



MERIDIAN ONE

Meridian Water



A photograph of a woman with long brown hair holding a baby. The woman is wearing a tan sweater and the baby is wearing a grey shirt and blue jeans. They are both looking towards the left. The background is a blurred indoor setting.

START BUILDING YOUR FUTURE

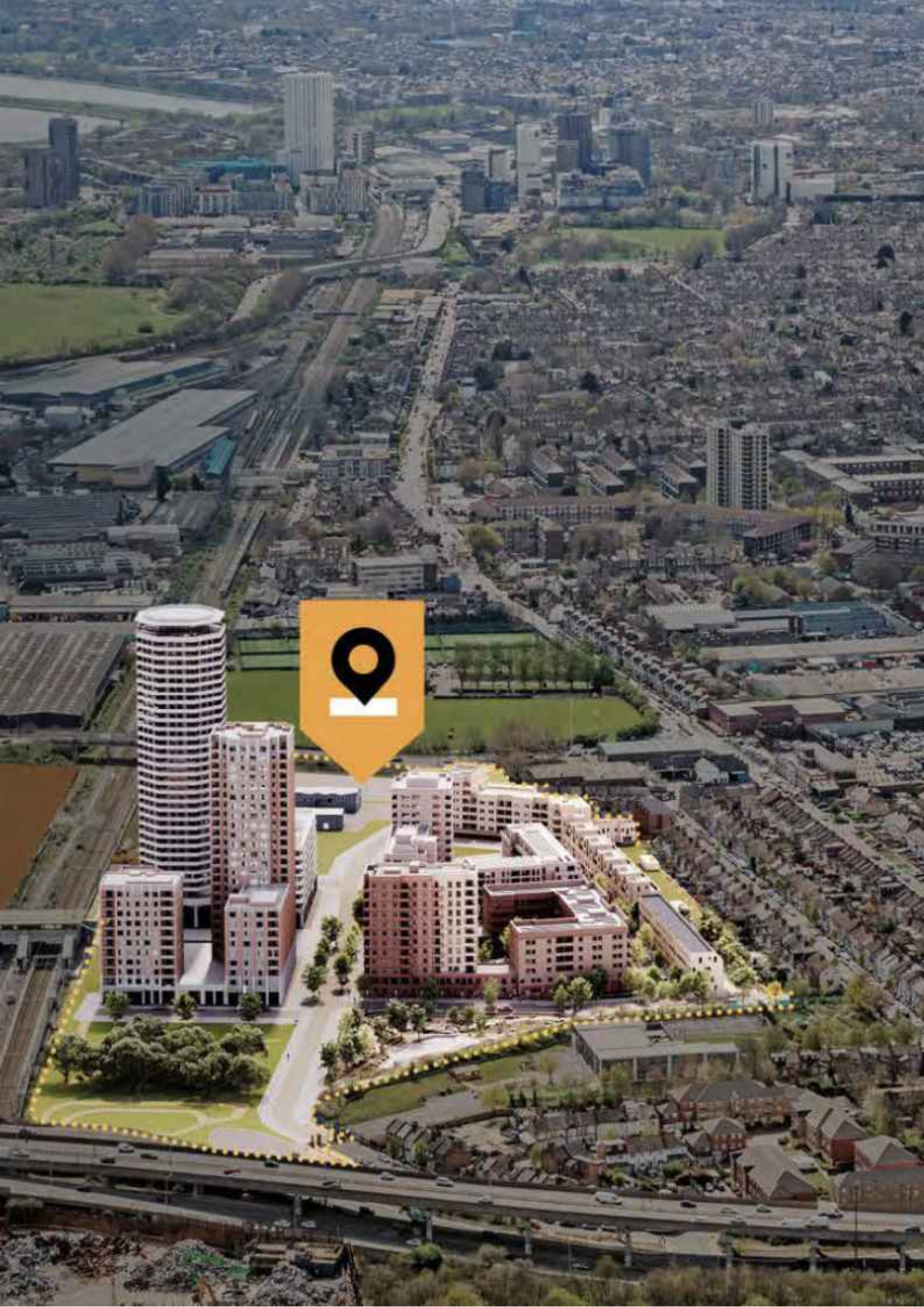
at Meridian One

WELCOME TO THE FUTURE OF LONDON LIVING

Exploring what really makes somewhere home, Meridian One offers a new vision for life in London. The first phase in Meridian Water, a £6bn transformation of this corner of London, led by Enfield Council, it looks beyond each apartment's superbly designed four walls to create a true destination.

Somewhere that offers comfort, community and convenience in equal measure. A place that balances modern life with the natural world. A new neighbourhood that really feels like home.









THE START OF SOMETHING SPECIAL

Not to mention, something rather big. As the first phase of Meridian Water's 25-year regeneration plan, Meridian One will deliver up to 1,000 new homes, a new station square, as well as a host of shops, leisure facilities and recreational spaces. At the heart of one of London's biggest regeneration zones, our vision is to create a truly mixed-use community, where every aspect of life thrives.



MERIDIAN ONE





Relax and enjoy
the comfort of
a new home







KITCHENS

- Contemporary handle-less kitchen in either white gloss (studios & 1 beds) or pearl grey gloss (2, 3 & 4 beds)
- Feature lighting under wall units
- Silestone worktop with matching upstands & hob splashback
- Undermounted contemporary stainless-steel sink & chrome mixer tap
- Bosch brushed steel single oven
- Bosch ceramic frameless hob
- Bosch integrated extractor hood
- Bosch integrated fridge freezer
- Bosch integrated dishwasher

BATHROOMS & ENSUITES

- Large format Porcelanosa wall tiles with brushed aluminium edging detail (full height to bath & shower areas)
- Large format Porcelanosa floor tiles
- Contemporary sanitary ware, brassware & soft close WC
- Tiled bath panel in matching Porcelanosa tiles
- Hinged glass bath screen
- Rain showerhead to ensembles
- Chrome thermostatic mixers
- Single lever chrome mixer tap to basin
- Mirrored vanity unit
- Hinged glass shower screens
- Chrome towel radiator
- White gloss vanity worktop

GENERAL FEATURES

- Bosch washer dryer in storage cupboard
- Soft oak wood effect flooring to halls, living areas & kitchens
- Neutral carpet to bedrooms
- White matt paint finish to all walls & ceilings
- Satin white finish square edge architraves, doorframes & skirting
- Satin white finish internal doors with satin & polished door handles

FIXTURES & FITTINGS

- LED downlights to all living & wet areas with pendants to bedrooms
- Built-in wardrobes with soft closing sliding doors in a mirror finish to bedroom 1
- Sky Q, TV & telephone outlets to living room, with TV outlets to bedroom 1
- Home office point (where applicable)

HEATING

- Underfloor heating to all areas
- Hot water supplied by central heating plant via heat interface unit (HIU)

OUTSIDE SPACE

- Exterior light
- Tiles to outside spaces

COMMUNAL SPACES

- 12-hour concierge service
- Bicycle storage in undercroft parking area
- Limited car parking available by separate negotiation

SECURITY & PEACE OF MIND

- Video entry phone without handset (touch sensitive display)
- Lava Grey Fleetwood laminate real wood effect front door
- Mains powered smoke/heat detectors with battery back-up
- NHBC Guarantee

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Executive for more information.

THE POWER OF PROXIMITY

Combining all the space and greenery that its suburban location has to offer with great transport links into central London, Meridian One has it all. Enfield and Edmonton ensure your essentials are covered. While Tottenham and Walthamstow's restaurants, bars and tap rooms are just a short cab ride away. Plus for work or pleasure you can be in The City in no time at all. Or embracing Westfield Stratford's retail heaven.

Transport

- 01. Meridian Water
- 02. Northumberland Park
- 03. Tottenham Hale
- 04. Lea Bridge
- 05. Stratford International
- 06. Seven Sisters
- 07. King's Cross St. Pancras
- 08. Liverpool Street

Places and spaces

- 09. River Lee Canal
- 10. Tottenham Hotspur Stadium
- 11. Tottenham Marshes
- 12. Walthamstow Wetlands
- 13. Queen Elizabeth Olympic Park
- 14. Westfield Stratford City
- 15. Canary Wharf
- 16. City of London





STRATFORD
Westfield Shopping Centre

The ultimate shopping destination
in all of London with some 280
stores, 70 restaurants and a
20-screen cinema.



15 minutes

WHAT'S ON YOUR DOORSTEP?

LEE VALLEY PARK

Following the River Lea, this 26-mile linear park winds through London, offering a mix of urban green spaces, nature reserves and heritage sites.



7 minutes

TOTTENHAM HALE

Combining a world tour of cuisines with Walthamstow's Wetlands and fast trains to Stansted Airport, Tottenham Hale can transport you to another world.



5 minutes



6 minutes

OXFORD ROAD

The heart of Walthamstow packed with independent retailers, mouth-watering eateries and vibrant drinkeries.



12 minutes



21 minutes

BLACKHORSE BEER MILE

Walk and whet your whistle with a tour of some of London's finest craft-breweries' tap rooms and in some cases, full on beerhalls.



12 minutes



20 minutes



AN OASIS OF GOOD TIMES

Embracing its suburban location, Meridian One is a chance to enjoy life at whatever pace you want. Its location means you can truly get back to nature, while still enjoying all the trappings of modern life, thanks to the development's transport links and proximity to some of London's most popular urban villages.

Catch a game at The Tottenham Hotspur Stadium. Go rock climbing and take a yoga class at Yonder. Enjoy a stroll down the canal, stopping off at the countless tap rooms along the way. Explore the culinary delights and bars of Oxford Road. Book a slot at Bloqs and get making. Whatever you're into, you'll find it here.





With its superb connectivity, you can be in the heart of the capital in no time at all. Stratford is just moments away if you want to flex your retail muscles at Westfield. Or you can flex every other muscle at the area's countless sports facilities. The choice is yours.

The City and West End are equally easy to reach. So rest assured, your career outlook will be just as positive as your home life. From fine dining to fine art, all the cultural stimulation you could ask for is waiting to be enjoyed. In short, you can embrace or escape London's delights as you wish.

COMMUNITY IS THE CEMENT THAT HOLDS EVERY BUILDING AT MERIDIAN ONE TOGETHER.

Meridian One proudly reimagines what London life entails. Built on three pillars - parklife on your doorstep, a place to make and create, and animating streets - every aspect of life has been carefully considered and enhanced.

Connecting the development to the Lee Valley Regional Park with a series of smaller parks, living in the capital has never been greener. In tune with hybrid working, there'll be countless ways to work from home. Then finally, but most important is you, the new residents.

Bringing communities together is what makes somewhere feel like a real home. Whether you've been an Enfield resident all your life or are new to the area, the whole scheme has been designed to enable you to meet and get to know each other.



Get onto the property ladder your way

Can't afford a full mortgage? Don't have a hefty deposit to buy outright? Why not try buying a share of your home and renting the rest?

Shared Ownership lets you buy **between 25% and 75% of the full value**. Your deposit is based on the share you buy (not the full value). Each month you'll pay a mortgage on the share you own and pay rent to Sage Homes for the remaining share.

Over time you can buy more shares in your home (called 'staircasing') right up to 100%.

Why Shared Ownership?

Topaz wants to buy her next home and wants a newbuild that costs £300,000. She's found a two year fixed rate mortgage at 5% but wants to look at her options.

- | | |
|---|--|
| 1 Topaz buys a home at full market value (5% deposit and 5% fixed rate mortgage) | Deposit: £15,000
Monthly mortgage payments: £1,685 |
| 2 Topaz buys a Shared Ownership home. She mortgages for 25% of the home with a 5.75% fixed rate mortgage, renting the other 75%. | Deposit: £3,750
Monthly mortgage and rent payments: £964 (£448 mortgage; £516 rent) |
| 3 Topaz buys a Shared Ownership home, but a higher percentage. She mortgages for 50% of the home at the 5.75% fixed rate, renting the other 50%. | Deposit: £7,500
Monthly mortgage and rent payments: £1,240 (£896 mortgage; £344 rent) |

Shared ownership could save Topaz nearly £18,000 over two years and will give her a new, energy-efficient home.

Buy a
25%
share

Pay rent
on the
remaining
share



Full market value
£350,000

25% share
£87,500

Deposit value
£4,375

Monthly costs
£1,061*

*Monthly cost based on a 25% share of the full market value of a 1-bed apartment at Meridian One. Based on mortgage repayments at 5.25% over a 30 year term. Service charge not included.

1. Sage Homes will be your landlord and are regulated by the Regulator of Social Housing.
2. Rental will be 2.75% of the share you rent.

Meet Sage Homes

We're delighted to meet you.

We provide good quality affordable housing across England. Working with the largest house builders, we offer brand new Shared Ownership homes and low-cost rental homes.

We've handed over the keys to 5,000 homes in the last five years and have over 14,000 future homes under contract. We're focused on making sure there are homes available to as many people as possible.

We're a registered provider of social housing and became an investment partner of Homes England in 2019, helping us offer grant funding for affordable homes. We're always looking at how to improve the service we offer to the customers at the heart of our business.

Want to find out more?



Scan the QR code to find out more
or visit [sagehomes.co.uk/sales/listing/
meridian-one](https://sagehomes.co.uk/sales/listing/meridian-one)



Tom
Shared Owner in Derby



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The site plan is provided for illustration only. For specific house type dimensions please check the individual house sizes with The Sales Team. It is the intention to build in accordance with this plan, however, there may be occasions where boundaries and layouts can change as the site develops, so please check these details with The Sales Team. The specification set out in this brochure is applicable to this development. Care has been taken to ensure accuracy of the specification. However, this information does not form part of any contract. Please check the specification in relation to your individual plot at the time of reservation with The Sales Team.