

—
Waterford
Place
New Eltham
—

A striking development of new homes
in New Eltham, London SE9 2EY


Linden
HOMES



Leafy surroundings in south east London

Conveniently located off Avery Hill Road, New Eltham, Waterford Place is an aspirational new development of 2, 3, 4 and 5 bedroom family homes. Situated within the London Borough of Greenwich, close to local amenities and with Eltham town centre within easy reach, this is a fantastic opportunity to buy a brand-new home in a popular and accessible part of south east London.

Set in 13 acres, Waterford Place is a green oasis, shielded from the main thoroughfare

and offering contemporary, stylish, energy efficient homes, all featuring sleek, elegant kitchens and bathrooms, spacious living areas and high quality fittings throughout.

With large areas of parkland, woodland and green open space to enjoy nearby, Waterford Place is surrounded by good local schools for all ages and excellent communication links. Close to New Eltham station, local amenities include a library, shops, pub and Post Office. Just 1.6 miles away, Eltham town centre

offers a wider selection, with a mix of high street retailers, including Marks & Spencer, Debenhams and Sainsbury's, alongside a range of independent shops. Other attractions include Eltham Palace, the Bob Hope Theatre and a varied choice of cafés, pubs and restaurants. A new 6-screen cinema complex is due to open in 2018.

For keeping fit, there is a leisure centre nearby and a host of sports clubs in the area, including the Royal Blackheath Golf Club.



Conveniently placed with great connections

The Maritime Greenwich World Heritage Site is only 5 miles from Waterford Place and is home to the Meridian Line, Cutty Sark, Royal Observatory, National Maritime Museum, Old Royal Naval College, Greenwich Market and Greenwich Park. For some of the biggest live concerts in London, the O2 Arena is located nearby on the Greenwich Peninsula.

With the added advantage of excellent road and rail links, putting the City, West End and Docklands within easy reach, living here

provides huge opportunities for work and leisure. Waterford Place is situated off Avery Hill Road, midway between the A2 and A20, within easy reach of the South Circular Road. From nearby New Eltham station there are direct rail services into central London. For a change of scenery, Kent is just a few miles away, making it easy to get out of London and enjoy a beautiful landscape, delightful country pubs and picturesque villages.

Distances shown are by road (Source: Google) Fastest journey times are shown (Source: Transport for London).

0.5 MILES TO NEW ELTHAM STATION

20 MINUTES BY TRAIN TO LONDON BRIDGE

0.8 MILES TO A20

2.7 MILES TO SOUTH CIRCULAR ROAD

3 MILES TO A2

8.9 MILES TO M25 (JUNCTION 2)

10 MILES TO LONDON CITY AIRPORT



1 LEWISHAM SHOPPING CENTRE

2 BLACKHEATH

3 GREENWICH PARK

4 NATIONAL MARITIME MUSEUM

5 CANARY WHARF

6 THE O2 ARENA

7 LONDON CITY AIRPORT

8 QUEEN ELIZABETH HOSPITAL

9 OXLEAS WOODS

10 BOB HOPE THEATRE

11 ELTHAM PALACE & GARDENS

12 NEW ELTHAM STATION

For all sales enquiries please call
020 3553 9887
lindenhomes.co.uk

Waterford Place
New Eltham

Development layout

- **The Adare**
2 bedroom home
Homes 62, 63, 64 & 135
- **The Birr**
3 bedroom home
Homes 3, 50, 51, 52, 53, 54, 55, 77, 78, 79 & 80
- **The Dalkey**
3 bedroom home
Homes 18, 19, 24, 25, 26, 35 & 36
- **The Kinsale**
3 bedroom home
Homes 69, 70, 71 & 72
- **The Ardmore**
3 bedroom home
Homes 32 & 33

- **The Strandhill**
3 bedroom home
Homes 131 & 134
- **The Cashel**
3 bedroom home
Homes 132 & 133
- **The Lismore**
4 bedroom home
Homes 75, 76, 84 & 85
- **The Enniskerry**
4 bedroom home
Homes 56, 57, 58, 59, 60 & 61

- ★ **Affordable Housing**
- Apartments
- 2 bedroom home
- Lockable shed

- **The Athlone**
4 bedroom home
Homes 2, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 27, 28, 29, 30, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48, 49, 73, 74, 86 & 87
- **The Kenmare**
4 bedroom home
Homes 4, 5, 6, 7, 8, 9, 10 & 11
- **The Clifden**
4 bedroom home
Home 42
- **The Westport**
4 bedroom home
Homes 31 & 34
- **The Glengarriff**
5 bedroom home
Home 1
- **The Carlingford**
5 bedroom home
Homes 65, 66, 67, 68, 81, 82 & 83



Waterford Place
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2, 3, 4 & 5 bedroom family homes
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Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details. September 2017.



	2 bedroom homes	3 bedroom homes	4 bedroom homes	5 bedroom homes
Kitchens				
Symphony fitted kitchen	•	•	•	•
Premium worktop, upstand and stainless steel splashback behind hob	•	•		
Stainless steel bowl and half sink with drainer and single lever mixer tap	•	•		
Quartz composite worktop, upstand, undermounted sink, single lever mixer tap and full height Quartz upstand behind hob run			•	•
Stainless steel single bowl sink with drainer and single lever mixer tap to utility (where applicable)		•	•	•
Single stainless steel under worktop oven, gas stainless steel hob and cooker hood	•	•		
Double stainless steel under worktop oven, gas stainless steel hob and cooker hood			•	•
Fridge/freezer	•	•	•	•
Washer/dryer	•	•		
Integrated dishwasher	•	•	•	•
Bathrooms, en-suites and cloakrooms				
White sanitaryware with contemporary chrome fittings	•	•	•	•
Concealed cistern WC to bathrooms	•	•	•	•
Close-coupled WC to en-suites and cloakrooms	•	•	•	•
Thermostatic shower with clear glass enclosure and silver frame to en-suites	•	•	•	•
Half height tiling to walls where sanitaryware is fitted in bathrooms	•	•	•	•
Splashback tiling to basin in en-suites and cloakrooms	•	•	•	•
Full height tiling to shower areas	•	•	•	•
Towel warmer in chrome	•	•	•	•
Electrical & lighting				
TV point to multiple locations. Wiring only.	•	•	•	•
Sky, viewable at living room and bedroom 1 outlets (subject to Sky Multiroom subscription). Wiring only.	•	•	•	•
BT main hub positioned in living room	•	•	•	•
Under wall unit lighting to kitchens	•	•	•	•
White LED downlighters to kitchens, bathrooms and en-suites, low energy pendant lighting elsewhere	•	•	•	•
Ionisation smoke alarm, mains operated hard wired heat alarm, battery operated carbon monoxide monitor	•	•	•	•
External light with dusk to dawn sensor to front door area	•	•	•	•
Power and lighting to garages			•	•
Heating				
Gas fired boiler, zone controlled, combined programmer and thermostats, separate temperature control in each heating zone	•	•	•	•
Radiators with thermostatic radiator valves	•	•	•	•
Internal features				
Internal doors in oak finish with polished chrome lever door handles	•	•	•	•
Brilliant white matt emulsion walls and ceilings	•	•	•	•
White gloss woodwork	•	•	•	•
External features				
PVCu windows and French doors with energy efficient glazing	•	•	•	•
Buff riven paving, paths and patios	•	•	•	•
Landscaped front and turfed rear garden with external tap	•	•	•	•

Peace of mind

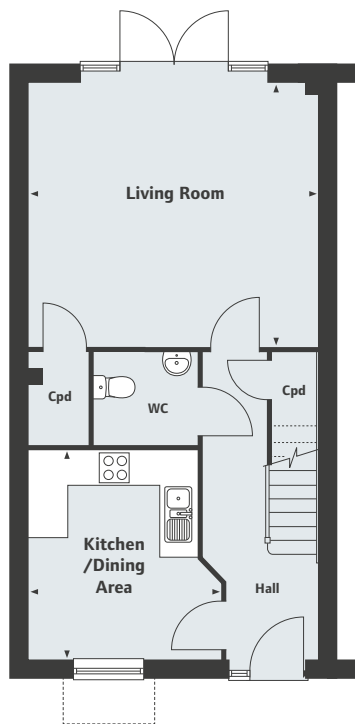
Each home will be independently surveyed during construction by the NHBC, who will issue their 10-year Warranty certificate on completion of the home
Linden Homes will provide a 2-year Customer Care Warranty covering defective parts or installation with support from our in-house Customer Service Team and 24-hour emergency cover

Waterford Place
New Eltham

The Adare
2 bedroom home

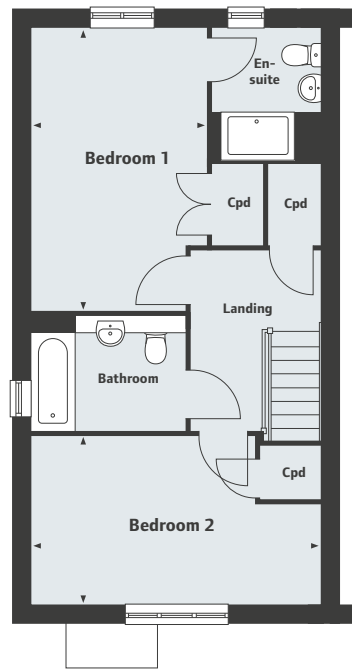


Homes 62, 63*, 64 & 135* *Handed/Mirror image.



Ground Floor

Kitchen/Dining Area	3600 x 3313mm	11'10" x 10'10"
Living Room	5010 x 4551mm	16'5" x 14'11"



First Floor

Bedroom 1	4880 x 3029mm	16'0" x 9'11"
Bedroom 2	5010 x 2900mm	16'5" x 9'6"

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2, 3, 4 & 5 bedroom family homes

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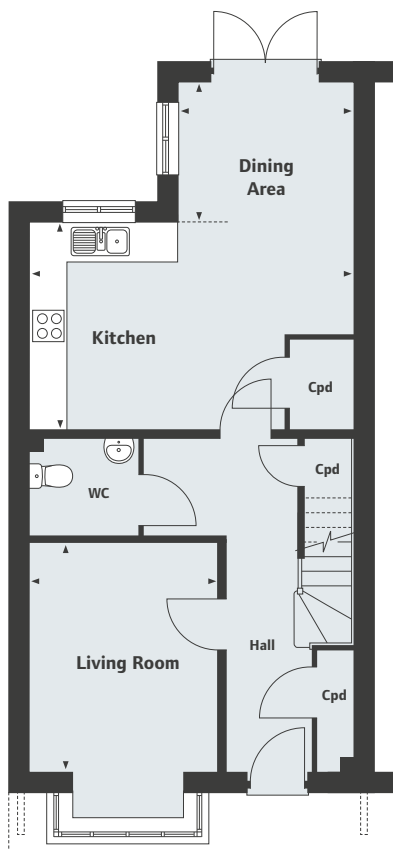
Waterford Place
New Eltham

The Birr
3 bedroom home



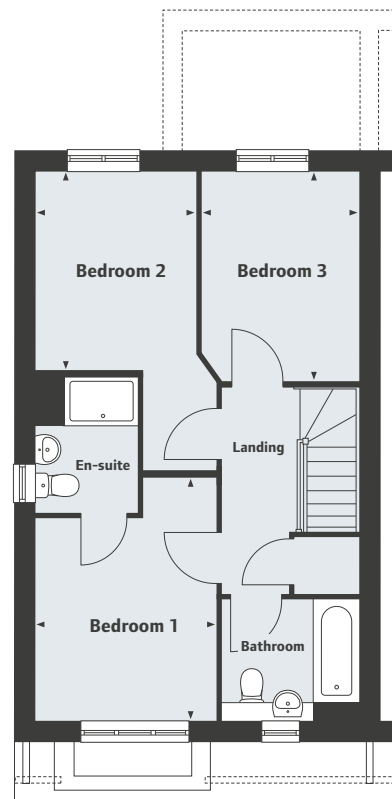
Homes 3* 50, 51*, 52, 53*, 54, 55*, 77*, 78, 79* & 80

*Handed/Mirror image.



Ground Floor

Kitchen	5347 x 3420mm	17'6" x 11'2"
Living Room	3774 x 3100mm	12'4" x 10'2"
Dining Area	2894 x 2300mm	9'6" x 7'6"



First Floor

Bedroom 1	4004 x 2987mm	13'1" x 9'9"
Bedroom 2	3289 x 2652mm	10'9" x 8'8"
Bedroom 3	3474 x 2599mm	11'5" x 8'6"

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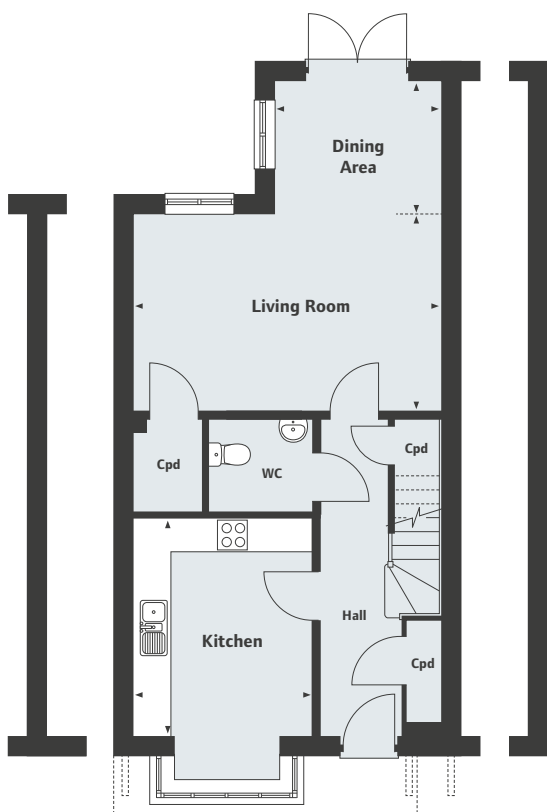


Waterford Place
New Eltham

The Dalkey
3 bedroom home

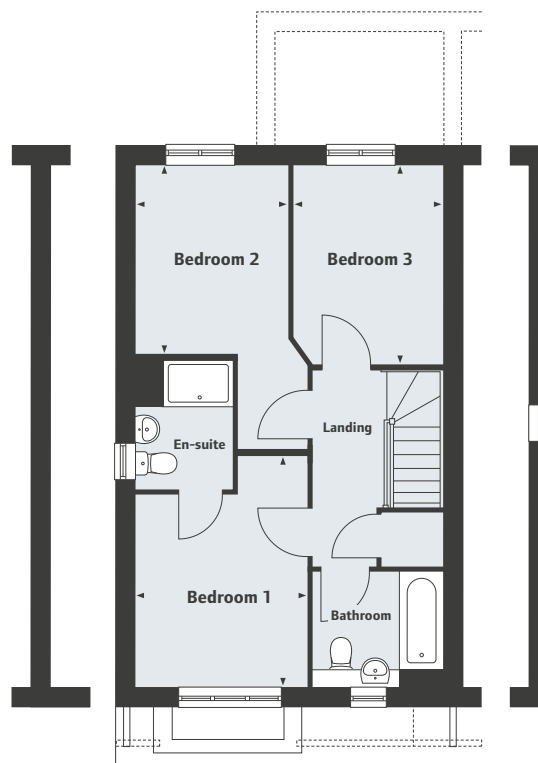


Homes 18, 19*, 24, 25*, 26, 35 & 36* *Handed/Mirror image.



Party wall to homes 25 & 26 only

End wall to home 26 only



Party wall to homes 25 & 26 only

End wall to home 26 only

Ground Floor

Kitchen	3774 x 3100mm	12'4" x 10'2"
Living Room	5347 x 3420mm	17'6" x 11'2"
Dining Area	2894 x 2300mm	9'6" x 7'6"

First Floor

Bedroom 1	3309 x 2987mm	10'10" x 9'9"
Bedroom 2	3289 x 2652mm	10'9" x 8'8"
Bedroom 3	3459 x 2599mm	11'4" x 8'6"

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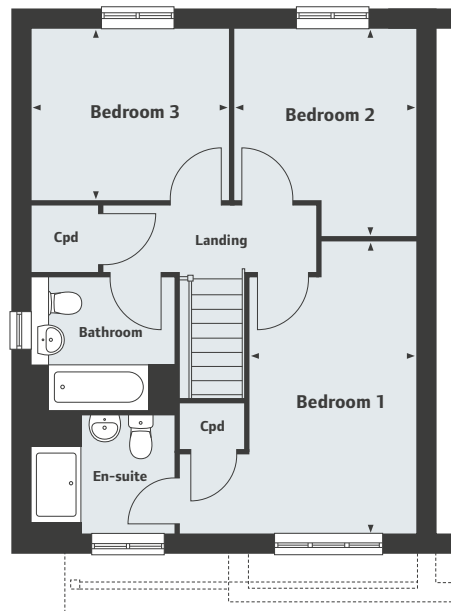
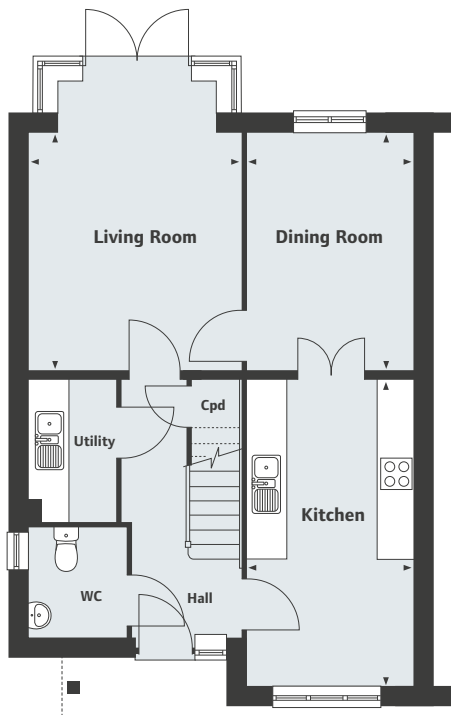


Waterford Place
New Eltham

The Kinsale
3 bedroom home



Homes 69*, 70, 71* & 72 *Handed/Mirror image.



Ground Floor

Living Room	3901 x 3502mm	12'9" x 11'6"
Dining Room	3901 x 2749mm	12'9" x 9'0"
Kitchen	5043 x 2749mm	16'6" x 9'0"

First Floor

Bedroom 1	4800 x 2749mm	15'9" x 9'0"
Bedroom 2	3398 x 3002mm	11'2" x 9'10"
Bedroom 3	3249 x 2809mm	10'8" x 9'2"

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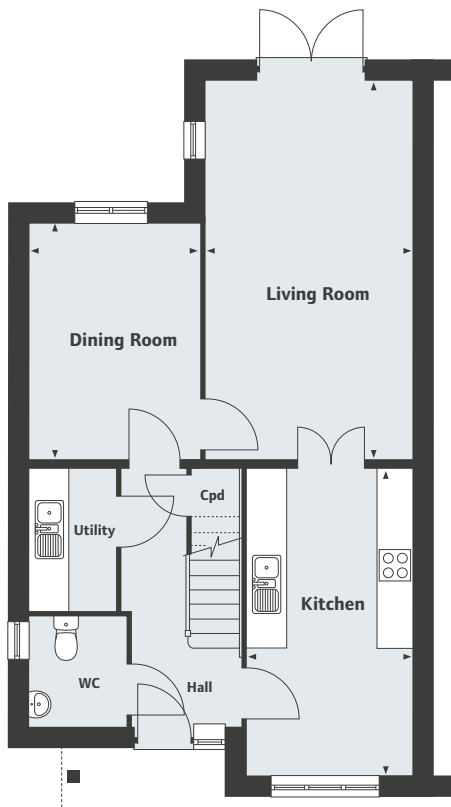


Waterford Place
New Eltham

The Ardmore
3 bedroom home

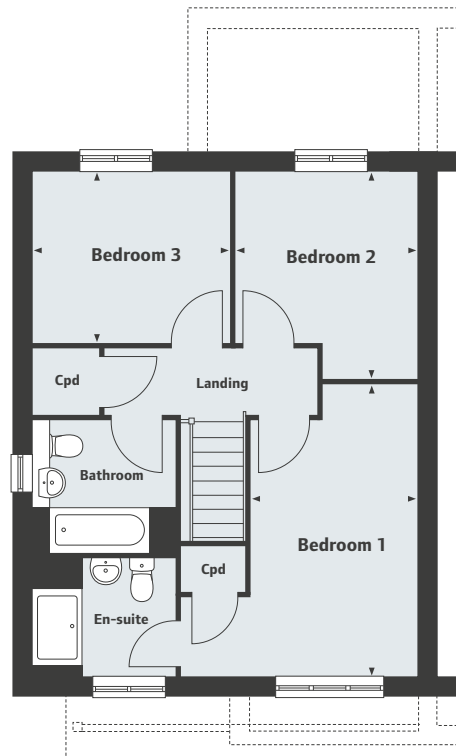


Homes 32* & 33 *Handed/Mirror image.



Ground Floor

Living Room	6251 x 3447mm	20'6" x 11'4"
Dining Room	3901 x 2804mm	12'9" x 9'2"
Kitchen	5043 x 2749mm	16'6" x 9'0"



First Floor

Bedroom 1	4800 x 2747mm	15'9" x 9'0"
Bedroom 2	3398 x 3002mm	11'2" x 9'10"
Bedroom 3	3249 x 2809mm	10'8" x 9'2"

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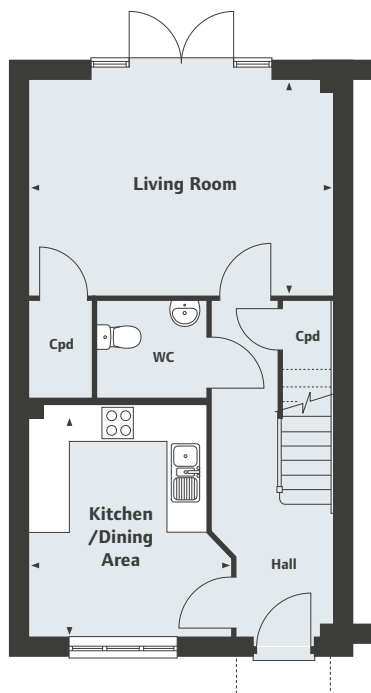


Waterford
Place
New Eltham

The Strandhill

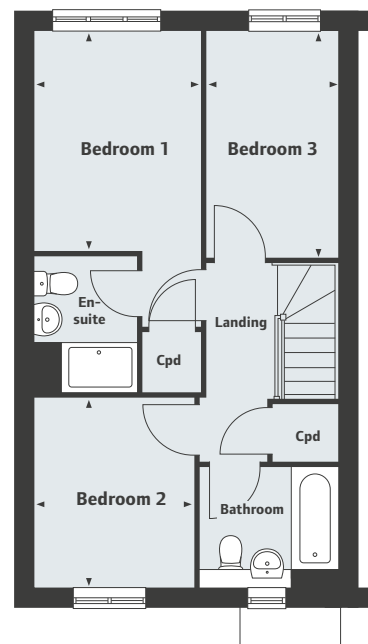
3 bedroom home

Homes 131* & 134 *Handed/Mirror image.



Ground Floor

Kitchen/Dining Area	3800 x 3297mm	12'5" x 10'10"
Living Room	4994 x 3545mm	16'4" x 11'7"



First Floor

Bedroom 1	3616 x 2752mm	11'10" x 9'0"
Bedroom 2	3103 x 2636mm	10'2" x 8'8"
Bedroom 3	3734 x 2148mm	12'3" x 7'0"

Waterford Place
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2, 3, 4 & 5 bedroom family homes

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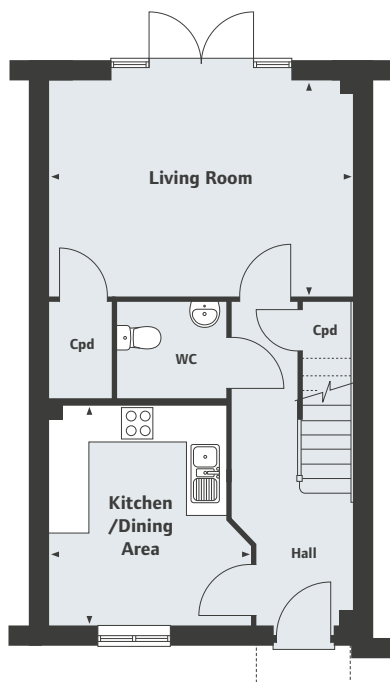
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Waterford Place
New Eltham

The Cashel
3 bedroom home

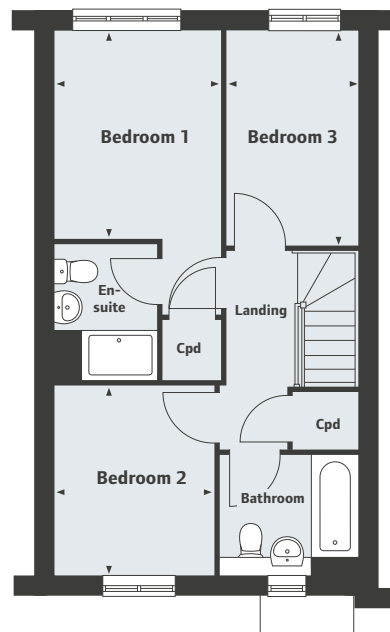


Homes 132 & 133* *Handed/Mirror image.



Ground Floor

Kitchen/Dining Area	3585 x 3300mm	11'9" x 10'10"
Living Room	4997 x 3544mm	16'4" x 11'7"



First Floor

Bedroom 1	3399 x 2752mm	11'2" x 9'0"
Bedroom 2	3103 x 2639mm	10'2" x 8'8"
Bedroom 3	3533 x 2149mm	11'7" x 7'0"

Waterford Place
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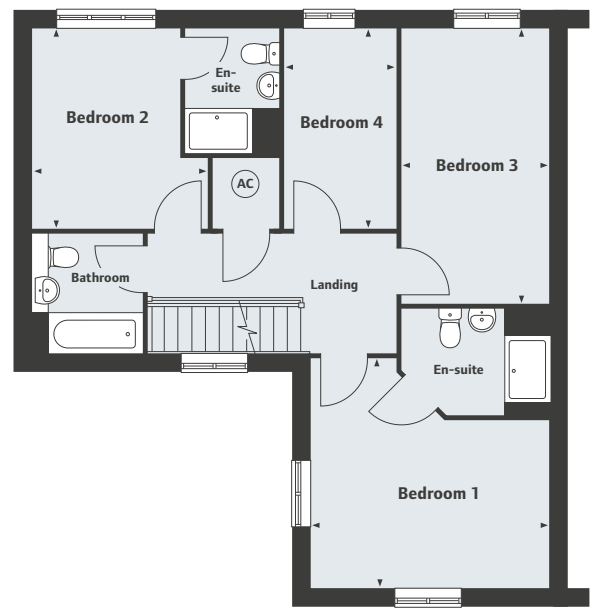


Waterford Place
New Eltham

The Lismore
4 bedroom home



Homes 75*, 76, 84* & 85 *Handed/Mirror image.



Ground Floor

Kitchen/Dining Area	5009 x 4272mm	16'5" x 14'0"
Living Room	5051 x 4964mm	16'7" x 16'3"
Study	3711 x 2200mm	12'2" x 7'2"

First Floor

Bedroom 1	4272 x 4104mm	14'0" x 13'5"
Bedroom 2	3593 x 3153mm	11'9" x 10'4"
Bedroom 3	4964 x 2652mm	16'3" x 8'8"
Bedroom 4	3531 x 2020mm	11'7" x 6'7"

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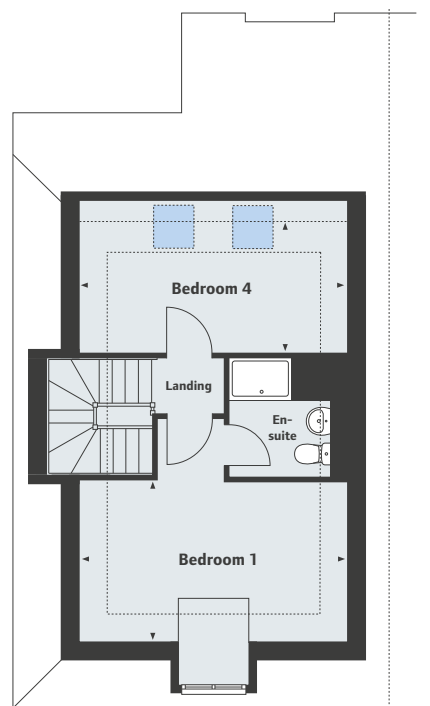
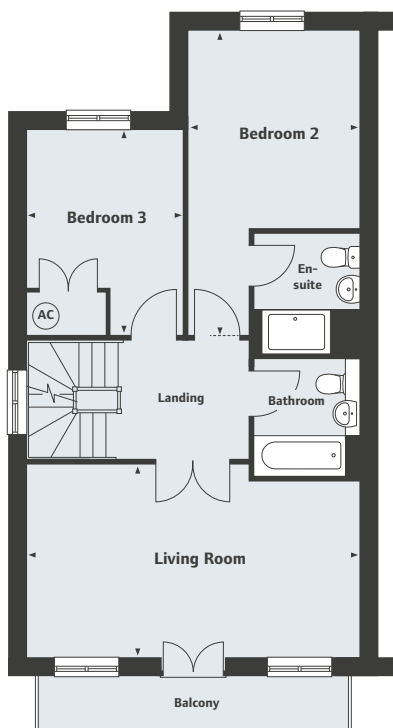
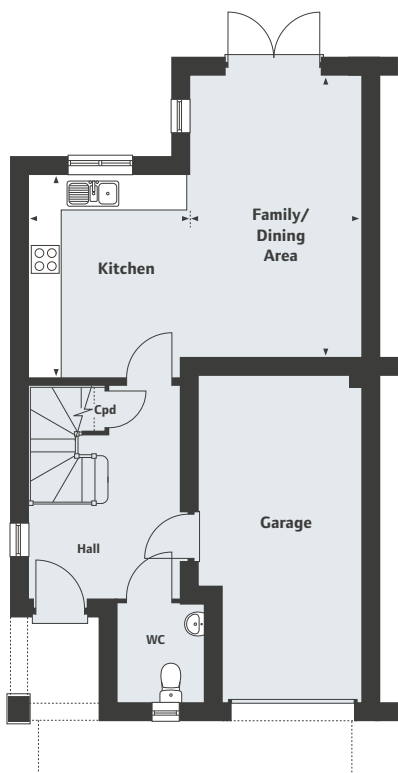


Waterford Place
New Eltham

The Enniskerry
4 bedroom home



Homes 56, 57*, 58, 59*, 60 & 61* *Handed/Mirror image.



..... Restricted ceiling height
 Velux window location

Ground Floor

Kitchen	3761 x 2999mm	12'4" x 9'10"
Family/Dining Area	5222 x 3197mm	17'1" x 10'6"

First Floor

Bedroom 2	5248 x 3198mm	17'2" x 10'6"
Bedroom 3	3800 x 2900mm	12'5" x 9'6"
Living Room	6196 x 3571mm	20'4" x 11'8"

Second Floor

Bedroom 1	4953 x 2989mm	16'3" x 9'9"
Bedroom 4	4953 x 2408mm	16'3" x 7'11"

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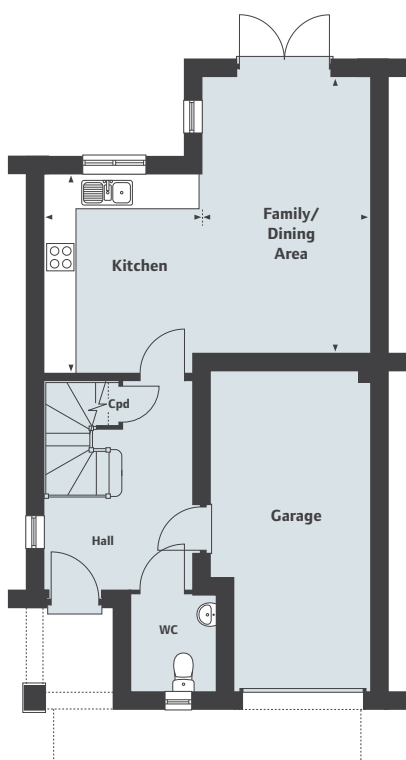


Waterford Place
New Eltham

The Athlone
4 bedroom home

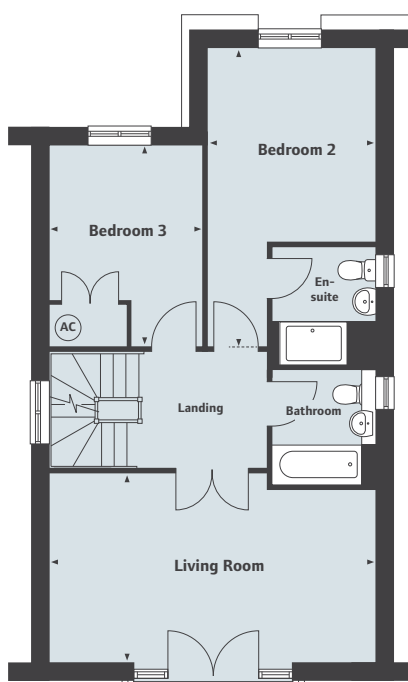


Homes 2, 12, 13*, 14, 15*, 16, 17*, 20, 21*, 22, 23*, 27, 28*, 29, 30*, 37, 38*, 39, 40*, 41*, 43, 44*, 45, 46*, 47*, 48, 49*, 73*, 74, 86* & 87 *Handed/Mirror image.



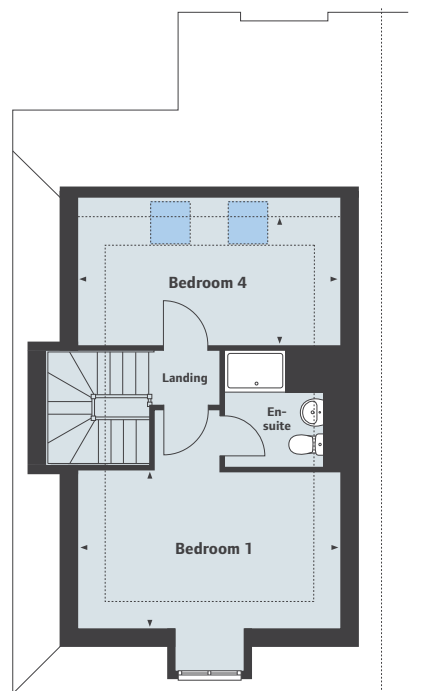
Ground Floor

Kitchen	3761 x 3000mm	12'4" x 9'10"
Family/Dining Area	5222 x 3197mm	17'1" x 10'6"



First Floor

Bedroom 2	5248 x 3198mm	17'2" x 10'6"
Bedroom 3	3800 x 2900mm	12'5" x 9'6"
Living Room	6196 x 3571mm	20'4" x 11'8"



Second Floor

Bedroom 1	4953 x 2989mm	16'3" x 9'9"
Bedroom 4	4953 x 2408mm	16'3" x 7'11"

..... Restricted ceiling height
 Velux window location

Windows to home 47 only

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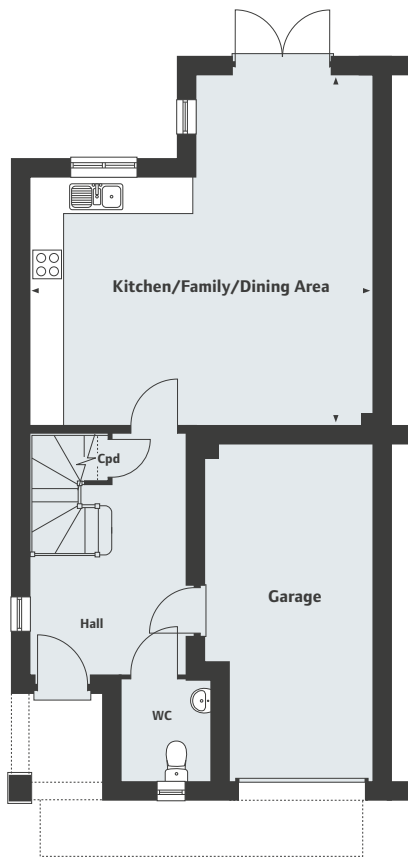


Waterford Place
New Eltham

The Kenmare
4 bedroom home

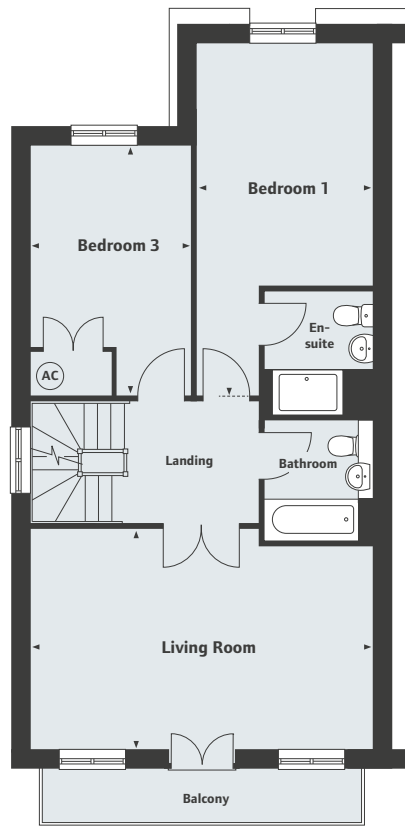


Homes 4, 5*, 6, 7*, 8, 9*, 10 & 11* *Handed/Mirror image.



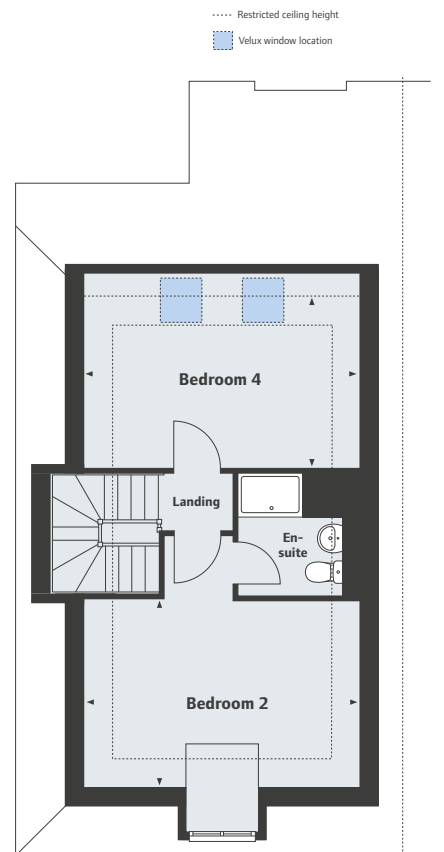
Ground Floor

Kitchen/ Family/Dining Area
6322 x 6197mm 20'9" x 20'4"



First Floor

Bedroom 1
5959 x 3197mm 19'6" x 10'6"
Bedroom 3
4511 x 2900mm 14'9" x 9'6"
Living Room
6197 x 3985mm 20'4" x 13'1"



Second Floor

Bedroom 2
4954 x 3378mm 16'3" x 11'1"
Bedroom 4
4954 x 3119mm 16'3" x 7'2"

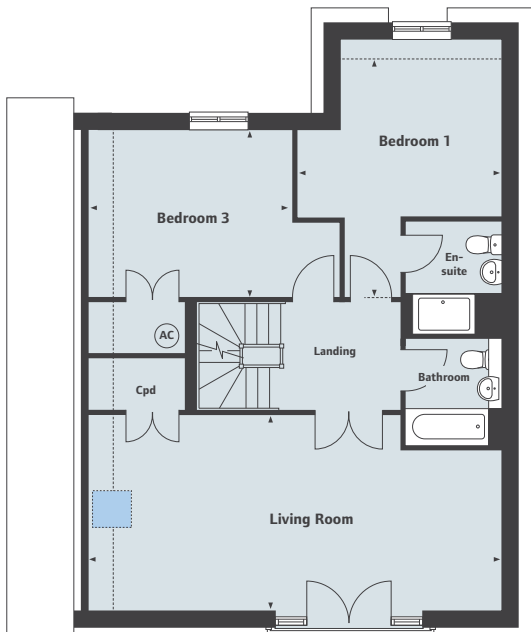
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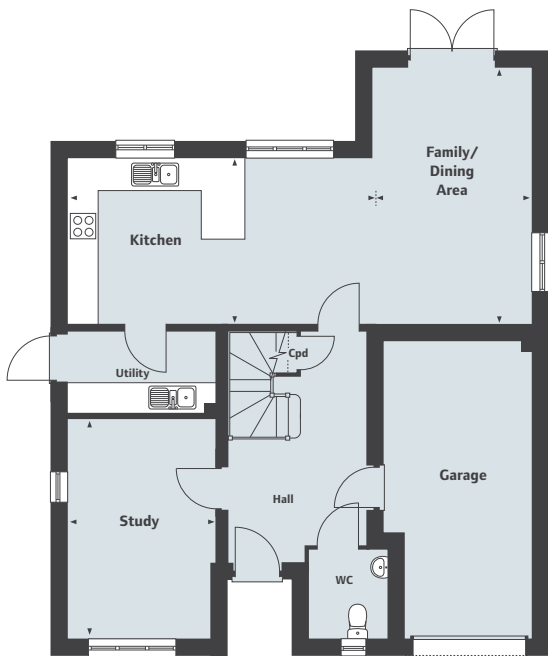
Home 42



First Floor

Bedroom 1	4859 x 4155mm	15'11" x 13'7"
Bedroom 3	5120 x 3411mm	16'3" x 11'1"
Living Room	8417 x 3961mm	27'7" x 13'0"

..... Restricted ceiling height
 Velux window location

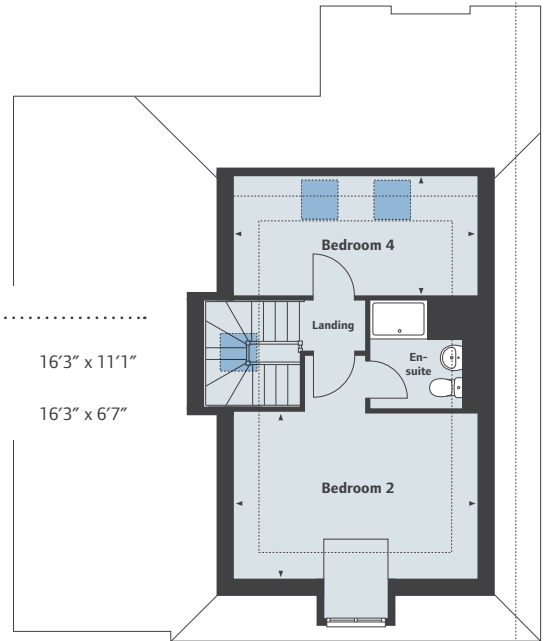


Ground Floor

Kitchen	6220 x 3372mm	20'5" x 11'1"
Family/Dining Area	5222 x 3244mm	17'1" x 10'8"
Study	4459 x 3002mm	14'7" x 9'10"

Second Floor

Bedroom 2	4955 x 3378mm	16'3" x 11'1"
Bedroom 4	4955 x 2017mm	16'3" x 6'7"

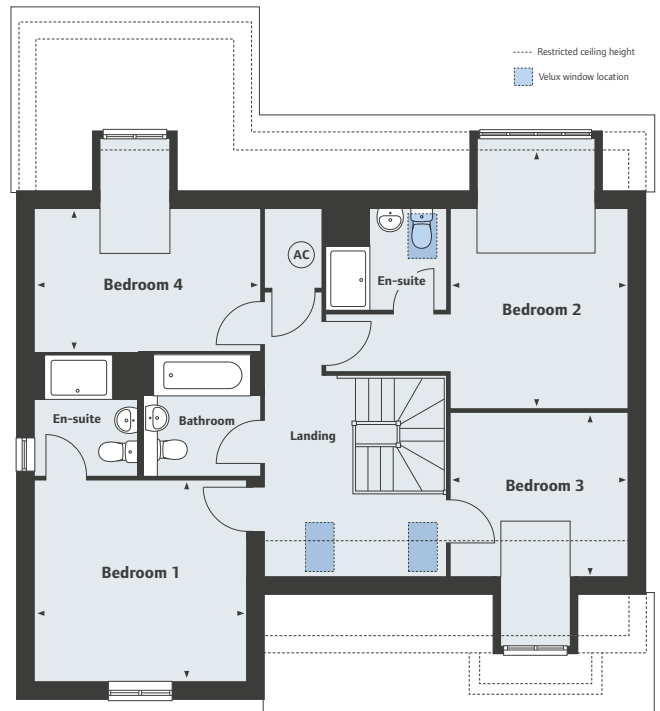


Waterford Place
New Eltham

The Westport
4 bedroom home



Homes 31* & 34 *Handed/Mirror image.



Ground Floor

Living Room	5697 x 3896mm	18'8" x 12'9"
Family Area	6149 x 3671mm	20'2" x 12'0"
Kitchen/Dining Area	7425 x 4074mm	24'4" x 13'4"
Study	3267 x 3040mm	10'8" x 10'0"

First Floor

Bedroom 1	3896 x 3730mm	12'9" x 12'3"
Bedroom 2	4808 x 3320mm	15'9" x 10'10"
Bedroom 3	3322 x 3058mm	10'11" x 10'0"
Bedroom 4	4178 x 2667mm	13'8" x 8'9"

Waterford Place
New Eltham SE9 2EY
2, 3, 4 & 5 bedroom family homes

020 3553 9887

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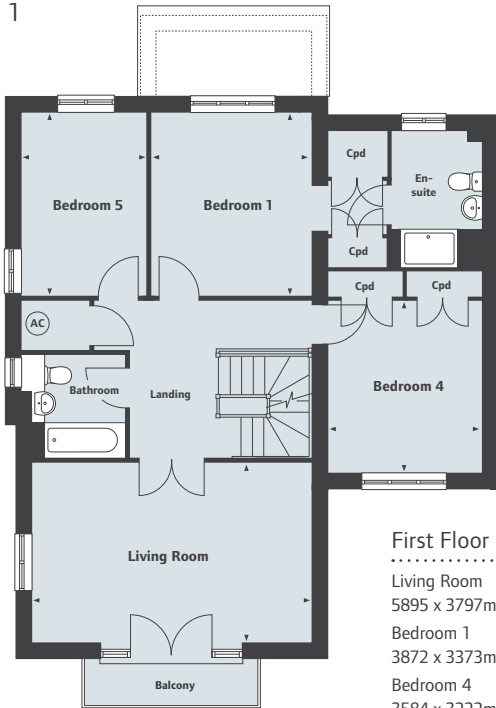


Waterford Place
New Eltham

The Glengarriff
5 bedroom home



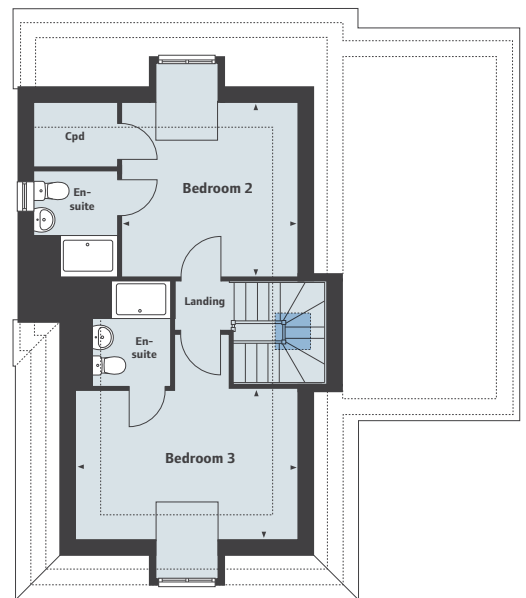
Home 1



First Floor

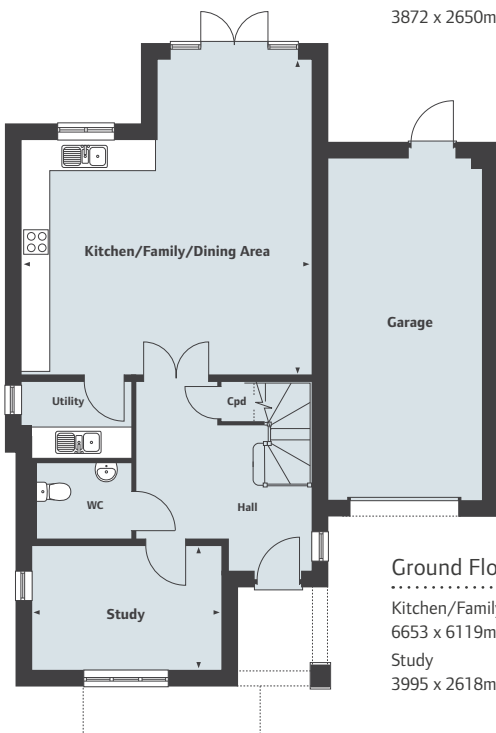
Living Room	5895 x 3797mm	19'4" x 12'5"
Bedroom 1	3872 x 3373mm	12'8" x 11'1"
Bedroom 4	3584 x 3222mm	11'9" x 10'7"
Bedroom 5	3872 x 2650mm	12'8" x 8'8"

..... Restricted ceiling height
 Velux window location



Second Floor

Bedroom 2	3716 x 3635mm	12'2" x 11'11"
Bedroom 3	4650 x 3177mm	15'3" x 10'5"



Ground Floor

Kitchen/Family/Dining Area	6653 x 6119mm	21'10" x 20'1"
Study	3995 x 2618mm	13'1" x 8'7"

Waterford Place
New Eltham SE9 2EY
2, 3, 4 & 5 bedroom family homes
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Waterford Place
New Eltham

The Carlingford
5 bedroom home

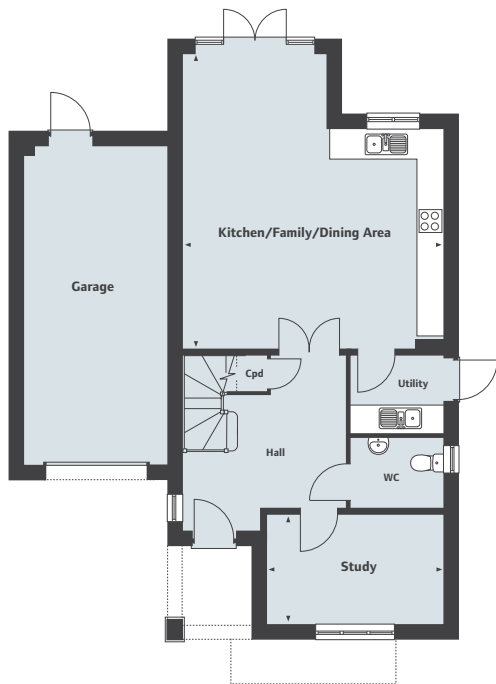


Homes 65, 66*, 67*, 68*, 81, 82* & 83* *Handed/Mirror image.



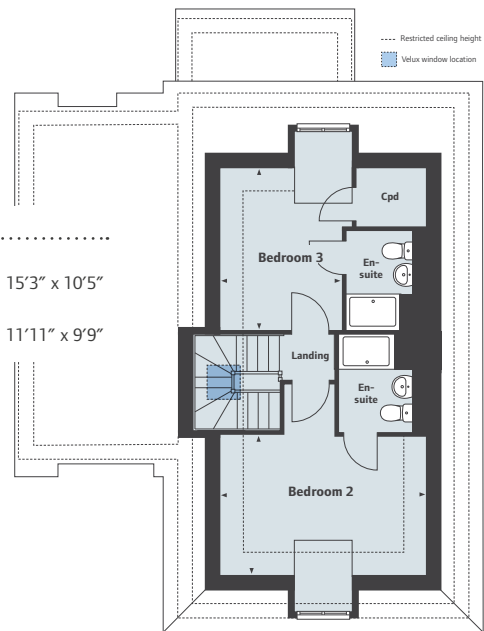
First Floor

Living Room	5895 x 3797mm	19'4" x 12'5"
Bedroom 1	3872 x 3148mm	12'8" x 10'4"
Bedroom 4	3616 x 3222mm	11'10" x 10'7"
Bedroom 5	3872 x 2650mm	12'8" x 8'8"



Ground Floor

Kitchen/Family/Dining Area	6653 x 5895mm	21'10" x 19'4"
Study	3994 x 2468mm	13'1" x 8'1"



Second Floor

Bedroom 2	4650 x 3177mm	15'3" x 10'5"
Bedroom 3	3635 x 2975mm	11'11" x 9'9"

Waterford Place
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