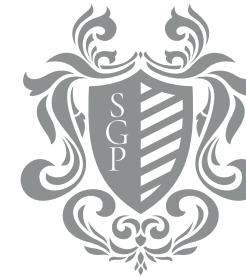


St George's Park

Hornchurch



St George's Park

H o r n c h u r c h

WELCOME TO BELLWAY LONDON'S LATEST COLLECTION OF
1 & 2 BEDROOM APARTMENTS PLUS 2, 3, 4 & 5 BEDROOM HOUSES
IN HORNCHURCH.

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BUILD YOUR FUTURE, BELLWAY STYLE



Computer generated image of The Walnut, a 4 bedroom home.



St George's Park occupies a historic site in the centre of Hornchurch and is designed to provide the perfect base for today's modern resident. Bellway London's forward-thinking approach to developing has created a selection of high-quality, contemporary properties that offer comfortable and well-planned living spaces.

Situated in the heart of Hornchurch and all its amenities, this diverse collection of homes features apartments and houses of all shapes and sizes that cater for a wide range of lifestyles. Whether you are a commuting professional, a growing family or looking to take your first step on the property ladder, there is a home for you in this exciting new community.



AN UNRIVALLED LOCATION

HARROW LODGE PARK

EVERYONE ACTIVE ABB'S CROSS

SANDERS SCHOOL

HORNCHURCH SPORTS CENTRE

SUTTON PRIMARY SCHOOL



HORNCHURCH STATION

HORNCHURCH TOWN CENTRE

HACTON PRIMARY SCHOOL

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.

Future Phase

INGREBOURNE RIVER

Computer enhanced aerial image.

IMMERSE YOURSELF IN A NEW WAY OF LIVING

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.

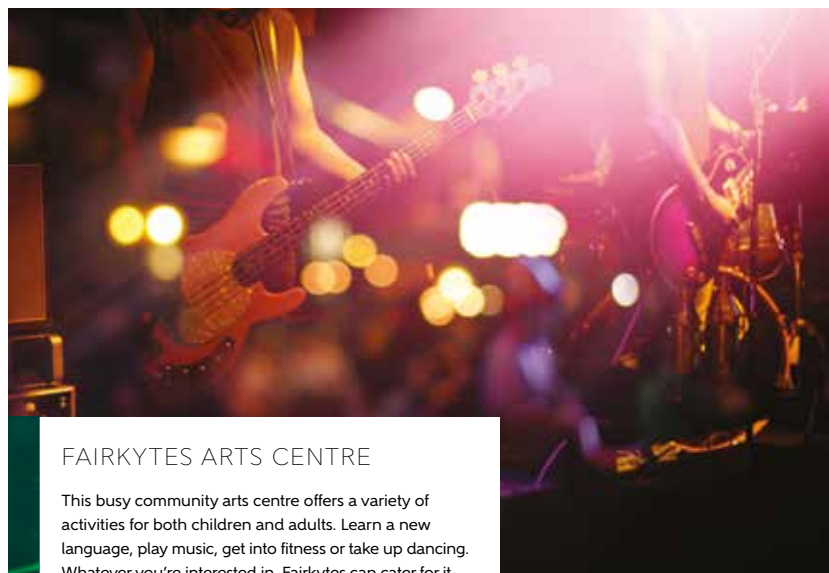
Hornchurch also offers some excellent recreation facilities with Fielders Sports Ground providing a great open space to enjoy. There is also the picturesque Langton Gardens which gives you some welcome serenity as an escape from busy modern life. For something a little more energetic, at Hornchurch Sports Centre you can find a fully equipped gym, two swimming pools, sports courts and fitness classes.

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. Whatever you're interested in, Fairkytes can cater for it.



SHOPPING

The centre of Hornchurch offers a great selection of shops, ranging from specialist independent boutiques right through to national high street names, stocking all the most famous brands.

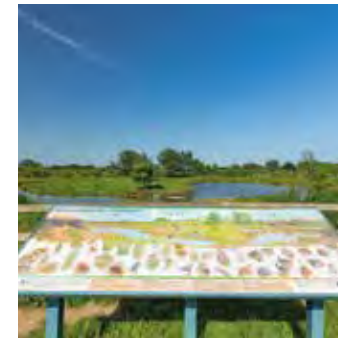


QUEENS THEATRE

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.

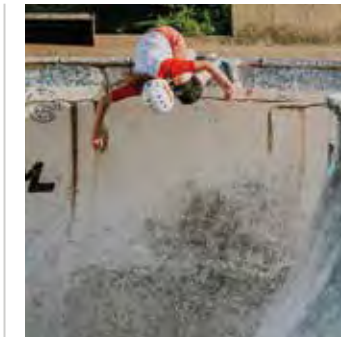
IT'S ALL ON YOUR DOORSTEP

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. Shopping and entertainment facilities are within easy reach and with the beautiful Essex countryside just waiting to be explored, there is also plenty of opportunity to get out into the fresh air. Take a quiet stroll through ancient woodland, let the kids run wild with a range of nearby family activities, or reconnect with nature by admiring the wildflowers that line the banks of the local river. Whatever you fancy doing, at St George's Park there is a huge range of activities just moments from home.



HORNCHURCH COUNTRY PARK RM13 7YH

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.



ROM SKATEPARK RM12 4ES

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.



BREWERY ROMFORD RM1 1AU

This shopping and entertainment complex offers everything you could need for a day of fun, including shops, cafés and restaurants, plus a cinema, amusement arcade and indoor play centre.

01
min04
mins08
mins15
mins17
mins20
mins

INGREBOURNE RM12 6TS

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.



RAPHAEL PARK RM2 5EB

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

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.

EDUCATION IS THE KEY



4

MINUTES

CHERUBS PRE SCHOOL
RM11 3XU

This well-renowned pre-school believes in teaching confidence and self-assurance, recognising each child as an individual with specific needs.



5

MINUTES

LANGTONS INFANT SCHOOL
RM11 3SD

Langtons Infant School accepts Nursery, Reception, Year 1 and Year 2 children with a goal of providing a safe, supportive and inclusive place to learn.



13

MINUTES

HORNCHURCH HIGH SCHOOL
RM12 4AJ

This mixed secondary school aims to recognise individuality and prides itself on creating a supportive, caring environment for its students.



5

MINUTES

HAVERING SIXTH FORM COLLEGE
RM11 3TB

Havering Sixth Form College offers almost 70 different courses and aims to effectively prepare its students for the next stage in their career.

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.

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. Outstanding nearby connections to the capital mean that whether it's music, history, shopping or shows you're interested in, it's all easily reached from your front door.



CANARY WHARF

39 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.



WESTFIELD STRATFORD

41 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.



THE CITY

45 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.



THE O2

47 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.



GREENWICH

55 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.

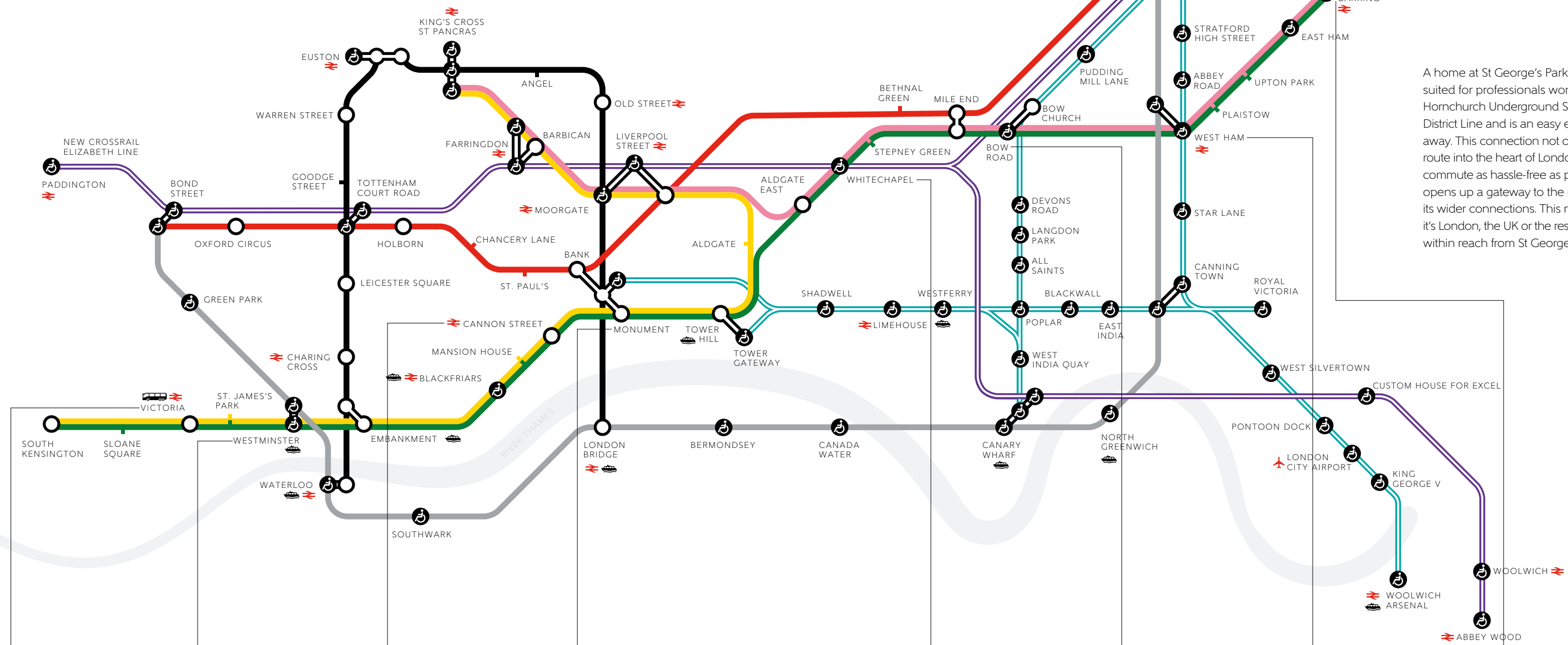
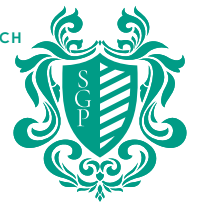


WEST END

56 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.

CONNECTED TO THE CITY AND BEYOND



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.



VICTORIA
58 minutes

If you're craving a trip to the seaside, Victoria provides access to the Brighton and Chatham mainlines, plus a direct link to Gatwick Airport if you'd like to go further afield in search of some tropical sun.



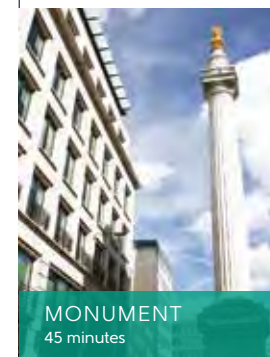
WESTMINSTER
51 minutes

Whether for work or play, it's always a pleasure to visit the spectacular City of Westminster. And with connections to the Circle, District and Jubilee line it's easy to connect with the rest of the city.



CANNON STREET
47 minutes

Cannon Street allows you to arrive in the historic streets of the Square Mile via both Underground and Overground train while also forming the terminus for the South Eastern main line.



MONUMENT
45 minutes

Monument provides easy tube and DLR access to the City of London which is not only one of the oldest parts of the capital, but also one of the most important financial centres in the world.



WHITECHAPEL
37 minutes

Whitechapel's excellent location on the East London Overground line makes it easy to enjoy all the fantastic bars, restaurants, arts and music that the vibrant East End has to offer.



BOW ROAD
30 minutes

Wherever you're trying to reach, Bow Road makes the ideal interchange, providing excellent Underground and interlinked DLR services, plus it's the perfect place to experience a proper East End local.



WEST HAM
25 minutes

Various Underground and Overground services open up a gateway to the world-class shopping and entertainment on offer in Stratford, not to mention the fantastic county of Essex.



BARKING
15 minutes

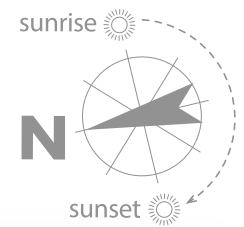
This East London station connects to the overground, national rail and underground lines with direct trains from Fenchurch Street to the Essex seaside town of Southend.

YOUR NEW
HOME AWAITS



Computer generated image of The Hornbeam, a 3 bedroom home.

DEVELOPMENT LAYOUT



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. PV panels are indicative only. For details of individual properties and availability please refer to our Sales Advisor. Key to plan: v Visitor parking, e Provision for electric car charging point, s/s Sub station

Affordable Homes

THE HOUSES SPECIFICATION

STANDARD SPECIFICATION

GENERAL SPECIFICATION

- Walls and ceilings painted in matt white emulsion
- High efficiency boiler
- 10 year NHBC warranty

KITCHEN

- Handle-less wall units with soft close doors and drawers
- Integrated oven, ceramic hob and hood
- Integrated fridge/freezer
- 1½ bowl stainless steel sink with chrome finish tap
- Space and connections for washer/dryer and dishwasher
- Housing for microwave (customer extra)
- Feature LED lighting under wall units

BATHROOM & EN SUITE

- Contemporary white sanitaryware with chrome finish taps
- Soft close WC with chrome dual flush plate
- Walls fully tiled around bath/shower and half tiled to remaining walls
- Slot-in shelving
- Shower with chrome and glass shower frame
- Ceramic floor tiles
- Chrome heated towel rail

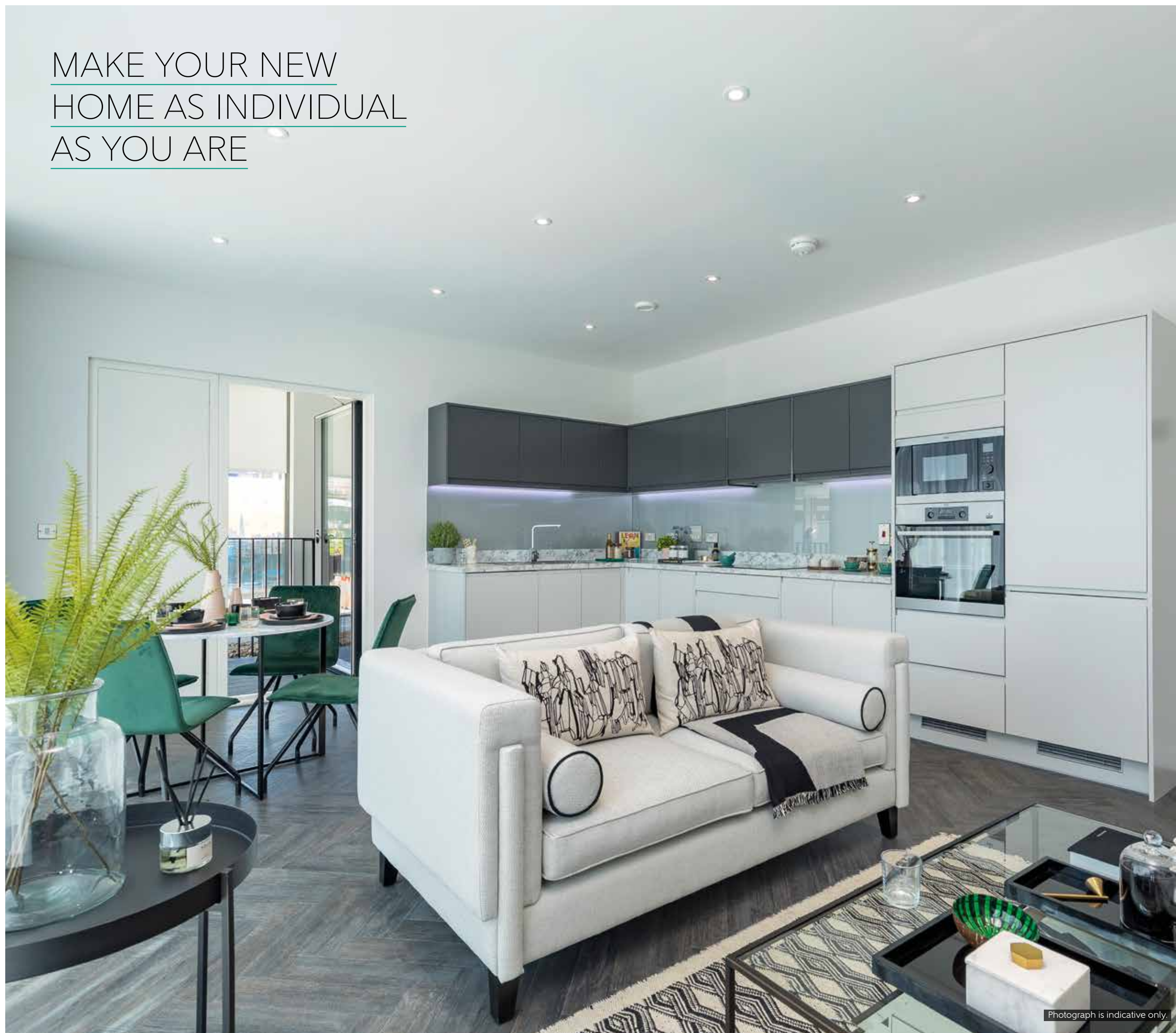
ELECTRICAL

- Low energy downlights to kitchen, living areas, bathroom and en suite
- Energy efficient pendants to bedrooms
- TV point to living area and bedroom 1 with digital/freeview channels and Sky Q/Sky+HD (connection to Sky to be arranged by purchaser)
- Hyperoptic broadband
- Telephone point located in utility cupboard with feed to media plate in the living area
- External wall lights with PIR detection to front and rear entrances
- One USB socket to kitchen, living room and bedroom 1
- Fused spur is provided for future installation of security alarm by purchaser

EXTERIOR

- Photovoltaic panels to roof (as required)

MAKE YOUR NEW
HOME AS INDIVIDUAL
AS YOU ARE



Additions

Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Ask our Sales Advisor for more information.

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Photograph is indicative only.



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. A 10 year NHBC warranty provides further peace of mind.

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.



Backed by
HM Government

LONDON HELP TO BUY

BUY WITH JUST 5% DEPOSIT

Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 40% of the value of your new home, which means that you only need to secure a 55% mortgage.

Help to Buy is subject to eligibility and may not be available on all homes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.



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



PLATINUM RIVERSIDE, GREENWICH

KEY FACTS

- Studio, 1, 2 and 3 bedroom apartments, penthouses and duplexes
- Residents' gym
- 24 hour concierge
- Parking
- Part of wider regeneration of Greenwich Peninsula
- Walking distance to North Greenwich tube on Jubilee line



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



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

Bellway London

A REPUTATION BUILT ON SOLID FOUNDATIONS

BELLWAY HAS BEEN BUILDING EXCEPTIONAL
QUALITY NEW HOMES THROUGHOUT THE UK
FOR OVER 70 YEARS, CREATING OUTSTANDING
PROPERTIES IN DESIRABLE LOCATIONS.

9/10 WOULD RECOMMEND US TO A FRIEND

During this time, Bellway 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 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 home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Over **70**
YEARS of QUALITY
SINCE 1946

AWARDED HIGHEST RATING BY HBF

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

“ We were reassured by the two-year warranty provided by Bellway on completion, and the wider 10 year NHBC warranty ”

“ I am very satisfied with my new Bellway home and I had a great experience purchasing; especially with the staff who were endlessly helpful to me ”



SUTTONS LANE | HORNCHURCH | RM12 6RS



Bellway | London

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

01708 914190 | [bellway.co.uk](https://www.bellway.co.uk)

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. 215143/08/20.

FLOORPLANS

