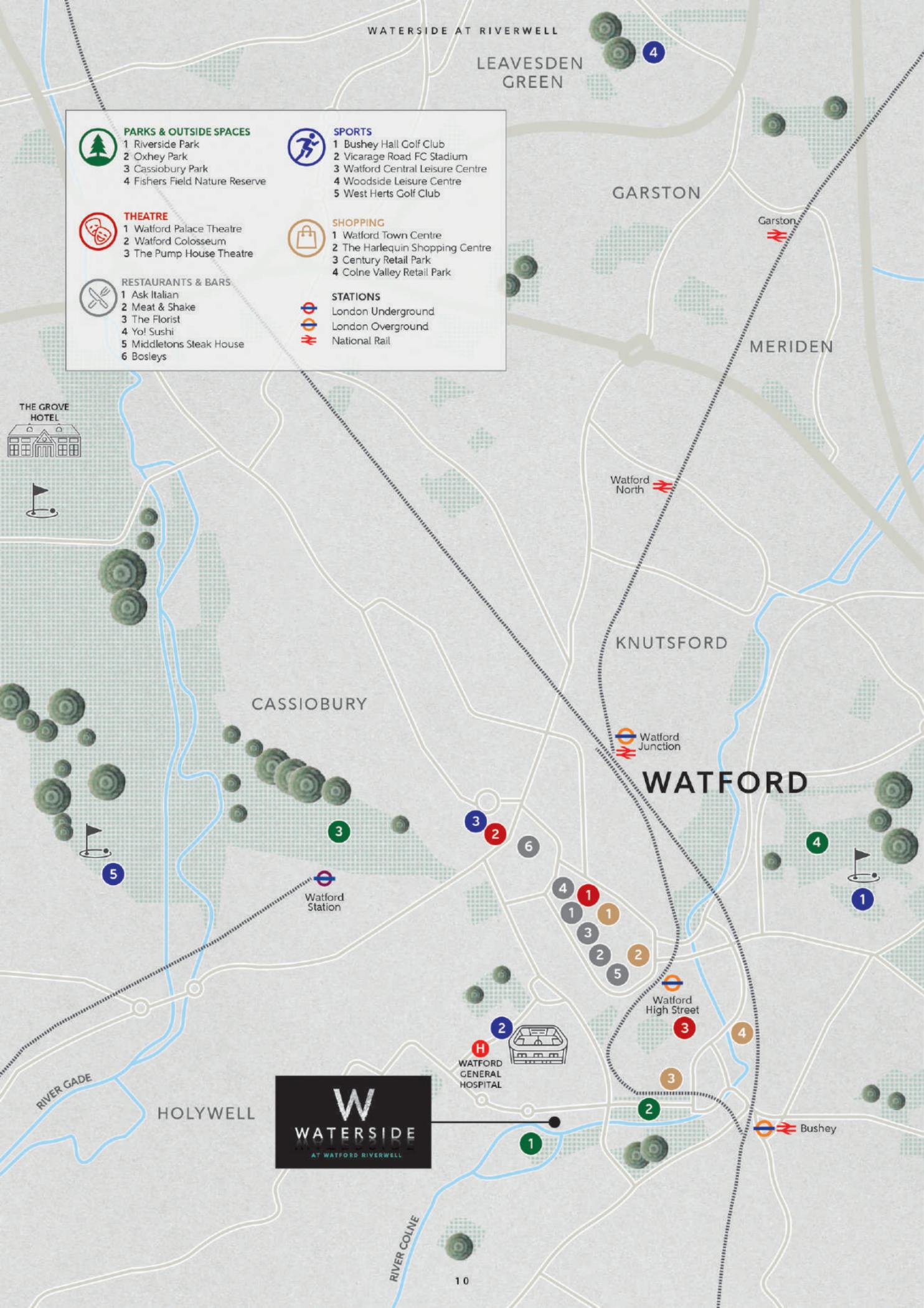


PROPOSED PRIMARY SCHOOL

WATFORD'S EXCITING NEW DESTINATION

Waterside forms part of the 70-acre Watford Riverwell development, an exciting new commercial and residential destination on the outskirts of the town. Surrounded by beautiful parkland on the banks of the River Colne, yet within easy reach of all the shopping, entertainment and nightlife that the vibrant town centre has to offer, Waterside creates an irresistible mix of cutting-edge design, vibrant community and natural tranquillity.





- PARKS & OUTSIDE SPACES**
 - 1 Riverside Park
 - 2 Oxhey Park
 - 3 Cassiobury Park
 - 4 Fishers Field Nature Reserve
- SPORTS**
 - 1 Bushey Hall Golf Club
 - 2 Vicarage Road FC Stadium
 - 3 Watford Central Leisure Centre
 - 4 Woodside Leisure Centre
 - 5 West Herts Golf Club
- THEATRE**
 - 1 Watford Palace Theatre
 - 2 Watford Colosseum
 - 3 The Pump House Theatre
- SHOPPING**
 - 1 Watford Town Centre
 - 2 The Harlequin Shopping Centre
 - 3 Century Retail Park
 - 4 Colne Valley Retail Park
- RESTAURANTS & BARS**
 - 1 Ask Italian
 - 2 Meat & Shake
 - 3 The Florist
 - 4 Yo! Sushi
 - 5 Middletons Steak House
 - 6 Bosleys
- STATIONS**
 - London Underground
 - London Overground
 - National Rail

WATERSIDE AT RIVERWELL

PERFECTLY PLACED AND WELL CONNECTED

EXCELLENT LINKS INTO THE CITY, ACROSS THE COUNTRY AND AROUND THE GLOBE

With Bushey Station less than a mile away from Waterside at Riverwell, you can stay well-connected to the city for both business and pleasure. Regular services run to London Euston in minutes offering links to some of the capital's most famous destinations along the way. The M25 is also easily accessible, opening up the national motorway network and putting Heathrow Airport within half an hour. With direct flights to more than 180 airports across the globe, this opens a gateway to the world.

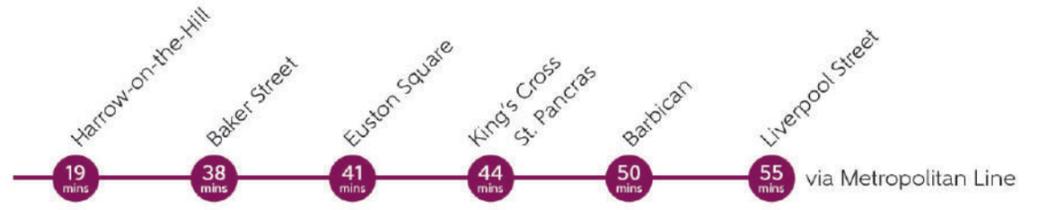
WATFORD HIGH STREET
 16 mins from Waterside



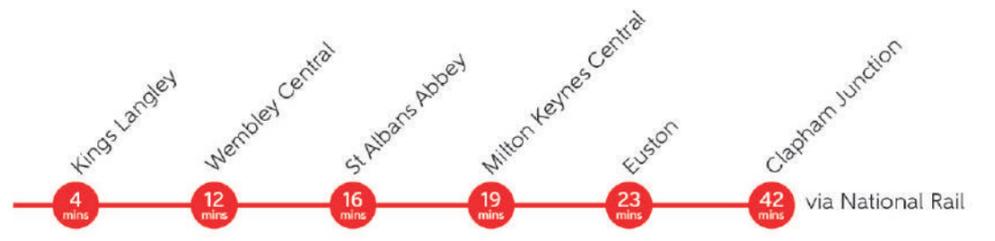
BUSHEY
 17 mins from Waterside



WATFORD
 23 mins from Waterside



WATFORD JUNCTION
 30 mins from Waterside



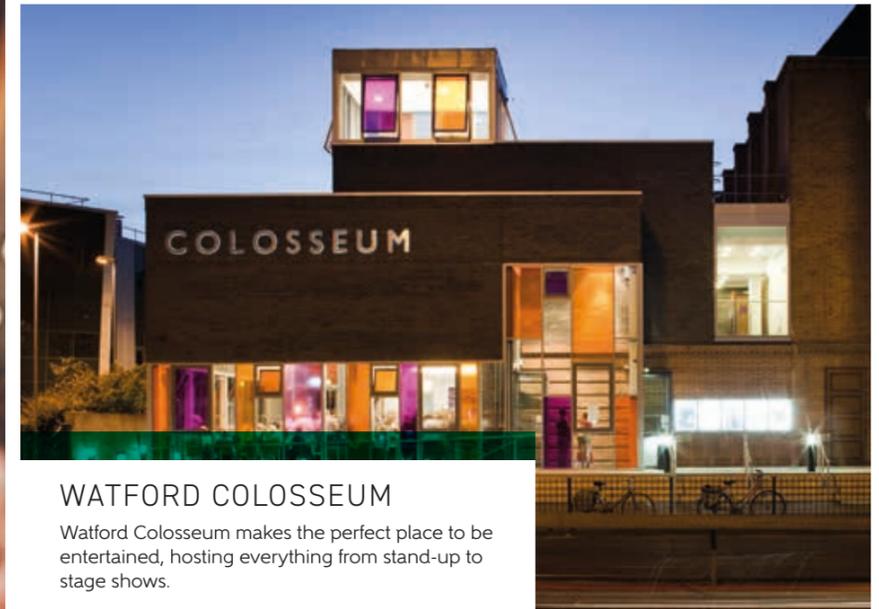
Map is indicative only. Travel times and distances are approximate only taken from Google maps, TFL and National Rail websites.

ON YOUR DOORSTEP

YOU'RE NEVER SHORT OF THINGS TO DO IN THIS VIBRANT TOWN CENTRE ON THE EDGE OF THE CAPITAL

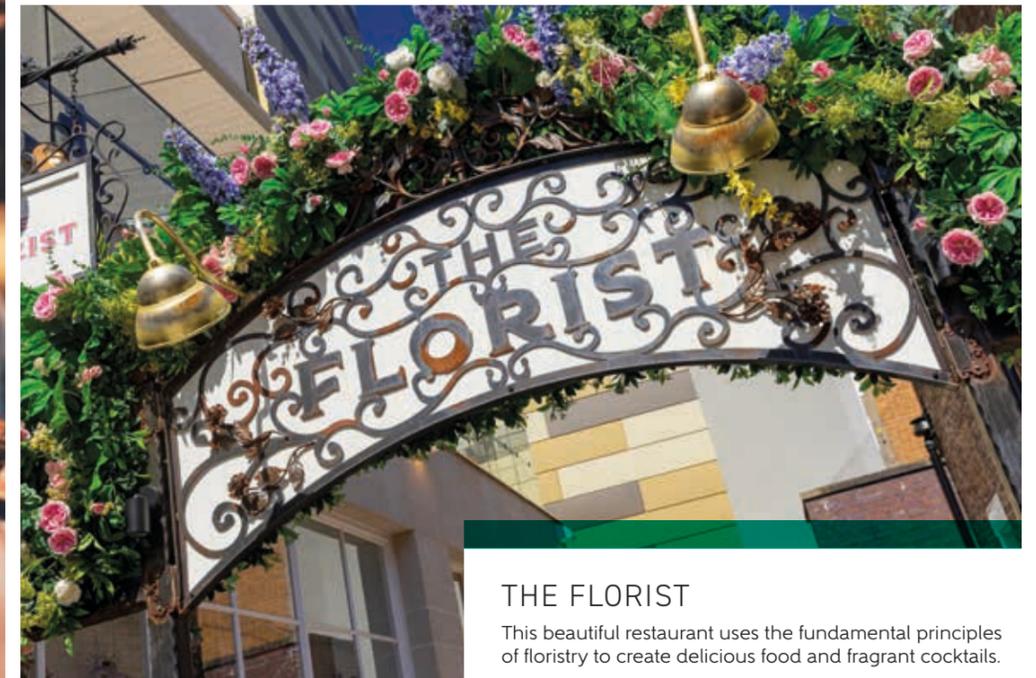
Watford's town centre is a fantastic hub for shopping, socialising, educating and entertainment, so whatever your idea of fun, you can find it here.

Foodies and socialites will love the abundance of bars and restaurants that can cater for a variety of tastes and always make for a fun night out. The great range of shops and the local market are enough to satisfy any retail therapy session and the kids are spoilt for choice, with bowling, climbing, crazy golf and the museum nearby. Arts lovers will be in their element with a wide range of music, theatre, comedy and more across two fantastic venues, while a multiscreen cinema means you can catch all the latest blockbusters.



WATFORD COLOSSEUM

Watford Colosseum makes the perfect place to be entertained, hosting everything from stand-up to stage shows.



THE FLORIST

This beautiful restaurant uses the fundamental principles of floristry to create delicious food and fragrant cocktails.



WATFORD MUSEUM

Learn all about Watford's past and present with a range of displays focusing on local history, industry and archaeology.



WATFORD PALACE THEATRE

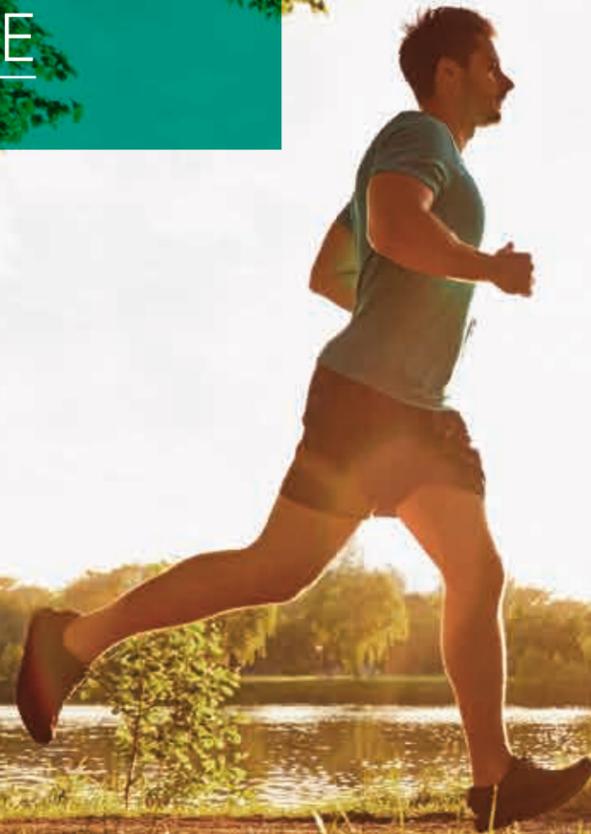
At this classic theatre you can enjoy drama, musicals, dance, comedy and pantomime, all in beautiful surroundings.



WATFORD MARKET

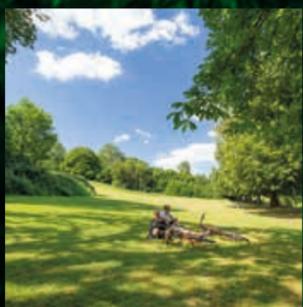
From flowers and fashion to watch repairs and world cuisine. This regular market is a treasure trove of goods and services.

DISCOVER A HEALTHIER LIFESTYLE



With modern lifestyles keeping us busier than ever, finding the time to keep fit and healthy has never been more important. This could mean a hardcore workout at the gym, a high-intensity fitness class, a fun family activity or simply a quiet afternoon stroll in the sun. Whatever your idea of keeping fit, from Waterside at Riverwell you can find it all close by.

As well as the on-site gym, local parks and fitness centres, Watford offers a huge choice of activities that can be enjoyed individually or as a family, including rock climbing, cycling, golf and even scuba diving.



OXHEY PARK
WD18 0GF

🚲 5 minutes by bike

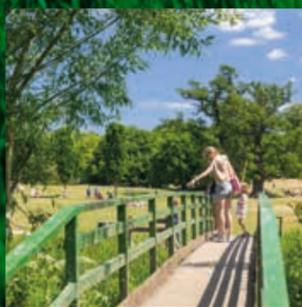
This riverside park is currently being regenerated to provide a brand-new activity park, café and riverside terrace.



EBURY WAY CYCLE PATH
WD17

🚲 5 minutes by bike

Take a gentle ride to Rickmansworth under the dappled light from the trees that line this beautiful cycling route.



CASSIOBURY PARK
WD18 7LG

🚲 10 minutes by bike

This is the largest open space in Watford and has everything you could need for a fantastic family day out.



WATFORD LEISURE CENTRE
WD17 3HA

🚲 9 minutes by bike

This local fitness centre provides everything for keeping fit, including two pools, sports facilities and a gym.



PUMPS GYM
WD18 9BL

🚲 11 minutes by bike

This 24-hour gym offers the very latest fitness equipment, group classes and an extensive free weights area.



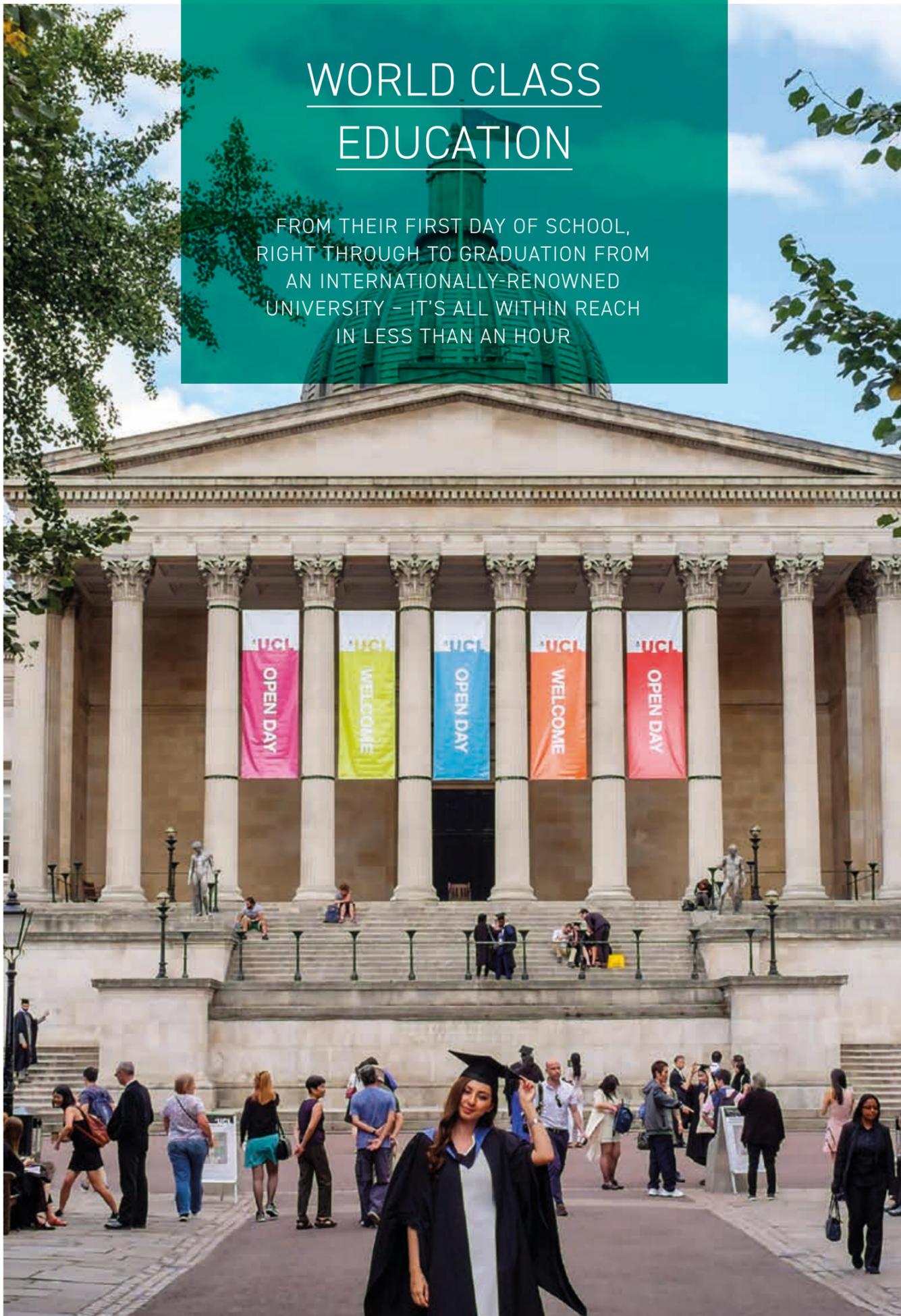
DAVID LLOYD BUSHEY
WD23 2DL

🚲 16 minutes by bike

Enjoy state-of-the-art fitness facilities for working up a sweat and a luxurious spa for winding down afterwards.

WORLD CLASS EDUCATION

FROM THEIR FIRST DAY OF SCHOOL,
RIGHT THROUGH TO GRADUATION FROM
AN INTERNATIONALLY-RENOWNED
UNIVERSITY – IT'S ALL WITHIN REACH
IN LESS THAN AN HOUR



PRESCHOOL & NURSERY

The Little Learners Montessori Watford	🚗 3 MINS
Building Blocks Preschool & Nursery	🚗 6 MINS
Westfield Pre-School	🚗 7 MINS

PRIMARY & SECONDARY EDUCATION

Watford Grammar School For Girls	🚗 4 MINS
Watford Grammar School For Boys	🚗 6 MINS
Nascot Wood Junior School	🚗 9 MINS

INDEPENDENT SCHOOLS

The Royal Masonic School For Girls	🚗 15 MINS
The Haberdashers' Aske's Boys School	🚗 16 MINS
Harrow School	🚗 29 MINS
Eton College	🚗 35 MINS

HIGHER EDUCATION

West Herts College	🚲 8 MINS
Westfield Academy	🚲 8 MINS
Watford University Technical College	🚲 12 MINS

UNIVERSITIES

University Of Hertfordshire	🚗 26 MINS
Brunel University	🚗 29 MINS
University College London	🚶 42 MINS
School Of Oriental And African Studies	🚶 45 MINS
St. Mary's University	🚗 48 MINS
Imperial College London	🚶 62 MINS
King's College London	🚶 73 MINS

Journey times are approximate and correct at time of writing.
Sources: Google maps and tfl.gov.uk.

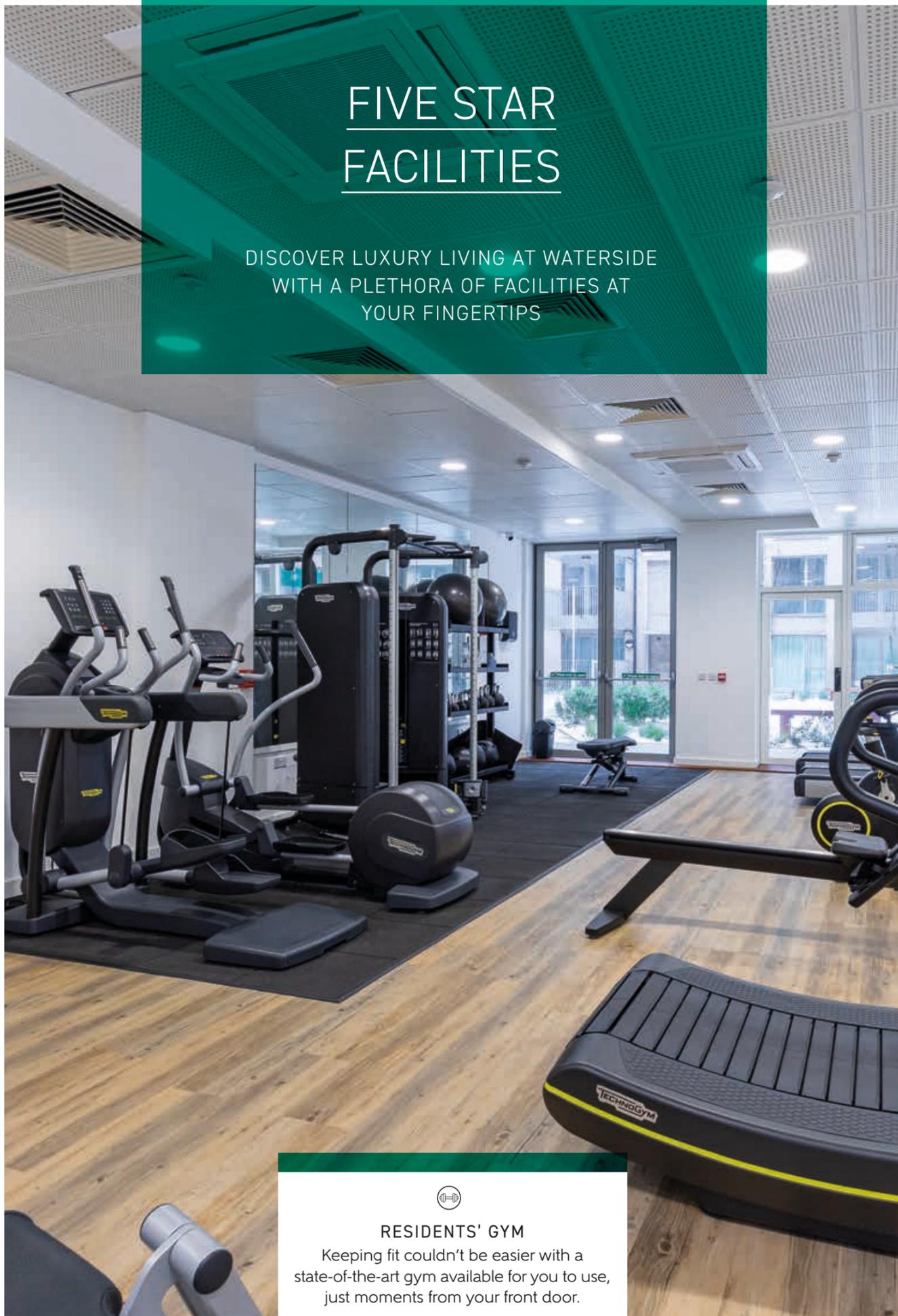
YOUR NEW HOME AWAITS

INTRODUCING OUR
COLLECTION OF 1, 2 AND
3 BEDROOM APARTMENTS



FIVE STAR FACILITIES

DISCOVER LUXURY LIVING AT WATERSIDE WITH A PLETHORA OF FACILITIES AT YOUR FINGERTIPS



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.



CONCIERGE

Waterside's dedicated concierge can take care of all your needs from taking in a parcel to booking a taxi.



CAR PARKING

Gated undercover car parking spaces are available to purchase with the added benefit of a selection of electric charging points.

Photograph of similar residents' gym and concierge from nearby developments.



ROOF TERRACES

Far-reaching panoramic views from the 7th floor roof terraces are perfect for watching the sunset.



PODIUM GARDENS

Landscaped communal gardens allow you to enjoy natural outdoor space just minutes from your home.



CYCLE STORAGE

Travelling by bike couldn't be easier, with a cycle store available on the ground floor.

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 Waterside 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 Waterside will be connected to hyper-fast broadband and can be activated on the day you move in with a simple telephone call.

Photograph taken at nearby development.
*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.



THE LIVING SPACE

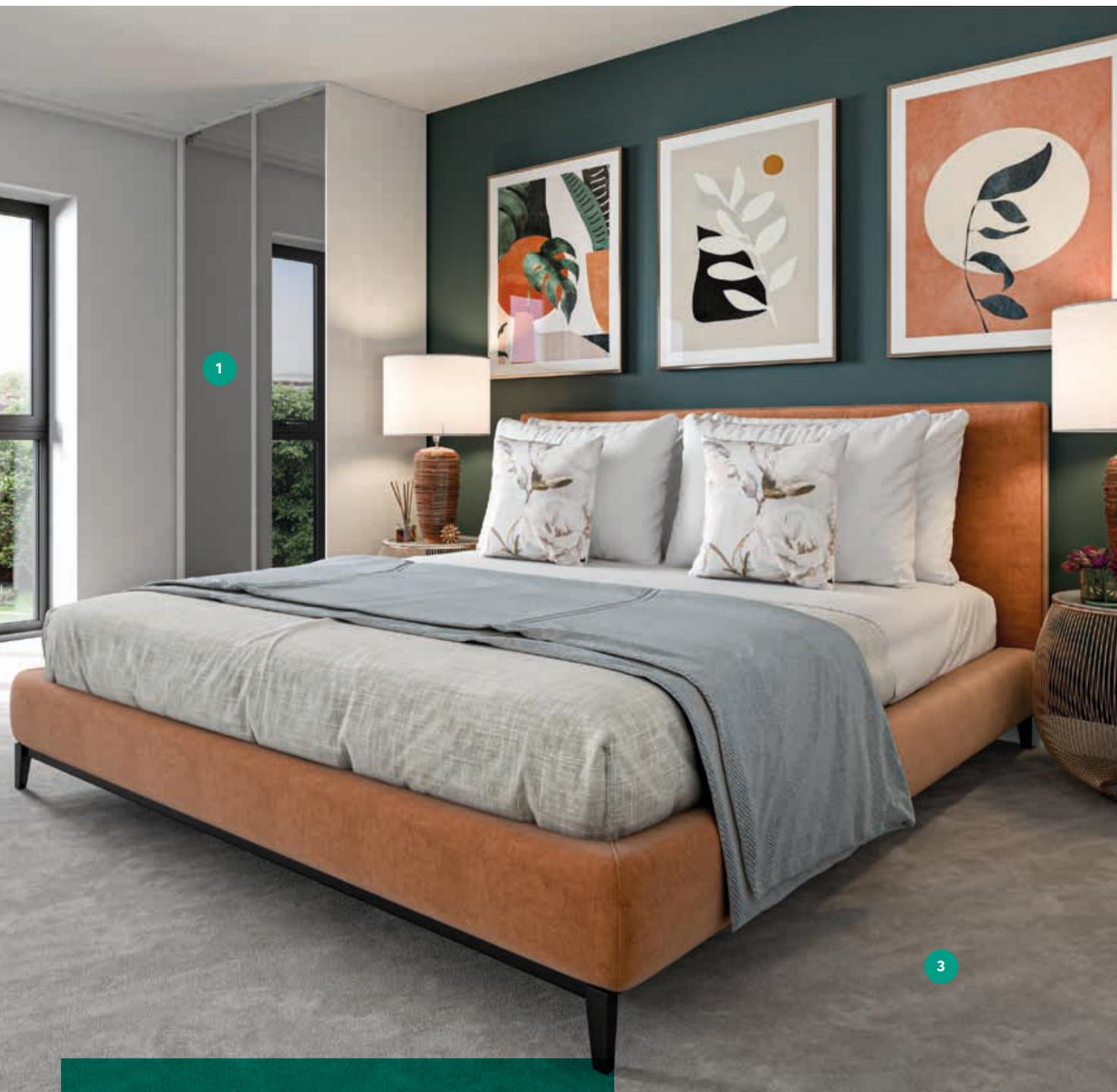
- 1 | Walls and ceilings finished in white
- 2 | Amtico flooring to living area
- 3 | Media plate to living room with Sky Q (connection to Sky to be arranged by purchaser via communal satellite dish) plus USB socket
- 4 | Mains linked smoke detector with battery backup
- 5 | Audiovisual door entry system
- 6 | Electric heating centrally controlled via App

THE KITCHEN

- 1 | Soft close doors and drawers
- 2 | Built in stainless steel oven, ceramic hob and hood
- 3 | Integrated fridge/freezer
- 4 | Integrated dishwasher
- 5 | Feature LED lighting
- 6 | White sockets and switches
- 7 | Space and services in hall cupboard for a washer/dryer
- 8 | Amtico flooring

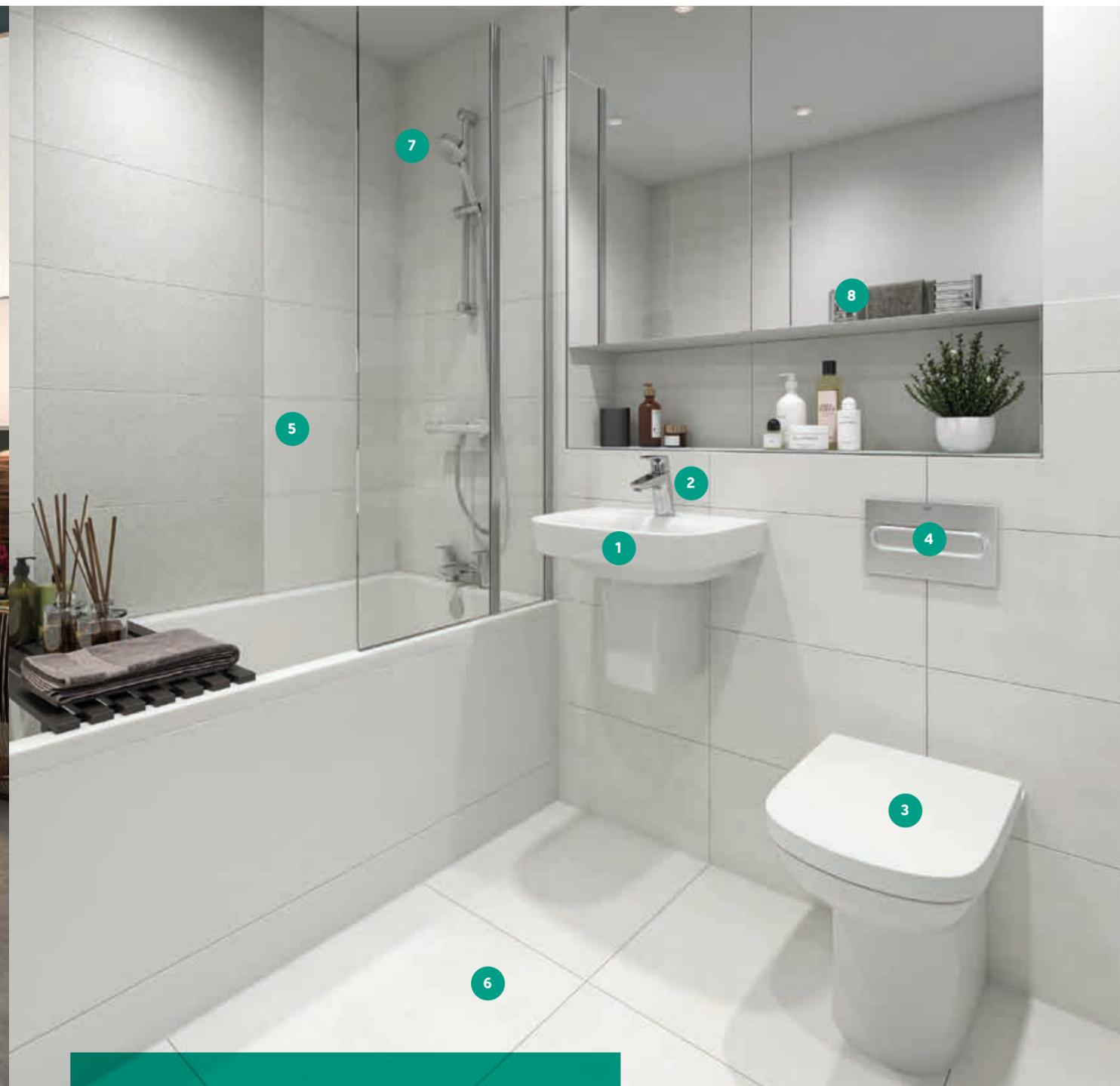
All appliances come complete with manufacturer warranties for your peace of mind.

Computer generated images are indicative only.



THE BEDROOMS

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



THE BATHROOM AND EN SUITE

- 1 | White Roca sanitaryware
- 2 | Chrome Bristan fittings
- 3 | Floor mounted WC with concealed cistern
- 4 | Roca dual chrome flush
- 5 | Fully ceramic tiled walls around bath/shower
- 6 | Ceramic tiles to floor
- 7 | Mira 'Relate' thermostatic shower
- 8 | Heated chrome towel rail

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 Amtico and carpets.



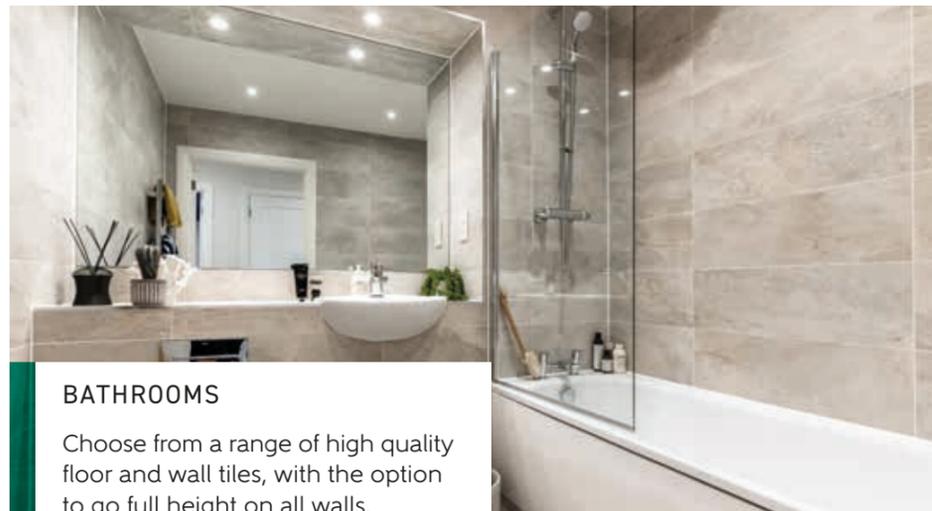
BEDROOMS

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



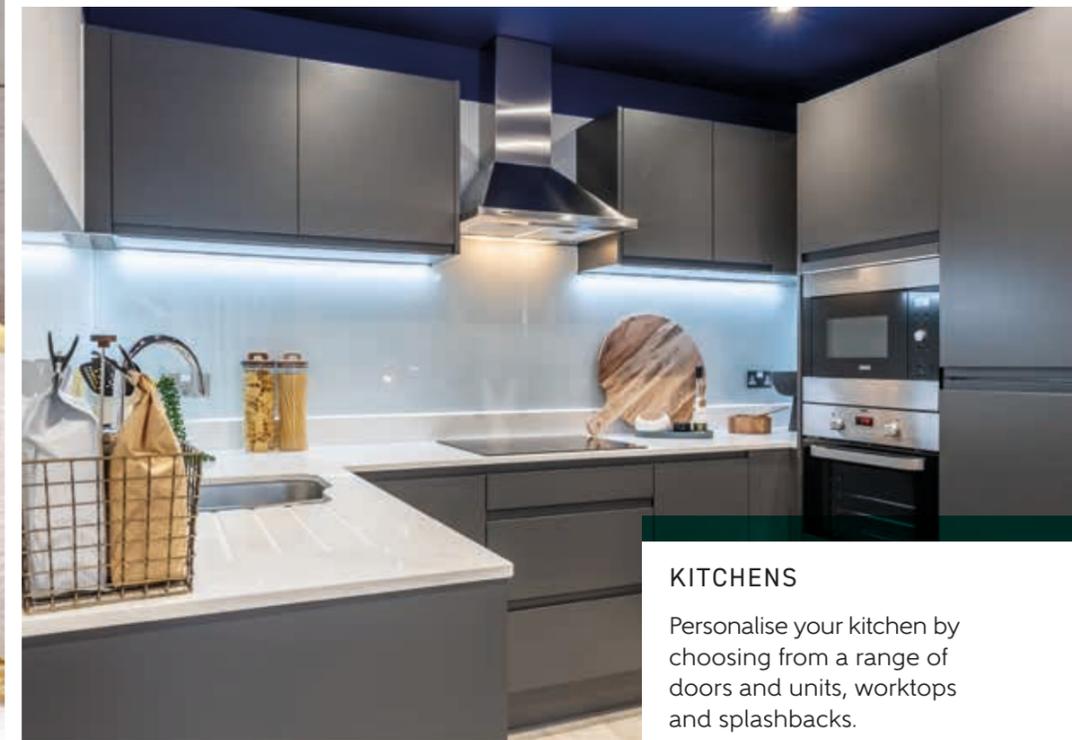
BATHROOMS

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



APPLIANCES

In addition to the appliances included as standard, we can supply and install a washer dryer in hall cupboard.

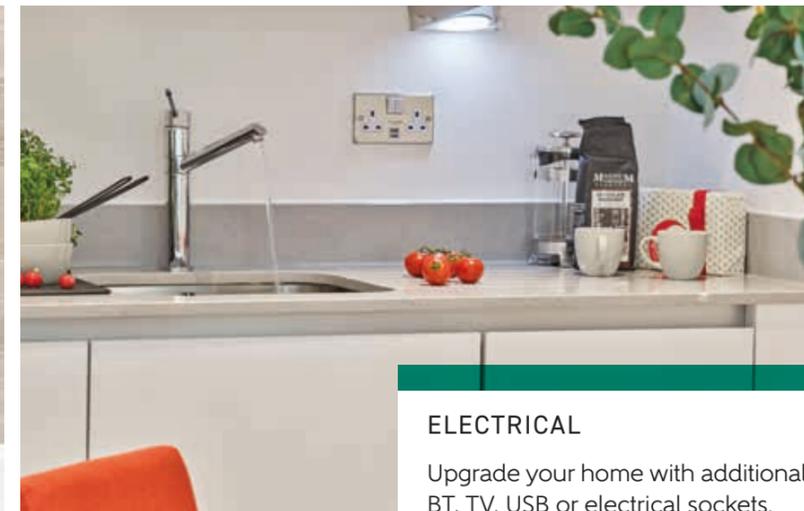


KITCHENS

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.



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.

WATERSIDE

AT WATFORD RIVERWELL

DEVELOPMENT PLAN



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. Block names are for marketing purposes only. Hard and soft landscaping is indicative only.



PLOT 1 TYPE F1

Kitchen/Living/ Dining Room	6.032m x 4.326m	19'9" x 14'2"
Bedroom	5.462m x 2.561m	17'11" x 8'5"
Terrace		
Total area	51 sq.m.	553 sq.ft.

PLOT 71 TYPE C4

Kitchen/Living/ Dining Room	7.749m x 3.893m	25'5" x 12'9"
Bedroom 1	4.018m x 3.100m	13'2" x 10'2"
Bedroom 2	3.521m x 2.850m	11'7" x 9'4"
Terrace		
Total area	70 sq.m.	750 sq.ft.

PLOT 72 TYPE C3

Kitchen/Living/ Dining Room	7.749m x 3.893m	25'5" x 12'9"
Bedroom 1	4.018m x 3.025m	13'2" x 9'11"
Bedroom 2	3.521m x 2.888m	11'7" x 9'6"
Terrace		
Total area	69 sq.m.	745 sq.ft.

PLOT 72
TYPE C3

PLOT 71
TYPE C4



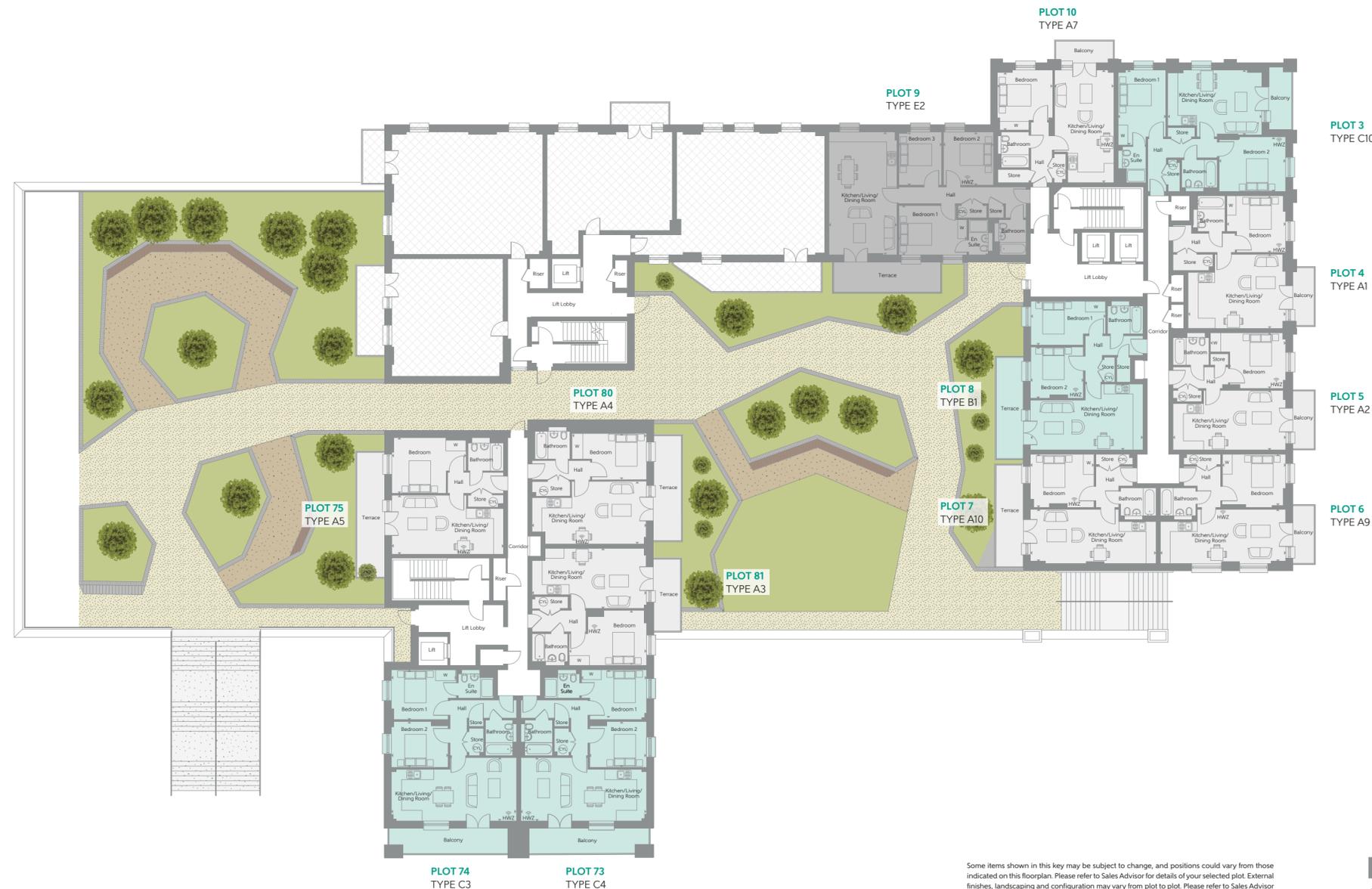
KEY

- 1 Bedroom
- 2 Bedroom
- W Wardrobe
- L Lift
- C/S Cycle Store
- B/S Bin Store
- S/S Sub Station
- P/R Plant Room
- Indicates where dimensions are taken from
- Suggested working from home area with USB socket

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WATERSIDE APARTMENTS
GROUND FLOOR



Plot	Type	Room	Dimensions (m)	Dimensions (ft)	Area (sq.m)	Area (sq.ft)
PLOT 3	TYPE C10	Kitchen/Living/ Dining Room	5.813m x 4.028m	19'1" x 13'3"	71 sq.m.	762 sq.ft.
		Bedroom 1	4.604m x 2.965m	15'1" x 9'9"		
		Bedroom 2	4.006m x 3.383m	13'2" x 11'1"		
		Balcony				
Total area					71 sq.m.	762 sq.ft.
PLOT 4	TYPE A1	Kitchen/Living/ Dining Room	6.032m x 4.563m	19'9" x 15'0"	51 sq.m.	553 sq.ft.
		Bedroom	3.649m x 3.512m	12'0" x 11'6"		
		Balcony				
		Total area	51 sq.m.	553 sq.ft.		
PLOT 5	TYPE A2	Kitchen/Living/ Dining Room	6.970m x 3.700m	22'10" x 12'2"	50 sq.m.	543 sq.ft.
		Bedroom	4.652m x 3.435m	15'3" x 11'3"		
		Balcony				
		Total area	50 sq.m.	543 sq.ft.		
PLOT 6	TYPE A9	Kitchen/Living/ Dining Room	7.745m x 3.366m	25'5" x 11'1"	50 sq.m.	533 sq.ft.
		Bedroom	3.921m x 3.300m	12'10" x 10'10"		
		Balcony				
		Total area	50 sq.m.	533 sq.ft.		
PLOT 7	TYPE A10	Kitchen/Living/ Dining Room	7.763m x 3.366m	25'6" x 11'1"	50 sq.m.	535 sq.ft.
		Bedroom	3.939m x 3.300m	12'11" x 10'10"		
		Terrace				
		Total area	50 sq.m.	535 sq.ft.		
PLOT 8	TYPE B1	Kitchen/Living/ Dining Room	6.988m x 4.058m	22'11" x 13'4"	62 sq.m.	670 sq.ft.
		Bedroom 1	4.668m x 2.625m	15'4" x 8'7"		
		Bedroom 2	3.287m x 3.205m	10'9" x 10'6"		
		Terrace				
Total area					62 sq.m.	670 sq.ft.
PLOT 9	TYPE E2	Kitchen/Living/ Dining Room	7.586m x 4.192m	24'11" x 13'9"	86 sq.m.	921 sq.ft.
		Bedroom 1	4.221m x 3.046m	13'10" x 10'0"		
		Bedroom 2	3.286m x 3.083m	10'9" x 10'1"		
		Bedroom 3	3.286m x 2.669m	10'9" x 8'9"		
		Terrace				
Total area					86 sq.m.	921 sq.ft.
PLOT 10	TYPE A7	Kitchen/Living/ Dining Room	6.922m x 3.690m	22'9" x 12'1"	50 sq.m.	536 sq.ft.
		Bedroom	3.714m x 3.379m	12'2" x 11'1"		
		Balcony				
		Total area	50 sq.m.	536 sq.ft.		
PLOT 73	TYPE C4	Kitchen/Living/ Dining Room	7.749m x 3.893m	25'5" x 12'9"	70 sq.m.	750 sq.ft.
		Bedroom 1	4.018m x 3.062m	13'2" x 10'1"		
		Bedroom 2	3.521m x 2.850m	11'7" x 9'4"		
		Balcony				
Total area					70 sq.m.	750 sq.ft.
PLOT 74	TYPE C3	Kitchen/Living/ Dining Room	7.749m x 3.893m	25'5" x 12'9"	69 sq.m.	745 sq.ft.
		Bedroom 1	4.018m x 3.025m	13'2" x 9'11"		
		Bedroom 2	3.521m x 2.888m	11'7" x 9'6"		
		Balcony				
Total area					69 sq.m.	745 sq.ft.
PLOT 75	TYPE A5	Kitchen/Living/ Dining Room	6.948m x 3.724m	22'10" x 12'4"	50 sq.m.	535 sq.ft.
		Bedroom	4.634m x 3.441m	15'2" x 11'3"		
		Terrace				
		Total area	50 sq.m.	535 sq.ft.		
PLOT 80	TYPE A4	Kitchen/Living/ Dining Room	7.123m x 3.841m	23'4" x 12'7"	51 sq.m.	546 sq.ft.
		Bedroom	4.625m x 2.820m	15'2" x 9'3"		
		Terrace				
		Total area	51 sq.m.	546 sq.ft.		
PLOT 81	TYPE A3	Kitchen/Living/ Dining Room	7.123m x 3.703m	23'4" x 12'2"	51 sq.m.	546 sq.ft.
		Bedroom	4.777m x 3.423m	15'8" x 11'3"		
		Terrace				
		Total area	51 sq.m.	546 sq.ft.		

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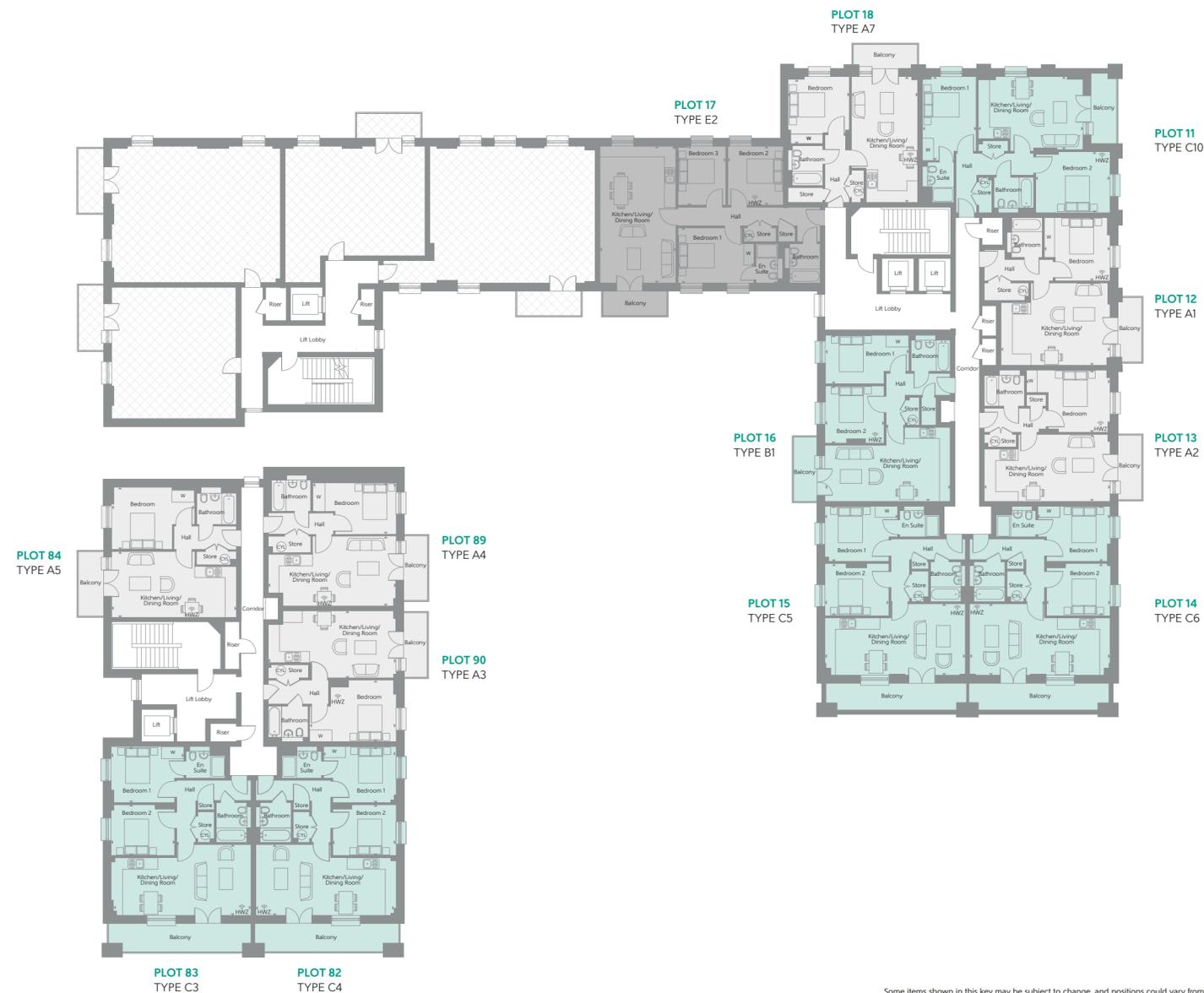


KEY

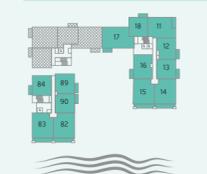
□ 1 Bedroom	L Lift
□ 2 Bedroom	▶ Indicates where dimensions are taken from
□ 3 Bedroom	◻ Affordable
◻ Affordable	HWZ Suggested working from home area with USB socket
W Wardrobe	



WATERSIDE APARTMENTS
FIRST FLOOR



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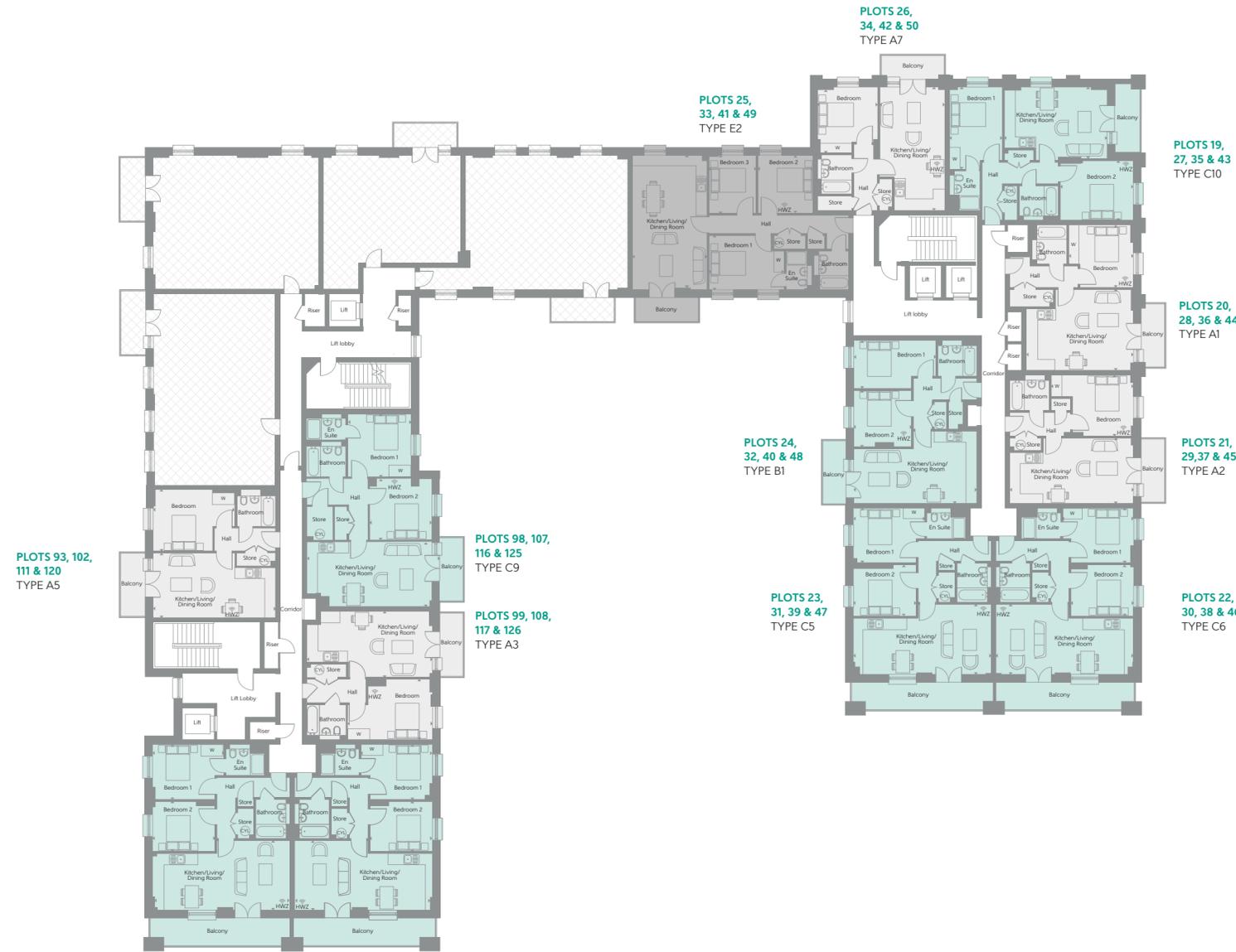
KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Affordable
- W Wardrobe
- L Lift
- > Indicates where dimensions are taken from
- HWZ Suggested working from home area with USB socket

WATERSIDE

AT WATFORD RIVERWELL

WATERSIDE APARTMENTS SECOND FLOOR



PLOTS 93, 102, 111 & 120
TYPE A5

PLOTS 98, 107, 116 & 125
TYPE C9

PLOTS 99, 108, 117 & 126
TYPE A3

PLOTS 92, 101, 110 & 119
TYPE C3

PLOTS 91, 100, 109 & 118
TYPE C4

PLOTS 25, 33, 41 & 49
TYPE E2

PLOTS 26, 34, 42 & 50
TYPE A7

PLOTS 19, 27, 35 & 43
TYPE C10

PLOTS 20, 28, 36 & 44
TYPE A1

PLOTS 21, 29, 37 & 45
TYPE A2

PLOTS 22, 30, 38 & 46
TYPE C6

PLOTS 24, 32, 40 & 48
TYPE B1

PLOTS 23, 31, 39 & 47
TYPE C5

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PLOTS 19, 27, 35 & 43 TYPE C10			
Kitchen/Living/ Dining Room	5.813m x 4.028m	19'1" x 13'3"	
Bedroom 1	4.604m x 2.965m	15'1" x 9'9"	
Bedroom 2	4.006m x 3.383m	13'2" x 11'1"	
Balcony			
Total area	71 sq.m.	762 sq.ft.	

PLOTS 20, 28, 36 & 44 TYPE A1			
Kitchen/Living/ Dining Room	6.032m x 4.563m	19'9" x 15'0"	
Bedroom	3.649m x 3.512m	12'0" x 11'6"	
Balcony			
Total area	51 sq.m.	553 sq.ft.	

PLOTS 21, 29, 37 & 45 TYPE A2			
Kitchen/Living/ Dining Room	6.970m x 3.700m	22'10" x 12'2"	
Bedroom	4.652m x 3.435m	15'3" x 11'3"	
Balcony			
Total area	50 sq.m.	543 sq.ft.	

PLOTS 22, 30, 38 & 46 TYPE C6			
Kitchen/Living/ Dining Room	7.745m x 3.984m	25'5" x 13'1"	
Bedroom 1	4.016m x 3.040m	13'2" x 10'0"	
Bedroom 2	3.503m x 2.888m	11'6" x 9'6"	
Balcony			
Total area	70 sq.m.	753 sq.ft.	

PLOTS 23, 31, 39 & 47 TYPE C5			
Kitchen/Living/ Dining Room	7.763m x 3.985m	25'6" x 13'1"	
Bedroom 1	4.032m x 3.039m	13'3" x 10'0"	
Bedroom 2	3.536m x 2.888m	11'7" x 9'6"	
Balcony			
Total area	70 sq.m.	754 sq.ft.	

PLOTS 24, 32, 40 & 48 TYPE B1			
Kitchen/Living/ Dining Room	6.988m x 4.058m	22'11" x 13'4"	
Bedroom 1	4.668m x 2.625m	15'4" x 8'7"	
Bedroom 2	3.287m x 3.205m	10'9" x 10'6"	
Balcony			
Total area	62 sq.m.	670 sq.ft.	

PLOTS 25, 33, 41 & 49 TYPE E2			
Kitchen/Living/ Dining Room	7.586m x 4.192m	24'11" x 13'9"	
Bedroom 1	4.221m x 3.046m	13'10" x 10'0"	
Bedroom 2	3.286m x 3.083m	10'9" x 10'1"	
Bedroom 3	3.286m x 2.669m	10'9" x 8'9"	
Balcony			
Total area	86 sq.m.	921 sq.ft.	

PLOTS 26, 34, 42 & 50 TYPE A7			
Kitchen/Living/ Dining Room	6.922m x 3.690m	22'9" x 12'1"	
Bedroom	3.714m x 3.379m	12'2" x 11'1"	
Balcony			
Total area	50 sq.m.	536 sq.ft.	

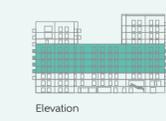
PLOTS 91, 100, 109 & 118 TYPE C4			
Kitchen/Living/ Dining Room	7.749m x 3.893m	25'5" x 12'9"	
Bedroom 1	4.018m x 3.062m	13'2" x 10'1"	
Bedroom 2	3.521m x 2.850m	11'7" x 9'4"	
Balcony			
Total area	70 sq.m.	750 sq.ft.	

PLOTS 92, 101, 110 & 119 TYPE C3			
Kitchen/Living/ Dining Room	7.749m x 3.893m	25'5" x 12'9"	
Bedroom 1	4.018m x 3.025m	13'2" x 9'11"	
Bedroom 2	3.521m x 2.888m	11'7" x 9'6"	
Balcony			
Total area	69 sq.m.	745 sq.ft.	

PLOTS 93, 102, 111 & 120 TYPE A5			
Kitchen/Living/ Dining Room	7.749m x 3.893m	25'5" x 12'9"	
Bedroom 1	4.018m x 3.025m	13'2" x 9'11"	
Bedroom 2	3.521m x 2.888m	11'7" x 9'6"	
Balcony			
Total area	69 sq.m.	745 sq.ft.	

PLOTS 98, 107, 116 & 125 TYPE C9			
Kitchen/Living/ Dining Room	7.123m x 4.136m	23'4" x 13'7"	
Bedroom 1	3.579m x 3.525m	11'9" x 11'7"	
Bedroom 2	3.524m x 2.963m	11'7" x 9'9"	
Balcony			
Total area	73 sq.m.	787 sq.ft.	

PLOTS 99, 108, 117 & 126 TYPE A3			
Kitchen/Living/ Dining Room	7.123m x 3.703m	23'4" x 12'2"	
Bedroom	4.777m x 3.423m	15'8" x 11'3"	
Balcony			
Total area	51 sq.m.	546 sq.ft.	



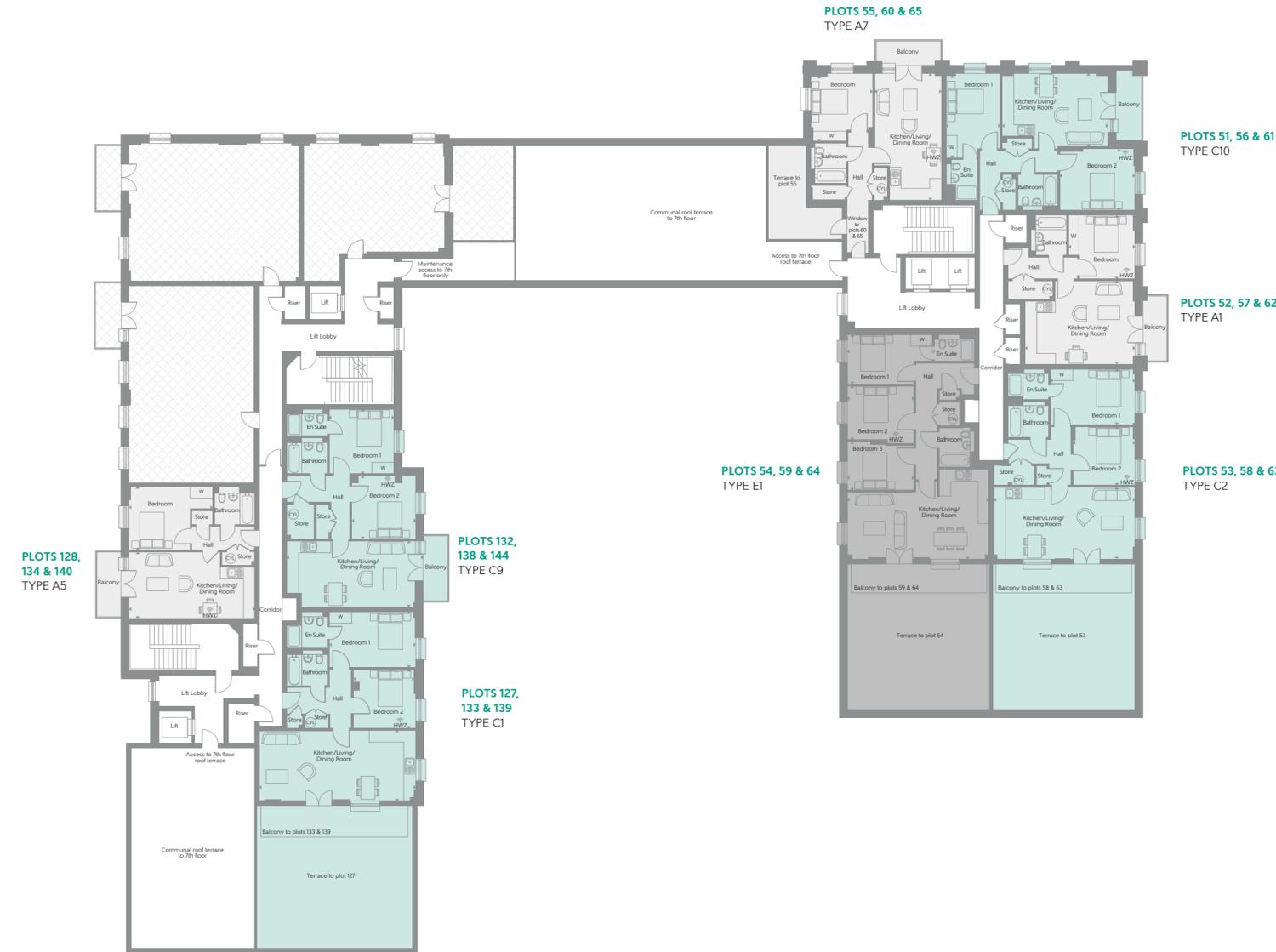
KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Affordable
- W Wardrobe
- L Lift
- Indicates where dimensions are taken from
- HWZ Suggested working from home area with USB socket

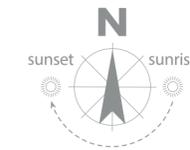


WATERSIDE AT WATFORD RIVERWELL

WATERSIDE APARTMENTS THIRD TO SIXTH FLOORS



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PLOTS 51, 56 & 61 TYPE C10

Kitchen/Living/Dining Room	5.813m x 4.028m	19'1" x 13'3"
Bedroom 1	4.604m x 2.965m	15'1" x 9'9"
Bedroom 2	4.006m x 3.383m	13'2" x 11'1"
Balcony		
Total area	71 sq.m.	762 sq.ft.

PLOTS 52, 57 & 62 TYPE A1

Kitchen/Living/Dining Room	6.032m x 4.563m	19'9" x 15'0"
Bedroom	3.649m x 3.512m	12'0" x 11'6"
Balcony		
Total area	51 sq.m.	553 sq.ft.

PLOTS 53, 58 & 63 TYPE C2

Kitchen/Living/Dining Room	7.770m x 3.914m	25'6" x 12'10"
Bedroom 1	4.649m x 3.034m	15'3" x 9'11"
Bedroom 2	3.415m x 3.246m	11'2" x 10'8"
Terrace/Balcony		
Total area	77 sq.m.	825 sq.ft.

PLOTS 54, 59 & 64 TYPE E1

Kitchen/Living/Dining Room	7.788m x 4.926m	25'7" x 16'2"
Bedroom 1	4.675m x 2.976m	15'4" x 9'9"
Bedroom 2	3.616m x 2.651m	11'10" x 8'8"
Bedroom 3	3.616m x 2.657m	11'10" x 8'9"
Terrace/Balcony		
Total area	89 sq.m.	953 sq.ft.

PLOTS 55, 60 & 65 TYPE A7

Kitchen/Living/Dining Room	6.922m x 3.690m	22'9" x 12'1"
Bedroom	3.714m x 3.379m	12'2" x 11'1"
Terrace/Balcony		
Total area	50 sq.m.	536 sq.ft.

PLOTS 127, 133 & 139 TYPE C1

Kitchen/Living/Dining Room	8.630m x 3.897m	28'4" x 12'9"
Bedroom 1	4.778m x 3.019m	15'8" x 9'11"
Bedroom 2	3.449m x 3.246m	11'4" x 10'8"
Terrace/Balcony		
Total area	79 sq.m.	851 sq.ft.

PLOTS 128, 134 & 140 TYPE A5

Kitchen/Living/Dining Room	6.948m x 3.724m	22'10" x 12'4"
Bedroom	4.634m x 3.441m	15'2" x 11'3"
Balcony		
Total area	50 sq.m.	535 sq.ft.

PLOTS 132, 138 & 144 TYPE C9

Kitchen/Living/Dining Room	7.123m x 4.136m	23'4" x 13'7"
Bedroom 1	3.579m x 3.525m	11'9" x 11'7"
Bedroom 2	3.524m x 2.963m	11'7" x 9'9"
Balcony		
Total area	73 sq.m.	787 sq.ft.



KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Affordable
- W Wardrobe
- L Lift
- Indicates where dimensions are taken from
- Suggested working from home area with USB socket



Seventh Floor



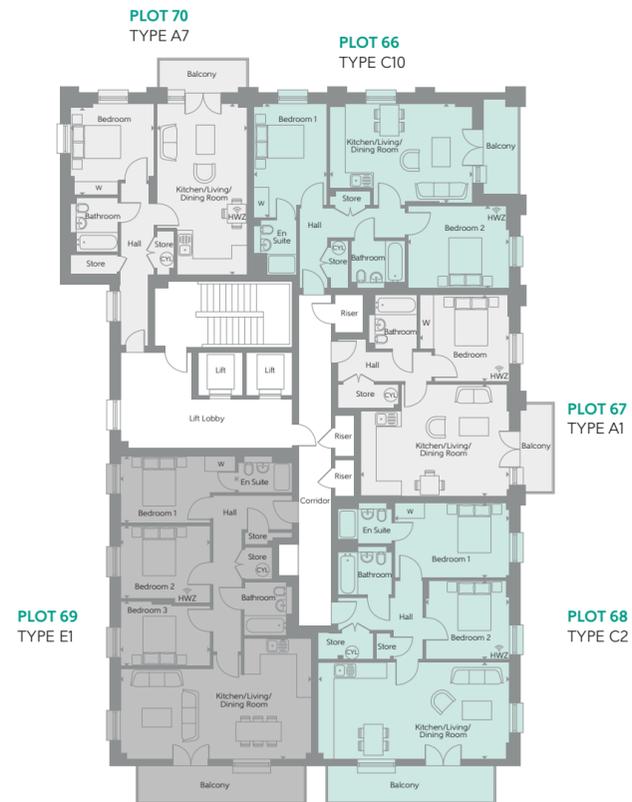
Eighth Floor



Ninth Floor

WATERSIDE AT WATFORD RIVERWELL

WATERSIDE APARTMENTS SEVENTH TO NINTH FLOORS



PLOT 66 TYPE C10

Kitchen/Living/ Dining Room	5.813m x 4.028m	19'1" x 13'3"
Bedroom 1	4.604m x 2.965m	15'1" x 9'9"
Bedroom 2	4.006m x 3.383m	13'2" x 11'1"
Balcony		
Total area	71 sq.m.	762 sq.ft.

PLOT 67 TYPE A1

Kitchen/Living/ Dining Room	6.032m x 4.563m	19'9" x 15'0"
Bedroom	3.649m x 3.512m	12'0" x 11'6"
Balcony		
Total area	51 sq.m.	553 sq.ft.

PLOT 68 TYPE C2

Kitchen/Living/ Dining Room	7.770m x 3.914m	25'6" x 12'10"
Bedroom 1	4.649m x 3.034m	15'3" x 9'11"
Bedroom 2	3.415m x 3.246m	11'2" x 10'8"
Balcony		
Total area	77 sq.m.	825 sq.ft.

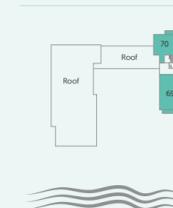
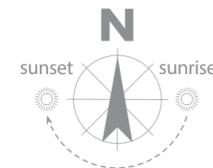
PLOT 69 TYPE E1

Kitchen/Living/ Dining Room	7.788m x 4.926m	25'7" x 16'2"
Bedroom 1	4.675m x 2.976m	15'4" x 9'9"
Bedroom 2	3.616m x 2.651m	11'10" x 8'8"
Bedroom 3	3.616m x 2.657m	11'10" x 8'9"
Balcony		
Total area	89 sq.m.	953 sq.ft.

PLOT 70 TYPE A7

Kitchen/Living/ Dining Room	6.922m x 3.690m	22'9" x 12'1"
Bedroom	3.714m x 3.379m	12'2" x 11'1"
Balcony		
Total area	50 sq.m.	536 sq.ft.

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KEY

□ 1 Bedroom	L Lift
□ 2 Bedroom	▶ Indicates where dimensions are taken from
□ 3 Bedroom	W Wardrobe
W Wardrobe	HWZ Suggested working from home area with USB socket

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 and take a look at the 'Welcome to NHBC warranty and insurance' brochure.

Bellway|London

OUR PORTFOLIO

BELWAY 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





BENTLEY PLACE, HAMMERSMITH

KEY FACTS

- 1, 2 and 3 bedroom apartments and a 3 bedroom penthouse
- Set within the Brook Green Conservation area in desirable Hammersmith
- Basement parking
- Landscaped courtyard and a communal roof terrace
- Luxury specification throughout including underfloor heating
- 4 minute walk from Hammersmith station
- 12 minute walk to Hammersmith Bridge and the River Thames



LION WHARF, OLD ISLEWORTH

KEY FACTS

- 1, 2 and 3 bedroom apartments
- Set on the banks of the River Thames
- 20 minutes walk to Isleworth train station
- All units have either balcony or terraces
- Underground parking



BLUENOTE APARTMENTS HAYES

KEY FACTS

- 1, 2 and 3 bedroom apartments
- Part of the regeneration of the old vinyl factory, once home to EMI Records
- Concierge service
- Landscaped communal gardens and roof terrace
- Ground floor parking
- Less than a 5 minute walk to Hayes station



QEII, WELWYN GARDEN CITY

KEY FACTS

- 1 and 2 bedroom apartments, 2, 3 and 4 bedroom houses and 2 bedroom coach houses
- All homes have allocated parking, driveways or a garage
- Eco-friendly development adjoining woodland
- Excellent road links
- 8 minutes by car to Welwyn Garden City Station
- 25 minutes by train to King's Cross



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.

THOMAS SAWYER WAY, WATFORD WD18 0GS



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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. 211457/09/22.

