



*Highbeam*  
HOUSE

581 HIGH ROAD WOODFORD GREEN LONDON IG8



A new landscape  
*for luxury living*

*Highbeam*  
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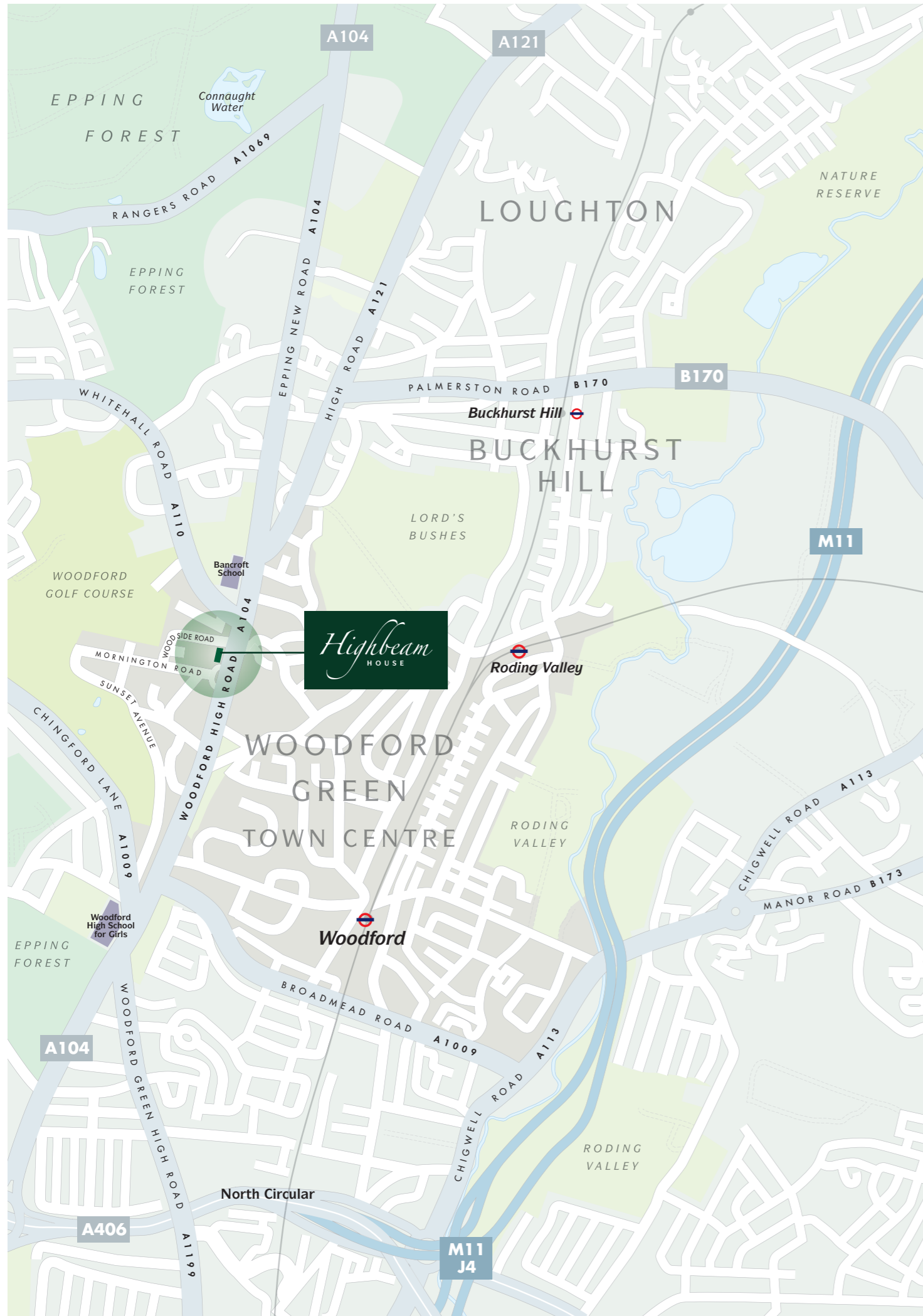
  
Galliard  
Homes



A location of rural ambience  
*Woodford Green*

Highbeam House is an exclusive private gated development comprising of 14 luxurious 2 & 3 bedroom apartments and duplexes, set amid beautiful landscaped grounds and gardens. The development itself is surrounded by acres of rural parkland and woodland, while being virtually adjacent the grounds and greens of Woodford golf course.

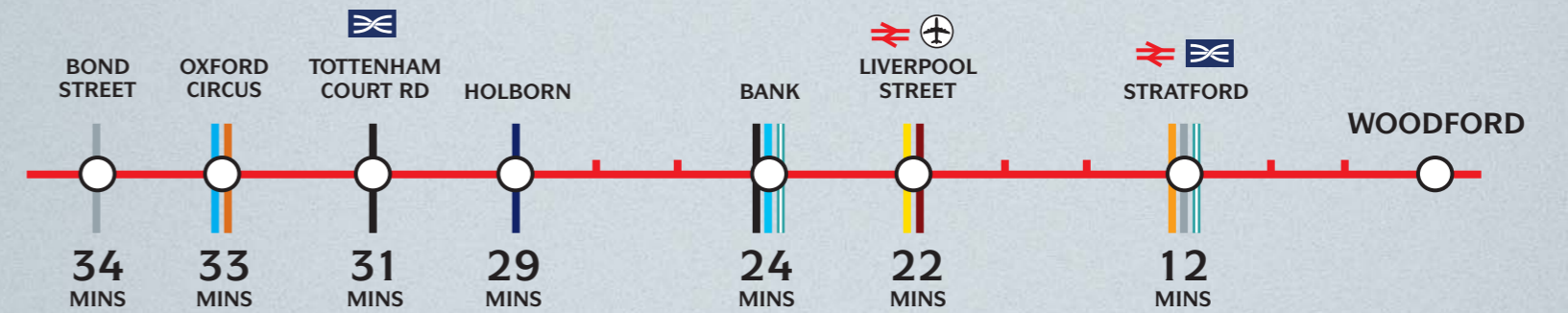
Connaught Water -  
a tranquil oasis around 5 minutes drive from Highbeam House.



Highbeam House is nestled just off the High Road, Woodford Green, which connects to the A406 North Circular within 1 ½ miles, and in turn is a further 1 mile from Junction 4 of the M11.

Both Roding Valley and Woodford tube stations are little over 15 minutes walk providing direct Central Line services into the heart of the Capital.

Given such impressive road and rail connections, together with being a stone's throw from the Town Centre of Woodford Green itself, residents at Highbeam House will surely have the very best of an idyllic rural environment that offers excellent transport links for commuting, recreation and travelling further afield.



Connect to the Capital  
*Central line direct*



The lifestyle at Highbeam is focussed on the finer things in life, relaxation and recreation - and residents will be so conveniently placed to enjoy both to the full.

Woodford Golf Club, one of the oldest and most established in Essex and north east London, is a 5 minute stroll away, while the adjoining towns of Woodford Green, Buckhurst Hill and Loughton provide an endless array of fine restaurants, coffee shops, cosmopolitan shopping, recreation and entertainment.



Take a little time out on the green

or simply relax amid the scene



Woodford Golf Club - minutes from Highbeam House.

Today, Woodford Green is a vibrant town with a retained 'village' atmosphere characterised by the distinctive spire of All Saints Church and surrounding Green.

The town also boasts one of the leading British athletic clubs 'Woodford Green A.C. with Essex Ladies' based at Ashton Fields.

Turning the clock back, one of Woodford Green's most notable associations is with its former MP, Sir Winston Churchill, commemorated by an imposing statue on the Green.

*Highbeam*  
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Sought after living  
*Convenience and character*

## Education

The borough has 10 primary and 4 secondary schools, perhaps the most notable being Bancroft's School 5 minutes walk away - a co-educational independent school with around 1000 pupils.

Woodford County High School is also within close proximity - a secondary all-girls selective grammar school located on the High Road ¾ mile to the south.

## Recreation

The leafy suburb of Woodford Green has an abundance of parkland with the 6000 acres of Epping Forest dominating the nearby landscape. The forest is a Site of Special Scientific Interest and idyllic for walking, cycling and horseriding. The serenity of Connaught Water lies little over 1½ miles to the north.

In contrast, for the more energetic, David Lloyd at Chigwell offers some of the finest gym and sports facilities.

## Amenities

Residents at Highbeam House will have a host of amenities within the borough - from private health care to High Street and local store shopping together with every convenience for modern day living.



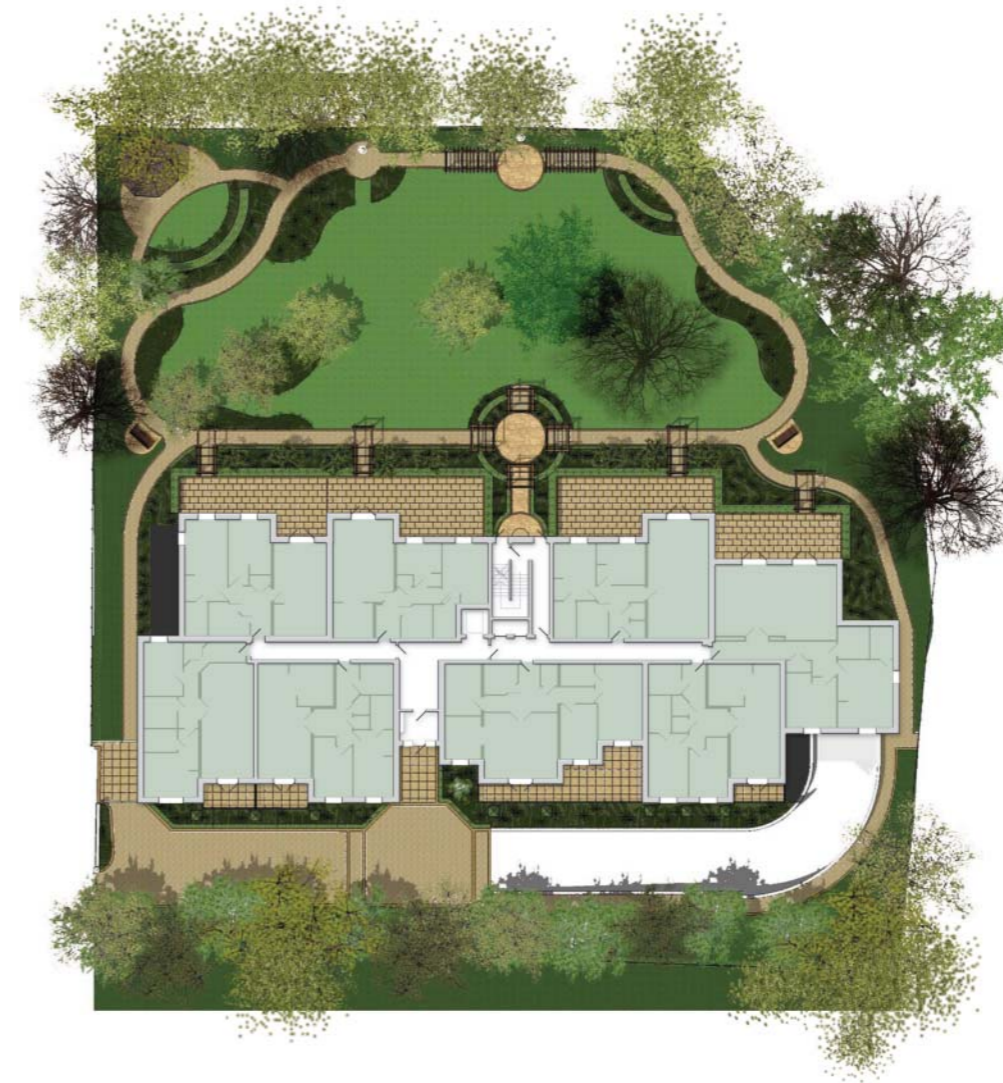
*Highbeam*  
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# The development

A choice of exceptional, highly refined homes amid fabulous landscaped gardens with secure lower ground parking.

*Highbeam*  
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Highbeam house comprises of eight 2 bedroom apartments arranged at Ground floor level - each with private terrace, and six 2 & 3 bedroom duplex apartments occupying the first and second levels - each with one or more balconies.

Galliard Homes have commissioned landscape specialists Bartholomew Landscapes to create the outstanding communal grounds and gardens that so contribute to the sheer exclusivity of the development.

Features include:

- Terrace and/or balcony to each apartment.
- High quality floor finishes throughout.
- Private gated development.
- Secure lower ground parking.
- Lift to each apartment level including lower ground parking.
- Comfort cooling to all principal rooms.
- Video entryphone security.
- SMEG kitchen appliances including integrated coffee machine.
- Highly specified grounds and gardens.



Award Winners 2011  
Award Winners 2012

bartholomewlandscaping **b**  
nature perfected

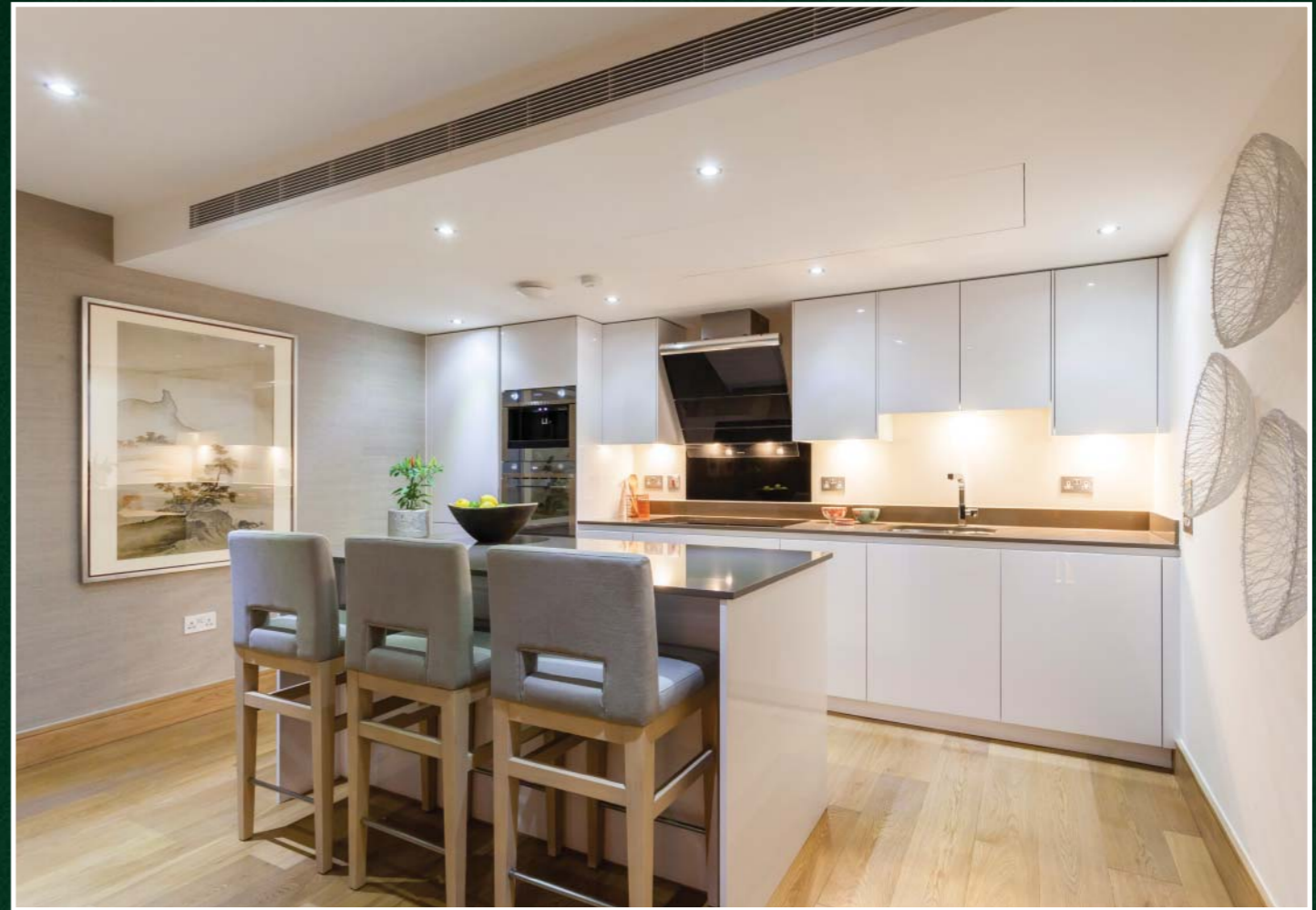


Highbeam House represents the pinnacle of luxurious living in a sought after rural location - and is Galliard Homes' most highly specified 'out of town' development to date. Finishes are exacting and echo the understated quality that exudes from each fabulous apartment.

Sophisticated living space  
*Luxuriously appointed throughout*







*Highbeam*  
HOUSE



### General Finishes

- Matt soft white painted walls and brilliant white painted smooth ceilings.
- Natural oak door linings, skirtings and architraves.
- Natural oak staircase parts to duplex apartments with contemporary timber and glass balustrades.
- 2.2m high oak veneered internal doors including glazed door to living room and kitchen.
- Polished metal door furniture including lever door handles.
- Thin profile metal switch and socket plates.
- Recessed LED low energy downlights with white surrounds.
- 5A lighting circuit to principal rooms.
- Integrated ceiling speakers to living room in provision for resident to later fit a surround sound system. Speakers cabled to input socket.
- Recessed wall mounted music amplifier connected to stereo ceiling speakers to living room and same to all bedrooms. Input sockets and bluetooth compatible with numerous modern mobile music storage devices.
- Satellite and terrestrial TV aerial sockets and telephone sockets to all reception rooms, all bedrooms and to apartments with kitchen/breakfast room. Living room features twin satellite sockets suitable for Sky + . (Sky service subject to subscription.)
- Underfloor heating.
- Comfort cooling to reception rooms and bedrooms.
- Outside terrace and/or balcony to all apartments.

### Entrance Hall

- One strip oak veneer timber laminate flooring.
- Audio/colour video handset connected to communal entrance door and gate.

### Living/Dining Room

- One strip oak veneer timber laminate flooring.
- Television socket featuring twin satellite outlets (Sky + compatible), terrestrial TV outlet, DAB and FM radio outlets.
- Integrated ceiling speakers to living room in provision for resident to later fit a surround sound system.
- Recessed wall mounted music amplifier connected to stereo ceiling speakers.
- Telephone socket.

### Kitchen Area

- 600mm sq mid brown porcelain tiled floor where kitchen is separate room or one strip oak veneer timber laminate flooring where kitchen is open plan to living room.
- White high gloss kitchen unit doors with white carcasses and concealed handles.
- Light brown coloured recon stone worktop with 100mm upstand.
- Smeg integrated electric appliances including:

Stacked high level oven, combination microwave and coffee machine.  
5 ring induction hob with glass splashback  
Cooker Hood  
Washer drier  
Dishwasher  
Tall Fridge/freezer

- Stainless steel bowl and a half under mounted sink with grooved worktop drainer.
- Wall unit LED under lighting.
- Centralised appliance isolator switch panel.
- Wall mounted metal socket outlets.

### Study to Duplex Apartments

- One strip oak veneer timber laminate flooring.
- Television socket featuring single satellite outlet (subject to Sky subscription), terrestrial TV outlet, DAB and FM radio outlets.
- Double telephone socket.

### Cloakroom to Duplex Apartments

- Wet room with wall mounted thermostatic shower mixer, fixed shower head and separate handset and hose to shower area.
- 600mm sq mid brown porcelain tiled flooring.
- 1200mm x 600mm mid brown porcelain fully tiled walls.
- White floor mounted back to wall WC with concealed dual flush cistern.
- Hand rinse basin.

### Staircase & Landings to Duplex Apartments

- Natural oak staircase with square newels and glass panel balustrade.
- Oatmeal carpet to landing.

### Bedrooms

- Oatmeal coloured carpet with underlay.
- Built-in wardrobes to all bedrooms.
- Television socket featuring single satellite outlet (subject to Sky subscription), terrestrial TV outlet, telephone, DAB and FM radio outlets.
- Recessed wall mounted music amplifier connected to stereo ceiling speakers.
- Bed-side telephone socket.
- 5A lighting circuit sockets.
- Bed-side light switch.

### Bathroom/Shower Room

- Large format brown natural stone floor and fully tiled walls to master ensuite.
- Large format mid brown porcelain floor and fully tiled walls to remaining bath/shower room.
- Plumbing concealed within ducting with recon stone countertop.
- Shaver socket.
- White bathroom suite featuring 800 x 1800 steel bath (where bath room), shower tray (where shower room), floor mounted back to wall WC with concealed dual flush cistern, wall hung or semi countertop basin (subject to bathroom design).
- Chrome plated monobloc taps, thermostatic bath filler/shower mixer, fixed shower head with separate handset and hose to bath and shower enclosure.
- Oak finished surround to recessed mirror and mirrored cabinet (subject to bathroom design).
- Pressurised hot and cold water.
- Chrome plated heated towel rail.
- Clear glass frameless bath screen and shower enclosure (where appropriate).

### Communal Areas

- Secure access controlled gated entrance to the development.
- Secure access controlled roller shutter to lower ground car parking and cycle store.
- Secure gates to communal rear garden.
- Secure entryphone access controlled common entrance door.
- Tiled common entrance lobby.
- Lift to lower parking level and all apartment entrance levels.
- Extensive landscaped gardens.

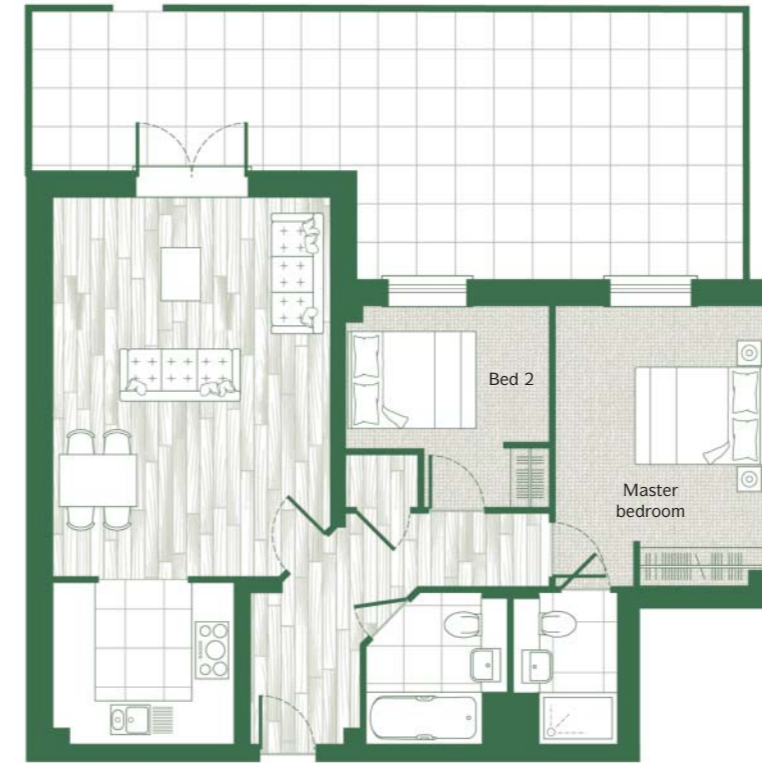
# GND LEVEL

## 2 bedroom apartments

### Apartment 2

2 bedroom

<b>Total area:</b>	<b>77.0 sq.m.</b>	<b>829 sq.ft.</b>
Living/dining inc kitchen	6.6 x 3.8m	21'6" x 12'5"
Master bedroom	5.8 x 3.0m	19'0" x 9'9"
Bedroom 2	4.7 x 3.0m	15'5" x 9'9"



### Apartment 4

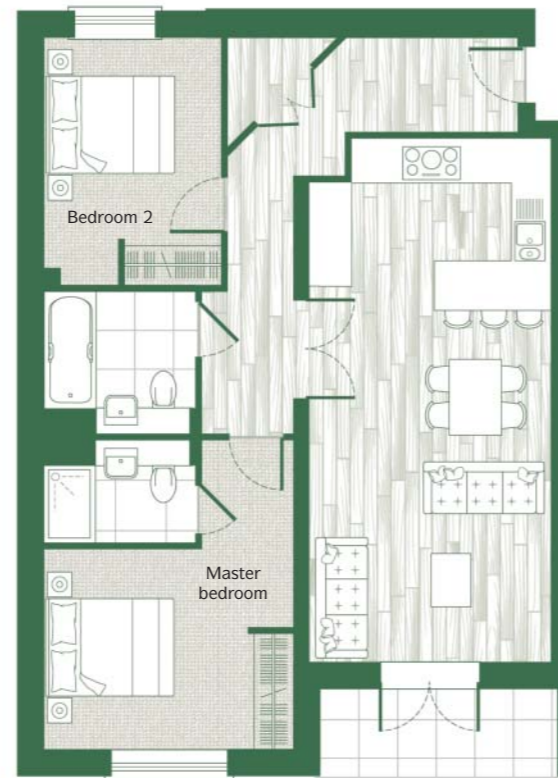
2 bedroom

<b>Total area:</b>	<b>77.0 sq.m.</b>	<b>829 sq.ft.</b>
Living/dining	5.9 x 4.3m	19'4" x 14'2"
Kitchen area	2.8 x 2.5m	9'2" x 8'2"
Master bedroom	4.3 x 3.3m	14'0" x 10'9"
Bedroom 2	3.1 x 3.1m	10'1" x 10'1"

### Apartment 1

2 bedroom

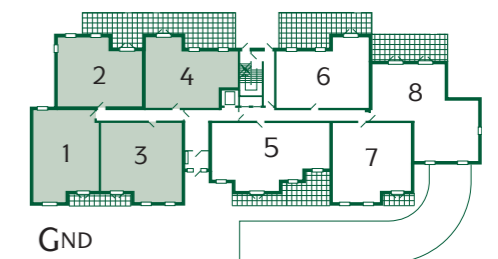
<b>Total area:</b>	<b>81.0 sq.m.</b>	<b>872 sq.ft.</b>
Living/dining inc kitchen	8.1 x 3.8m	26'6" x 12'5"
Master bedroom	4.8 x 3.9m	15'9" x 12'9"
Bedroom 2	3.8 x 2.7m	12'5" x 8'10"



### Apartment 3

2 bedroom

<b>Total area:</b>	<b>86.0 sq.m.</b>	<b>926 sq.ft.</b>
Living/dining	8.2 x 3.8m	26'10" x 12'5"
Kitchen area	3.0 x 2.5m	9'9" x 8'2"
Master bedroom	4.7 x 2.9m	15'5" x 9'6"
Bedroom 2	3.6 x 2.7m	11'9" x 8'10"

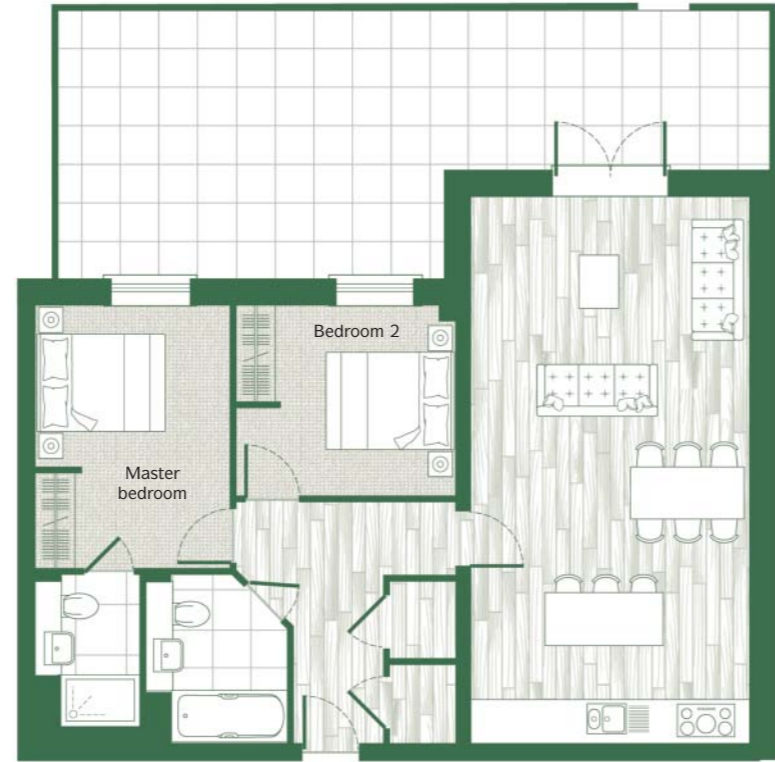


# GND LEVEL

## 2 bedroom apartments

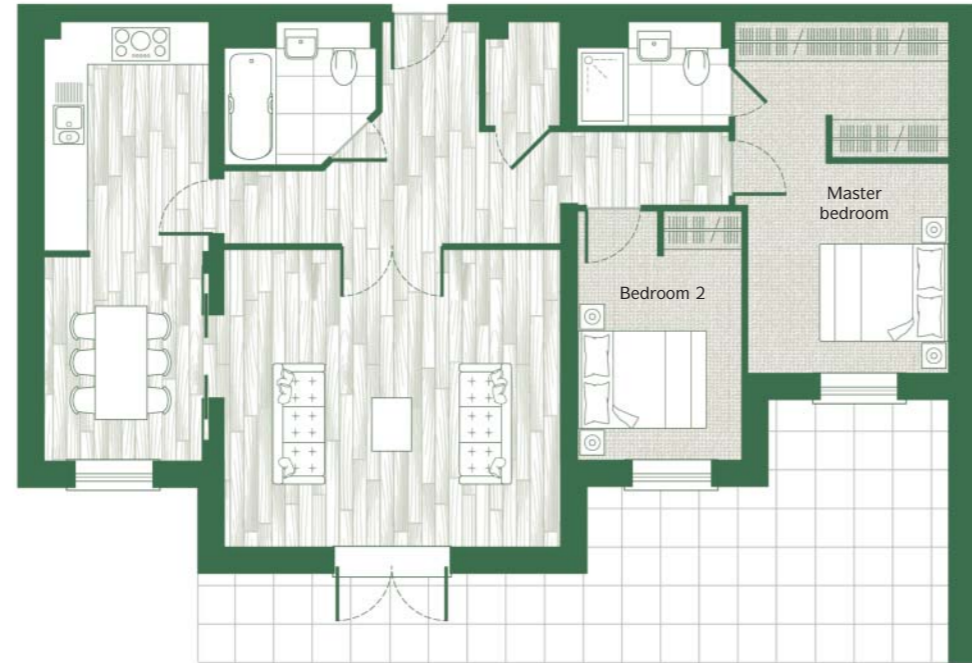
### Apartment 6 2 bedroom

<b>Total area:</b>	<b>82.0 sq.m.</b>	<b>883 sq.ft.</b>
Living/dining inc kitchen	8.5 x 4.3m	27'10" x 14'0"
Master bedroom	4.1 x 3.0m	13'6" x 9'9"
Bedroom 2	3.4 x 3.0m	11'1" x 9'9"



### Apartment 5 2 bedroom

<b>Total area:</b>	<b>98.0 sq.m.</b>	<b>1055 sq.ft.</b>
Living room	5.2 x 4.6m	17'0" x 15'1"
Kitchen	3.6 x 2.6m	11'9" x 8'6"
Dining room	3.1 x 2.6m	10'1" x 8'6"
Master bedroom	3.2 x 3.1m	10'6" x 10'1"
Dressing area	3.3 x 2.1m	10'9" x 6'10"
Bedroom 2	3.8 x 2.5m	12'5" x 8'2"



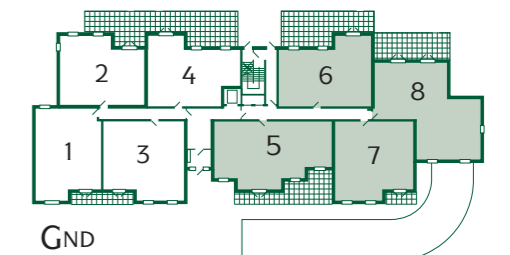
### Apartment 8 2 bedroom

<b>Total area:</b>	<b>105.0 sq.m.</b>	<b>1130 sq.ft.</b>
Living/dining	8.7 x 5.1m	28'5" x 16'8"
Kitchen area	4.0 x 2.2m	13'0" x 7'2"
Master bedroom	4.8 x 3.9m	15'9" x 12'9"
Bedroom 2	3.6 x 3.5m	11'9" x 11'5"



### Apartment 7 2 bedroom

<b>Total area:</b>	<b>83.0 sq.m.</b>	<b>893 sq.ft.</b>
Living area	5.0 x 3.5m	16'4" x 11'5"
Kitchen/dining area	5.0 x 3.0m	16'4" x 9'9"
Master bedroom	4.5 x 2.9m	14'8" x 9'5"
Bedroom 2	3.6 x 2.7m	11'9" x 8'10"



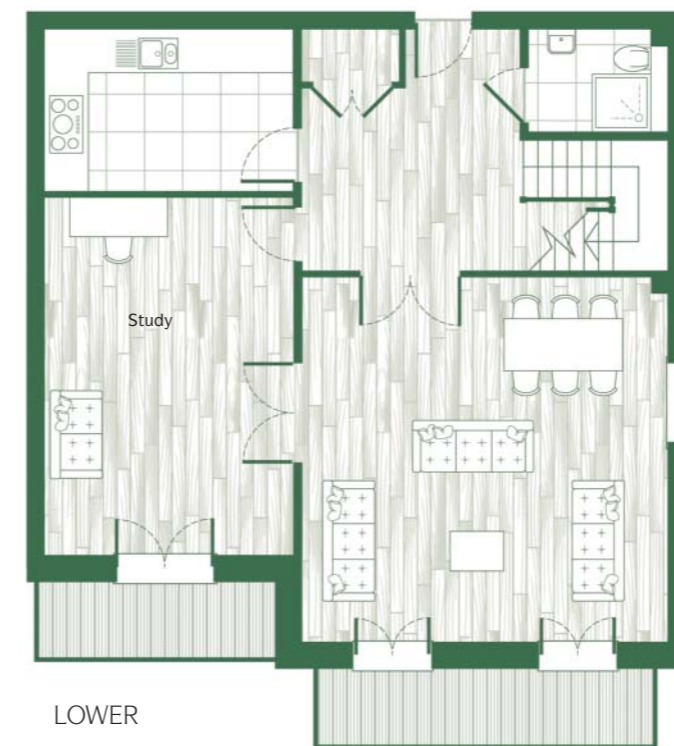
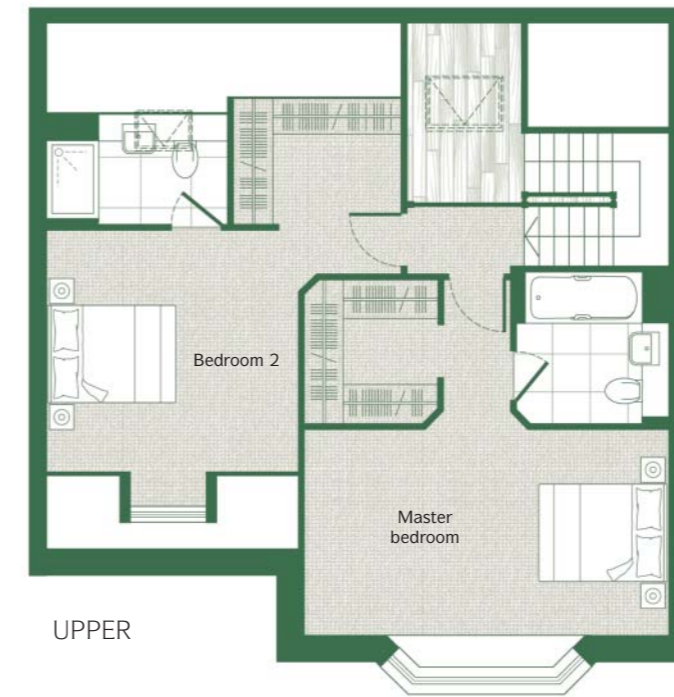
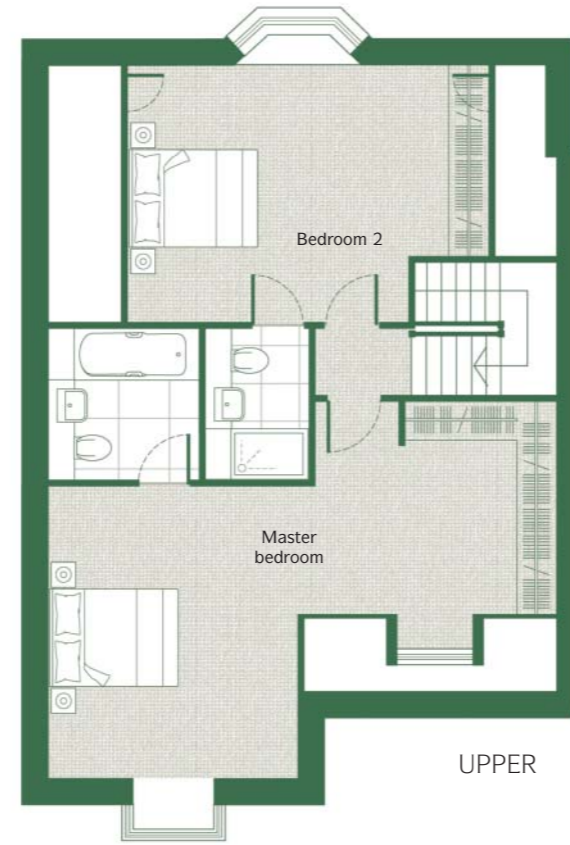
# 1ST & 2ND LEVELS

2 bedroom duplex apartments

## Duplex apartment 9

2 bedroom

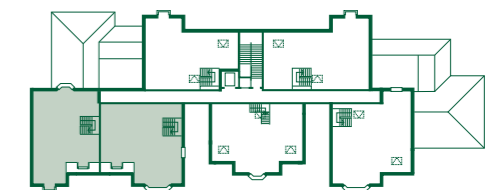
Total area:	156.0 sq.m.	1680 sq.ft.
Living area	4.5 x 3.9m	14'8" x 12'9"
Dining area	4.5 x 4.0m	14'8" x 13'1"
Kitchen	3.9 x 3.8m	12'9" x 12'5"
Study	3.8 x 2.5m	12'5" x 8'2"
Master bedroom	5.4 x 4.5m	17'8" x 14'8"
Dressing area	3.3 x 2.3m	10'9" x 7'6"
Bedroom 2	5.5 x 4.0m	18'0" x 13'0"



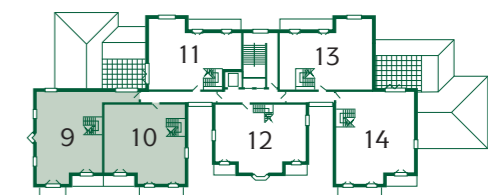
## Duplex apartment 10

2 bedroom

Total area:	156.0 sq.m.	1680 sq.ft.
Living/dining	5.7 x 5.6m	18'8" x 18'4"
Kitchen	3.9 x 2.5m	12'9" x 8'2"
Study	3.9 x 5.5m	12'9" x 18'0"
Master bedroom	5.7 x 3.2m	18'8" x 10'5"
Dressing area	2.2 x 2.0m	7'2" x 6'6"
Bedroom 2	3.7 x 3.9m	12'1" x 12'9"
Dressing area	2.6 x 1.9m	8'6" x 6'2"



2ND



1ST

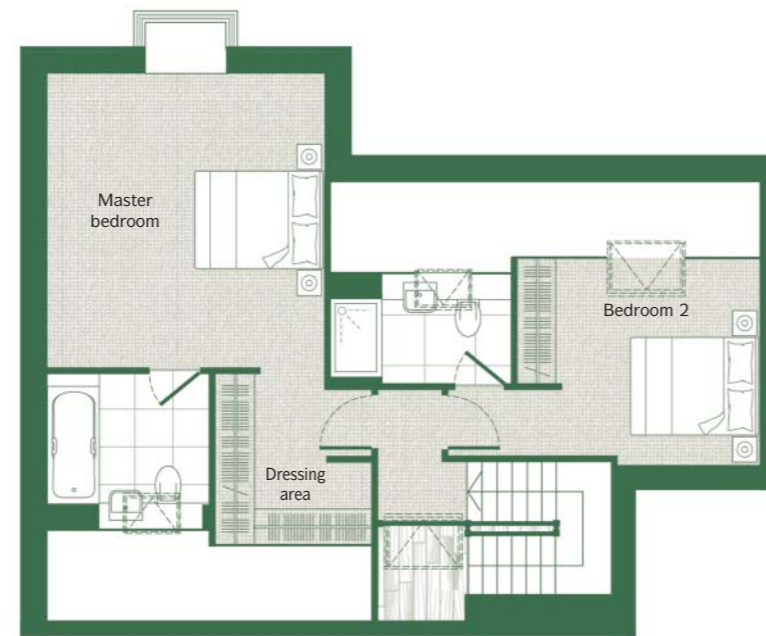
# 1ST & 2ND LEVELS

2 bedroom duplex apartments

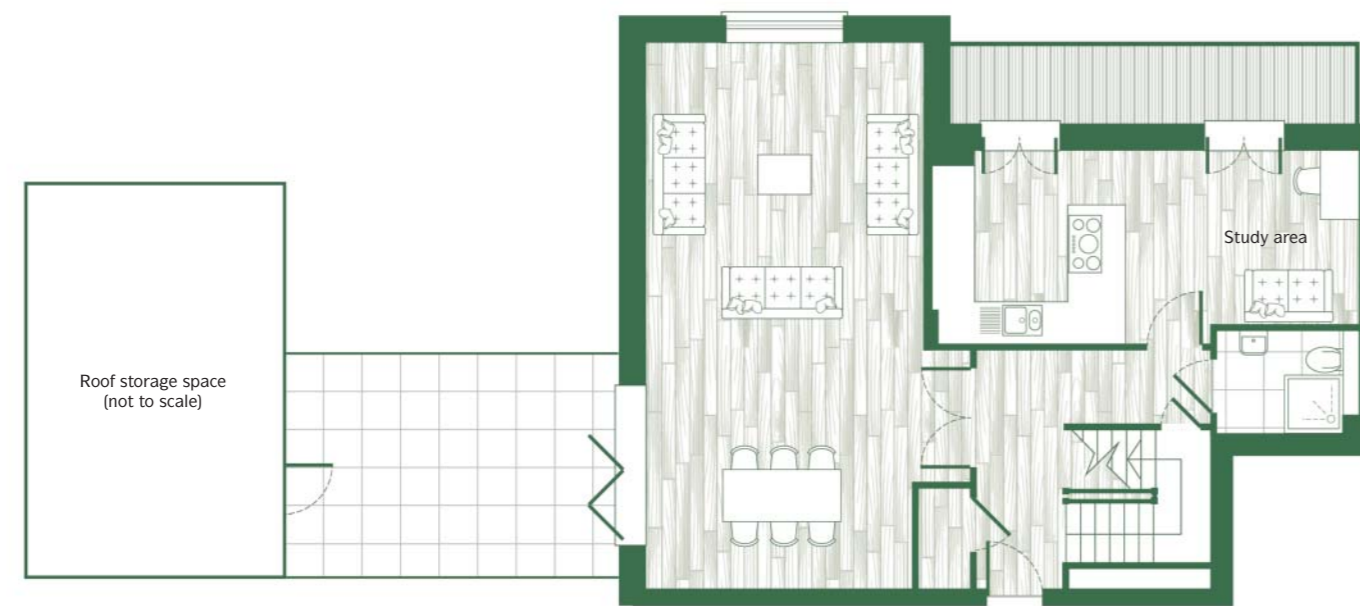
## Duplex apartment 11

2 bedroom

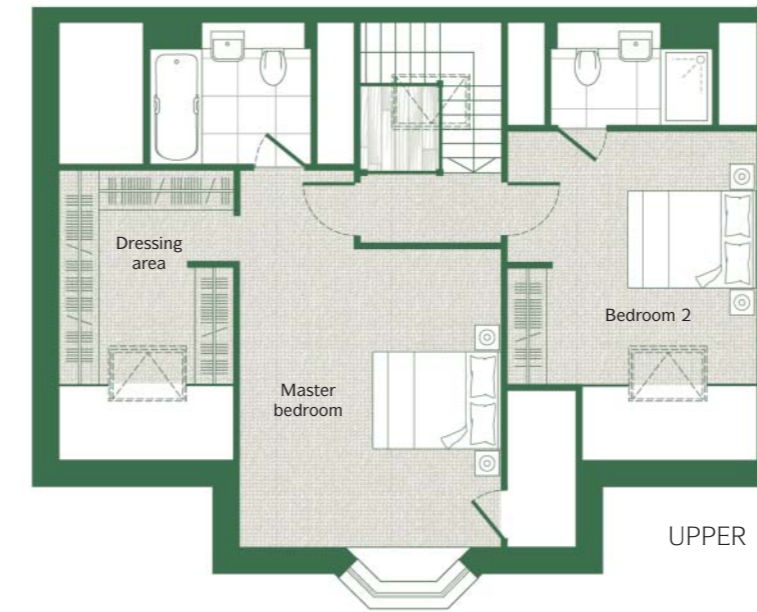
<b>Total area:</b>	<b>135.0 sq.m.</b>	<b>1454 sq.ft.</b>
Living/dining	8.5 x 4.3m	27'10" x 14'0"
Kitchen area	3.0 x 2.7m	9'9" x 8'10"
Study area	3.9 x 2.7m	12'9" x 8'10"
Master bedroom	4.6 x 4.3m	15'0" x 14'0"
Dressing area	2.6 x 2.4m	8'6" x 7'10"
Bedroom 2	4.8 x 3.2m	15'9" x 10'5"



UPPER



LOWER



UPPER

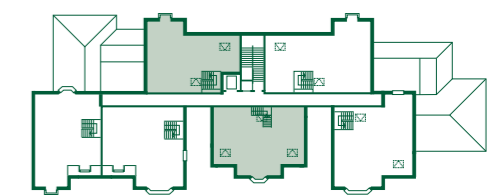


LOWER

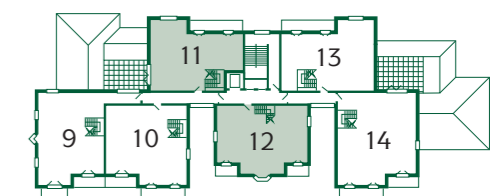
## Duplex apartment 12

2 bedroom

<b>Total area:</b>	<b>140.0 sq.m.</b>	<b>1508 sq.ft.</b>
Living room	5.2 x 4.6m	17'0" x 15'0"
Dining room	3.2 x 2.7m	10'5" x 8'10"
Kitchen	3.9 x 3.4m	12'9" x 11'1"
Study	5.1 x 2.7m	16'8" x 8'10"
Master bedroom	5.8 x 4.0m	18'11" x 13'0"
Dressing area	3.3 x 2.7m	10'9" x 8'10"
Bedroom 2	3.9 x 3.8m	12'9" x 12'5"



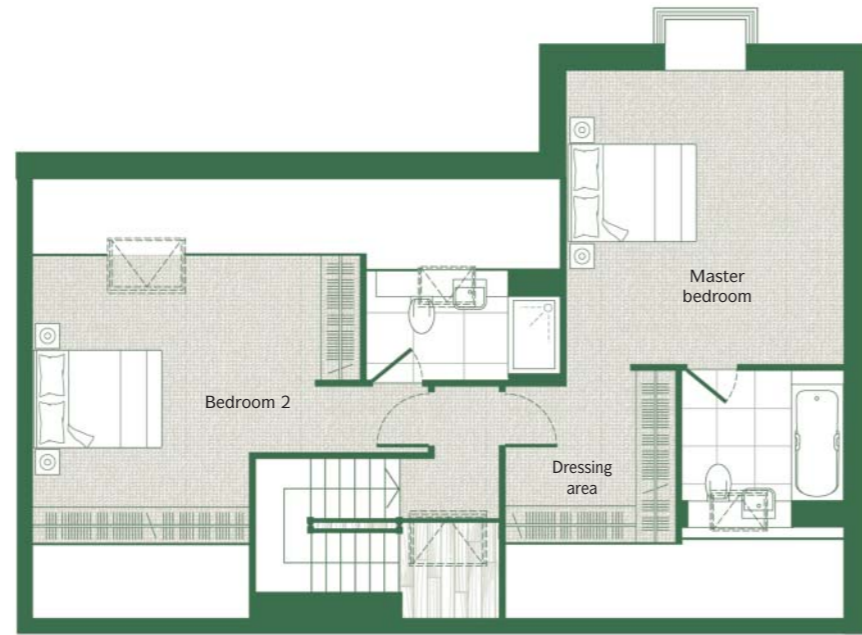
2ND



1ST

# 1ST & 2ND LEVELS

2 & 3 bedroom duplex apartments



UPPER



LOWER

## Duplex apartment 13

2 bedroom

<b>Total area:</b>	<b>149 sq.m.</b>	<b>1604 sq.ft.</b>
Living/dining	8.5 x 4.3m	27'10" x 14'0"
Kitchen area	3.0 x 2.7m	9'9" x 8'10"
Study area	3.0 x 3.8m	9'9" x 12'5"
Master bedroom	4.6 x 4.3m	15'0" x 14'0"
Dressing area	2.6 x 2.6m	8'6" x 8'6"
Bedroom 2	6.1 x 4.4m	20'0" x 14'4"



UPPER

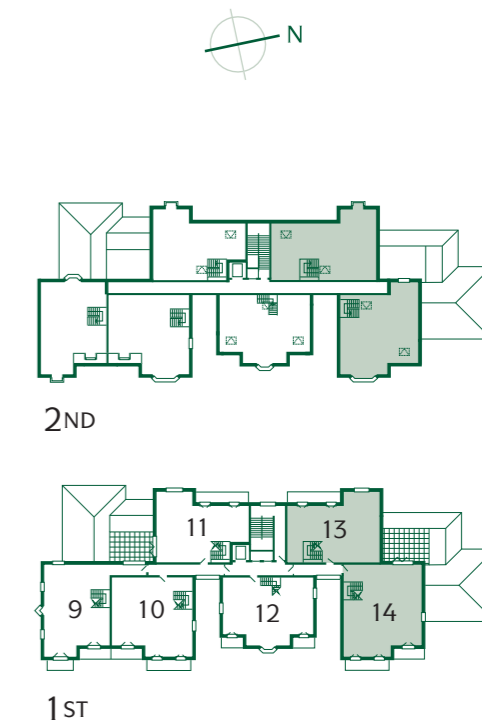


LOWER

## Duplex apartment 14

3 bedroom

<b>Total area:</b>	<b>179.0 sq.m.</b>	<b>1928 sq.ft.</b>
Living room	7.1 x 5.1m	23'3" x 16'8"
Kitchen area	3.8 x 2.7m	12'5" x 8'10"
Dining area	5.1 x 2.8m	16'8" x 9'2"
Study	2.5 x 3.4m	8'2" x 11'1"
Master bedroom	5.6 x 4.0m	18'4" x 13'0"
Bedroom 2	4.9 x 3.6m	16'1" x 11'9"
Bedroom 3	3.6 x 3.6m	11'9" x 11'9"



2ND

1ST



A development unique by design and by the desire to create a truly exceptional collection of homes.

*Highbeam*  
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