

THE
pembury

FAIRFIELD ROAD, BRENTWOOD CM14 4SB

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WWW.THEPEMBURYAPARTMENTS.CO.UK



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FAIRFIELD ROAD, BRENTWOOD CM14 4SB

A collection of
bespoke one and
two bed apartments
in Brentwood, Essex
with excellent travel
connections to the
centre of the capital.

The Pembury, 20 carefully curated high specification modern apartments, in the heart of vibrant Brentwood.

Carved out of the footprint of the existing building with its strength of character and build, the Pembury now offers its residents their chance to create their own chapter as custodians of this landmark building.



THE development



An enviable
pedigree paired
with all of the
elements to create
a modern lifestyle.

STYLISH SPECIFICATION

SPACIOUS OPEN PLAN LIVING

MODERN KITCHENS WITH OPEN SHELVING

OVERSIZED WINDOWS MAXIMISING
NATURAL LIGHT

THREE GROUND FLOOR APARTMENTS
WITH PRIVATE TERRACES

SECURE CYCLE STORAGE

CCTV COVERAGE FOR THE BUILDING

10-YEAR BUILDING WARRANTY

Beautifully built, carefully crafted.

A palette of quality materials has been sourced and matched to curate a tactile and aesthetic experience creating a gentle and quality modern lifestyle.

Each apartment offers a spacious open living room, kitchen and dining room with large windows allowing plenty of natural light.

High quality engineered wood floors excel for overall comfort and furniture flexibility. Stunning marble effect tiles in the bathrooms and en suites pair with matt black brassware for understated luxury.

Modern kitchens boast open shelving for extra storage. All of the modern security and multimedia additions let you enjoy your space in total comfort.



Quality, calm
spaces to unwind.

We've worked hard to pair materials and palettes in the spaces where relaxation matters most. Designed to have everything to hand with a quality that will be appreciated every day, these are spaces made for quality time.



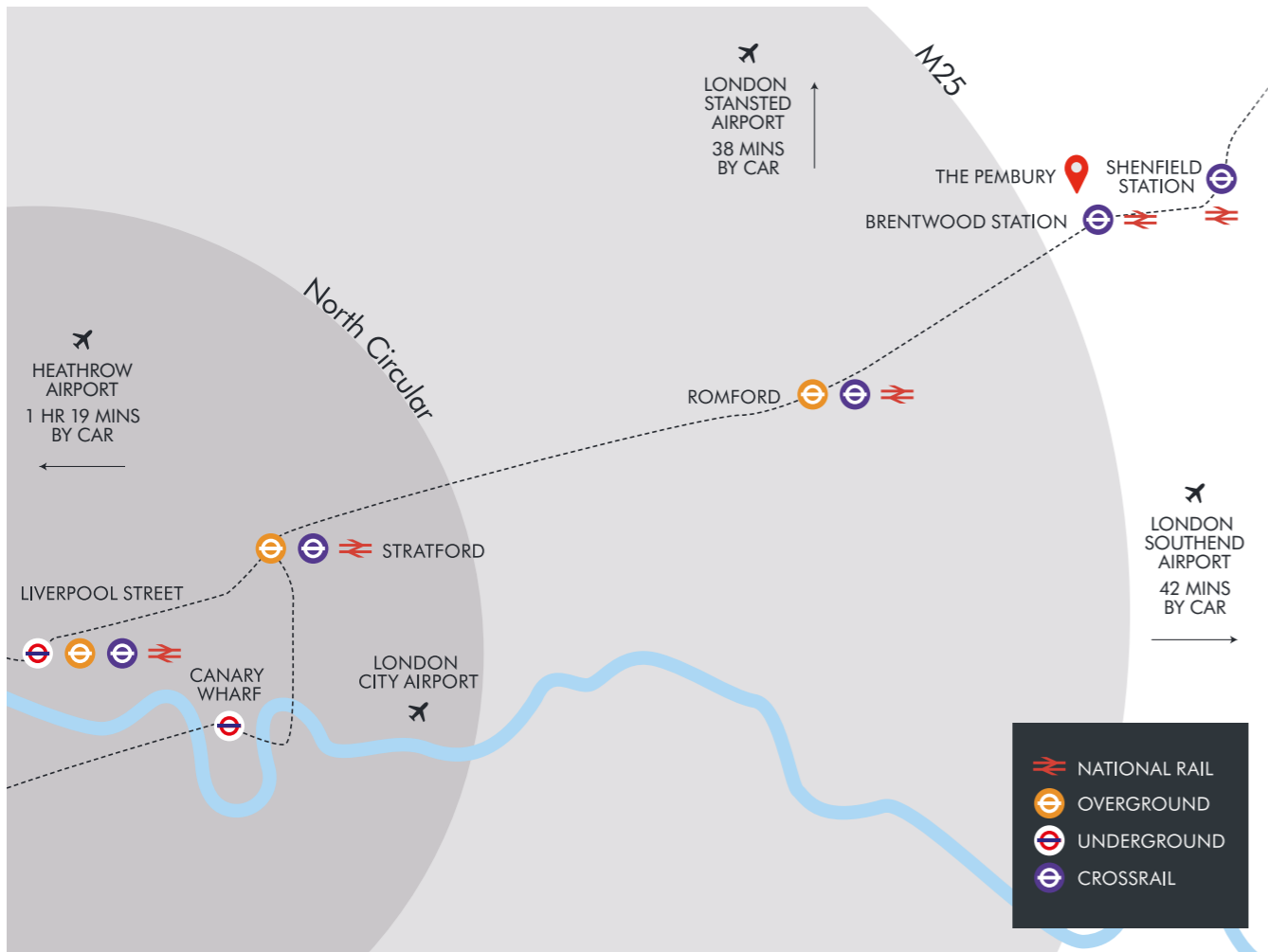


THE location

From the stunning countryside to contemporary restaurants and famous night clubs, Brentwood has something for everyone.

Situated just 18 miles North East of Liverpool Street, as well as being conveniently close to the M25, Brentwood is well connected to key parts of the country.

Brentwood Station is less than a five minute walk away from the Pembury Apartments, and offers excellent transport links to London. Brentwood Station will also be serviced by the Elizabeth line, making areas such as Stratford, reachable within 30 minutes and Liverpool Street in 45 minutes. Shenfield Station is a 10 minute journey away, and is serviced by a fast train to Liverpool Street which takes only 22 minutes.



travel

LONDON VIA TFL RAIL	LONDON VIA ELIZABETH LINE	AIRPORTS VIA CAR
STRATFORD STATION 30 mins	STRATFORD STATION 29 mins	LONDON STANSTED 38 mins
LIVERPOOL STREET STATION 45 mins	LIVERPOOL STREET STATION 37 mins	LONDON SOUTHEND 42 mins
	CANARY WHARF STATION 38 mins	LONDON CITY 45 mins
		HEATHROW 1 hr 19 mins



THE neighbourhood

Brentwood has plenty of green space with 3,000 acres of woodland and three country parks nearby. There are several excellent education options in and around the local area.



parks

Shenfield Common
0.8 miles

Hartswood Ancient Woodland
0.9 miles

King George's Playing Fields
1.1 miles

Hopefield Animal Sanctuary
1.5 miles

Merrymead Park
1.5 miles

South Weald Country Park
2.3 miles

Thorndon Country Park
2.3 miles

Warley Park
2.3 miles

groceries

Nisa Local
0.1 miles

Tesco Express
0.5 miles

Marks & Spencer
0.7 miles

Sainsbury's
0.8 miles



THE
local area

Eating out, ordering in,
going out, going out out,
or just chilling out.

With its enviable range of nearby boutique shops, restaurants, and night spots, the Pembury offers a modern lifestyle. Then, for the day after, leisure and relaxation options are as good as anywhere in the nation.



bars & pubs

Find your new local in the heart of town.

O'Neill's
0.5 miles

Swan
0.5 miles

Slug & Lettuce
0.5 miles

The Teriss Bar
0.5 miles

The Spread Eagle
0.5 miles



restaurants

From casual curries to sophisticated seafood.

Figo
0.5 miles

Lemongrass
0.5 miles

Tarantino
0.5 miles

The Brentwood Kitchen
0.8 miles

Pizza Express
0.8 miles

The Fat Turk
1.1 miles



Felix Restaurant
1.3 miles

Mason's
1.3 miles

Alec's Restaurant
4.4 miles

Kervan Kitchen
4.6 miles



evenings out

Sugar Hut
0.5 miles

The Vine
0.5 miles

Bloc40
0.6 miles

The Vault
2.1 miles

Lot 75
2.1 miles

Array
3.8 miles

Queen's Theatre
7.6 miles

coffee shops

Caffè Nero
0.6 miles

Costa Coffee
0.6 miles

Starbucks
0.6 miles



leisure

Gyms, golf courses, sports clubs,
whatever the pace of your leisure
activity, there's something nearby.

Box Gym Fitness
0.4 miles

Ab Salute Gym
0.6 miles

Better Gym
0.6 miles

Brentwood Skatepark
1 mile

Brentwood Bowling Club
1.1 miles

Brentwood Cricket Club
1.1 miles

Brentwood Tennis Club
1.1 miles

Hartswood Golf Club
1.1 miles

Brentwood Rugby Club
1.2 miles

Brentwood Town FC
1.7 miles

Thorndon Park Golf Club
2.7 miles

Brentwood Golf Club
4.2 miles

South Essex Golf Club
4.3 miles

THE specifications

KITCHENS

- Light grey matt finish units
- Short wall units with shelf underneath
- LED lighting underneath wall units
- Marble effect quartz worktop and upstand
- Marble effect quartz splashback behind hob
- Bosch oven and hob
- Integrated fridge/freezer and dishwasher
- White ceramic basin
- Matt black tap
- Washer/dryer within storage cupboards

BATHROOMS

- White marble effect porcelain wall and floor tiles
- Recessed mirrored cabinet with shaver socket
- Vanity unit with ceramic basin
- Matt black brass ware
- Bath with glazed bath screen
- Matt black heated towel rail
- SHOWER ROOMS & CLOAKROOMS
- Grey marble effect porcelain wall and floor tiles
- Wall hung mirror above basin
- Shaver socket
- Basin on shelf

GENERAL

- Matt black brass ware
- Shower with glazed shower door
- Matt black heated towel rail

FLOOR FINISHES

- Oak finish engineered wood flooring to living, dining and kitchen area and hallways in all units
- Carpet in all bedrooms

PAINT FINISHES

- Walls and ceilings in white Dulux matt emulsion
- Skirting and architraves in white eggshell emulsion

GENERAL

- Matt black sockets and switches
- Radiators in all units on the ground and 1st floors
- Underfloor heating in bedrooms, living/kitchen and hallways in all units on 2nd, 3rd and 4th floors
- LED downlighting in living/ kitchen, bedrooms, bathrooms and hallways
- Individual boilers for each unit
- Video door entry system
- Connection points ready for Sky Q/satellite/BT/Terrestrial TV and radio in living rooms and master bedrooms
- Central heat plant room with zero carbon emissions

INTERNAL DOORS

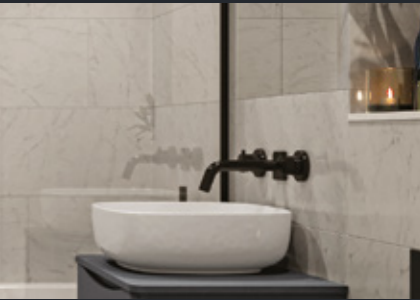
- Matt black ironmongery

COMMUNAL AREAS

- Grey floor tiles on the ground floor
- Carpet from first floor upwards
- Movement sensor ceiling lights
- Public electric car charging vehicle points

BUILDING STANDARD & WARRANTY

- 10 year warranty with ICW



Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.




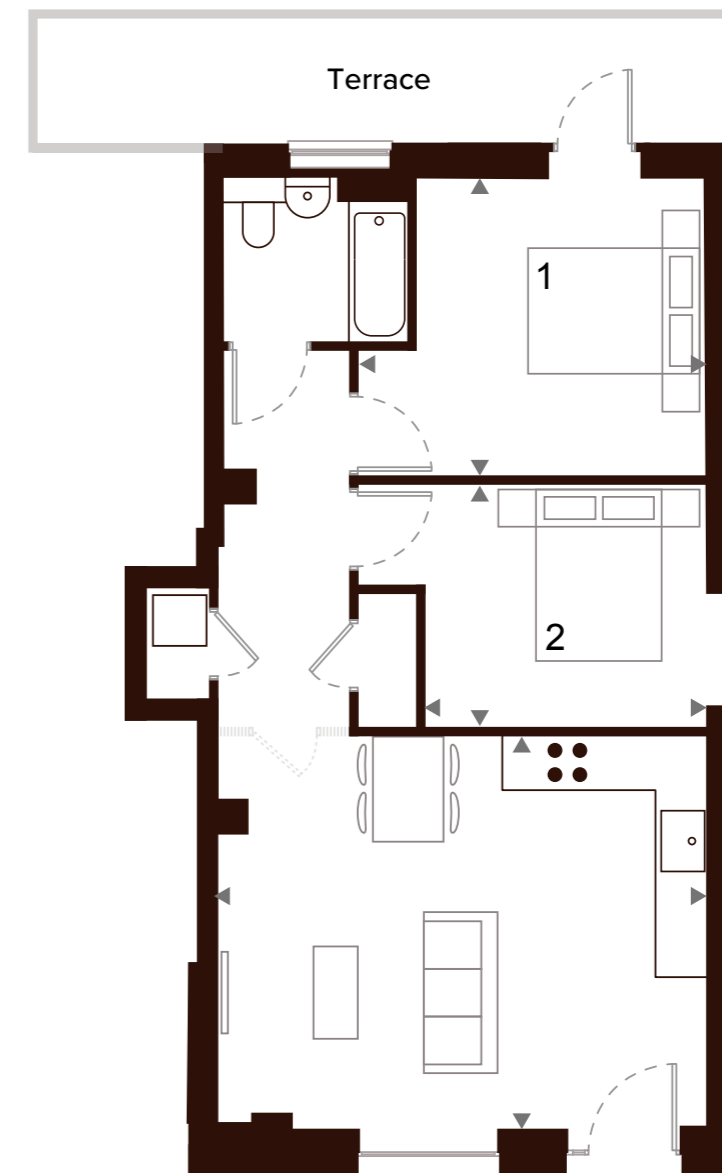
CGIS ARE ILLUSTRATIVE AND MAY BE SUBJECT TO CHANGES.

THE floor plans

G-01
2 Bedrooms
1 Bathroom



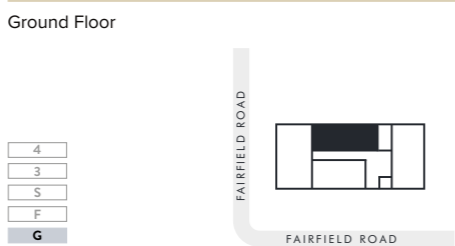
Ground Floor	
	
Lounge/Dining/Kitchen	4.5 × 5.6 m
Bedroom 1	3.4 × 3.9 m
Bedroom 2	3.2 × 2.8 m
Terrace	15 sqm
<hr/>	
Total	61.5 sqm
	662 sqft



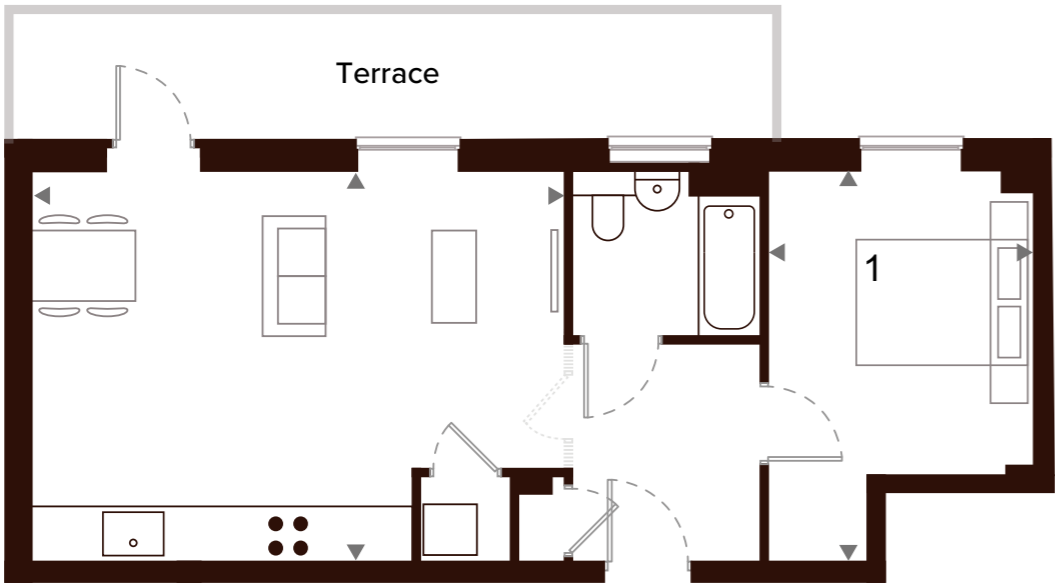
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All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

G-02
1 Bedroom
1 Bathroom

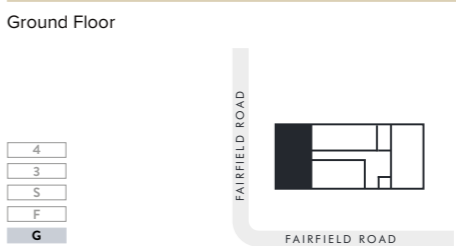


Lounge/Dining/Kitchen	6.1 × 4.4 m
Bedroom 1	4.4 × 3.0 m
Terrace	10.2 sqm
Total	50 sqm
	538 sqft

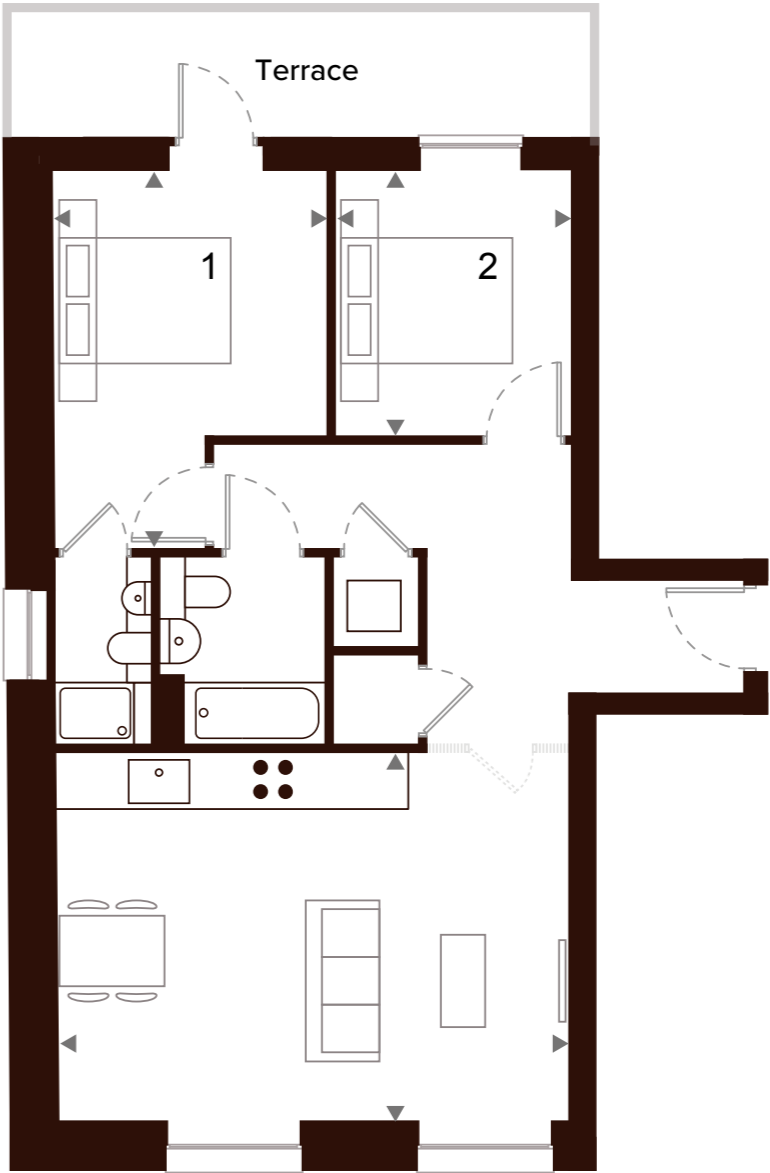


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G-03
2 Bedrooms
2 Bathrooms

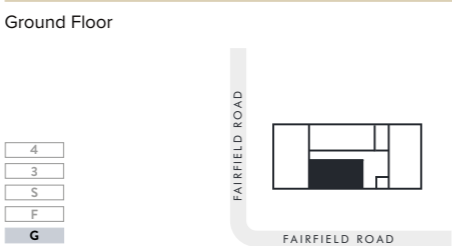


Lounge/Dining/Kitchen	5.8 × 4.2 m
Bedroom 1	4.3 × 3.1 m
Bedroom 2	2.6 × 3.0 m
Terrace	12.16 sqm
Total	64 sqm
	689 sqft

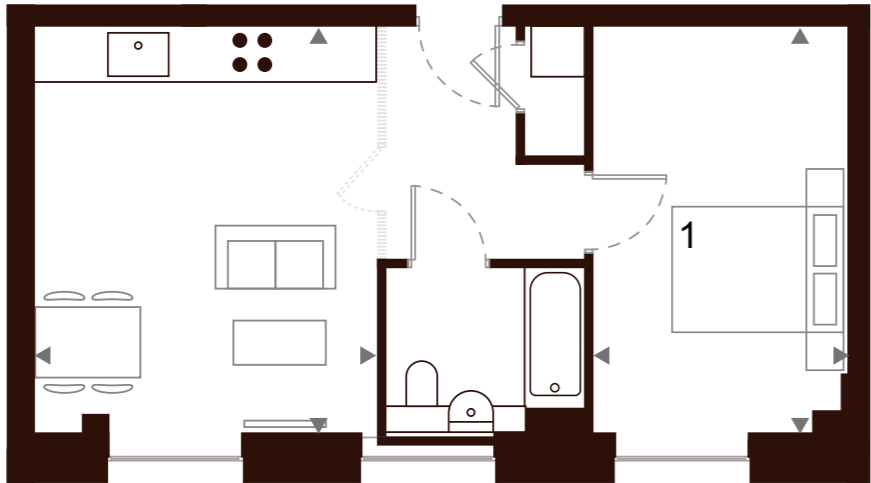


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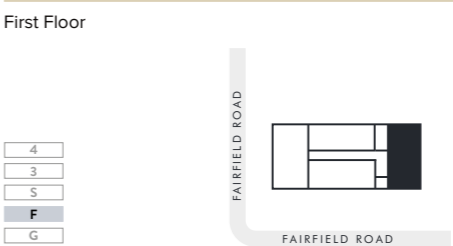
G-04
1 Bedroom
1 Bathroom



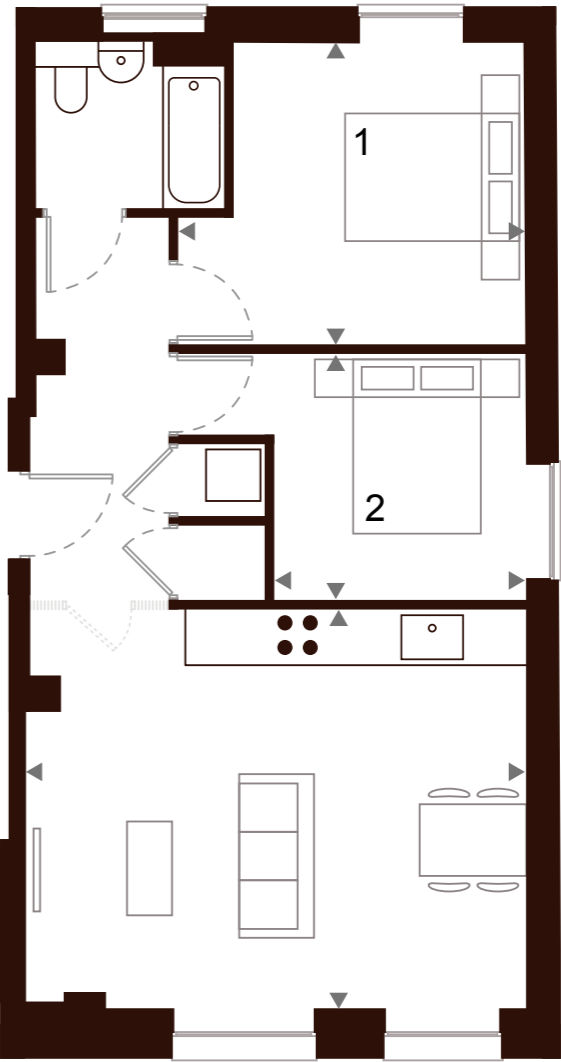
Lounge/Dining/Kitchen	4.6 × 3.9 m
Bedroom 1	4.6 × 2.9 m
Total	43.6 sqm
	469 sqft



F-01
2 Bedrooms
1 Bathroom



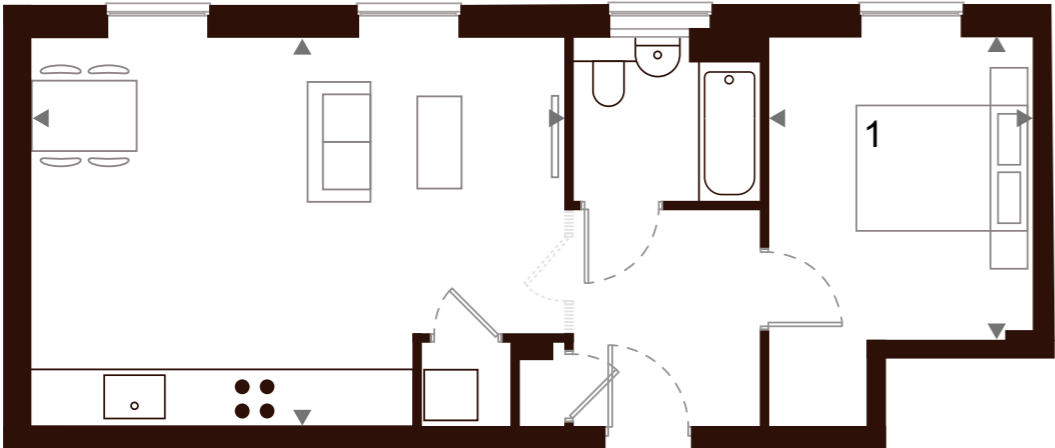
Lounge/Dining/Kitchen	4.5 × 5.6 m
Bedroom 1	3.9 × 3.4 m
Bedroom 2	2.8 × 2.8 m
Total	61.5 sqm
	662 sqft



F-02

1 Bedroom

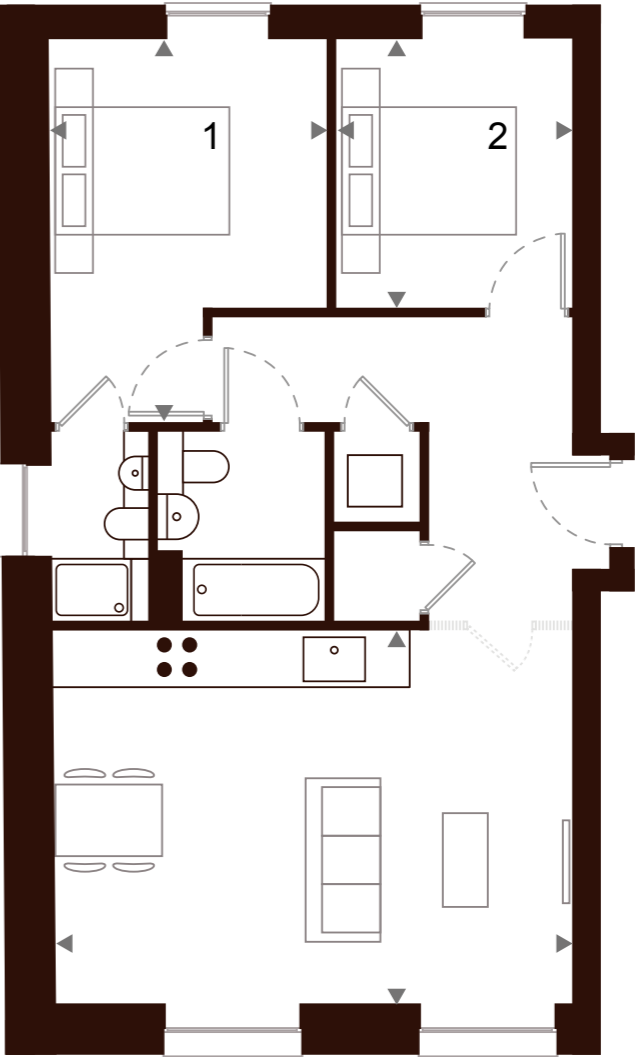
1 Bathroom



F-03

2 Bedrooms

2 Bathrooms



F-04

1 Bedroom

1 Bathroom



First Floor

4

3

S

F

G

FAIRFIELD ROAD

FAIRFIELD ROAD

Lounge/Dining/Kitchen

4.6 × 5.9 m

Bedroom 1

4.6 × 3.3 m

Total

54.5 sqm

587 sqft



S-01

2 Bedrooms

1 Bathroom



Second Floor

4

3

S

F

G

FAIRFIELD ROAD

FAIRFIELD ROAD

Lounge/Dining/Kitchen

4.5 × 5.6 m

Bedroom 1

3.9 × 3.4 m

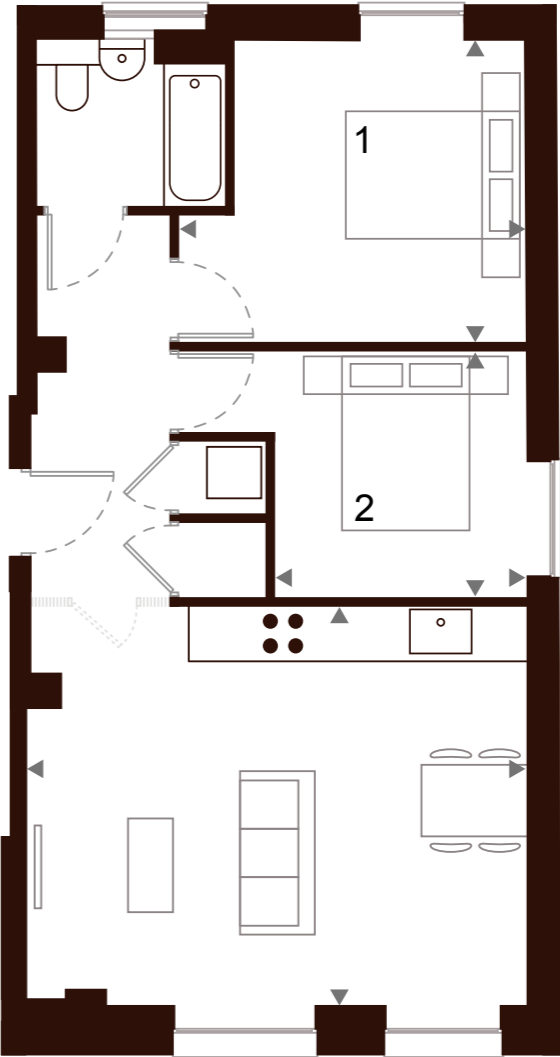
Bedroom 2

2.8 × 2.8 m

Total

61.5 sqm

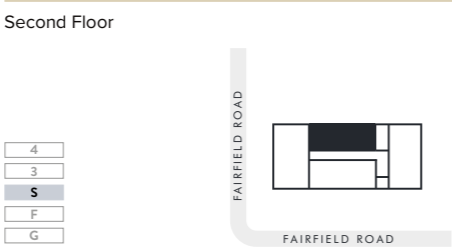
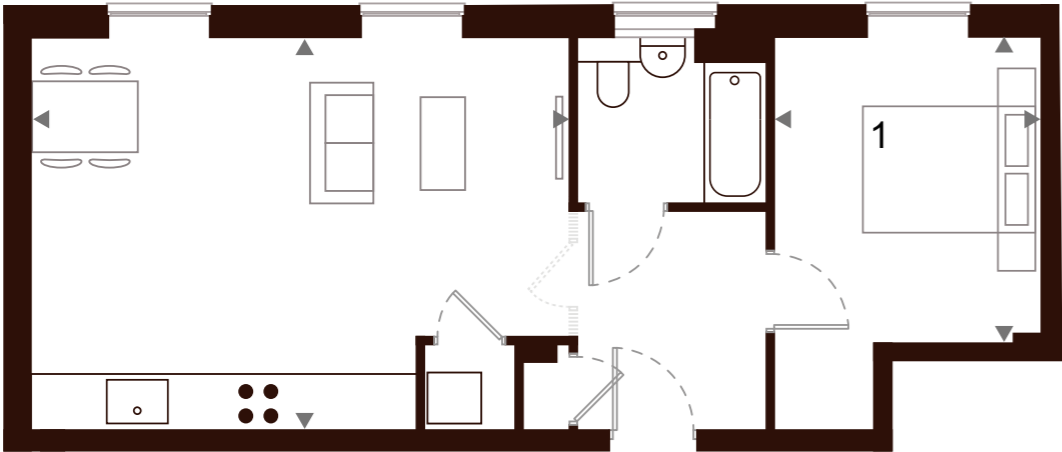
662 sqft



S-02

1 Bedroom

1 Bathroom

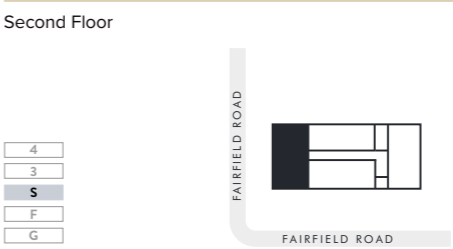
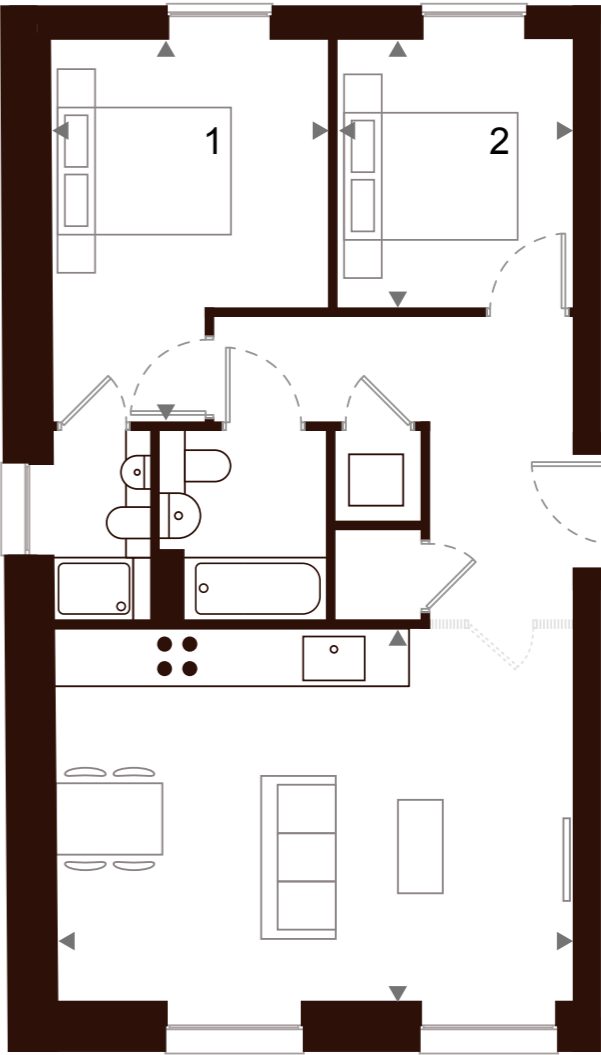


Lounge/Dining/Kitchen	6.1 × 4.4 m
Bedroom 1	4.4 × 3.0 m
Total	50 sqm
	538 sqft

S-03

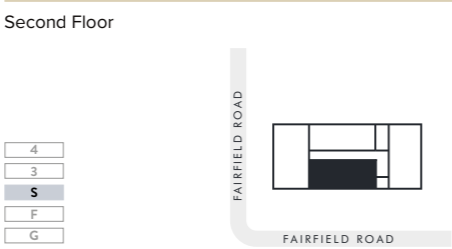
2 Bedrooms

2 Bathrooms



Lounge/Dining/Kitchen	5.8 × 4.2 m
Bedroom 1	4.3 × 3.1 m
Bedroom 2	2.6 × 3.0 m
Total	64 sqm
	689 sqft

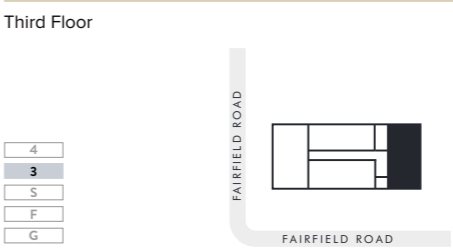
S-04
1 Bedroom
1 Bathroom



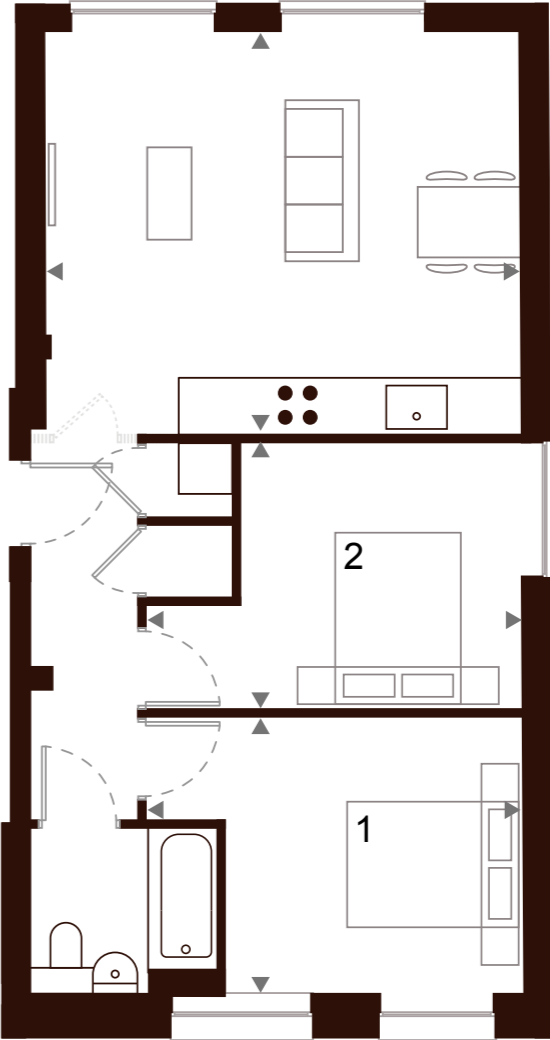
Lounge/Dining/Kitchen	4.6 × 5.9 m
Bedroom 1	4.6 × 3.3 m
Total	54.5 sqm
	587 sqft



Unit 3-01
2 Bedrooms
1 Bathroom



Lounge/Dining/Kitchen	5.4 × 4.5 m
Bedroom 1	3.1 × 4.3 m
Bedroom 2	4.3 × 3.0 m
Total	61 sqm
	657 sqft



Unit 3-02

1 Bedroom

1 Bathroom

Third Floor

4

3

S

F

G

FAIRFIELD ROAD

FAIRFIELD ROAD

Lounge/Dining/Kitchen

6.1 × 4.5 m

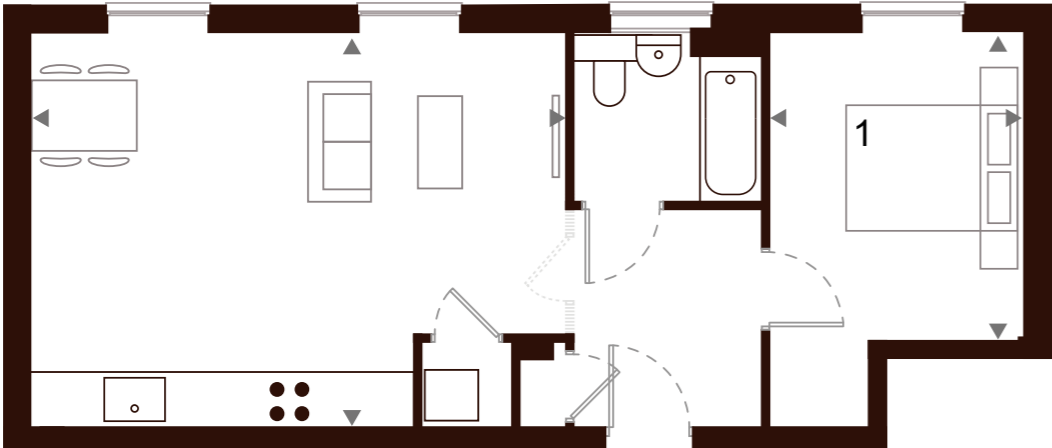
Bedroom 1

4.5 × 3.0 m

Total

51 sqm

549 sqft



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Unit 3-03

2 Bedrooms

2 Bathrooms

Third Floor

4

3

S

F

G

FAIRFIELD ROAD

FAIRFIELD ROAD

Lounge/Dining/Kitchen

4.3 × 5.9 m

Bedroom 1

4.3 × 3.1 m

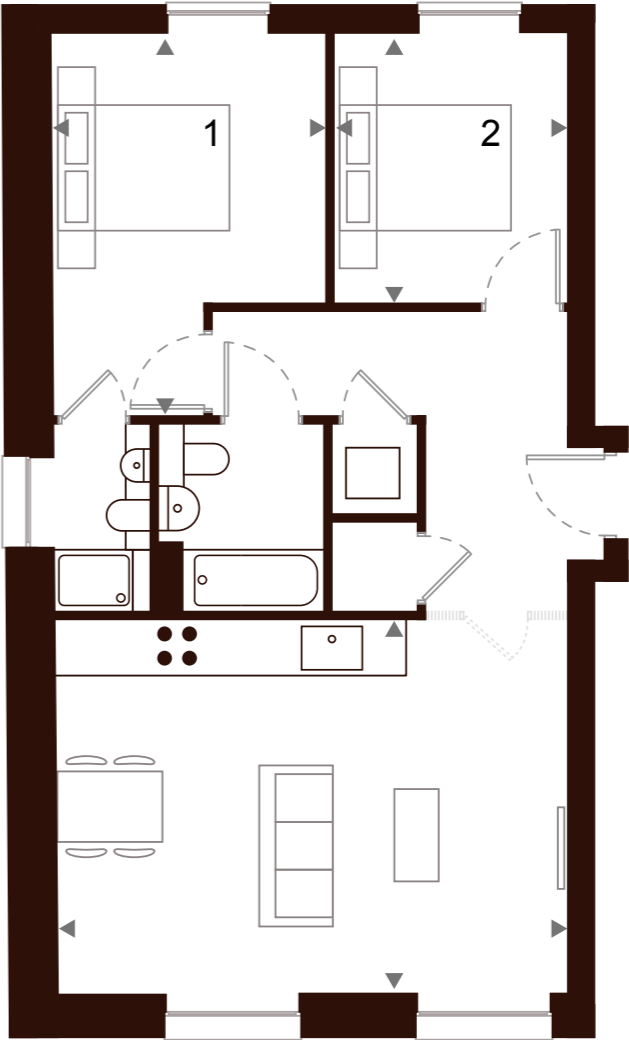
Bedroom 2

2.6 × 3.1 m

Total

65 sqm

700 sqft

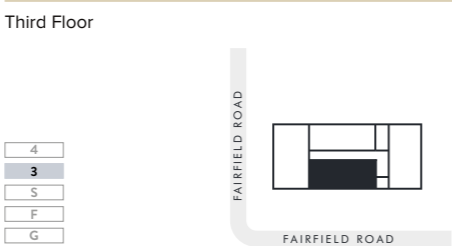


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Unit 3-04

1 Bedroom

1 Bathroom



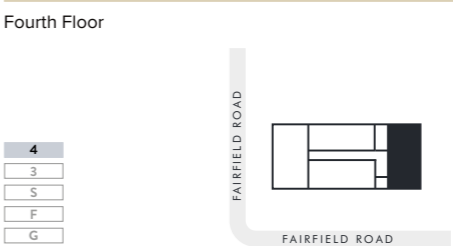
Lounge/Dining/Kitchen	4.7 × 5.9 m
Bedroom 1	3.3 × 4.7 m
Total	55.2 sqm
	594 sqft



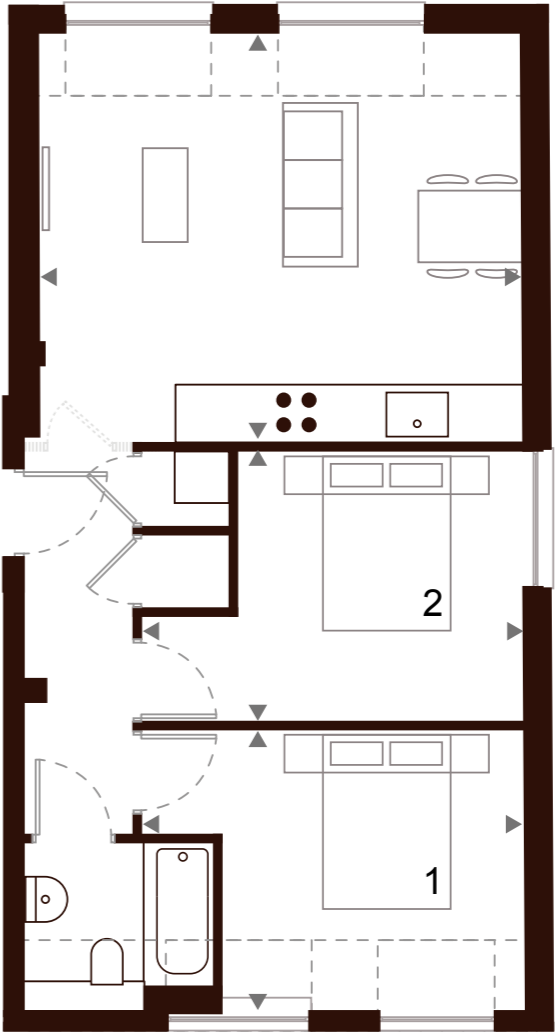
Unit 4-01

2 Bedrooms

2 Bathrooms



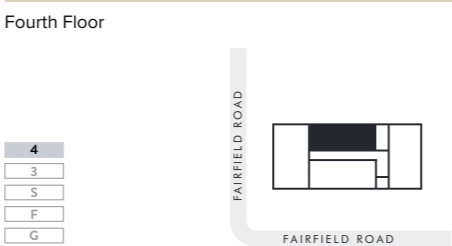
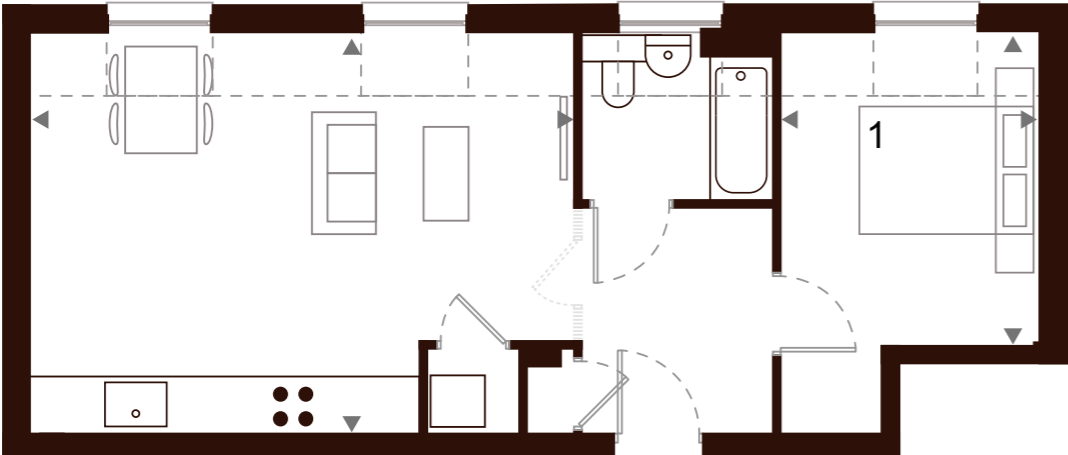
Lounge/Dining/Kitchen	5.4 × 4.5 m
Bedroom 1	4.3 × 3.1 m
Bedroom 2	4.3 × 3.0 m
Total	61 sqm
	657 sqft



Unit 4-02

1 Bedroom

1 Bathroom

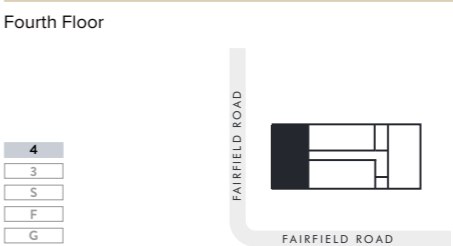
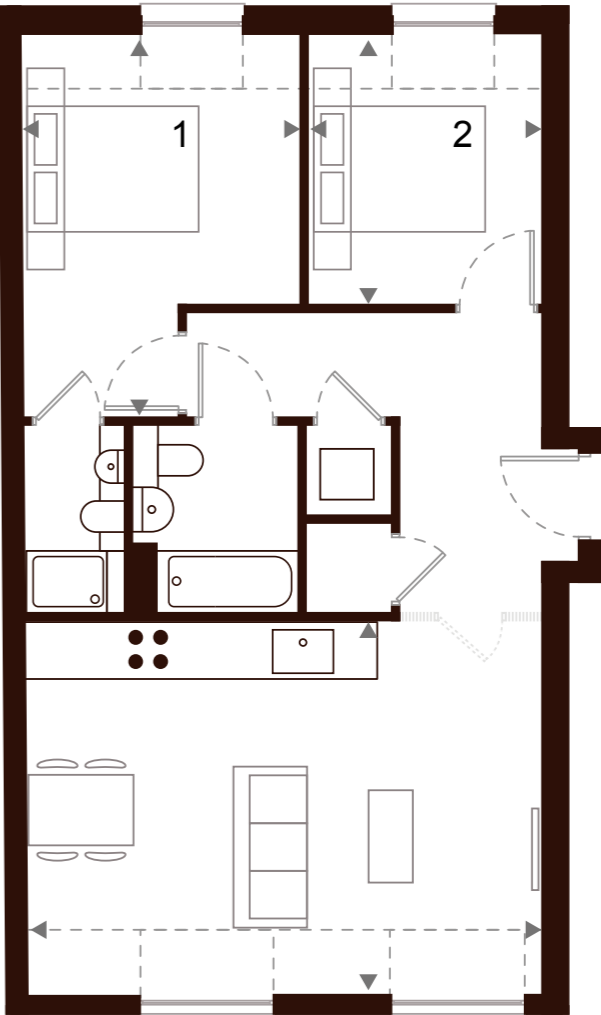


Lounge/Dining/Kitchen	6.1 × 3.8 m
Bedroom 1	2.9 × 4.5 m
Total	50 sqm
	538 sqft

Unit 4-03

2 Bedrooms

2 Bathrooms



Lounge/Dining/Kitchen	4.3 × 5.9 m
Bedroom 1	4.3 × 3.1 m
Bedroom 2	3.1 × 2.6 m
Total	65 sqm
	700 sqft

Unit 4-04

1 Bedroom

1 Bathroom



Fourth Floor

4

3

S

F

G

FAIRFIELD ROAD

FAIRFIELD ROAD

Lounge/Dining/Kitchen	4.7 × 5.9 m
Bedroom 1	3.3 × 4.7 m
Total	57 sqm
	614 sqft



buying with us

IPE Developments

4th Floor
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020 7048 0150
ipe-developments.com



IPE Developments is the dynamic residential development arm of the IPE Group, extending from a boutique private equity firm, based in central London.

Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction with a minimum turnover of 250 apartments per year.

Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in-depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious, comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of home-buyers, first-time buyers and buy-to-let investors from the UK and overseas.

IPE Developments' team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us and together we have created an exceptional end product.

For further information on IPE Developments, please visit: ipe-developments.com