

ELEMENTS
ENFIELD



TELLUS



COUNTRYSIDE
Places People Love



WELCOME TO TELLUS

'My apartment is exactly what I was looking for in a new home. Located in a thriving new community with peaceful countryside a stone's throw away - and with Ponders End station on my doorstep, I can be in the City in under 20 minutes.'

I could not believe how affordable living in London can be at Elements.'

A NEW PHASE FOR ENFIELD

At the heart of Station Square, the stunning angles of Tellus' 8-storey apartment building enhance this exciting new community.

Tellus offers a selection of contemporary 1 and 2 bedroom apartments, finished to the highest specification. These brand new homes feature integrated appliances, flooring throughout and balconies providing stunning views across the Capital.

With vibrant exteriors and stylish interiors, Tellus faces onto the centre of the Elements development and is ideally situated for easy access to future facilities including a gym, café, shops and communal gardens – creating a lively new urban village.



MASTER PLAN

- TELLUS
1 and 2 bedroom apartments
- COMPLETED PHASES
- FUTURE PHASES



WELCOME HOME

Ideally placed at the heart of Station Square, the gateway to Elements and the location for the future gym, Tellus residents enjoy newly-created green spaces and are close to the outdoor play area and Ponders End station.



Please note the masterplan is not to scale and is intended for illustrative purposes only. All road and paving surface colours and landscaping are indicative and layouts are given as a guide only. Roof finishes may vary from the illustration.

1ST FLOOR



1

2 bedroom apartment

Kitchen	2638mm x 2800mm	8'8" x 9'2"
Living & Dining	3943mm x 5262mm	12'11" x 8'5"
Master Bedroom	4114mm x 3738mm	13'6" x 12'3"
Bedroom 2	3010mm x 3817mm	9'11" x 12'6"
Balcony	1827mm x 4452mm	6'0" x 14'7"
Total internal area	75.2 Sq m	809.4 Sq ft

3

2 bedroom apartment

Living, Dining & Kitchen	4765mm x 5526mm	15'7" x 18'1"
Master Bedroom	2790mm x 5980mm	9'1" x 19'7"
Bedroom 2	2558mm x 4376mm	8'4" x 14'4"
Balcony	1420mm x 4588mm	4'8" x 15'5"
Total internal area	76.4 Sq m	822.4 Sq ft

2

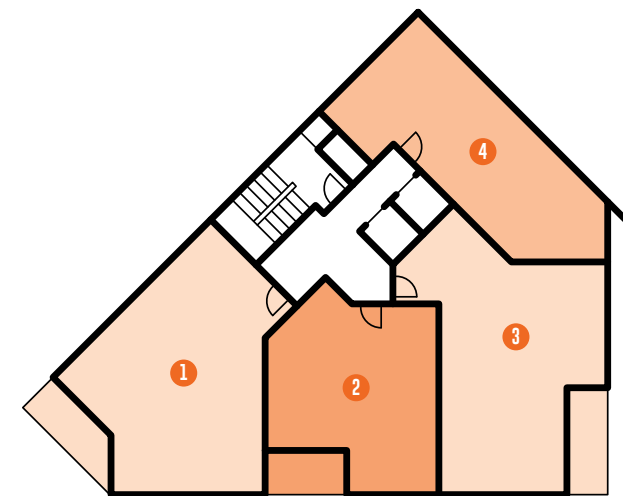
1 bedroom apartment

Living, Dining & Kitchen	6616mm x 5101mm	21'9" x 16'9"
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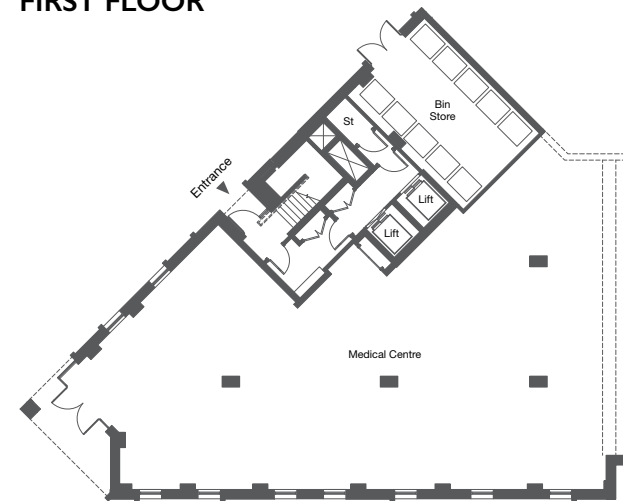
4

1 bedroom apartment

Kitchen	2513mm x 3003mm	8'3" x 9'10"
Living & Dining	5665mm x 4689mm	18'7" x 15'4"
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FIRST FLOOR



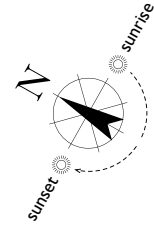
GROUND FLOOR



W – Wardrobe W/D – Washer/Dryer HIU – Heat Interface Unit

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Fitted wardrobe positions are indicative only. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

2ND FLOOR



5

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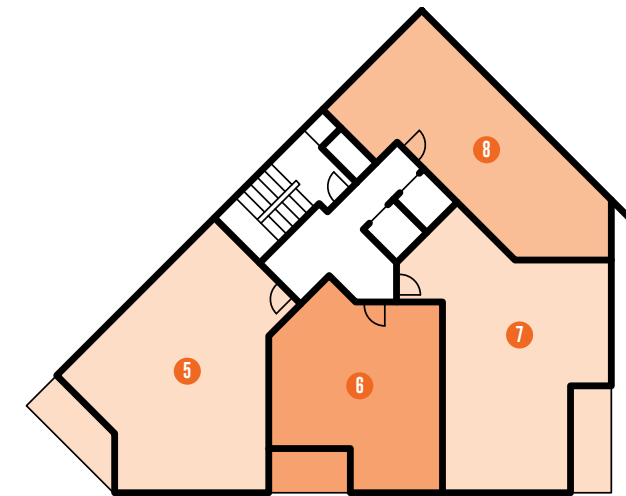
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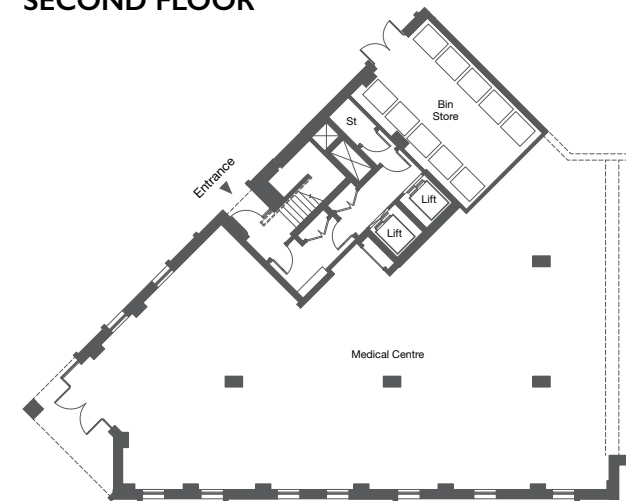
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SECOND FLOOR

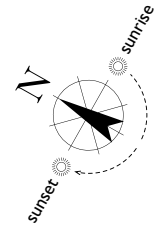


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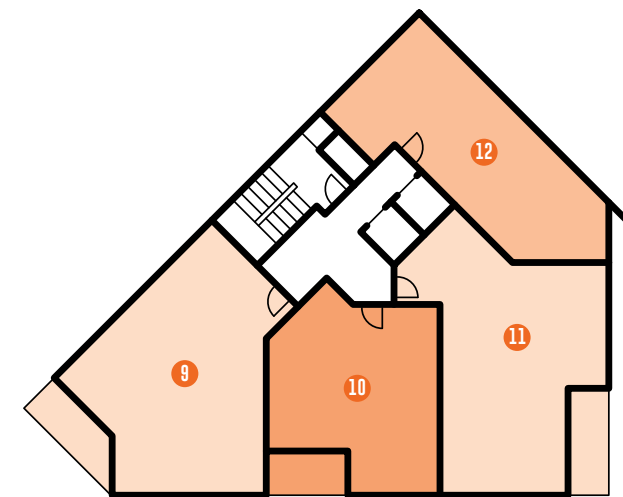
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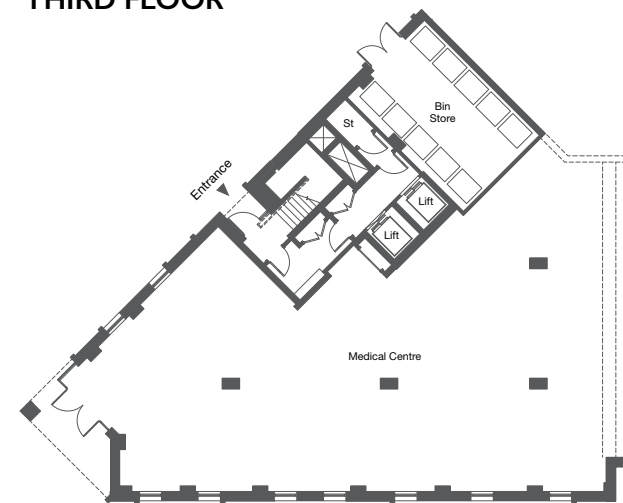
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1 bedroom apartment

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THIRD FLOOR



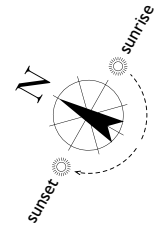
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4TH FLOOR



13

2 bedroom apartment

Kitchen	2251mm x 2780mm	7'5" x 9'2"
Living & Dining	3943mm x 5121mm	12'11" x 16'10"
Master Bedroom	5033mm x 3759mm	16'6" x 12'4"
Bedroom 2	3407mm x 3971mm	11'2" x 13'5"
Balcony	1924mm x 5713mm	6'3" x 18'9"
Total internal area	75.2 Sq m	809.4 Sq ft

15

2 bedroom apartment

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14

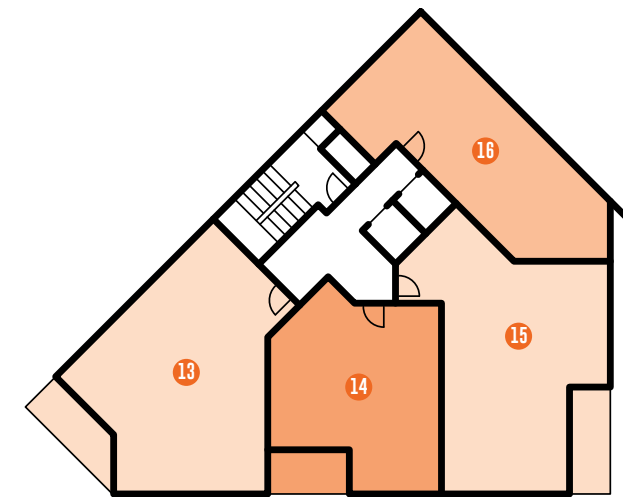
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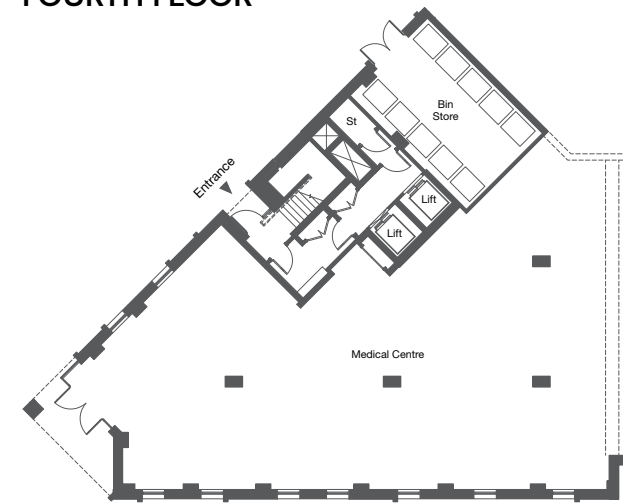
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1 bedroom apartment

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FOURTH FLOOR

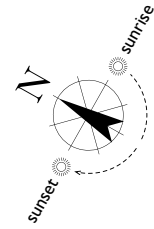


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19

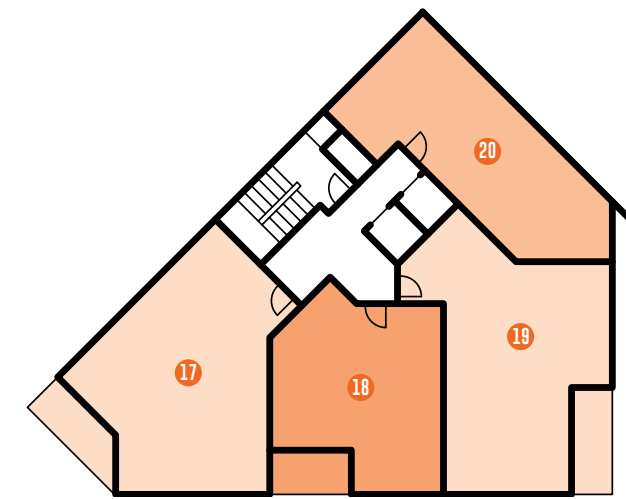
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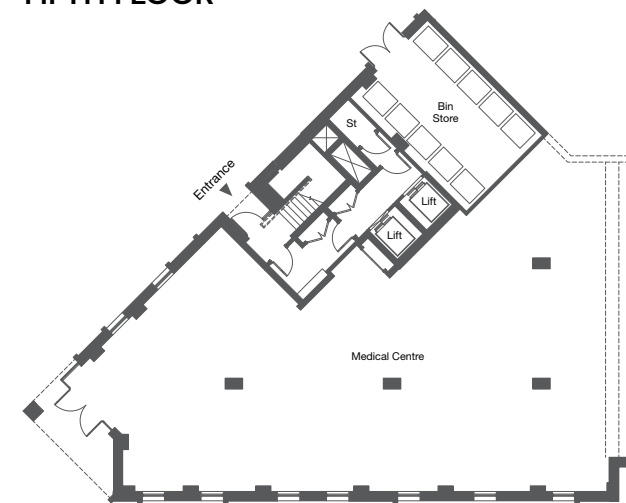
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1 bedroom apartment

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FIFTH FLOOR



GROUND FLOOR



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21

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23

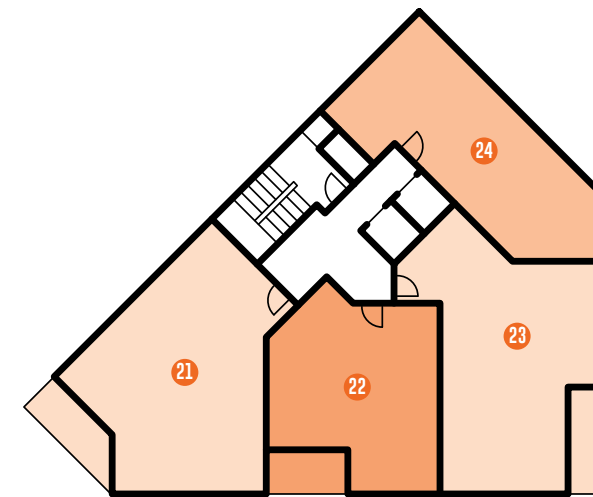
2 bedroom apartment

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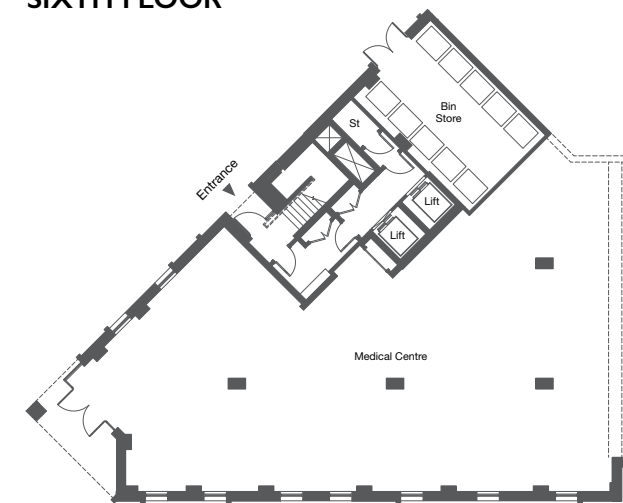
24

1 bedroom apartment

Kitchen	2504mm x 3003mm	8'3" x 9'10"
Living & Dining	5665mm x 4666mm	18'7" x 15'3"
Bedroom	4012mm x 4837mm	13'2" x 15'10"
Balcony	1814mm x 2935mm	5'11" x 9'7"
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SIXTH FLOOR



GROUND FLOOR



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25

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26

1 bedroom apartment

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27

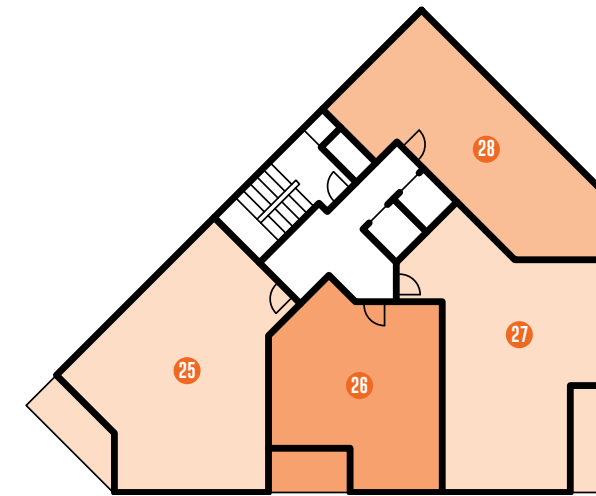
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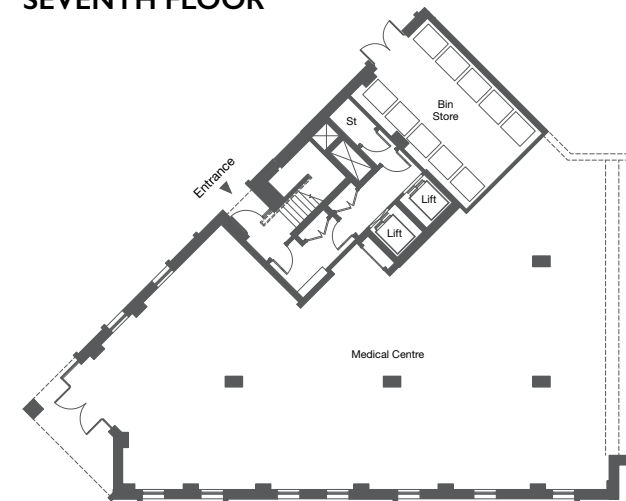
28

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SEVENTH FLOOR



GROUND FLOOR



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DETAILS MADE PERFECT



Kitchens

- Contemporary handle-less base units and tall units with matching worktop with upstand
- Stainless steel one and a half bowl sink with chrome mixer tap and drainer
- Integrated single electric oven and separate integrated microwave
- Electric ceramic hob with glass splashback
- Integrated recirculating extractor hood
- Integrated A-rated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer in cupboard
- Amtico Spacia flooring
- Energy efficient, white recessed downlighters to ceilings and under-cupboard lighting

Bathrooms and En Suites

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Counter top, feature shelf and mirror fronted cabinet in driftwood
- Double ended bath with bath panel in driftwood (bathrooms only)
- Silver and clear glass bath screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern
- Thermostatic shower mixer with slider rail
- Shower tray and shower screen (en suites only)
- Porcelain tiled flooring with ceramic wall tiles full height around bath/shower
- Chrome heated towel rail
- Shaver socket
- Energy efficient, white recessed downlighters

Master Bedroom

- Fitted wardrobe with integrated drawers and mirrored door

Heating, Lighting & Electrical

- Power points and electrical fittings conveniently positioned throughout
- USB charger sockets in kitchen, living room and master bedroom
- TV and Sky Q to living room and master bedroom. Communal aerial & satellite dish
- TV points to all other bedrooms
- BT points provided to living area and master bedroom
- Pendant lighting to hallway and bedroom(s)
- Energy efficient, white recessed downlighters to all other rooms
- Smoke alarms, heat detectors and sprinklers positioned where required throughout
- Audio/visual entry system
- Radiators with thermostatic valves

Decoration

- Carpet fitted to bedroom(s)
- Amtico Spacia flooring in hallway, kitchen, living and dining areas
- Porcelain floor tiling in bathroom and en suite
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Aluminium timber composite windows
- Sound secure veneer front door in driftwood with chrome ironmongery
- Internal doors painted satin white with chrome ironmongery

External & Communal Areas

- Balcony to all homes with porcelain tiling and decorative wall light
- Ceramic tiling to ground floor entrance lobbies
- Matwell to entrance
- Grey carpet to upper floor lobbies, corridors and stairs
- Lift to all floors
- Walls and ceilings painted white
- Individual apartment post boxes
- Cycle storage
- Photovoltaic panels supplying communal areas

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. Images from a completed phase at Elements, specification may differ, please ask a Sales Consultant for more details.



Beam Park, Rainham



Fresh Wharf, Barking



Acton Gardens, Acton



Atelier, Harlow

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.

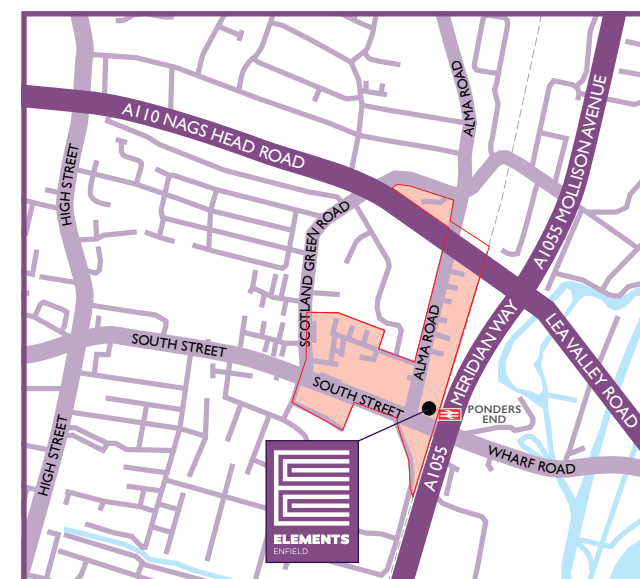
All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that stand the test of time. As a result we hold more Housing Design 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



ELEMENTS SALES & MARKETING SUITE

ALMA ROAD, PONDERS END,
ENFIELD, LONDON EN3 4QD.

E: ELEMENTS.ENFIELD@CPPLC.COM
020 3553 7556



COUNTRYSIDE

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