

The Masey

1 & 2 bedroom apartments



COUNTRYSIDE
Homes

ELBASTURGE 17

Welcome to *The Masey*

A contemporary collection of meticulously crafted
1 & 2 bedroom homes.

Experience unparalleled comfort and style with integrated appliances, private outdoor space, ample storage, and open-plan living designed to enhance modern lifestyles.

Luxury amenities include sheltered seating areas with pergolas, dedicated cycle storage, and beautifully landscaped communal gardens, providing leisure space for all residents.

“Great neighbourhoods are sewn together”

The scheme looks beyond the site boundary and seamlessly integrates with the surrounding neighbourhood. ”





KEY

- The Masey** 7 storey apartment building - 1 & 2 bedroom apartments
- The Theodore** 8 storey apartment building - 1, 2 & 3 bedroom apartments
- The Granada** 7 storey apartment building - 1, 2 & 3 bedroom apartments

- Private Sale
- Pre-sold

- Multi Use Games Area
- Playground
- Library
- Post Office
- Co-op

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen home with the Sales Consultant. Development layout plan correct at time of production.

Ground floor



Plot 48 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5010mm x 2750mm	16'4" x 9'0"
Bedroom 2	3590mm x 3450mm	11'7" x 11'3"
Terrace	12135mm x 1500mm	39'8" x 4'9"
Total Internal Area	71.7 m²	772.2 ft²

Plot 49 2 Bedroom Apartment

Kitchen / Living / Dining	9003mm x 3250mm	29'5" x 10'6"
Master Bedroom	4960mm x 3144mm	16'2" x 10'3"
Bedroom 2	3150mm x 3815mm	10'3" x 12'5"
Terrace	9403mm x 1500mm	30'8" x 4'9"
Total Internal Area	78.1 m²	840.6 ft²

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First floor



Plot 50 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5020mm x 2750mm	16'4" x 9'0"
Bedroom 2	3601mm x 3450mm	11'8" x 11'3"
Balcony	4700mm x 1500mm	15'4" x 4'9"

Total Internal Area **71.6 m²** **770.7 ft²**

Plot 51 1 Bedroom Apartment

Kitchen / Living / Dining	6917mm x 2925mm	22'6" x 9'5"
Bedroom	4918mm x 2846mm	16'1" x 9'3"
Balcony	3425mm x 1500mm	11'2" x 4'9"

Total Internal Area **51.9 m²** **558.2 ft²**

Plot 52 1 Bedroom Apartment

Kitchen / Living / Dining	7098mm x 3525mm	23'2" x 11'5"
Bedroom	4913mm x 3500mm	16'1" x 11'4"
Balcony	3425mm x 1500mm	11'2" x 4'9"

Total Internal Area **50.8 m²** **546.8 ft²**

Plot 53 1 Bedroom Apartment

Kitchen / Living / Dining	6918mm x 3525mm	22'7" x 11'5"
Bedroom	4914mm x 3500mm	16'1" x 11'4"
Terrace	6734mm x 2571mm	22'0" x 8'4"

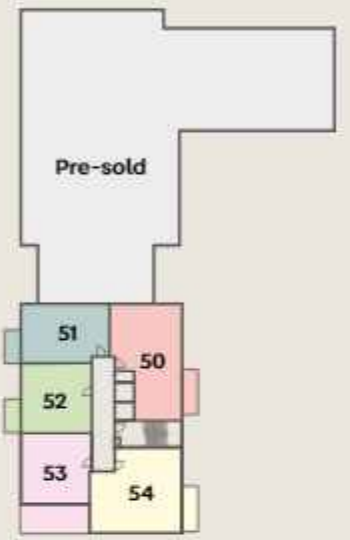
Total Internal Area **50 m²** **537.8 ft²**

Plot 54 2 Bedroom Apartment

Kitchen / Living / Dining	5820mm x 4870mm	19'1" x 16'0"
Master Bedroom	3965mm x 3386mm	13'0" x 11'1"
Bedroom 2	3765mm x 3825mm	12'3" x 12'5"
Balcony	4700mm x 1500mm	15'4" x 4'9"

Total Internal Area **74.2 m²** **798.5 ft²**

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First floor



Ground floor

Second floor



Plot 55 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5020mm x 2750mm	16'4" x 9'0"
Bedroom 2	3601mm x 3450mm	11'8" x 11'3"
Balcony	4700mm x 1500mm	15'4" x 4'9"

Total Internal Area 71.6 m² 770.7 ft²

Plot 56 1 Bedroom Apartment

Kitchen / Living / Dining	6917mm x 2925mm	22'6" x 9'5"
Bedroom	4918mm x 2846mm	16'1" x 9'3"
Balcony	3425mm x 1500mm	11'2" x 4'9"

Total Internal Area 51.9 m² 558.2 ft²

Plot 57 1 Bedroom Apartment

Kitchen / Living / Dining	7098mm x 3525mm	23'2" x 11'5"
Bedroom	4913mm x 3500mm	16'1" x 11'4"
Balcony	3425mm x 1500mm	11'2" x 4'9"

Total Internal Area 50.8 m² 546.8 ft²

Plot 58 1 Bedroom Apartment

Kitchen / Living / Dining	6918mm x 3525mm	22'7" x 11'5"
Bedroom	4914mm x 3500mm	16'1" x 11'4"
Balcony	3245mm x 1500mm	11'2" x 4'9"

Total Internal Area 50 m² 537.8 ft²

Plot 59 2 Bedroom Apartment

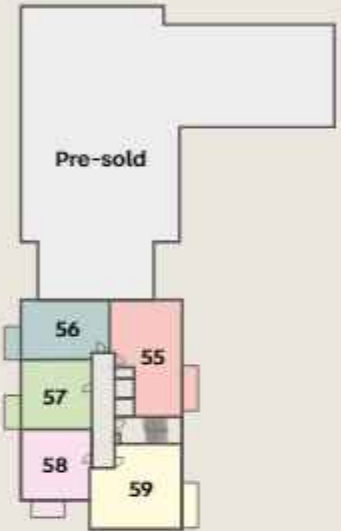
Kitchen / Living / Dining	5820mm x 4870mm	19'1" x 16'0"
Master Bedroom	3965mm x 3386mm	13'0" x 11'1"
Bedroom 2	3765mm x 3825mm	12'3" x 12'5"
Balcony	4700mm x 1500mm	15'4" x 4'9"

Total Internal Area 74.2 m² 798.5 ft²

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Second floor



Ground floor

Third floor



Plot 60 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5020mm x 2750mm	16'4" x 9'0"
Bedroom 2	3601mm x 3450mm	11'8" x 11'3"
Balcony	4700mm x 1500mm	15'4" x 4'9"

Total Internal Area **71.6 m²** **770.7 ft²**

Plot 61 1 Bedroom Apartment

Kitchen / Living / Dining	6917mm x 2925mm	22'6" x 9'5"
Bedroom	4918mm x 2846mm	16'1" x 9'3"
Balcony	3425mm x 1500mm	11'2" x 4'9"

Total Internal Area **51.9 m²** **558.2 ft²**

Plot 62 1 Bedroom Apartment

Kitchen / Living / Dining	7098mm x 3525mm	23'2" x 11'5"
Bedroom	4913mm x 3500mm	16'1" x 11'4"
Balcony	3425mm x 1500mm	11'2" x 4'9"

Total Internal Area **50.8 m²** **546.8 ft²**

Plot 63 1 Bedroom Apartment

Kitchen / Living / Dining	6918mm x 3525mm	22'7" x 11'5"
Bedroom	4914mm x 3500mm	16'1" x 11'4"
Balcony	3245mm x 1500mm	11'2" x 4'9"

Total Internal Area **50 m²** **537.8 ft²**

Plot 64 2 Bedroom Apartment

Kitchen / Living / Dining	5820mm x 4870mm	19'1" x 16'0"
Master Bedroom	3965mm x 3386mm	13'0" x 11'1"
Bedroom 2	3765mm x 3825mm	12'3" x 12'5"
Balcony	4700mm x 1500mm	15'4" x 4'9"

Total Internal Area **74.2 m²** **798.5 ft²**



Third floor



Ground floor

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Fourth floor



Plot 65 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5020mm x 2750mm	16'4" x 9'0"
Bedroom 2	3601mm x 3450mm	11'8" x 11'3"
Balcony	4700mm x 1500mm	15'4" x 4'9"

Total Internal Area 71.6 m² 770.7 ft²

Plot 66 1 Bedroom Apartment

Kitchen / Living / Dining	6917mm x 2925mm	22'6" x 9'5"
Bedroom	4918mm x 2846mm	16'1" x 9'3"
Balcony	3425mm x 1500mm	11'2" x 4'9"

Total Internal Area 51.9 m² 558.2 ft²

Plot 67 1 Bedroom Apartment

Kitchen / Living / Dining	7098mm x 3525mm	23'2" x 11'5"
Bedroom	4913mm x 3500mm	16'1" x 11'4"
Balcony	3425mm x 1500mm	11'2" x 4'9"

Total Internal Area 50.8 m² 546.8 ft²

Plot 68 1 Bedroom Apartment

Kitchen / Living / Dining	6918mm x 3525mm	22'7" x 11'5"
Bedroom	4914mm x 3500mm	16'1" x 11'4"
Balcony	3245mm x 1500mm	11'2" x 4'9"

Total Internal Area 50 m² 537.8 ft²

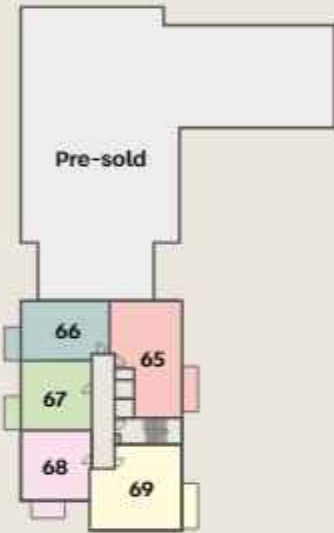
Plot 69 2 Bedroom Apartment

Kitchen / Living / Dining	5820mm x 4870mm	19'1" x 16'0"
Master Bedroom	3965mm x 3386mm	13'0" x 11'1"
Bedroom 2	3765mm x 3825mm	12'3" x 12'5"
Balcony	4700mm x 1500mm	15'4" x 4'9"

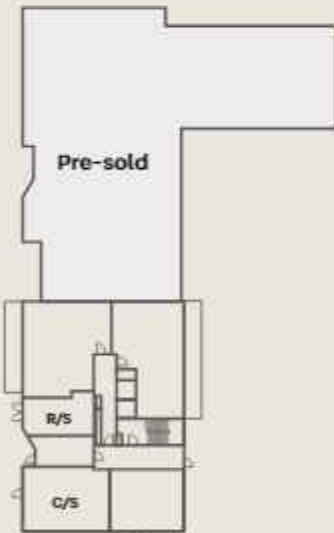
Total Internal Area 74.2 m² 798.5 ft²

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Please ask your Sales Consultant for detailed information regarding specific properties.



Fourth floor



Ground floor

Fifth floor



Plot 70 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5020mm x 2750mm	16'4" x 9'0"
Bedroom 2	3601mm x 3450mm	11'8" x 11'3"
Balcony	4700mm x 1500mm	15'4" x 4'9"

Total Internal Area **71.6 m²** **770.7 ft²**

Plot 71 1 Bedroom Apartment

Kitchen / Living / Dining	6917mm x 2925mm	22'6" x 9'5"
Bedroom	4918mm x 2846mm	16'1" x 9'3"
Balcony	3425mm x 1500mm	11'2" x 4'9"

Total Internal Area **51.9 m²** **558.2 ft²**

Plot 72 1 Bedroom Apartment

Kitchen / Living / Dining	7098mm x 3525mm	23'2" x 11'5"
Bedroom	4913mm x 3500mm	16'1" x 11'4"
Balcony	3425mm x 1500mm	11'2" x 4'9"

Total Internal Area **50.8 m²** **546.8 ft²**

Plot 73 1 Bedroom Apartment

Kitchen / Living / Dining	6918mm x 3525mm	22'7" x 11'5"
Bedroom	4914mm x 3500mm	16'1" x 11'4"
Balcony	3245mm x 1500mm	11'2" x 4'9"

Total Internal Area **50 m²** **537.8 ft²**

Plot 74 2 Bedroom Apartment

Kitchen / Living / Dining	5820mm x 4870mm	19'1" x 16'0"
Master Bedroom	3965mm x 3386mm	13'0" x 11'1"
Bedroom 2	3765mm x 3825mm	12'3" x 12'5"
Balcony	4700mm x 1500mm	15'4" x 4'9"

Total Internal Area **74.2 m²** **798.5 ft²**

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Fifth floor



Ground floor

Sixth floor



Plot 75 2 Bedroom Apartment

Kitchen / Living / Dining	5340mm x 4600mm	17'5" x 15'0"
Master Bedroom	5020mm x 2750mm	16'4" x 9'0"
Bedroom 2	3601mm x 3450mm	11'8" x 11'3"
Balcony	4700mm x 1500mm	15'4" x 4'9"

Total Internal Area 71.6 m² 770.7 ft²

Plot 76 1 Bedroom Apartment

Kitchen / Living / Dining	6917mm x 2925mm	22'6" x 9'5"
Bedroom	4918mm x 2846mm	16'1" x 9'3"
Balcony	3425mm x 1500mm	11'2" x 4'9"

Total Internal Area 51.9 m² 558.2 ft²

Plot 77 1 Bedroom Apartment

Kitchen / Living / Dining	7098mm x 3525mm	23'2" x 11'5"
Bedroom	4913mm x 3500mm	16'1" x 11'4"
Balcony	3425mm x 1500mm	11'2" x 4'9"

Total Internal Area 50.8 m² 546.8 ft²

Plot 78 1 Bedroom Apartment

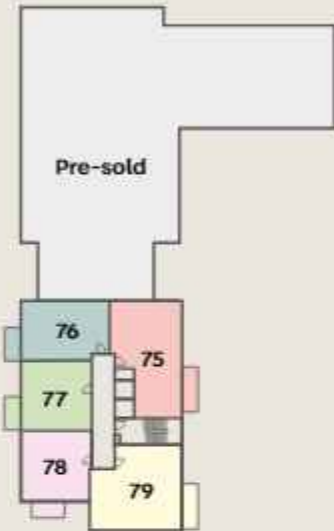
Kitchen / Living / Dining	6918mm x 3525mm	22'7" x 11'5"
Bedroom	4914mm x 3500mm	16'1" x 11'4"
Balcony	3245mm x 1500mm	11'2" x 4'9"

Total Internal Area 50 m² 537.8 ft²

Plot 79 2 Bedroom Apartment

Kitchen / Living / Dining	5820mm x 4870mm	19'1" x 16'0"
Master Bedroom	3965mm x 3386mm	13'0" x 11'1"
Bedroom 2	3765mm x 3825mm	12'3" x 12'5"
Balcony	4700mm x 1500mm	15'4" x 4'9"

Total Internal Area 74.2 m² 798.5 ft²



Sixth floor



Ground floor

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Detail & design



Kitchen

- Contemporary base units with gold square handles and tall units with matching worktop and upstand
- A stainless steel one and a half bowl sink and drainer with brushed steel mixer tap
- Integrated single electric oven
- Integrated microwave
- Ceramic hob
- Integrated recirculating extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Energy efficient, white recessed downlighters to ceilings and strip lights under cupboards

Decoration

- Carpet fitted to all bedrooms
- Amtico flooring in hallway, kitchen, living room, dining room, bathroom and en-suite
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Aluminium timber composite windows
- Sound secure veneer front door in driftwood with polished chrome ironmongery
- Internal doors painted satin white with polished chrome ironmongery

Bathrooms & En suites

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Mirror fronted cabinet to bathroom and full height mirror above counter top to en-suite
- Single ended bath with bath panel in driftwood
- Shower over bath with chrome and clear glass shower screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern and soft close seat
- Thermostatic shower mixer with slider rail
- Shower tray and shower enclosure (en-suites only)
- Porcelain wall tiles full height around bath/shower
- Electric chrome heated towel rail
- Shaver socket provided
- Energy efficient, white recessed downlighters

Heating, Lighting & Electrical

- Freestanding washer/dryer in hall cupboard
- USB-C and double sockets conveniently positioned throughout
- Media plate and provision for Sky Q to living room
- TV points to all bedrooms
- Superfast Hyperoptic Broadband or option for Sky Broadband and BT Fibre
- BT points provided to living area and master bedroom
- Pendant lighting to bedroom(s)
- Energy efficient, white recessed downlighters to all other rooms
- Smoke alarms and heat detectors positioned where required throughout
- Exterior light to balconies and terraces



Why buy new?



Whether you are a first-time buyer, need more space, downsizing or making an investment, there's a whole host of reasons to buy a new build home from Countryside.

Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

Energy efficient homes

A new Countryside home could save you up to £1,627* per year on your energy bills compared to an existing property. According to the Home Builders Federation, on average, energy bills for new homes are around 55% cheaper*, keeping you warm in the winter and saving you money on your utility bills.

10 year warranty and insurance

All our homes are built to National House-Building Council (NHBC) standards - the technical benchmark for newly-built homes. Included in your purchase, your home will also come with long-term reassurance thanks to a NHBC 10-year warranty and insurance (or equivalent).

*Source HBF 2023 Watt Save report.

The cost of upgrading an old home...

One of the biggest problems with buying an old home is that it's, well... old. Moving into a house that requires work may seem simple at first, but a quick lick of paint can soon grow into a time-consuming and expensive process - and that's just the work that needs doing immediately. The chances are that lots more will need upgrading relatively soon afterwards. In fact, we estimate an older home could cost you up to £70k+ extra*.

*Source: Get on with living report - HBF 2023

Where the extra £70k+ is spent on an old house?



Customer Service

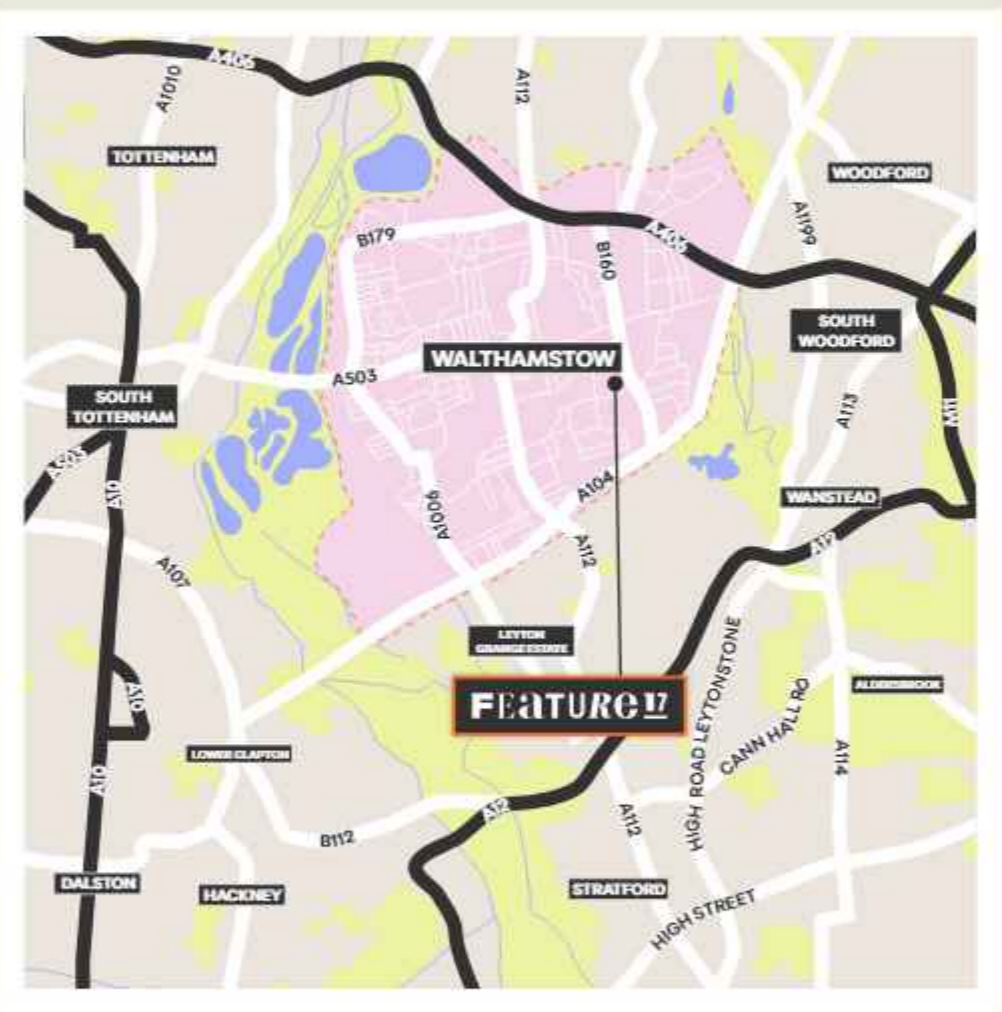
When you buy a Countryside Homes property we want you to be confident you've made the right choice.

Our entire team works to our own Customer Charter, ensuring we never let you down. From our in-house designers and experienced construction team through to our trained Sales Consultants, we ensure transparency to all our customers in order to make sure you are fully informed with respect to your purchase.

We pride ourselves on creating places where people love to live, with sustainable communities built to last. With excellent customer service and a 10-year New Home Warranty, we offer our support and expertise to homeowners through every stage of the buying process. We are delighted to have been awarded a 5-Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.



How to Find us



Feature17 Sales & Marketing Suite
Wood St, London E17 3HX
020 3936 4732



Map not drawn to scale and indicative only. Every care has been taken in the preparation of this brochure. The apartment building shown (including its position) is a computer-generated artists impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our Sales Consultant for details of individual apartments.



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