



EDEN COURT  
CINNAMON LUXURY CARE

LUXURY LONDON RETIREMENT APARTMENTS

EDEN COURT BATTERSEA



WELCOME  
TO EDEN COURT APARTMENTS  
WITH YOUR FUTURE IN MIND

WELCOME



DISCOVER A SELECTION OF BEAUTIFUL RETIREMENT PROPERTIES AT EDEN COURT, IN AN AWARD WINNING DEVELOPMENT OF 28 ONE AND TWO-BEDROOM LUXURY APARTMENTS THAT TAKE SENIOR LIVING TO A WHOLE NEW LEVEL.



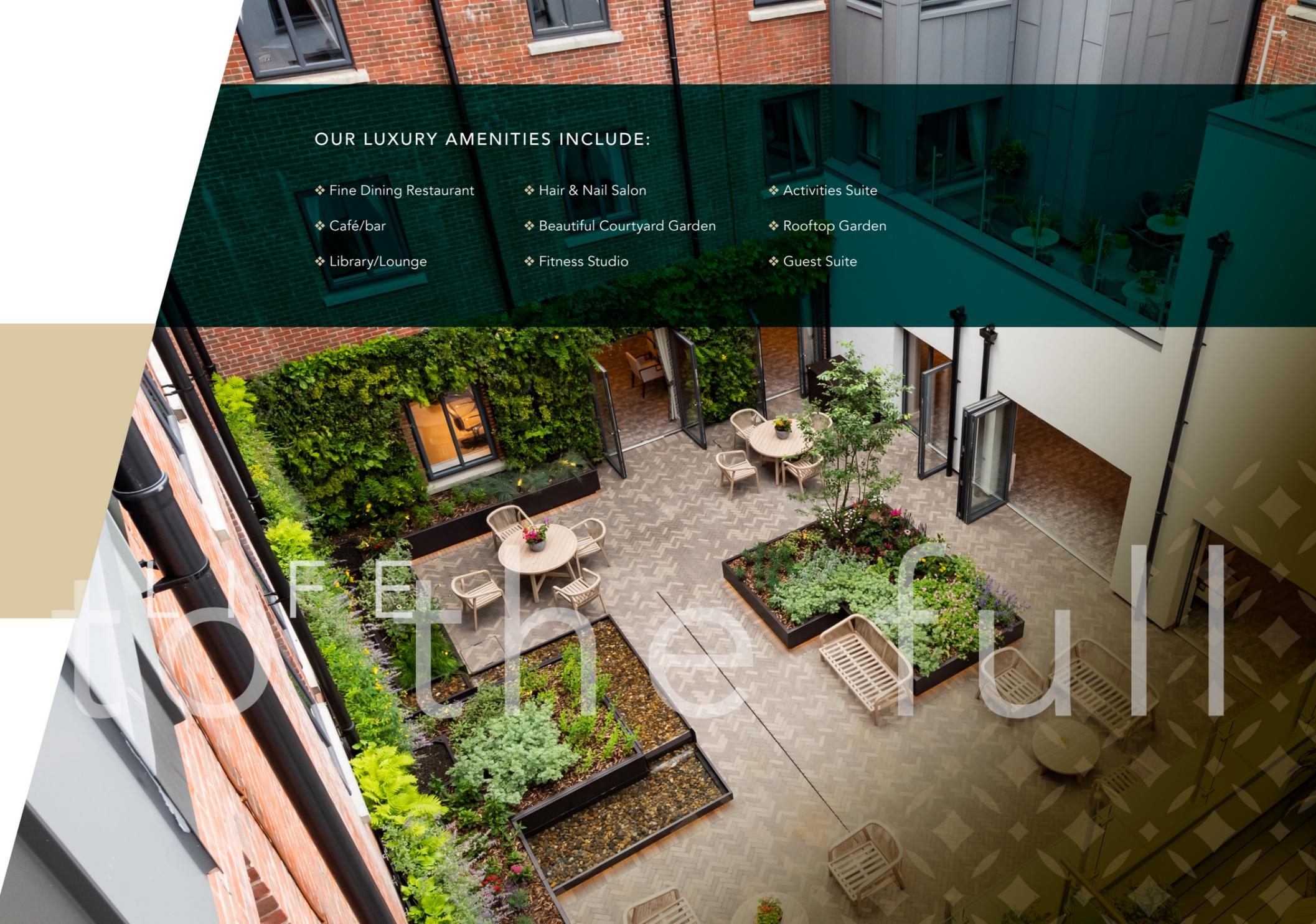
#### OUR LUXURY AMENITIES INCLUDE:

- ❖ Fine Dining Restaurant
- ❖ Café/bar
- ❖ Library/Lounge
- ❖ Hair & Nail Salon
- ❖ Beautiful Courtyard Garden
- ❖ Fitness Studio
- ❖ Activities Suite
- ❖ Rooftop Garden
- ❖ Guest Suite

# LIVING FULLY



SITTING ALONGSIDE A 73-BED LUXURY CARE HOME, OUR REMARKABLE VILLAGE IS BUILT TO A PREMIUM SPECIFICATION WITH QUALITY WORKMANSHIP THROUGHOUT.





# LUXURY RETIREMENT

OUR AIM IS TO HELP OUR OWNERS LIVE HAPPIER AND HEALTHIER LIVES THROUGH OUR DESIGN, FACILITIES, INDIVIDUAL APPROACH AND COMMITMENT TO PROVIDING FIRST-CLASS SERVICES. OUR COMMUNITIES COMBINE LUXURIOUS SURROUNDINGS WITH GENUINELY CARING PEOPLE, CREATING A WARM AND SUPPORTIVE ATMOSPHERE.



INFORMAL  
decadence



EDEN COURT APARTMENTS  
WITH YOUR FUTURE IN MIND

OUR APARTMENTS HAVE BEEN CLEVERLY  
DESIGNED TO TAKE FUTURE USE INTO  
CONSIDERATION, GIVING YOU AND  
YOUR LOVED ONES PEACE OF MIND.



- ❖ LEVEL ACCESS THROUGHOUT
- ❖ WIDE ACCESS SHOWERS
- ❖ EASY LOAD DISHWASHER DRAWERS
- ❖ NEFF SLIDE & HIDE OVENS
- ❖ SECURITY/CCTV SYSTEM

- ❖ 24 HOUR EMERGENCY CALL BUTTON
- ❖ LIFT ACCESS TO ALL FLOORS
- ❖ THROUGHOUT OUR VILLAGE YOU  
WILL NOTICE THOUGHTFUL TOUCHES,  
LIKE DISCRETE HANDRAILS AND  
ACCESSIBLE WASHROOMS





## QUALITY SPECIFICATION THROUGHOUT EDEN COURT

**Our luxury apartments have been thoughtfully designed to provide a sanctuary for those seeking a truly comfortable and secure living space.**

### KITCHENS

- ❖ Contemporary fully fitted kitchen
- ❖ Neff fan assisted oven
- ❖ Neff induction hob
- ❖ Neff telescopic extractor hood
- ❖ Fisher Paykel single drawer dishwasher
- ❖ Neff fridge/freezer
- ❖ Neff washer/dryer
- ❖ Undermounted stainless steel sink
- ❖ Solid contrasting worktops
- ❖ Ceramic floor tiles

### BATHROOMS

- ❖ Contemporary illuminated/mirrored wall unit
- ❖ Vanity storage cupboard
- ❖ White sanitaryware
- ❖ Walk-in shower with level access and glass screen
- ❖ Mira programmable digitally controlled shower
- ❖ Overhead rainfall shower / separate handheld shower
- ❖ Ceramic floor tiles

### SAFETY & SECURITY

- ❖ Centralised fire alarm system
- ❖ InfoNet control panel
- ❖ 24hr emergency care button

OUR LUXURY APARTMENTS ARE FITTED TO THE HIGHEST SPECIFICATION AND FINISH



## One Bedroom Apartment

### EXAMPLE

#### Lounge

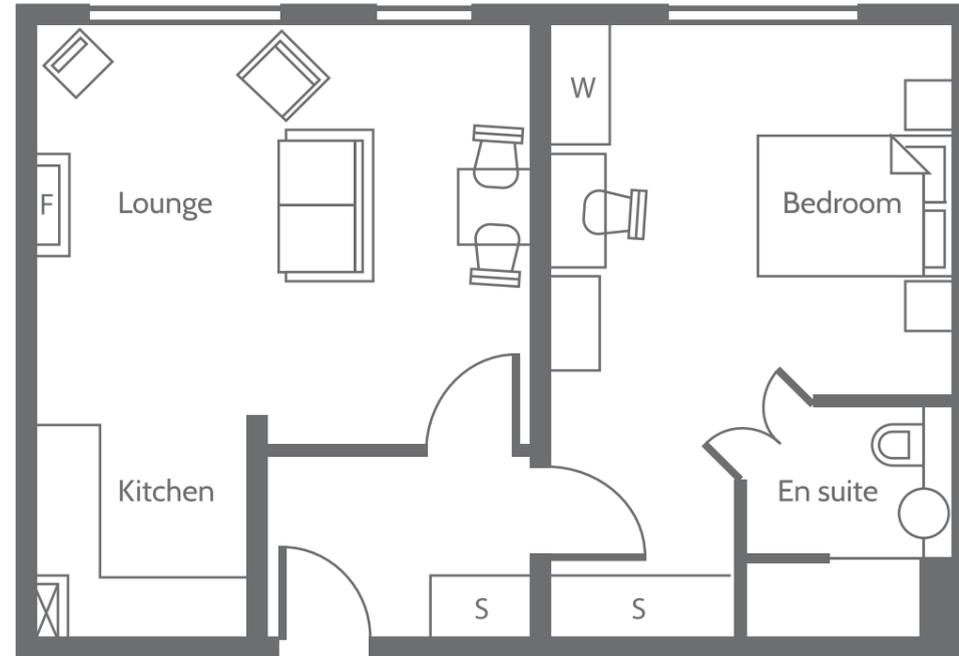
6042mm x 4868mm  
19'10" x 13'1"

#### Bedroom

6042mm x 3980mm  
19'10" x 16'

#### En Suite

2280mm x 2080mm  
7'6" x 6'10"



54.8m<sup>2</sup> - 590ft<sup>2</sup>

**Key:** S - Store W - Wardrobe F - Fire

## Two Bedroom Apartment

### EXAMPLE

#### Lounge

5681mm x 5530mm  
18'8" x 18'2"

#### Bedroom 1

5894mm x 3077mm  
19'4" x 10'1"

#### Bedroom 2

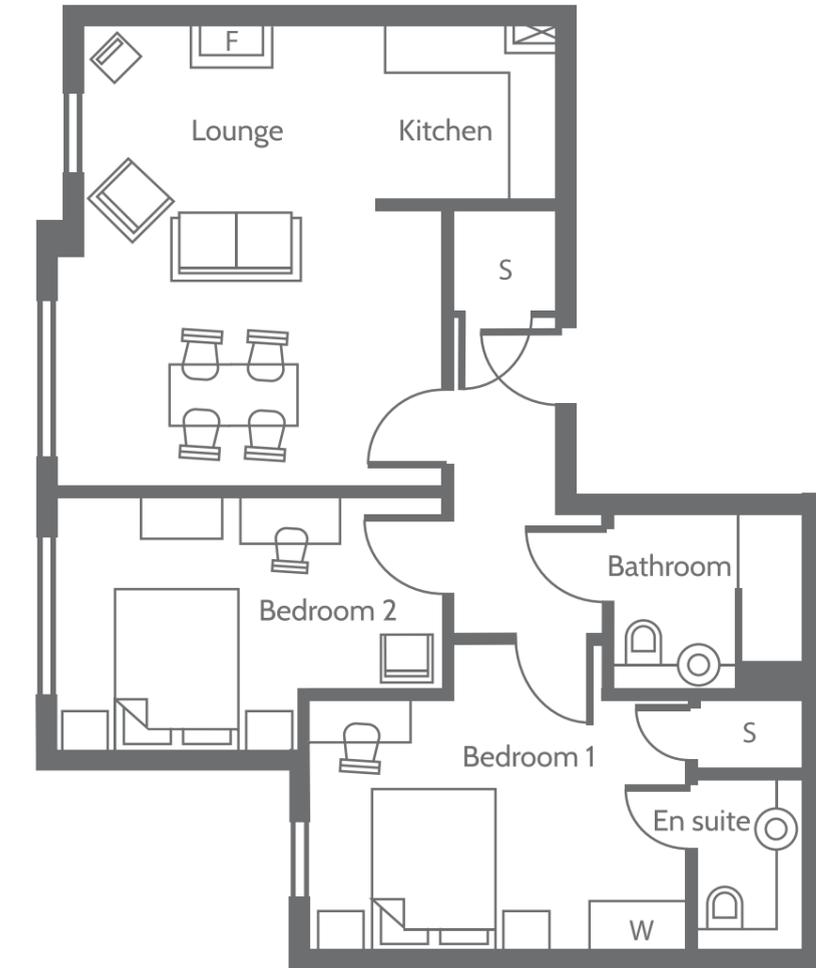
4586mm x 2980mm  
15'1" x 9'9"

#### BATHROOM

2280mm x 2080mm  
7'6" x 6'10"

#### En Suite

2280mm x 2080mm  
7'6" x 6'10"



74.1m<sup>2</sup> - 798ft<sup>2</sup>

**Key:** S - Store W - Wardrobe F - Fire



# EDEN COURT

## WE OFFER A FULL COMPLEMENT OF SERVICES & AMENITIES

**At Eden Court we offer a full complement of amenities and services, allowing you to spend more time doing the things you love**

### EVENTS

Our vibrant community embraces social interaction at its core, with an activities manager organising bespoke events for our owners.

### RESTAURANT & BAR

Our bar and restaurant occupy a privileged position overlooking our beautifully landscaped courtyard garden, allowing glorious al fresco dining when the weather permits. Our daily menus are carefully curated by our head chef, to celebrate the very best of both traditional and contemporary cuisine.

Family gatherings, celebrations and owner's events can be hosted in our private dining area, making any occasion truly memorable.

### FITNESS SUITE

The perfect environment for personal training or group exercise, with equipment to suit all ability levels.

### ACTIVITIES SUITE

With regular activities throughout the week, there's something for everyone to enjoy in our dedicated activities space.

### HAIR/NAIL SALON

Relax and enjoy some pampering while overlooking our beautiful courtyard garden.

### FACILITIES TEAM

Our on-site team, are here to assist with advice and light maintenance within your apartment.

### LAUNDRY AND HOUSEKEEPING

For your convenience we provide both laundry and housekeeping at an additional cost.

\* Additional surcharges may apply.

### GUEST SUITE

Hotel style accommodation available to book for visiting family and friends.

### COURTYARD & ROOF-TOP TERRACE

A beautifully landscaped courtyard garden and private roof terrace provide a choice of secure outside space for you to enjoy.

### RESIDENT SERVICES ADVISOR

A dedicated member of staff to assist & support our owners.

### STRESS FREE MOVING

Eden Court Resident Services Advisors to expertly support your move, from your reservation to the completion of your new purchase. Senior Move Partnership can offer trusted efficient, specialist support to assist you before and during your move.

Practicalities such as liaising with solicitors and estate agents on your behalf. Downsizing & storage options. Packing & unpacking. Arranging and managing removal companies.

### SERVICE CHARGE

We pride ourselves on maintaining Eden Court to the very highest standards. Our monthly service charge ensures the building, communal areas and gardens are immaculately presented for your enjoyment, with all works being expertly coordinated by our onsite maintenance team. A long lease (125 years from Term Commencement Date) also gives you further peace of mind.

The service charge covers a range of services including:

- ❖ Utility bills – heat, light and water
- ❖ Events & activities team
- ❖ Reception service
- ❖ Cleaning, heating, lighting of communal areas
- ❖ Concierge services
- ❖ 24-hour emergency response by on-site team
- ❖ Village Manager
- ❖ Buildings insurance
- ❖ Sinking fund contribution





IDEALLY LOCATED ON BATTERSEA PARK ROAD, EDEN COURT IS JUST MINUTES AWAY FROM A WEALTH OF VIBRANT CULTURE AND PLACES TO VISIT AND EXPLORE IN BATTERSEA.



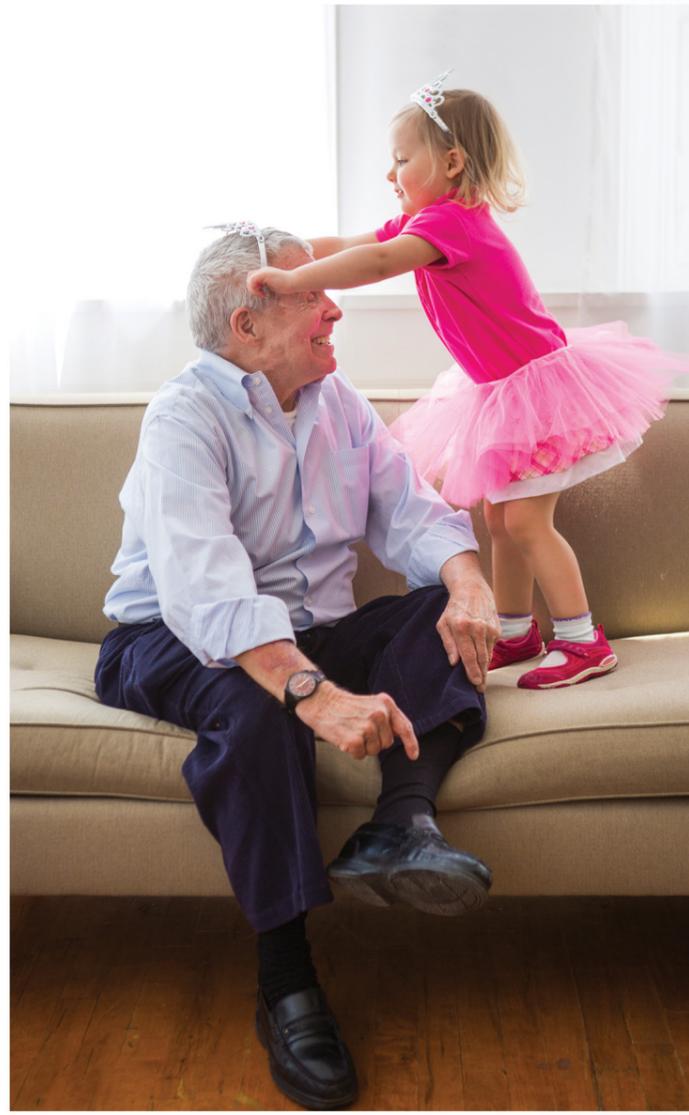
**DINING:** For your convenience, dining can be found on site at our fine dining restaurant. For those wishing to venture further afield both Battersea Power Station and central London offer a multitude of everyday and elevated dining experiences.

**OPEN SPACES:** Situated within close proximity of Battersea Park, Eden Court benefits from 200 acres of green open space, with a year round programme of events.

**SHOPPING:** The iconic landmark of Battersea Power Station offers a huge variety of shopping and leisure facilities, within easy reach of Eden Court.

**TRANSPORT:** Allowing easy access throughout London and beyond, Eden Court can be reached by both mainline and underground rail services, as well as regular bus services.





EDEN COURT IS THE PERFECT PLACE TO RELAX WITH  
FAMILY AND FRIENDS - LIVE LIFE TO THE FULL

## CONTACT DETAILS & FURTHER INFORMATION

**Eden Court address:** 313 Battersea Park Road. SW11 4LU

**Telephone number:** 02045 875 002

**Email:** eden.enquiries@cinnamoncc.com

**Website:** www.cinnamoncc.com/edencourt

**Nearest bus stops:**

Battersea Park Library (LC) Bus routes: 44 (Victoria to Tooting),  
344 (Clapham Junction to Liverpool Street)

**Arriving by Car & Bicycle:**

Our gated parking can be accessed via Charlotte Despard Avenue. Postcode: SW11 5HD

**Our closest stations are:**

Clapham Junction National Rail services - 1.3 miles  
Battersea Power Station Northern Line tube services - 0.8 miles  
Queenstown Road National Rail services - 0.4 miles  
Battersea Park National Rail services - 0.4 miles

EDEN COURT BATTERSEA

EXPLORE OUR LUXURY LONDON RETIREMENT  
APARTMENTS AT EDEN COURT TODAY

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