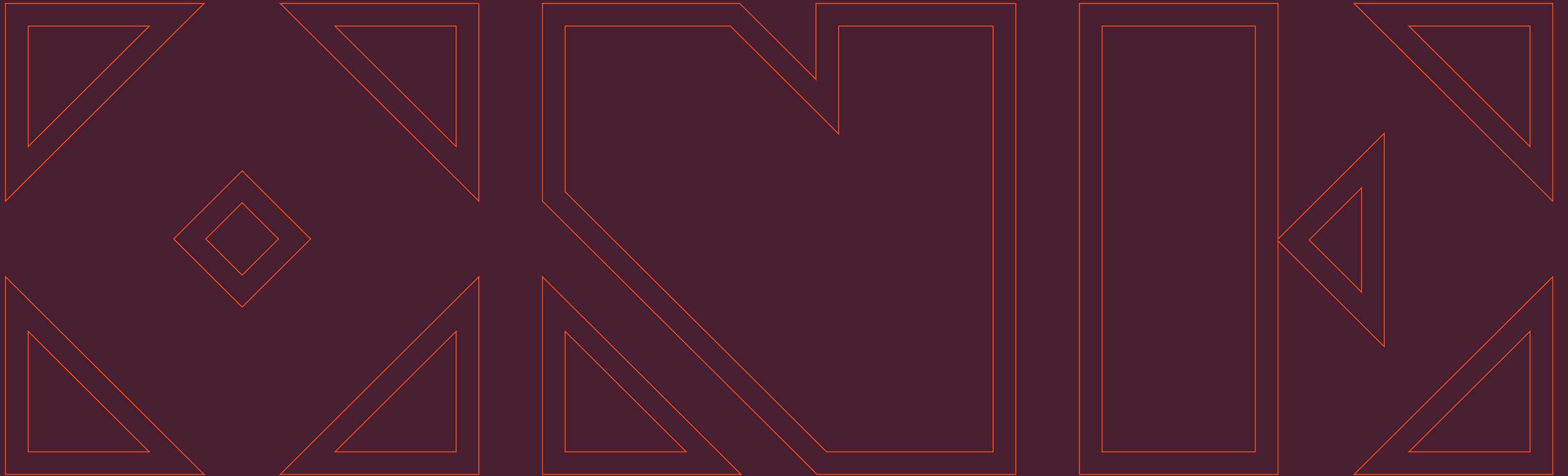




GOODMAYES

Fairview[®]
NEW HOMES Ltd.

You have found the



It's the lucky ones... ...who discover One Goodmayes.

FEEL THE EXCITEMENT OF FINDING SOMETHING NEW. A PLACE ALIVE WITH ACTIVITY AND FULL OF VIBRANCY.

Where you can easily feel a part of the community - and connect to the City. With two stations on the Elizabeth line less than a 10-minute walk away, you could reach Liverpool Street in only 28 minutes.

Have your pick of the parks and enjoy an abundance of eclectic shops, cafés and restaurants, alongside supermarket chains on your doorstep.

Surround yourself with a host of different cultures that combine to make the area even more exciting and welcoming. Feel the pride that your new, superbly-designed studio, 1 or 2 bedroom apartment is the one you want at One Goodmayes.



Artist's impression

Flavour. Excitement. Vibrancy.

Add them all to your life.

THIS IS A PLACE WHERE YOU
WILL EXPERIENCE AN ENERGY
AND A BUZZ UNLIKE ANY OTHER.

One that is vibrant, inclusive and stems from the dynamic high street. One that's alive with independent shops, cafés and restaurants, that allow you to enjoy a host of cuisines from around the world within a five-minute walk from home.

This is your opportunity to discover an area where everyone is welcome and to feel part of something special. Your chance to proudly tell your family and friends: "I've found the one!"



- 1 **Mangal Meze**
Romford
- 2 **Royal Nawaab**
Restaurant in
nearby Ilford
- 3 **Chapters**
Seven Kings
- 4 & 5 **Always something
on the menu**
Worldwide cuisine
on your doorstep

That one thing you need? Not a problem.

LIFE IS A LOT BETTER WHEN
EVERYTHING IS WITHIN EASY REACH.

You have an Aldi and Tesco Extra both just a short walk from home, while a little further on is Goodmayes Retail Park, home to Nando's, Wickes, Currys, B&M homestore and The Gym. So that's everything from relaxing dinners to intense workouts sorted.

Let's talk about food. This is where you can enjoy sampling an exciting choice of flavours from all over the world. Here and ready to satisfy your taste buds. Now, what are you having?





1

- 4 Gurdwara Karamsar
Ilford
- 5 Elizabeth line
Goodmayes
- 6 Valentines Park
Gants Hill

- 7 Big Moe's Diner
& Steakhouse
Ilford
- 8 McCafferty's Bar
& Guest House
Goodmayes



4



5



2



3

- 1 Valentines Park
Gants Hill
- 2 South Street
Romford
- 3 Greedy Cow Boba
& Juices
Ilford



6



7



8

Go your own way.

HEAD OUT FOR SOME RETAIL THERAPY. GRAB A COFFEE TO GO. GET ACTIVE, OR TAKE TIME TO RELAX. YOU'RE IN THE RIGHT PLACE FOR IT ALL.

Some locations just work perfectly. Especially when they make life easy and enjoyable. From your new apartment, you can walk to local shops, two underground stations for simple journeys to work, and open green spaces.


Want to make a day of it with friends? Exchange Ilford Shopping Centre has plenty of high street stores and restaurants, or there's Westfield Stratford if you want to head further out. And if a break from it all is what you need, you can easily reach London City Airport for the European destination of your choice.

LONDON CITY AIRPORT
6.9 MILES

BARKING
2.8 MILES

CANARY WHARF
8.1 MILES

ILFORD SPORTS CLUB
0.8 MILES

SEVEN KINGS STATION 
0.3 MILES


EXCHANGE ILFORD SHOPPING CENTRE
1.3 MILES

CITY OF LONDON
11.6 MILES

STRATFORD
5 MILES

WANSTEAD FLATS
3 MILES



 GOODMAYES STATION
0.3 MILES

GOODMAYES RETAIL PARK
0.6 MILES

WESTWOOD RECREATION GROUND
0.2 MILES

VALENTINES PARK
1.5 MILES

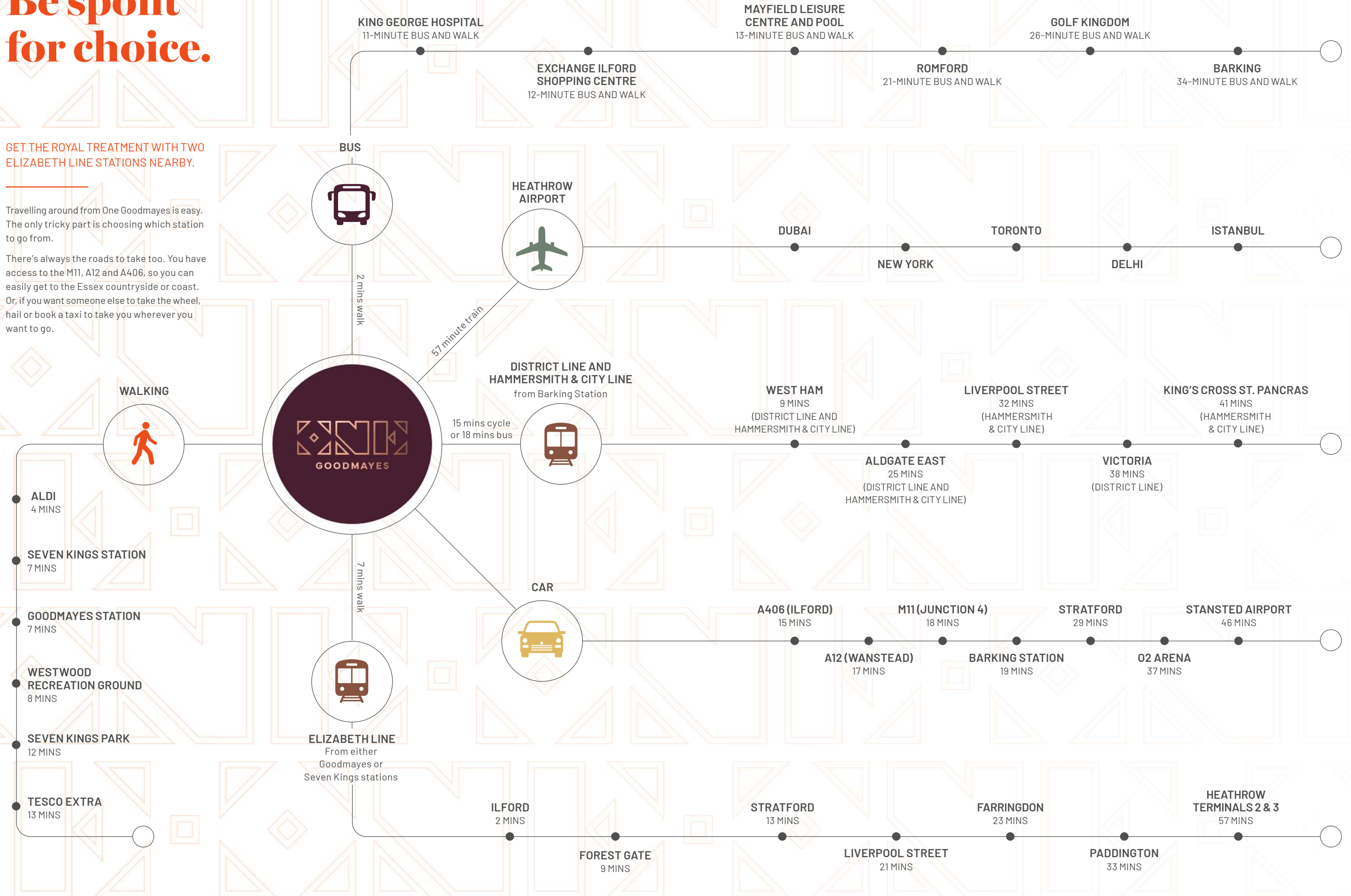
Journey times and distances are approximate.
Source: Google Maps

Be spoilt for choice.

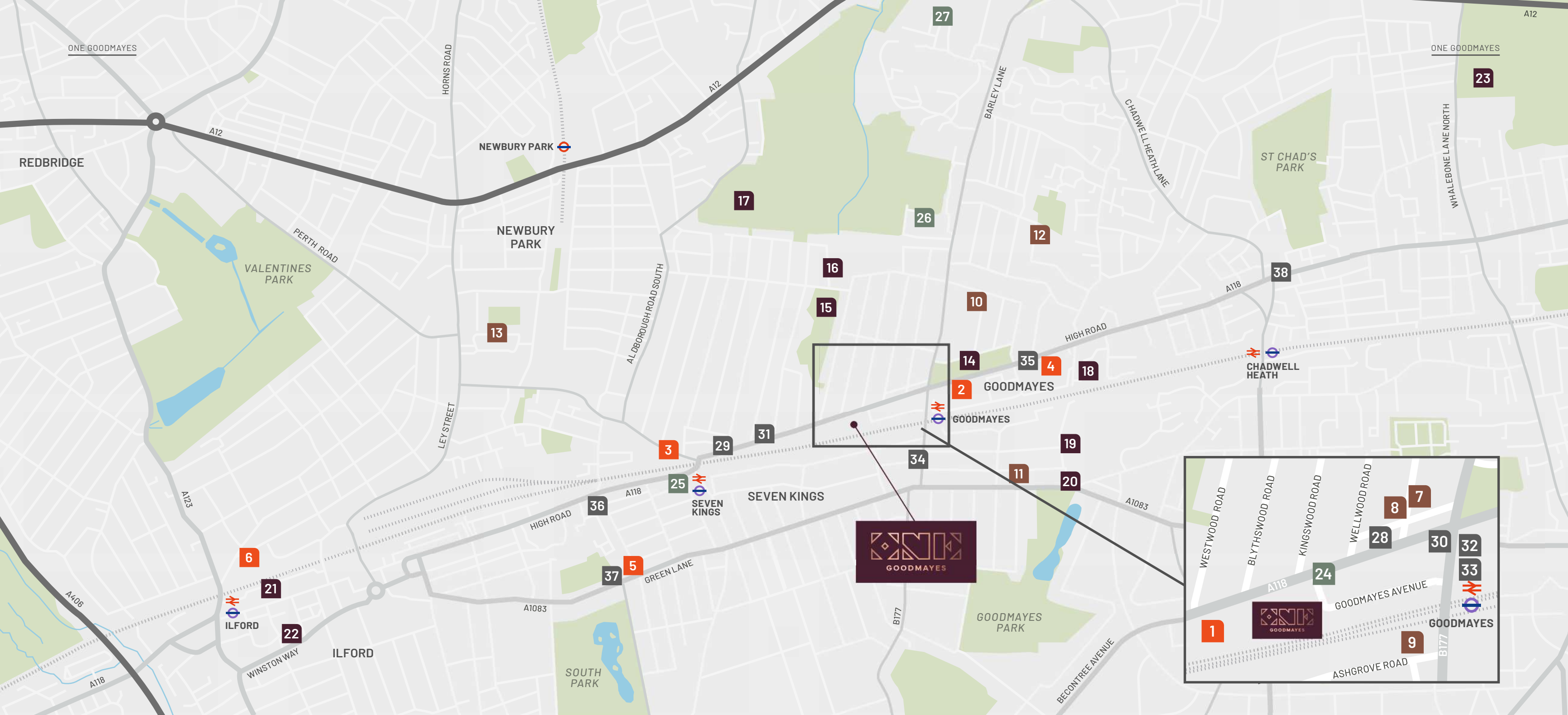
GET THE ROYAL TREATMENT WITH TWO ELIZABETH LINE STATIONS NEARBY.

Travelling around from One Goodmayes is easy. The only tricky part is choosing which station to go from.

There's always the roads to take too. You have access to the M11, A12 and A406, so you can easily get to the Essex countryside or coast. Or, if you want someone else to take the wheel, hail or book a taxi to take you wherever you want to go.



Journey times and distances approximate. Sources: Google Maps, TfL and National Rail.



Surrounded with all you need.

ENJOY HAVING ALL YOU WANT NEARBY TOO.

Getting your daily essentials is simple with local independent shops and a nearby Aldi.

If you're eating out, there are countless cafés, restaurants and takeaways nearby. Want to work it off afterwards?

Choose from several gyms and leisure centres, or just enjoy a movie at the Cineworld Cinema.

Have nursery school-age children? Three nurseries within a 10-minute walk means easy drop-offs and pick-ups.

SHOPPING

1. Aldi IG3 8RS, 0.2 miles
4 min walk
2. Tesco Extra RM6 4HY, 0.4 miles
10 min walk
3. Co-op Food IG3 8LG, 0.5 miles
5 min bus and walk
4. Goodmayes Retail Park RM6 4HX, 0.5 miles
14 min bus and walk
5. Tesco Esso Express IG1 1XR, 0.9 miles
13 min bus and walk
6. Exchange Ilford Shopping Centre IG1 1RS, 1.4 miles
12 min bus and walk.
Including: Boots, M&S, Costa, H&M, Next & TK Maxx

EDUCATION

7. Maytime Montessori Nursery IG3 8XB, 0.2 miles
4 min walk
8. Eastcourt Independent Preparatory School IG3 8UW, 0.2 miles
4 min walk
9. Kiddy Care Nursery IG3 9XE, 0.3 miles
7 min walk
10. Barley Lane Primary School RM6 4RJ, 0.5 miles
12 min walk
11. Goodmayes Primary School IG3 9RW, 0.6 miles
9 min bus and walk

LEISURE

12. Chadwell Heath Academy School RM6 4RS, 0.9 miles
9 min bus and walk
13. Seven Kings Secondary School IG2 7BT, 1.0 mile
14 min bus and walk
14. Barley Lane Park RM6 4RE, 0.4 miles
8 min walk
15. Westwood Recreation Ground IG3 8SE, 0.2 miles
4 min walk
16. THE SPARTAN GYM IG3 8OD, 0.5 miles
11 min walk
17. Seven Kings Park IG3 8OP, 0.6 miles
12 min walk
18. The Gym Group RM6 4HX, 0.6 miles
16 min walk
19. Mayfield Leisure Centre and Pool IG3 9QN, 0.7 miles
13 min bus and walk

20. Vyzion Fitness IG3 9RT, 0.8 miles
7 min bus and walk
21. PureGym London Ilford IG1 1RS, 1.5 miles
12 min bus and walk
22. Cineworld Cinema IG1 1BP, 1.6 miles
14 min bus and walk
23. Golf Kingdom RM6 6SB, 1.9 miles
22 min bus and walk

HEALTHCARE

24. Pearls Dental Centre IG3 8SU, 285 ft
1 min walk
25. Seven Kings Health Centre IG3 8BG, 0.6 miles
14 min walk
26. Brookside Hospital IG3 8X0, 0.8 miles
18 min bus and walk
27. King George Hospital IG3 8YB, 1.2 miles
11 min bus and walk

CAFÉS AND RESTAURANTS

28. Five Lads Restaurant IG3 8TD, 0.1 miles
3 min walk
29. McCafferty's Bar & Guest House IG3 8RH, 0.2 miles
4 min walk
30. GET TOASTY Restaurant IG3 8TH, 0.2 miles
4 min walk
31. Hashtag Café IG3 8RH, 0.2 miles
5 min walk
32. Evya Turkish Grill IG3 9UH, 0.3 miles
6 min walk
33. Costa Coffee IG3 9UH, 0.3 miles
7 min walk
34. Jericho Middle Eastern Cuisine & Café IG3 9UZ, 0.4 miles
8 min walk
35. Nando's Goodmayes RM6 4HX, 0.5 miles
7 min bus and walk
36. Colony Lounge IG1 1UE, 0.6 miles
7 min bus & walk
37. Chaat Junction Indian Restaurant IG1 1XR, 0.9 miles
12 min bus and walk
38. Nemesys Italian Restaurant RM6 6PU, 1.1 miles
10 min bus and walk

You're good to go from One Goodmayes.

FROM NIPPING TO ILFORD TO GLOBE-TROTTING ADVENTURES.

In less than 10 minutes on foot, you could be at Goodmayes or Seven Kings stations. Both of which are on the Elizabeth line, making travel into central London and beyond effortless.

It's only 9 minutes to Ilford, 28 minutes to Liverpool Street and 33 minutes to Bond Street. Want to connect to the rest of the world? A 40-minute train ride will get you to London City Airport, or in around one hour you could be at Heathrow Airport.

Fancy going out-out? The District line has a night service, which will make getting home easier.

WITHIN 5 MILES

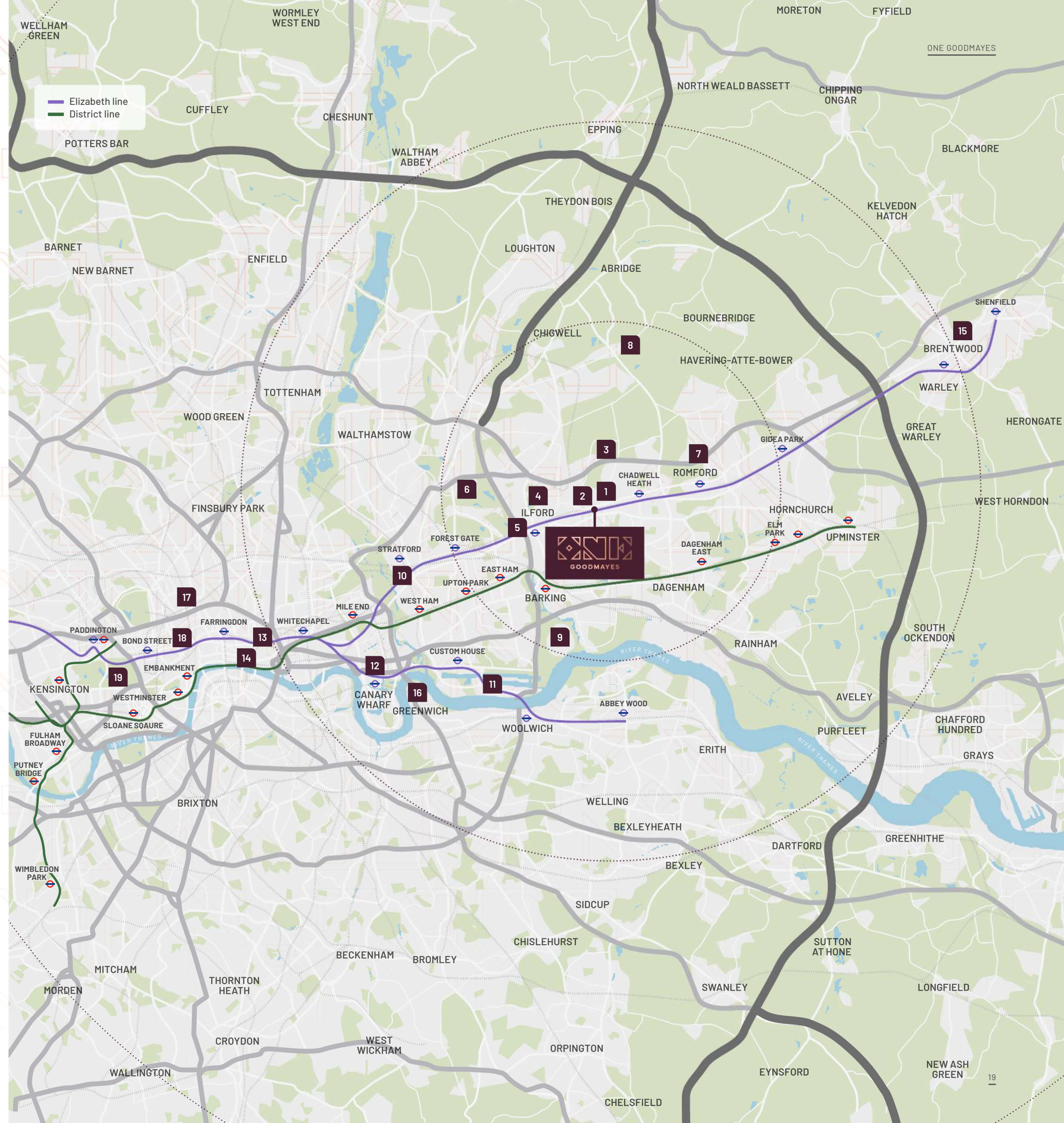
1. **Goodmayes Station**
IG3 9UH, 0.3 miles
2. **Seven Kings Station**
IG3 8RE, 0.4 miles
3. **King George Hospital**
IG3 8YB, 1.3 miles
4. **Valentines Park**
IG2 6EA, 1.5 miles
5. **The Exchange Shopping Centre Ilford**
IG1 1RS, 1.6 miles
6. **Wanstead Park**
E11 2LT, 3.2 miles
7. **Romford**
RM1-RM7, 3.4 miles

WITHIN 10 MILES

8. **Hainault Forest Country Park**
IG7 4QN, 5.0 miles
9. **Gallions Reach Shopping Park**
E6 7ER, 5.2 miles
10. **Westfield Shopping Centre, Stratford**
E20 1EJ, 5.3 miles
11. **London City Airport**
E16 2PX, 6.9 miles
12. **Canary Wharf**
E14, 8.1 miles
13. **London Liverpool Street Station**
EC2M 7PY, 9.3 miles

WITHIN 20 MILES

14. **St. Paul's Cathedral**
EC4M 8AD, 10.1 miles
15. **Brentwood**
CM14, 10.5 miles
16. **The O2 Arena**
SE10 0DX, 10.5 miles
17. **St. Pancras International Station**
NIC 4QP, 11.1 miles
18. **The British Museum**
WC1B 3DG, 11.1 miles
19. **Hyde Park**
W2 2ET, 12.2 miles



Which one will you choose?

WELCOME HOME, WHERE EVERY DETAIL HAS BEEN THOUGHTFULLY DESIGNED.

Whether you decide on a stylish new studio, or opt for a 1 or 2 bedroom apartment, you'll own a brand new home in a well-connected part of London. You just need to select the one that best suits your lifestyle.





A smart move

A STYLISH HOME YOU CAN BE PROUD OF NOW - AND WELL INTO THE FUTURE.

It's not just the location that's warm and welcoming. Your brand new home is designed for modern living with open-plan living areas and energy-efficient initiatives to help reduce your bills. A home you'll want to show off to your family and friends.

It's also somewhere for you to relax. A haven from the surrounding activity and vibrancy. Whether you unwind on your own private balcony or terrace, or in the communal green, open spaces.



- Alderman House
Studio, 1 & 2 bedroom apartments
Plots 1 to 121

- Affordable Housing



- ▶ Entrance
- ♿ Disabled parking space
- 🚲 Cycle space

Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only.

Designed to help you unwind.

WITH STYLISH HOMES TO SUIT EVERYBODY, FIND YOUR IDEAL ONE.

With the vibrancy that surrounds your new home, you'll start to unwind as soon as you step into the communal green spaces at One Goodmayes.

If the sun is shining or it's a mild evening, take five on one of the residents' rooftop gardens. Or head straight to your well-designed, spacious studio, 1 or 2 bedroom apartment to experience total relaxation. Simply pick the one that's perfect for you.

Styled around you.

CREATE A HOME THAT'S
A REFLECTION OF YOU.

One Goodmayes homeowners are forward thinkers. People with vision. Those that want the freedom to stamp their personality on things, which is exactly what you can do in your brand new, light and spacious home.





Attention to detail.

YOUR NEW HOME WILL BE FITTED TO A HIGH SPECIFICATION – AND INCLUDES ALL YOU NEED. PLUS, SOME HANDY EXTRAS YOU’LL APPRECIATE TOO.

- Amtico Spacia ‘Sun Bleached Oak’ flooring to kitchen/living/dining area and hall
- Standard hanging pendant to living/dining area, hallway and bedrooms
- Premium painted doors with polished chrome/satin finish handles
- USB charging points in kitchen/living area and all bedrooms
- Audio video phone handset
- TV/FM/SAT/Telephone socket to living area with playback connection to master bedroom
- External balcony/terrace wall-mounted stainless steel light fitting (where applicable)
- Smoke and heat detectors fitted
- Fully landscaped amenity levels (all secure and only accessible to residents)
- Extensive character landscaped areas throughout the site
- On-street designated car parking
- Secure cycle storage
- Walls painted in ‘Timeless’ matt white

Modern kitchens.

YOU DON’T NEED TO BE A MASTER CHEF TO APPRECIATE OUR STYLISH KITCHENS. COOK TO YOUR HEART’S CONTENT OR SIMPLY ADMIRE IT WHILE EATING A TAKEAWAY.

- Gloss dove grey handleless wall and base unit doors
- Soft close doors and drawers
- Quartz ‘Salt & Pepper’ worktops
- Wall units fitted with surface mounted lights
- Integrated stainless steel electric oven, black frameless induction hob
- Integrated combi microwave oven where installed in a tall housing or a wall unit fitted microwave
- Integrated canopy cooker hood
- Integrated fridge/freezer
- Integrated 450 or 600 dishwasher
- Fully integrated or free-standing washer/dryer
- White downlights with white light LED bulbs

For wheelchair adaptable units, please speak to a Sales Advisor for more information.



Beautiful bathrooms.

REFRESH YOURSELF FOR THE DAY AHEAD OR SOAK AWAY YOUR STRESSES IN THE EVENING. BOTH ARE EASILY DONE IN OUR MODERN, STYLISH BATHROOMS.

- White sanitaryware with chrome finish fittings
- Full height tiling around bath and shower enclosures†
- Future Stone white porcelain wall tiling and flooring in bathrooms and ensuites (where applicable)

- White downlights with white light LED bulbs
- Chrome heated towel rail
- Shaver socket

†Full height tiling around bath only in apartments where there is no ensuite.

Relaxing bedrooms.

WELCOME TO YOUR NEW SANCTUARY. A SPACE TO UNWIND, RE-ENERGISE AND MAKE YOUR OWN.

- Fitted 'New Dublin Twist' grey carpets
- TV socket

For wheelchair adaptable units, please speak to a Sales Advisor for more information.

Building well-designed homes across the capital since 1961.

THAT'S SOMETHING HOMEOWNERS ACROSS OUR DEVELOPMENTS WOULD AGREE WITH.

RESERVE YOUR NEW HOME

With us, it's simple and straightforward. Once you pay your £2,000 reservation fee*, the price of your new home will be fixed and the deposit will be credited once the sale has completed.

To secure your reservation, you will need to provide:

- AML (Anti Money Laundering) documents (passport/driving licence/utility bill)
- Proof of income
- Available deposit funds

If you already have a solicitor who will act on your behalf following the reservation, please provide us with their details. However, if you need help finding one, we can provide you with a list of recommended solicitors and conveyancers.

FINDING A MORTGAGE

Mortgages are available, subject to status and valuation, through any leading financial institution. Once pre-sale valuations have been completed and your personal circumstances evaluated, we can assist you with arrangements for a mortgage with an approved, leading independent financial institution.

OUR MANAGEMENT COMPANY

A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc.

When you buy with Fairview New Homes you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company.

Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.

*Reservation fee subject to change, please speak to your Sales Advisor for more information.



JAN, KINGSTON EAST.

"We are so happy that we went in to speak with the Sales team and view the show apartment. We're now able to stay in the area we love and are familiar with, but what's even better is that we now have a place to call our own and put our stamp on."



LESLEY, REGENCY HEIGHTS.

"The actual apartment itself is just what I was looking for. The apartment is so spacious, the build quality is excellent and the view from the balcony is also amazing. I wanted to buy a new build home as I love the look and feel of new builds!"



JUNAKIE, EPPING GATE.

"I purchased my first home at Epping Gate with the help of the Deposit Unlock scheme. Despite earning well, my expenses were high and I wasn't actively saving for the deposit and was relying on some investment money to come through in 2023. Thanks to the scheme however, I was able to purchase a home an entire year sooner than I had planned using the savings I'd already accumulated."



NIL AND NAZMI, NOLA.

"After deciding on Shenfield, we opted with Fairview as it's a well-known and trusted developer for new build properties. The reviews for Fairview were excellent, and our friends also purchased their first home with them, so we were able to see first-hand the high quality of the developments before we purchased our dream home."



ELEONORA & STAN, EPPING GATE.

"We would have had to wait another three years if it wasn't for Save to Buy. Every penny of our monthly payments went towards our deposit! We first saw the property in the third week of May, and we got the keys on 9 June - we couldn't quite believe how quickly it happened. Everyone at Fairview and other professionals we dealt with were incredibly helpful and made the whole process as efficient and stress free as possible."



BUSOLA, NEWHAYES.

"As soon as I viewed, I noticed and fell in love with the tall windows and patio access - it made me feel close to nature. I also get great light into the property that keeps it warm when the sun is out, and property itself is so spacious."



The finer details.

ALL THE IMPORTANT INFORMATION ABOUT ONE GOODMAYES, IN ONE PLACE.

DEVELOPMENT OVERVIEW

THE VENDOR & BUILDING CONTRACTOR

Fairview New Homes

LOCATION

High Road, Goodmayes, Ilford IG3 8RS

LOCAL AUTHORITY

Redbridge Council

TENURE

999 Years

WARRANTY

10 Year NHBC Buildmark Warranty

ARCHITECT

Frank Reynolds Architects

EST COMPLETION

2024/2025

EST SERVICE CHARGE

Speak to Sales Advisor

EST GROUND RENT

Peppercorn

TOTAL NUMBER OF UNITS

569

CEILING HEIGHT

2.5m

ADDITIONAL FEATURES

Private balconies/terraces
Excellent transport links

SPECIFICATION

3★ spec

DOCUMENTATION REQUIRED FOR RESERVATIONS

PROOF OF ID

One of the following documents:

- Passport
- Photo Driving Licence
- Passport and Visa for non-UK residents

PROOF OF ADDRESS

One of the following documents:

- Photo Driving Licence
- Utility Bill dated within the last 3 months

PROOF OF DEPOSIT AND FUNDS

- Bank statement, ISA, Bonds, Shares certificate (dated within the last 3 months)

OTHER ASSOCIATED BUYING FEES

- £2,000 reservation deposit*
- 10% deposit is required at point of exchange of contracts. The outstanding balance is required on legal completion.

COUNCIL TAX BANDS 2024/2025

| | |
|--------|-----------|
| Band A | £1,393.25 |
| Band B | £1,625.45 |
| Band C | £1,857.66 |
| Band D | £2,089.87 |
| Band E | £2,554.29 |
| Band F | £3,018.70 |
| Band G | £3,483.12 |
| Band H | £4,179.74 |

Figures taken from redbridge.gov.uk

Correct as of 9th April 2024 and subject to change.

*Reservation fee is subject to change. If a reservation is cancelled, the reservation fee can be repaid to the Home Buyer, less any administrative or other costs we have incurred in processing and holding the reservation. Kindly see the New Build Housing Code for more information.

Reasons to buy with Fairview

LOCAL INDEPENDENT SHOPS AND RESTAURANTS.

THREE NURSERIES WITHIN JUST 10 MINUTES OF HOME.



YOU COULD BUY WITH JUST A 5% DEPOSIT WITH DEPOSIT UNLOCK*.

ENJOY YOUR OWN PRIVATE BALCONY OR TERRACE.

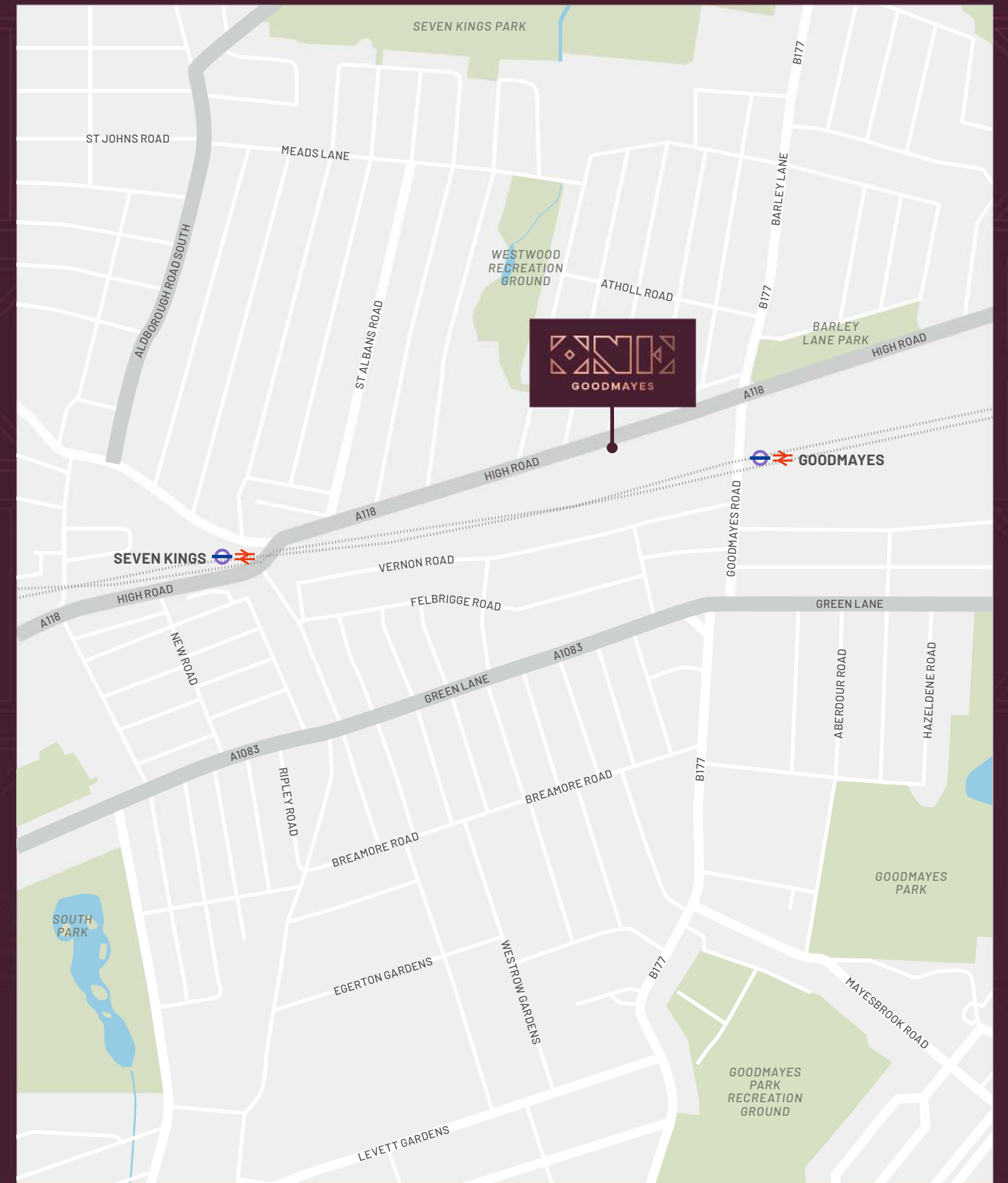
2 YEAR FAIRVIEW WARRANTY AND A 10 YEAR NHBC WARRANTY.

A 7 MINUTE WALK TO BOTH GOODMAYES AND SEVEN KINGS STATIONS.



EXCELLENT CUSTOMER CARE FROM START TO FINISH AND INCENTIVES AVAILABLE.

A BRAND NEW BLANK CANVAS TO MAKE YOUR OWN.



One Goodmayes, High Road, Goodmayes IG3 8RS

*Deposit Unlock is subject to contract and status and available on selected properties in England only. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. The scheme is available in the UK, subject to lender criteria. A minimum 5% customer deposit is required. The product is backed by a mortgage indemnity insurance that covers a proportion of the sum loaned by the lender in the event of a loss as a result of repossession. Fairview New Homes make a financial contribution to the cost of the product including the cost of the insurance premium. The buyer's obligations to the lender remain unchanged, as the benefit of the insurance is for the lender. Fairview New Homes do not offer mortgage advice, any financial advice should be obtained from a mortgage adviser or lender. This offer is not available in conjunction with any other promotion. Please speak to your Sales Advisor for further details.

Journey times and distances approximate. Sources: Google Maps and National Rail.

Please note: These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite or Selling Agent to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements. One Goodmayes is a marketing name and may not necessarily form part of the approved postal address. Layouts, window positions and styles may vary; please check with the Sales Advisor at time of reservation. Please ensure to clarify exact layout and specification of your new home at the time of reservation as the floorplans are a guide only and may be subject to change. The room sizes shown in this brochure are taken to the widest points in each room; wall to wall tolerance of +/-5% is allowed. External finish may vary on certain plots, please check with the Sales Advisor. The positions of full height boxing detail to the apartments are provisional and indicative. Full details of the definitive positions can be obtained from the development Sales Advisor. Computer generated image is for illustrative purposes only. 3654114/April 2024.

ONE GOODMAYES

High Road, Goodmayes, Ilford IG3 8RS
Email: goodmayes.sales@fairview.co.uk

020 3918 2909

fairview.co.uk/one-goodmayes

