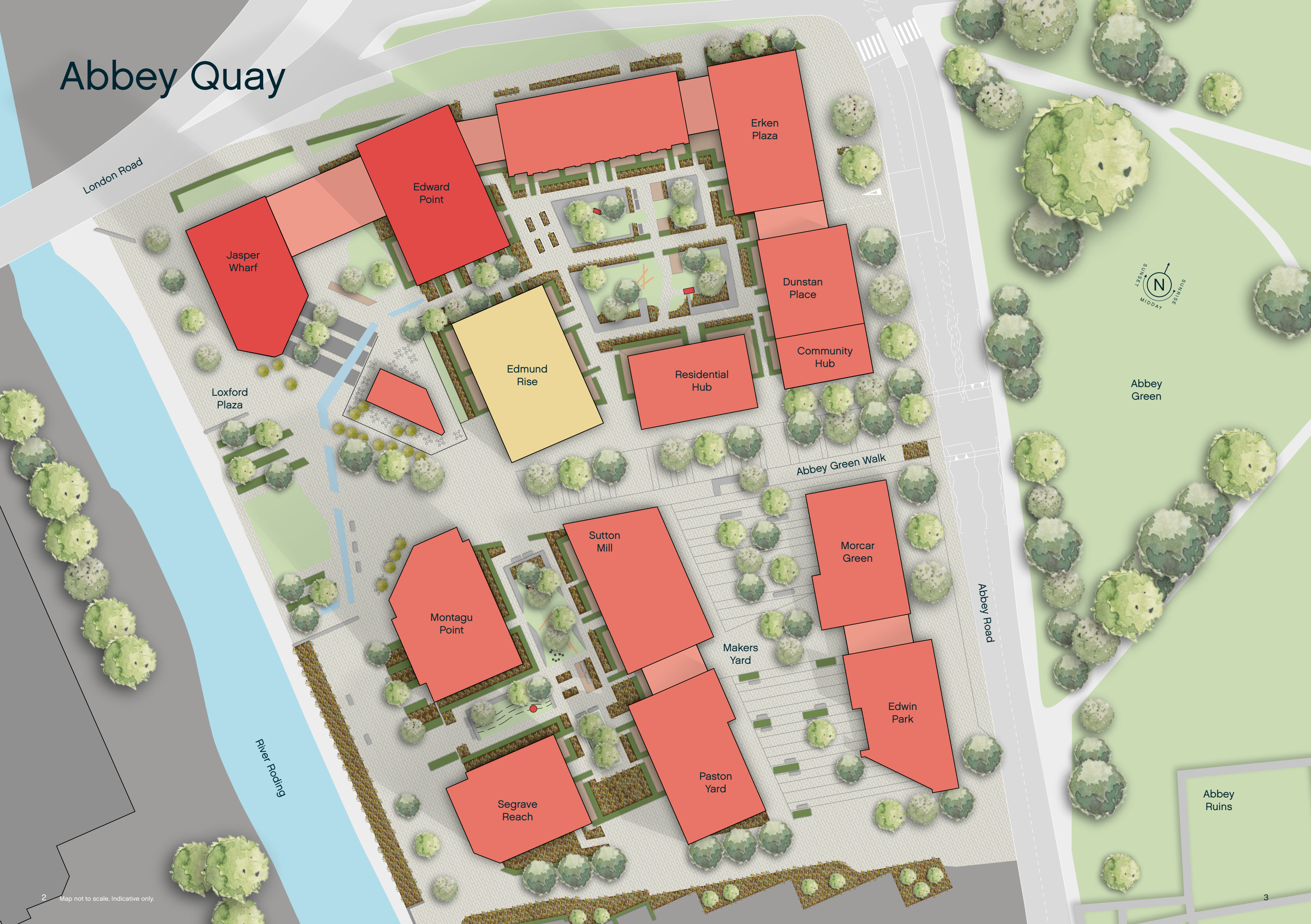




Edmund  
Rise  
Floorplans



# Abbey Quay



London Road

Jasper Wharf

Edward Point

Erken Plaza

Dunstan Place

Edmund Rise

Residential Hub

Community Hub

Loxford Plaza

Abbey Green Walk

Abbey Green

Sutton Mill

Morcar Green

Montagu Point

Makers Yard

Abbey Road

Edwin Park

River Roding

Segrave Reach

Paston Yard

Abbey Ruins



# Edmund Rise

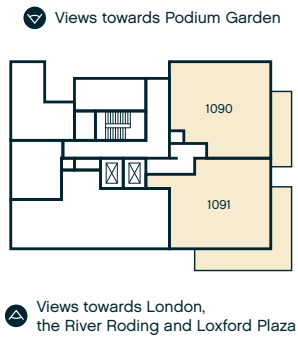
As you step inside your apartment in Edmund Rise, you'll find spacious, contemporary interiors with a designer kitchen and bespoke bathrooms, complete with built-in Smart technology. One and two bedroom apartments are available in this impressive building, all with their own private balcony or terrace and views of either London, the River Roding, Loxford Plaza or the attractive, landscaped podium garden.



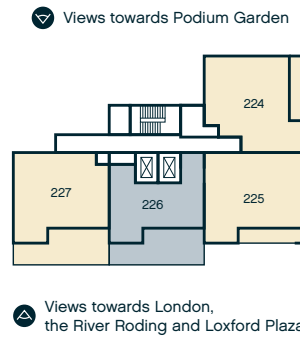


# Edmund Rise

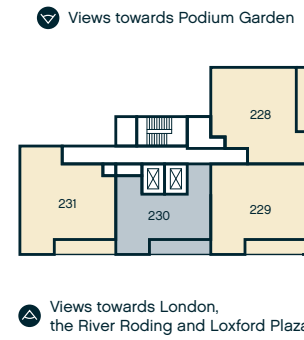
Floor 00



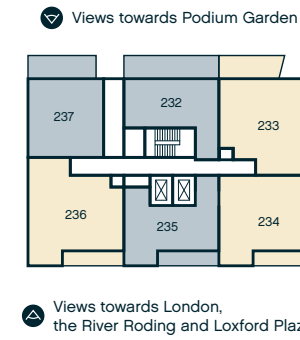
Floor 01 DMS only



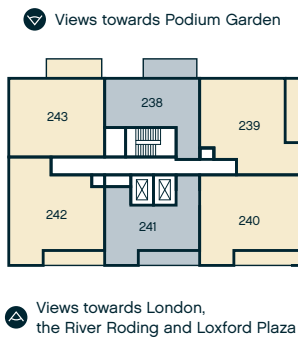
Floor 02 DMS only



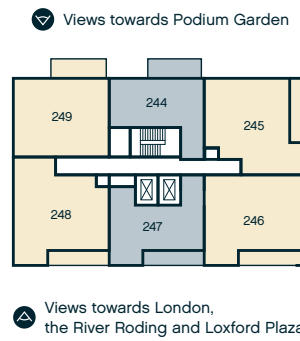
Floor 03 DMS only



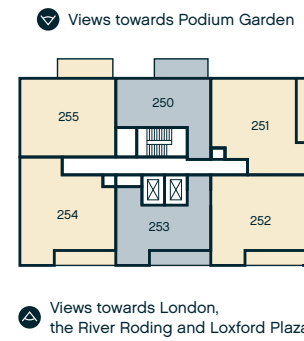
Floor 04 DMS only



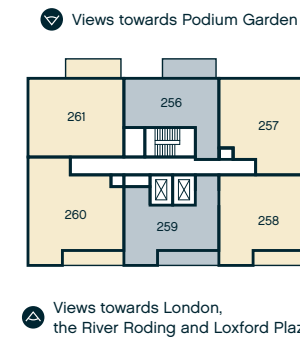
Floor 05 DMS only



Floor 06 DMS only



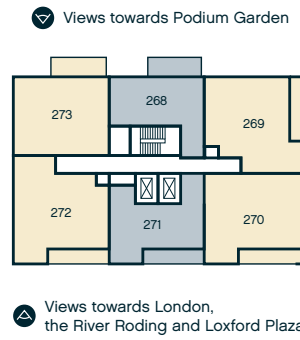
Floor 07 DMS only



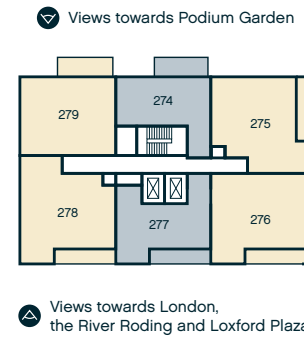
Floor 08 DMS only



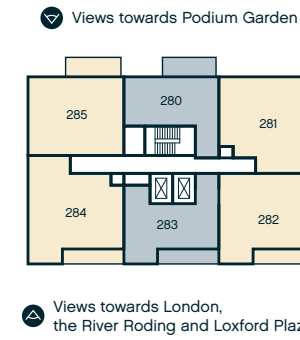
Floor 09



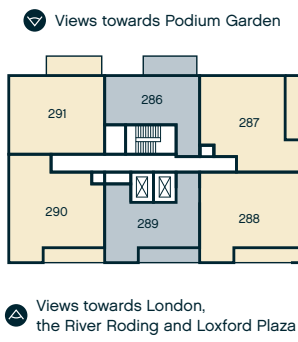
Floor 10



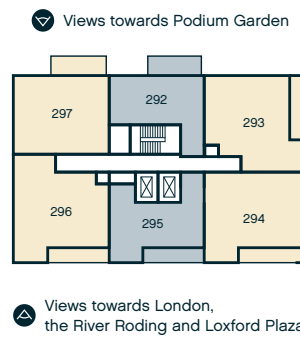
Floor 11



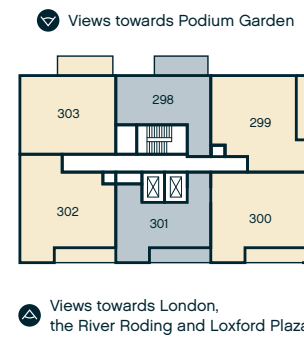
Floor 12



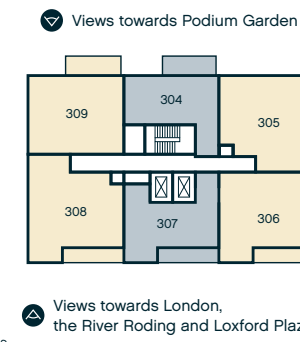
Floor 13



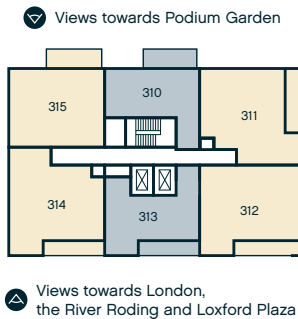
Floor 14



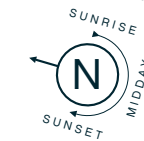
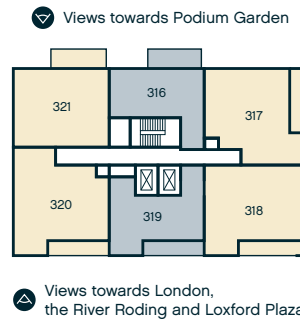
Floor 15



Floor 16



Floor 17



Key

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- Services

Edmund Rise

Apartment No.	Floor	Bedrooms	Page No.	Apartment No.	Floor	Bedrooms	Page No.
224 (DMS)	1	2	27	281	11	2	14
225 (DMS)	1	2	28	282	11	2	15
226 (DMS)	1	1	22	283	11	1	12
227 (DMS)	1	2	25	284	11	2	17
228 (DMS)	2	2	27	285	11	2	16
229 (DMS)	2	2	28	286	12	1	13
230 (DMS)	2	1	22	287	12	2	14
231 (DMS)	2	2	26	288	12	2	15
232 (DMS)	3	1	23	289	12	1	12
233 (DMS)	3	2	27	290	12	2	17
234 (DMS)	3	2	28	291	12	2	16
235 (DMS)	3	1	22	292	13	1	13
236 (DMS)	3	2	30	293	13	2	14
237 (DMS)	3	1	24	294	13	2	15
238 (DMS)	4	1	23	295	13	1	12
239 (DMS)	4	2	27	296	13	2	17
240 (DMS)	4	2	28	297	13	2	16
241 (DMS)	4	1	22	298	14	1	13
242 (DMS)	4	2	30	299	14	2	14
243 (DMS)	4	2	29	300	14	2	15
244 (DMS)	5	1	23	301	14	1	12
245 (DMS)	5	2	27	302	14	2	17
246 (DMS)	5	2	28	303	14	2	16
247 (DMS)	5	1	22	304	15	1	13
248 (DMS)	5	2	30	305	15	2	14
249 (DMS)	5	2	29	306	15	2	15
250 (DMS)	6	1	23	307	15	1	12
251 (DMS)	6	2	27	308	15	2	17
252 (DMS)	6	2	28	309	15	2	16
253 (DMS)	6	1	22	310	16	1	13
254 (DMS)	6	2	30	311	16	2	14
255 (DMS)	6	2	29	312	16	2	15
256 (DMS)	7	1	23	313	16	1	12
257 (DMS)	7	2	27	314	16	2	17
258 (DMS)	7	2	28	315	16	2	16
259 (DMS)	7	1	22	316	17	1	13
260 (DMS)	7	2	30	317	17	2	14
261 (DMS)	7	2	29	318	17	2	15v
262 (DMS)	8	1	23	319	17	1	12
263 (DMS)	8	2	27	320	17	2	17
264 (DMS)	8	2	28	321	17	2	16
265 (DMS)	8	1	22	1090	0	2	18
266 (DMS)	8	2	30	1091	0	2	19
267 (DMS)	8	2	29				
268	9	1	14				
269	9	2	13				
270	9	2	15				
271	9	1	12				
272	9	2	17				
273	9	2	16				
274	10	1	13				
275	10	2	14				
276	10	2	15				
277	10	1	12				
278	10	2	17				
279	10	2	16				
280	11	1	13				

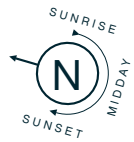


# 1 Bedroom Apartment

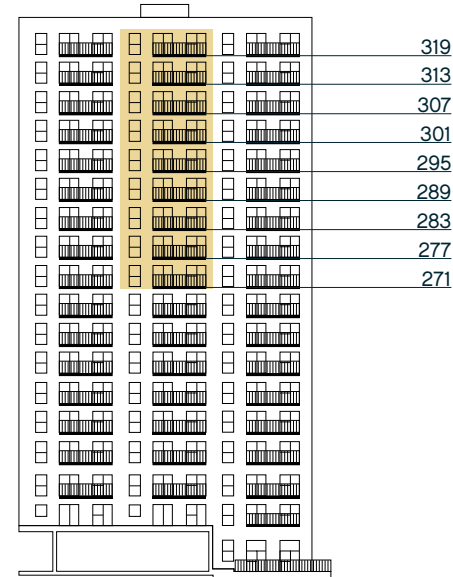
Total Area	51.6 SQM	555 SQFT
Kitchen / Living / Dining	6.07m x 4.00m	19' 11" x 13' 2"
Bedroom	2.88m x 5.01m	9' 6" x 16' 6"
Balcony 1	1.45m x 5.41m	4' 9" x 17' 8"
Balcony 2	1.38m x 5.41m	4' 6" x 17' 8"

Apartments: 271, 277, 283, 289, 295, 301, 307, 313 & 319

Floors: 09, 10, 11, 12, 13, 14, 15, 16 & 17

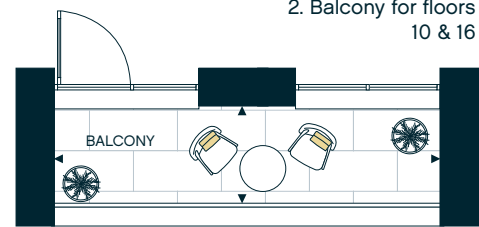


West Elevation

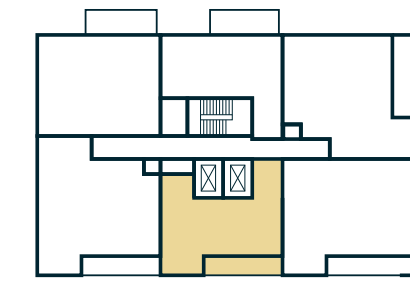


1. Balcony for floors 09, 11, 15 & 17  
 Views towards London, the River Roding and Loxford Plaza

2. Balcony for floors 10 & 16



Floor 09 shown below



Views towards London, the River Roding and Loxford Plaza

Key

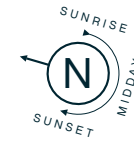
- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

# 1 Bedroom Apartment

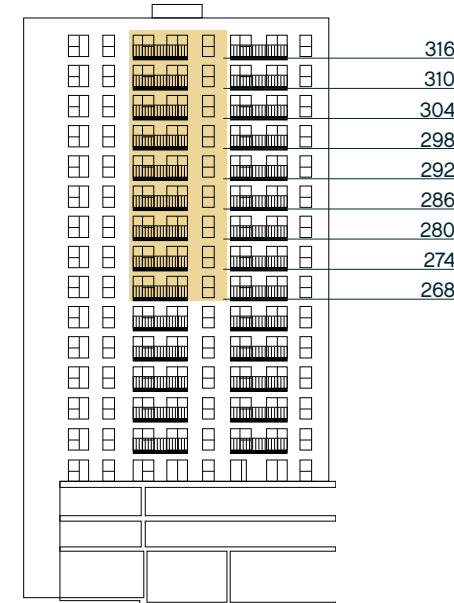
Total Area	51 SQM	549 SQFT
Kitchen / Living / Dining	6.47m x 4.63m	21' 3" x 15' 3"
Bedroom	2.75m x 4.63m	9' 0" x 15' 3"
Balcony	1.47m x 5.27m	4' 9" x 17' 3"

Apartments: 268, 274, 280, 286, 292, 298, 304, 310 & 316

Floors: 09, 10, 11, 12, 13, 14, 15, 16 & 17



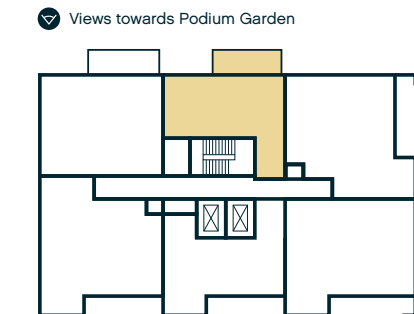
East Elevation



Views towards Podium Garden



Floor 09 shown below



Key

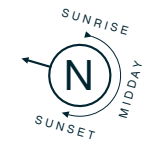
- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe



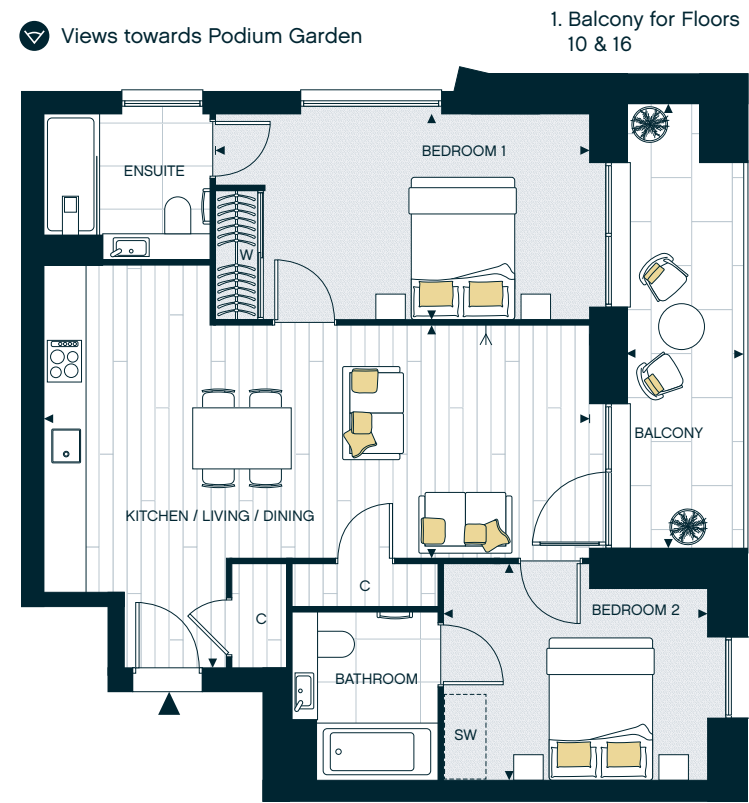
# 2 Bedroom Apartment

Apartments: 269, 275, 281, 287, 293, 299, 305, 311 & 317

Floors: 09, 10, 11, 12, 13, 14, 15, 16 & 17

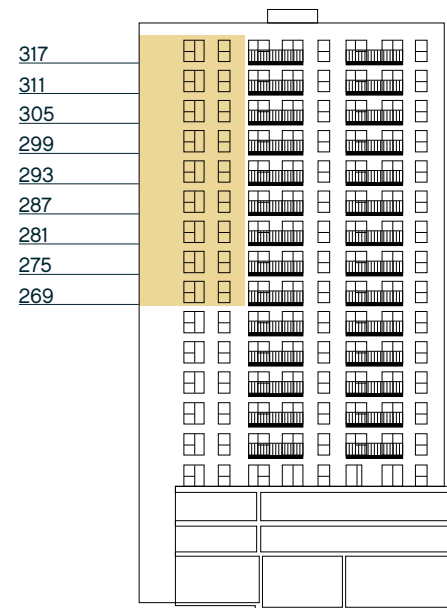


Total Area	70.5 SQM	759 SQFT
Kitchen / Living / Dining	7.68m x 3.28m	25' 2" x 10' 9"
Bedroom 1	4.50m x 2.87m	14' 9" x 9' 5"
Bedroom 2	3.76m x 3.02m	12' 4" x 9' 11"
Balcony 1	1.37m x 6.28m	4' 5" x 20' 7"
Balcony 2	1.45m x 6.28m	4' 9" x 20' 7"



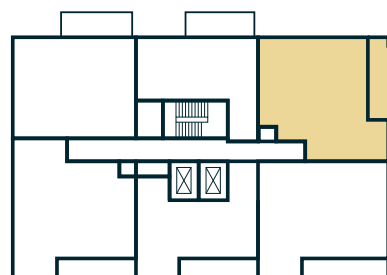
1. Balcony for Floors 10 & 16

## East Elevation



## Floor 09 shown below

Views towards Podium Garden



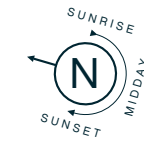
## Key

- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

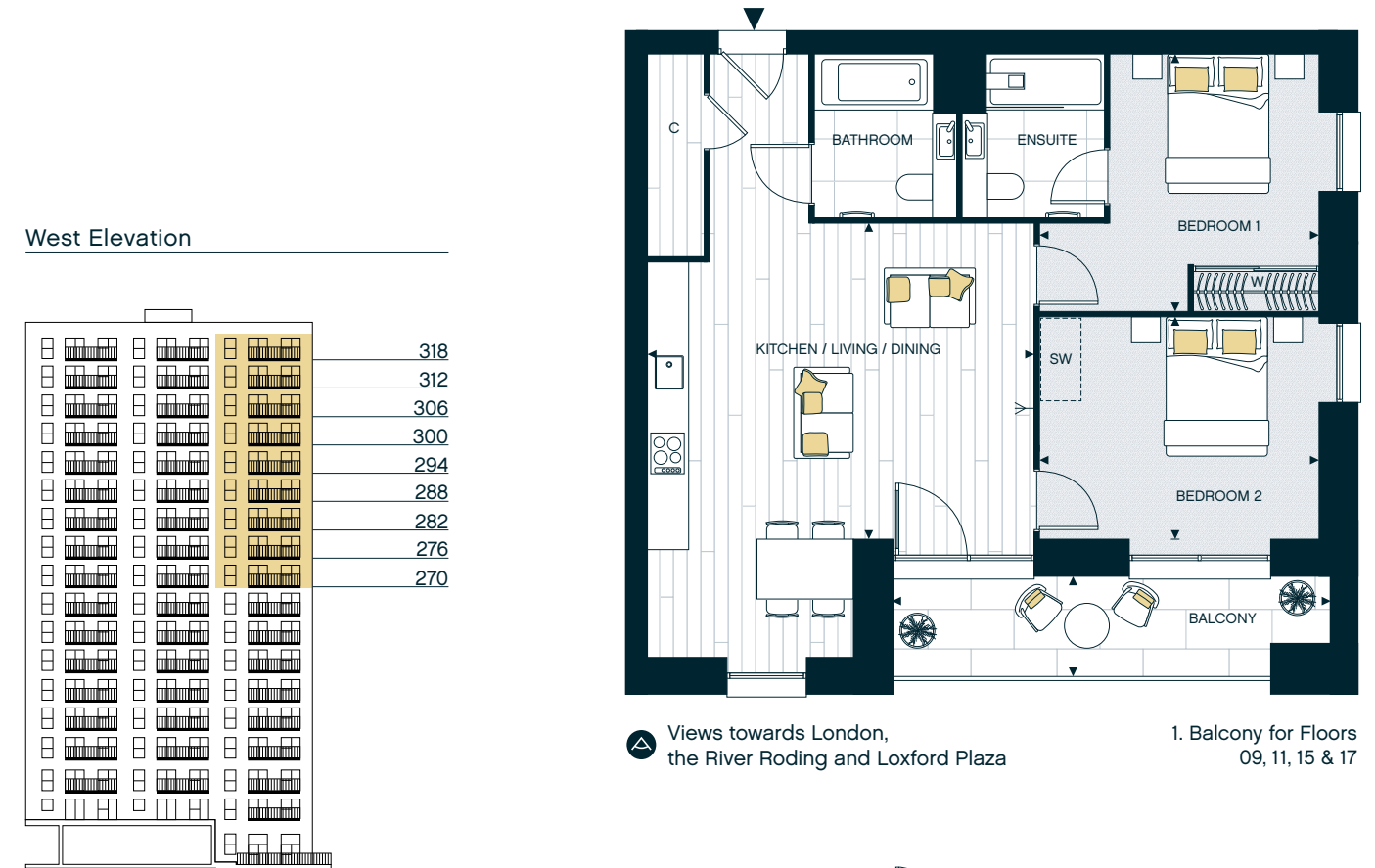
# 2 Bedroom Apartment

Apartments: 270, 276, 282, 288, 294, 300, 306, 312 & 318

Floors: 09, 10, 11, 12, 13, 14, 15, 16 & 17



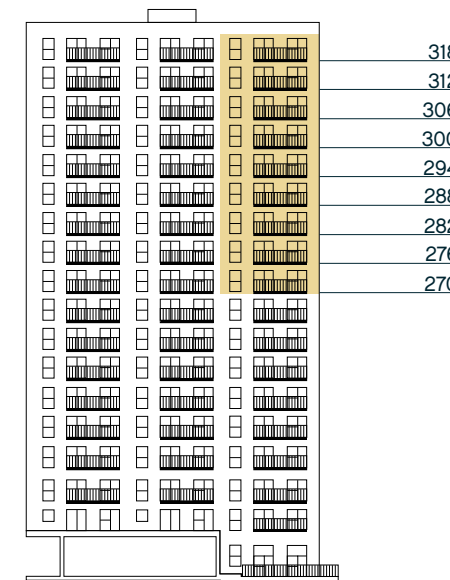
Total Area	72.6 SQM	781 SQFT
Kitchen / Living / Dining	5.50m x 4.51m	18' 1" x 14' 10"
Bedroom 1	4.02m x 3.69m	13' 2" x 12' 1"
Bedroom 2	4.02m x 3.17m	13' 2" x 10' 5"
Balcony 1	1.45m x 6.28m	4' 9" x 20' 7"
Balcony 2	1.37m x 6.28m	4' 5" x 20' 7"



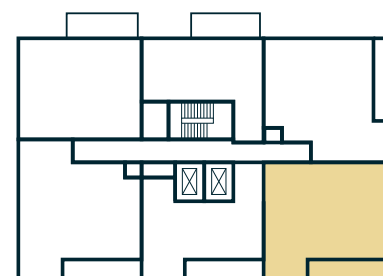
Views towards London, the River Roding and Loxford Plaza

1. Balcony for Floors 09, 11, 15 & 17

## West Elevation



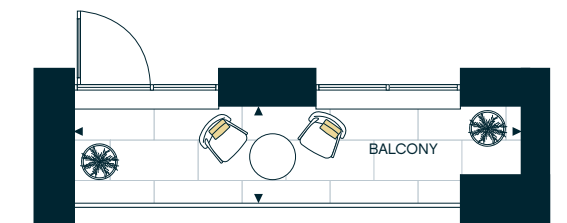
## Floor 09 shown below



Views towards London, the River Roding and Loxford Plaza

## Key

- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe



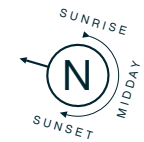
2. Balcony for Floors 10 & 16



# 2 Bedroom Apartment

Apartments: 273, 279, 285, 291, 297, 303, 309, 315 & 321

Floors: 09, 10, 11, 12, 13, 14, 15, 16 & 17

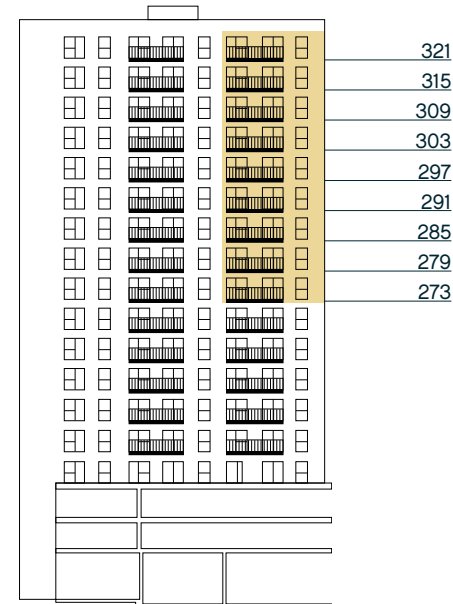


Total Area	72.6 SQM	781 SQFT
Kitchen / Living / Dining	4.97m x 7.77m	16' 4" x 25' 6"
Bedroom 1	2.77m x 5.40m	9' 1" x 17' 9"
Bedroom 2	2.75m x 4.21m	9' 0" x 13' 10"
Balcony	1.47m x 5.49m	4' 9" x 18' 0"

Views towards Podium Garden

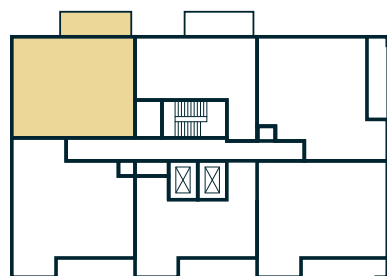


East Elevation



Floor 09 shown below

Views towards Podium Garden



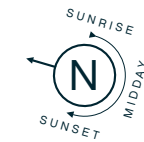
Key

- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

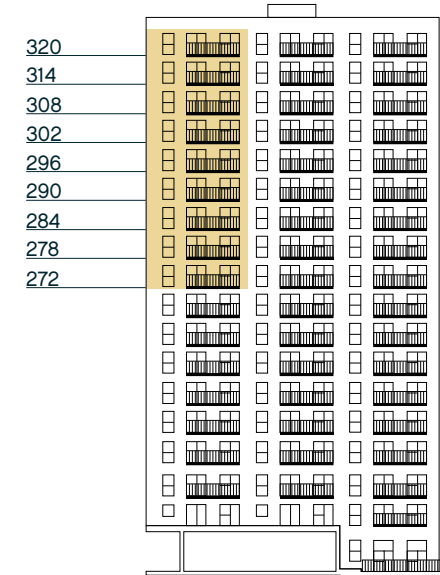
Apartments: 272, 278, 284, 290, 296, 302, 308, 314 & 320

Floors: 09, 10, 11, 12, 13, 14, 15, 16 & 17

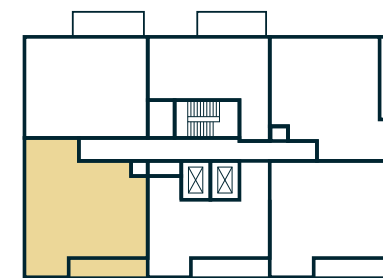


Total Area	74.5 SQM	802 SQFT
Kitchen	3.88m x 2.80m	12' 9" x 9' 2"
Living / Dining	4.37m x 6.93m	14' 4" x 22' 9"
Bedroom 1	2.98m x 3.32m	9' 10" x 10' 11"
Bedroom 2	3.35m x 3.64m	11' 0" x 12' 0"
Balcony 1	1.45m x 5.41m	4' 9" x 17' 8"
Balcony 2	1.38m x 5.41m	4' 6" x 17' 8"

West Elevation



Floor 09 shown below



Views towards London, the River Roding and Loxford Plaza

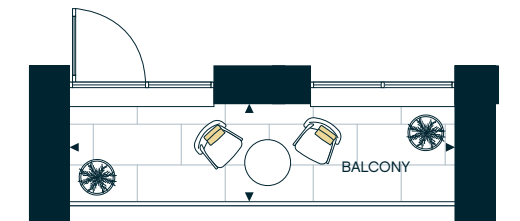
Key

- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe



Views towards London, the River Roding and Loxford Plaza

1. Balcony for Floors 09, 11, 15 & 17



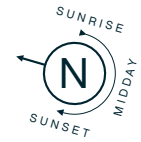
2. Balcony for Floors 10 & 16



# 2 Bedroom Apartment

Apartment: 1090

Floor: 0

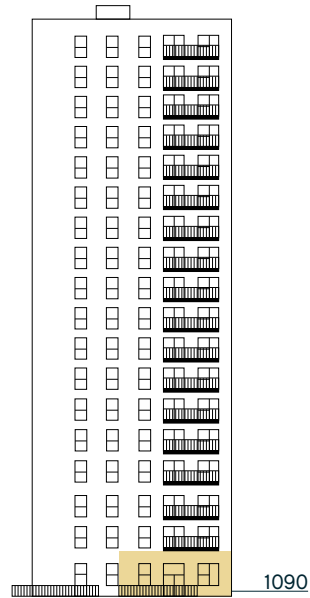


Total Area	82.9 SQM	892 SQFT
Kitchen / Dining	4.73m x 3.26m	15' 7" x 10' 9"
Living	4.86m x 3.26m	15' 11" x 10' 9"
Bedroom 1	7.82m x 2.75m	23' 11" x 9' 0"
Bedroom 2	3.54m x 3.20m	11' 7" x 10' 6"
Terrace	1.81m x 7.33m	5' 11" x 24' 0"

Views towards Podium Garden

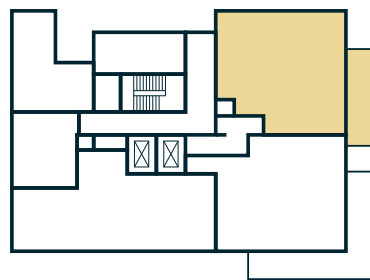


South Elevation



Floor 00 shown below

Views towards Podium Garden



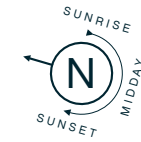
Key

- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Apartment: 1091

Floor: 0

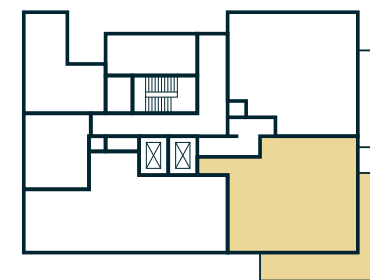


Total Area	80.8 SQM	870 SQFT
Kitchen / Living / Dining	5.78m x 5.16m	19' 0" x 16' 11"
Bedroom 1	4.78m x 3.31m	15' 7" x 10' 10"
Bedroom 2	2.75m x 3.05m	9' 0" x 10' 0"
Terrace	9.46m x 8.11m	31' 0" x 26' 7"

South Elevation



Floor 00 shown below



Views towards London, the River Roding and Loxford Plaza

Key

- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe



# Edmund Rise Discount Market Sale

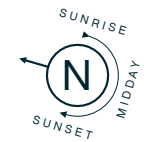
Floorplans



# 1 Bedroom Apartment

Apartments: 226, 230, 235, 241, 247, 253, 259 & 265

Floors: 01, 02, 03, 04, 05, 06, 07 & 08

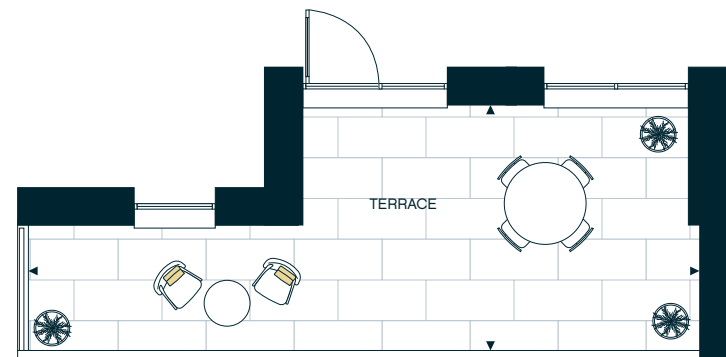


Total Area	51.6 SQM	555 SQFT
Kitchen / Living / Dining	6.07m x 4.00m	19' 11" x 13' 2"
Bedroom	2.88m x 5.01m	9' 6" x 16' 6"
Balcony 1	1.38m x 5.41m	4' 6" x 17' 8"
Balcony 2	1.45m x 5.41m	4' 9" x 17' 8"
Terrace	3.50m x 9.49m	11' 5" x 31' 1"

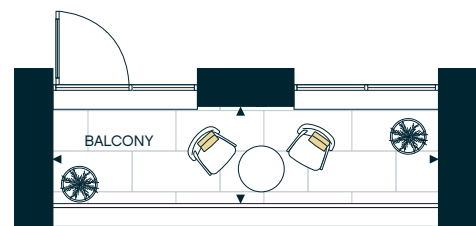


Views towards London, the River Roding and Loxford Plaza

1. Balcony for Floors 03 & 05-08

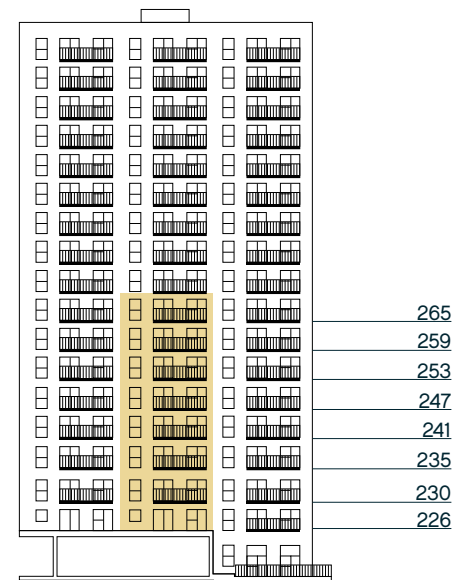


Terrace for Floor 01

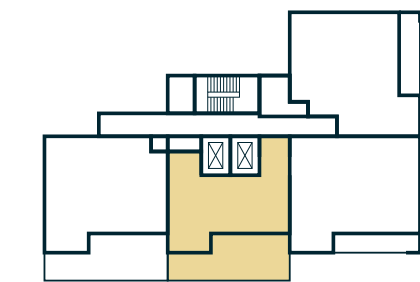


2. Balcony for Floors 02 & 04

## West Elevation



## Floor 01 shown below



Views towards London, the River Roding and Loxford Plaza

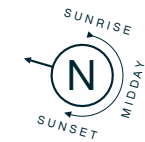
## Key

- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

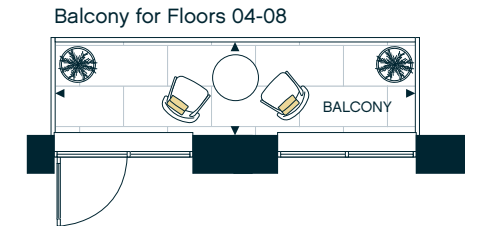
# 1 Bedroom Apartment

Apartments: 232, 238, 244, 250, 256, 262

Floors: 03, 04, 05, 06, 07, 08

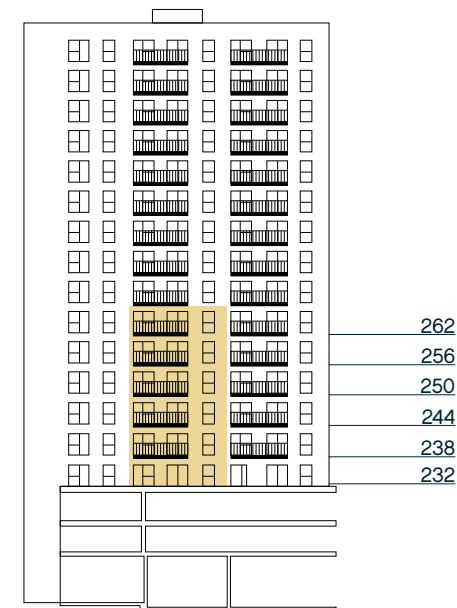


Total Area	51 SQM	549 SQFT
Kitchen / Living / Dining	6.47m x 4.63m	21' 3" x 15' 3"
Bedroom	2.75m x 4.63m	9' 0" x 15' 3"
Balcony	1.47m x 5.27m	4' 9" x 17' 3"
Terrace	1.85m x 9.42m	6' 0" x 30' 10"



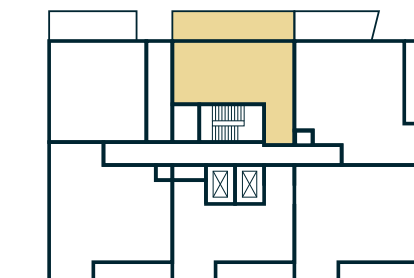
Balcony for Floors 04-08

## East Elevation



## Floor 03 shown below

Views towards Podium Garden



## Key

- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

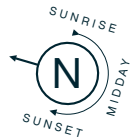


# 1 Bedroom Apartment

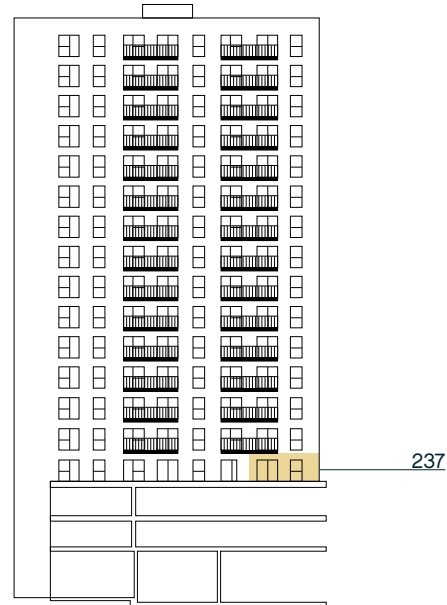
Total Area	56.4 SQM	607 SQFT
Kitchen / Living / Dining	3.79m x 7.77m	12' 5" x 25' 6"
Bedroom	3.30m x 5.38m	10' 10" x 17' 8"
Terrace	1.85m x 6.47m	6' 0" x 21' 2"

Apartment: 237

Floor: 03

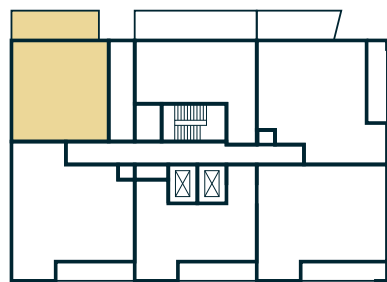


East Elevation



Floor 03 shown below

Views towards Podium Garden



Key

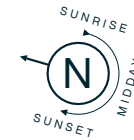
- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

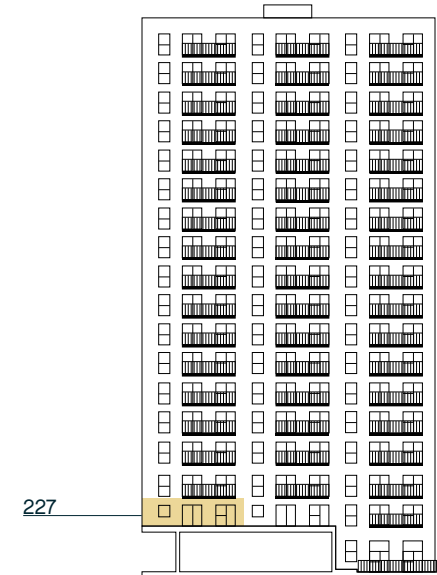
Total Area	67.9 SQM	731 SQFT
Kitchen / Living / Dining	4.62m x 6.93m	15' 2" x 22' 9"
Bedroom 1	2.90m x 4.84m	9' 6" x 15' 11"
Bedroom 2	2.75m x 3.64m	9' 0" x 12' 0"
Terrace	3.50m x 9.23m	11' 5" x 30' 3"

Apartment: 227

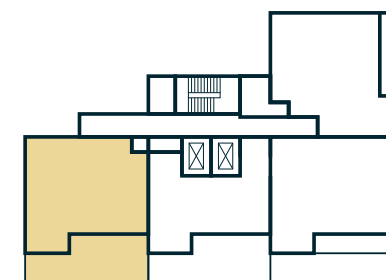
Floor: 01



West Elevation



Floor 01 shown below

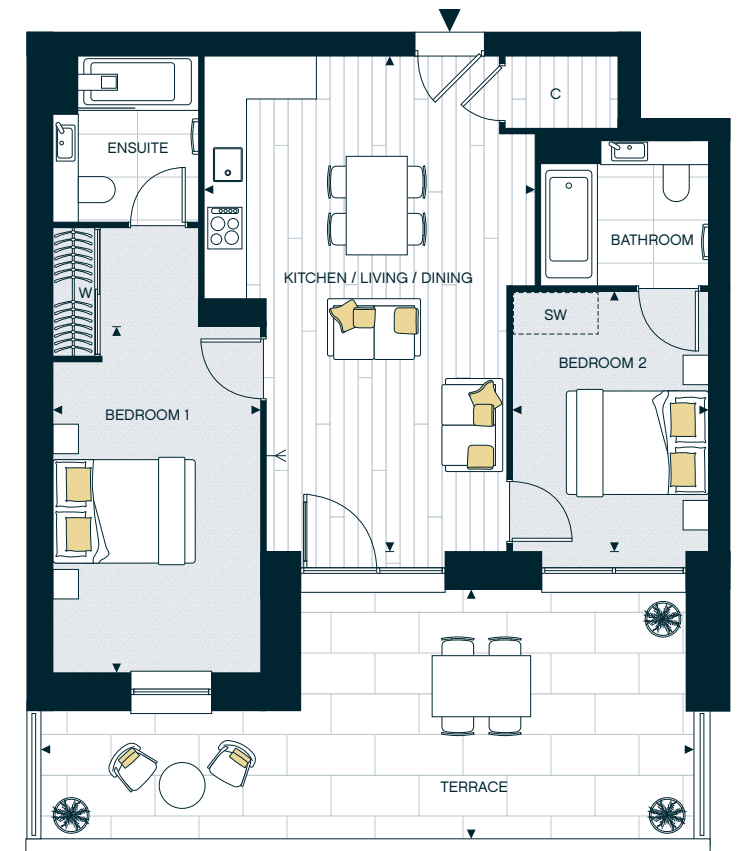
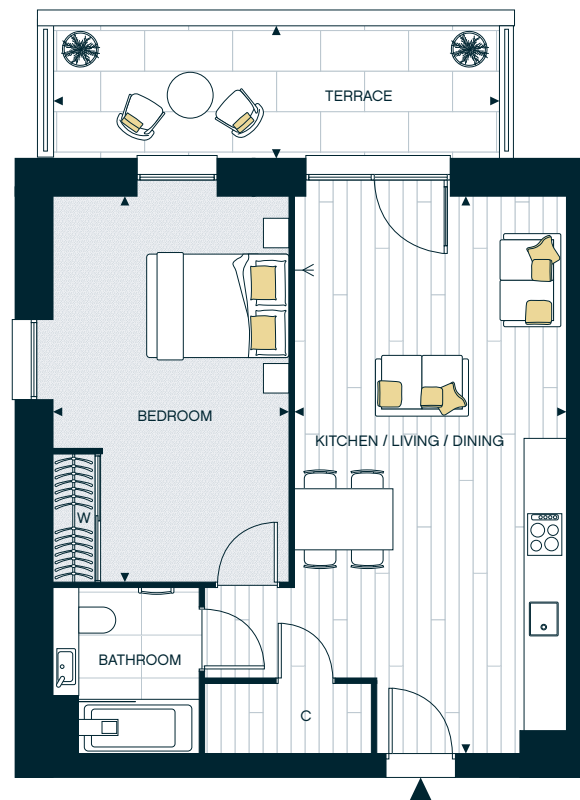


Views towards London, the River Roding and Loxford Plaza

Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

Views towards Podium Garden

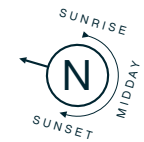


Views towards London, the River Roding and Loxford Plaza

# 2 Bedroom Apartment

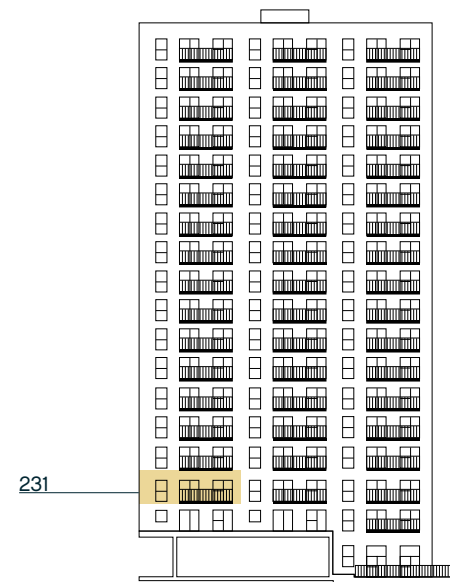
Apartment: 231

Floor: 02

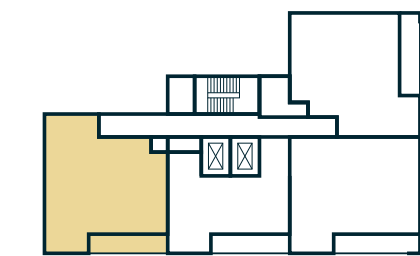


Total Area	67.9 SQM	731 SQFT
Kitchen / Living / Dining	4.33m x 6.93m	14' 3" x 22' 9"
Bedroom 1	2.92m x 3.32m	9' 7" x 10' 11"
Bedroom 2	3.35m x 3.64m	11' 0" x 12' 0"
Terrace	1.38m x 5.41m	4' 6" x 17' 8"

West Elevation



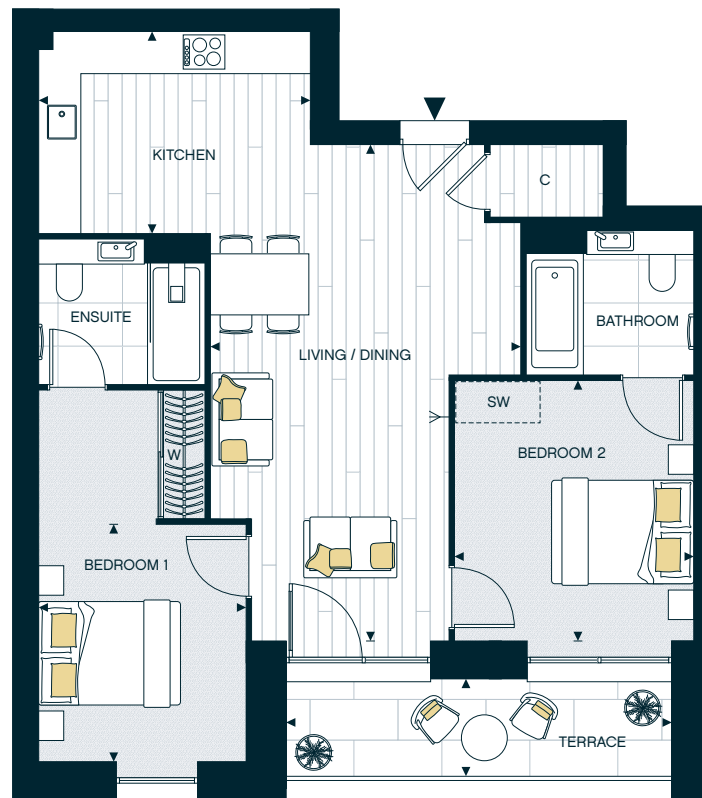
Floor 02 shown below



Views towards London, the River Roding and Loxford Plaza

Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

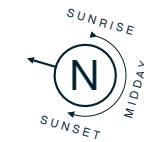


Views towards London, the River Roding and Loxford Plaza

# 2 Bedroom Apartment

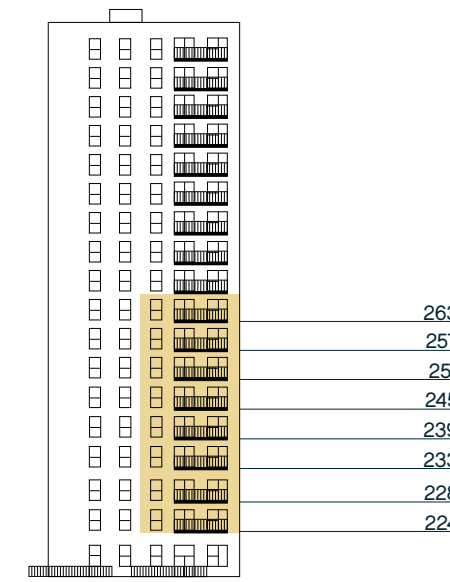
Apartments: 224, 228, 233, 239, 245, 251, 257 & 263

Floors: 01, 02, 03, 04, 05, 06, 07 & 08

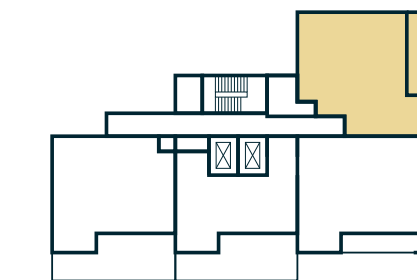


Total Area	70.5 SQM	759 SQFT
Kitchen / Living / Dining	7.65m x 4.57m	25' 1" x 15' 0"
Bedroom 1	4.49m x 2.87m	14' 9" x 9' 5"
Bedroom 2	3.70m x 2.68m	12' 2" x 8' 10"
Balcony 1	1.38m x 6.28m	4' 6" x 20' 7"
Balcony 2	1.45m x 6.28m	4' 9" x 20' 7"
Terrace	1.18m x 6.28m	3' 10" x 20' 7"

South Elevation



Floor 01 shown below



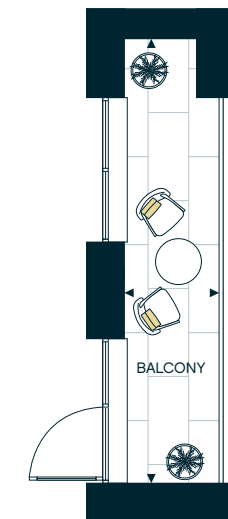
Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

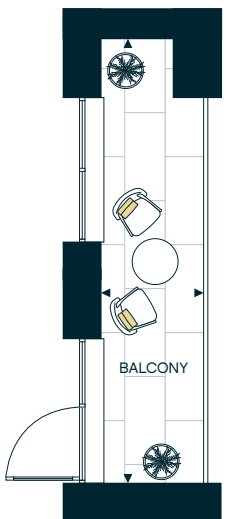
Terrace for Floor 01



1. Balcony for Floors 02 & 04



2. Balcony for Floors 03 & 05-08

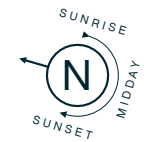




# 2 Bedroom Apartment

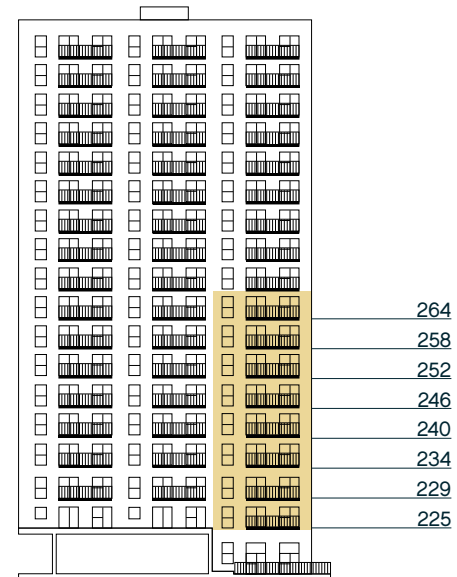
Apartments: 225, 229, 234, 240, 246, 252, 258 & 264

Floors: 01, 02, 03, 04, 05, 06, 07 & 08

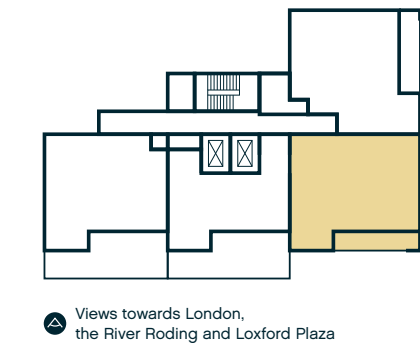


Total Area	72.6 SQM	781 SQFT
Kitchen / Living / Dining	5.50m x 4.51m	18' 1" x 14' 10"
Bedroom 1	4.02m x 3.69m	13' 2" x 12' 1"
Bedroom 2	4.02m x 3.17m	13' 2" x 10' 5"
Balcony 1	1.45m x 6.28m	4' 9" x 20' 7"
Balcony 2	1.38m x 6.28m	4' 6" x 20' 7"
Terrace	1.18m x 6.28m	3' 10" x 20' 7"

## West Elevation



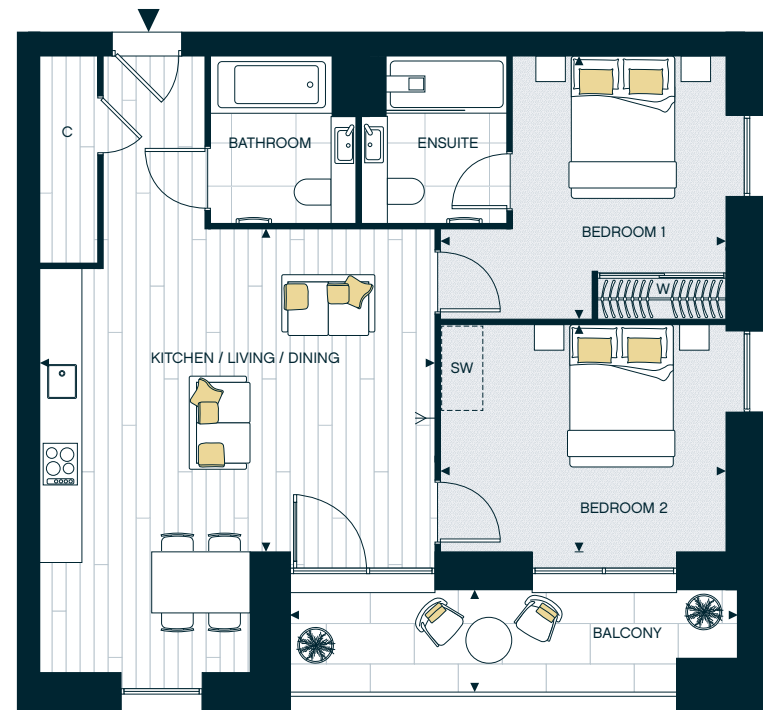
## Floor 01 shown below



Views towards London, the River Roding and Loxford Plaza

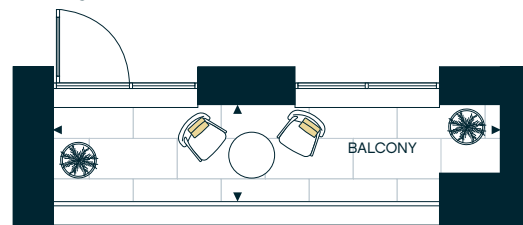
## Key

- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

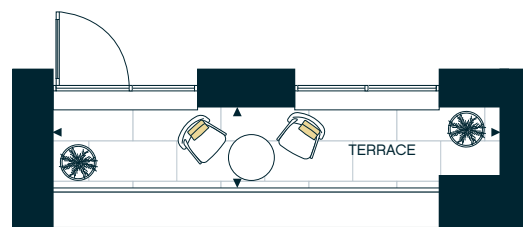


Views towards London, the River Roding and Loxford Plaza

1. Balcony for Floors 03 & 05-08



2. Balcony for Floors 02 & 04

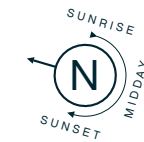


Terrace for Floor 01

# 2 Bedroom Apartment

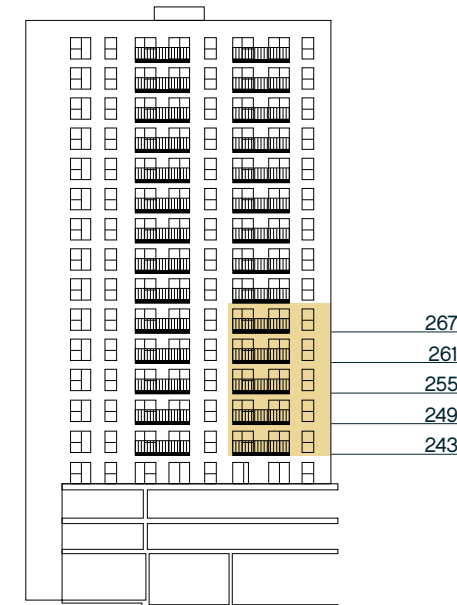
Apartments: 243, 249, 255, 261 & 267

Floors: 04, 05, 06, 07 & 08

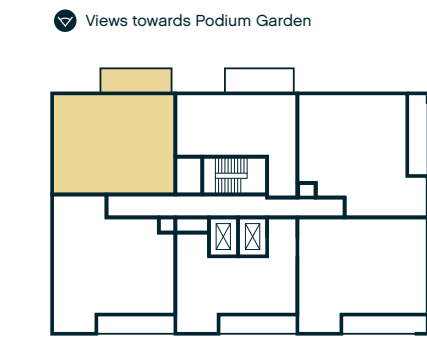


Total Area	72.6 SQM	781 SQFT
Kitchen / Living / Dining	4.97m x 7.77m	16' 4" x 25' 6"
Bedroom 1	2.77m x 5.40m	9' 1" x 17' 9"
Bedroom 2	2.75m x 4.21m	9' 0" x 13' 10"
Balcony	1.47m x 5.49m	4' 9" x 18' 0"

## East Elevation



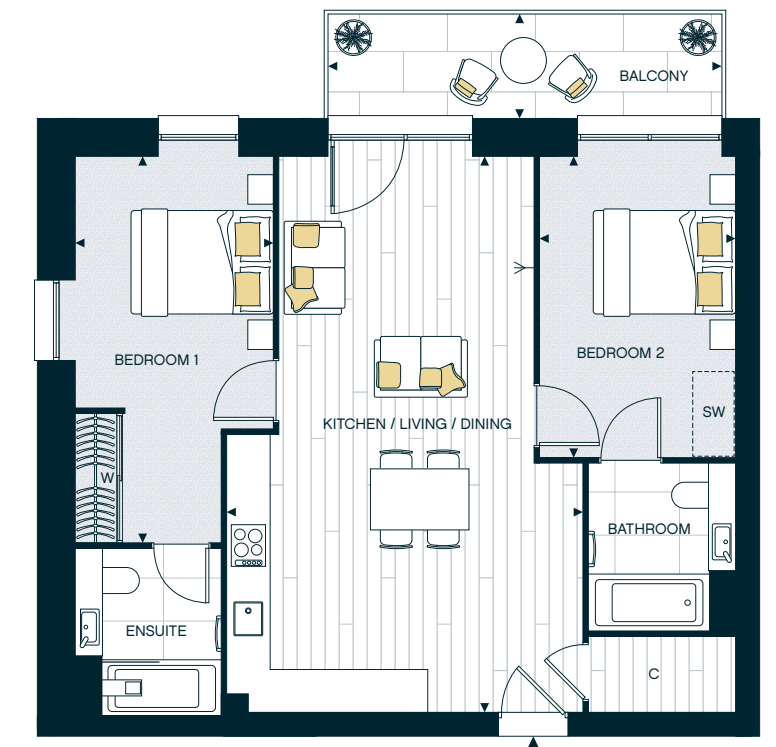
## Floor 04 shown below



## Key

- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

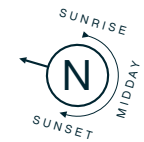
Views towards Podium Garden



# 2 Bedroom Apartment

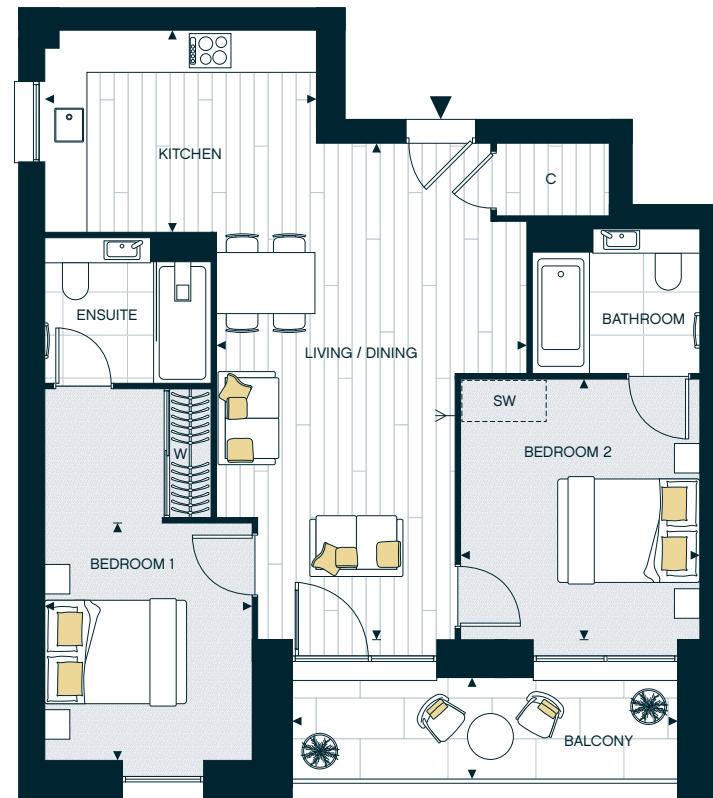
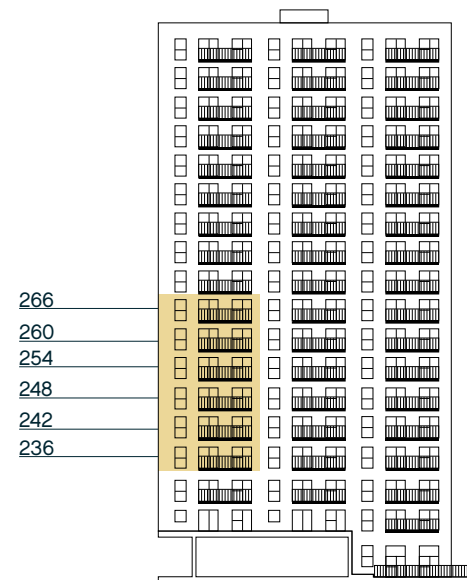
Apartments: 236, 242, 248, 254, 260 & 266

Floors: 03, 04, 05, 06, 07 & 08



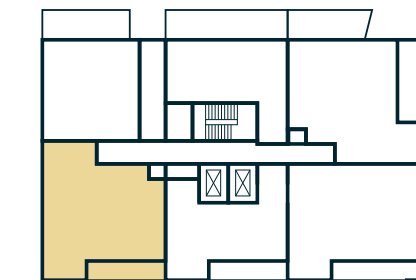
Total Area	74.5 SQM	802 SQFT
Kitchen	3.88m x 2.80m	12' 9" x 9' 2"
Living / Dining	4.37m x 6.93m	14' 4" x 22' 9"
Bedroom 1	2.98m x 3.32m	9' 10" x 10' 11"
Bedroom 2	3.35m x 3.64m	11' 0" x 12' 0"
Balcony 1	1.45m x 5.41m	4' 9" x 17' 8"
Balcony 2	1.38m x 5.41m	4' 6" x 17' 8"

## West Elevation



Views towards London, the River Roding and Loxford Plaza  
1. Balcony for Floors 03 & 05-08

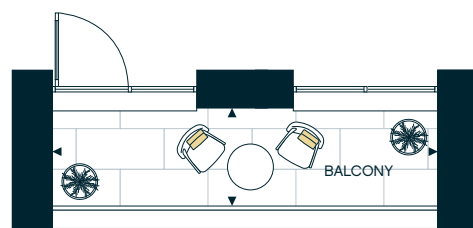
## Floor 03 shown below



Views towards London, the River Roding and Loxford Plaza

## Key

- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe



2. Balcony for Floor 04



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