

THE QUARRY

ERITH

Market Sale
Floorplans & Specification
Saddletank Court

Delivered in partnership

L&Q

ANDERSON



CGI image is for illustrative purposes only. Commercial tenant is not yet confirmed.

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, where everything has been designed around the things that make people happy.

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





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, microwave, dishwasher and washer dryer

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 and hot water provided by a Heat Interface Unit served by a communal Air Source Heat Pump and electric boiler
- 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 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
- Communal IRS system
- All homes are fiber optic enabled (subject to subscription)

General



- Secure communal cycle storage and bin store facilities
- 10 year NHBC warranty
- Access to communal gardens
- Allocated basement or street level car parking space to every home
- Photovoltaic panels to the apartment roofs benefit the communal zones only served by landlord electric supply
- PAYC active car charging facility or passive supply for future installation to all parking bays
- Secure by design compliant

Finishes



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

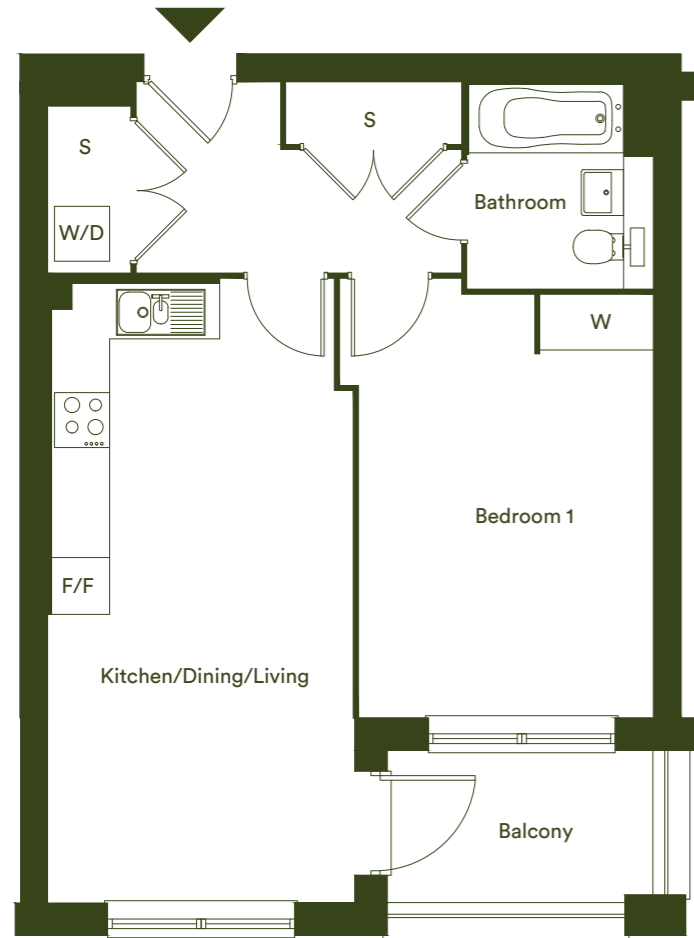
The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically 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. CGI images are for illustrative purposes only. Please speak to our Sales Associates for further details.

One bedroom apartment

Type A02v
Plots 234, 242, 250



Floors 2 - 4



Dimensions

Kitchen/Dining/Living	6.76m x 3.29m	22'2" x 10'9"
Bedroom 1	4.75m x 3.17m	15'0" x 10'5"
Total Internal Area	50.23m²	541ft²
Balcony	5.10m ²	54.90ft ²

Floor Plot

2	234
3	242
4	250

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

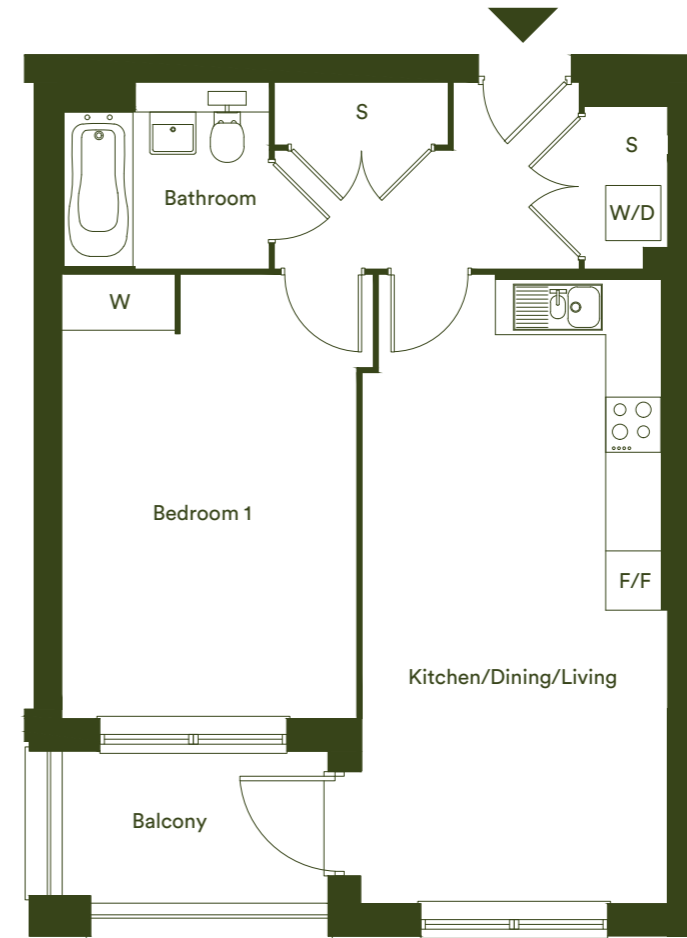
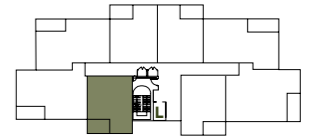
*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended 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.

One bedroom apartment

Type A02
Plots 233, 241, 249



Floors 2 - 4



Dimensions

Kitchen/Dining/Living	6.82m x 3.29m	22'4" x 10'9"
Bedroom 1	4.80m x 3.17m	15'9" x 10'5"
Total Internal Area	50.31m²	542ft²
Balcony	5.10m ²	54.90ft ²

Floor Plot

2	233
3	241
4	249

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

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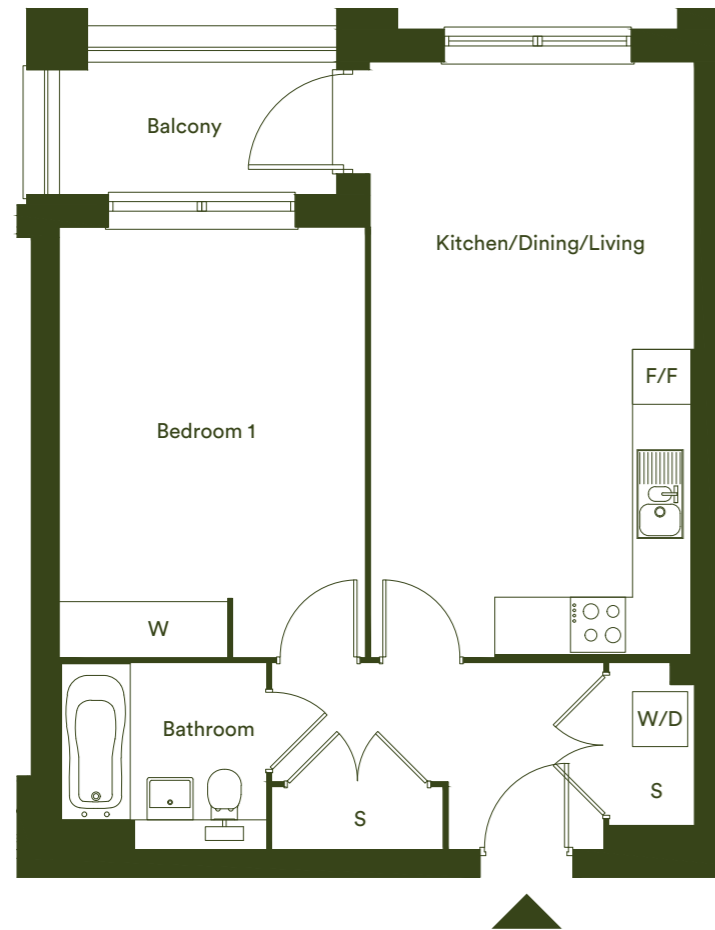
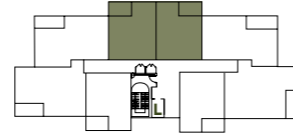
One bedroom apartment

Type A05

Plots 237*, 238, 245*, 246, 253*, 254



Floors 2 - 4



Dimensions

Kitchen/Dining/Living	6.45m x 3.49m	21'2" x 11'5"
Bedroom 1	4.65m x 3.30m	15'3" x 10'9"
Total Internal Area	51.15m²	551ft²
Balcony	5.28m ²	56.83ft ²

Floor Plot

2	237*, 238
3	245*, 246
4	253*, 254

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

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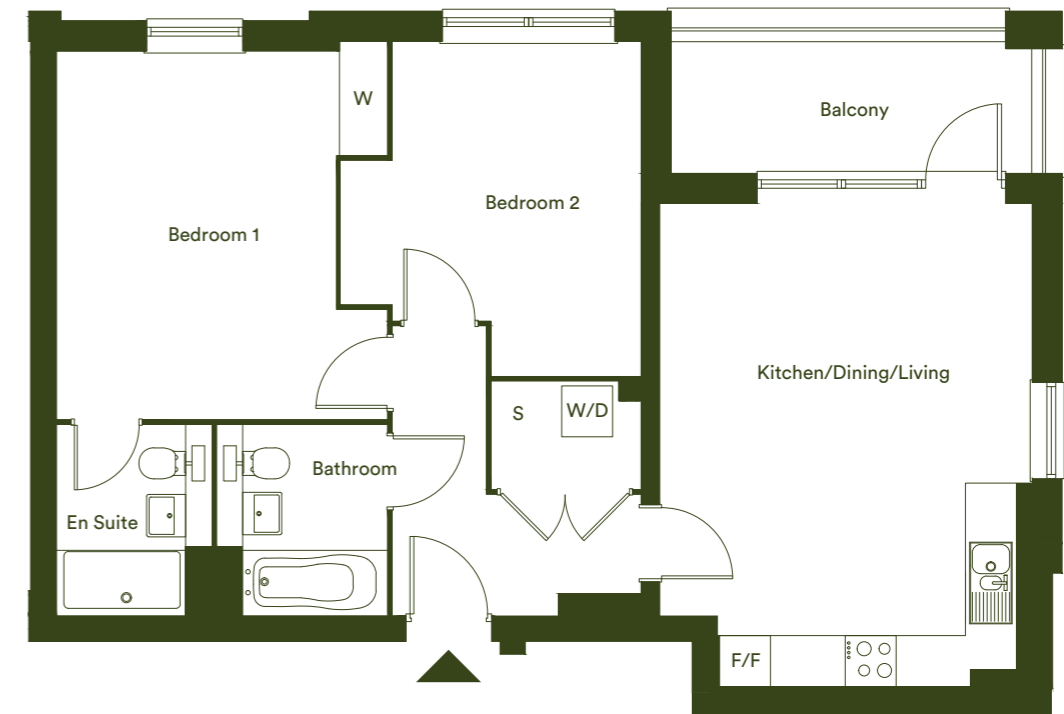
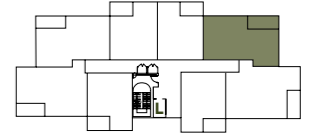
Two bedroom apartment

Type A04

Plot 252



Floor 4



Dimensions

Kitchen/Dining/Living	5.72m x 4.34m	18'9" x 14'3"
Bedroom 1	4.31m x 3.87m	14'2" x 12'8"
Bedroom 2	3.91m x 2.90m	12'10" x 9'6"
Total Internal Area	68.13m²	733ft²
Balcony	7.00m ²	75.35ft ²

Floor Plot

4	252
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

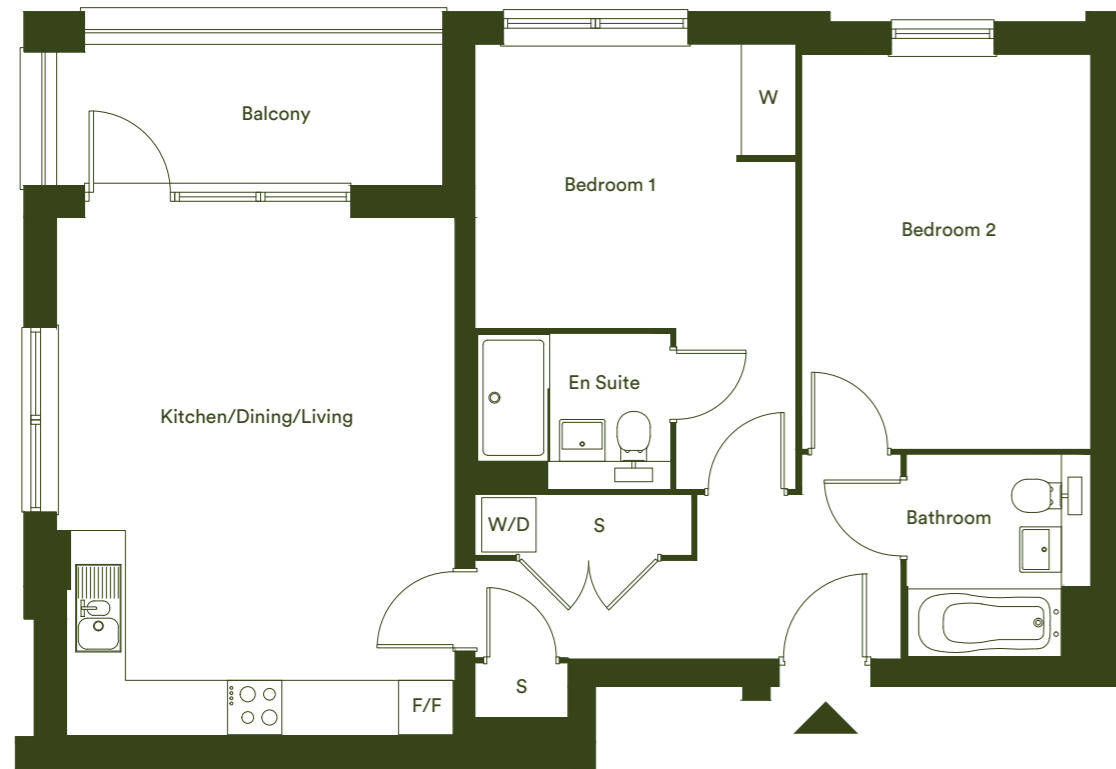
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Two bedroom apartment

Type A08
Plot 255



Floor 4



Dimensions

Kitchen/Dining/Living	5.72m x 4.34m	18'9" x 14'3"
Bedroom 1	4.87m x 3.51m	15'11" x 11'6"
Bedroom 2	4.31m x 3.15m	14'2" x 10'4"
Total Internal Area	65.33m²	703ft²
Balcony	7.00m ²	75.35ft ²

Floor Plot

4	255
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | W/D – Washer Dryer | L – Lift

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All information in this document is correct at the time of publication, January 2023.
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