



**ARCADIA APARTMENTS**  
**& BLACKBERRY RISE**

A COLLECTION OF  
STUDIO, 1 & 2 BEDROOM  
APARTMENTS IN HIGHAMS PARK

DISCOVER EVERY

DISCOVERY AT  
HIGHAMS PARK IS

**THE PERFECT  
SPACE TO  
FIND YOUR  
OWN RHYTHM.**

A brand new collection of apartments,  
just a 7 minute walk to Highams Park  
station, with direct services into  
London Liverpool Street and only  
moments from Walthamstow – this  
is the perfect place to call home.

Travel times taken from Google Maps

# THE PLACE TO CALL HOME



Computer generated image.

# ARCADIA APARTMENTS

A select collection of only 14, studio, one and two bedroom apartments, these contemporary homes feature state-of-the-art fixtures and fittings throughout and make the most of natural light and space.

# BLACKBERRY RISE

Brand new collection of 17, one and two bedroom apartments featuring the very best of modern design, from the selection of flooring to the elegance of wall tiling, you will be proud to call Blackberry Rise your new home.

- Additional phases
- Housing association



# ARCADIA APARTMENTS



Computer generated image of Arcadia Apartments.

# TYPE 1

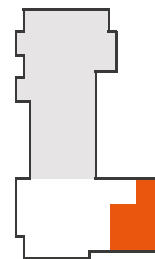
Plots 4, 9 & 14  
**This 2 bedroom, 2 bathroom apartment benefits from open-plan living and a private balcony.**

Internal 71.6 sq m / 771 sq ft  
 External 12.3 sq m / 132 sq ft

Living/Dining/Kitchen 4.28m x 6.02m 14'0" x 19'9"  
 Master Bedroom 3.34m x 4.25m 10'11" x 13'11"  
 Bedroom 2 3.41m x 3.57m 11'2" x 11'8"



Floor	Plot
3	14
2	9
1	4
G	-



## Key

<> Measurement W/D Washer/Dryer FF Integrated Fridge Freezer CPD Cupboard

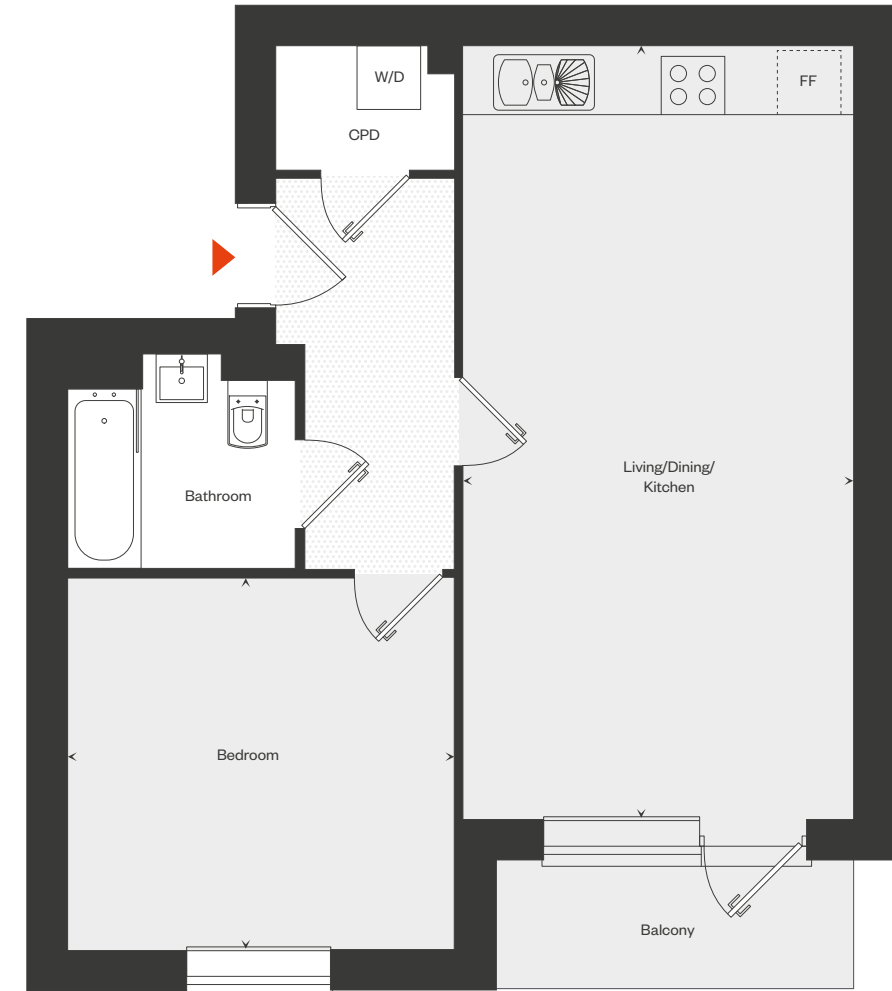
Layouts, window positions and styles may vary; please check with the Sales Advisor at the time of reservation. Please ensure to clarify exact layout and specification of your new home at the time of reservation as the floorplans are a guide and subject to change. The room sizes shown in this brochure are taken to the widest points in each room; wall tolerance of +/- 5% is allowed. External finish may vary on certain plots, please check with the Sales Advisor. The positions of full height boxing detail to the apartments are provisional and indicative. Full details of the definitive positions can be obtained from the development Sales Advisor.

# TYPE 2

Plots 2, 5, 10 & 15  
**This light-filled 1 bedroom, 1 bathroom apartment boasts modern fixtures and fittings and a private balcony/terrace.**

Internal 52.9 sq m / 569 sq ft  
 External 5.3 sq m / 57 sq ft

Living/Dining/Kitchen 3.69m x 7.29m 12'1" x 23'11"  
 Bedroom 3.65m x 3.50m 11'11" x 11'5"



Terrace for plot 2



Floor	Plot
3	15
2	10
1	5
G	2



## Key

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# TYPE 3

Plots 3, 6, 11 & 16  
**This contemporary 1 bedroom, 1 bathroom apartment with handy storage unit also boasts a private balcony/terrace.**

Internal	50.8 sq m / 547 sq ft	Living/Dining/Kitchen	6.46m x 3.63m	21'2" x 11'10"
External	5.3 sq m / 57 sq ft	Bedroom	3.41m x 3.49m	11'2" x 11'5"

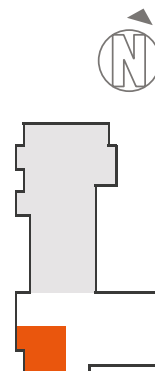


Terrace for plot 3

## Key

<> Measurement   W/D Washer/Dryer   FF Integrated Fridge Freezer   CPD Cupboard

Floor	Plot
3	16
2	11
1	6
G	3

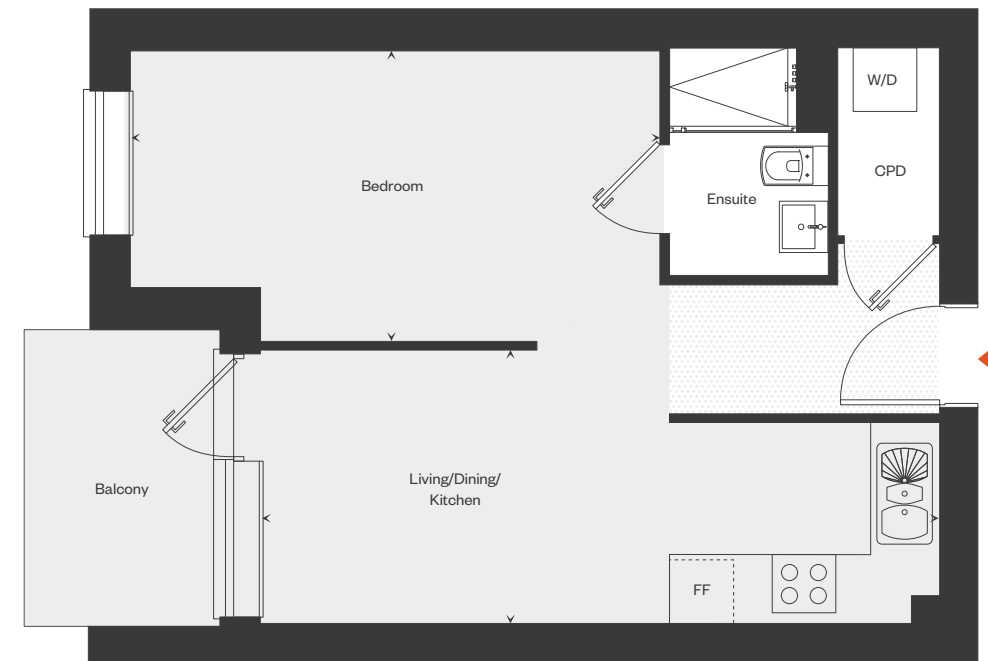


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# TYPE 4

Plots 7, 12 & 17  
**Not only does this studio apartment have its own private balcony and ensuite, there is a convenient storage cupboard and semi-enclosed kitchen.**

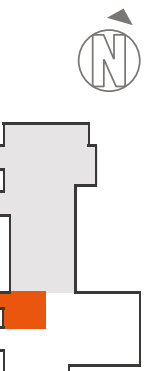
Internal	37.5 sq m / 404 sq ft	Living/Dining/Kitchen	6.40m x 2.58m	20'11" x 8'5"
External	5.0 sq m / 54 sq ft	Bedroom	4.99m x 2.75m	16'4" x 9'0"



## Key

<> Measurement   W/D Washer/Dryer   FF Integrated Fridge Freezer   CPD Cupboard

Floor	Plot
3	17
2	12
1	7
G	-



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# BLACKBERRY RISE



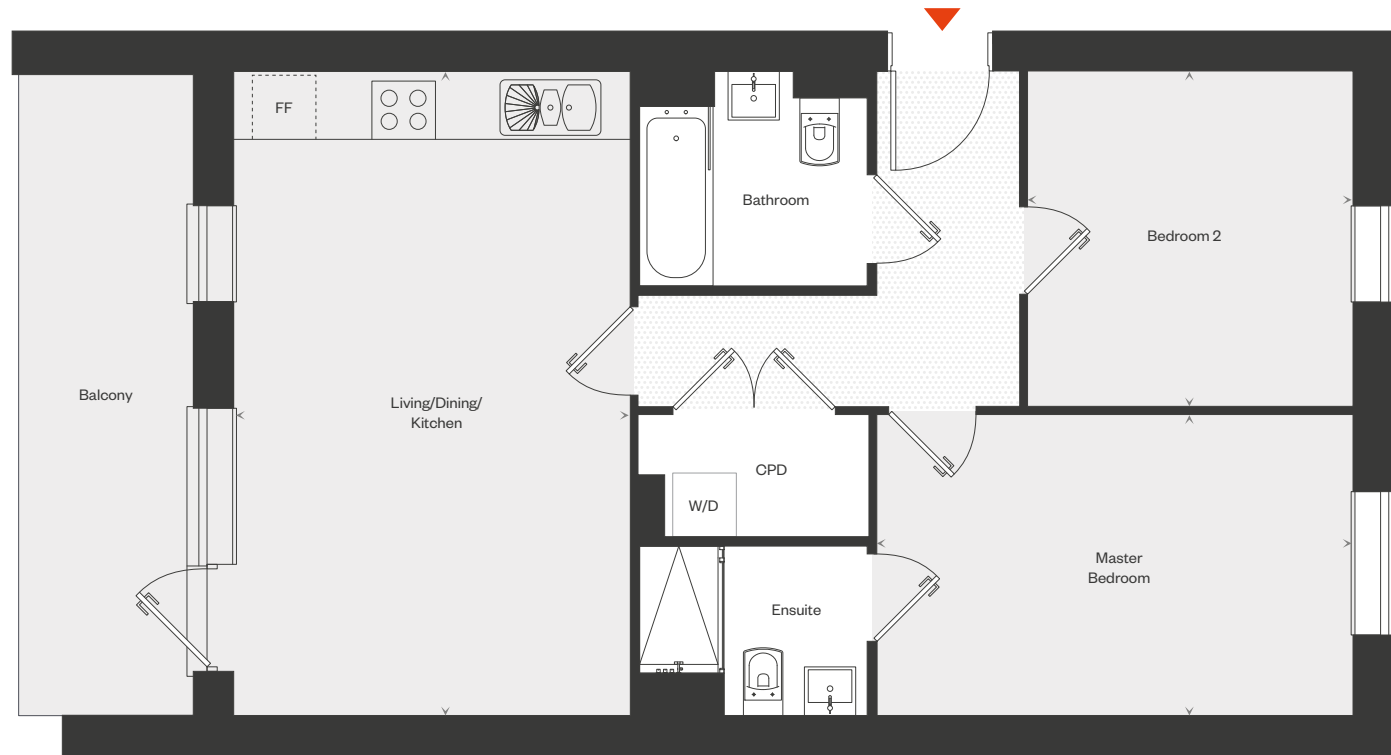
Computer generated image of Blackberry Rise.



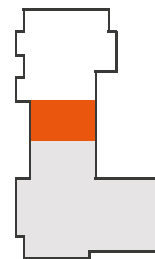
# TYPE 1

Plots 22, 26 & 30  
**Spacious 2 bedroom, 2 bathroom apartment with contemporary fixtures and fitting throughout – also featuring a private balcony.**

Internal	64.2 sq m / 691 sq ft	Living/Dining/Kitchen	6.08m x 3.73m	19'11" x 12'2"
External	9.6 sq m / 103 sq ft	Master Bedroom	4.50m x 2.84m	14'9" x 9'3"
		Bedroom 2	3.16m x 3.07m	10'4" x 10'0"



Floor	Plot
3	30
2	26
1	22
G	-



## Key

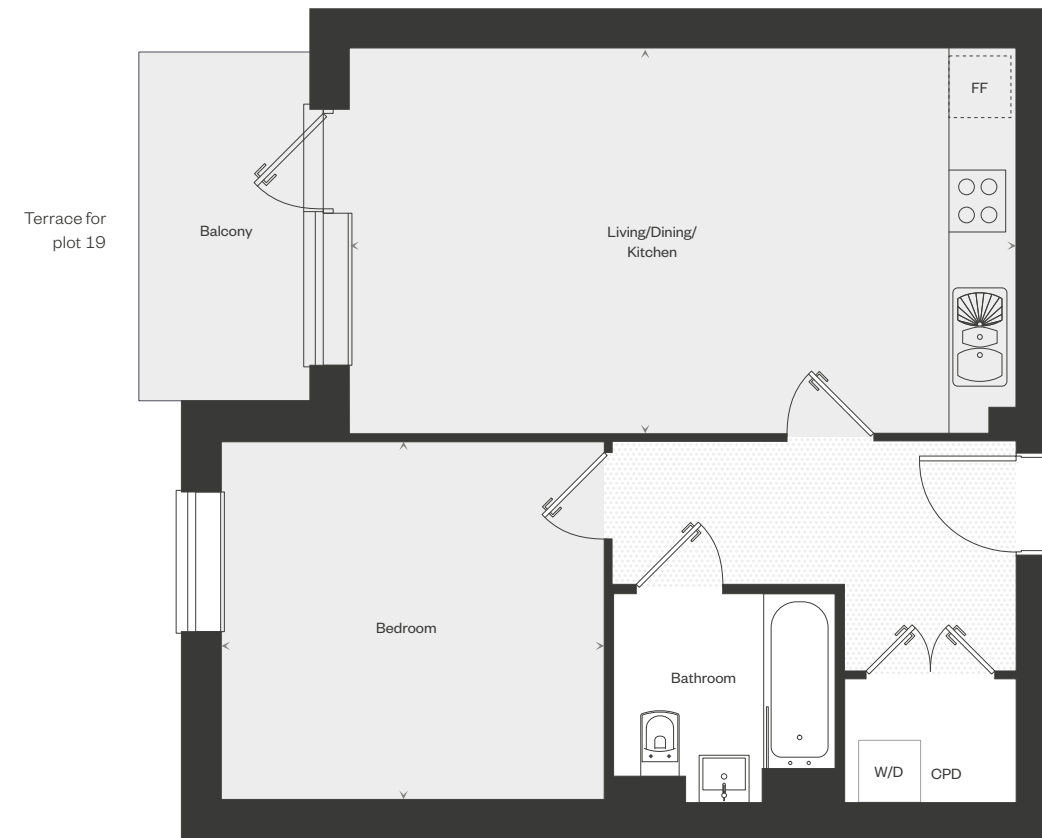
<> Measurement W/D Washer/Dryer FF Integrated Fridge Freezer CPD Cupboard

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# TYPE 2

Plots 19, 23, 27 & 31  
**This impressive 1 bedroom, 1 bathroom apartment features a large entrance hallway with hand storage cupboard and private balcony.**

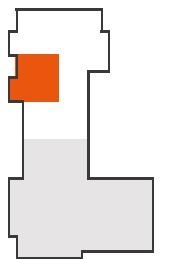
Internal	51.4 sq m / 553 sq ft	Living/Dining/Kitchen	6.46m x 3.73m	21'2" x 12'2"
External	5.3 sq m / 57 sq ft	Bedroom	3.70m x 3.47m	12'1" x 11'4"



Hallway layout differs for plot 19 only.



Floor	Plot
3	31
2	27
1	23
G	19



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# TYPE 3

Plots 20, 24, 28 & 31  
 With either a private balcony or terrace, this 1 bedroom, 1 bathroom apartment boasts plentiful open-plan living spaces.

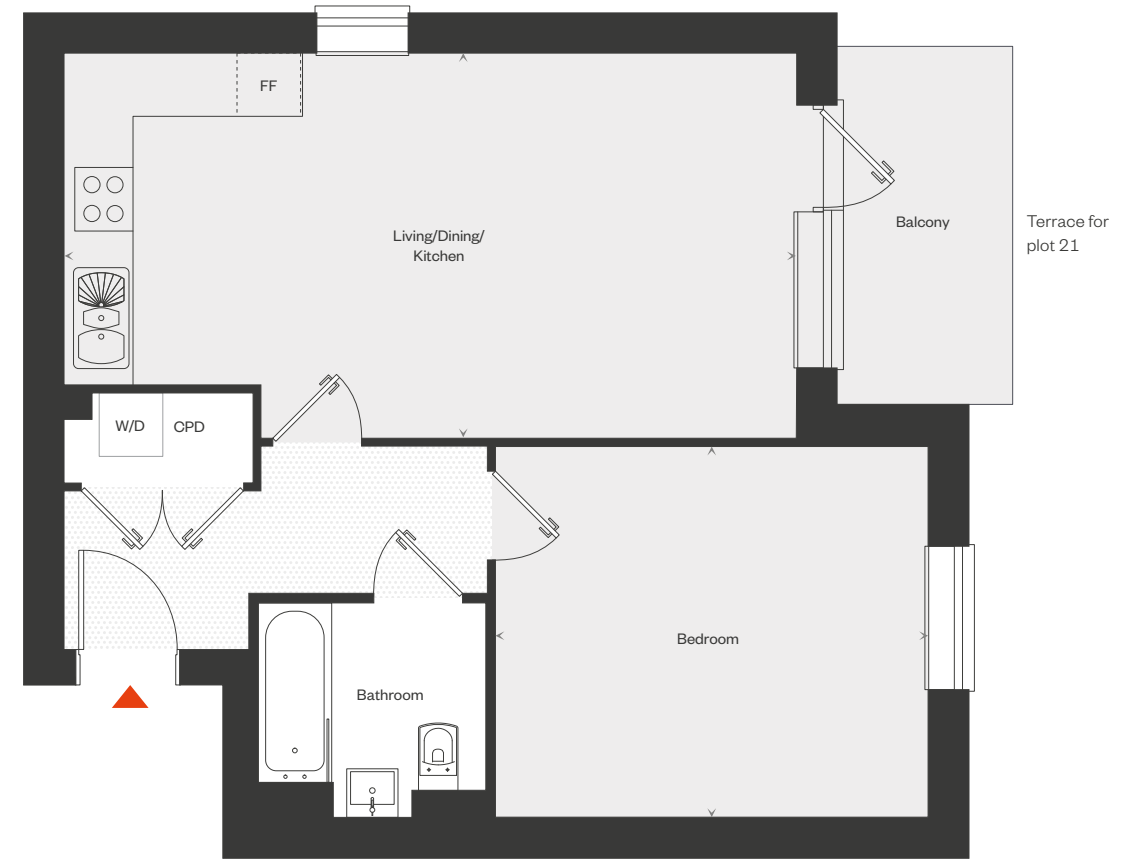
Internal	50.8 sq m / 546 sq ft	Living/Dining/Kitchen	6.46m x 3.63m	21'1" x 11'10"
External	5.3 sq m / 57 sq ft	Bedroom	3.47m x 3.41m	11'4" x 11'2"



# TYPE 4

Plots 21, 25, 29 & 33  
 This inviting 1 bedroom, 1 bathroom apartment with private balcony/terrace has been designed with living in mind.

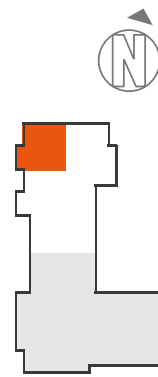
Internal	51.3 sq m / 552 sq ft	Living/Dining/Kitchen	6.91m x 3.63m	22'8" x 11'10"
External	5.3 sq m / 57 sq ft	Bedroom	4.08m x 3.50m	13'4" x 11'5"



## Key

<> Measurement W/D Washer/Dryer FF Integrated Fridge Freezer CPD Cupboard

Floor	Plot
3	31
2	28
1	24
G	20

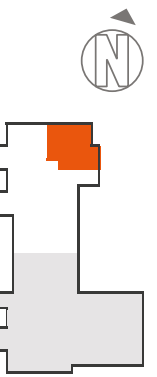


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## Key

<> Measurement W/D Washer/Dryer FF Integrated Fridge Freezer CPD Cupboard

Floor	Plot
3	33
2	29
1	25
G	21



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# THE FINISHING DETAILS

## GENERAL SPECIFICATION

Fitted 'New Dublin twist' grey carpets to bedrooms.

Amtico Spacia sun bleached oak flooring to living room, kitchen, dining area and hallway.

Premium painted doors with polished chrome/satin finish handles.

Walls painted in Timeless and ceilings in white throughout.

TV/FM/SAT and BT points with provision for Satellite TV and Broadband Internet services.

Smoke, heat and carbon monoxide detectors with battery backup.

Audio video phone entry system.

Valiant Home C condensing combi-boiler.

## KITCHEN

Contemporary white high gloss kitchen units with continuous white gloss plinth, soft close doors and Black Brazil worktop with matching 100mm upstand.

Stainless steel 1 1/2 bowl inset sink with, chrome mixer tap.

Stainless steel Zanussi electric oven with frameless black glass touch-control ceramic hob and integrated Smeg cooker hood.

Free standing washer dryer in cupboards and integrated washer dryer in kitchens where shown on layouts.

Fully integrated fridge freezer.

Brushed aluminium down lights to ceilings and under counter LED lighting.

Stainless steel finish appliance switches and sockets.

## BATHROOM & ENSUITE

WC and hand basin by Ideal Standard with chrome finish fittings.

Tempo Arcwater saving bath by Roper Rhodes with chrome finished fittings.

In bathroom Chelsea Brick wall tiles, full height to bath walls and one tile above the wash hand basin to extend full width of basin.

In ensuite Chelsea Brick wall tiles, full height to shower enclosure and one tile above the wash hand basin to extend full width of basin.

In bathroom and ensuite Chelsea floor tiles.

Chrome down lights to ceilings.

Chrome heated towel rail.

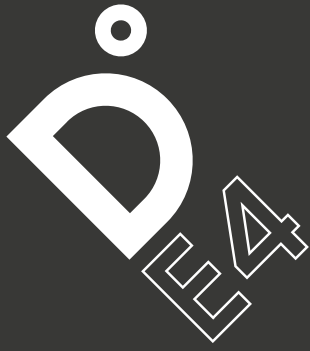


NASEBERRY COURT, LARKSHALL ROAD  
HIGHAMS PARK, E4 9JQ



CALL: 020 3944 9169 | EMAIL: HIGHAMSPARK.SALES@FAIRVIEW.CO.UK  
WEB: WWW.FAIRVIEW.CO.UK

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DISCOVERY, NASEBERRY COURT,  
LARKSHALL ROAD, HIGHAMS PARK, E4 9JQ

**FAIRVIEW.CO.UK**  
**020 3944 9169**

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