

THE QUARRY ERITH

Floorplans & Specification

Ballast Road & Sandy Road

Delivered in partnership

L&Q

ANDERSON



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Beautifully designed *and space for living*

This floorplan and specification guide is designed with detail to help you choose the perfect home at The Quarry.

The Quarry is a bold new vision for what urban living can look like. A one-of-a-kind urban village, everything here has been designed around the things that make people happy and lives fulfilled.

That means your home is spacious and sustainable, with a generous garden or balcony and little luxuries like underfloor heating.

Beyond your front door there are open spaces, a village green where you can get together with neighbours, and a new state-of-the-art primary school.

Just over 30 minutes from Central London, The Quarry is a multi award winning development which is already home to hundreds of homeowners. Now you can join them and become part of a neighbourhood where your quality of life comes first.

Room to grow *and space to relax*

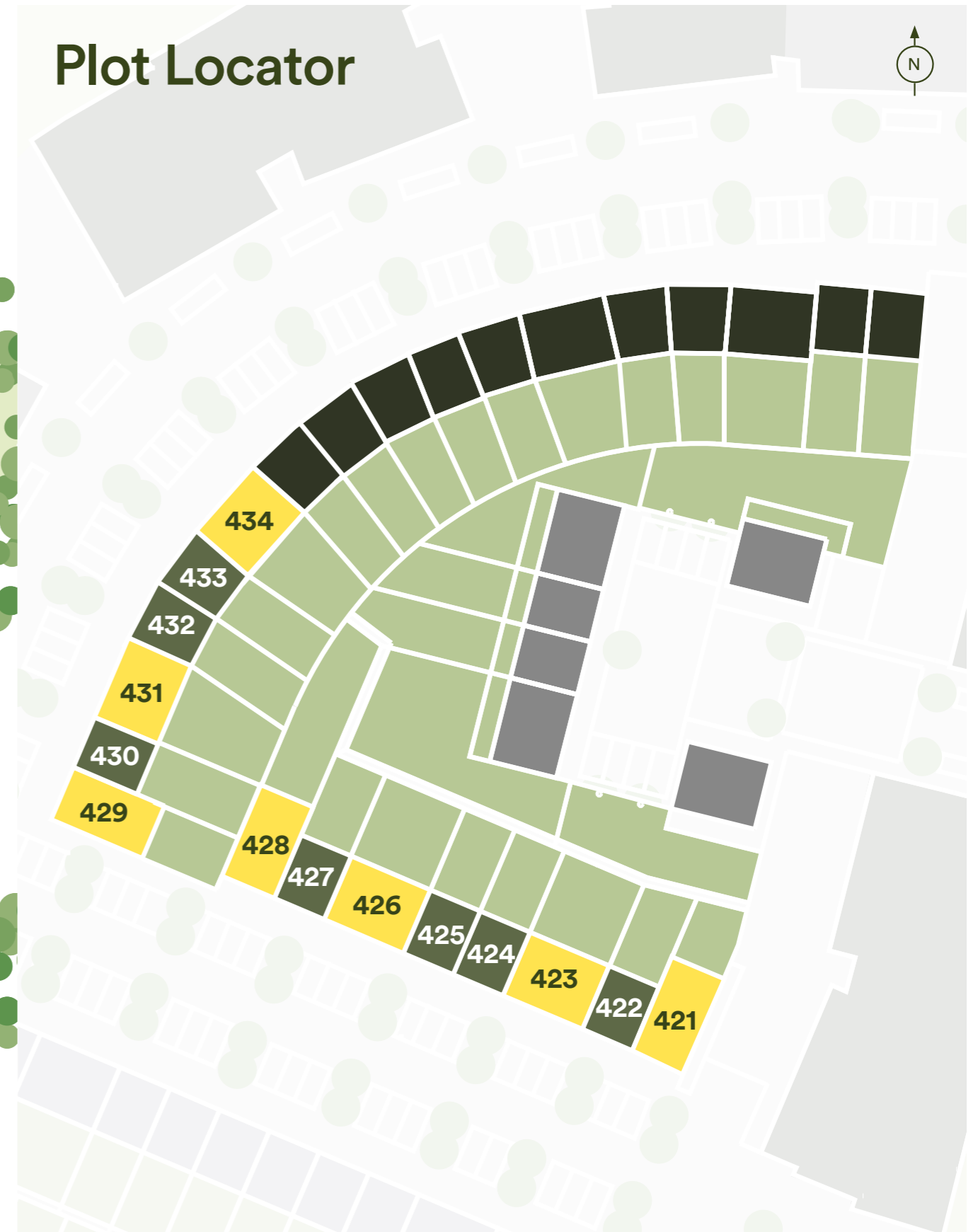


Site Plan



No direct access from the Ecology Area to the site
 No access to the Sales and Marketing Suite from Carlton Road

Plot Locator



Key

- Three Bedroom Houses
- Four Bedroom Houses
- Affordable Rent
- Shared Ownership
- Market Sale

Please note the masterplan for the development is liable to change. Access to Carlton Road from Loampit Road will be restricted in the future. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Associates.



The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. Images are representative of The Quarry showhome. Please speak to our Sales Associates for further details

Specification

Kitchen



- Individually designed contemporary kitchens with soft close doors and drawers
- Under cabinet LED lighting
- Laminate worktop with matching upstands
- Stainless steel splashback behind hob
- Stainless steel 1 1/2 bowl sink with chrome mixer tap
- Fully integrated appliances including oven, induction hob, integrated extractor, fridge freezer, dishwasher and washer dryer
- Houses include combi-microwave/oven

Bathroom



- Chrome bath, shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flushplate
- White bath with fixed shower screen
- Chrome electric heated towel rail
- Made to measure mirror
- Chrome shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

En Suite



- Chrome shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flush plate
- White shower tray with contemporary fixed shower screen and swivel panel
- Chrome electric heated tail rail
- Made to measure mirror above basin or WC
- Chrome shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

Heating, Electrical & Lighting



- Underfloor heating throughout including bathrooms provided by Air Source Heat Pump
- Individual thermostats in each room with the ability to also control heating via smart phone app
- White sockets throughout, certain sockets with USB ports
- LED downlights to kitchen, WC, bathroom, ensuite, hallways, landings and open plan kitchen/dining areas
- Pendant lighting to all bedrooms and living rooms
- TV/SAT/FM outlets and BT outlet in living room
- Mains operated ceiling mounted smoke/heat detectors with battery powered back up
- Homes are pre-wired for terrestrial aerial installation (homeowners responsibility to fit terrestrial aerial)
- Sky Q enabled to Sky dish installation (homeowners responsibility to arrange Sky dish installation)
- All homes are fiber optic enabled (subject to subscription)

General



- Secure cycle storage and bin stores to every home
- 10 year NHBC warranty
- Stone patio paving slabs and turf to rear gardens
- Allocated car parking to every home
- Air Source Heat Pump to all houses
- Photovoltaic panels on the roof
- 7.3kw electric car charging point

Finishes



- Amtico flooring to kitchens, bathrooms, ensuites, hallways & living rooms
- Fitted carpets to all bedrooms, landings and stairs
- Fitted wardrobe to master bedrooms with chrome hanging rails
- White emulsion to all walls and ceilings
- White switches and sockets throughout

We provide the home

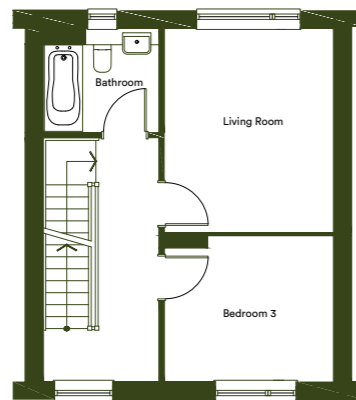
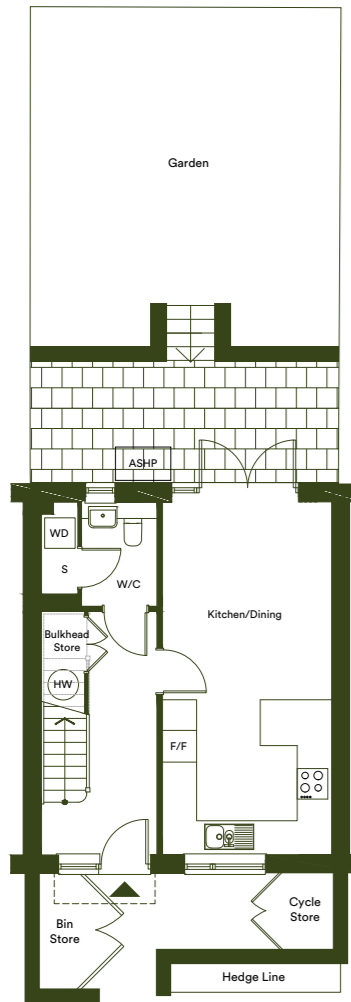
*and you make
it your own*



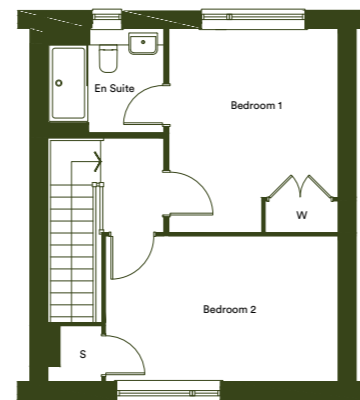
The Evergreens

Type 01

Plots 422*, 424*, 425, 427, 430*



First Floor



Second Floor

Ground Floor

Dimensions

Kitchen/Dining	6.88m x 3.28m	22'7" x 10'9"	Garden (Plot 422)	59m ²	635ft ²
Living	3.97m x 3.27m	13'0" x 10'9"	Garden (Plots 424, 425, 427)	58m ²	624ft ²
Bedroom 1	3.97m x 3.28m	13'0" x 10'9"	Garden (Plot 430)	69m ²	743ft ²
Bedroom 2	2.83m x 4.54m	9'3" x 14'11"			
Bedroom 3	2.83m x 3.28m	9'3" x 10'9"			
Total Internal Area	113m²	1216ft²			

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | HW – Hot Water | WD – Washer Dryer | ASHP – Air Source Heat Pump

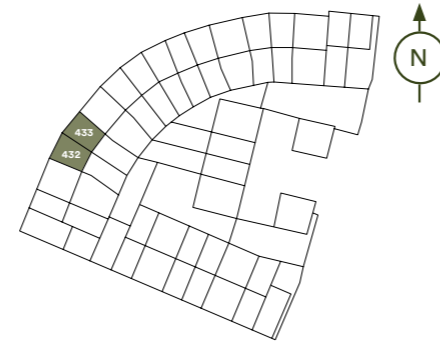
*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.



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The Evergreens 2

Type 04
Plots 432*, 433



Garden for Plot 432 is at a different angle

Ground Floor

Dimensions

Kitchen/Dining	6.86m x 3.28m	22'6" x 10'9"	Garden (Plot 432)	69m ²	743ft ²
Living	4.22m x 3.28m	13'10" x 10'9"	Garden (Plot 433)	66m ²	710ft ²
Bedroom 1	4.06m x 3.28m	13'4" x 10'9"			
Bedroom 2	2.72m x 5.17m	8'11" x 16'11"			
Bedroom 3	2.55m x 3.62m	8'4" x 11'10"			
Total Internal Area	122m²	1313ft²			

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | HW – Hot Water | WD – Washer Dryer | ASHP – Air Source Heat Pump

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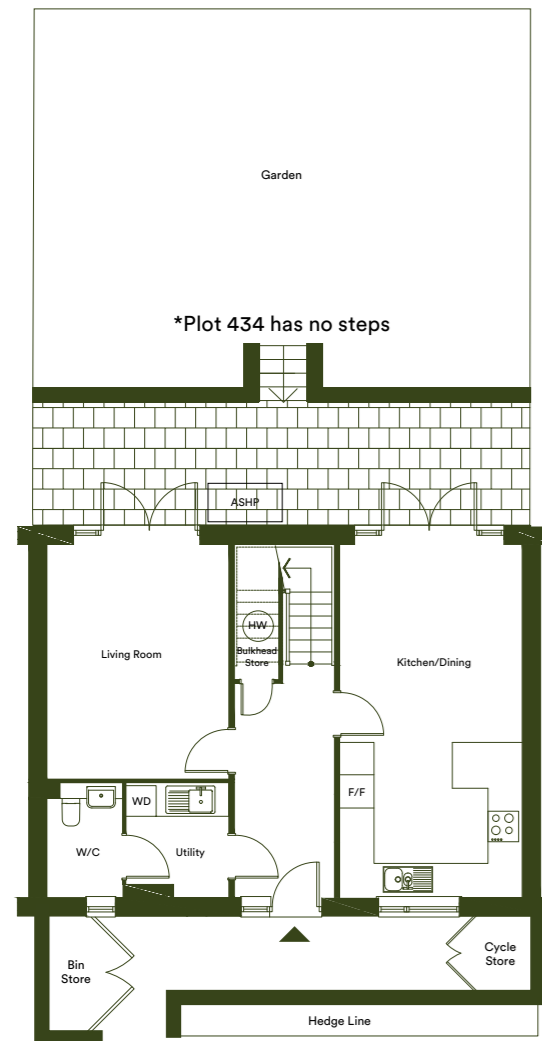


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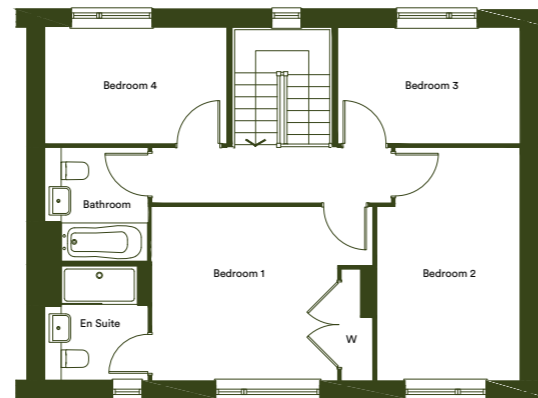
The Willows

Type 02

Plots 423, 426*, 431, 434*



Ground Floor



First Floor

Dimensions

Kitchen/Dining	6.88m x 3.54m	22'7" x 11'7"
Living	4.57m x 3.53m	15'0" x 11'7"
Bedroom 1	3.38m x 4.32m	11'1" x 14'2"
Bedroom 2	4.54m x 2.78m	14'11" x 9'2"
Bedroom 3	2.26m x 3.54m	7'5" x 11'7"
Bedroom 4	2.26m x 3.53m	7'5" x 11'7"
Total Internal Area	122m²	1313ft²

Garden (Plots 423, 426)	95m ²	1023ft ²
Garden (Plot 431)	98m ²	1055ft ²
Garden (Plot 434)	86m ²	926ft ²

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | HW – Hot Water | WD – Washer Dryer | ASHP – Air Source Heat Pump

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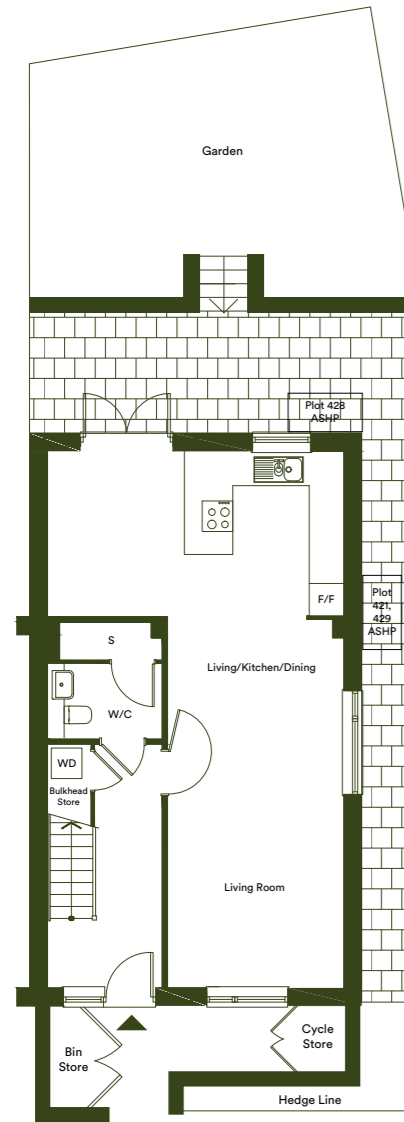
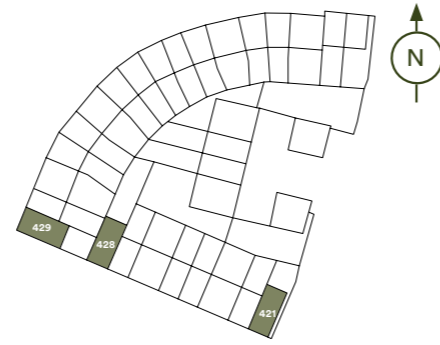


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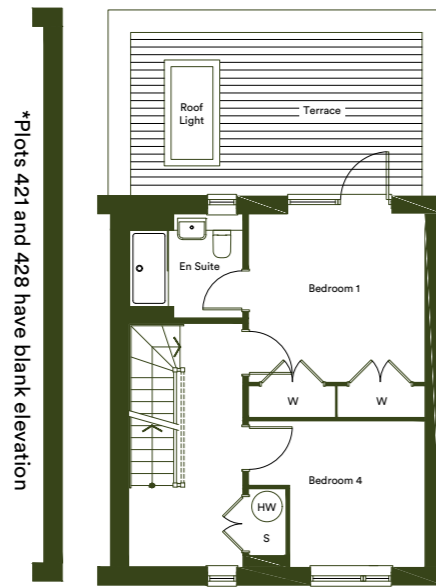
The Redwoods

Type 03

Plots 421, 428*, 429

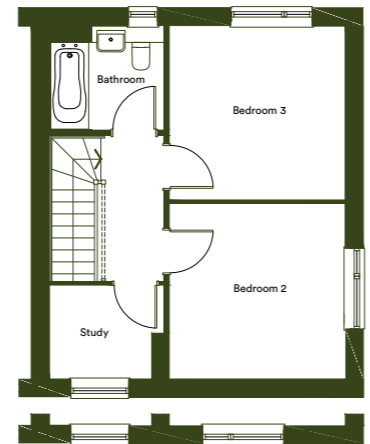


Ground Floor



*Plots 421 and 428 have blank elevation

First Floor



*Plots 421 and 428 have blank elevation

*Plots 421 and 428 window positions

Second Floor

Dimensions

Kitchen/Dining	3.20m x 5.76m	10'6" x 18'11"
Living	7.28m x 3.41m	23'11" x 11'2"
Bedroom 1	3.28m x 3.41m	10'9" x 11'2"
Bedroom 2	3.41m x 3.41m	11'2" x 11'2"
Bedroom 3	3.38m x 3.41m	11'1" x 11'2"
Bedroom 4	2.83m x 2.61m	9'4" x 8'7"
Total Internal Area	133m²	1432ft²

Terrace	5.7m x 3.2m	18'8" x 10'6"
Garden (Plot 421)	55m ²	592ft ²
Garden (Plot 428)	110m ²	1184ft ²
Garden (Plot 429)	54m ²	581ft ²

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | HW – Hot Water | WD – Washer Dryer | ASHP – Air Source Heat Pump

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ANDERSON



thequarryerith.co.uk

0333 003 3737

sales@thequarryerith.co.uk

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