



ELEMENTS
ENFIELD



COUNTRYSIDE
Places People Love



BE IN YOUR ELEMENT

*'A stylish, contemporary apartment
in a prime location for commuting.
The buzz of central London in
less than 20 minutes and the
tranquil Hertfordshire
countryside on your doorstep.*

Elements really does have it all...'

A FRESH PERSPECTIVE

Clean lines and modern design including a landmark 15-storey apartment building will transform Enfield's skyline.

A statement development of 1, 2 and 3-bedroom apartments, and 3 and 4-bedroom houses, Elements is located just 2 minutes' walk from Ponders End station and close to Enfield town centre. Dynamic on the outside and stylish within, a home at Elements offers London-style living without a London price tag.



Computer generated image of The Alveus apartments at Elements, indicative only.

CREATING A BRAND NEW COMMUNITY



KING GEORGE V RESERVOIR

Base of the King George Sailing Club offering windsurfing and sailing.



ALMA PRIMARY SCHOOL

A 'Good' Ofsted* rated school that puts an emphasis on motivating and challenging children.



PRIVATE GARDENS

All apartment buildings enjoy their own private communal gardens.



COMMUNITY GREEN

A centrally located public open space for exercising or relaxing.



STATION SQUARE

This impressive piazza is the gateway to Elements, with a proposed café and shops for your every day needs.



OASIS ACADEMY

An accomplished secondary school and sixth form with a 'Good' Ofsted* rating.



PLAY AREA

A new play space providing a safe environment for families to play and exercise



A LANDMARK REGENERATION

A track record in placemaking and urban regeneration

Elements will totally transform the existing 1960s Alma Estate, creating a desirable mixed-use community where all homes are close to a green space. When completed, the development will offer a host of benefits for residents and the wider community for years to come.

“The vision is to totally transform the estate into a new vibrant neighbourhood. Connecting streets together into a conventional pattern with outdoor spaces to provide residents with green vistas from their new homes and create a sense of place. South Street has been reinvented as a focal point for the local community, incorporating shops, a gym and community buildings plus mature trees and new landscaping leading into Station Square, a generous public space that leads to the train station.”

Pollard Thomas Edwards, Architect.



£310+
MILLION
regeneration



NEW
STATION SQUARE
with landscaped seating area



14,000+
SQ M
of public open
space inc new park



3,800+
SQ M
of public play space



Computer generated image of Elements, indicative only.



MAKE HOME OWNERSHIP A REALITY

'After renting long term in London with nothing to show for it, I decided I really wanted to own my own home. Elements ticked all the boxes and my mortgage is less than my London rent. It's a win-win for me!'

Leave London prices behind with a move to Elements. All the benefits of a brand new home with a superb specification but still close to the capital; the perfect distance for making the most of life.



COMMUTING MADE SIMPLE

'Ponders End station is a two minute walk away, then it's just 17 minutes to London Liverpool Street. That means I get a lie in and an easy journey. What's not to like?'

Whether you work to live or live to work, there's one thing most of us endure: the tedium of the daily commute. At Elements, Ponders End Station couldn't be closer, so you can leave later and get home earlier. That means less of a morning rush and more of a leisurely evening.

Travel times taken from google.co.uk, correct at time of printing.

PONDERS END STATION

LONDON LIVERPOOL STREET 17 MINUTES

WATERLOO 35 MINUTES

OXFORD CIRCUS 35 MINUTES

LONDON CITY AIRPORT 39 MINUTES

LEICESTER SQUARE 44 MINUTES

CANARY WHARF 45 MINUTES



FAST AND EASY CONNECTIONS

Elements is perfectly placed to enjoy all of the sights, sounds and attractions the capital has to offer.

Whether it's for business or pleasure, living at Elements means you're superbly positioned to take advantage of National Rail (via adjacent Ponders End station) and the tube network from Tottenham Hale, 3 stops away.

In addition, by road you're just 3 miles from the North Circular (A406) and 4 miles from the M25 (via the A10). City Airport is 39 minutes away.*

*Travel times taken from google.co.uk, correct at time of printing.



MORE THAN A NEW APARTMENT

'Living here means I can go to the gym
and after I've worked up an appetite,
go to the shops next door
and buy something for dinner.
Something healthy of course.'*

Whether it's a daily workout or a weekly shop, Elements has been designed so you spend more time living and less time travelling. When you do want to travel further afield and don't have a car, the convenient on-site Car Club lets you hire a choice of vehicles by the hour (insurance included) via a 24/7 booking system.

*Proposed gym will be available at a later stage of the development. Please ask a sales consultant for details.



THE PERFECT MIX

*'There's some great places to shop,
eat and drink all conveniently close.
Days out or nights in? It's all good.'*

Travelling to the capital couldn't be easier, but with so much on offer around Enfield there's plenty of fun to be had right on your doorstep. Familiar high street names rub shoulders with independent shops, cafés, bars and restaurants – from traditional pubs to a host of cosmopolitan eateries to suit all tastes and pockets.

The King's Head Pub Enfield (2.5 miles)

Centrally located in Enfield's Market Square, this traditional pub hosts live music on Saturdays and is ideally placed for a bite to eat.



IKEA Edmonton (3 miles)

Part of the local community for 14 years, this Swedish favourite can provide everything you could ever need for your new home.



Art Town Bistro Enfield (2.5 miles)

Fresh and healthy food mixes with live music on weekends and some weekdays; the best of soul, reggae, jazz, R&B and Cuban sounds.



Westfield Stratford City Stratford (11 miles)

East London's premier shopping centre offering high street fashion favourites as well as celebrated home and lifestyle brands, a cinema and an abundance of places to eat and drink.



ENFIELD TO WESTFIELD. AND EVERYTHING IN BETWEEN

Living at Elements means you can enjoy all the shops and amenities the local area has to offer and also benefit from easy access to the capital's more extensive retail and dining facilities.

Enfield Market (3 miles)

Operating every Thursday, Friday and Saturday, this historic market in the heart of Enfield is ideal for everyday household needs and a good choice of homemade, handmade and specialist goods.



CLOSE BY

SHOPPING CENTRES

Palace Gardens Shopping Centre (2.6 miles)
The Pavilions Shopping Centre (4 miles)

SUPERMARKETS

Asda (1 mile)
Sainbury's (1.4 miles)
Aldi (1.5 miles)
M&S Simply Food (1.5 miles)
Tesco Superstore (2 miles)
Waitrose (2.6 miles)

The Meeting Bar and Restaurant Enfield (1.5 miles)

This brings the vibrant flavours and authentic tastes of Thailand to the centre of Enfield, while the restaurant's takeaway service lets you bring it back to your home.



AT YOUR LEISURE

'gam out of the shower. 9.20am white water kayaking. Whatever you do for kicks or to unwind, there's a whole host of sporting and leisure activities close to home.'

From extreme action to extreme relaxation, living at Elements means you can enjoy an excellent selection of nearby leisure facilities, whether that's riding rapids at the Lee Valley White Water Centre (5 miles from Elements) or being pampered in the nearby Champneys City Spa (2.5 miles away).

Shortest driving distances shown. Information correct at time of printing.

WORK HARD. PLAY HARDER

From golfing greens to the silver screen; from a relaxing woodland stroll to hurtling round a velodrome, the local area is rife with recreational pursuits inside or out.



Enfield Golf Club (3.5 miles)

Founded in 1893 Enfield Golf Club has been welcoming members to its spectacular 18-hole parkland course for over 125 years.

Lee Valley VeloPark (11 miles)

Choose from racing around the iconic Olympic track, take on the challenge of the mountain bike trails or go extreme on the BMX track.



Cineworld Cinema (2 miles)

A fifteen-screen cinema including IMAX – and plenty of free parking.



Trent Country Park (5 miles)

413 acres of ancient woodland, serene lakes and lush green meadows and miles of relaxing walks.



King George Sailing Club (2 miles)

This local club has been teaching and offering dinghy sailing and windsurfing on the largest and best sailing water in north London for over 40 years.



CLOSE BY

GYMS

- Muscle Base (0.6 miles)
- PureGym (1.5 miles)
- David Lloyd (2.3 miles)
- Muscleworks (2.7 miles)

GOLF

- Lee Valley Golf Course (2.1 miles)
- Whitewebbs Golf Club (3.7 miles)
- Crews Hill Golf Club (5.3 miles)

LEISURE CENTRES

- Southbury Leisure Centre (1.7 miles)
- Albany Leisure Centre (2.3 miles)
- Edmonton Leisure Centre (2.9 miles)
- Lee Valley Sports Centre (3.6 miles)

Shortest driving distances shown. Information correct at time of print.



COUNTRYSIDE ON YOUR DOORSTEP

'Hertfordshire offers quaint towns and villages within easy reach as well as a host of open spaces and walking trails. It's never been easier to enjoy a complete change of scenery.'

It's healthy for mind and body to get away from it all and there's no better way to shed the stresses and strains of the city than with a long walk in the fresh air. Positioned on the cusp of the city and the Hertfordshire countryside, Elements really does offer the best of both worlds.



Connaught Water Epping Forest (4 miles)

A beautiful secluded lake that's home to a wide variety of wildlife, in the 5,900-acre Epping Forest, London's largest open space.



Hampstead Heath (9.5 miles)

Providing beautiful views over the capital, this large north London park adjoins the former stately home of Kenwood House and covers nearly 800 acres of woodland and ponds, including three open air swimming pools.



Broxbourne Woods Hertfordshire (10 miles)

This 590-acre national nature reserve offers a network of paths for tranquil woodland walks as well as a public bridleway and a large wildlife pond.

A NATURAL PLACE TO LIVE

Living at Elements you'll find yourself surrounded by beautiful semi-rural locations that provide the perfect way to unwind after a long week at work. All are a short drive away and offer beautiful scenery, abundant wildlife, but most of all, a natural tranquillity.



River Lee Navigation (2.5 miles)

Flowing from rural Hertfordshire into the heart of London, the river is lined with picturesque cycling and walking routes.



Hatfield House (12 miles)

Set in the Great Park on the eastern side of Hatfield the current Jacobean house was built in 1611. The grand estate includes 42 acres of restored grounds including orchards, herb gardens and a maze.

Shortest driving distances shown. Information correct at time of printing.



A* EDUCATION

'My college is great and easy to get to from Elements. That means I have more time socialising with my classmates.'

Among the wide choice of schooling in the area, Alma Primary School and the Oasis Academy are a short walk from Elements and are both rated 'Good' by Ofsted*. The University of Hertfordshire is a 30-minute drive away in Hatfield and is renowned for being one of the most technologically advanced universities in Europe.



*Ofsted ratings correct at time of printing.



STYLE AND QUALITY

'We wanted it all. An apartment that maximised space, somewhere light and airy with a contemporary style and a high quality finish. We found it at Elements.'

Every home at Elements offers the perfect combination of quality and contemporary style. Carefully considered, each home has been designed to maximise light and living space to provide the perfect setting for entertaining or relaxing.

Computer generated image of a typical apartment at Elements, indicative only.



DETAILS MADE PERFECT

The beautifully designed interiors are finished to the highest standard; neutral tones and natural textures throughout provide a luxurious finish and the perfect canvas to compliment any style. Stylish kitchens benefit from energy efficient integrated appliances and Amtico Spacia flooring; bathrooms and en suites boast ceramic wall and floor tiling and sleek chrome accessories.

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside reserves the right to amend the specification as necessary. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Please ask a Sales Consultant for more details. Computer generated images and photography of typical apartment, indicative only.



WHY BUY NEW?

Moving to your brand new home at Elements will be less stressful (with no chain and no waiting for the previous owners to move out). It's also built to a much higher specification than older properties. According to research carried out by the Home Builders Federation, the cost of upgrading an older property to the same standard as a new build home could be as much as £50,000*. Other benefits of a new home include:

- The peace of mind that comes with a 10-year NHBC guarantee.
- They're designed from the ground up for modern living with a lower environmental impact and running costs, and low maintenance.
- Energy-saving appliances and more efficient insulation, heating systems and double-glazed windows help to lower utility bills.
- Contemporary-styled kitchens with a full range of modern, integrated appliances, plus luxurious bathrooms and en-suites.
- They're constructed to higher building standards including ventilation, sound insulation, electrical and fire safety, giving you reassurance and a safer environment.
- They're the perfect blank canvas, ready for you to add your own personality and make your home your own.
- You're not inheriting the previous owner's DIY disasters. This means more time to enjoy your new home - and more money in your pocket.



CUSTOMER SERVICES

The Customer Service team at Countryside is committed to providing you, our customers, with quality homes.

Countryside customer service begins with our trained Sales Consultants who offer guidance on the legal process involved in buying a new home and who can put you in touch with nominated solicitors and financial advisors.

Every home at Elements carries our commitment to quality. You have the added assurance of every Countryside home coming with a National House Building Council Warranty.

Each property is quality checked and commissioned by our dedicated Customer Service team before handover to you.

That's why from the moment you reserve your plot, to the day you receive your keys and beyond a dedicated Sales and Customer Service team will ensure you receive the very best service from Countryside. Our entire team works to our own Customer Charter.

All of our homes carry the NHBC Builders Warranty plus a comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items.

Countryside Properties Partnerships South has won a 2017 Gold Award for Customer Satisfaction.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home at Elements from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our Marketing Suite and via our 'Countryside' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

For more information, please visit:
www.consumercode.co.uk





East City Point, Canning Town



Kings Park, Harold Wood



Atelier, Harlow



Brook Valley Gardens, Chipping Barnet

ABOUT COUNTRYSIDE

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live.

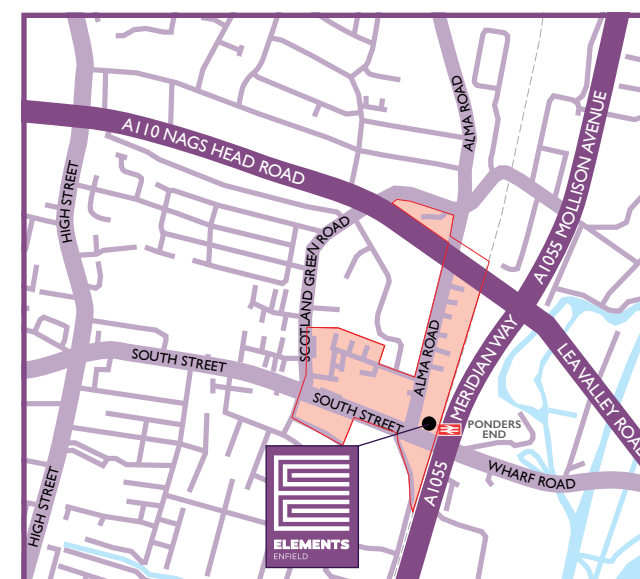
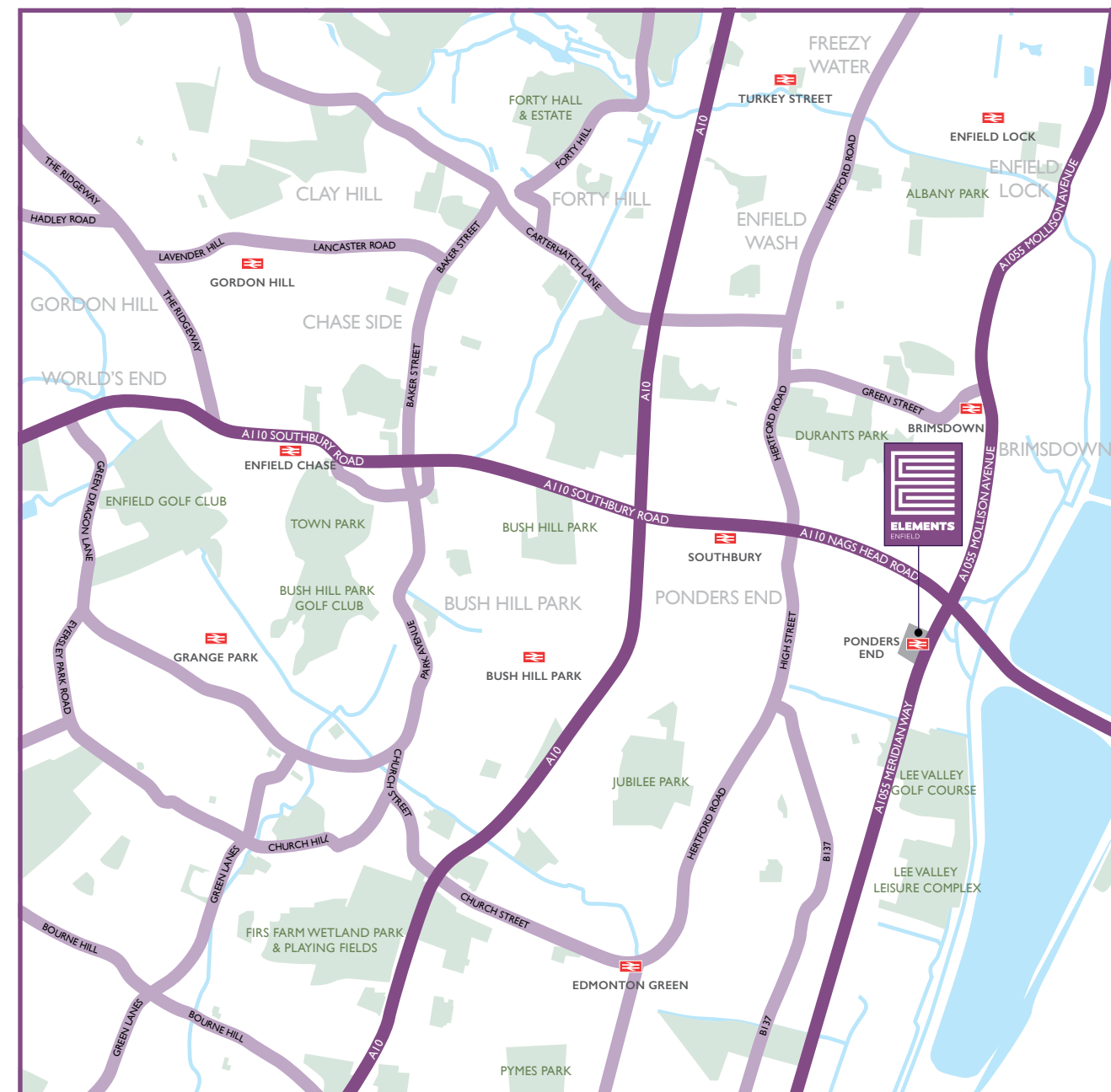
All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that stand the test of time. As a result we hold more Housing Design Awards than any other developer. From the character of the homes we build to the planning and unique detailing of environments, our creative approach to place making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Properties Partnerships South is an NHBC 5* developer.

We create places people love.



COUNTRYSIDE
Places People Love

LOCATION



Maps not to scale

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