

EDEN POINT
LEIGH-ON-SEA

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EDEN POINT

87 RECTORY GROVE LEIGH-ON-SEA ESSEX SS9 2BF

Vision

Situated in the charming coastal town of Leigh-on-Sea with impressive views across the Thames Estuary, Eden Point is a landmark contemporary development designed to make the most of this superb location.

Perfectly positioned in the very heart of Leigh-on-Sea, Eden Point places you within easy reach of the lively and eclectic lifestyle the town offers. With excellent restaurants, bars, boutique shopping and a thriving arts & crafts scene, life in Leigh is unique to the area. In close proximity to London, Eden Point is also ideal for professionals who work, and play, in the city.

The first major residential development to be built in Leigh for many years, Eden Point boasts thirty, 2 & 3 bedroom apartments, each designed with stunning modern living spaces and finished to the very highest standard.



LEIGH-ON-SEA



A HISTORIC FISHING VILLAGE OF HERITAGE
AND CHARACTER WITH AN ECLECTIC AND
LIVELY CULTURAL PRESENT



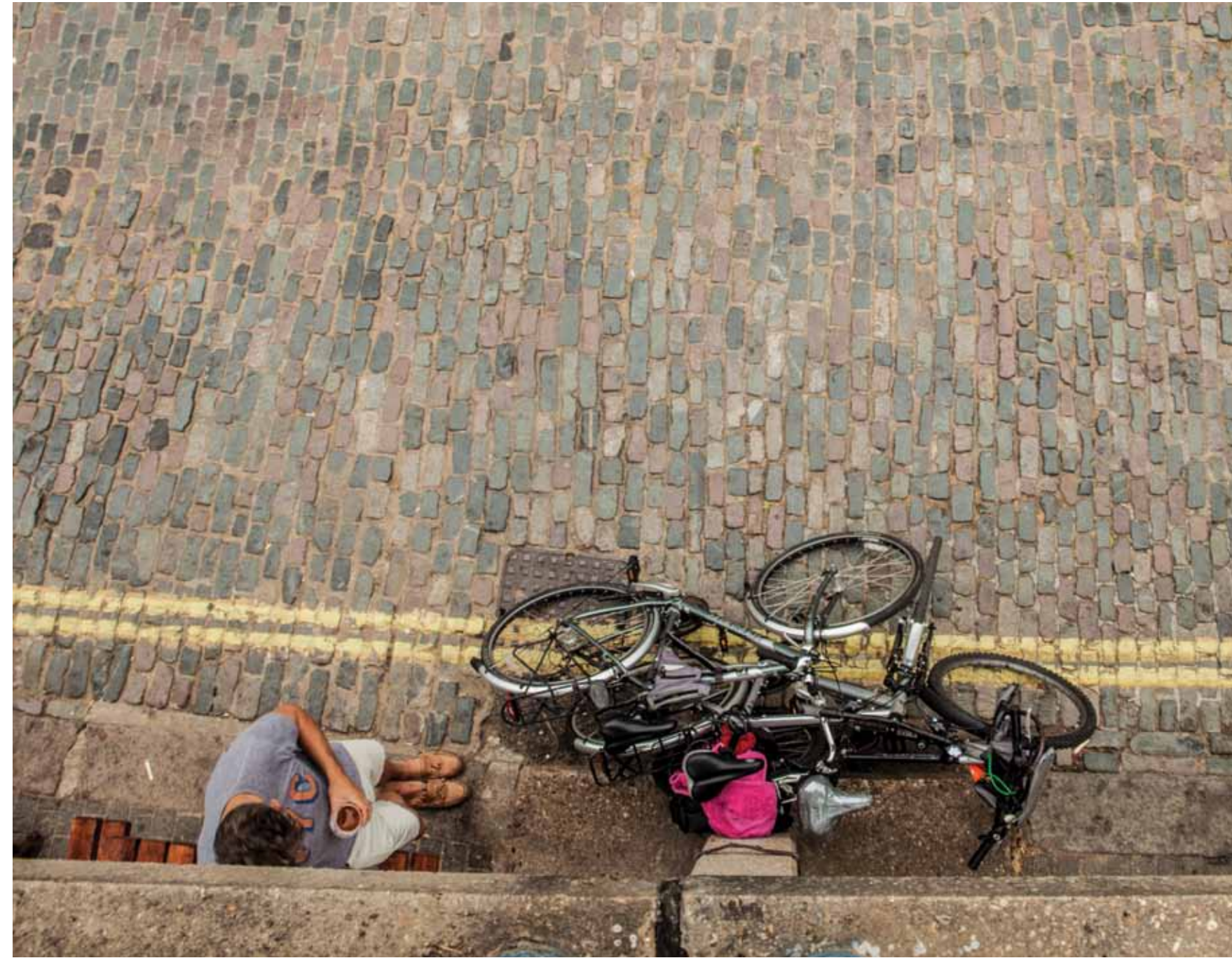


A PERFECT COASTAL
ESCAPE WITHIN EASY
REACH OF THE CITY
OF LONDON



BOUTIQUES
BARS &
BRASSERIES
COASTAL
VILLAGE LIFE
ARTS & CRAFTS
RESTAURANTS
COFFEE, CAFÉS
& CAKE









SITUATED IN THE
VERY HEART OF LEIGH
YET WITH STUNNING
COASTAL VIEWS



Making the most of a superb location, Eden Point sits proudly in the centre of Leigh's exciting and diverse culture.

Eden Point is also designed to enjoy the excellent local climate. With impressive terraces & balconies and thoughtful outside spaces, the building can provide a welcome escape from the bustle of the town and the daily commute.



INNOVATIVE & UNIQUE OUTSIDE & IN



CONCIERGE SERVICE / RESIDENTS GYM /
SECURE UNDERGROUND PARKING / LIFT
TO APARTMENT FLOORS / STORAGE CAGES
/ COMMUNAL ROOF GARDEN





OPEN PLAN LIVING / CONTEMPORARY
DESIGN / HIGHEST QUALITY FINISHES /
SOPHISTICATED SPACES









GENERAL

- 10 Year Premier Guarantee Warranty
- Velfac timber/aluminium composite double-glazed casement windows and patio doors
- Smoke and carbon monoxide detection to apartments. Heat detection to kitchens
- Under floor heating supplied using a wet system to all apartments
- Brushed stainless steel or white light switches, sockets and dimmers
- Ground floor reception area with lounge sofas for the warmest of welcomes
- Uniformed concierge on duty
- Fully fitted residents gymnasium
- Gated underground parking (one/two spaces per apartment dependent on allocation)
- Secure cycle store areas
- Communal planted roof garden
- Basement storage cages for specific apartments
- Kone lift to all apartment levels
- Video intercoms, personal key fob entry system
- 24-hour CCTV monitoring the car park entrance
- Separate metering for gas, water and electric for each apartment
- Engineered oak or walnut hardwood flooring
- Solid core timber laminate doors (some with clear glazed vision panels)

KITCHEN/BREAKFAST

- Contemporary gloss kitchens designed by Kube with soft closing cabinetry and drawer units
- Stainless steel sink with chrome taps
- Siemens Fully Integrated Dishwasher
- Siemens Multi Function Eco Clean Oven
- Siemens Integrated Combi Microwave Oven
- Siemens Gas hobs or Extra Wide Hob
- Siemens Chimney Hood
- Siemens Integrated Fridge Freezer
- Siemens Washer/Dryer
- Ceramic tile or engineered timber laminate flooring
- Quartz or oak laminate worktop

*Note: Some specifications may vary across the apartments in this development.

BATHROOM/EN SUITE/SHOWER

- Grohe showers, taps and fittings
- Custom drawer vanity units with integrated basins
- Walk-in showers with full ceramic tiles
- Grohe thermostatic showers with overhead and hand shower
- Baths with Grohe integrated thermostatic showers
- Wall hung WC with soft close seating and dual flush
- Integrated chrome heated towel rails
- Seamless, large format ceramic tiling

BEDROOM

- High quality built-in wardrobes to specific apartments
- Luxury twist pile carpeting to all bedrooms

AUDIO/VISUAL

- Central satellite system with outlets in lounges
- Cabling fitted for occupant's AV installation
- Telephone connections - BT Master with points to all bedrooms, lounge and kitchen
- Full TV/SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital & terrestrial channels
- Eutelsat 'HotBird' satellite system with a transmitting footprint covering programming from Europe, North Africa and the Middle East

TERRACE/BALCONY

- External feature lighting
- Power socket to south facing terraces
- Outside water tap to south facing terraces
- Timber decking to West facing balconies
- Paving to south facing terrace



DISCLAIMER

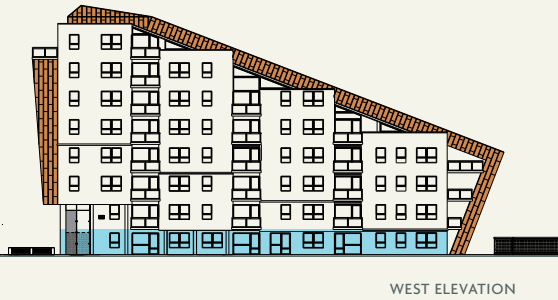
Please note that the computer generated images (CGI's), elevation details and materials may vary from plot to plot and this information is subject to review and therefore potential changes. Computer generated images are for illustrative purposes only. Please ask the Sales Advisor for information about SAP ratings. Stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Please note, the development layout shown is a digital illustration only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Please ask the Sales Advisor for further details. Whilst every effort has been made to ensure that the information in this brochure and online is correct, it is designed specifically as a guide and Lacey Enterprises reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. Sept 2013.

FLOORPLANS

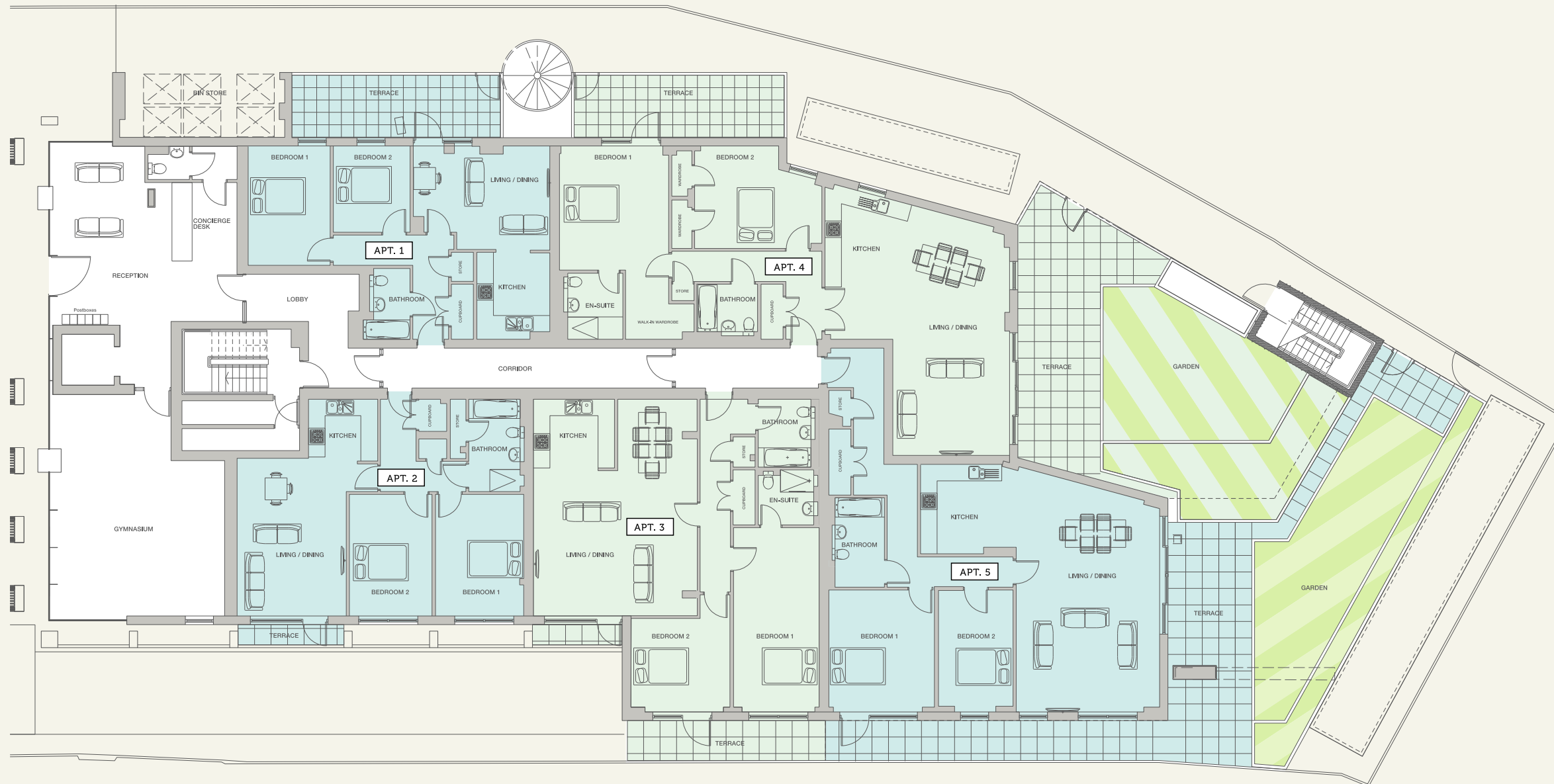
PAGE	FLOOR	APARTMENTS
36/37	GROUND FLOOR	1-5
38/39	FIRST FLOOR	6-10
40/41	SECOND FLOOR	11-15
42/43	THIRD FLOOR	16-20
44/45	FOURTH FLOOR	21-24
46/47	FIFTH FLOOR	24-27
48/49	SIXTH FLOOR	28-29 plus PENTHOUSE (LOWER)
50/51	SEVENTH FLOOR	PENTHOUSE
52	BASEMENT	PARKING & STORAGE



GROUND FLOOR / APARTMENTS 1 - 5



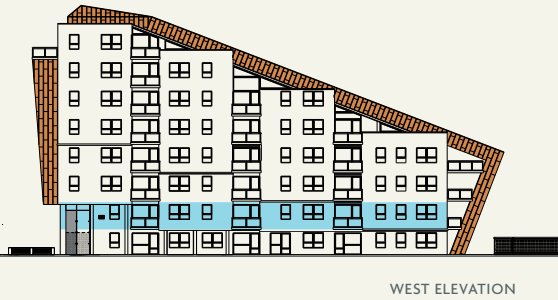
WEST ELEVATION



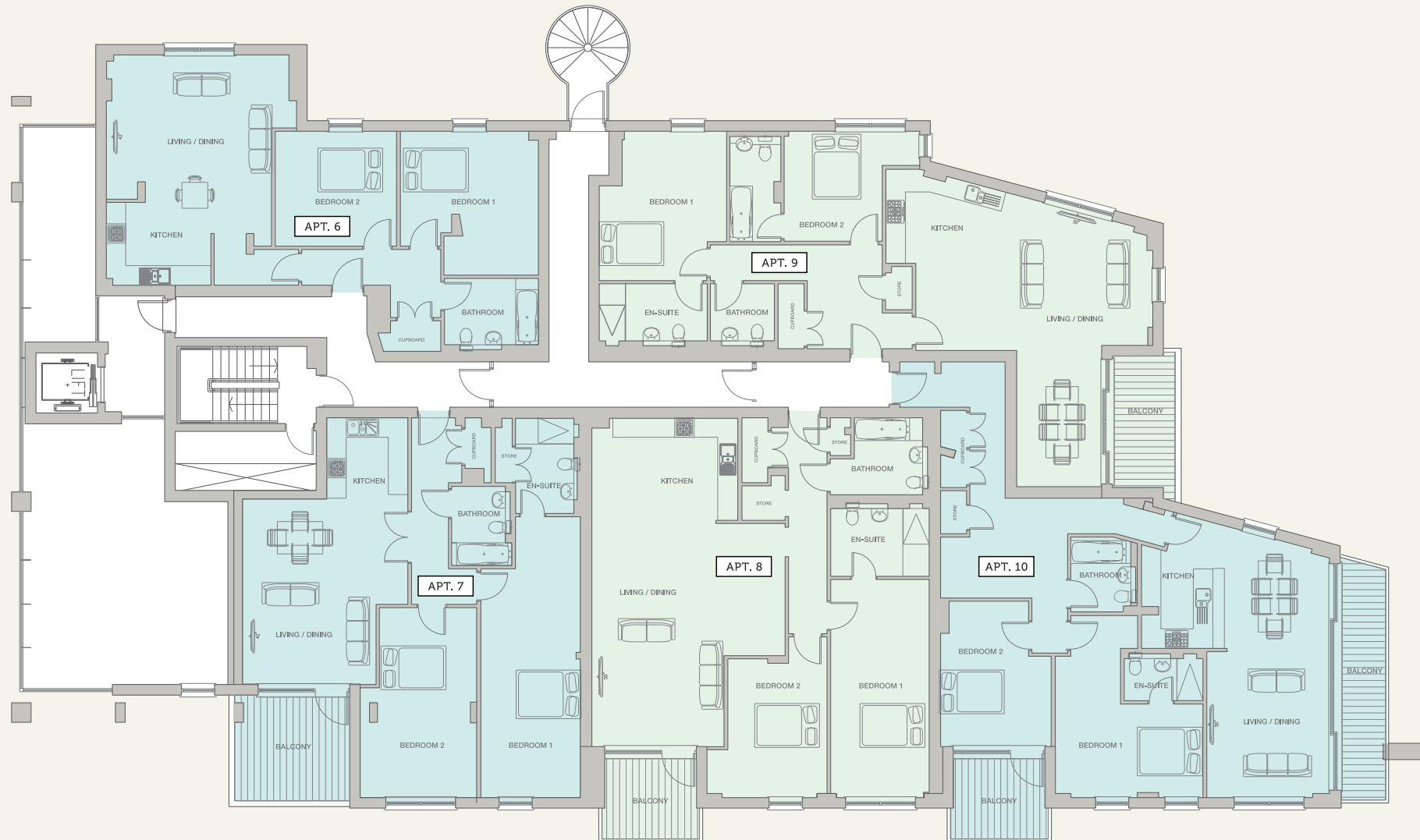
AREA	m	ft	
APARTMENT 1			SOLD
LIVING ROOM	4.96 x 3.80	16' 3" x 12' 5"	
KITCHEN	2.65 x 3.16	8' 8" x 10' 5"	
BEDROOM 1	2.98 x 4.34	9' 9" x 14' 3"	
BEDROOM 2	2.79 x 3.13	9' 2" x 10' 3"	
TERRACE	7.60 x 2.27	24' 10" x 7' 6"	
TOTAL (EXTERNAL)	17 sqm	183 sq ft	
TOTAL (INTERNAL)	65 sqm	700 sq ft	
APARTMENT 2			SOLD
LIVING ROOM	3.97 x 5.73	13' x 18' 10"	
KITCHEN	2.51 x 2.25	8' 3" x 7' 5"	
BEDROOM 1	3.20 x 4.42	10' 6" x 14' 6"	
BEDROOM 2	3.00 x 4.42	9' 10" x 14' 6"	
TERRACE	3.85 x 0.73	12' 8" x 2' 5"	
TOTAL (EXTERNAL)	3 sqm	32 sq ft	
TOTAL (INTERNAL)	76 sqm	818 sq ft	
APARTMENT 3			SOLD
LIVING ROOM	5.96 x 7.87	19' 7" x 25' 10"	
KITCHEN	2.95 x 2.50	9' 8" x 8' 2"	
BEDROOM 1	3.10 x 6.70	10' 3" x 22'	
BEDROOM 2	3.62 x 3.40	11' 11" x 11' 2"	
TERRACE	7.20 x 1.46	23' 8" x 4' 10"	
TOTAL (EXTERNAL)	11 sqm	118 sq ft	
TOTAL (INTERNAL)	105 sqm	1130 sq ft	
APARTMENT 4			SOLD
LIVING ROOM	4.24 x 8.02	13' 11" x 26' 4"	
KITCHEN	3.00 x 3.70	9' 10" x 12' 3"	
BEDROOM 1	3.96 x 4.50	13' x 14' 10"	
BEDROOM 2	4.62 x 3.73	15' 2" x 12' 3"	
GARDEN	13.05 x 8.97	42' 10" x 29' 6"	
TERRACE	7.62 x 2.27	25' x 7' 6"	
TOTAL (EXTERNAL)	102 sqm	1098 sq ft	
TOTAL (INTERNAL)	115 sqm	1238 sq ft	
APARTMENT 5			SOLD
LIVING ROOM	5.20 x 8.29	17' 1" x 27' 2"	
KITCHEN	3.47 x 3.25	11' 5" x 10' 8"	
BEDROOM 1	3.83 x 4.43	12' 7" x 14' 7"	
BEDROOM 2	2.70 x 4.41	8' 11" x 14' 6"	
GARDEN	7.83 x 7.20	25' 8" x 23' 8"	
TOTAL (EXTERNAL)	113 sqm	1216 sq ft	
TOTAL (INTERNAL)	112 sqm	1206 sq ft	

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FIRST FLOOR / APARTMENTS 6 - 10



WEST ELEVATION



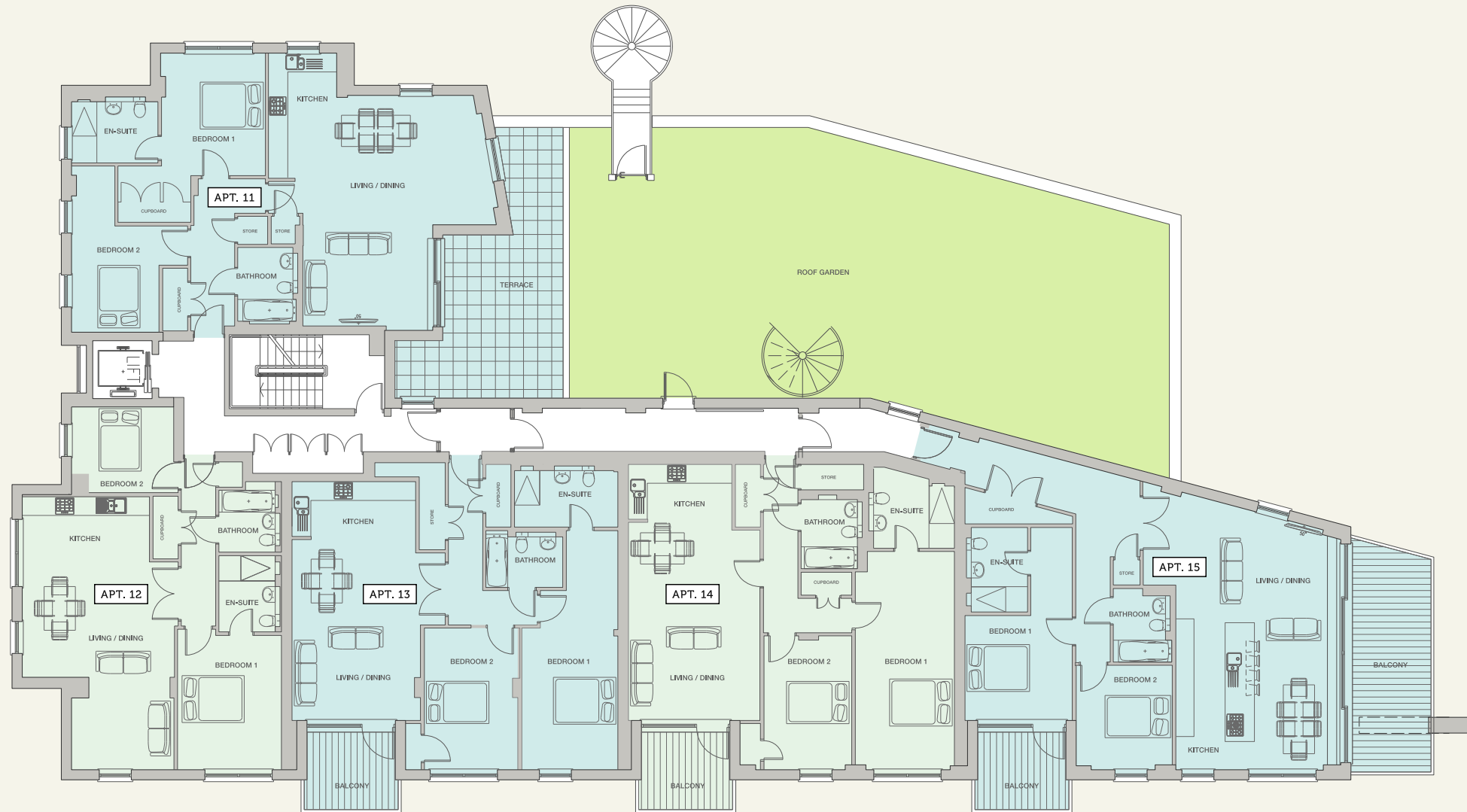
AREA	m	ft	
APARTMENT 6			SOLD
LIVING ROOM	5.63 x 5.50	18' 6" x 18' 1"	
KITCHEN	3.22 x 2.55	10' 7" x 8' 4"	
BEDROOM 1	4.25 x 4.44	13' 11" x 14' 7"	
BEDROOM 2	3.74 x 3.55	12' 3" x 11' 8"	
TOTAL (INTERNAL)	86 sqm	926 sq ft	
APARTMENT 7			SOLD
LIVING ROOM	4.12 x 5.71	13' 6" x 18' 9"	
KITCHEN	2.50 x 2.51	8' 2" x 8' 3"	
BEDROOM 1	3.07 x 8.66	10' 1" x 28' 5"	
BEDROOM 2	3.59 x 5.85	11' 9" x 19' 3"	
BALCONY	3.54 x 3.26	11' 8" x 10' 8"	
TOTAL (EXTERNAL)	11 sqm	118 sq ft	
TOTAL (INTERNAL)	103 sqm	1109 sq ft	
APARTMENT 8			SOLD
LIVING ROOM	6.00 x 6.88	19' 6" x 22' 7"	
KITCHEN	4.50 x 3.14	14' 9" x 10' 4"	
BEDROOM 1	3.03 x 6.72	9' 11" x 22' 1"	
BEDROOM 2	3.70 x 4.28	12' 2" x 14'	
BALCONY	3.00 x 2.47	9' 10" x 8' 1"	
TOTAL (EXTERNAL)	7 sqm	75 sq ft	
TOTAL (INTERNAL)	116 sqm	1249 sq ft	
APARTMENT 9			SOLD
LIVING ROOM	7.30 x 8.75	24' x 28' 8"	
KITCHEN	3.55 x 2.90	11' 8" x 9' 6"	
BEDROOM 1	3.90 x 4.60	12' 10" x 15' 1"	
BEDROOM 2	3.00 x 3.39	9' 11" x 11' 2"	
BALCONY	1.87 x 4.05	6' 2" x 13' 4"	
TOTAL (EXTERNAL)	8 sqm	86 sq ft	
TOTAL (INTERNAL)	109 sqm	1173 sq ft	
APARTMENT 10			
LIVING ROOM	3.76 x 8.20	12' 4" x 26' 11"	
KITCHEN	2.64 x 3.00	8' 8" x 9' 10"	
BEDROOM 1	4.54 x 5.61	14' 11" x 18' 5"	
BEDROOM 2	3.39 x 4.47	11' 2" x 14' 8"	
BALCONY 1	1.34 x 7.33	4' 5" x 24' 1"	
BALCONY 2	3.00 x 2.47	9' 10" x 8' 1"	
TOTAL (EXTERNAL)	17 sqm	183 sq ft	
TOTAL (INTERNAL)	109 sqm	1173 sq ft	

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SECOND FLOOR / APARTMENTS 11 - 15



WEST ELEVATION



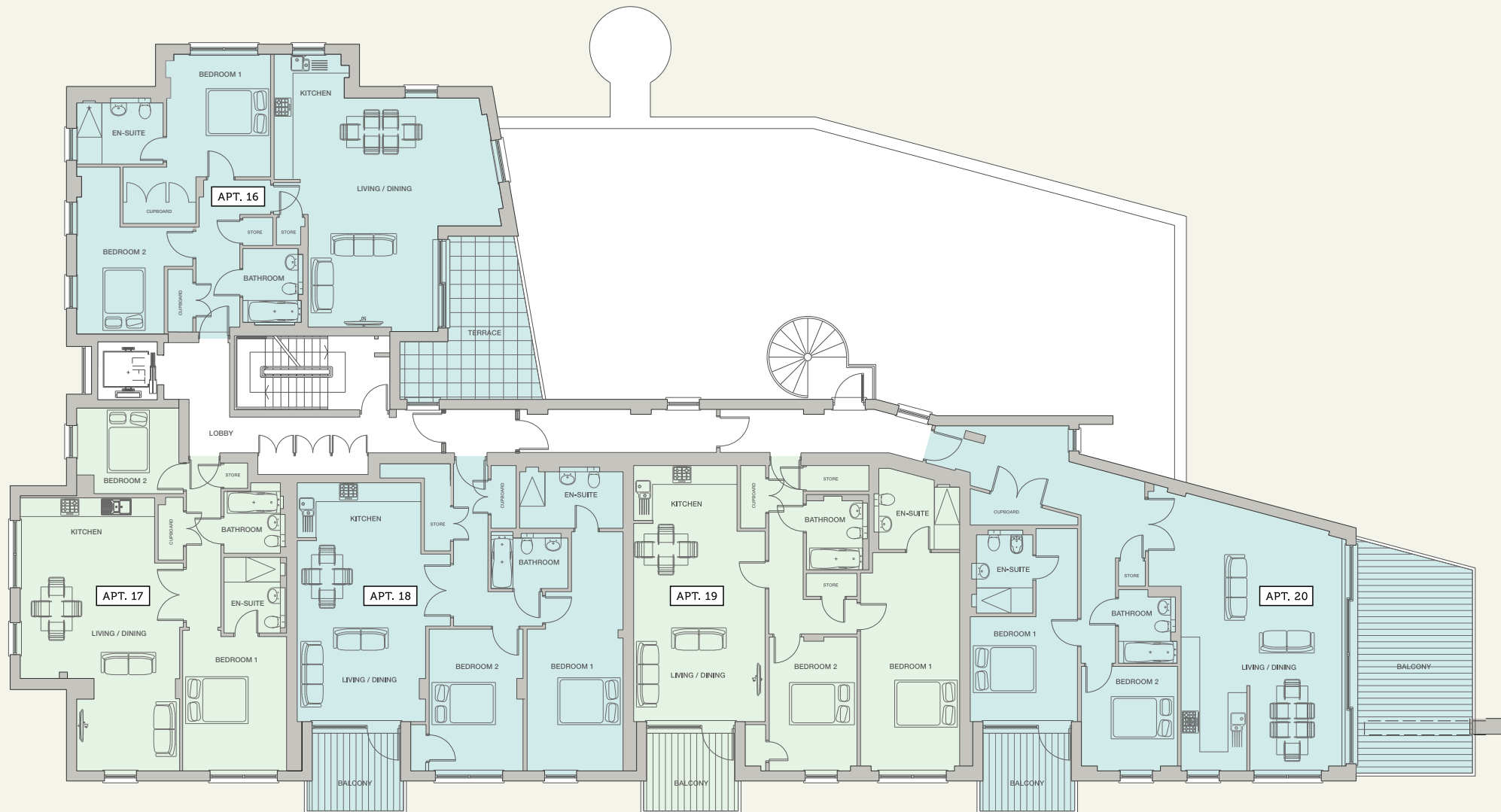
	AREA	m	ft	
APARTMENT 11	LIVING ROOM	6.18 x 7.50	20' 3" x 24' 8"	SOLD
	KITCHEN	2.18 x 4.00	7' 2" x 13' 2"	
	BEDROOM 1	3.30 x 3.91	10' 11" x 12' 10"	
	BEDROOM 2	2.79 x 3.39	9' 2" x 11' 2"	
	TERRACE	5.37 x 8.65	17' 8" x 28' 5"	
TOTAL (EXTERNAL)		29 sqm	312 sq ft	
TOTAL (INTERNAL)		101 sqm	1087 sq ft	
APARTMENT 12	LIVING ROOM	4.86 x 6.64	16' x 21' 9"	SOLD
	KITCHEN	4.06 x 2.08	13' 4" x 6' 10"	
	BEDROOM 1	3.35 x 4.27	11' x 14'	
	BEDROOM 2	3.27 x 2.73	10' 9" x 9'	
TOTAL (INTERNAL)		80 sqm	861 sq ft	
APARTMENT 13	LIVING ROOM	4.10 x 5.78	13' 5" x 19'	SOLD
	KITCHEN	3.95 x 1.75	13' x 5' 9"	
	BEDROOM 1	3.06 x 4.52	10' 1" x 14' 10"	
	BEDROOM 2	2.98 x 4.52	9' 10" x 14' 10"	
	BALCONY	3.00 x 2.47	9' 10" x 8' 1"	
TOTAL (EXTERNAL)		7 sqm	75 sq ft	
TOTAL (INTERNAL)		95 sqm	1023 sq ft	
APARTMENT 14	LIVING ROOM	4.22 x 6.33	13' 10" x 20' 9"	SOLD
	KITCHEN	3.32 x 1.75	10' 11" x 5' 9"	
	BEDROOM 1	3.16 x 6.97	10' 5" x 22' 11"	
	BEDROOM 2	2.80 x 4.27	9' 2" x 14'	
	BALCONY	3.00 x 2.47	9' 10" x 8' 1"	
TOTAL (EXTERNAL)		7 sqm	75 sq ft	
TOTAL (INTERNAL)		95 sqm	1023 sq ft	
APARTMENT 15	LIVING ROOM	6.18 x 7.67	20' 3" x 25' 2"	SOLD
	KITCHEN	2.51 x 4.79	8' 3" x 15' 9"	
	BEDROOM 1	3.42 x 3.35	11' 3" x 11'	
	BEDROOM 2	3.06 x 3.18	10' 1" x 10' 5"	
	BALCONY 1	2.54 x 7.14	8' 4" x 23' 5"	
	BALCONY 2	3.00 x 2.47	9' 10" x 8' 1"	
TOTAL (EXTERNAL)		35 sqm	377 sq ft	
TOTAL (INTERNAL)		105 sqm	1130 sq ft	

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THIRD FLOOR / APARTMENTS 16 - 20



WEST ELEVATION



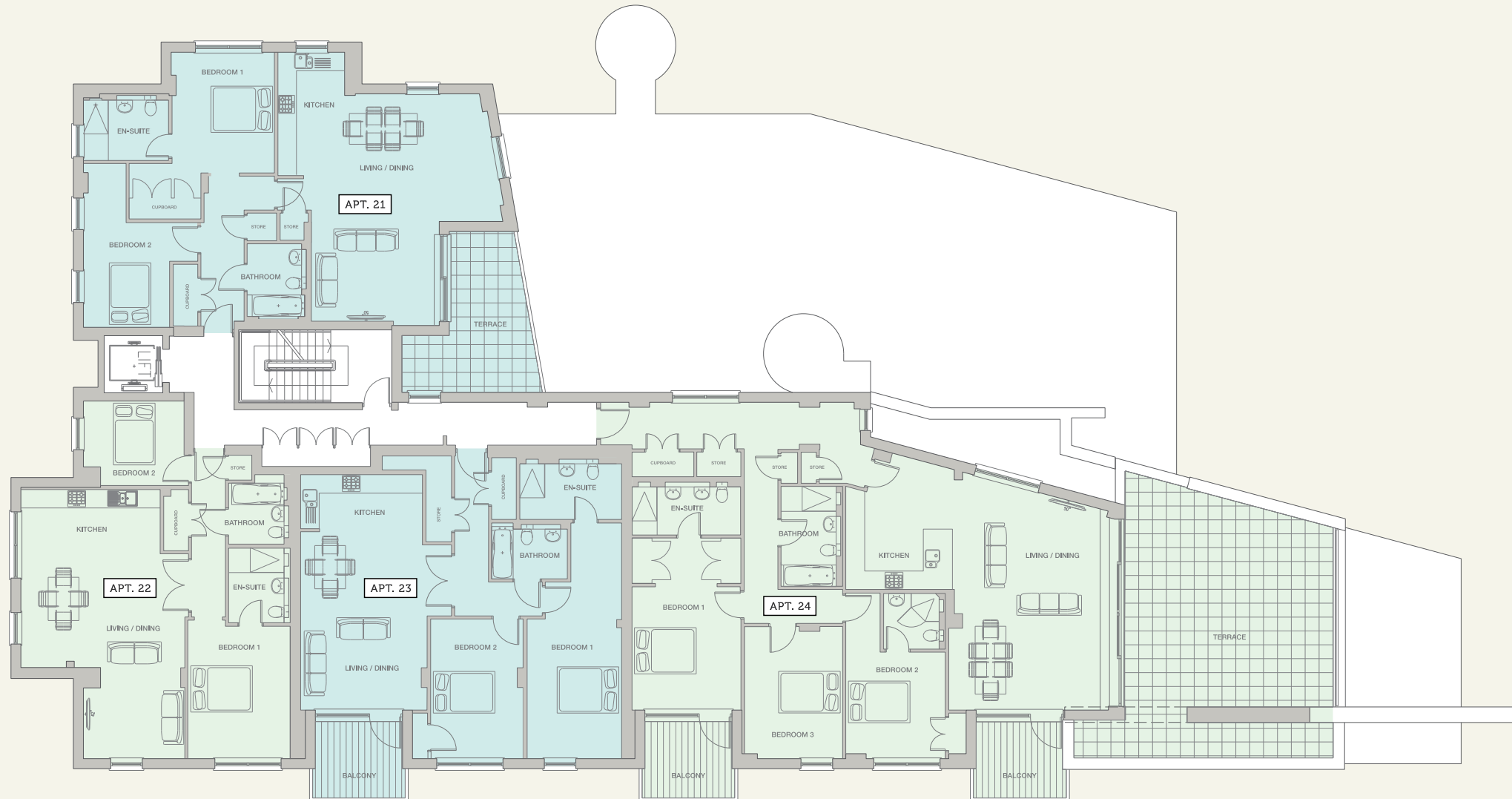
	AREA	m	ft	
APARTMENT 16	LIVING ROOM	6.18 x 7.50	20' 3" x 24' 8"	SOLD
	KITCHEN	2.18 x 4.00	7' 2" x 13' 2"	
	BEDROOM 1	3.30 x 3.91	10' 11" x 12' 10"	
	BEDROOM 2	2.79 x 3.39	9' 2" x 11' 2"	
	TERRACE	4.55 x 5.21	14' 11" x 17' 1"	
TOTAL (EXTERNAL)	16 sqm	172 sq ft		
TOTAL (INTERNAL)	101 sqm	1087 sq ft		
APARTMENT 17	LIVING ROOM	5.09 x 6.64	16' 8" x 21' 9"	SOLD
	KITCHEN	4.29 x 2.08	14' 11" x 6' 10"	
	BEDROOM 1	3.35 x 4.27	11' x 14'	
	BEDROOM 2	3.27 x 2.73	10' 9" x 9'	
	TOTAL (INTERNAL)	81 sqm	872 sq ft	
APARTMENT 18	LIVING ROOM	4.10 x 5.78	13' 5" x 19'	SOLD
	KITCHEN	3.95 x 1.75	13' x 5' 9"	
	BEDROOM 1	3.08 x 4.52	10' 1" x 14' 10"	
	BEDROOM 2	2.98 x 4.52	9' 10" x 14' 10"	
	BALCONY	3.00 x 2.47	9' 10" x 8' 1"	
TOTAL (EXTERNAL)	7 sqm	75 sq ft		
TOTAL (INTERNAL)	95 sqm	1023 sq ft		
APARTMENT 19	LIVING ROOM	4.22 x 6.08	13' 10" x 19' 11"	SOLD
	KITCHEN	3.32 x 1.75	10' 11" x 5' 9"	
	BEDROOM 1	3.16 x 6.97	10' 5" x 22' 11"	
	BEDROOM 2	2.80 x 4.27	9' 2" x 14'	
	BALCONY	3.00 x 2.47	9' 10" x 8' 1"	
TOTAL (EXTERNAL)	7 sqm	75 sq ft		
TOTAL (INTERNAL)	95 sqm	1023 sq ft		
APARTMENT 20	LIVING ROOM	5.12 x 7.23	16' 10" x 23' 9"	SOLD
	KITCHEN	2.09 x 4.27	6' 11" x 14'	
	BEDROOM 1	3.42 x 3.35	11' 3" x 11'	
	BEDROOM 2	3.06 x 3.32	10' 1" x 10' 11"	
	BALCONY 1	3.71 x 6.99	12' 2" x 22' 11"	
	BALCONY 2	3.00 x 2.47	9' 10" x 8' 1"	
	TOTAL (EXTERNAL)	33 sqm	355 sq ft	
TOTAL (INTERNAL)	107 sqm	1152 sq ft		

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FOURTH FLOOR / APARTMENTS 21 - 24



WEST ELEVATION



AREA	m	ft
APARTMENT 21		
LIVING ROOM	6.18 x 7.50	20' 3" x 24' 8"
KITCHEN	2.18 x 4.00	7' 2" x 13' 2"
BEDROOM 1	3.30 x 3.91	10' 11" x 12' 10"
BEDROOM 2	2.79 x 3.39	9' 2" x 11' 2"
TERRACE	4.55 x 5.21	14' 11" x 17' 1"

TOTAL (EXTERNAL) 16 sqm 172 sq ft

TOTAL (INTERNAL) 101 sqm 1087 sq ft

APARTMENT 22			SOLD
LIVING ROOM	5.31 x 6.64	17' 5" x 21' 9"	
KITCHEN	4.51 x 2.08	14' 10" x 6' 10"	
BEDROOM 1	3.35 x 4.27	11' x 14'	
BEDROOM 2	3.27 x 2.73	10' 9" x 9'	

TOTAL (INTERNAL) 82 sqm 883 sq ft

APARTMENT 23			SOLD
LIVING ROOM	4.10 x 5.78	13' 5" x 19'	
KITCHEN	3.95 x 1.75	13' x 5' 9"	
BEDROOM 1	3.06 x 4.52	10' 1" x 14' 10"	
BEDROOM 2	2.98 x 4.52	9' 10" x 14' 10"	
BALCONY	3.00 x 2.47	9' 10" x 8' 1"	

TOTAL (EXTERNAL) 7 sqm 75 sq ft

TOTAL (INTERNAL) 95 sqm 1023 sq ft

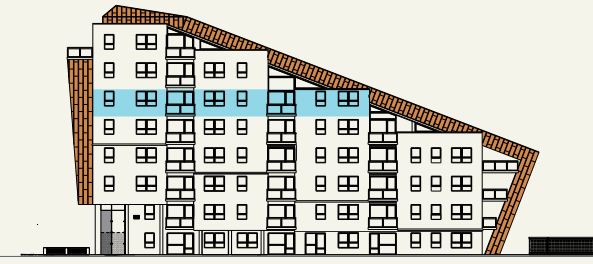
APARTMENT 24			SOLD
LIVING ROOM	4.72 x 6.75	15' 6" x 22' 2"	
KITCHEN	5.78 x 3.34	19' x 11'	
BEDROOM 1	3.52 x 5.29	11' 7" x 17' 4"	
BEDROOM 2	3.18 x 4.27	10' 5" x 14'	
BEDROOM 3	3.23 x 5.36	10' 7" x 17' 7"	
BALCONY 1	3.00 x 2.47	9' 10" x 8' 1"	
BALCONY 2	3.00 x 2.47	9' 10" x 8' 1"	
TERRACE	6.77 x 8.34	22' 3" x 27' 5"	

TOTAL (EXTERNAL) 70 sqm 753 sq ft

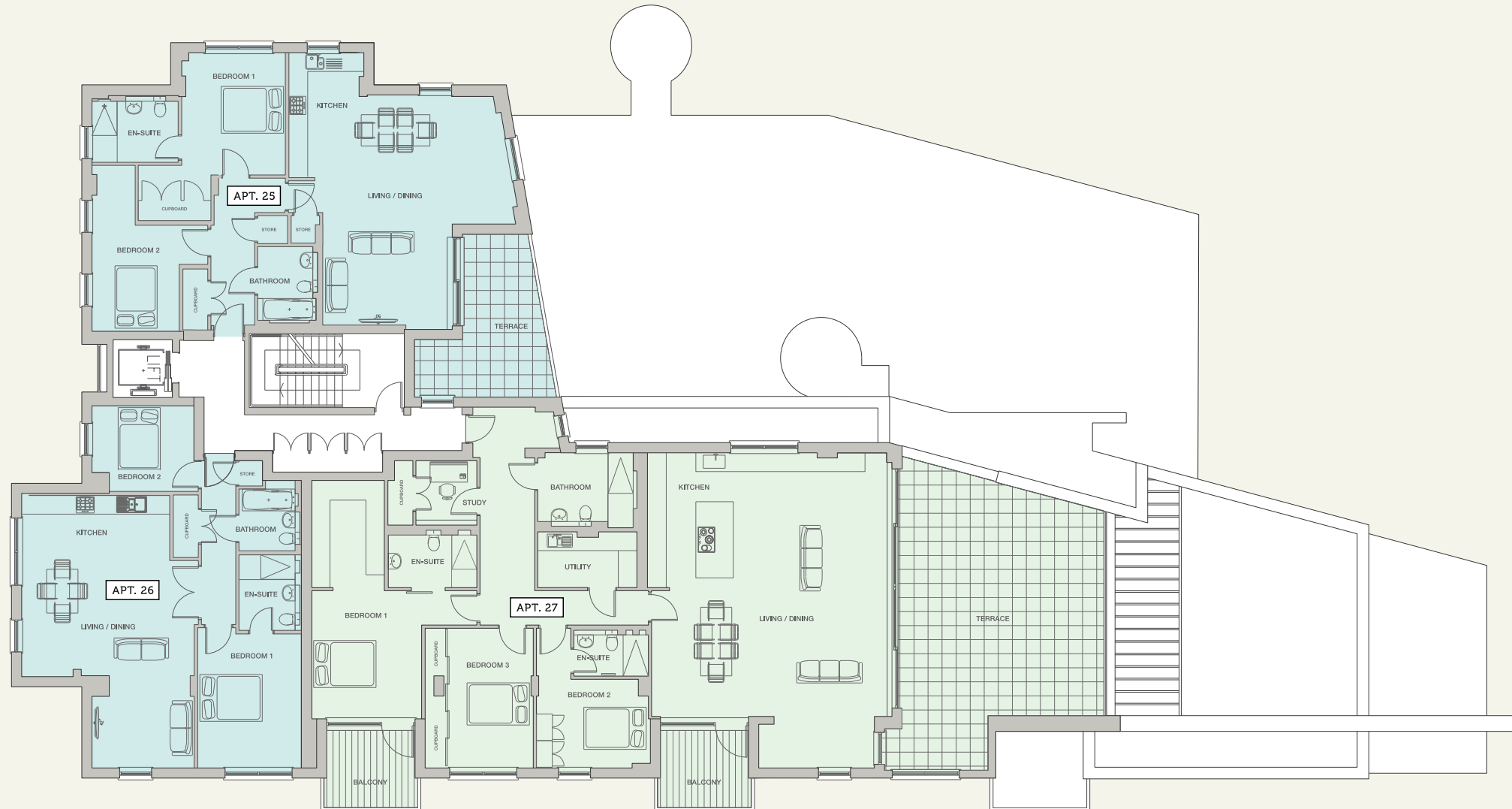
TOTAL (INTERNAL) 148 sqm 1593 sq ft

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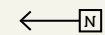
FIFTH FLOOR / APARTMENTS 25 - 27



WEST ELEVATION

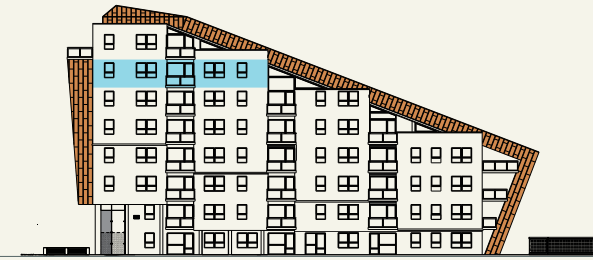


	AREA	m	ft	
APARTMENT 25	LIVING ROOM	6.18 x 7.50	20' 3" x 24' 8"	SOLD
	KITCHEN	2.18 x 4.00	7' 2" x 13' 2"	
	BEDROOM 1	3.30 x 3.91	10' 11" x 12' 10"	
	BEDROOM 2	2.79 x 3.39	9' 2" x 11' 2"	
	TERRACE	4.55 x 5.21	14' 11" x 17' 1"	
	TOTAL (EXTERNAL)	16 sqm	172 sq ft	
	TOTAL (INTERNAL)	101 sqm	1087 sq ft	
APARTMENT 26	LIVING ROOM	5.52 x 6.64	18' 2" x 21' 9"	SOLD
	KITCHEN	4.74 x 2.08	15' 7" x 6' 10"	
	BEDROOM 1	3.35 x 4.27	11' x 14'	
	BEDROOM 2	3.27 x 2.73	10' 9" x 9'	
		TOTAL (INTERNAL)	83 sqm	
APARTMENT 27	LIVING ROOM	7.55 x 10.09	24' 9" x 33' 1"	SOLD
	KITCHEN	3.98 x 4.21	13' 1" x 13' 10"	
	BEDROOM 1	3.55 x 4.00	11' 8" x 13' 1"	
	BEDROOM 2	3.64 x 2.84	12' x 9' 4"	
	BEDROOM 3	3.46 x 4.47	11' 4" x 14' 8"	
	BALCONY 1	3.00 x 2.47	9' 10" x 8' 1"	
	BALCONY 2	3.00 x 2.47	9' 10" x 8' 1"	
	TERRACE	6.47 x 9.10	21' 3" x 29' 1"	
		TOTAL (EXTERNAL)	67 sqm	
	TOTAL (INTERNAL)	175 sqm	1884 sq ft	

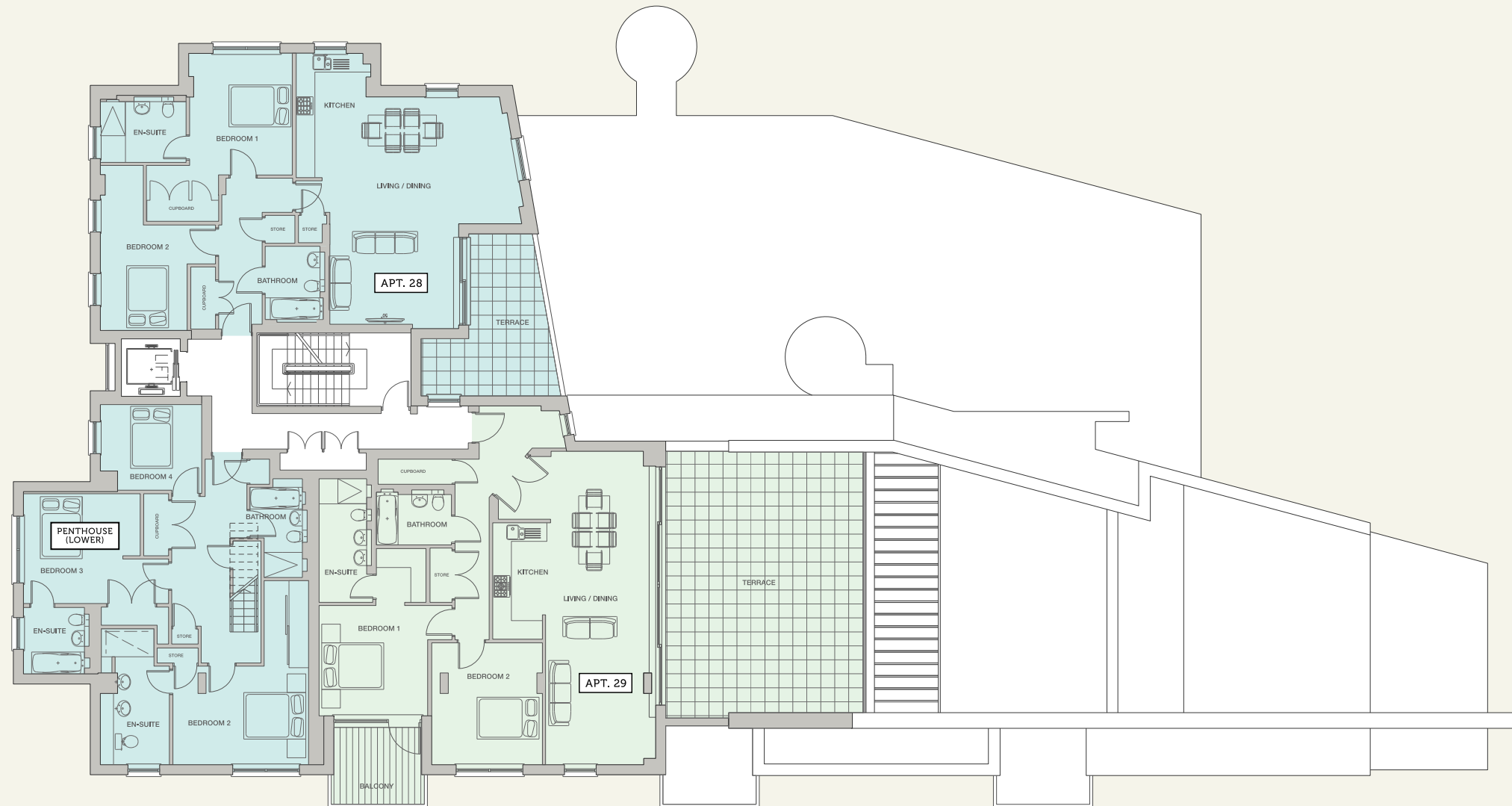


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SIXTH FLOOR / APARTMENTS 28 - 29 plus PENTHOUSE (LOWER)



WEST ELEVATION



AREA	m	ft
APARTMENT 28		
LIVING ROOM	6.18 x 7.50	20' 3" x 24' 8"
KITCHEN	2.18 x 4.00	7' 2" x 13' 2"
BEDROOM 1	3.30 x 3.91	10' 11" x 12' 10"
BEDROOM 2	2.79 x 3.39	9' 2" x 11' 2"
TERRACE	4.55 x 5.21	14' 11" x 17' 1"

TOTAL (EXTERNAL) 16 sqm 172 sq ft

TOTAL (INTERNAL) 101 sqm 1087 sq ft

APARTMENT 29			SOLD
LIVING ROOM	3.41 x 10.09	11' 2" x 33' 1"	
KITCHEN	1.53 x 3.60	5' 1" x 11' 10"	
BEDROOM 1	3.50 x 3.55	11' 6" x 11' 8"	
BEDROOM 2	3.56 x 3.92	11' 8" x 12' 11"	
BALCONY	3.00 x 2.47	9' 10" x 8' 1"	
TERRACE	6.37 x 8.59	20' 11" x 28' 2"	

TOTAL (EXTERNAL) 59 sqm 635 sq ft

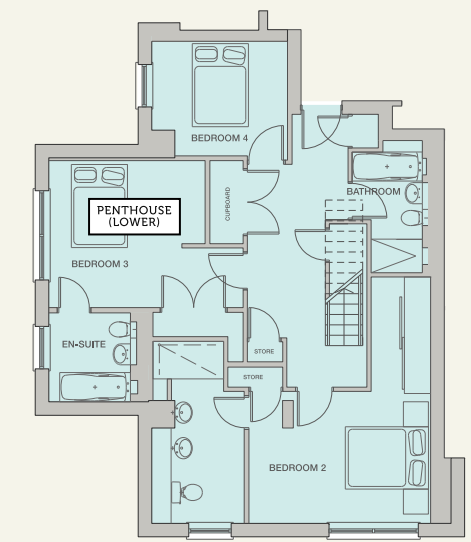
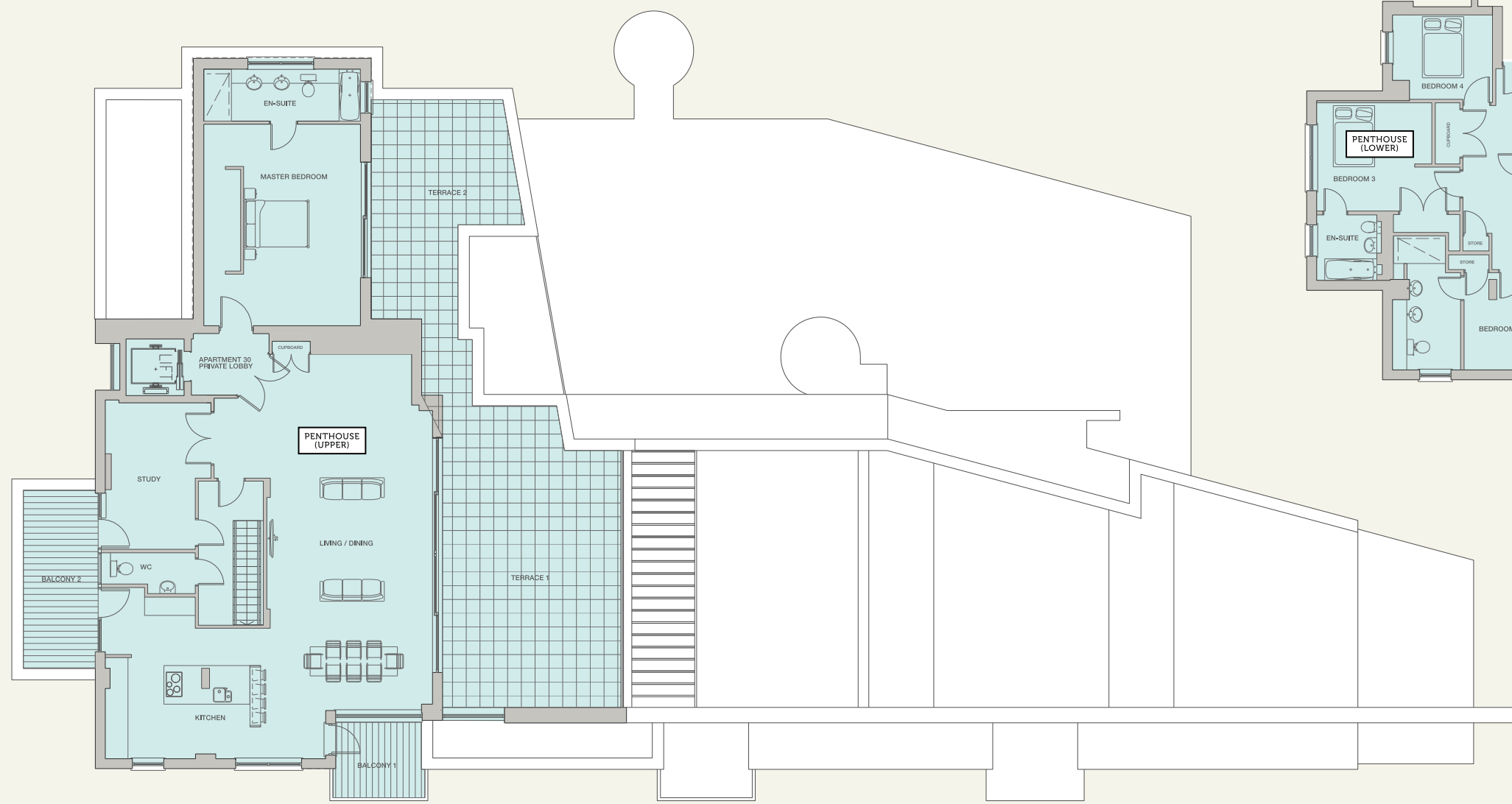
TOTAL (INTERNAL) 105 sqm 1130 sq ft

The plans and measurements shown are for general guidance only and are subject to change. Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty. September 2013

SEVENTH FLOOR / PENTHOUSE

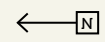


WEST ELEVATION



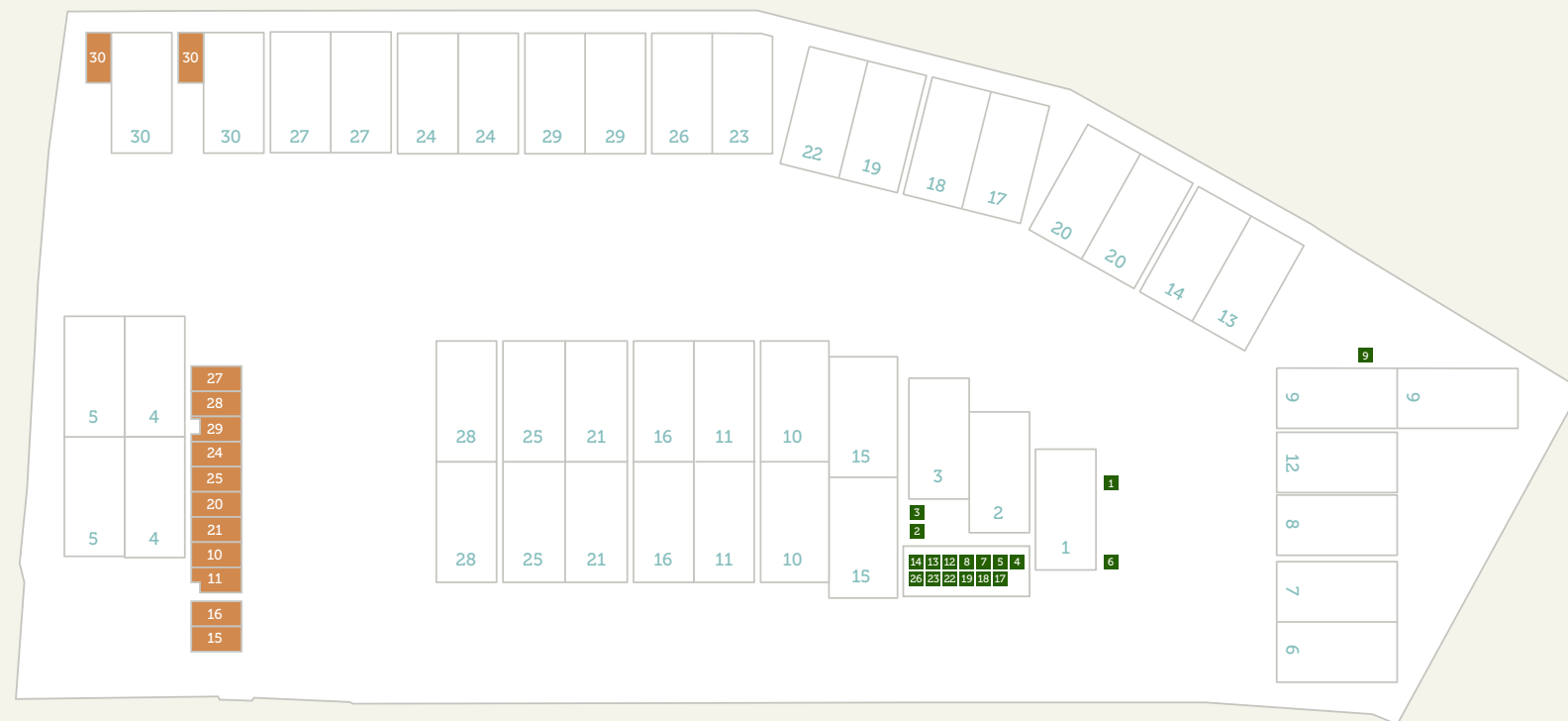
PENTHOUSE (LOWER)
SIXTH FLOOR

AREA	m	ft
PENTHOUSE		
LIVING ROOM	7.15 x 13.23	23' 5" x 45' 5"
KITCHEN	5.39 x 5.27	17' 8" x 17' 3"
STUDY	3.45 x 4.78	11' 4" x 15' 8"
MASTER BEDROOM	6.61 x 5.13	21' 8" x 16' 10"
BEDROOM 2	4.36 x 3.17	14' 4" x 10' 5"
BEDROOM 3	3.73 x 3.60	12' 3" x 11' 10"
BEDROOM 4	3.24 x 2.64	10' 8" x 8' 8"
BALCONY 1	3.00 x 2.47	9' 10" x 8' 1"
BALCONY 2	2.37 x 5.86	7' 10" x 19' 3"
TERRACE 1	5.83 x 9.87	19' 2" x 32' 5"
TERRACE 2	7.16 x 4.80	23' 6" x 15' 9"
TOTAL (EXTERNAL)	106 sqm	1140 sq ft
TOTAL (INTERNAL)	261 sqm	2810 sq ft

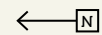


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BASEMENT / UNDERGROUND PARKING FACILITIES & SECURE STORAGE



00 SECURE CAGE STORAGE 00 ALLOCATED PARKING SPACES 00 BICYCLE RACKS



DEVELOPMENT TEAM

LACEY ENTERPRISES / DEVELOPER

Lacey Enterprises Limited are independent developers who have chosen to specialise in unique projects that offer us the opportunity to create landmark buildings, that not only improve the landscape of an area, but bring something new and innovative for future generations to take pleasure from and enjoy.

Lacey's aim is to create and build homes of exceptional quality & style in the most sought after locations.

HUTTON CONSTRUCTION / CONTRACTOR

Hutton Construction Limited is a major building contractor working in London and the South East of England.

With a tradition of service and value since circa 1850, Hutton has developed the expertise and earned the reputation of a class leader in the UK building and construction industry. Hutton now builds and manages projects ranging from small developments to multi-million pound projects for all sectors of business and industry.

STANLEY BRAGG / ARCHITECT

Stanley Bragg Architects is a long established architectural practice providing high quality professional services to a wide spectrum of clients in diverse sectors on projects throughout the United Kingdom. We have an extensive portfolio of projects not only on high end residential developments such as Eden Point but also on large and small scale commercial, retail and educational schemes. We have offices in Colchester and London.

BAINES SURVEYING SERVICES / PROJECT MANAGER & QUANTITY SURVEYOR

Baines Surveying Services Limited are a chartered surveying practice that has been established for over 10 years and provides a professional client-focused construction support service.

The concept of the practice is to provide an independent service to clients on all construction matters relating to property and development across residential, retail and commercial sectors. Focusing on supporting developers, property owners, contractors and sub-contractors providing best practice principles to allow them to achieve in delivering to their full potential.

Operating from offices in England and Ireland, the practice has been involved in a number of prestigious projects across the UK and Ireland.

FOWLER & SPENCELEY / PROPERTY MANAGEMENT

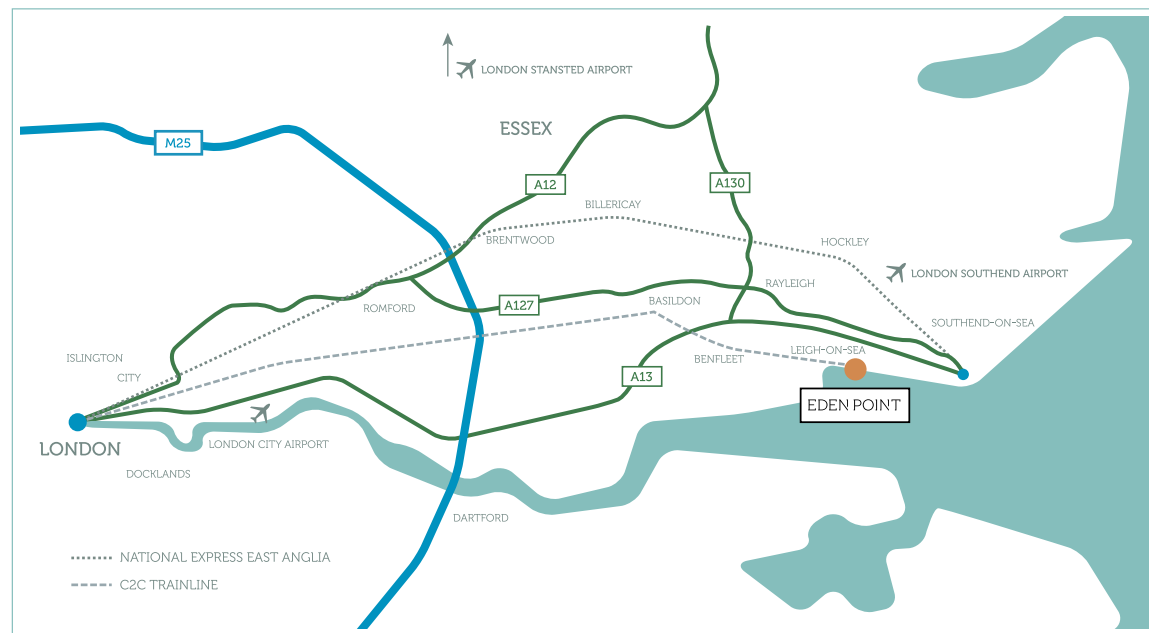
Responsibility for collecting and administering the service charge for Eden Point will rest with Fowler & Spenceley Property Management (FSPM), a firm of chartered surveyors and property managers who specialise in the management of residential leasehold, freehold and mixed use developments.

FSPM firmly believes in offering its clients a bespoke service and does not employ the 'one size fits all' approach adopted by many of its competitors. A proactive and attentive approach is the key to successful property management and, more importantly, to having happy clients and customers.

Based local to Eden Point, FSPM will be regular visitors to the development ensuring it is managed and maintained to the highest possible standards.

STORM / CREATIVE DESIGN & MARKETING

Storm provide a complete range of creative marketing & design services. From creative & design consultancy, company branding & advertising, to publishing, web & digital media and marketing production, we ensure everything happens when and where it's supposed to, maintaining the best possible brand communication for our clients.



Located in the heart of Leigh-on-Sea on the South coast of Essex, Eden Point is highly accessible by major road and rail links.

Leigh-on-Sea railway station is just a 50 minute journey from London Fenchurch Street with Eden Point just a short walk from the station.

Eden Point is also accessible via the main arterial roads of South East Essex - A13, A127 & A12.

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 estate agents

Developed by

LACEY

For further information or to arrange an appointment please contact us on
 01702 719 966 / www.appointmoor.co.uk / info@appointmoor.co.uk

Alternatively, visit the Eden Point website at
www.edenpointleigh.co.uk

Please note that the computer generated images (CGI's), elevation details and materials may vary from plot to plot and this information is subject to review and therefore potential changes. Computer generated images are for illustrative purposes only. Please ask the Sales Advisor for information about SAP ratings. Stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Please note, the development layout shown is a digital illustration only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Please ask the Sales Advisor for further details. Whilst every effort has been made to ensure that the information in this brochure and online is correct, it is designed specifically as a guide and Lacey Enterprises reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. Sept 2013.

