





ARODENE

## THERE'S A NEW BUZZ ABOUT TOWN

EVERYONE'S TALKING ABOUT ARODENE. THIS STRIKING NEW LOCAL LANDMARK, IN THE HEART OF GANTS HILL AND MOMENTS FROM ITS TUBE STATION, EPITOMISES EAST LONDON'S OPTIMISTIC MOOD RIGHT NOW.

Arodene is a place where you can truly make yourself at home and experience all that this flourishing neighbourhood has to offer.

Inside each of the 61 apartments you'll find thoughtfully designed, contemporary spaces with sleek finishes – a brand-new home perfect for making your own individual mark. What's more, apartments on the top floors enjoy great views of the surrounding cityscape.

# WHERE A VIBRANT SCENE MEETS CONVENIENCE

FROM SHOPPING TO EATING OUT, YOUR NEW NEIGHBOURHOOD OFFERS PLENTY IN THE WAY OF ENTERTAINMENT.

Gants Hill tube station is just feet from your front door offering quick and easy transport links, there's a picturesque park just around the corner and Ilford town centre's shops and cafés are all just a walk or bus ride away.

For some of London's best retail therapy, getting to Westfield Stratford City and Canary Wharf takes no time at all from Gants Hill station. Nearby Exchange Ilford shopping centre offers a great range of high street stores and quick bites, plus there's a multiplex cinema.



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Travelling from Gants Hill



Travelling from Ilford (Crossrail)\*



Source: [www.tfl.gov.uk](http://www.tfl.gov.uk), [crossrail.co.uk](http://crossrail.co.uk)  
\*From 2019.



## THE BEST OF LONDON *ON YOUR DOORSTEP*

EAST OR WEST, YOU REALLY COULDN'T GET YOURSELF BETTER CONNECTED - AND IT'S ONLY GOING TO GET BETTER.

Here you're brilliantly placed for everything that lively east and south-east London has to offer, as well as getting into central London or the West End for work or play.

If that weren't enough, when Crossrail comes to Ilford in 2019 you can enjoy even faster connections into the City, central London and beyond. And with these fantastic new transport routes getting closer, now's the perfect time to get in on the action.

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# SPECIFICATIONS

## Kitchen

- ◆ White high gloss handleless units with under-cabinet lighting
- ◆ 20mm Quartz worktop in Kweno with 100mm upstand
- ◆ Integrated extractor hood
- ◆ Fully integrated full height 50/50 fridge freezer, to select apartments
- ◆ Fully integrated appliances including; dishwasher, single oven, washer/dryer freestanding and ceramic hob with side controls, timer and heat indicators
- ◆ Stainless steel under mount sink with mixer tap
- ◆ Flooring
- ◆ Living room and kitchen fitted with laminate flooring – LVT
- ◆ Luxury carpet fitted to bedrooms throughout (not applicable to studio)

## En-suite shower room (to select apartments)

- ◆ Angelo basin with under basin cabinet
- ◆ Klas sliding door shower enclosure
- ◆ Bone Bristol ceramic wall tiles half way up the wall and full height around the shower/bath
- ◆ Grey Bristol porcelain floor tiles

## Bathroom

- ◆ Lorenzo bath with Alek Round bath filler and a Milano rectangular bath screen
- ◆ Bone Bristol ceramic wall tiles half way up the wall and full height around the shower/bath porcelain
- ◆ Grey Bristol porcelain floor tiles
- ◆ Angelo basin with under basin cabinet
- ◆ Tenza basin mono tap
- ◆ Heated towel rail
- ◆ Mario dual thermostatic shower valve
- ◆ Amor back to wall WC with soft close seat
- ◆ Ceiling mounted centrifugal extract fan, complete with run on timer control ECO dMEV

## General

- ◆ Ceilings painted matt white and Dulux Khaki Mist 5
- ◆ Skirtings and architraves finished in oil based eggshell white
- ◆ Thermostatic electric radiators mechanical thermostat
- ◆ Telephone outlets to living room
- ◆ Pre-wired for broadband and Sky connectivity
- ◆ OSO Super S unvented hot water cylinder
- ◆ Premdor internal doors with brushed satin finish
- ◆ Localised alarm to each apartment and interconnected to all apartments, should any device be activated
- ◆ Mains smoke alarm and heat detectors and will operate the smoke ventilation
- ◆ White uPVC sockets and handles
- ◆ Kingspan thermally upgraded walls

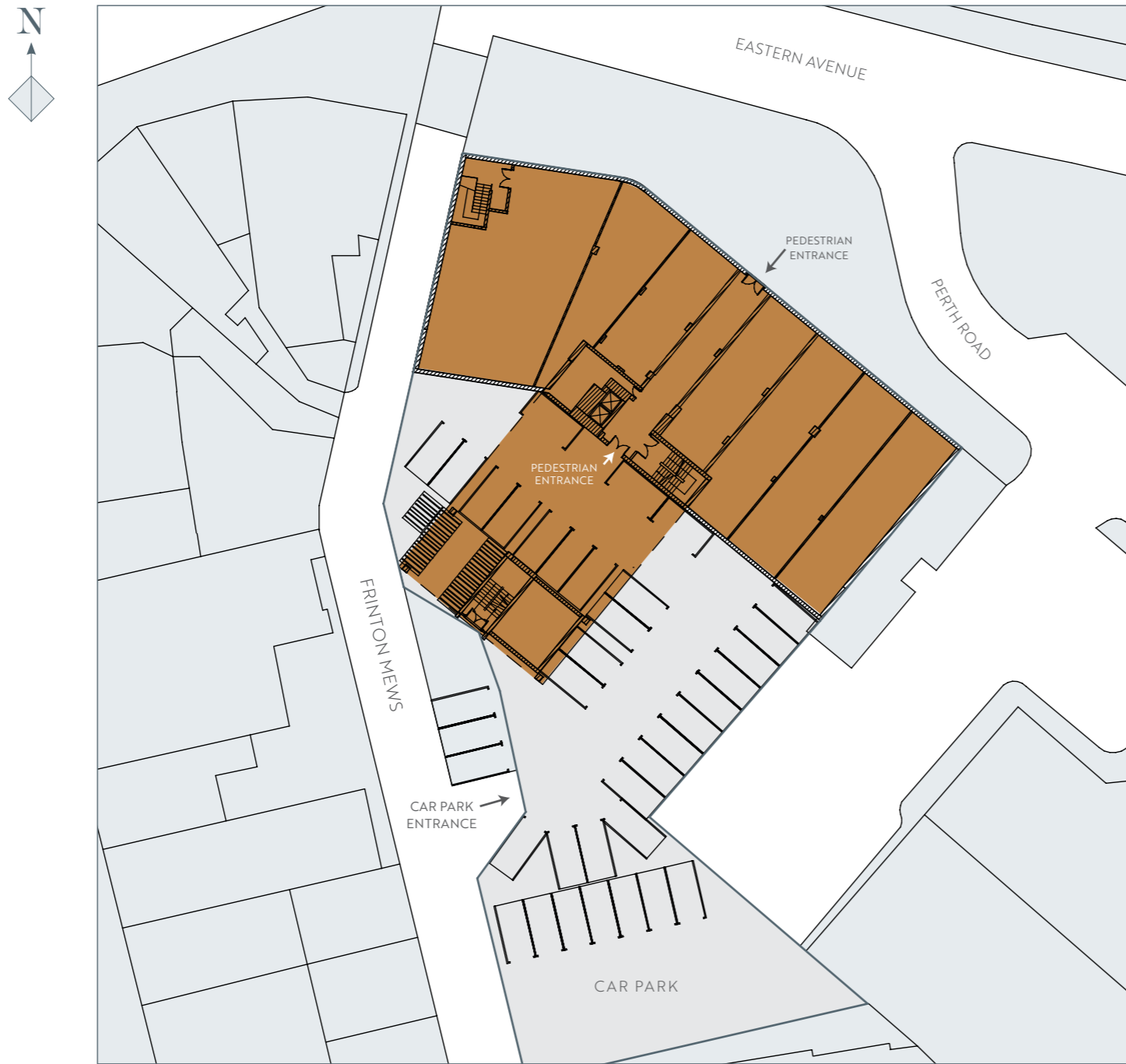
## External

- ◆ Cycle storage
- ◆ Secure fob entry to communal area
- ◆ Secure bin storage
- ◆ Audio entry phone system
- ◆ External lighting above each main entrance door
- ◆ LED Lighting to staircase
- ◆ Buramtex Tivoli – St Lucia Nights carpets
- ◆ Corridors finished in Chic Shadow Dulux Paint
- ◆ Emergency IP65 self-contained lights will be installed above all emergency doors
- ◆ 10 year CRL Warranty



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# ARODENE SITE PLAN



## FIRST FLOOR

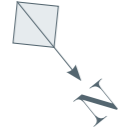
|                    |                  |               |                |
|--------------------|------------------|---------------|----------------|
| <b>Apartment 1</b> | Living / Kitchen | 6.50m x 2.94m | 21'4" x 9'8"   |
|                    | Bedroom          | 4.00m x 2.70m | 13'1" x 8'10"  |
| <b>Apartment 2</b> | Living / Kitchen | 6.50m x 3.36m | 21'4" x 11'0"  |
|                    | Bedroom          | 3.77m x 2.65m | 12'4" x 8'8"   |
| <b>Apartment 3</b> | Living / Kitchen | 5.72m x 3.46m | 18'9" x 11'4"  |
|                    | Bedroom          | 3.92m x 2.65m | 12'10" x 8'8"  |
| <b>Apartment 4</b> | Living / Kitchen | 5.83m x 3.19m | 19'2" x 10'6"  |
|                    | Bedroom          | 4.02m x 2.91m | 13'2" x 9'7"   |
| <b>Apartment 5</b> | Living / Kitchen | 6.58m x 3.34m | 21'7" x 10'11" |
|                    | Bedroom          | 3.88m x 2.67m | 12'9" x 8'9"   |
| <b>Apartment 6</b> | Living / Kitchen | 6.58m x 2.90m | 21'7" x 9'6"   |
|                    | Bedroom          | 3.97m x 2.70m | 13'0" x 8'10"  |



# 1

◆ 1 BEDROOM APARTMENT

# SECOND FLOOR



# 2

- ◆ STUDIO APARTMENT
- ◆ 1 BEDROOM APARTMENT
- ◆ 2 BEDROOM APARTMENT



**Apartment 7**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 6.50m x 2.94m | 21'4" x 9'8"  |
| Bedroom          | 4.00m x 2.70m | 13'1" x 8'10" |

**Apartment 8**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 6.50m x 3.36m | 21'4" x 11'0" |
| Bedroom          | 3.77m x 2.65m | 12'4" x 8'8"  |

**Apartment 9**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 5.72m x 3.46m | 18'9" x 11'4" |
| Bedroom          | 3.92m x 2.65m | 12'10" x 8'8" |

**Apartment 10**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 5.83m x 3.19m | 19'2" x 10'6" |
| Bedroom          | 4.02m x 2.91m | 13'2" x 9'7"  |

**Apartment 11**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 6.58m x 3.47m | 21'7" x 11'5" |
| Bedroom          | 3.88m x 2.67m | 12'9" x 8'9"  |

**Apartment 12**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 6.58m x 2.90m | 21'7" x 9'6"  |
| Bedroom          | 3.97m x 2.70m | 13'0" x 8'10" |

**Apartment 13**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 5.92m x 7.45m | 19'5" x 24'5" |
| Bedroom          | 2.65m x 4.22m | 8'8" x 13'10" |

**Apartment 14**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 4.80m x 6.43m | 15'9" x 21'1" |
| Bedroom          | 2.57m x 3.35m | 8'5" x 11'0"  |

**Apartment 15**

|                  |               |                |
|------------------|---------------|----------------|
| Living / Kitchen | 3.30m x 6.41m | 10'10" x 21'0" |
| Bedroom          | 2.75m x 4.41m | 9'0" x 14'6"   |

**Apartment 16**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 5.55m x 3.99m | 18'3" x 13'1" |
| Bedroom          | 2.98m x 3.50m | 9'9" x 11'6"  |

**Apartment 17**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 2.99m x 5.96m | 9'10" x 19'7" |
| Bedroom          | 2.73m x 4.17m | 8'11" x 13'8" |

**Apartment 18**

|                  |               |                |
|------------------|---------------|----------------|
| Living / Kitchen | 3.71m x 4.84m | 12'2" x 15'11" |
| Bedroom          | 3.54m x 4.19m | 11'7" x 13'9"  |

**Apartment 19**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 3.69m x 6.76m | 12'1" x 22'2" |
| Bedroom          | 2.70m x 3.58m | 8'10" x 11'9" |

**Apartment 20**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 3.70m x 4.41m | 12'2" x 14'6" |
| Bedroom          | 2.90m x 4.41m | 9'6" x 14'6"  |

**Apartment 21**

|                  |               |                |
|------------------|---------------|----------------|
| Living / Kitchen | 3.60m x 5.64m | 11'10" x 18'6" |
| Bedroom          | 3.04m x 3.84m | 10'0" x 12'7"  |

**Apartment 22**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 3.71m x 6.64m | 12'2" x 21'9" |
| Bedroom 1        | 2.65m x 4.84m | 8'8" x 15'11" |
| Bedroom 2        | 2.95m x 3.64m | 9'8" x 11'11" |

**Apartment 23**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 5.05m x 2.96m | 16'7" x 9'8"  |
| Bedroom          | 3.85m x 2.70m | 12'8" x 8'10" |

**Apartment 24**

|                  |               |               |
|------------------|---------------|---------------|
| Living / Kitchen | 3.85m x 6.22m | 12'8" x 20'5" |
| Bedroom          | 2.65m x 3.82m | 8'8" x 12'6"  |

**Apartment 25**

|        |               |                |
|--------|---------------|----------------|
| Studio | 7.69m x 6.34m | 25'3" x 20'10" |
|--------|---------------|----------------|

# THIRD to SIXTH FLOOR

- ◆ 1 BEDROOM APARTMENT
- ◆ 2 BEDROOM APARTMENT

## Apartment 26/34/42/50

Living / Kitchen 5.72m x 3.46m 18'9" x 11'4"  
 Bedroom 3.92m x 2.65m 12'10" x 8'8"

## Apartment 27/35/43/51

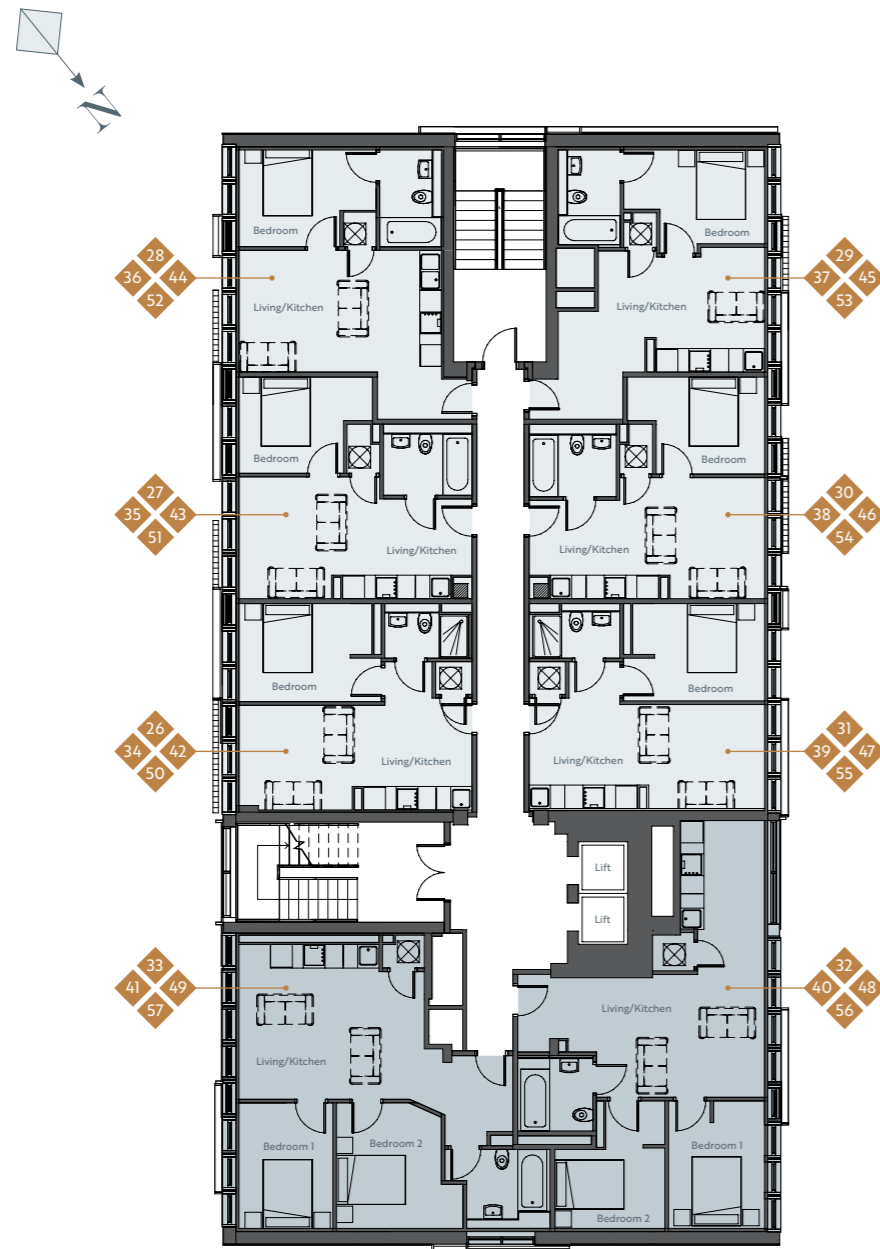
Living / Kitchen 6.50m x 3.36m 21'4" x 11'0"  
 Bedroom 3.77m x 2.65m 12'4" x 8'8"

## Apartment 28/36/44/52

Living / Kitchen 6.50m x 2.94m 21'4" x 9'8"  
 Bedroom 3.86m x 2.70m 12'8" x 8'10"

## Apartment 29/37/45/53

Living / Kitchen 6.58m x 3.36m 21'7" x 11'0"  
 Bedroom 3.88m x 2.65m 12'9" x 8'8"



# 3 to 6

## Apartment 30/38/46/54

Living / Kitchen 6.58m x 2.90m 21'7" x 9'6"  
 Bedroom 3.97m x 2.70m 13'0" x 8'10"

## Apartment 31/39/47/55

Living / Kitchen 5.83m x 3.19m 19'2" x 10'6"  
 Bedroom 4.02m x 2.91m 13'2" x 9'7"

## Apartment 32/40/48/56

Living / Kitchen 7.63m x 4.57m 25'0" x 15'0"  
 Bedroom 1 2.91m x 3.55m 9'7" x 11'8"  
 Bedroom 2 3.25m x 3.55m 10'8" x 11'8"

## Apartment 33/41/49/57

Living / Kitchen 7.55m x 4.24m 24'9" x 13'11"  
 Bedroom 1 3.46m x 2.85m 11'4" x 9'4"  
 Bedroom 2 3.46m x 3.24m 11'8" x 10'8"

# SEVENTH FLOOR

- ◆ 1 BEDROOM APARTMENT
- ◆ 2 BEDROOM APARTMENT

## Apartment 58

Living / Kitchen 4.50m x 7.04m 14'9" x 23'11"  
 Bedroom 1 4.50m x 4.33m 14'9" x 14'2"  
 Bedroom 2 3.20m x 3.50m 10'6" x 11'6"

## Apartment 59

Living / Kitchen 4.77m x 6.24m 15'8" x 20'6"  
 Bedroom 3.41m x 3.30m 11'2" x 10'10"

## Apartment 60

Living / Kitchen 5.33m x 7.10m 17'6" x 23'4"  
 Bedroom 3.57m x 3.50m 11'9" x 11'6"

## Apartment 61

Living / Kitchen 3.36m x 6.95m 11'0" x 22'10"  
 Bedroom 1 6.23m x 2.94m 20'5" x 9'8"  
 Bedroom 2 5.14m x 2.66m 16'10" x 8'9"



# 7





# ARODENE

PERTH ROAD GANTS HILL LONDON IG2 6BX

FOR SALES ENQUIRIES



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## GENERAL DISCLAIMER

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A DEVELOPMENT BY

