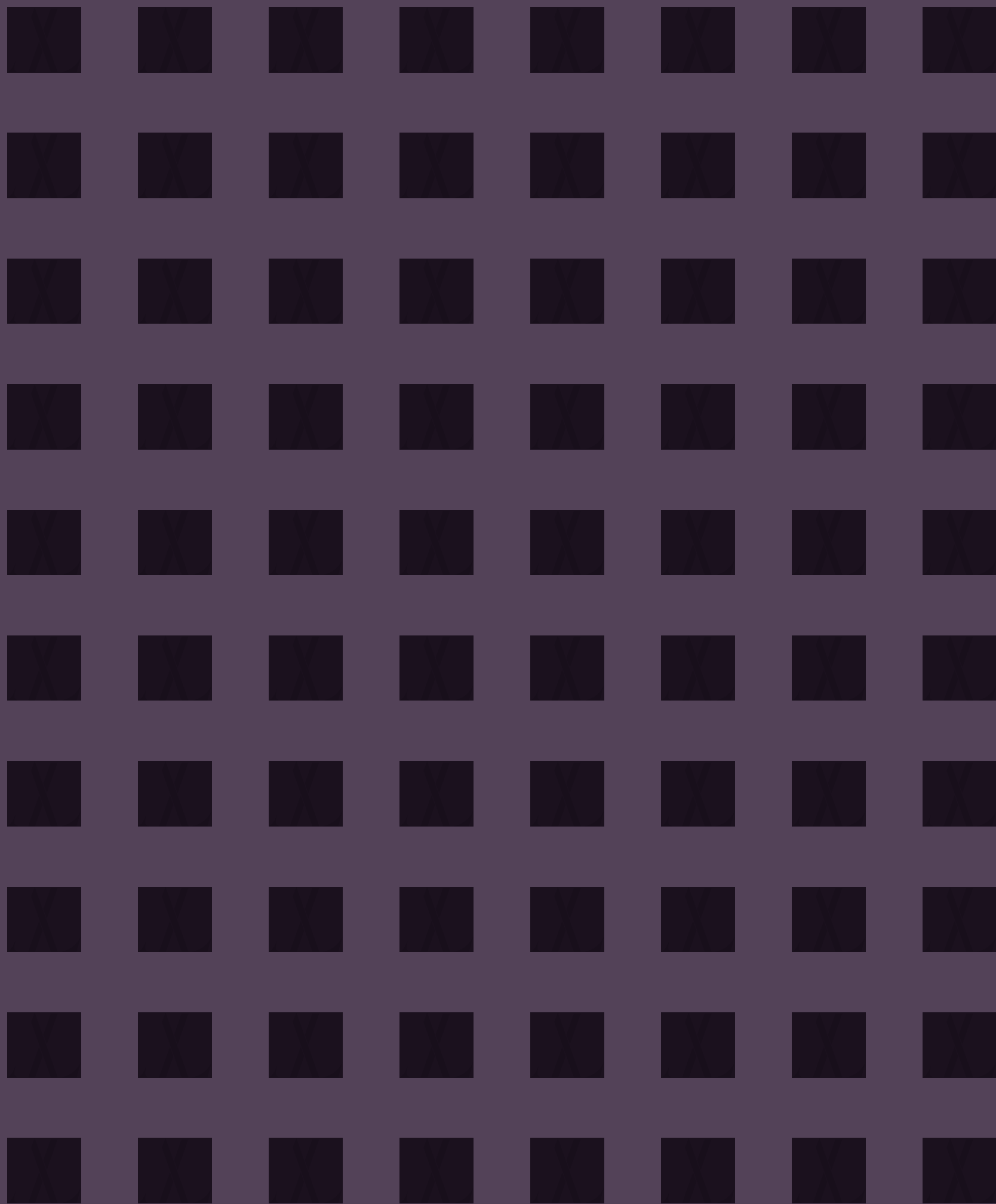




AUGUSTUS LODGE
CHIGWELL

Higgins



X

MODERN CLASSIC

ENDURING VALUES

A return to what's important in life

Augustus Lodge is born from a strong belief in the finest things in life. Set in an idyllic location, near the ancient woodlands of Epping Forest, it showcases the latest in urban chic. Conveniently situated in Chigwell, just 31 minutes from London, Augustus Lodge offers a tranquil retreat from the hustle and bustle.

Inspired by Augustus Pugin, a leading light of the Arts and Crafts movement, every aspect of the development has been carefully considered and lovingly crafted from quality materials. Residents will enjoy a stylish, contemporary lifestyle framed in an enduring aesthetic of individuality, beauty and authenticity.

APARTMENT BUILDING A



This computer generated image is drawn from plan and is indicative only of how the completed development will appear.

120

High Road, Chigwell

There is an aura of traditional country house grandeur to Augustus Lodge, but behind its elegant façade, every detail has been designed for contemporary living.

Augustus Lodge blends seamlessly with its neighbours – historic homes on one of Chigwell's premier roads.

The two elegant buildings, comprising twelve desirable apartments and penthouses, are in a prime location. Adjacent to the lush verdant and manicured golf course, commuters will relish the convenience of living two minutes from Chigwell Station.

Don't miss this rare opportunity to purchase a state-of-the-art home in this sought-after setting.



This computer generated image is drawn from plan and is indicative only of how the completed development will appear.

Landscaping that reflects your lifestyle

Augustus Lodge is framed by formal gardens and bathed in the dappled light cast by mature trees.

At the end of a long day, what could be more refreshing than retreating to the Secret Garden, nestled in a quiet corner? Watch the sun go down in this fragrant and tranquil oasis, with only the occasional gentle thud of a golf ball punctuating the peace.



- RS** REFUSE STORE
- ACCESS TO UNDERGROUND CAR PARKING
- [Dashed Box]** PARKING BAY
- ESS** ELECTRICITY SUB STATION
- BV** BASEMENT VENT

This site plan has been prepared with all due care for the convenience of the intending purchaser. However, the information contained herein is a preliminary guide only. Ground levels and other variances have not been shown.

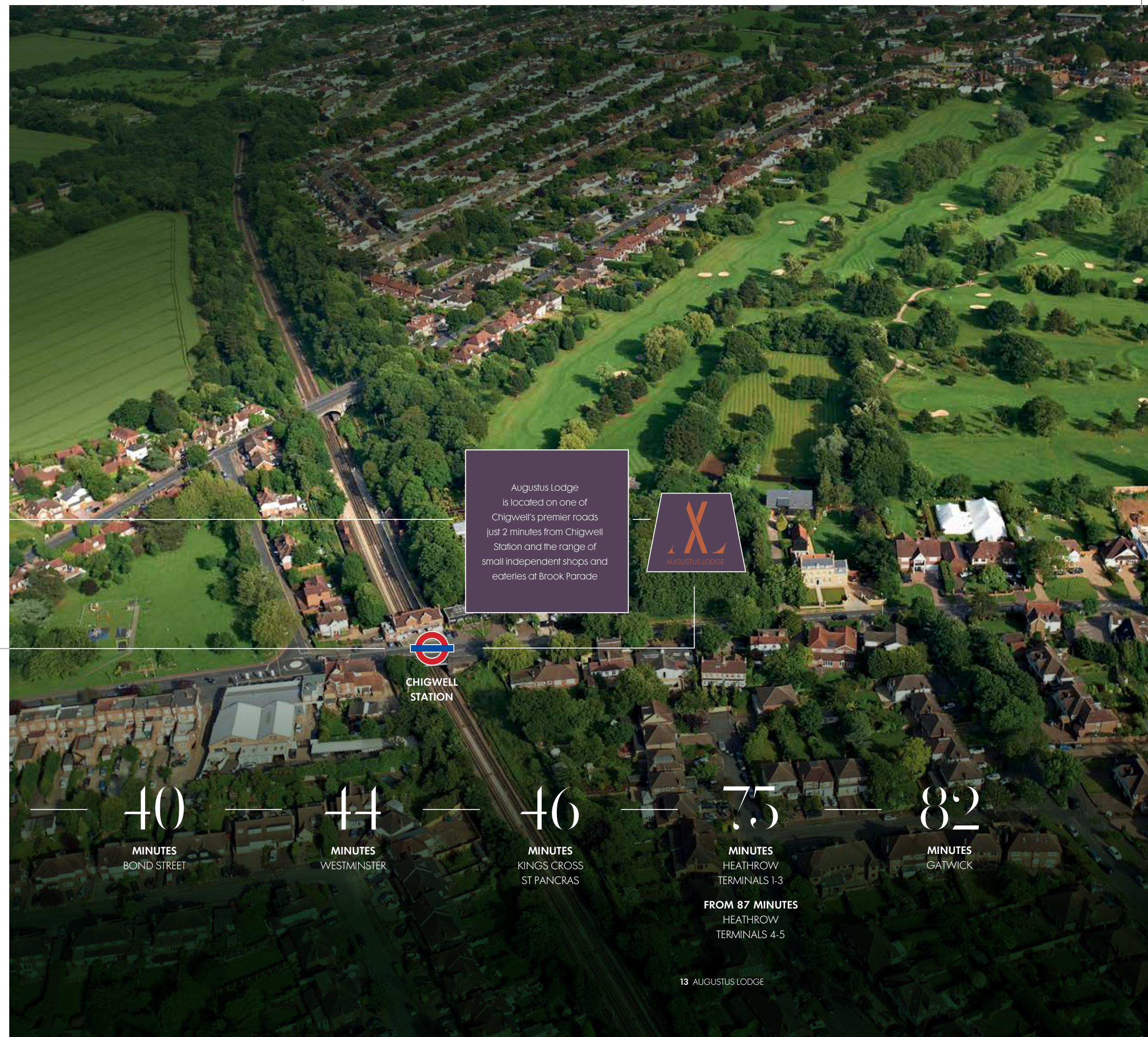


**SITE
PLAN**

YOUR JOURNEY STARTS HERE

31 — 35 — 39
MINUTES — MINUTES — MINUTES
LIVERPOOL STREET — CANARY WHARF — OXFORD CIRCUS

Fastest travel times from Chigwell Station on the Central Line. Source: TfL



CLASSIC FUSION

Quality of life reflected in each exquisite detail

The interiors at Augustus Lodge are a fusion of chrome and marble, technology and soul, classic style spiced with a contemporary twist. Here, passion meets quality craftsmanship to create a harmonious home in a muted palette of monochrome tones.

LED downlighters throughout provide practicality as well as ambience. Underfoot, precision-engineered parquet* gives way to soft carpet. From the clean design of the flat-panelled doors, to the stylish composite stone work surfaces in both kitchen and bathroom, every detail combines sophistication with functionality.

* PLOTS 1 - 8 ONLY

14 AUGUSTUS LODGE



15 AUGUSTUS LODGE

Interior photography is of a similar
Higgins Homes development

APARTMENT BUILDING



GROUND FLOOR - TWO BEDROOMS

PLOT

1

TOTAL AREA	1102 sq ft (102m²)
Excluding terraces	
LIVING ROOM	
18'6" x 15'9"	5635mm x 4800mm
KITCHEN / DINING ROOM	
19'5" x 10'9"	5938mm x 3275mm
MASTER BEDROOM	
13'4" x 11'11"	4083mm x 3630mm
EN SUITE	
BEDROOM 2	
14'3" x 10'2"	4363mm x 3105mm
BATHROOM	
TERRACE 1	
35'9" x 9'6"	10898mm x 2913mm
TERRACE 2	
14'1" x 6'7"	4300mm x 2025mm

PLOT

2

TOTAL AREA	1408 sq ft (131m²)
Excluding terrace	
LIVING ROOM	
22'1" x 20'11"	6738mm x 6390mm
KITCHEN / DINING ROOM	
15'11" x 13'5"	4858mm x 4100mm
UTILITY ROOM	
MASTER BEDROOM	
18'8" x 11'9"	5708mm x 3588mm
EN SUITE	
BEDROOM 2	
12'11" x 12'8"	3941mm x 3858mm
BATHROOM	
TERRACE	
34'11" x 8'8"	10645mm x 2663mm

PLOT

3

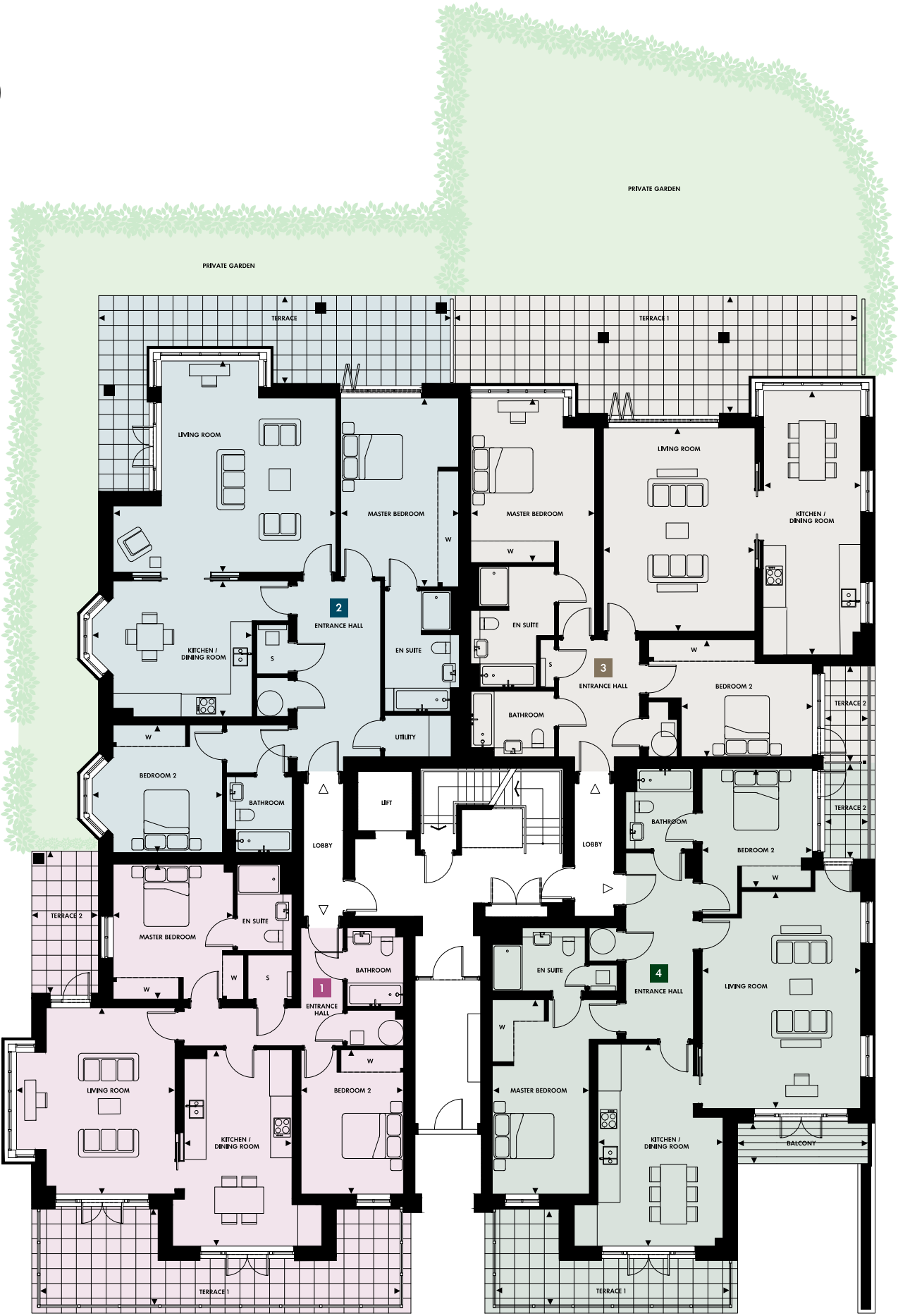
TOTAL AREA	1284 sq ft (119m²)
Excluding terraces	
LIVING ROOM	
20'2" x 15'	6148mm x 4585mm
KITCHEN / DINING ROOM	
26'3" x 9'7"	7998mm x 2935mm
MASTER BEDROOM	
16'3" x 12'3"	4973mm x 3747mm
EN SUITE	
BEDROOM 2	
13' x 11'7"	3963mm x 3543mm
BATHROOM	
TERRACE 1	
40'1" x 11'8"	12215mm x 3563mm
TERRACE 2	
9'6" x 4'6"	2910mm x 1376mm

PLOT

4

TOTAL AREA	1244 sq ft (115m²)
Excluding terraces	
LIVING ROOM	
21'6" x 15'9"	6567mm x 4798mm
KITCHEN / DINING ROOM	
20' x 12'5"	6110mm x 3785mm
MASTER BEDROOM	
19'3" x 9'7"	5880mm x 2935mm
EN SUITE	
BEDROOM 2	
11'10" x 10'11"	3604mm x 3335mm
BATHROOM	
TERRACE 1	
23'2" x 9'6"	7073mm x 2913mm
TERRACE 2	
9'6" x 4'6"	2910mm x 1376mm
BALCONY	
12'11" x 4'	3945mm x 1233mm

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



► DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN ▷ PLOT ENTRANCE W WARDROBE S STORE ■ SUPPORTS FOR BALCONIES OVERHEAD

APARTMENT BUILDING



FIRST FLOOR - TWO BEDROOMS



PLOT

5

TOTAL AREA 1160 sq ft (108m²)
Excluding balcony

LIVING ROOM
18'6" x 15'9" 5635mm x 4800mm

KITCHEN / DINING ROOM
19'5" x 10'9" 5938mm x 3275mm

MASTER BEDROOM
16'6" x 12'4" 5026mm x 3780mm

EN SUITE

BEDROOM 2
13'9" x 10'10" 4197mm x 3308mm

BATHROOM

BALCONY
13'11" x 6'5" 4245mm x 1970mm

PLOT

6

TOTAL AREA 1408 sq ft (131m²)
Excluding balconies

LIVING ROOM
22'1" x 20'11" 6738mm x 6390mm

KITCHEN / DINING ROOM
15'11" x 13'5" 4858mm x 4100mm

UTILITY ROOM

MASTER BEDROOM
18'8" x 11'9" 5708mm x 3588mm

EN SUITE

BEDROOM 2
12'11" x 12'8" 3941mm x 3858mm

BATHROOM

BALCONY 1
17'2" x 8' 5250mm x 2445mm

BALCONY 2
10'6" x 4'7" 3208mm x 1408mm

PLOT

7

TOTAL AREA 1472 sq ft (137m²)
Excluding balconies

LIVING ROOM
25'11" x 18' 7900mm x 5490mm

KITCHEN / DINING ROOM
17'10" x 13'5" 5450mm x 4100mm

UTILITY ROOM

MASTER BEDROOM
18'8" x 12'3" 5708mm x 3747mm

EN SUITE

BEDROOM 2
13'3" x 11'4" 4040mm x 3453mm

BATHROOM

BALCONY 1
14'10" x 8' 4525mm x 2445mm

BALCONY 2
19'3" x 4'6" 5875mm x 1376mm

PLOT

8

TOTAL AREA 1199 sq ft (111m²)
Excluding balcony

LIVING ROOM
23'4" x 12'1" 7108mm x 3695mm

KITCHEN / DINING ROOM
16'1" x 12'9" 4910mm x 3898mm

MASTER BEDROOM
18'10" x 11'3" 5748mm x 3450mm

EN SUITE

BEDROOM 2
15' x 10'8" 4576mm x 3250mm

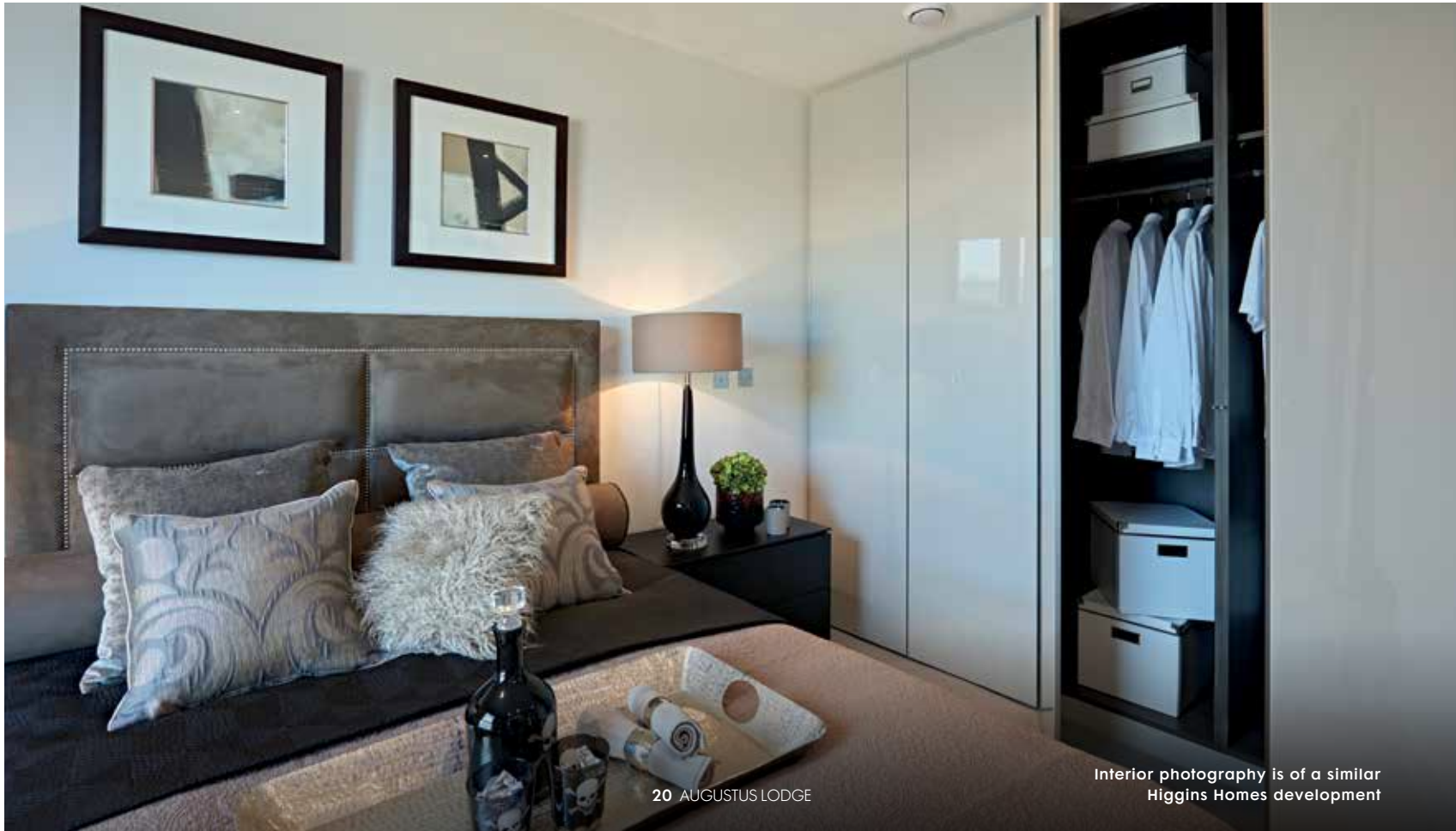
BATHROOM

BALCONY
13'3" x 4'5" 4058mm x 1345mm



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► DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN ▷ PLOT ENTRANCE W WARDROBE S STORE



20 AUGUSTUS LODGE

Interior photography is of a similar Higgins Homes development

APARTMENT BUILDING A - GROUND AND FIRST FLOOR

SPECIFICATION

KITCHEN

- Handleless fitted kitchens by London designers, Urban Myth
- Siemens appliances to include a 60cm induction hob in black glass, telescopic extractor hood, fan assisted oven, integrated combination oven / microwave, dishwasher and fridge / freezer
- Integrated washer / dryer to Plot 3 and concealed freestanding washing machine and condensing tumble dryer to Plots 1, 4 and 5
- 20mm composite stone work surface and matching upstand to underside of wall cupboard
- Under mounted Blanco Quarta one and a half bowl stainless steel sink with Quooker 'Fusion Square' boiling water tap and waste disposal unit
- Under unit LED task lighting

- 20mm composite stone counter top*
- Bespoke mirror fronted storage cabinet with concealed lighting and shaver socket with matching 'towel box' and bath panel
- Dual fuel heated towel rail by Bisque – 'volcanic' finish
- Continuous mechanical extract ventilation (MEV) system

CENTRAL HEATING

- Zoned under floor heating powered by a gas fired central heating boiler

AIR CONDITIONING

- Air conditioning to living room and master bedroom through discrete linear ceiling or wall mounted diffusers, powered by concealed Mitsubishi fan coil units and a remotely sited external unit

- Contemporary 75mm grooved architrave and 200mm skirting boards
- Electrical switch plates – polished chrome finish
- Fitted wardrobes to both bedrooms

SECURITY

- Wiring for an intruder alarm system
- Mains operated smoke detector
- Video security entry phone system
- Development secured by electric vehicular and pedestrian security gates with remote control access and entry phone release mechanism
- Underground car park secured by a further security gate with remote control access

- Paving to ground floor terraces and composite Hyperion decking to first floor terraces

COMMUNAL AREAS

- Eight person passenger lift providing lift access to all floors including underground car park
- Feature wall and porcelain flooring to communal entrance foyer, fitted carpet to communal hallway and staircase
- Communal staircase with steel and glass balustrade from ground to second floor
- Communal cycle storage
- Lockable letterboxes within communal foyer
- Landscape architect designed 'secret garden' and communal grounds

PARKING

Two allocated parking spaces per apartment within the underground car park. Five communal visitor parking spaces

WARRANTY

Ten year National House Building Council warranty

* Choice to be available subject to the stage of construction

The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice

UTILITY ROOM

(Plots 2, 6, 7 and 8)

- Handleless fitted units by London designers, Urban Myth
- 20mm composite stone work surface and upstand
- Freestanding Siemens washing machine and separate condensing tumble dryer
- Under unit LED task lighting

BATHROOM AND EN SUITE

- Contemporary sanitary ware in white by Duravit with chrome fittings
- Starck designed 1700mm bath
- Vero semi counter top basin
- Durastyle wall hung WC with soft close seat
- Fiora shower tray (where applicable)
- Hansgrohe Metris taps and Hansgrohe shower head
- Full height European wall and floor tiling*

WINDOWS

- Powder coated aluminium framed double glazed sealed units
- Powder coated aluminium framed concertina folding doors leading to terrace to Plots 2, 3, 6 and 7

INTERNAL DOORS

- Internal doors from the Portfolio range
- Polished chrome ironmongery

LIGHTING

- Recessed ceiling down lighters with polished chrome finish
- Five amp ambient lighting circuit to living room and bedrooms
- Pre-programmable lighting control system

FINISHES

- Smooth plastered walls and ceilings with white emulsion finish

HOME ENTERTAINMENT / COMMUNICATIONS

- Television and FM radio outlet points to living room, kitchen and bedrooms
- Provision for satellite television (Sky +) – decoder required
- Wired for Virgin media cable television – subscription required
- Communal digital terrestrial television aerial
- Telephone outlet points to living room, kitchen and bedrooms
- USB outlet points to living room, kitchen and bedrooms

FLOORING

- Engineered herringbone parquet wood flooring to living room and entrance hall
- Fitted carpet to bedrooms*
- Porcelain floor tiling to bathroom and en suite*
- Choice of either engineered wood flooring or porcelain floor tiling to kitchen / dining rooms and utility rooms*

THE PENTHOUSE COLLECTION

Distinctive Distinguished Desirable

We are proud to present the Penthouse Collection, the ultimate experience in luxury living.

Each exclusive penthouse apartment has its own private garden, balcony or terrace – and is characterised by a host of unique features fusing effortless style, enduring quality, comfort and practicality.

From individually designed bathrooms complete with feature baths, to exquisitely crafted kitchens equipped with top-of-the-range appliances from Miele, the Penthouse Collection offers truly aspirational living spaces.

THE PENTHOUSE COLLECTION

APARTMENT BUILDING



THREE BEDROOM PENTHOUSES

PLOT 9

TOTAL AREA	2015 sq ft (187m ²)
Excluding balcony	
LIVING / DINING / KITCHEN	30'7" x 29'2" 9318mm x 8895mm
UTILITY ROOM	
CLOAKROOM	
MASTER BEDROOM	17'10" x 15'8" 5445mm x 4779mm
EN SUITE	
BEDROOM 2	15'6" x 13'6" 4737mm x 4125mm
EN SUITE	
BEDROOM 3	18'10" x 9'1" 5743mm x 2769mm
EN SUITE	
BALCONY	13'9" x 13'8" 4206mm x 4183mm

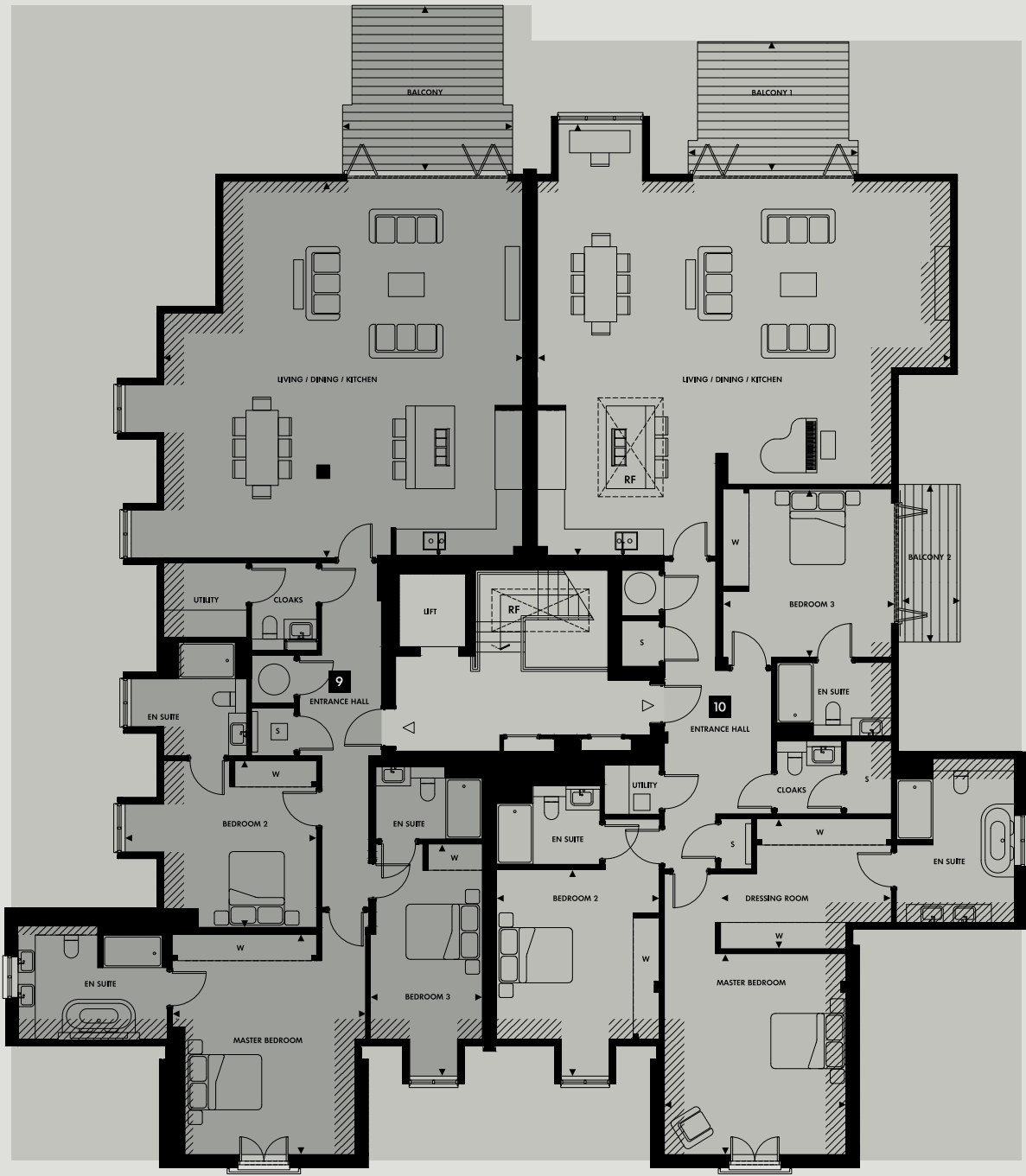
PLOT 10

TOTAL AREA	2272 sq ft (211m ²)
Excluding balconies	
LIVING / DINING / KITCHEN	35'1" x 33'6" 10693mm x 10217mm
UTILITY ROOM	
CLOAKROOM	
MASTER BEDROOM	16'3" x 14'8" 4971mm x 4990mm
DRESSING ROOM	13'10" x 10'6" 4226mm x 3216mm
EN SUITE	
BEDROOM 2	16'9" x 13'2" 5118mm x 4033mm
EN SUITE	
BEDROOM 3	13'8" x 13'8" 4169mm x 4169mm
EN SUITE	
BALCONY 1	13'9" x 10'9" 4206mm x 3282mm
BALCONY 2	12'9" x 4'10" 3900mm x 1490mm

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PLOT 9

PLOT 10



► DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN ▷ PLOT ENTRANCE W WARDROBE
S STORE ▨ AREA OF REDUCED CEILING HEIGHT RF ROOF LIGHT

THE PENTHOUSE COLLECTION



APARTMENT BUILDING

B

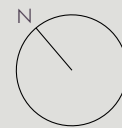
GROUND FLOOR - TWO BEDROOMS

PLOT 11

TOTAL AREA 1815 sq ft (168m ²) Excluding terraces
LIVING ROOM 26'11" x 14'5" 8223mm x 4398mm
DINING ROOM 18'2" x 12'2" 5535mm x 3700mm
KITCHEN 17'9" x 14'11" 5410mm x 4553mm
UTILITY ROOM
STUDY 10'2" x 6'4" 3121mm x 1950mm
MASTER BEDROOM 18'9" x 17'6" 5710mm x 5341mm
EN SUITE
BEDROOM 2 15'7" x 13'5" 4755mm x 4110mm
SHOWER ROOM
TERRACE 1 36'10" x 15'6" 11232mm x 4735mm
TERRACE 2 35'9" x 5'10" 10902mm x 1800mm
TERRACE 3 15'6" x 5'10" 4725mm x 1800mm
TERRACE 4 14'9" x 2'11" 4500mm x 900mm
TERRACE 5 17'8" x 6'7" 5400mm x 2025mm



THE PENTHOUSE COLLECTION



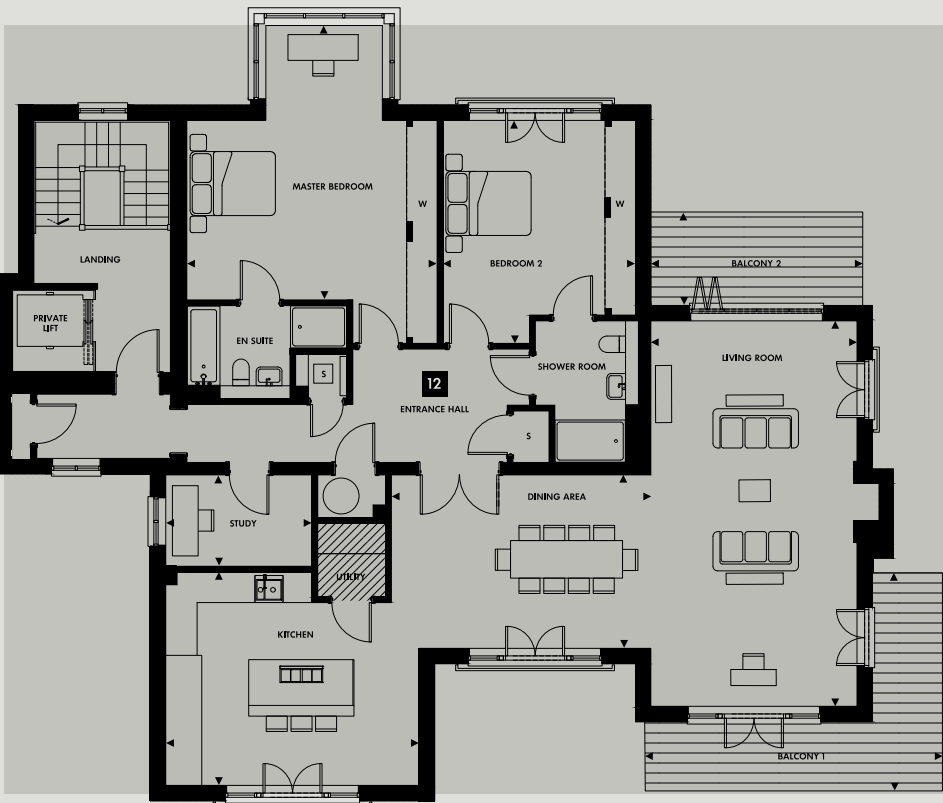
APARTMENT BUILDING

B

FIRST FLOOR - TWO BEDROOMS

PLOT 12

TOTAL AREA 2208 sq ft (205m ²) Excluding balconies
LIVING ROOM 26'11" x 14'5" 8223mm x 4398mm
DINING ROOM 18'2" x 12'2" 5535mm x 3700mm
KITCHEN 17'9" x 14'11" 5410mm x 4553mm
UTILITY ROOM
STUDY 10'2" x 6'4" 3121mm x 1950mm
MASTER BEDROOM 19'2" x 17'6" 5853mm x 5341mm
EN SUITE
BEDROOM 2 15'7" x 13'5" 4755mm x 4110mm
SHOWER ROOM
BALCONY 1 20'9" x 15'4" 6340mm x 4690mm
BALCONY 2 14'9" x 6'6" 4520mm x 1995mm



► DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN ▷ PLOT ENTRANCE W WARDROBE
S STORE ▨ AREA OF REDUCED CEILING HEIGHT – AIR CONDITIONING

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

THE PENTHOUSE COLLECTION

SPECIFICATION

KITCHEN

- Handleless fitted kitchens by London designers, Urban Myth
- Miele appliances in black and steel comprising a 915mm Panorama glass induction hob with downdraft extractor, two fan assisted ovens, steam oven and microwave oven
- Integrated Siemens dishwasher and fridge / freezer
- Fisher and Paykel cool / multi temperature drawer
- 20mm composite stone work surface and matching upstand to underside of wall cupboards
- Under mounted Blanco Quarta one and a half bowl stainless steel sink with Quooker 'Fusion Square' boiling water tap and waste disposal unit
- Under unit LED task lighting

UTILITY ROOM

- Handleless fitted units by London Designers, Urban Myth
- 20mm composite stone work surface with 50mm high matching upstand
- Freestanding Siemens washing machine and separate condensing tumble dryer
- Under unit LED task lighting

BATHROOM, SHOWER ROOM AND CLOAKROOM

- Designed and specified by leading Interior designers, Love Interiors

MASTER SUITE BATHROOM

- Contemporary sanitary ware in white with chrome fittings
- Cove back-to-wall bath (Plots 9 and 10) or feature marble top framed bath (Plots 11 and 12) with wall mounted waterfall bath filler spout by Vado
- Bespoke moulded Corian vanity unit with integrated basin and brassware by Vado
- Villeroy and Boch Subway 2 wall mounted WC

- Heated towel rail by Bisque with chrome finish
- Flora shower tray with glass shower screen and door
- European wall tiling to selected areas with matching or contrasting floor tiling
- Bespoke framed mirror with concealed storage (Plots 9 and 10), wall panelling with concealed storage and separate mirror (Plots 11 and 12)
- Continuous mechanical extract ventilation (MEV) system

SHOWER ROOM

- Flora shower tray with glass shower screen or door
- Vado countertop washbowl with basin mixer by Duravit
- Starck by Duravit wall mounted WC
- Bespoke framed mirror and vanity unit with drawer
- Wall panelling behind WC with concealed storage
- European wall tiling to selected areas with matching or contrasting floor tiling
- Heated towel rail by Bisque with chrome finish

CLOAKROOMS (Plots 9 and 10)

- Vero countertop washbowl in white by Duravit with wall mounted Vado basin mixer
- ME by Starck wall mounted WC in white
- Bespoke framed mirror and vanity unit with drawer
- Wall panelling behind WC with concealed storage
- Heated towel rail by Bisque with chrome finish

CENTRAL HEATING

- Zoned under floor central heating powered by a gas fired boiler

AIR CONDITIONING

- Air conditioning to all habitable rooms through discrete linear

ceiling or wall mounted diffusers, powered by concealed Mitsubishi fan coil units and a remotely sited external unit

WINDOWS

- Powder coated aluminium framed double glazed sealed units and concertina folding doors (as floor plans)
- Roof light above kitchen island unit (Plot 10)

INTERNAL DOORS

- Internal doors from the Portfolio range
- Polished chrome ironmongery

LIGHTING

- Recessed ceiling down lighters with polished chrome finish
- Five amp ambient lighting circuit to living room and bedrooms
- Pre-programmable lighting control system

FINISHES

- Smooth plastered walls and ceilings with white emulsion finish
- Contemporary 75mm grooved architrave and 200mm skirting boards
- Electrical switch plates – polished chrome finish
- Fitted wardrobes to bedrooms

SECURITY

- Wiring for an intruder alarm system
- Mains operated smoke detector
- Video security entry phone system
- Development secured by electric vehicular and pedestrian security gates with remote control access and entry phone release mechanism
- Underground car park secured by a further security gate with remote access

HOME ENTERTAINMENT / COMMUNICATIONS

- Television and FM radio outlet points to living room, kitchen and bedrooms

- Provision for satellite television (Sky +) – decoder required
- Wired for Virgin media cable television – subscription required
- Communal digital terrestrial television aerial
- Telephone outlet points to living room, kitchen and bedrooms
- USB outlet points to living room, kitchen and bedrooms

FLOORING

- Porcelain floor tiling by Marazzi (750mm x 750mm) to hall, living room, dining room and kitchen
- Fitted carpet to bedrooms*
- Paving to ground floor terraces and composite Hyperion decking to first floor balconies

FIREPLACE

- Class one chimney with Gazco Studio 1 open fronted gas fire with steel trim

PRIVATE LIFT AND PHOTOVOLTAIC PANELS (Plot 12)

- Private lift measuring 1400mm x 1100mm from ground to first floor
- Photovoltaic roof panels supplying renewable energy

PARKING

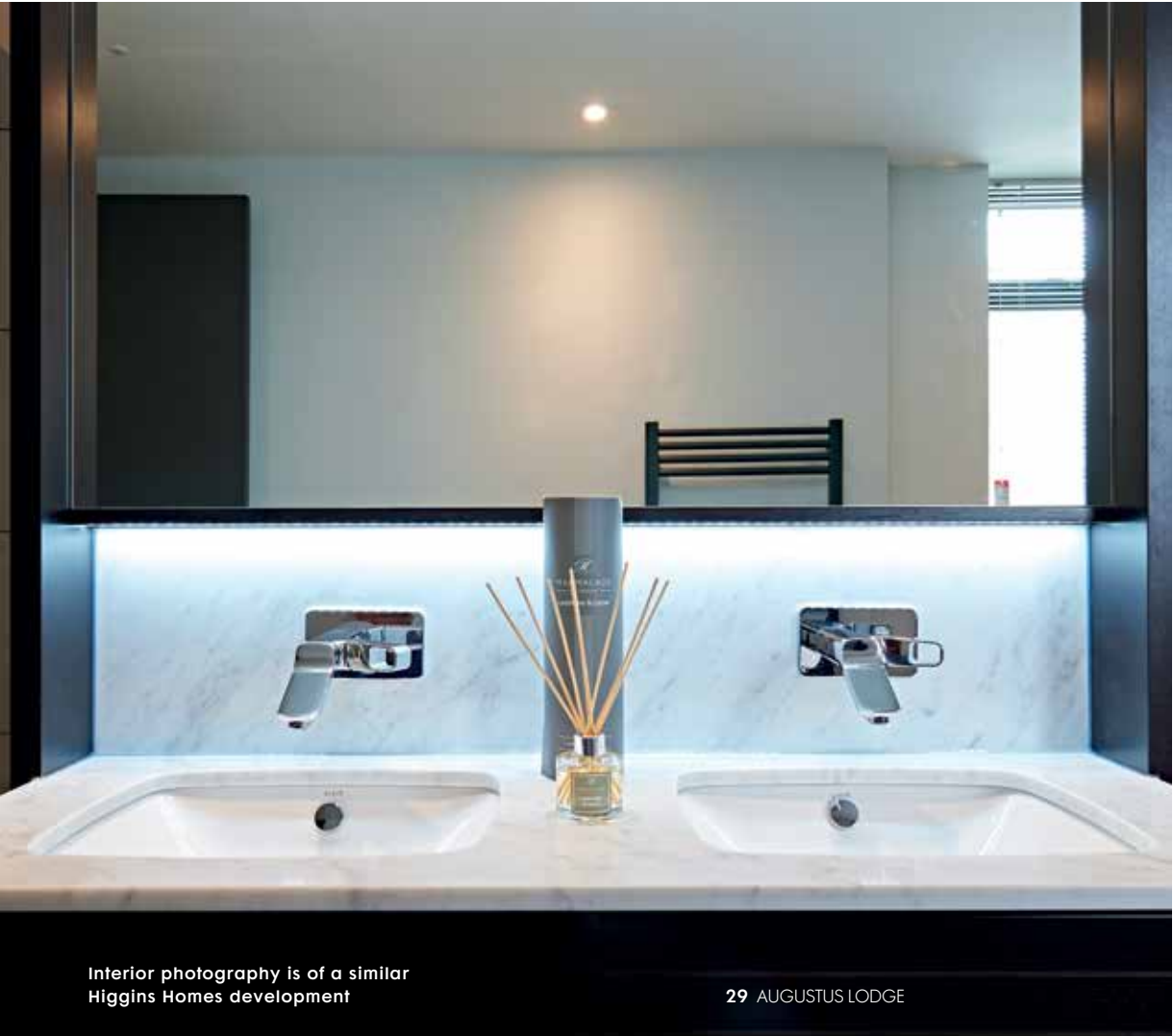
Two allocated parking spaces per apartment within the underground car park (Plots 9 and 10). Two surface parking spaces (Plots 11 and 12). Five communal visitor parking spaces

WARRANTY

Ten year National House Building Council warranty

* Choice to be available subject to the stage of construction

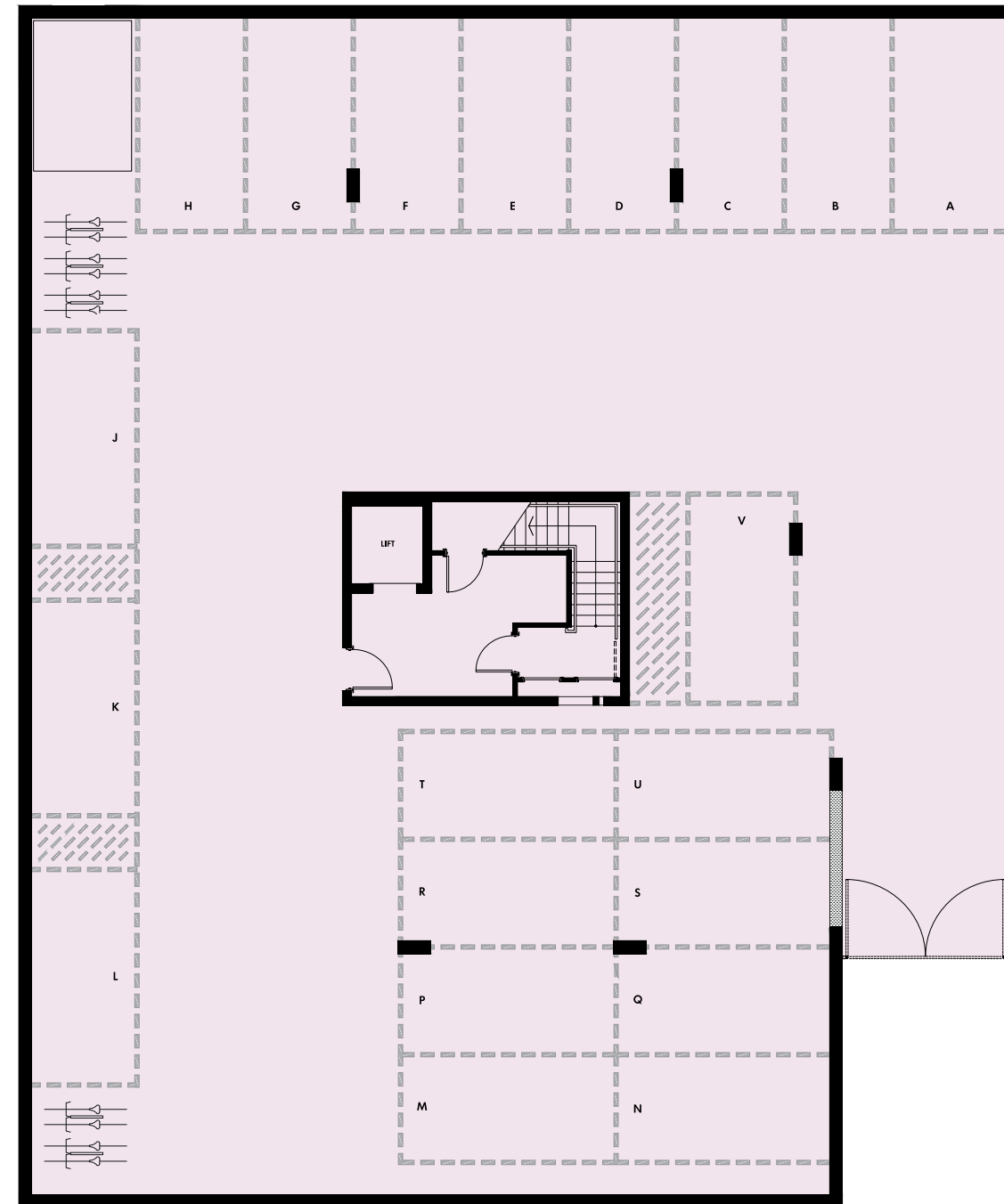
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Interior photography is of a similar Higgins Homes development



APARTMENT BUILDING A BASEMENT CAR PARK



AN IMPRESSIVE LEGACY

When choosing a new home, whether it's your first time or a next step on the ladder, at Higgins Homes we understand the importance of individuality, reliability and, above all, quality.

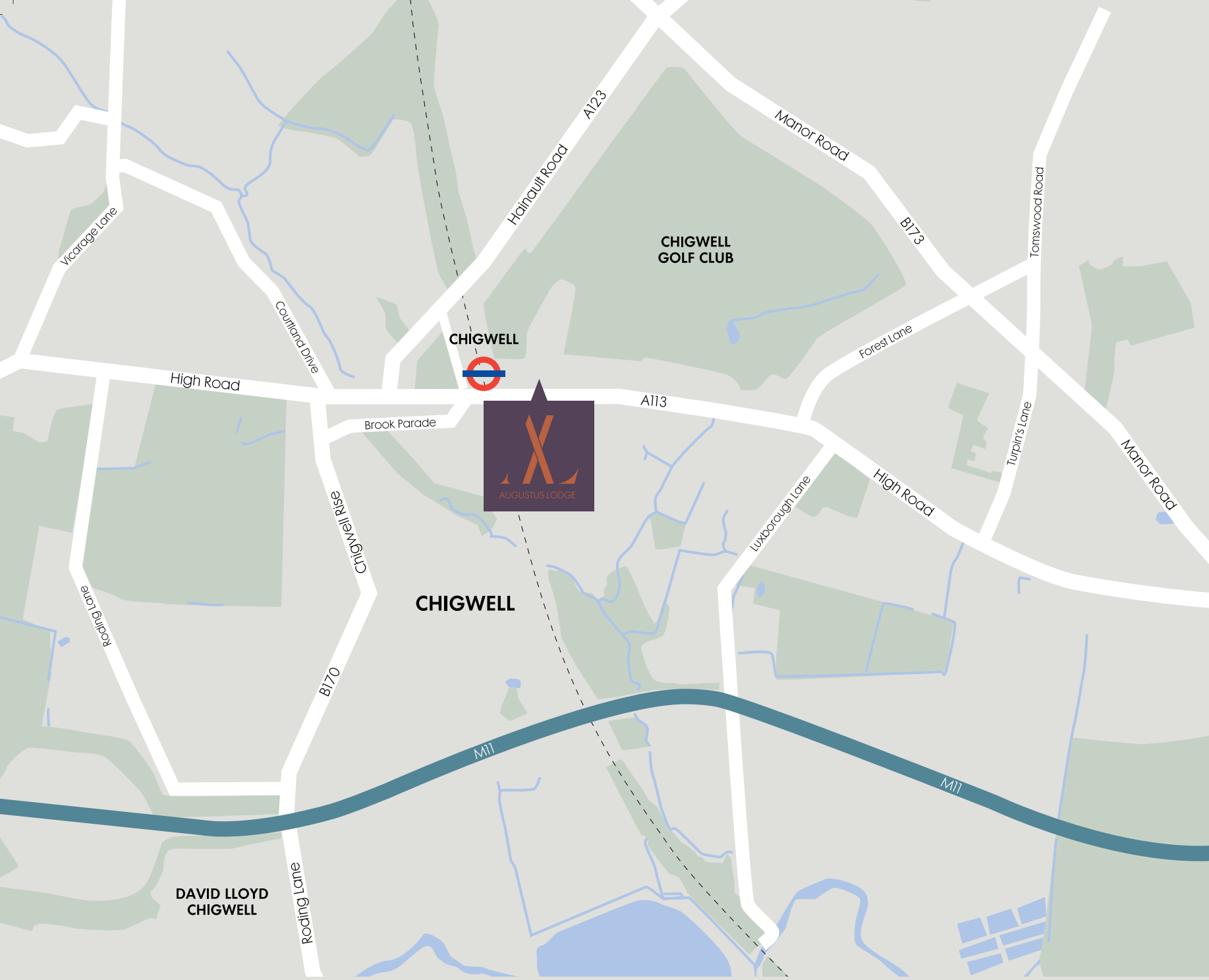
Since we began designing and building homes over 50 years ago, Higgins Homes has become a well respected name across London and the South East, winning numerous industry awards and

establishing a reputation for excellence along the way.

Our approach is simple. Whether a contemporary urban apartment or rural family home, new build or sensitive restoration, every Higgins Homes development is crafted with care and attention to detail, from the desirable locations and stand out architectural design to the finishing touches that make all the difference.

What's more, every Higgins Homes property is, naturally, made to stand the test of time. As a company we are committed to the highest build standards, expert workmanship and finest materials, and every home is guaranteed for 10 years by a national warranty provider.



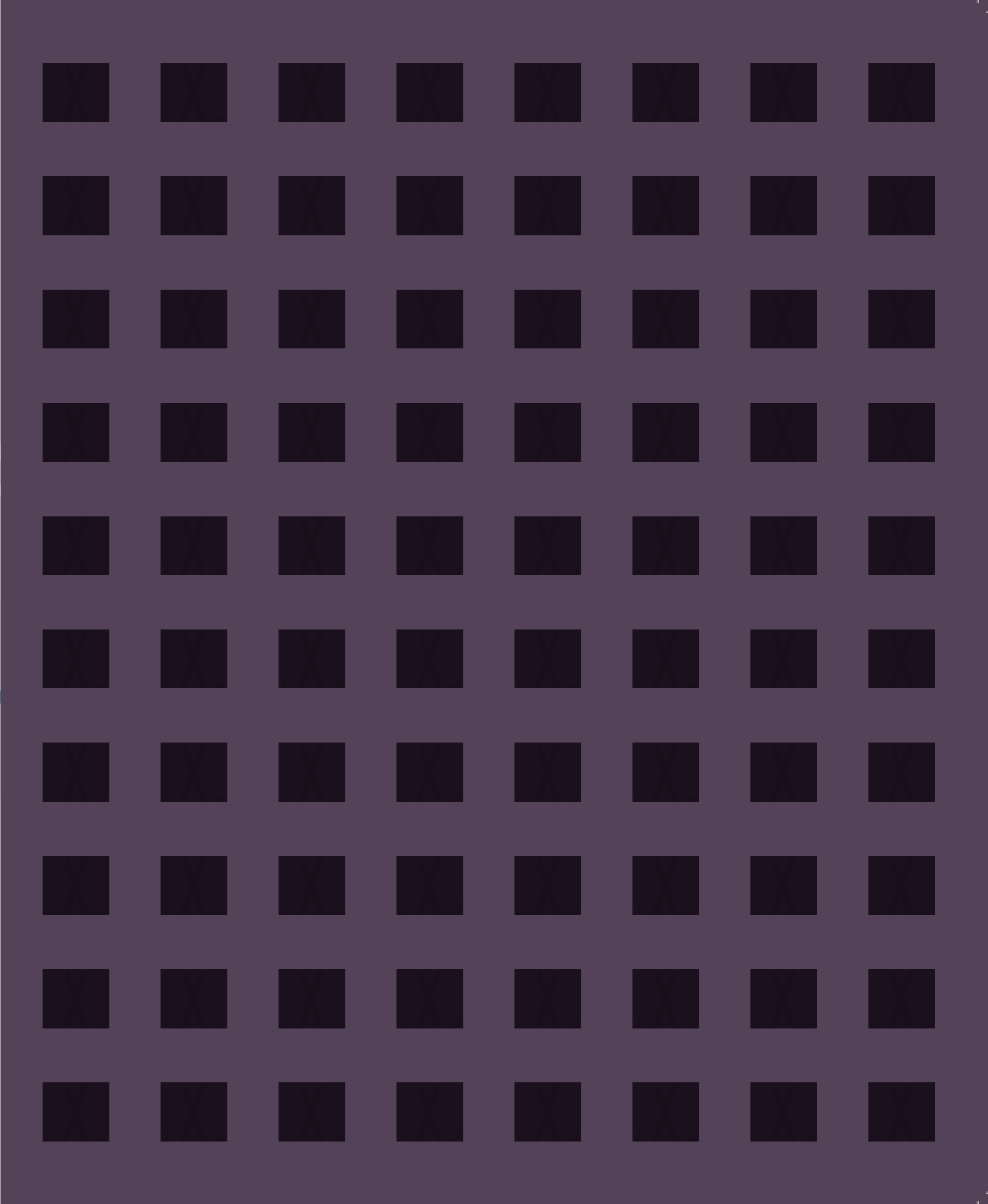


AUGUSTUS LODGE	OUR ADDRESS	CONTACT
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All interior photography is of similar Higgins Homes developments.

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CODE FOR
HOME BUILDERS
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Higgins