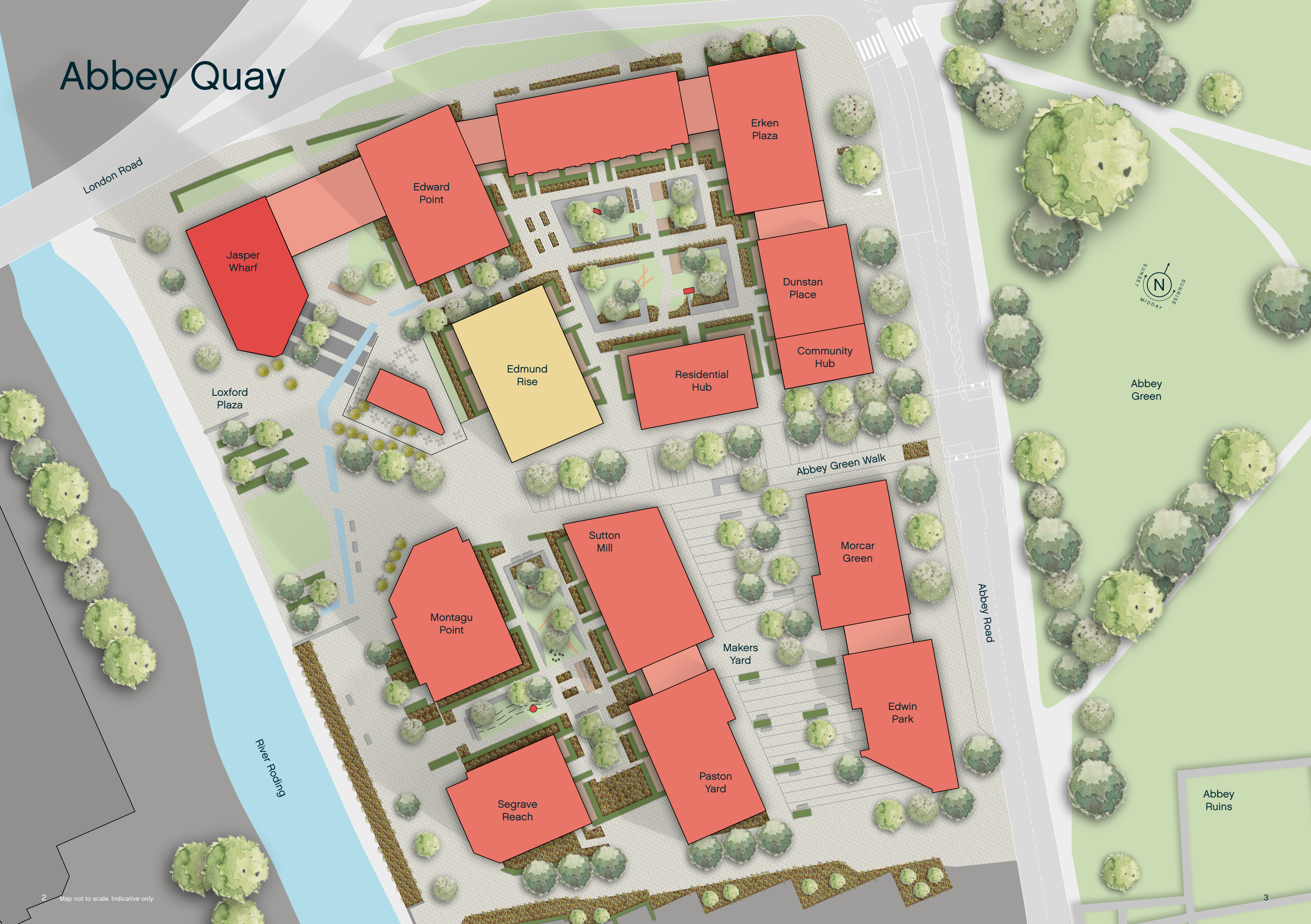




Edmund  
Rise  
Floorplans

# 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

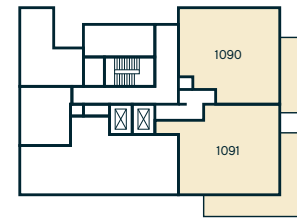
As you step inside your apartment in Edmund Rise, you'll find spacious, contemporary interiors with a designer kitchen and bespoke bathrooms, complete with built-in Smart technology. One and two bedroom apartments are available in this impressive building, all with their own private balcony or terrace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



# Edmund Rise

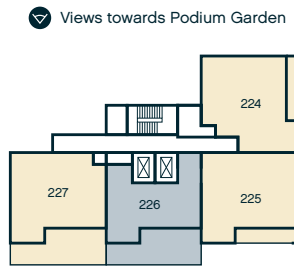
## Accommodation Finder

Floor 00



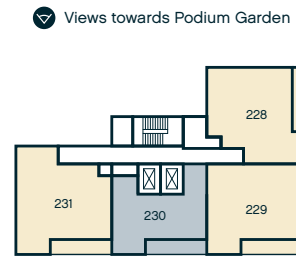
Views towards Loxford Plaza

Floor 01 DMS only



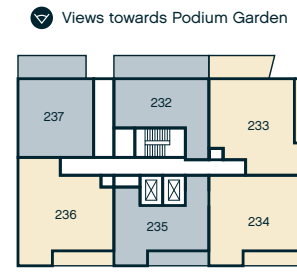
Views towards Loxford Plaza

Floor 02 DMS only



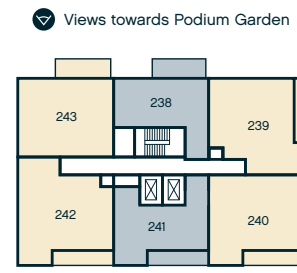
Views towards Loxford Plaza

Floor 03 DMS only



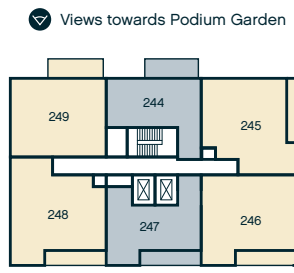
Views towards London, the River Roding and Loxford Plaza

Floor 04 DMS only



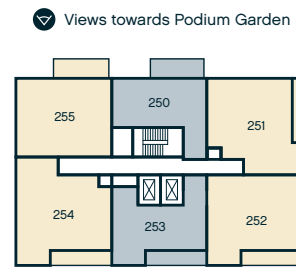
Views towards London, the River Roding and Loxford Plaza

Floor 05 DMS only



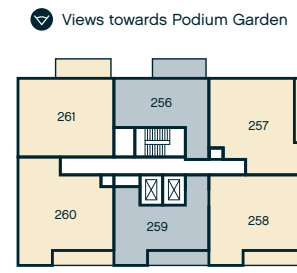
Views towards London, the River Roding and Loxford Plaza

Floor 06 DMS only



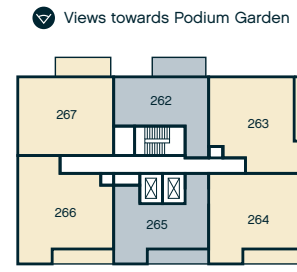
Views towards London, the River Roding and Loxford Plaza

Floor 07 DMS only



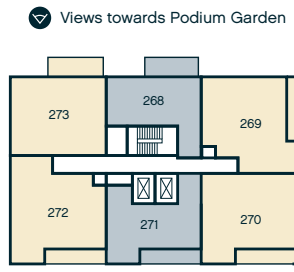
Views towards London, the River Roding and Loxford Plaza

Floor 08 DMS only



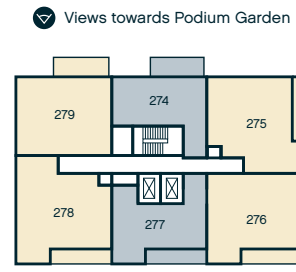
Views towards London, the River Roding and Loxford Plaza

Floor 09



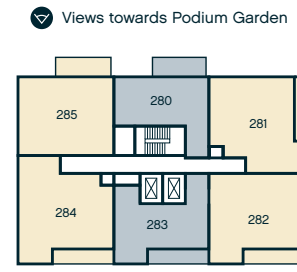
Views towards London, the River Roding and Loxford Plaza

Floor 10



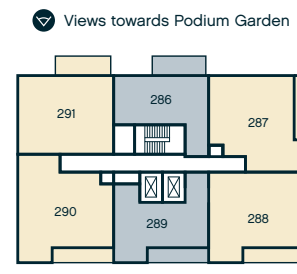
Views towards London, the River Roding and Loxford Plaza

Floor 11



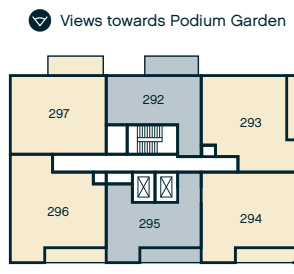
Views towards London, the River Roding and Loxford Plaza

Floor 12



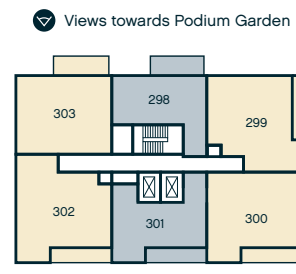
Views towards London, the River Roding and Loxford Plaza

Floor 13



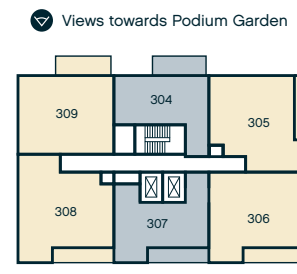
Views towards London, the River Roding and Loxford Plaza

Floor 14



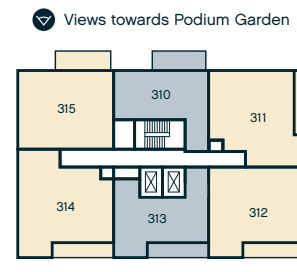
Views towards London, the River Roding and Loxford Plaza

Floor 15



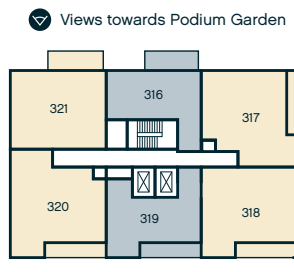
Views towards London, the River Roding and Loxford Plaza

Floor 16



Views towards London, the River Roding and Loxford Plaza

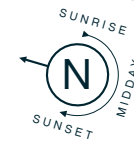
Floor 17



Views towards London, the River Roding and Loxford Plaza

Edmund Rise

Apartment No.	Floor	Bedrooms	Page No.	Apartment No.	Floor	Bedrooms	Page No.
224 (DMS)	1	2	23	281	11	2	10
225 (DMS)	1	2	24	282	11	2	11
226 (DMS)	1	1	18	283	11	1	8
227 (DMS)	1	2	21	284	11	2	13
228 (DMS)	2	2	23	285	11	2	12
229 (DMS)	2	2	24	286	12	1	9
230 (DMS)	2	1	18	287	12	2	10
231 (DMS)	2	2	22	288	12	2	11
232 (DMS)	3	1	19	289	12	1	8
233 (DMS)	3	2	23	290	12	2	13
234 (DMS)	3	2	24	291	12	2	12
235 (DMS)	3	1	18	292	13	1	9
236 (DMS)	3	2	26	293	13	2	10
237 (DMS)	3	1	20	294	13	2	11
238 (DMS)	4	1	19	295	13	1	8
239 (DMS)	4	2	23	296	13	2	13
240 (DMS)	4	2	24	297	13	2	12
241 (DMS)	4	1	18	298	14	1	9
242 (DMS)	4	2	26	299	14	2	10
243 (DMS)	4	2	25	300	14	2	11
244 (DMS)	5	1	19	301	14	1	8
245 (DMS)	5	2	23	302	14	2	13
246 (DMS)	5	2	24	303	14	2	12
247 (DMS)	5	1	18	304	15	1	9
248 (DMS)	5	2	26	305	15	2	10
249 (DMS)	5	2	25	306	15	2	11
250 (DMS)	6	1	19	307	15	1	8
251 (DMS)	6	2	23	308	15	2	13
252 (DMS)	6	2	24	309	15	2	12
253 (DMS)	6	1	18	310	16	1	9
254 (DMS)	6	2	26	311	16	2	10
255 (DMS)	6	2	25	312	16	2	11
256 (DMS)	7	1	19	313	16	1	8
257 (DMS)	7	2	23	314	16	2	13
258 (DMS)	7	2	24	315	16	2	12
259 (DMS)	7	1	18	316	17	1	9
260 (DMS)	7	2	26	317	17	2	10
261 (DMS)	7	2	25	318	17	2	11
262 (DMS)	8	1	19	319	17	1	8
263 (DMS)	8	2	23	320	17	2	13
264 (DMS)	8	2	24	321	17	2	12
265 (DMS)	8	1	18	1090	0	2	14
266 (DMS)	8	2	26	1091	0	2	15
267 (DMS)	8	2	25				
268	9	1	9				
269	9	2	10				
270	9	2	11				
271	9	1	8				
272	9	2	13				
273	9	2	12				
274	10	1	9				
275	10	2	10				
276	10	2	11				
277	10	1	8				
278	10	2	13				
279	10	2	12				
280	11	1	9				



Key

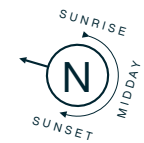
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- Services

# 1 Bedroom Apartment

Type O3

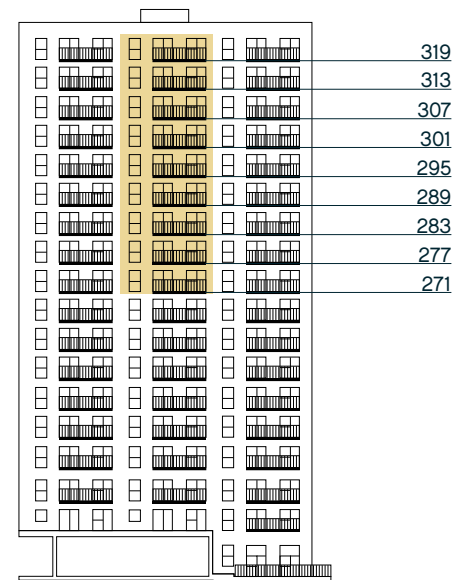
Apartments: 271, 277, 283, 289, 295, 301, 307, 313 & 319

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

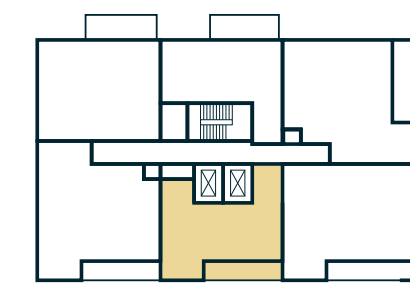


Total Area	51.6 SQM	555 SQFT
Kitchen / Living / Dining	6.07m x 4.00m	19' 11" x 13' 2"
Bedroom	2.88m x 5.01m	9' 6" x 16' 6"
Balcony 1	1.45m x 5.41m	4' 9" x 17' 8"
Balcony 2	1.38m x 5.41m	4' 6" x 17' 8"

West Elevation



Floor 09 shown below



Views towards London, the River Roding and Loxford Plaza

Key

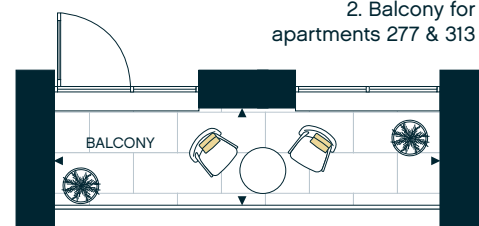
- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe



Views towards London, the River Roding and Loxford Plaza

1. Balcony for apartments 271, 283, 289, 295, 301, 307 & 319

2. Balcony for apartments 277 & 313

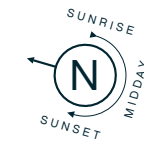


# 1 Bedroom Apartment

Type O5

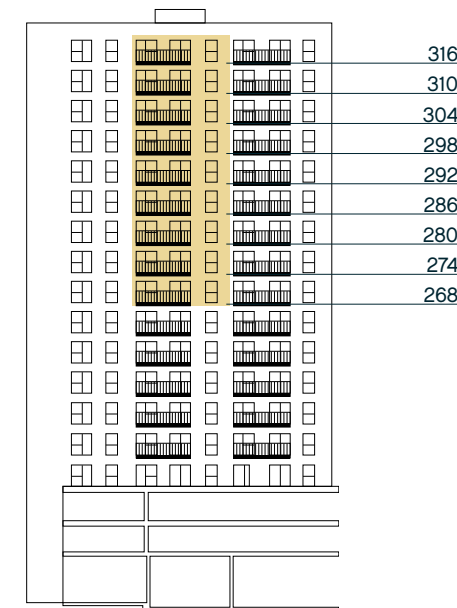
Apartments: 268, 274, 280, 286, 292, 298, 304, 310 & 316

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

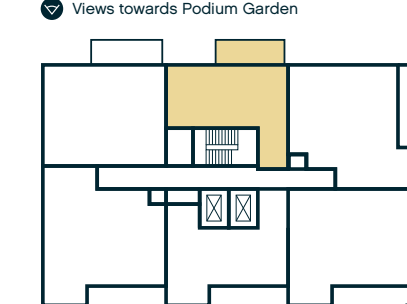


Total Area	51 SQM	549 SQFT
Kitchen / Living / Dining	6.47m x 4.63m	21' 3" x 15' 3"
Bedroom	2.75m x 4.63m	9' 0" x 15' 3"
Balcony	1.47m x 5.27m	4' 9" x 17' 3"

East Elevation



Floor 09 shown below



Views towards Podium Garden

Key

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

Views towards Podium Garden



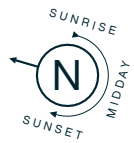
# 2 Bedroom Apartment

Type 01

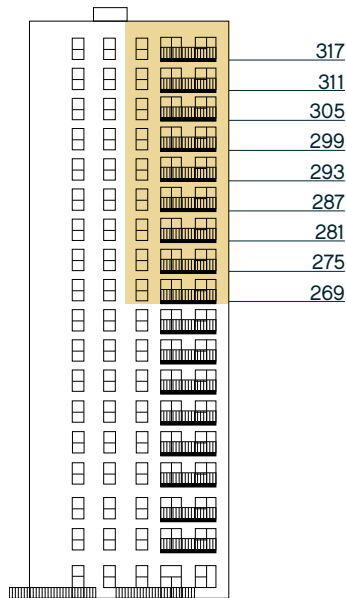
Apartments: 269, 275, 281, 287, 293, 299, 305, 311 & 317

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

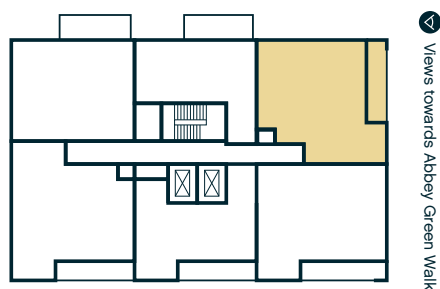
Total Area	70.5 SQM	759 SQFT
Kitchen / Living / Dining	7.68m x 3.28m	25' 2" x 10' 9"
Bedroom 1	4.50m x 2.87m	14' 9" x 9' 5"
Bedroom 2	3.76m x 3.02m	12' 4" x 9' 11"
Balcony 1	1.37m x 6.28m	4' 5" x 20' 7"
Balcony 2	1.45m x 6.28m	4' 9" x 20' 7"



South Elevation

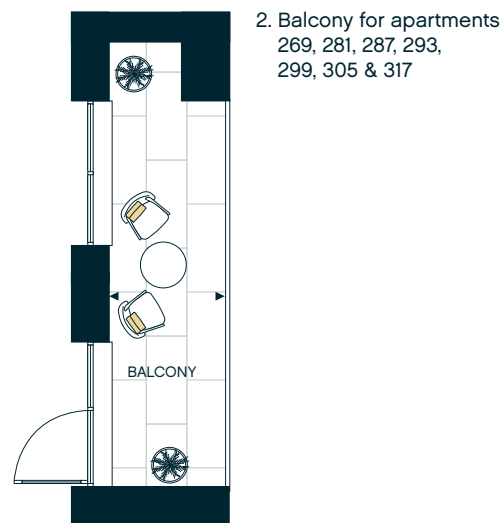
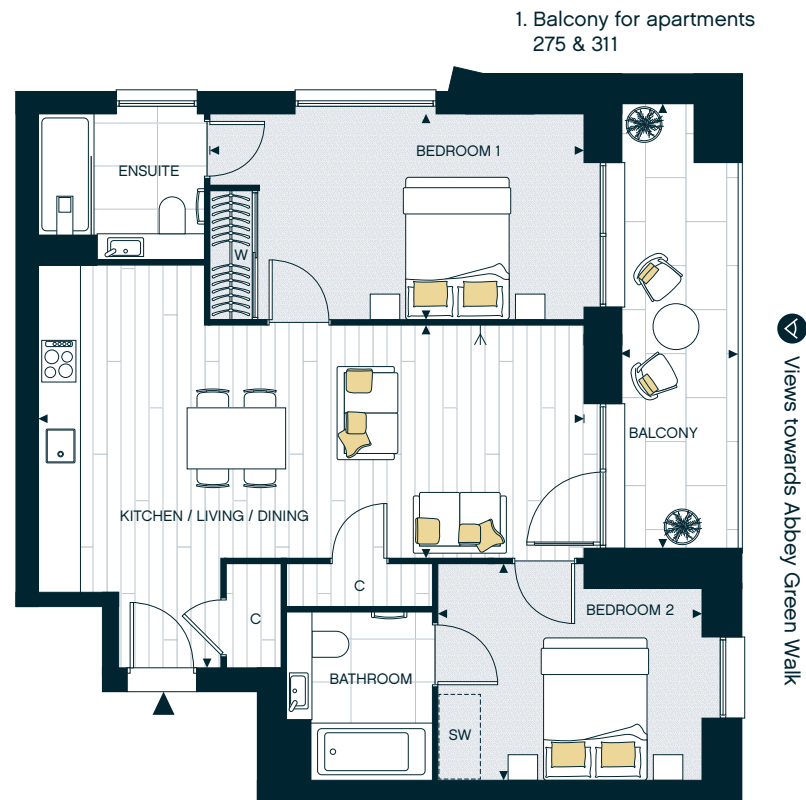


Floor 09 shown below



Key

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



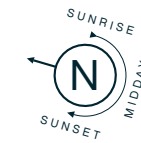
# 2 Bedroom Apartment

Type 02

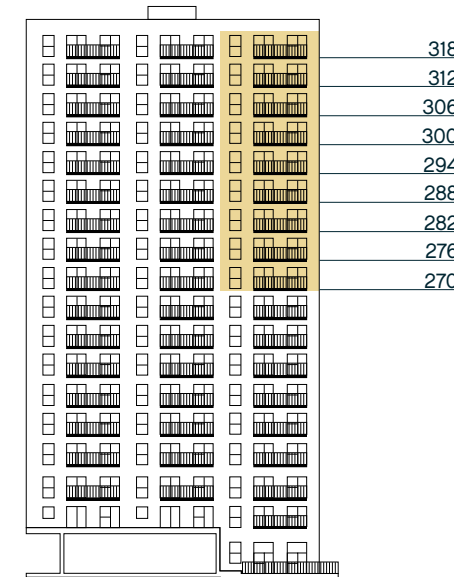
Apartments: 270, 276, 282, 288, 294, 300, 306, 312 & 318

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

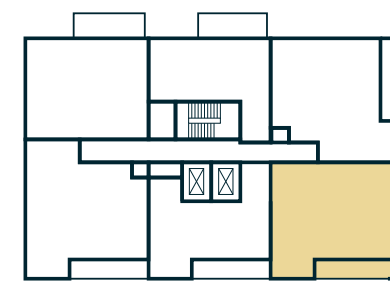
Total Area	72.6 SQM	781 SQFT
Kitchen / Living	5.50m x 4.51m	18' 1" x 14' 10"
Dining	2.98m x 1.68m	9' 9" x 5' 6"
Bedroom 1	3.01m x 3.69m	9' 10" x 12' 1"
Bedroom 2	4.02m x 3.17m	13' 2" x 10' 5"
Balcony 1	1.45m x 6.28m	4' 9" x 20' 7"
Balcony 2	1.37m x 6.28m	4' 5" x 20' 7"



West Elevation



Floor 09 shown below

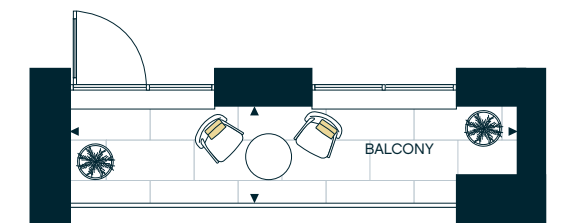


Key

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



Views towards London, the River Roding and Loxford Plaza



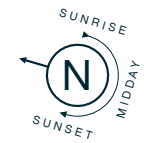
1. Balcony for apartments 270, 282, 288, 294, 300, 306 & 318

# 2 Bedroom Apartment

Type 08

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

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

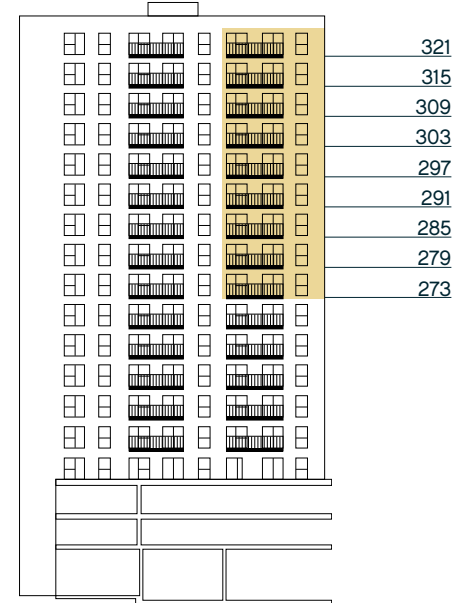


Total Area	72.6 SQM	781 SQFT
Kitchen / Living / Dining	4.97m x 7.77m	16' 4" x 25' 6"
Bedroom 1	2.77m x 5.40m	9' 1" x 17' 9"
Bedroom 2	2.75m x 4.21m	9' 0" x 13' 10"
Balcony	1.47m x 5.49m	4' 9" x 18' 0"

Views towards Podium Garden

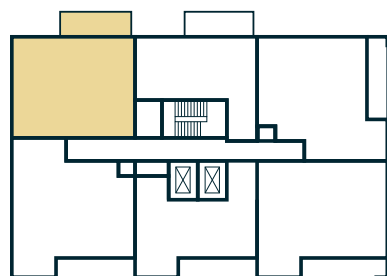


East Elevation



Floor 09 shown below

Views towards Podium Garden



Key

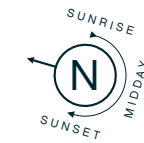
- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Type 06

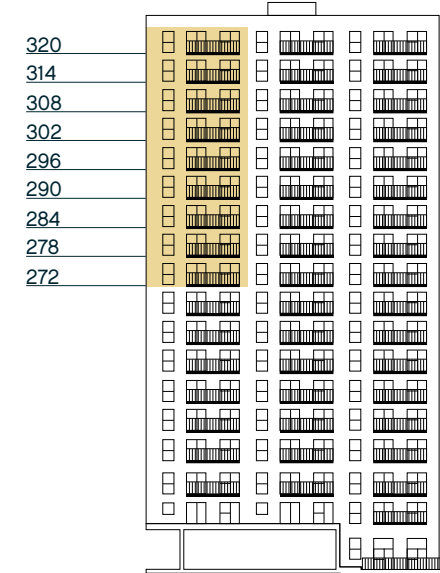
Apartments: 272, 278, 284, 290, 296, 302, 308, 314 & 320

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

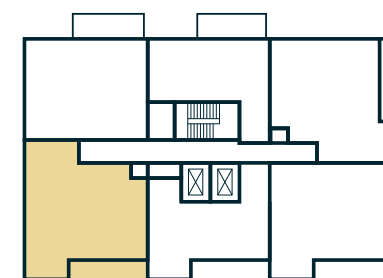


Total Area	74.5 SQM	802 SQFT
Kitchen	3.88m x 2.80m	12' 9" x 9' 2"
Living / Dining	4.37m x 6.93m	14' 4" x 22' 9"
Bedroom 1	2.98m x 5.2m	9' 10" x 17' 0"
Bedroom 2	3.35m x 3.64m	11' 0" x 12' 0"
Balcony 1	1.45m x 5.41m	4' 9" x 17' 8"
Balcony 2	1.38m x 5.41m	4' 6" x 17' 8"

West Elevation



Floor 09 shown below



Views towards London, the River Roding and Loxford Plaza

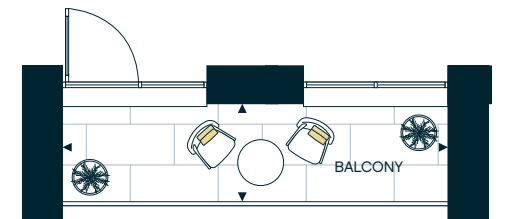
Key

- ▶ 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 apartments 272, 284, 290, 296, 302, 308 & 320



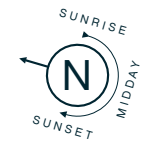
2. Balcony for apartments 278 & 314

# 2 Bedroom Apartment

Type 09

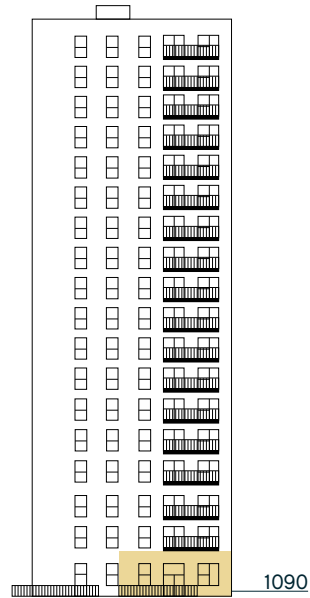
Apartment: 1090

Floor: 0



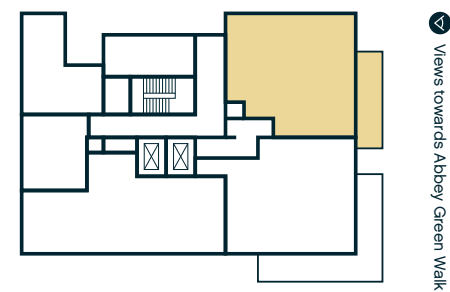
Total Area	82.9 SQM	892 SQFT
Kitchen / Dining	4.73m x 3.98m	15' 7" x 13' 0"
Living	4.86m x 3.26m	15' 11" x 10' 9"
Bedroom 1	7.82m x 2.75m	23' 11" x 9' 0"
Bedroom 2	3.54m x 3.20m	11' 7" x 10' 6"
Terrace	1.81m x 7.33m	5' 11" x 24' 0"

South Elevation



Views towards Abbey Green Walk

Floor 00 shown below



Views towards Abbey Green Walk

Key

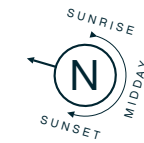
- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Type 10

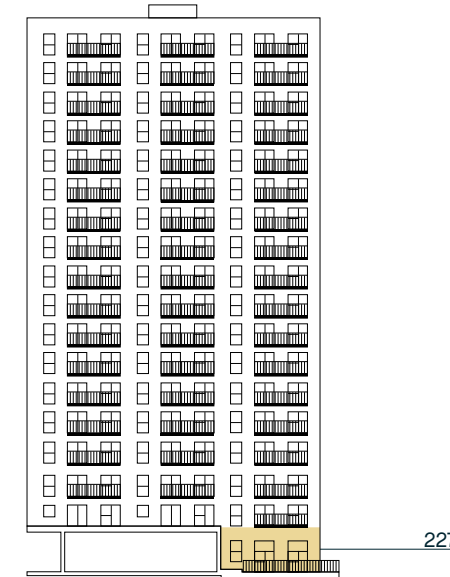
Apartment: 1091

Floor: 0



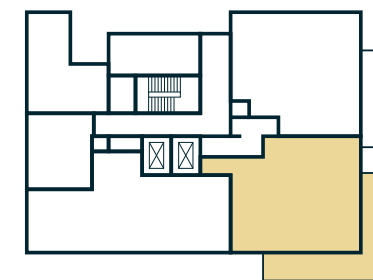
Total Area	80.8 SQM	870 SQFT
Kitchen / Living / Dining	5.78m x 5.16m	19' 0" x 16' 11"
Bedroom 1	4.78m x 3.31m	15' 7" x 10' 10"
Bedroom 2	2.75m x 3.05m	9' 0" x 10' 0"
Terrace 1	9.62m x 1.89m	31' 6" x 6' 2"
Terrace 2	6.38m x 1.89m	20' 9" x 6' 2"

West Elevation



Views towards Loxford Plaza

Floor 00 shown below



Views towards Loxford Plaza

Key

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



# Edmund Rise Discount Market Sale

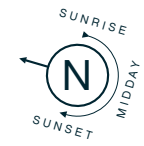
Floorplans

# 1 Bedroom Apartment

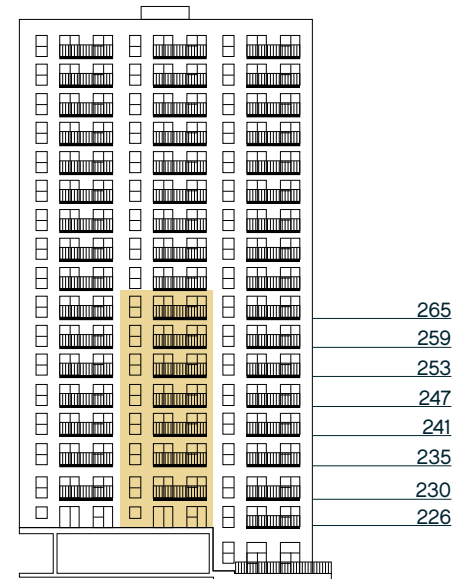
Type 03

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

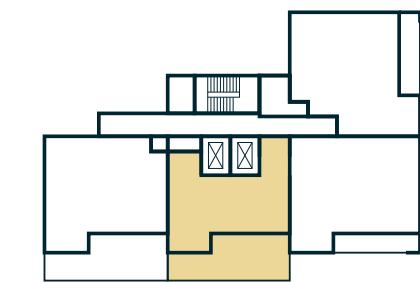
Floors: 01, 02, 03, 04, 05, 06, 07 & 08



West Elevation



Floor 01 shown below



Views towards London, the River Roding and Loxford Plaza

**Key**

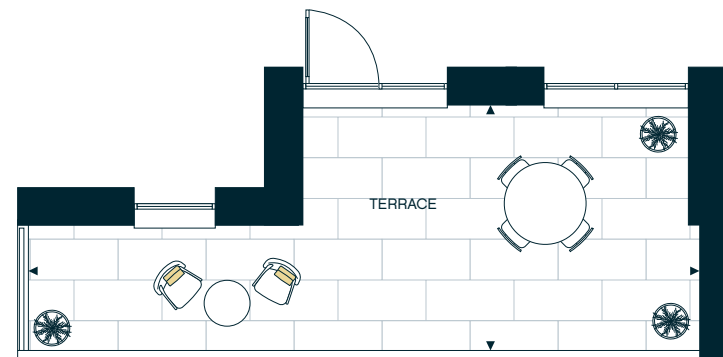
- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

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"

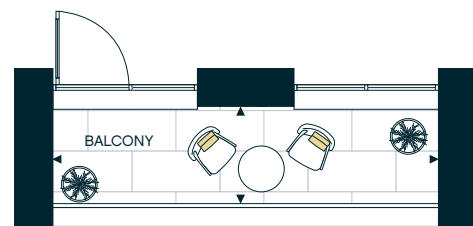


Views towards London, the River Roding and Loxford Plaza

1. Balcony for apartments 235, 247, 253, 259 & 265



Terrace for apartment 226



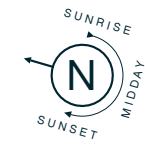
2. Balcony for apartments 230 & 241

# 1 Bedroom Apartment

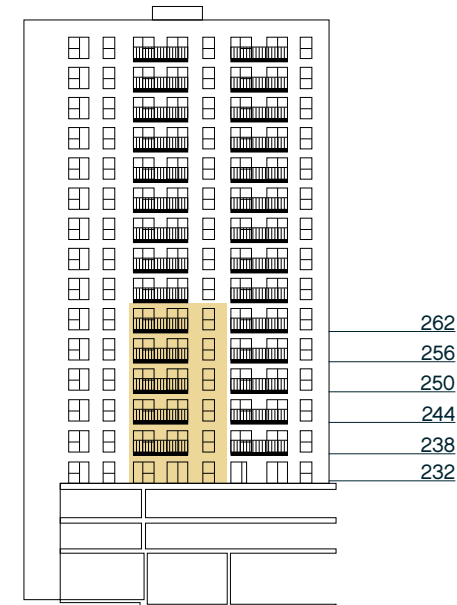
Type 05

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

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

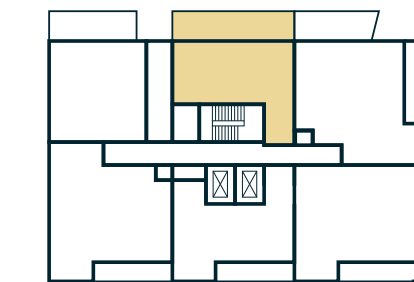


East Elevation



Floor 03 shown below

Views towards Podium Garden

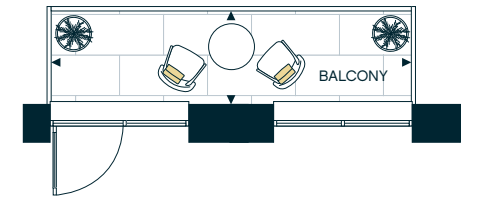


**Key**

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

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 apartments 238, 244, 250, 256 & 262



Views towards Podium Garden

Terrace for apartment 232



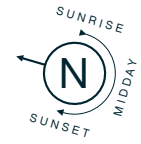
# 1 Bedroom Apartment

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"

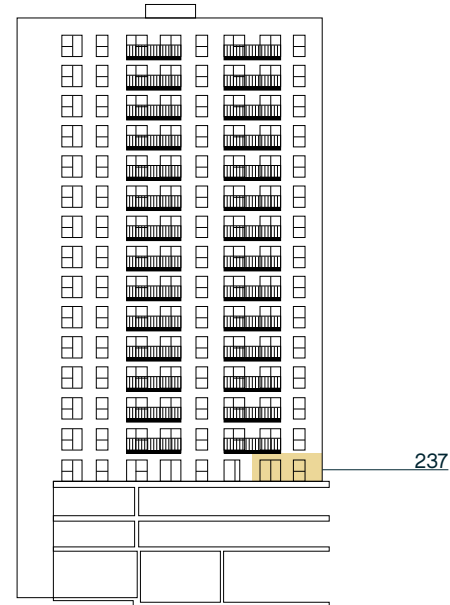
Type 07

Apartment: 237

Floor: 03

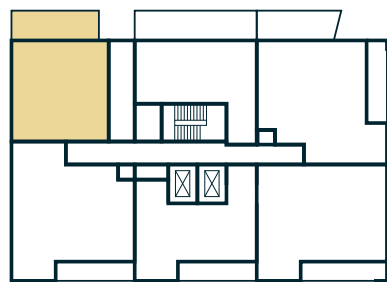


East Elevation



Floor 03 shown below

Views towards Podium Garden



### Key

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

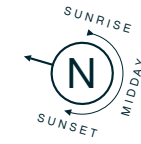
# 2 Bedroom Apartment

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 6.22m	9' 6" x 20' 4"
Bedroom 2	2.75m x 3.64m	9' 0" x 12' 0"
Terrace	3.50m x 9.23m	11' 5" x 30' 3"

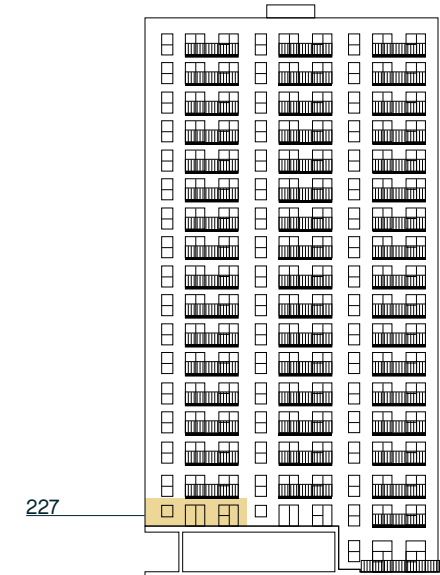
Type 04A

Apartment: 227

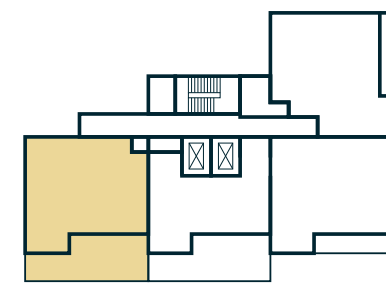
Floor: 01



West Elevation



Floor 01 shown below

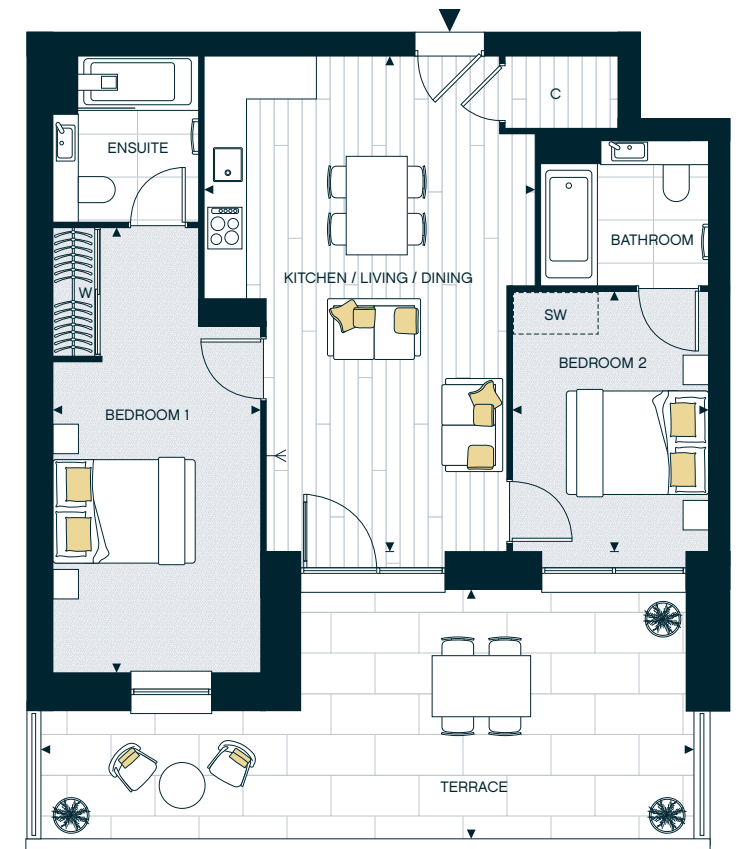
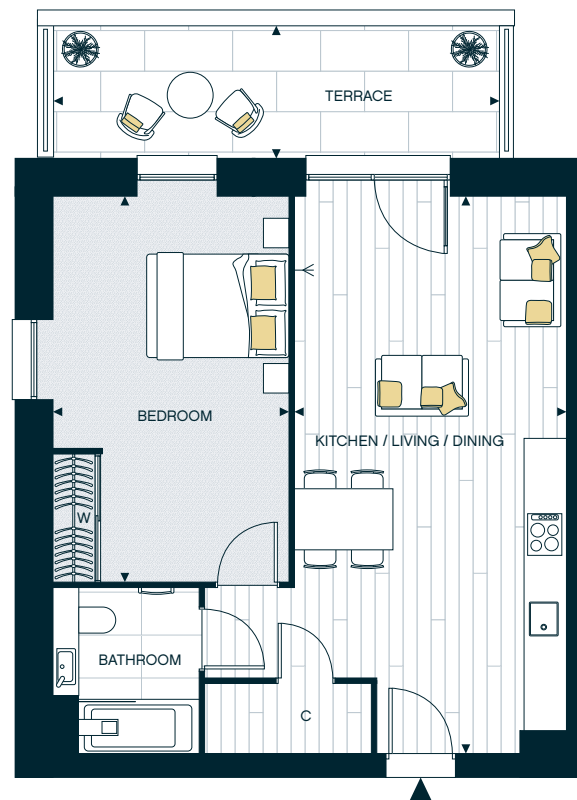


Views towards Loxford Plaza

### Key

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

Views towards Podium Garden



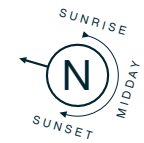
Views towards Loxford Plaza

# 2 Bedroom Apartment

Type 04

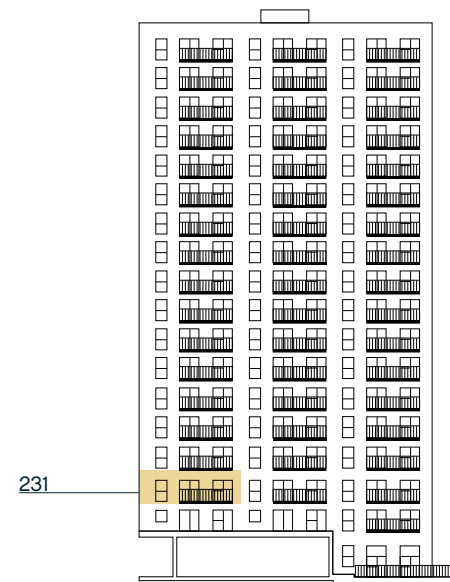
Apartment: 231

Floor: 02

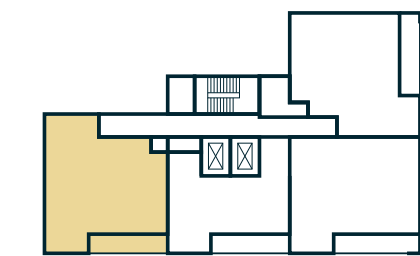


Total Area	67.9 SQM	731 SQFT
Living / Dining	4.33m x 6.93m	14' 3" x 22' 9"
Kitchen	2.82m x 3.80m	9' 3" x 12' 5"
Bedroom 1	2.92m x 5.20m	9' 7" x 17' 0"
Bedroom 2	3.35m x 3.64m	11' 0" x 12' 0"
Terrace	1.38m x 5.41m	4' 6" x 17' 8"

West Elevation



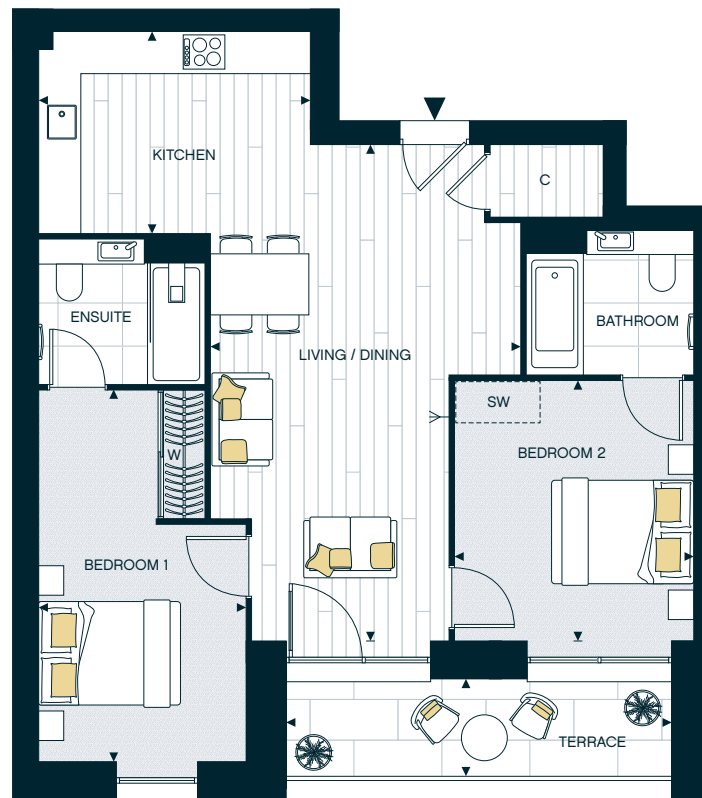
Floor 02 shown below



Views towards Loxford Plaza

Key

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



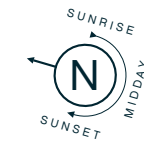
Views towards Loxford Plaza

# 2 Bedroom Apartment

Type 01A

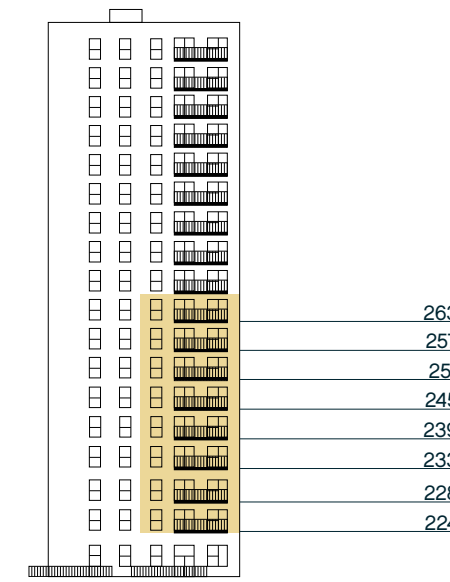
Apartments: 224, 228, 233, 239, 245, 251, 257 & 263

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

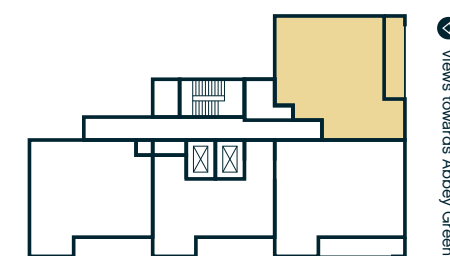


Total Area	70.5 SQM	759 SQFT
Kitchen / Living / Dining	7.65m x 4.57m	25' 1" x 15' 0"
Bedroom 1	4.49m x 2.87m	14' 9" x 9' 5"
Bedroom 2	3.70m x 2.68m	12' 2" x 8' 10"
Balcony 1	1.38m x 6.28m	4' 6" x 20' 7"
Balcony 2	1.45m x 6.28m	4' 9" x 20' 7"
Terrace	1.18m x 6.28m	3' 10" x 20' 7"

South Elevation



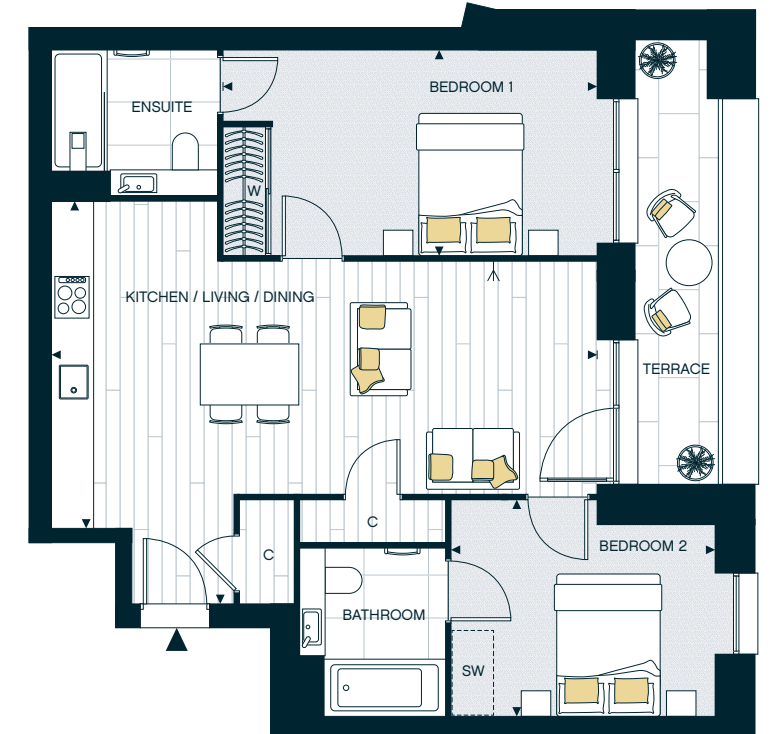
Floor 01 shown below



Key

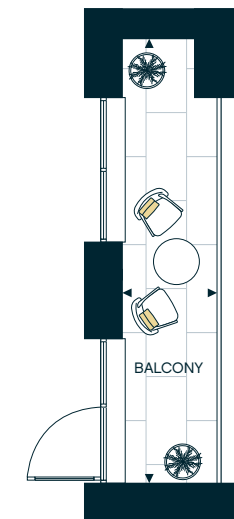
- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

Terrace for apartment 224

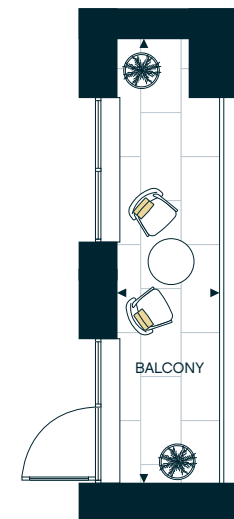


Views towards Abbey Green Walk

1. Balcony for apartments 228 & 239



2. Balcony for Floors 233, 245, 251, 257 & 263

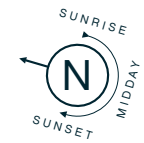


# 2 Bedroom Apartment

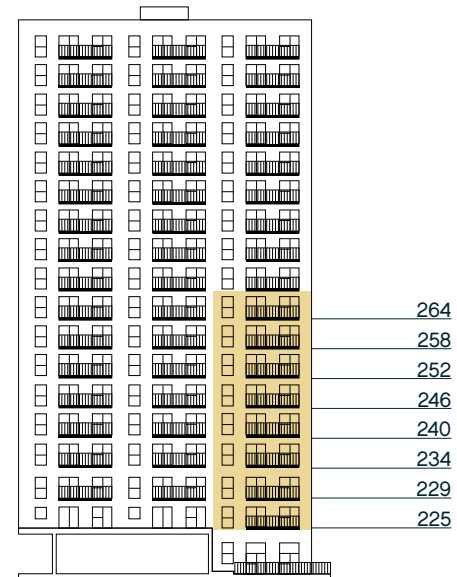
Type 02

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

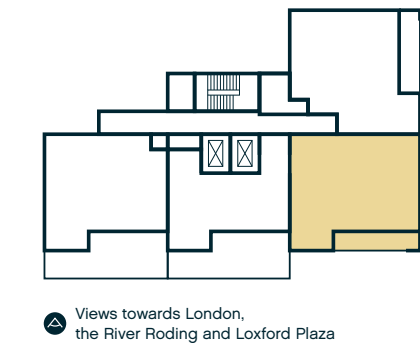
Floors: 01, 02, 03, 04, 05, 06, 07 & 08



West Elevation



Floor 01 shown below

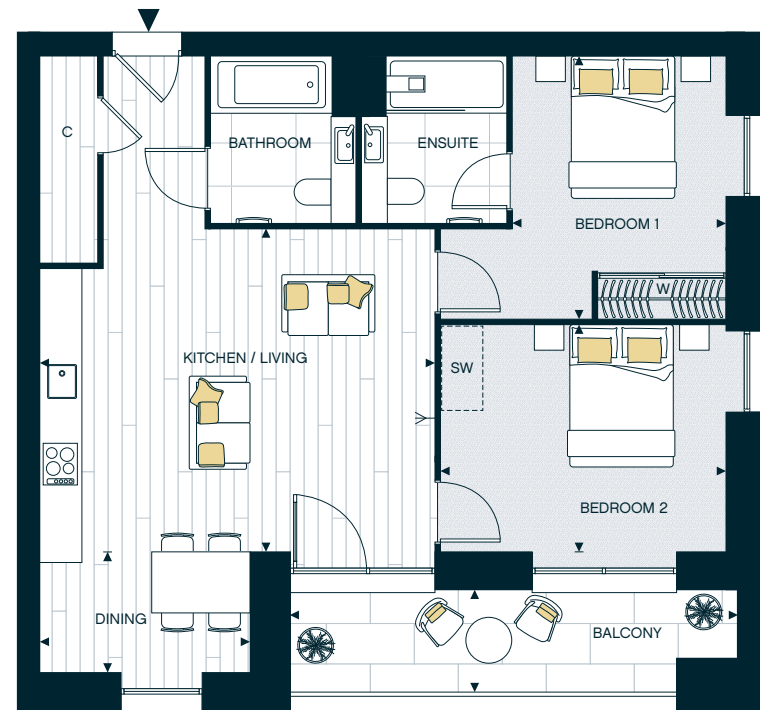


Views towards London, the River Roding and Loxford Plaza

Key

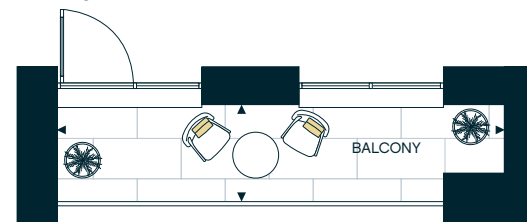
- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

Total Area	72.6 SQM	781 SQFT
Kitchen / Living	5.50m x 4.51m	18' 1" x 14' 10"
Dining	2.97m x 1.68m	9' 7" x 5' 5"
Bedroom 1	3.00m x 3.69m	9' 10" 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"

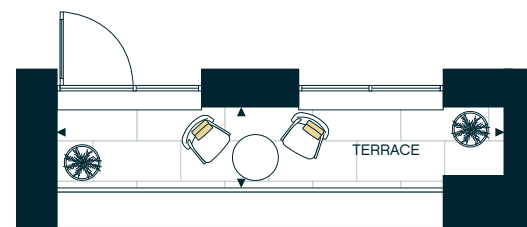


Views towards London, the River Roding and Loxford Plaza

1. Balcony for apartments 234, 246, 252, 258 & 264



2. Balcony for apartments 229 & 240



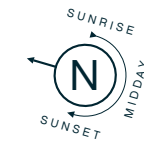
Terrace for apartment 225

# 2 Bedroom Apartment

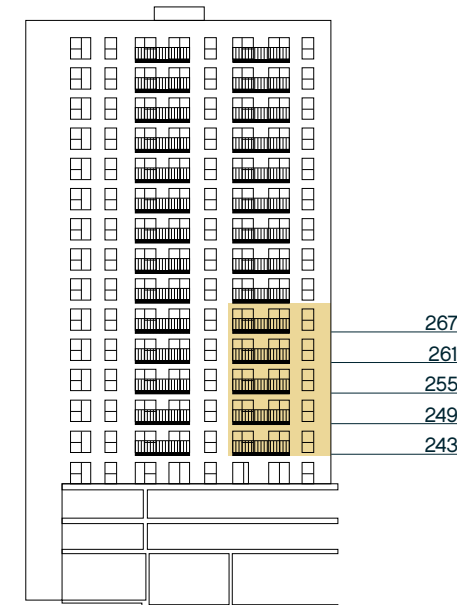
Type 08

Apartments: 243, 249, 255, 261 & 267

Floors: 04, 05, 06, 07 & 08

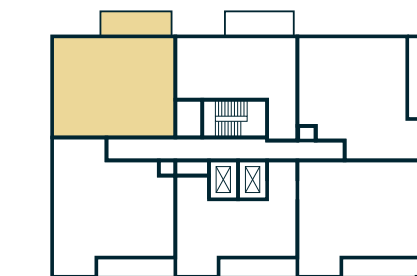


East Elevation



Floor 04 shown below

Views towards Podium Garden



Key

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

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

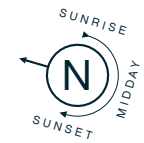


# 2 Bedroom Apartment

Type 06

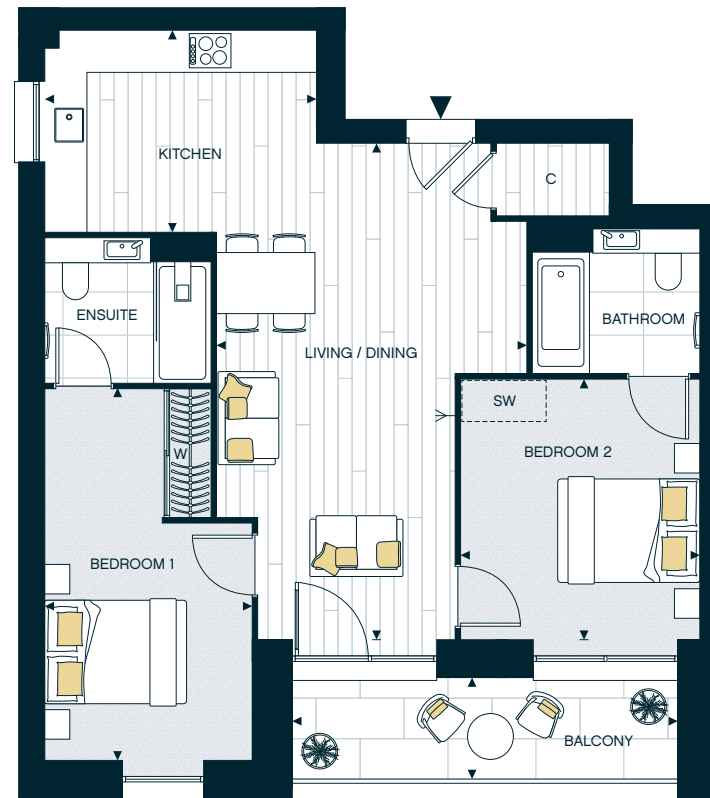
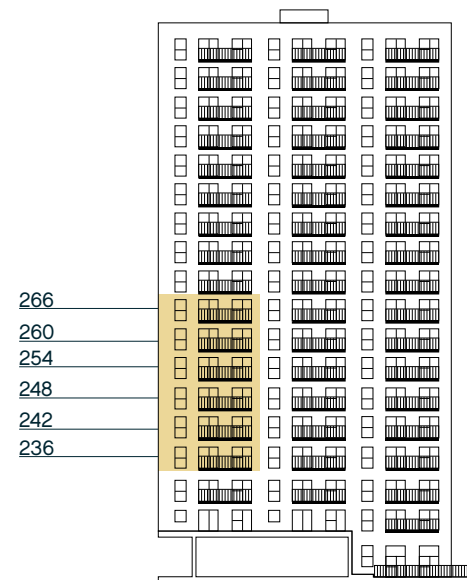
Apartments: 236, 242, 248, 254, 260 & 266

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



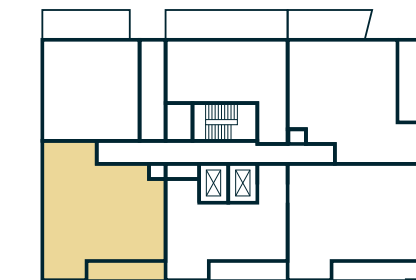
Total Area	74.5 SQM	802 SQFT
Kitchen	3.88m x 2.80m	12' 9" x 9' 2"
Living / Dining	4.37m x 6.93m	14' 4" x 22' 9"
Bedroom 1	2.98m x 5.20m	9' 10" x 17' 0"
Bedroom 2	3.35m x 3.64m	11' 0" x 12' 0"
Balcony 1	1.45m x 5.41m	4' 9" x 17' 8"
Balcony 2	1.38m x 5.41m	4' 6" x 17' 8"

## West Elevation

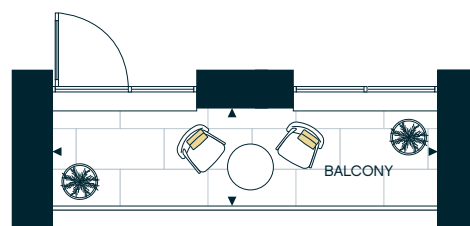


Views towards London, the River Roding and Loxford Plaza  
1. Balcony for apartments 236, 248, 254, 260 & 266

## Floor 03 shown below



Views towards London, the River Roding and Loxford Plaza



2. Balcony for apartment 242

## Key

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



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