

THE
pembury
FAIRFIELD ROAD, BRENTWOOD CM14 4SB

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THE pembury

FAIRFIELD ROAD, BRENTWOOD CM14 4SB

A collection of
bespoke one and
two bed apartments
in Brentwood, Essex
with excellent travel
connections to the
centre of the capital.

The Pembury, 20 carefully created high specification modern apartments, in the heart of vibrant Brentwood.

Carved out of the footprint of the existing building with its strength of character and build, the Pembury now offers its residents their chance to create their own chapter as custodians of this landmark building.



THE development



An enviable
pedigree matched
by all of the
elements to create
a modern lifestyle.

STYLISH SPECIFICATION
SPACIOUS OPEN PLAN LIVING
MODERN KITCHENS WITH OPEN SHELVING
LARGE WINDOWS ALLOWING
NATURAL LIGHT
SECURE CYCLE STORAGE
THREE GROUND FLOOR APARTMENTS
WITH PRIVATE TERRACES
CCTV COVERAGE FOR THE BUILDING
10-YEAR BUILDING WARRANTY

Beautifully built, carefully crafted.

A palette of quality materials has been matched and sourced to provide a tactile and aesthetic experience befitting a gentle and quality modern lifestyle.

Each apartment offers a spacious, open living room, kitchen and dining room, with large windows allowing plenty of natural light.

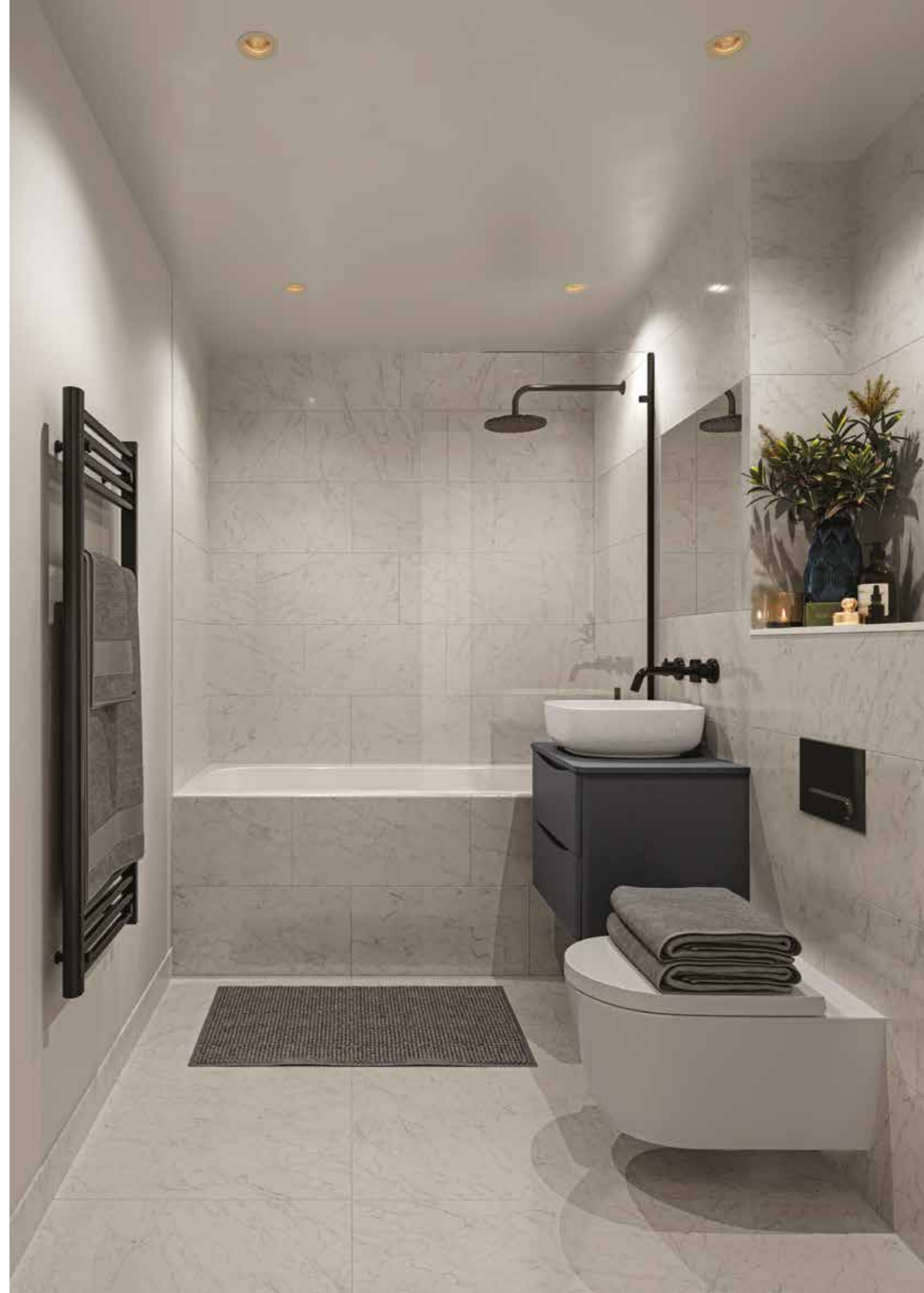
High quality engineered wood floors enable overall comfort and furniture flexibility. Stunning marble effect tiles in the bathrooms and ensuites pair with matt black brassware for understated luxury.

Modern kitchens boast open shelving for extra storage. All of the modern security and multimedia additions let you enjoy your space in total comfort.



Quality calm spaces to unwind.

We've worked hard to match materials and palettes in the spaces where relaxation matters most. Designed to have everything to hand with a quality that will be appreciated every day, these are spaces made for quality time.



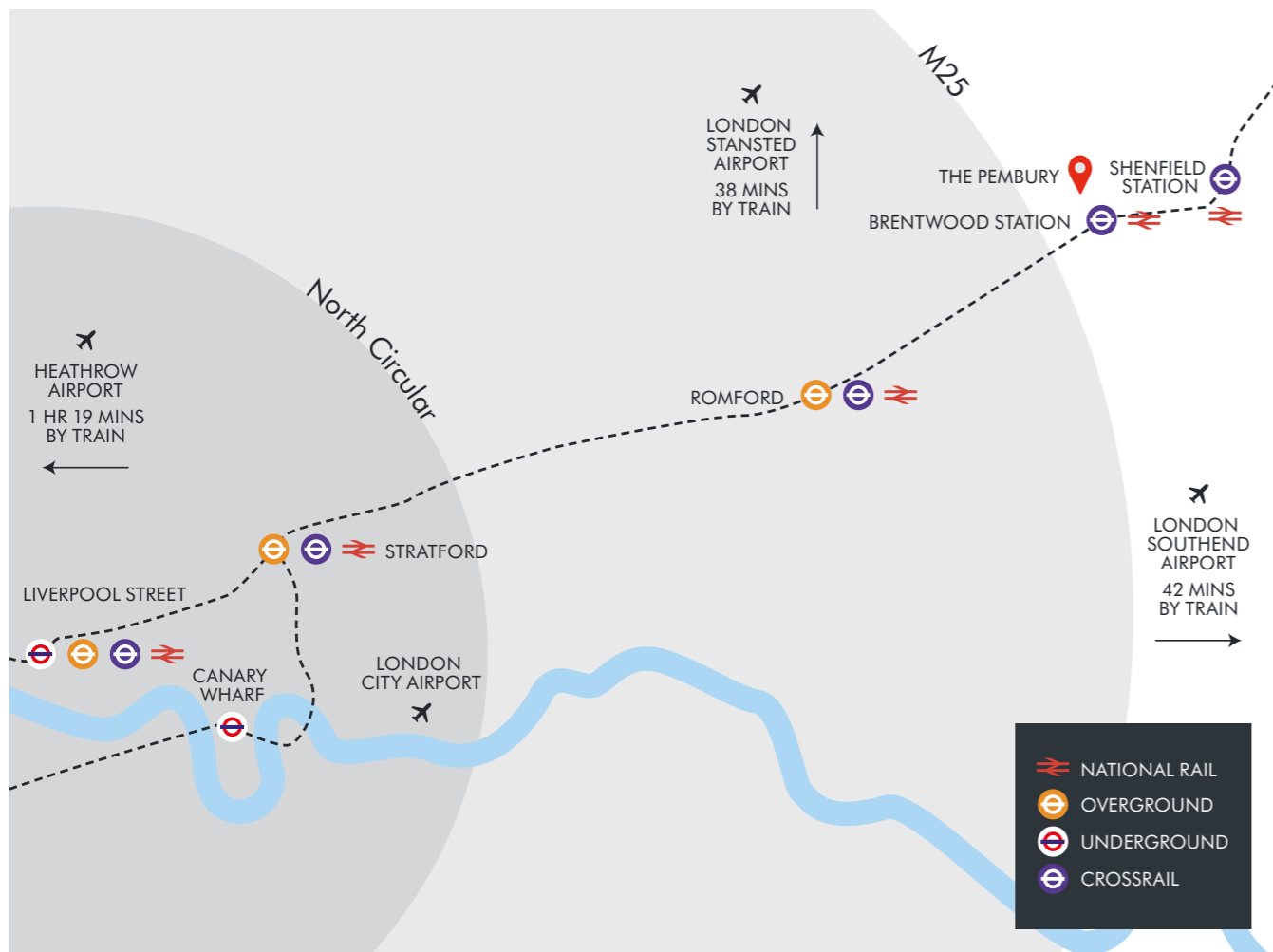


THE location

From the stunning countryside to contemporary restaurants and famous night clubs, Brentwood has something for everyone.

Situated just 18 miles North East of Liverpool Street, as well as being conveniently close to the M25, Brentwood is well connected to key parts of the country.

Brentwood Station is less than a five minute walk away from the Pembury Apartments, and offers excellent transport links to London. Brentwood Station will also be serviced by the Elizabeth line, making areas such as Stratford reachable within 30 minutes, and Liverpool Street in 45 minutes. Shenfield Station is a 10 minute journey away, and is serviced by a fast train to Liverpool Street which takes only 22 minutes.



travel

BRENTWOOD STATION	LONDON VIA ELIZABETH LINE	AIRPORTS
STRATFORD STATION 30 mins	STRATFORD STATION 29 mins	LONDON STANSTED 38 mins
LIVERPOOL STREET STATION 45 mins	LIVERPOOL STREET STATION 37 mins	LONDON SOUTHEND 42 mins
	CANARY WHARF STATION 38 mins	LONDON CITY 45 mins
		HEATHROW 1 hr 19 mins



THE neighbourhood

Brentwood has plenty of green space with 3,000 acres of woodland and three country parks. There are several excellent education options in and around the local area.



parks

Shenfield Common / Strawberry Fair
0.8 miles

Hartwood Ancient Woodland
0.9 miles

King George's Playing Fields
1.1 miles

Hopefield Animal Sanctuary
1.5 miles

Merrymead Park
1.5 miles

South Weald Country Park
2.3 miles

Thorndon Country Park
2.3 miles

Warley Park
2.6 miles

groceries

Nisa Local
0.1 miles

Tesco Express
0.5 miles

Marks & Spencer
0.7 miles

Sainsbury's
0.8 miles



THE local area

Eating out, ordering in.
Going out, going out out,
or just chilling out.

With its enviable range of nearby boutique shops, restaurants, and night spots, the Pembury offers a modern lifestyle. Then, for the day after, leisure and relaxation options are as good as anywhere in the nation.



restaurants

The local cuisine caters to all tastes, from casual curries to sophisticated seafood.

Figo
0.5 miles

Lemongrass - Thai
0.5 miles

Tarantino - Italian
0.5 miles

The Brentwood Kitchen
0.7 miles

Pizza Express
0.8 miles

The Fat Turk
1.1 miles

bars & pubs

O'Neill's
0.5 miles

Slug & Lettuce
0.5 miles

The Spread Eagle
0.5 miles

Swan
0.5 miles

The Teriss Bar
0.5 miles



Mason's
1.3 miles

Felix Restaurant
1.5 miles

Alec's Restaurant
4.2 miles

Kervan Kitchen
4.9 miles



evenings out

Sugar Hut - Night Club
0.5 miles

The Vault
2.1 miles

Queen's Theatre
7.6 miles

The Vine
0.5 miles

Lot 75
2.1 miles

Bloc40 - Night Club
0.6 miles

Array - Bar
3.8 miles

coffee shops

Caffè Nero
0.6 miles

Costa Coffee
0.6 miles

Starbucks
0.6 miles



leisure

There are several options for gyms nearby, as well as golf courses, and sports clubs.

Box Gym Fitness
0.4 miles

Brentwood Cricket Club
1.1 miles

Thorndon Park Golf Club
2.8 miles

Ab Salute Gym
0.6 miles

Brentwood Tennis Club
1.1 miles

Brentwood Golf Club
4.2 miles

Better - Gym
0.6 miles

Hartswold Golf Club
1.1 miles

South Essex Golf Club
4.3 miles

Brentwood Skatepark
1 mile

Brentwood Rugby Club
1.2 miles

Brentwood Bowling Club
1.1 miles

Brentwood Town FC
2 miles

THE specifications

KITCHENS

Light grey matt finish units

Short wall units with shelf underneath

LED lighting underneath wall units

Marble effect quartz worktop and upstand

Marble effect quartz splashback behind hob

Bosch oven and hob

Integrated fridge/freezer and dishwasher

White ceramic basin

Matt black tap

Washer/dryer within storage cupboards

BATHROOMS

White marble effect porcelain wall and floor tiles

Recessed mirrored cabinet with shaver socket

Vanity unit with ceramic basin

Matt black brass ware

Bath with glazed bath screen

Matt black heated towel rail

Electric under floor heating

SHOWER ROOMS & CLOAKROOMS

Grey marble effect porcelain wall and floor tiles

Wall hung mirror above basin

Shaver socket on wall

Basin on shelf

Matt black brass ware

Shower with glazed shower door

Matt black heated towel rail

Electric under floor heating

FLOOR FINISHES

Oak finish engineered wood flooring to living, dining and kitchen area and hallways in all units on the ground and 1st floors

Carpet in bedrooms in all units on the ground and 1st floors

Oak finish engineered wood flooring throughout on floors 2, 3 and 4

PAINT FINISHES

Walls and ceilings in white dulux matt emulsion

Skirting and architraves in white eggshell emulsion

GENERAL

Matt black sockets and switches

Radiators in all units on the ground and 1st floors

Underfloor heating throughout in all units on 2nd, 3rd and 4th floors

LED downlighting in living/kitchen, bedrooms, bathrooms and hallways

Pendant light outlet over living area

Individual boilers for each unit

Video door entry system

Connection points ready for Sky Q/satellite/BT/Terrestrial TV and radio in living rooms and master bedrooms

Central heat plant room with zero carbon emissions

COMMUNAL AREAS

Grey floor tiles on the ground floor

Carpet from first floor upwards

Movement sensor ceiling lights

Public electric car charging vehicle points

BUILDING STANDARD & WARRANTY

10 year warranty with ICW

INTERNAL DOORS

Matt black ironmongery



Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.



CGIS ARE ILLUSTRATIVE AND MAY BE SUBJECT TO CHANGES.

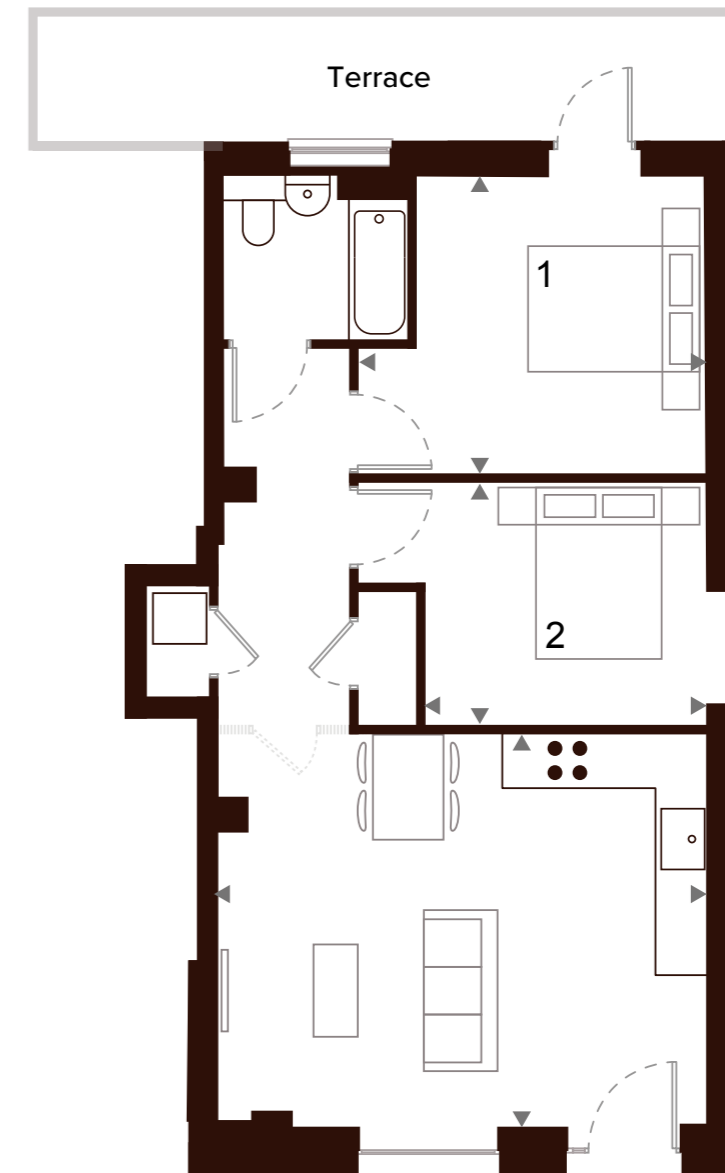
THE floor plans

G-01
2 Bedrooms
1 Bathroom

Ground Floor



Lounge/Dining/Kitchen	4.5 x 5.6 m
Bedroom 1	3.4 x 3.9 m
Bedroom 2	3.2 x 2.8 m
Terrace	15 sqm
Total	61.5 sqm
	662 sqft



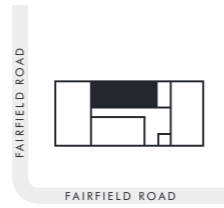
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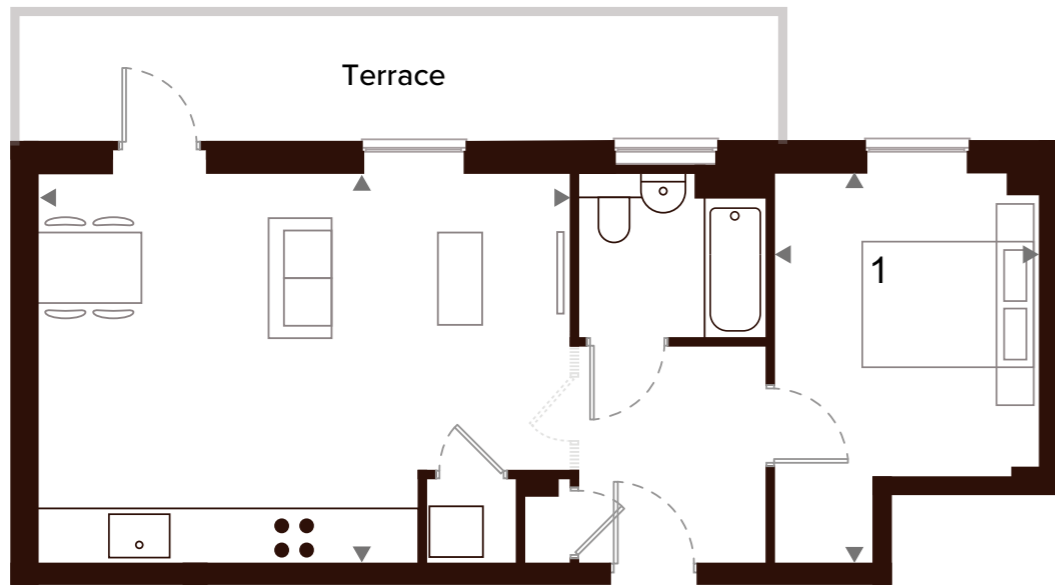
G-02
1 Bedroom
1 Bathroom

Ground Floor

- 4
- 3
- S
- F
- G**



Lounge/Dining/Kitchen	6.1 × 4.4 m
Bedroom 1	4.4 × 3.0 m
Terrace	10.2 sqm
Total	50 sqm
	538 sqft



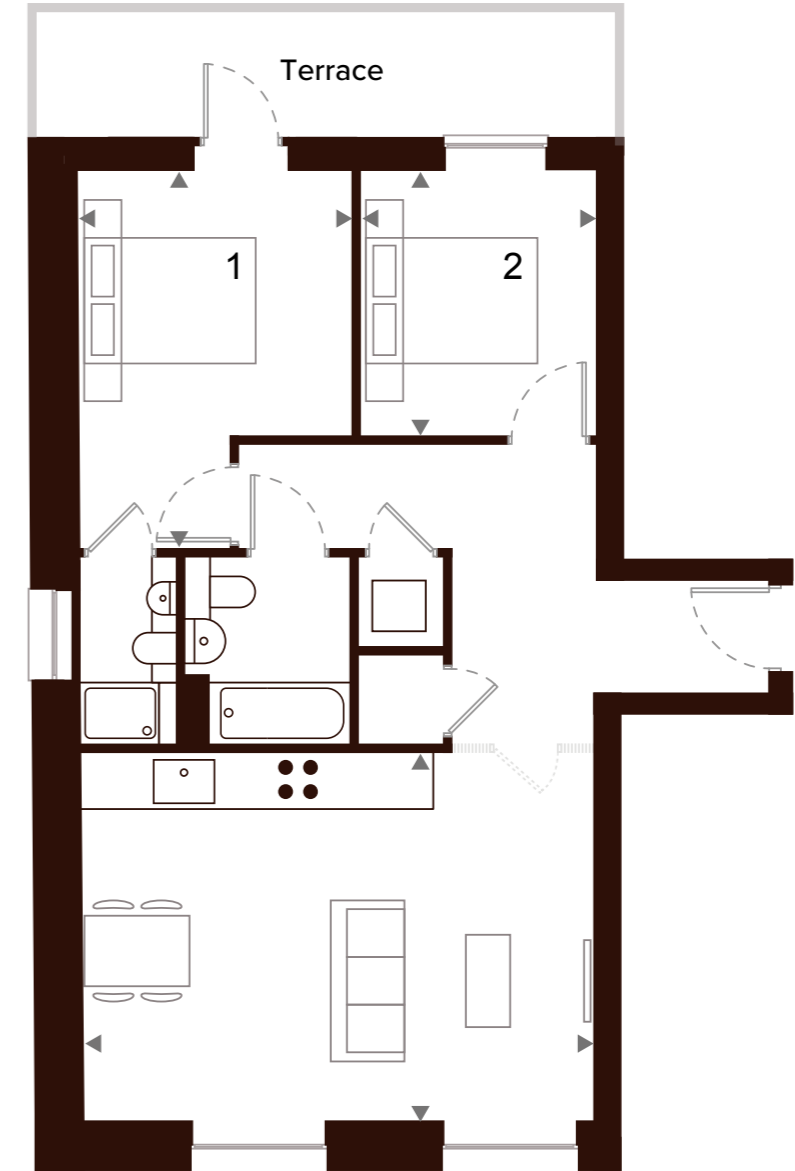
G-03
2 Bedrooms
2 Bathrooms

Ground Floor

- 4
- 3
- S
- F
- G**



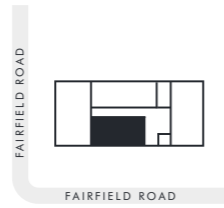
Lounge/Dining/Kitchen	5.8 × 4.2 m
Bedroom 1	4.3 × 3.1 m
Bedroom 2	2.6 × 3.0 m
Terrace	12.16 sqm
Total	64 sqm
	689 sqft



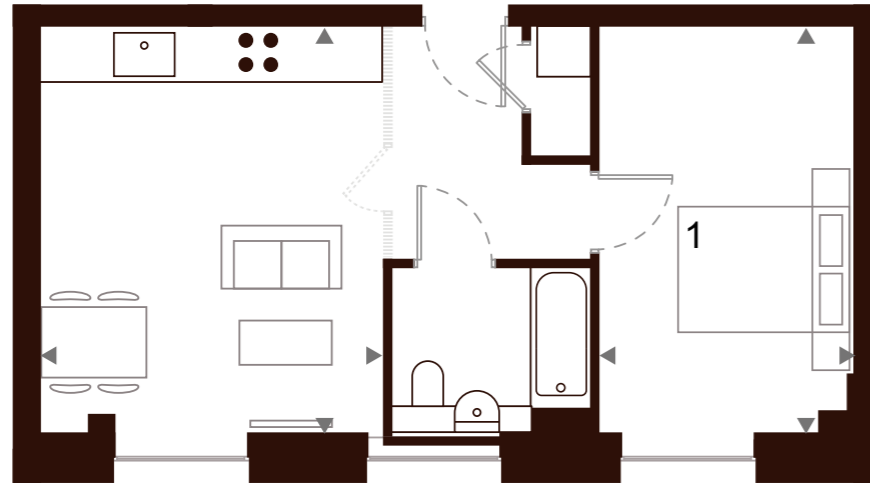
G-04
1 Bedroom
1 Bathroom

Ground Floor

- 4
- 3
- S
- F
- G**



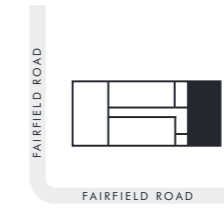
Lounge/Dining/Kitchen	4.6 × 3.9 m
Bedroom 1	4.6 × 2.9 m
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Total	43.6 sqm
	469 sqft



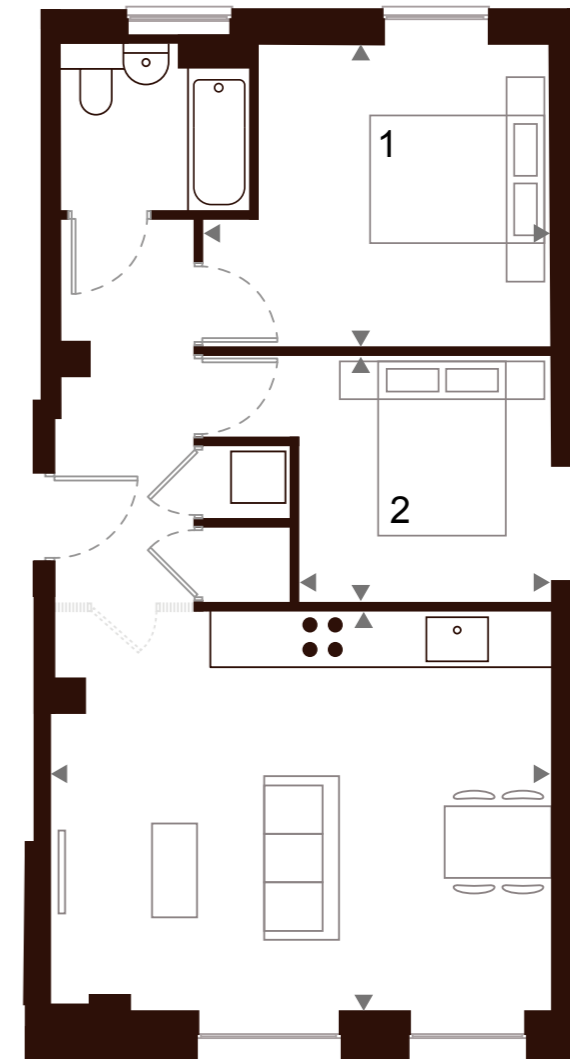
F-01
2 Bedrooms
1 Bathroom

First Floor

- 4
- 3
- S
- F**
- G



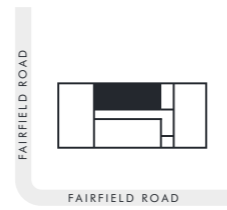
Lounge/Dining/Kitchen	4.5 × 5.6 m
Bedroom 1	3.9 × 3.4 m
Bedroom 2	2.8 × 2.8 m
<hr/>	
Total	61.5 sqm
	662 sqft



F-02
1 Bedroom
1 Bathroom

First Floor

- 4
- 3
- S
- F**
- G



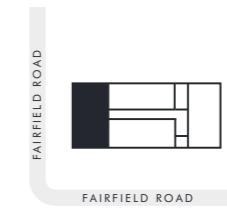
Lounge/Dining/Kitchen	6.1 × 4.4 m
Bedroom 1	4.4 × 3.0 m
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Total	50 sqm
	538 sqft



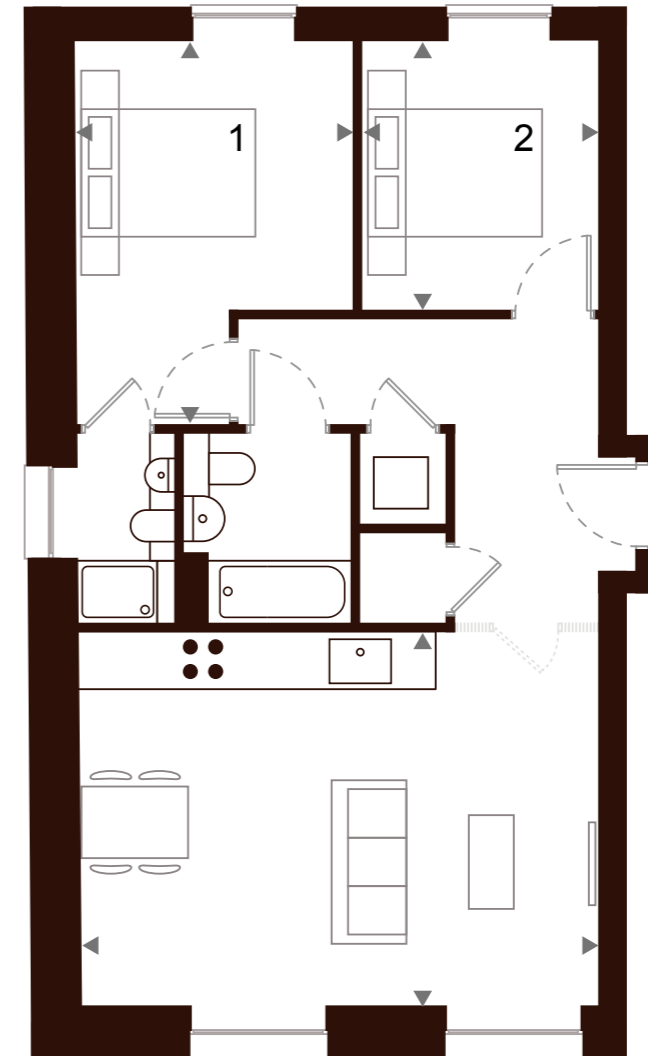
F-03
2 Bedrooms
2 Bathrooms

First Floor

- 4
- 3
- S
- F**
- G



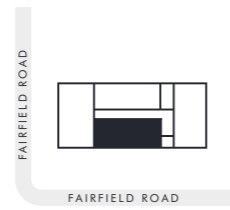
Lounge/Dining/Kitchen	5.8 × 4.2 m
Bedroom 1	4.3 × 3.1 m
Bedroom 2	2.6 × 3.0 m
<hr/>	
Total	64 sqm
	689 sqft



F-04
1 Bedroom
1 Bathroom

First Floor

- 4
- 3
- S
- F**
- G



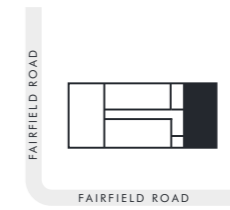
Lounge/Dining/Kitchen	4.6 × 5.9 m
Bedroom 1	4.6 × 3.3 m
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Total	54.5 sqm
	587 sqft



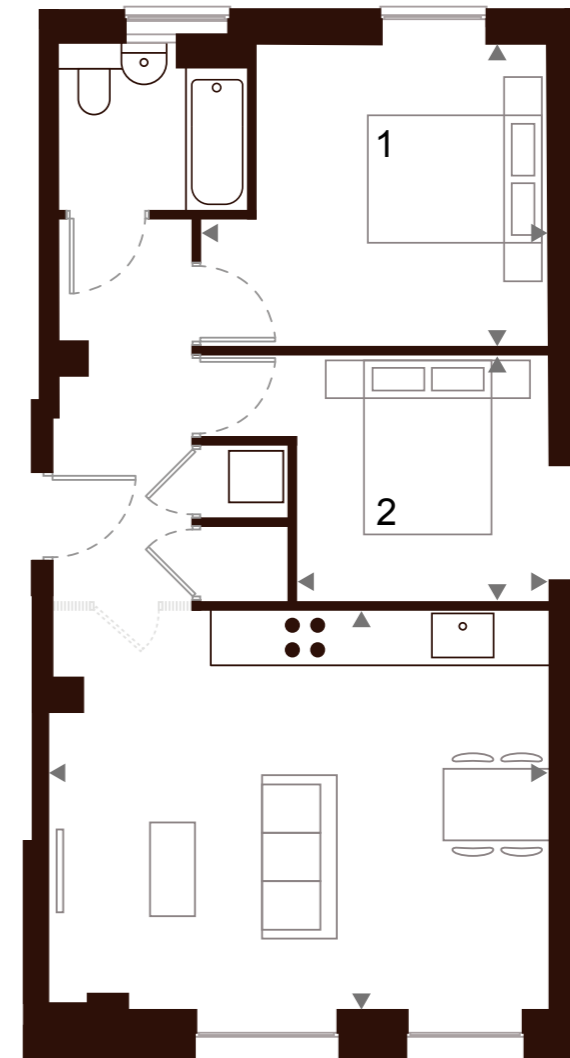
S-01
2 Bedrooms
1 Bathroom

Second Floor

- 4
- 3
- S**
- F
- G



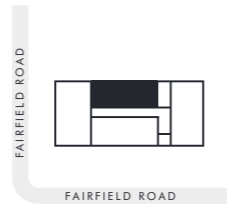
Lounge/Dining/Kitchen	4.5 × 5.6 m
Bedroom 1	3.9 × 3.4 m
Bedroom 2	2.8 × 2.8 m
<hr/>	
Total	61.5 sqm
	662 sqft



S-02
1 Bedroom
1 Bathroom

Second Floor

- 4
- 3
- S**
- F
- G



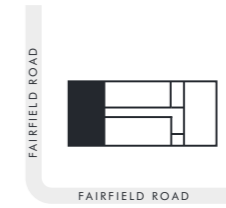
Lounge/Dining/Kitchen	6.1 × 4.4 m
Bedroom 1	4.4 × 3.0 m
<hr/>	
Total	50 sqm
<hr/>	
	538 sqft



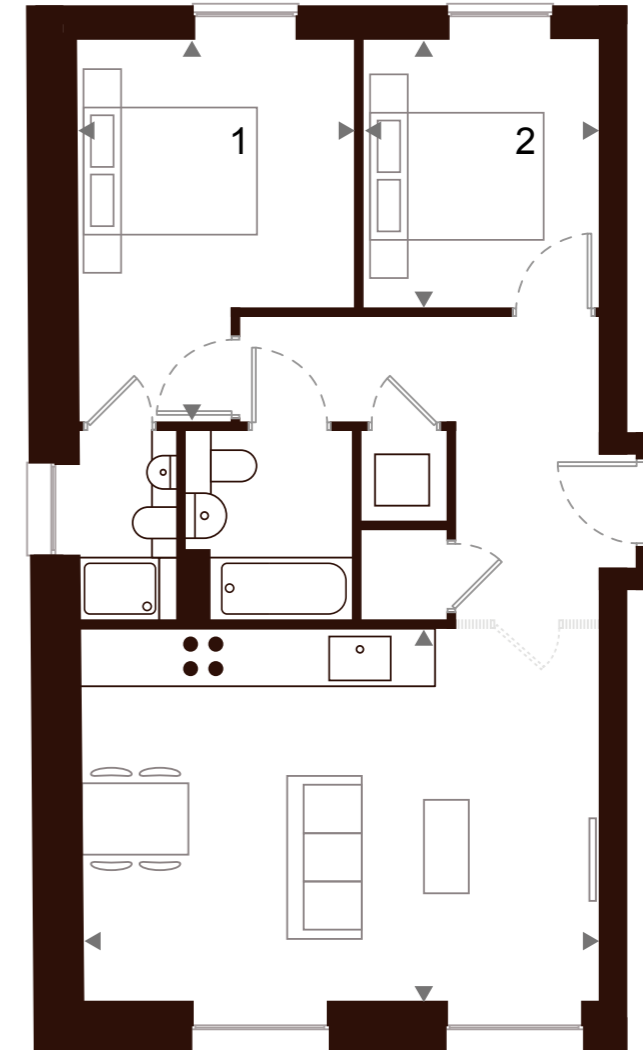
S-03
2 Bedrooms
2 Bathrooms

Second Floor

- 4
- 3
- S**
- F
- G



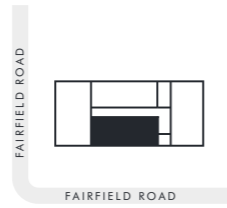
Lounge/Dining/Kitchen	5.8 × 4.2 m
Bedroom 1	4.3 × 3.1 m
Bedroom 2	2.6 × 3.0 m
<hr/>	
Total	64 sqm
<hr/>	
	689 sqft



S-04
1 Bedroom
1 Bathroom

Second Floor

- 4
- 3
- S**
- F
- G



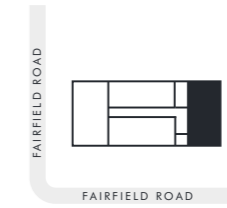
Lounge/Dining/Kitchen	4.6 × 5.9 m
Bedroom 1	4.6 × 3.3 m
Total	54.5 sqm
	587 sqft



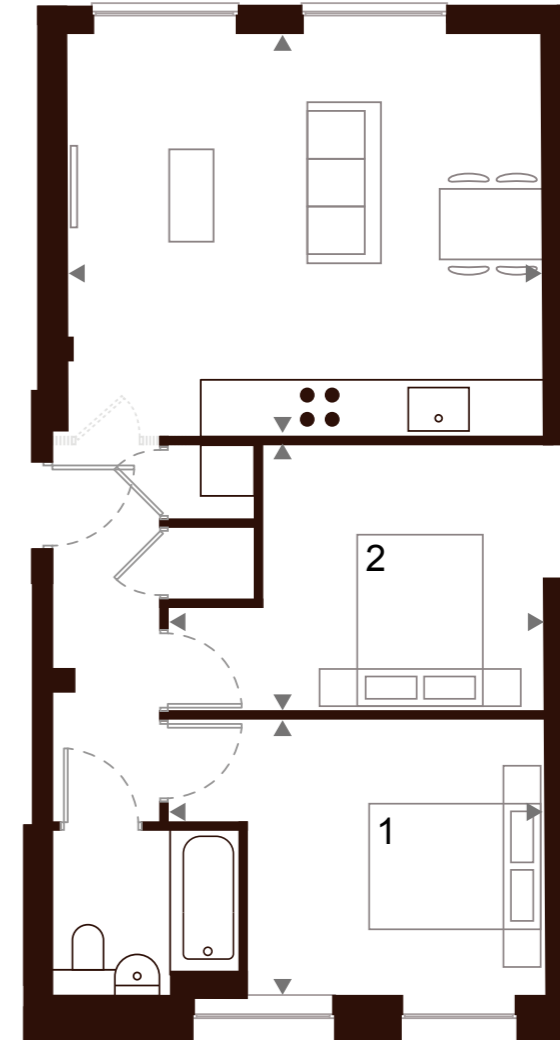
Unit 3-01
2 Bedrooms
1 Bathroom

Third Floor

- 4
- 3**
- S
- F
- G



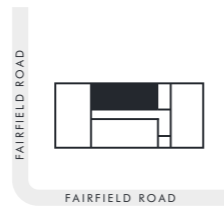
Lounge/Dining/Kitchen	5.4 × 4.5 m
Bedroom 1	3.1 × 4.3 m
Bedroom 2	4.3 × 3.0 m
Total	61 sqm
	657 sqft



Unit 3-02
1 Bedroom
1 Bathroom

Third Floor

- 4
- 3
- S
- F
- G



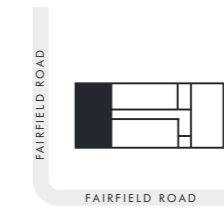
Lounge/Dining/Kitchen	6.1 × 4.5 m
Bedroom 1	4.5 × 3.0 m
Total	51 sqm
	549 sqft



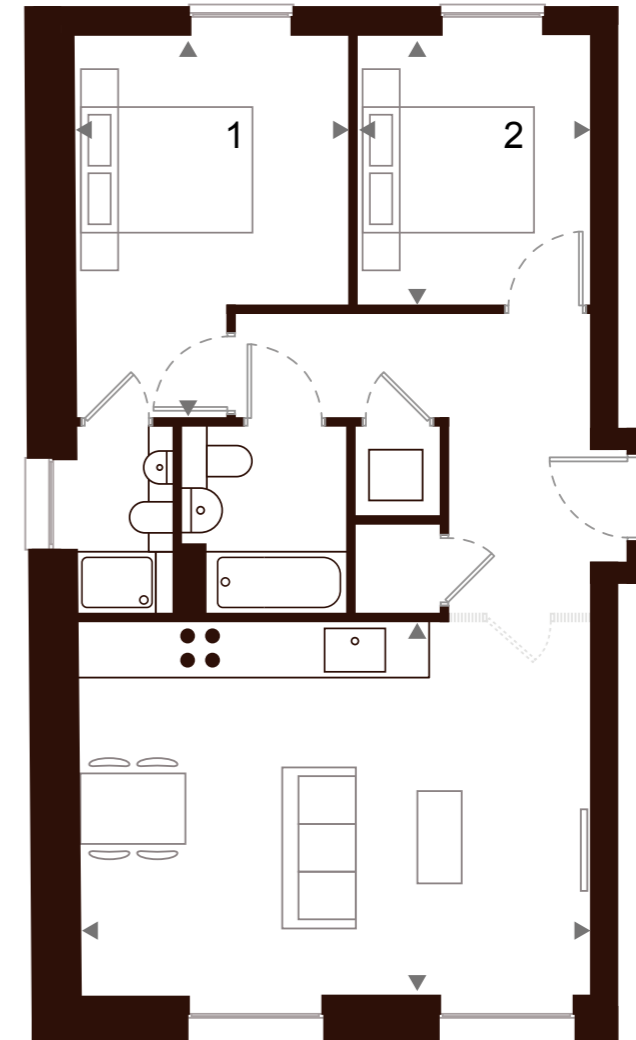
Unit 3-03
2 Bedrooms
2 Bathrooms

Third Floor

- 4
- 3
- S
- F
- G



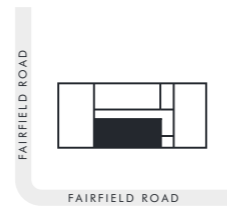
Lounge/Dining/Kitchen	4.3 × 5.9 m
Bedroom 1	4.3 × 3.1 m
Bedroom 2	2.6 × 3.1 m
Total	65 sqm
	700 sqft



Unit 3-04
1 Bedroom
1 Bathroom

Third Floor

- 4
- 3
- S
- F
- G



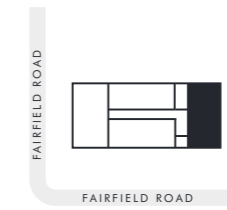
Lounge/Dining/Kitchen	4.7 × 5.9 m
Bedroom 1	3.3 × 4.7 m
Total	55.2 sqm
	594 sqft



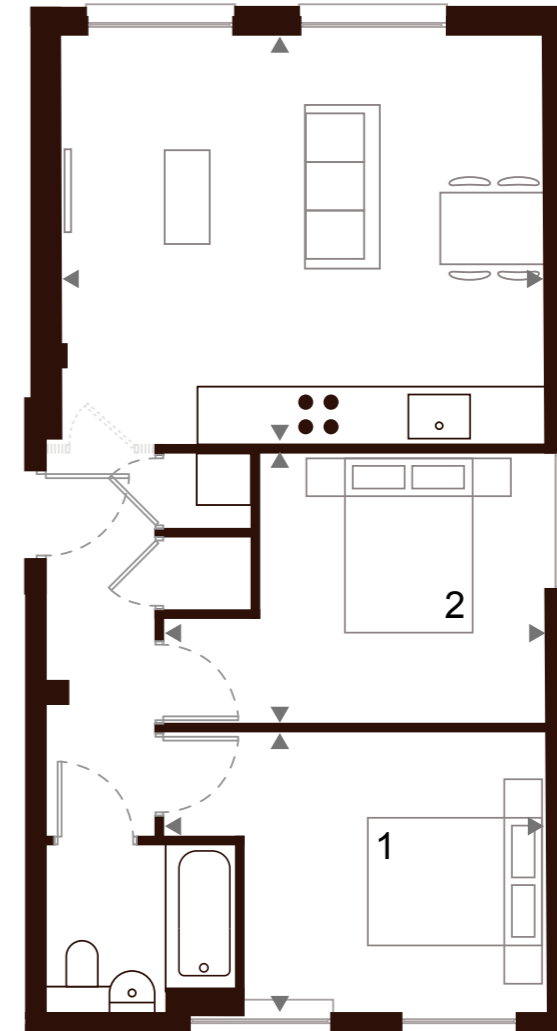
Unit 4-01
2 Bedrooms
2 Bathrooms

Fourth Floor

- 4
- 3
- S
- F
- G



Lounge/Dining/Kitchen	5.4 × 4.5 m
Bedroom 1	4.3 × 3.1 m
Bedroom 2	4.3 × 3.0 m
Total	61 sqm
	657 sqft



THE
pembury

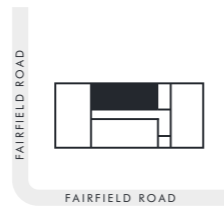
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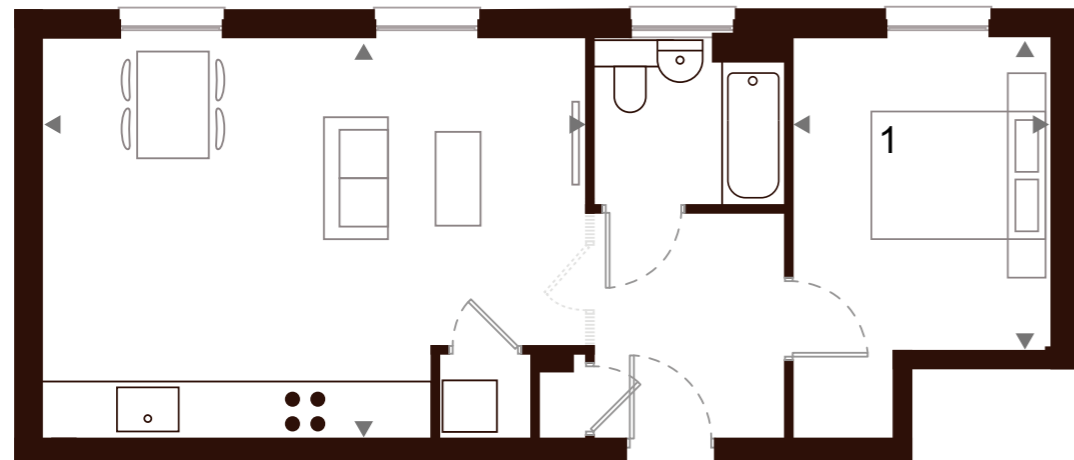
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Unit 4-02
1 Bedroom
1 Bathroom

Fourth Floor

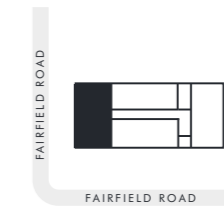


Lounge/Dining/Kitchen	6.1 × 3.8 m
Bedroom 1	2.9 × 4.5 m
Total	50 sqm
	538 sqft

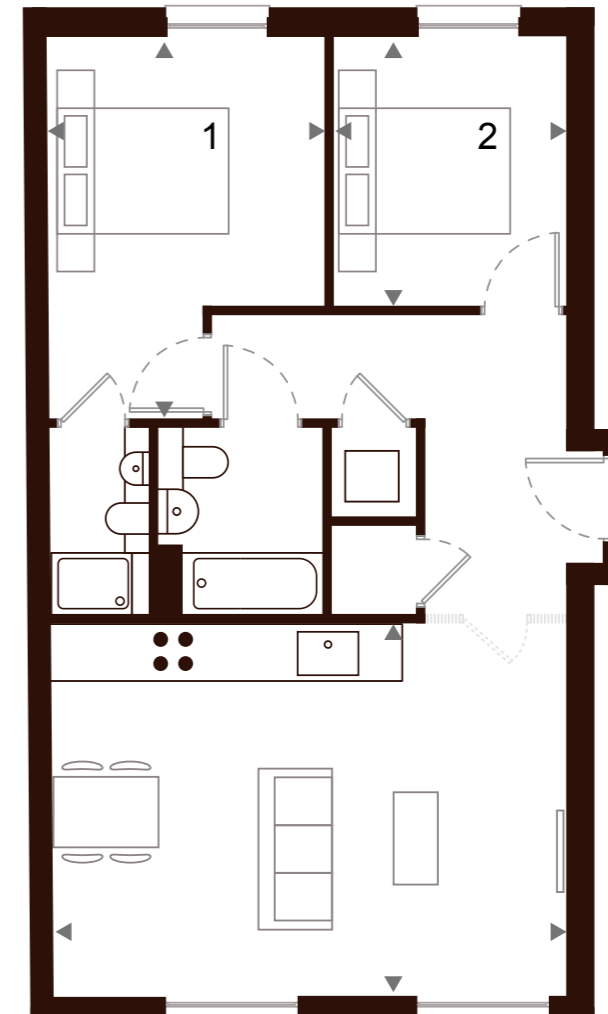


Unit 4-03
2 Bedrooms
2 Bathrooms

Fourth Floor

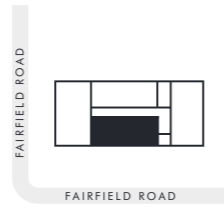


Lounge/Dining/Kitchen	4.3 × 5.9 m
Bedroom 1	4.3 × 3.1 m
Bedroom 2	3.1 × 2.6 m
Total	65 sqm
	700 sqft



Unit 4-04
1 Bedroom
1 Bathroom

Fourth Floor



Lounge/Dining/Kitchen	4.7 × 5.9 m
Bedroom 1	3.3 × 4.7 m
<hr/>	
Total	57 sqm
<hr/>	
	614 sqft



buying with us

IPE Developments

4th Floor
73 New Bond Street
Mayfair
London W1S 1RS

020 8016 8609
ipe-developments.com



IPE DEVELOPMENTS

IPE Developments is the dynamic residential development arm of the IPE Group, extending from a boutique private equity firm, based in central London.

Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction with a minimum turnover of 250 apartments per year.

Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in-depth knowledge of the UK's real estate markets and we have the delivery capacity

to create spacious, comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of home-buyers, first-time buyers and buy-to-let investors from the UK and overseas.

IPE Developments' team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us and together we have created an exceptional end product.

For further information on IPE Developments, please visit: ipe-developments.com

help to buy

Making use of Help to Buy

Don't miss out on the chance to buy a brand new home using the Help to Buy scheme. Help to Buy is the government backed scheme which does exactly that, it helps you to buy a new home. The Help to Buy scheme is known as an equity loan which is available to buyers in England and Wales.

How does it work?

Help to Buy Equity Loans help homebuyers across England to purchase new-build properties with as little as 5% deposit.

The Help To Buy Scheme is available on units priced up to £407,400 in the East and buyers must contact Help to Buy directly to enquire about eligibility.

ownyourhome.gov.uk



Backed by
HM Government

5%

Buyers deposit

20%

Government loan

75%

mortgage from bank
or building society