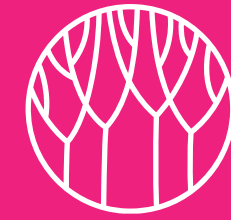


# Dacres Wood Court

— FOREST HILL —



# Dacres Wood Court

FOREST HILL

A BRAND NEW COLLECTION OF 1, 2 AND 3 BEDROOM APARTMENTS  
APPROXIMATELY 15 MINUTES WALK TO THE TRAIN STATION

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# LONDON LIVING BELLWAY STYLE



Computer generated image of Dacres Wood Court.



Dacres Wood Court is a brand new collection of apartments located in the desirable Forest Hill area of south east London. Each one of these stunning homes offer space, comfort and a quality specification, with a private balcony or terrace for morning coffee or evening drinks al fresco.

You'll find convenient cycle parking and a children's play area which, when combined with great local schools and excellent travel connections, makes this development the perfect choice for professionals and young families alike.



Show apartment photography of nearby development at Fielders Quarter.



# AN UNRIVALLED LOCATION

Dacres Wood Court is located at the heart of leafy Forest Hill, excellently positioned in south east London. Forest Hill's welcoming community feel, charming period properties and significant recent investment have made it a sought-after address in the capital. Closer to home, the local area provides access to all the essential amenities, while nearby Forest Hill Station opens up a gateway to the wider city and, in turn, the rest of the UK.



Aerial photograph.



# PERFECTLY CONNECTED

Dacres Wood Court is located around a 15 minutes' walk from Forest Hill and Sydenham Stations. Both provide excellent rail connections to the city, the country and the rest of the world, with convenient access to London Bridge, St. Pancras, Gatwick Airport and onto Brighton. There are also great road links that offer access into the capital or out to the M25 and the national motorway network.

**Dacres Wood Court**

KEY TO PLAN		THAMES CLIPPER STOPS	
	London Underground	1. Woolwich (Royal Arsenal)	13. Embankment
	Docklands Light Railway	2. Royal Wharf	14. London Eye (Waterloo)
	Crossrail	3. North Greenwich	15. Westminster
	London Overground	4. Greenwich	16. Millbank
	National Rail	5. Masthouse Terrace	17. Vauxhall (St George Wharf)
		6. Greenland (Surrey Quays)	18. Battersea Power Station
		7. Doubletree Docklands	19. Cadogan
		8. Canary Wharf	20. Chelsea Harbour
		9. Tower	21. Plantation Wharf
		10. London Bridge City	22. Wandsworth Riverside Quarter
		11. Bankside	23. Putney
		12. Blackfriars	

Map is drawn for illustrative purposes only and not all roads and stations have been included, please refer to Google maps for further information.



# ON YOUR DOORSTEP

INSPIRING ARTS, INTERESTING CULTURE,  
OUTSTANDING EDUCATION AND A VILLAGE  
ATMOSPHERE, ALL WITHIN MINUTES  
OF THE CITY

Forest Hill is fast becoming London's newest place to be and it's easy to see why. The quiet, attractive streets are punctuated with pockets of green and beautiful open spaces such as Albion Millennium Green and Dacres Wood Nature Reserve, and the bustling centre is packed full of interesting independent shopping, arts and entertainment.



## HISTORY: THE HORNIMAN MUSEUM & GARDENS

Lose yourself in the vast collection of around 350,000 cultural treasures that make up this eclectic assortment of artefacts, or simply take a peaceful stroll around the beautiful gardens to enjoy the nature trail, animal walk and spectacular views of the city.



## SPORT & LEISURE CLOSE TO HOME

The Forest Hill Pools leisure centre is located just minutes away and with a 25m swimming pool, a well-equipped gym and a spacious fitness studio offering a variety of classes, you have everything you need to stay fit and healthy.



## AN INSPIRATIONAL ARTS & CULTURAL SCENE

Tucked away off London Road you'll find Havelock Walk, a narrow, cobbled street that is home to an abundance of creative talent, including artists, sculptors and photographers, who twice a year hold unmissable open studio weekends.



## ECLECTIC & VIBRANT SHOPPING EXPERIENCE

From antique dealers to fashion, florists and snow sports, there is a huge selection of independent shops and services that are as individual as they are diverse. Explore the vibrant streets and you're sure to uncover a hidden gem.



## BARS AND RESTAURANTS FOR ALL TASTES

In the buzzing centre of Forest Hill, you'll find an abundance of cafés, restaurants and bars that can satisfy any craving, whether it's freshly prepared food, silky smooth coffee, locally brewed beers or refreshing cocktails.



## TOP OF THE CLASS FOR EDUCATION

There is an excellent selection of schools within easy reach, which between them can provide a fantastic learning environment right through a child's educational journey, including the outstanding Kilmorie Primary School just over 10 minutes walk away.

Photograph of the Horniman Museum bandstand.



# YOUR NEW HOME AWAITS

INTRODUCING OUR COLLECTION OF 1, 2 AND 3 BEDROOM APARTMENTS



Computer generated image of Dacres Wood Court.



## ATTENTION TO DETAIL

### GENERAL SPECIFICATION

- Video entry system
- Laminate wood flooring to kitchen and living areas
- Walls and ceilings painted in Crown matt white emulsion
- Oaklands carpet to all bedrooms
- Fitted wardrobe to bedroom 1
- Tiled entrance lobbies to communal areas
- Lifts to all floors
- Access to shared communal garden
- Shared cycle stores
- 10 year NHBC warranty

### KITCHEN

- Soft close, handle-less doors and drawers
- Integrated AEG oven and ceramic hob
- Integrated cooker hood
- Integrated fridge/freezer
- Storage cupboard with provision for a washing machine
- 1½ bowl stainless steel sink with chrome finish tap
- Space and connections for a washer/dryer in the utility cupboard
- Feature LED lighting under wall units

Please note a dishwasher and washing machine are available as an upgrade, please speak to sales advisor for further upgrade options and prices.

Photograph is used for illustrative purposes only and depicts a typical interior from Fielders Quarter, Barking Riverside.

### BATHROOM

- Contemporary white Roca sanitaryware with Bristan chrome finish taps
- Soft close WC with chrome dual flush plate
- Full height tiling to vanity unit and sanitaryware walls only
- Armarii slot-in shelving
- Mira ERD 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)
- Telephone point located in utility cupboard with feed to media plate in the living area
- External light to balcony or terrace
- One USB socket to kitchen, living room and bedroom 1



# 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.

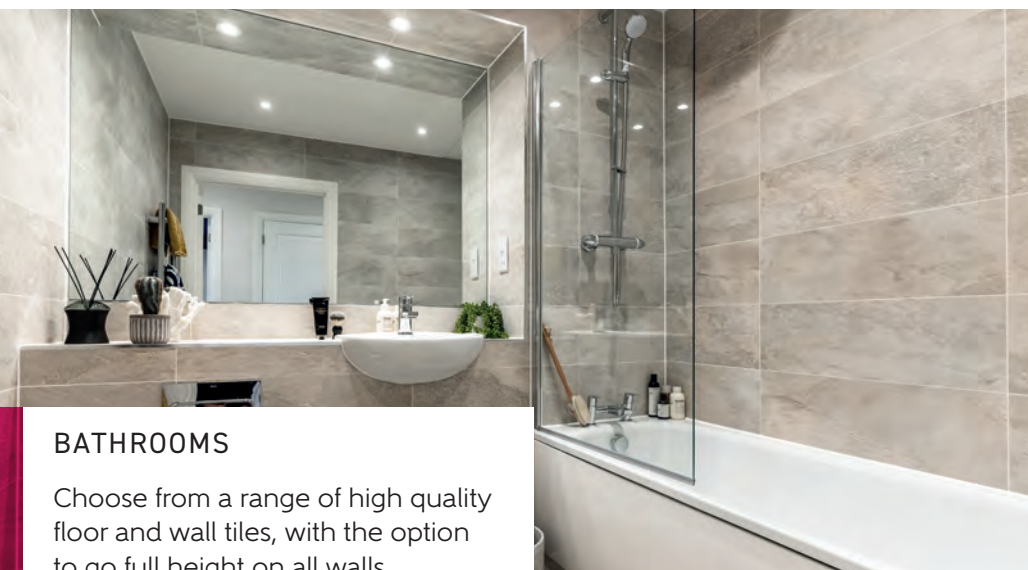
## FLOORING

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



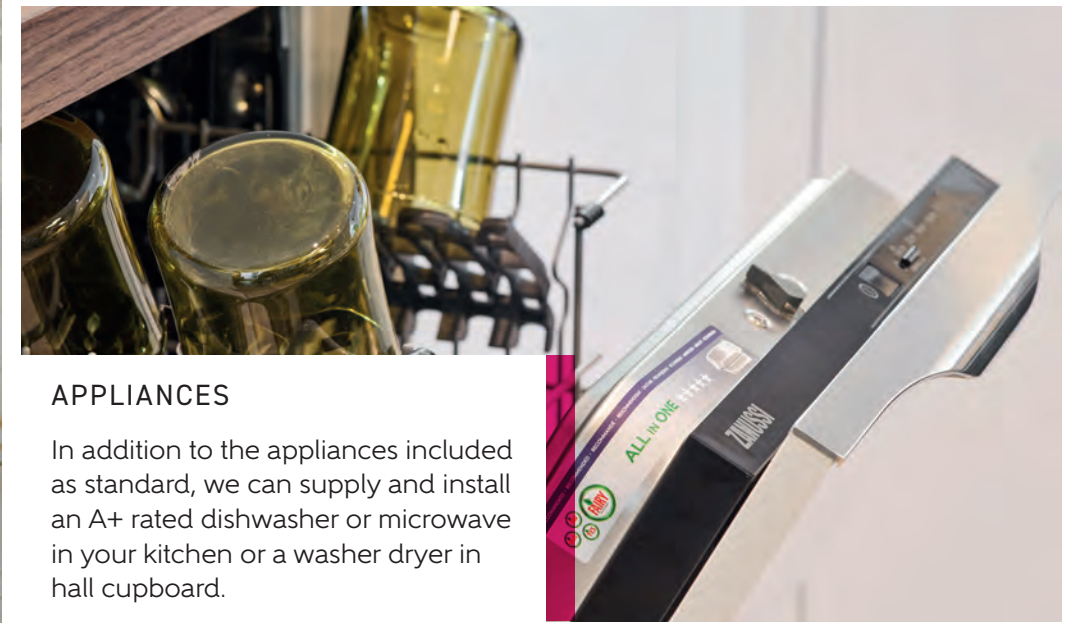
## BEDROOMS

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



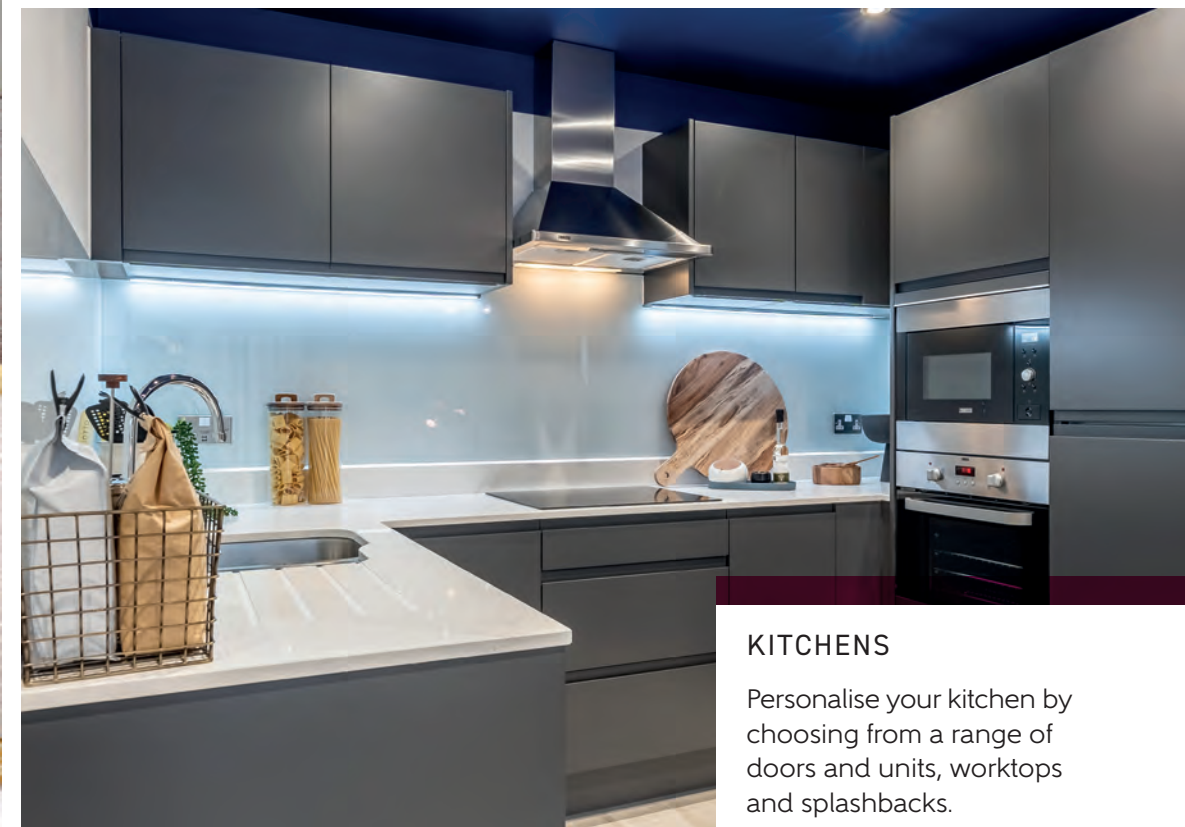
## BATHROOMS

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



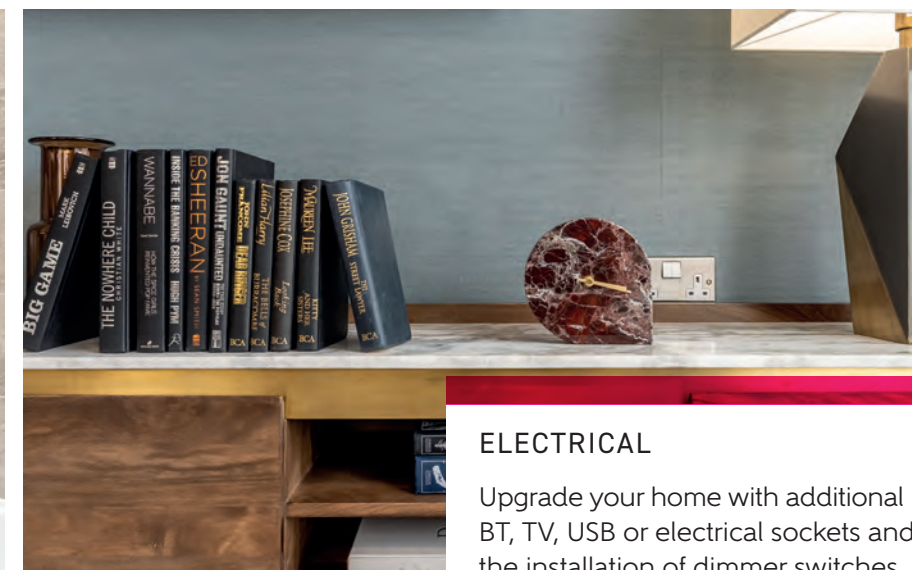
## APPLIANCES

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.



# 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



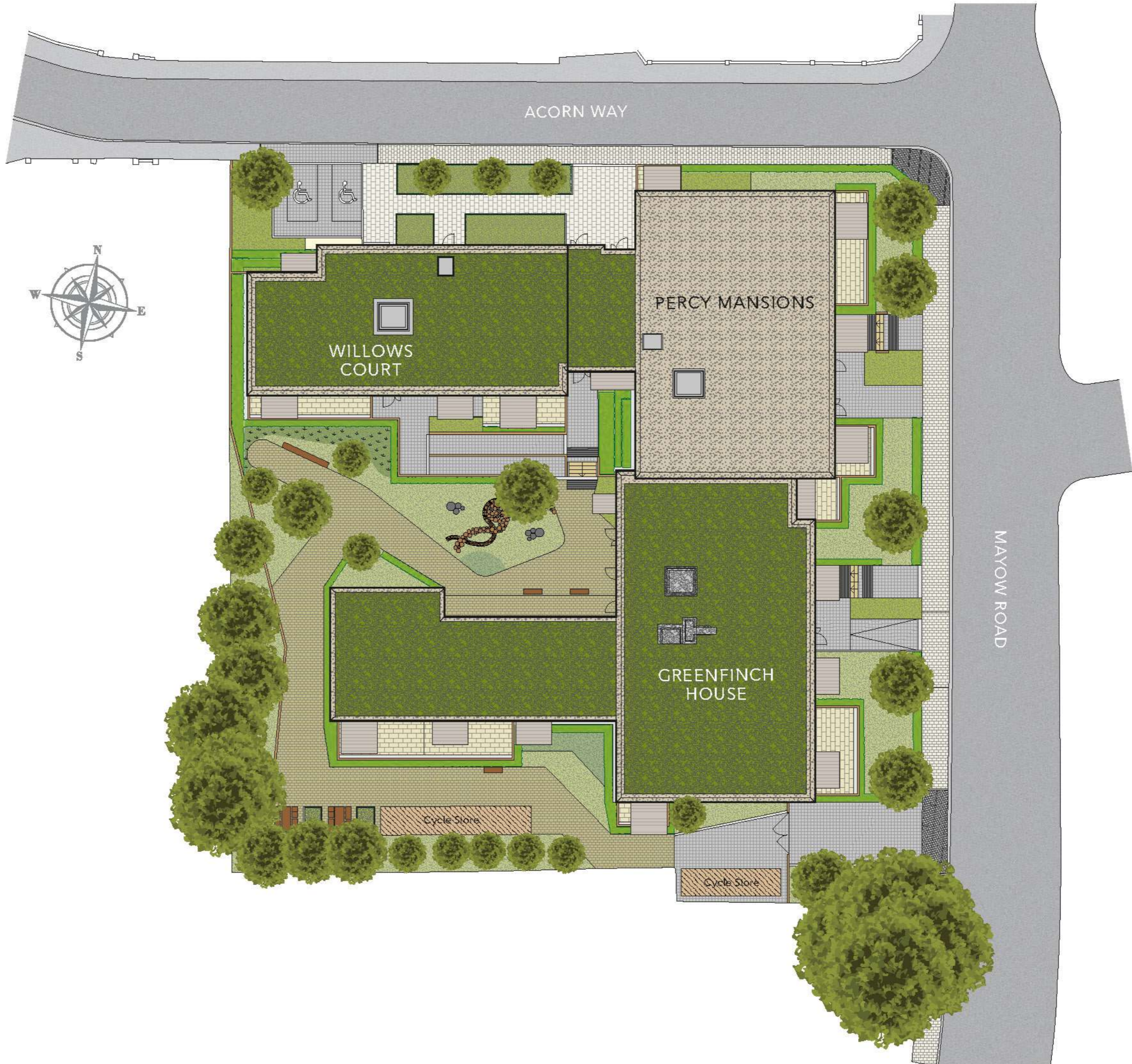
CONNECT TO HYPEROPTIC BROADBAND, THAT'S 12X FASTER\* THAN THE UK AVERAGE, FROM THE DAY YOU MOVE IN

The apartments at Dacres Wood Court 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 Dacres Wood Court 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.





**Dacres Wood Court**  
FOREST HILL

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. Hard and soft landscaping is indicative only.



# GROUND FLOOR

Plots 12, 13, 14, 34, 35 & 36

## PLOT 12 TYPE 1

Kitchen/Living/ Dining Room	8.902m x 3.142m	29'2" x 10'4"
Bedroom	5.603m x 2.790m	18'5" x 9'2"
<b>Total area</b>	<b>54.2 sq.m.</b>	<b>583 sq.ft.</b>

## PLOT 13 TYPE 2

Kitchen/Living/ Dining Room	5.860m x 4.479m	19'3" x 14'8"
Bedroom 1	4.479m x 2.792m	14'8" x 9'2"
Bedroom 2	4.168m x 3.012m	13'8" x 9'11"
<b>Total area</b>	<b>75.2 sq.m.</b>	<b>809 sq.ft.</b>

## PLOT 14 TYPE 3

Kitchen/Living/ Dining Room	7.304m x 3.517m	24'0" x 11'6"
Bedroom 1	6.518m x 2.993m	21'5" x 9'10"
Bedroom 2	4.268m x 2.800m	14'0" x 9'2"
<b>Total area</b>	<b>72.7m sq.m.</b>	<b>783 sq.ft.</b>

## PLOT 34 TYPE 13

Kitchen/Living/ Dining Room	7.677m x 3.415m	25'2" x 11'2"
Bedroom 1	6.082m x 3.055m	19'11" x 10'0"
Bedroom 2	4.003m x 2.935m	13'2" x 9'8"
<b>Total area</b>	<b>76.6 sq.m.</b>	<b>825 sq.ft.</b>

## PLOT 35 TYPE 14

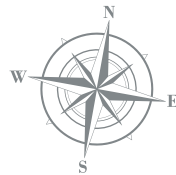
Kitchen/Living/ Dining Room	7.315m x 4.018m	24'0" x 13'2"
Bedroom 1	5.290m x 3.745m	17'4" x 12'3"
Bedroom 2	3.865m x 2.990m	12'8" x 9'10"
<b>Total area</b>	<b>72.3 sq.m.</b>	<b>778 sq.ft.</b>

## PLOT 36 TYPE 15

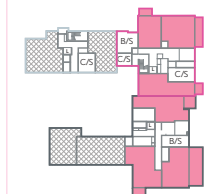
Kitchen/Living/ Dining Room	7.733m x 4.557m	25'4" x 14'11"
Bedroom 1	4.897m x 3.980m	16'1" x 13'1"
Bedroom 2	4.653m x 3.025m	15'3" x 9'11"
<b>Total area</b>	<b>86.0 sq.m.</b>	<b>926 sq.ft.</b>



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EAST ELEVATION



Percy Mansions  
Willows Court  
Greenfinch House

### KEY

- 1 Bedroom
- 2 Bedroom
- Affordable Homes
- W Wardrobe
- L Lift
- B/S Bin store
- C/S Cycle store
- ▶ Indicates where dimensions are taken from
- Suggested working from home area with USB socket



# FIRST FLOOR

Plots 15-19 & 39-42

## PLOT 15 TYPE 10

Kitchen/Living/ Dining Room	9.473m x 3.327m	31'1" x 10'11"
Bedroom	4.188m x 2.750m	13'9" x 9'0"
<b>Total area</b>	<b>50.9 sq.m.</b>	<b>548 sq.ft.</b>

## PLOT 16 TYPE 4

Kitchen/Living/ Dining Room	8.902m x 3.204m	29'2" x 10'6"
Bedroom	5.603m x 2.790m	18'5" x 9'2"
<b>Total area</b>	<b>54.2 sq.m.</b>	<b>583 sq.ft.</b>

## PLOT 17 TYPE 5

Kitchen/Living/ Dining Room	5.853m x 4.579m	19'2" x 15'0"
Bedroom 1	4.779m x 2.784m	15'8" x 9'2"
Bedroom 2	4.225m x 3.012m	13'10" x 9'11"
<b>Total area</b>	<b>75.6 sq.m.</b>	<b>814 sq.ft.</b>

## PLOT 18 TYPE 11

Kitchen/Living/ Dining Room	7.079m x 3.656m	23'3" x 12'0"
Bedroom 1	4.779m x 2.850m	15'8" x 9'4"
Bedroom 2	3.345m x 2.370m	11'0" x 7'9"
<b>Total area</b>	<b>65.4 sq.m.</b>	<b>704 sq.ft.</b>

## PLOT 19 TYPE 6

Kitchen/Living/ Dining Room	7.304m x 3.617m	24'0" x 11'10"
Bedroom 1	6.518m x 3.093m	21'5" x 10'2"
Bedroom 2	4.268m x 2.800m	14'0" x 9'2"
<b>Total area</b>	<b>74.2 sq.m.</b>	<b>799 sq.ft.</b>

## PLOT 39 TYPE 16

Kitchen/Living/ Dining Room	8.028m x 3.415m	26'4" x 11'2"
Bedroom 1	3.595m x 3.432m	11'10" x 11'3"
Bedroom 2	3.532m x 2.653m	11'7" x 8'8"
Bedroom 3	3.432m x 2.230m	11'3" x 7'4"
<b>Total area</b>	<b>81.2 sq.m.</b>	<b>874 sq.ft.</b>

## PLOT 40 TYPE 17

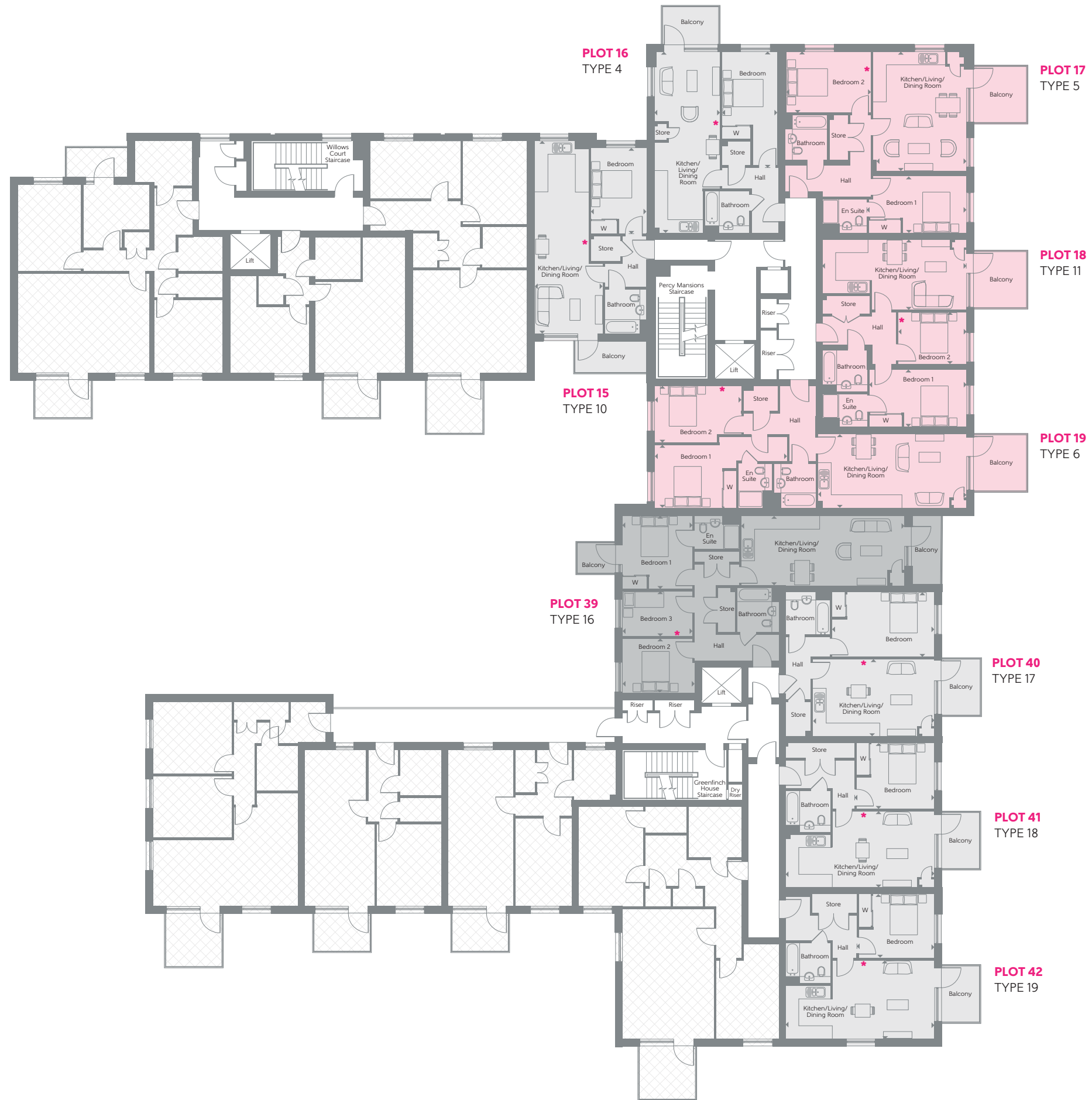
Kitchen/Living/ Dining Room	5.965m x 3.827m	19'7" x 12'7"
Bedroom	5.015m x 3.160m	16'5" x 10'4"
<b>Total area</b>	<b>51.8 sq.m.</b>	<b>558 sq.ft.</b>

## PLOT 41 TYPE 18

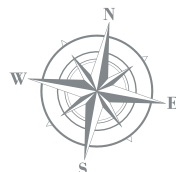
Kitchen/Living/ Dining Room	7.315m x 3.761m	24'0" x 12'4"
Bedroom	3.815m x 3.250m	12'6" x 10'8"
<b>Total area</b>	<b>52.0 sq.m.</b>	<b>560 sq.ft.</b>

## PLOT 42 TYPE 19

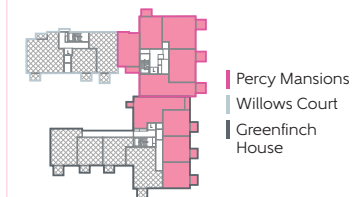
Kitchen/Living/ Dining Room	7.315m x 3.911m	24'0" x 12'10"
Bedroom	3.715m x 3.100m	12'2" x 10'2"
<b>Total area</b>	<b>52.0 sq.m.</b>	<b>560 sq.ft.</b>



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EAST ELEVATION



KEY	
[Light Pink Box]	1 Bedroom
[Medium Pink Box]	2 Bedroom
[Dark Pink Box]	3 Bedroom
[White Box]	Affordable Homes
[W Box]	Wardrobe
[L Box]	Lift
[B/S Box]	Bin store
[C/S Box]	Cycle store
[Red Star]	Indicates where dimensions are taken from
[Red Star]	Suggested working from home area with USB socket



# SECOND FLOOR

Plots 20-24 & 47-51

## PLOT 20 TYPE 10

Kitchen/Living/ Dining Room	9.473m x 3.327m	31'1" x 10'11"
Bedroom	4.188m x 2.750m	13'9" x 9'0"
<b>Total area</b>	<b>50.9 sq.m.</b>	<b>548 sq.ft.</b>

## PLOT 21 TYPE 4

Kitchen/Living/ Dining Room	8.902m x 3.204m	29'2" x 10'6"
Bedroom	5.603m x 2.790m	18'5" x 9'2"
<b>Total area</b>	<b>54.2 sq.m.</b>	<b>583 sq.ft.</b>

## PLOT 22 TYPE 5

Kitchen/Living/ Dining Room	5.853m x 4.579m	19'2" x 15'0"
Bedroom 1	4.779m x 2.784m	15'8" x 9'2"
Bedroom 2	4.225m x 3.012m	13'10" x 9'11"
<b>Total area</b>	<b>75.6 sq.m.</b>	<b>814 sq.ft.</b>

## PLOT 23 TYPE 11

Kitchen/Living/ Dining Room	7.079m x 3.656m	23'3" x 12'0"
Bedroom 1	4.779m x 2.850m	15'8" x 9'4"
Bedroom 2	3.345m x 2.370m	11'0" x 7'9"
<b>Total area</b>	<b>65.4 sq.m.</b>	<b>704 sq.ft.</b>

## PLOT 24 TYPE 6

Kitchen/Living/ Dining Room	7.304m x 3.617m	24'0" x 11'10"
Bedroom 1	6.518m x 3.093m	15'0" x 10'2"
Bedroom 2	4.268m x 2.800m	14'0" x 9'2"
<b>Total area</b>	<b>74.2 sq.m.</b>	<b>799 sq.ft.</b>

## PLOT 47 TYPE 16

Kitchen/Living/ Dining Room	8.028m x 3.415m	26'4" x 11'2"
Bedroom 1	3.595m x 3.432m	11'10" x 11'3"
Bedroom 2	3.532m x 2.653m	11'7" x 8'8"
Bedroom 3	3.432m x 2.230m	11'3" x 7'4"
<b>Total area</b>	<b>81.2 sq.m.</b>	<b>874 sq.ft.</b>

## PLOT 48 TYPE 17

Kitchen/Living/ Dining Room	5.965m x 3.827m	19'7" x 12'7"
Bedroom	5.015m x 3.160m	16'5" x 10'4"
<b>Total area</b>	<b>51.8 sq.m.</b>	<b>558 sq.ft.</b>

## PLOT 49 TYPE 18

Kitchen/Living/ Dining Room	7.315m x 3.761m	24'0" x 12'4"
Bedroom	3.815m x 3.250m	12'6" x 10'8"
<b>Total area</b>	<b>52.0 sq.m.</b>	<b>560 sq.ft.</b>

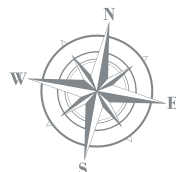
## PLOT 50 TYPE 19

Kitchen/Living/ Dining Room	7.315m x 3.911m	24'0" x 12'10"
Bedroom	3.715m x 3.100m	12'2" x 10'2"
<b>Total area</b>	<b>52.0 sq.m.</b>	<b>560 sq.ft.</b>

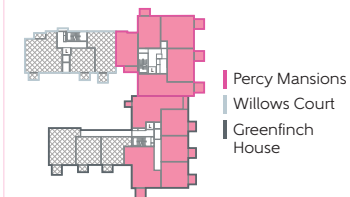
## PLOT 51 TYPE 15

Kitchen/Living/ Dining Room	7.733m x 4.557m	25'4" x 14'11"
Bedroom 1	4.897m x 3.980m	16'1" x 13'1"
Bedroom 2	4.653m x 3.025m	15'3" x 9'11"
<b>Total area</b>	<b>86.0 sq.m.</b>	<b>926 sq.ft.</b>

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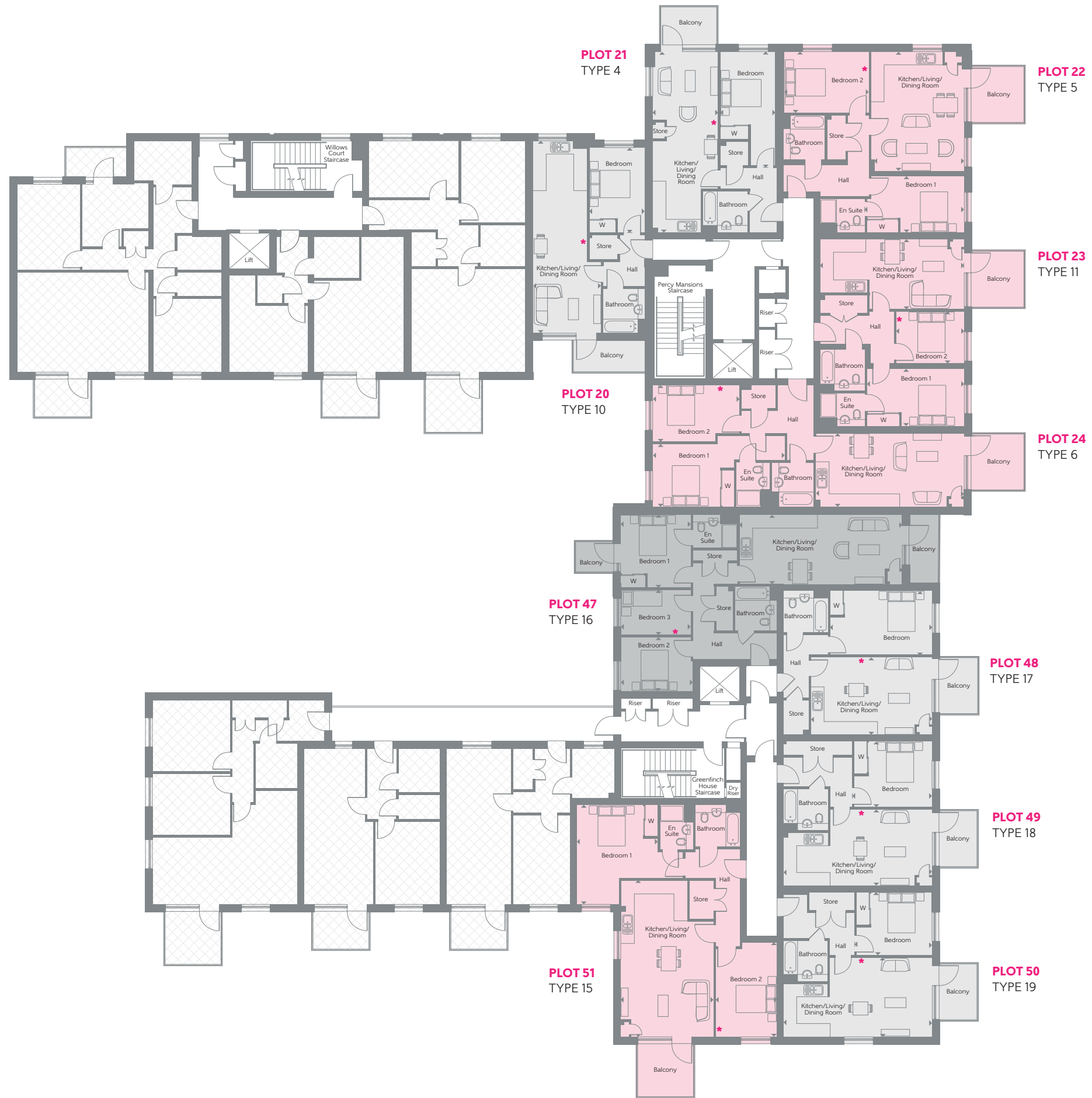


EAST ELEVATION



### KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Affordable Homes
- W Wardrobe
- L Lift
- B/S Bin store
- C/S Cycle store
- Indicates where dimensions are taken from
- Greenfinch House
- Suggested working from home area with USB socket





# THIRD FLOOR

Plots 25-29 & 55-59

## PLOT 25 TYPE 10

Kitchen/Living/ Dining Room	9.473m x 3.327m	31'1" x 10'11"
Bedroom	4.188m x 2.750m	13'9" x 9'0"
<b>Total area</b>	<b>50.9 sq.m.</b>	<b>548 sq.ft.</b>

## PLOT 26 TYPE 4

Kitchen/Living/ Dining Room	8.902m x 3.204m	29'2" x 10'6"
Bedroom	5.603m x 2.790m	18'5" x 9'2"
<b>Total area</b>	<b>54.2 sq.m.</b>	<b>583 sq.ft.</b>

## PLOT 27 TYPE 5

Kitchen/Living/ Dining Room	5.853m x 4.579m	19'2" x 15'0"
Bedroom 1	4.779m x 2.784m	15'8" x 9'2"
Bedroom 2	4.225m x 3.012m	13'10" x 9'11"
<b>Total area</b>	<b>75.6 sq.m.</b>	<b>814 sq.ft.</b>

## PLOT 28 TYPE 11

Kitchen/Living/ Dining Room	7.079m x 3.656m	23'3" x 12'0"
Bedroom 1	4.779m x 2.850m	15'8" x 9'4"
Bedroom 2	3.345m x 2.370m	11'0" x 7'9"
<b>Total area</b>	<b>65.4 sq.m.</b>	<b>704 sq.ft.</b>

## PLOT 29 TYPE 6

Kitchen/Living/ Dining Room	7.304m x 3.617m	24'0" x 11'10"
Bedroom 1	6.518m x 3.093m	21'5" x 10'2"
Bedroom 2	4.268m x 2.800m	14'0" x 9'2"
<b>Total area</b>	<b>74.2 sq.m.</b>	<b>799 sq.ft.</b>

## PLOT 55 TYPE 16

Kitchen/Living/ Dining Room	8.028m x 3.415m	26'4" x 11'2"
Bedroom 1	3.595m x 3.432m	11'10" x 11'3"
Bedroom 2	3.532m x 2.653m	11'7" x 8'8"
Bedroom 3	3.432m x 2.230m	11'3" x 7'4"
<b>Total area</b>	<b>81.2 sq.m.</b>	<b>874 sq.ft.</b>

## PLOT 56 TYPE 17

Kitchen/Living/ Dining Room	5.965m x 3.827m	19'7" x 12'7"
Bedroom	5.015m x 3.160m	16'5" x 10'4"
<b>Total area</b>	<b>51.8 sq.m.</b>	<b>558 sq.ft.</b>

## PLOT 57 TYPE 18

Kitchen/Living/ Dining Room	7.315m x 3.761m	24'0" x 12'4"
Bedroom	3.815m x 3.250m	12'6" x 10'8"
<b>Total area</b>	<b>52.0 sq.m.</b>	<b>560 sq.ft.</b>

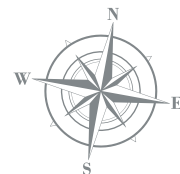
## PLOT 58 TYPE 19

Kitchen/Living/ Dining Room	7.315m x 3.911m	24'0" x 12'10"
Bedroom	3.715m x 3.100m	12'2" x 10'2"
<b>Total area</b>	<b>52.0 sq.m.</b>	<b>560 sq.ft.</b>

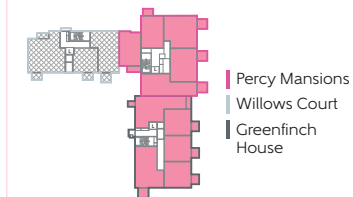
## PLOT 59 TYPE 20

Kitchen/Living/ Dining Room	6.436m x 4.568m	21'1" x 15'0"
Bedroom 1	3.557m x 3.147m	11'8" x 10'4"
Bedroom 2	4.653m x 3.022m	15'3" x 9'11"
<b>Total area</b>	<b>75.4 sq.m.</b>	<b>812 sq.ft.</b>

Some 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. 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. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** 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.



EAST ELEVATION



### KEY

1 Bedroom	B/S Bin store
2 Bedroom	C/S Cycle store
3 Bedroom	▶ Indicates where dimensions are taken from
Affordable Homes	● Greenfinch where dimensions are taken from
W Wardrobe	● Suggested working from home area with USB socket
L Lift	



# FOURTH FLOOR

Plots 30-33

## PLOT 30 TYPE 7

Kitchen/Living/ Dining Room	8.902m x 3.204m	29'2" x 10'6"
Bedroom	5.603m x 2.790m	18'5" x 9'2"
<b>Total area</b>	<b>54.2 sq.m.</b>	<b>583 sq.ft.</b>

## PLOT 31 TYPE 8

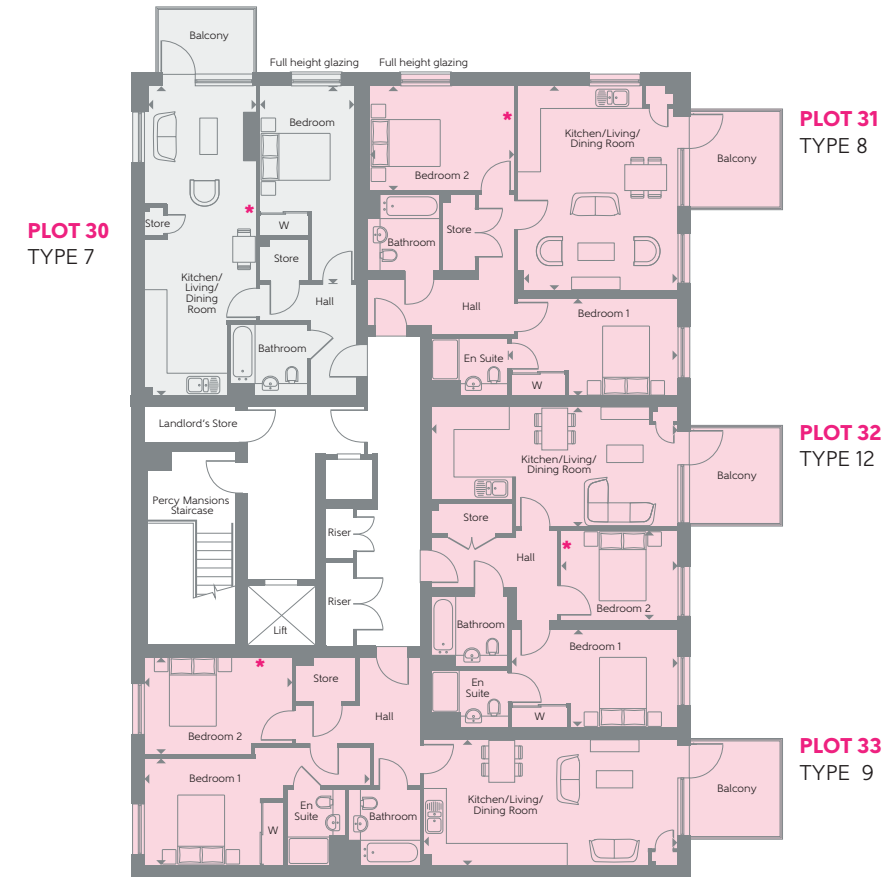
Kitchen/Living/ Dining Room	5.853m x 4.579m	19'2" x 15'0"
Bedroom 1	4.779m x 2.784m	15'8" x 9'2"
Bedroom 2	4.225m x 3.012m	13'10" x 9'11"
<b>Total area</b>	<b>75.6 sq.m.</b>	<b>814 sq.ft.</b>

## PLOT 32 TYPE 12

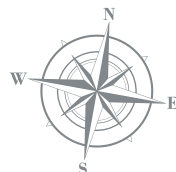
Kitchen/Living/ Dining Room	7.079m x 3.656m	23'3" x 12'0"
Bedroom 1	4.779m x 2.850m	15'8" x 9'4"
Bedroom 2	3.345m x 2.370m	11'0" x 7'9"
<b>Total area</b>	<b>65.4 sq.m.</b>	<b>704 sq.ft.</b>

## PLOT 33 TYPE 9

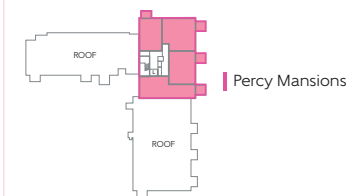
Kitchen/Living/ Dining Room	7.304m x 3.617m	24'0" x 11'10"
Bedroom 1	6.518m x 3.093m	21'5" x 10'2"
Bedroom 2	4.268m x 2.800m	14'0" x 9'2"
<b>Total area</b>	<b>74.2 sq.m.</b>	<b>799 sq.ft.</b>



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EAST ELEVATION



### KEY

- 1 Bedroom
- 2 Bedroom
- W Wardrobe
- L Lift
- B/S Bin store
- C/S Cycle store
- ▶ Indicates where dimensions are taken from
- Suggested working from home area with USB socket





## 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 up to £600,000 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%.





# 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

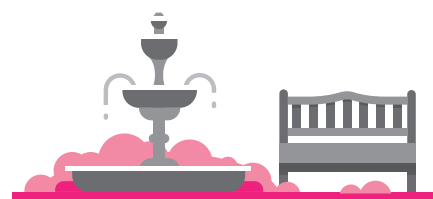
including  
£591k towards local infrastructure  
£532k towards employment

## FOREST HILL £624K

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

## GREENWICH OVER £2.5 MILLION

including  
£1.5 million towards education and community projects



## HAYES £395K

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



## POPLAR OVER £1 MILLION

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



## 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

**TOTAL CONTRIBUTIONS**  
**£58,847,989**





# AWARDED HIGHEST RATING BY HBF

9/10 WOULD RECOMMEND US TO A FRIEND

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. **"**

Hannah Levene and Tom Hawkins

**"** 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. **"**

Scott Hudson



Computer generated image of The River Gardens, Royal Greenwich.

# 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.

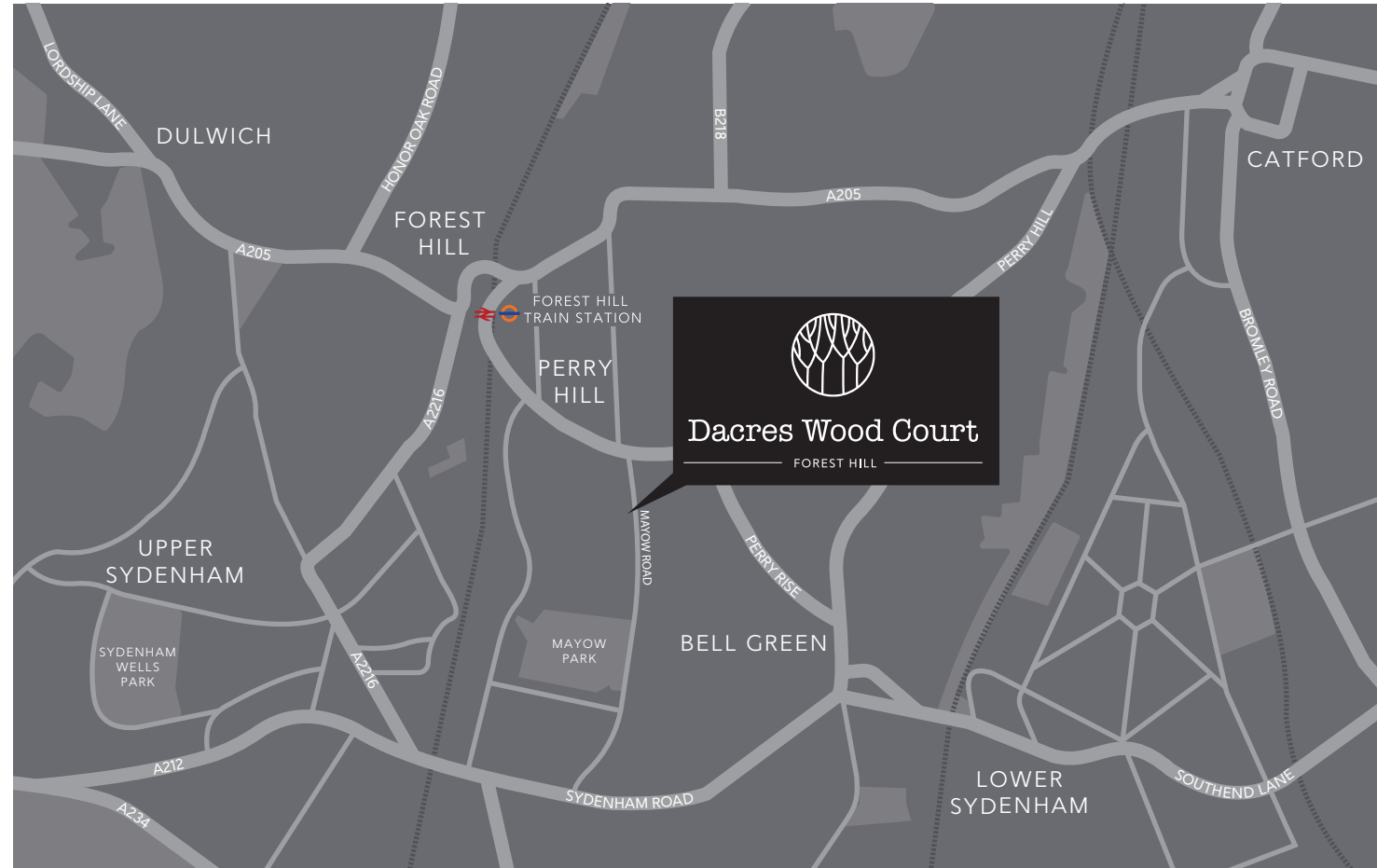
Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway London home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway London team member will ensure your home-buying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

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





DACRES WOOD COURT, MAYOW ROAD, FOREST HILL SE23 2XG



**Bellway** | London

BELLWAY HOMES LIMITED (LONDON PARTNERSHIPS)  
ANCHOR BOULEVARD, CROSSWAYS BUSINESS PARK, DARTFORD, KENT DA2 6QH

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