



A COLLECTION OF

STUDIO, 1, 2 & 3 BEDROOM APARTMENTS

NASEBERRY COURT, LARKSHALL ROAD
HIGHAMS PARK, E4 9JQ

Fairview
NEW HOMES Ltd.

DISCOVERY
LEAD

DISCOVERY AT
HIGHAMS PARK IS

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

Eighty-one studio 1, 2, and 3 bedroom apartments set over 5 impressive blocks. Nestled in the heart of Waltham Forest, benefiting from the buzz of Walthamstow and nearby Loughton & Chingford – the gateway to Epping Forest.

And all just 30 minutes from the centre of London.

Travel times taken from Google Maps

THE PLACE TO CALL HOME



Computer Generated Image of Discovery



O2 ARENA

CANARY WHARF

CITY OF LONDON

HIGHAMS
PARK
STATION

WALTHAMSTOW

HIGHAMS
PARK
VILLAGE

PERFECTLY

POSITIONED

Stroll through Highams Park Village to enjoy a coffee and engage in the local community activities or pop over to Walthamstow for a leisurely brunch or zip into Central London on the overground in under 30 mins. Cycle through Epping Forest or blow away the cobwebs exploring Walthamstow Wetlands.

Whatever you're in the mood for, Discovery makes it happen.



Travel times taken from tfl.gov.uk



THERE IN A
BEAT



WELCOME
TO LONDON'S

BEST KEPT SECRET

As locals will tell you, Highams Park is something of a hidden gem. One of London's lesser known village-style locations, this leafy neighbourhood lets you pick'n'mix a lifestyle to suit you down to the ground.

Need fast connections into Central London? From Highams Park Overground you can whizz direct to Liverpool Street in 23 minutes, while the Victoria Line is just two stops away at Walthamstow Central.



Oh My Coffee Shop & Larder



Yaz



Breeze Mezze Bar & Grill

AN ABUNDANCE OF
CULTURAL DELIGHTS

DIRECT ACCESS TO
CENTRAL LONDON

VILLAGE STYLE
HIDDEN GEM

Want fabulous restaurants and cafés? Breeze Mezze Bar & Grill offers superb modern Turkish food, while Ziggy Played Guitar is perfect for afternoon coffees and homemade brownies. Looking for a great night out? Drop into Yaz for authentic Mediterranean food and bespoke cocktails.

There's also good shopping, well-regarded schools, superb parks and leisure facilities, and a host of community events throughout the year.

You might call it E4's best kept secret. Now it's time to discover Highams Park for yourself.



Ziggy Played Guitar

HIGHAMS PARK



Matching Farmers Market

When the hustle & bustle of London gets a little too much, Epping Forest is the perfect antidote. With 4,200 hectares of green space up for exploring, you can try a new trail every weekend, or amble over to Matching Farmers Market & pick up some local produce for a spot of weekend cooking.

BE AT ONE

WITH THE

WILDERNESS

Epping Forest





A NEIGHBOURHOOD

FULL OF SURPRISES

Walthamstow is a hotbed of inventive cuisine, cutting-edge bars and unique shopping, balanced by the serenity of Europe's biggest urban nature reserve. But what locals really love is the friendliness – the 'Stow is renowned for its strong community feel.

When the weekend rolls around, head into the Village for brunch at Eat 17, or book ahead for the Underground Supper Club – a six-course tasting experience aboard an old Victoria line tube carriage. Follow up with zinging cocktails at the famous Mother's Ruin Gin Palace.

In the mood for a rummage? Visit Wood Street Indoor Market for vintage clothing, handmade gifts, jewellery and more. And don't forget Walthamstow Market, with over 500 stalls selling just about anything and everything.



William Morris Gallery



Gods Own Junkyard

SAMPLE THE BEST BRUNCH IN LONDON

GIN MADE WITH LOCALLY-FORAGED BOTANICALS

A HIDDEN NEON CAVE OF WONDERS



Yard Sale Pizza



The Nags Head

WALTHAMSTOW

TURN UP THE

GODS OWN JUNKYARD

In 2019 Waltham Forest was London's first Borough of Culture, and Walthamstow the jewel in its crown.

While away a morning at the William Morris Gallery, located inside his former home, or check out Gods Own Junkyard – a wonderland of neon signs, vintage film props and salvage displays.

There's also a hugely successful annual art trail, celebrating the talents of local people. Around 8,500 residents take part, many transforming their homes into galleries and opening them up to curious visitors.

For well-kept green space, head to Lloyd Park, complete with tennis courts, café, play area and picnic-friendly lawns. Looking for something a little wilder? Try Walthamstow Wetlands, a spectacular nature reserve with 13 miles of inviting paths.

▲
Gods Own Junkyard

LIFE IS ABOUT
THE HERE
AND NOW



Computer Generated Image of Discovery



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.

Fully integrated washer dryer.

Fully integrated fridge freezer to selected plots only.

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 Arowater 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.

Specification details are for guidance only. For a more detailed specification of your chosen property type, please ask the Sales Advisor. This is a guide and may be subject to change. 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.

HISTORY

CREATING UNIQUE PLACES THAT PEOPLE LIKE TO CALL HOME



Fairview have been building homes for more than 50 years. With headquarters in Enfield, Middlesex, the company specialises in designing and creating desirable homes to live in.

Fairview is firmly established as one of the UK's leading housebuilders, a position achieved and maintained by building to quality standards, which is evident in our recent developments.



FAIRVIEW HAS WIDE EXPERIENCE IN BUILDING NEW HOUSES AND APARTMENTS FOR MODERN LIVING, AS WELL AS RESTORING OLDER BUILDINGS TO CREATE UNIQUE LIVING SPACES.



Images depict previous and current Fairview developments.

INTO THE FUTURE

NEXT STEPS

HOW TO RESERVE?

Upon receipt of a £2,000 reservation deposit or £500 with London Help to Buy, the price of your new apartment will be fixed and the reservation money deducted from the final balance of monies owed on legal completion.

To secure your reservation, you will need to provide:

- AML (Anti Money Laundering) documents (Passport/Driving Licence/Utility Bill)
- Proof of income
- Available deposit funds

Please provide our Sales Advisor with the name and address of your chosen solicitor who will act on your behalf following your reservation. If you do not have a solicitor, our Advisor will be able to provide a list of recommended solicitors and licensed conveyancers for your reference.

FINDING A MORTGAGE

Mortgages are available, subject to status and valuation, through any leading financial institution.

Once pre-sale valuations have been completed and your personal circumstances evaluated, we can assist you with arrangements for a mortgage with an approved, leading independent financial institution.

OUR MANAGEMENT COMPANY

A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc.

When you buy with Fairview you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company.

Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.

CUSTOMER CARE

Our Customer Care department arranges for our Inspector to call on all new homeowners approximately 4 weeks after completion and will investigate any concerns or queries raised.

We conform to the consumer code for housebuilders and your new home is backed by a 2-year Fairview warranty and 10-year NHBC Buildmark warranty, the gold standard for new homes.



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Please note: these details are intended to give a general indication of the proposed development. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation inducing any such contract. These homes are offered subject to availability and final specification. Purchasers are advised to contact the marketing suite to ascertain the availability of any particular home and to ensure that what may be on offer suits their particular requirements so as to avoid a fruitless journey. Discovery is a marketing name and may or may not necessarily form part of the postal address. Brochure designed and produced by J2, Jan 2020.

