

NO

VEL

LA

NOVELLA

Where luxury meets location.

An exquisite collection
of 35 one & two bedroom
stunning apartments
in the heart of Chigwell.

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Come home to luxury.

The inviting interiors at Novella offer the ultimate in refined living with bespoke joinery, Karndean flooring, and floor-to-ceiling glazing.

An exquisite place to call home.



THE DEVELOPMENT

REFINED LIVING IN THE HEART OF CHIGWELL

Set in the heart of Chigwell, just a few steps from the underground station, is an exquisite collection of 35 stunning apartments. Built to meticulous standards with only the finest materials and finishes, this exclusive development offers luxury living in a highly desirable location.

Designed with discerning residents in mind, Novella's exterior combines contemporary metal detailing with traditional red brickwork. This subtle nod to the Edwardian brick façade of Chigwell Station - just across the road - creates a compelling first impression.

The opulent surroundings of the high-ceilinged lobby sets the scene for the range of distinctly individual residences on offer here. From sprawling penthouses with panoramic terraces to spacious one-bedroom apartments, there is a luxury home to meet your specific requirements. Each one of the bespoke properties has its own private outside space, while many of them enjoy views across the park or towards the City.



Step into an oasis of calm as you enter the elegant, timeless spaces within a Novella apartment. Luxurious, natural materials complement contemporary fittings to create an elevated and refined atmosphere. Generous proportions and expansive glazing give you space to breathe. This is luxury living at its finest.

Your apartment at Novella has been meticulously designed to reflect the discerning tastes of its residents. A warm, neutral palette provides the backdrop to opulent interiors featuring exquisite details such as Carrara floor and wall tiles, bespoke timber architraves, and knurled black door handles.



Discover your dream home with exquisite interiors designed for effortlessly elegant living.

Contemporary. Refined. Timeless.

From penthouses with panoramic views to one-bedroom pied-à-terre, Novella has the right apartment for you. Each of the 35 luxuriously appointed properties has its own outside space, with many enjoying stunning views towards the City or Epping Forest.

One-bedroom apartments have an open-plan kitchen-living area, a luxurious bathroom, and a spacious bedroom. The perfect first home or 'lock up and leave'. Two-bedroom apartments have two bathrooms, a high spec kitchen-living area, and plenty of built-in storage.

The penthouses on the top floor of the development offer the ideal entertaining space with 360-degree views of the City skyline from the living area and wraparound terrace. The impressive master bedroom has its own dressing room and en suite, and there is an additional bedroom, bathroom, and stand-alone luxury kitchen.



THE LOCATION

EVERYTHING ON YOUR DOORSTEP

Situated on Chigwell's vibrant High Road, just moments from the underground, Novella couldn't be better placed. Whether you're popping out for coffee or heading into London, everything is within easy reach.

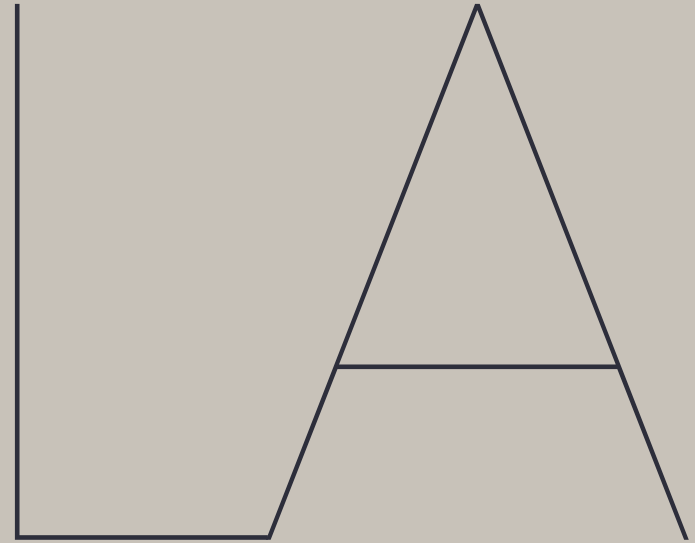


From shops and restaurants to countryside walks, everything is on hand at Novella. You can meet up with friends at local coffee house Moka, or enjoy a meal at Sheesh Restaurant or popular gastro pub The King William IV.

If shopping's your thing, you can browse Chigwell's boutiques and bakeries or hop on the tube to explore Bond Street's designer shops in just 40 minutes.

Enjoy country walks among the ancient trees of Epping Forest, which is just four miles away, or experience green spaces closer at hand at Chigwell Golf Course, which is within a 10-minute walk.

There are also a number of well-regarded schools and nurseries in the area, most notably Chigwell School, one of the UK's leading independent schools.



**Stylish cafés
on your doorstep
and the West End
less than 40 minutes
away by tube.**

**It's all here
at Novella.**



CANARY WHARF

THE SHARD

CHIGWELL CENTRAL
LINE STATION

NOVELLA

STATION ROAD

CHIGWELL
HIGH ROAD

CHIGWELL
PARADE

CHIGWELL
PLAYGROUND



DAVID LLOYD CLUB

CHIGWELL SPORTS CLUB

CHIGWELL SCHOOL

CHIGWELL PARADE

NOVELLA

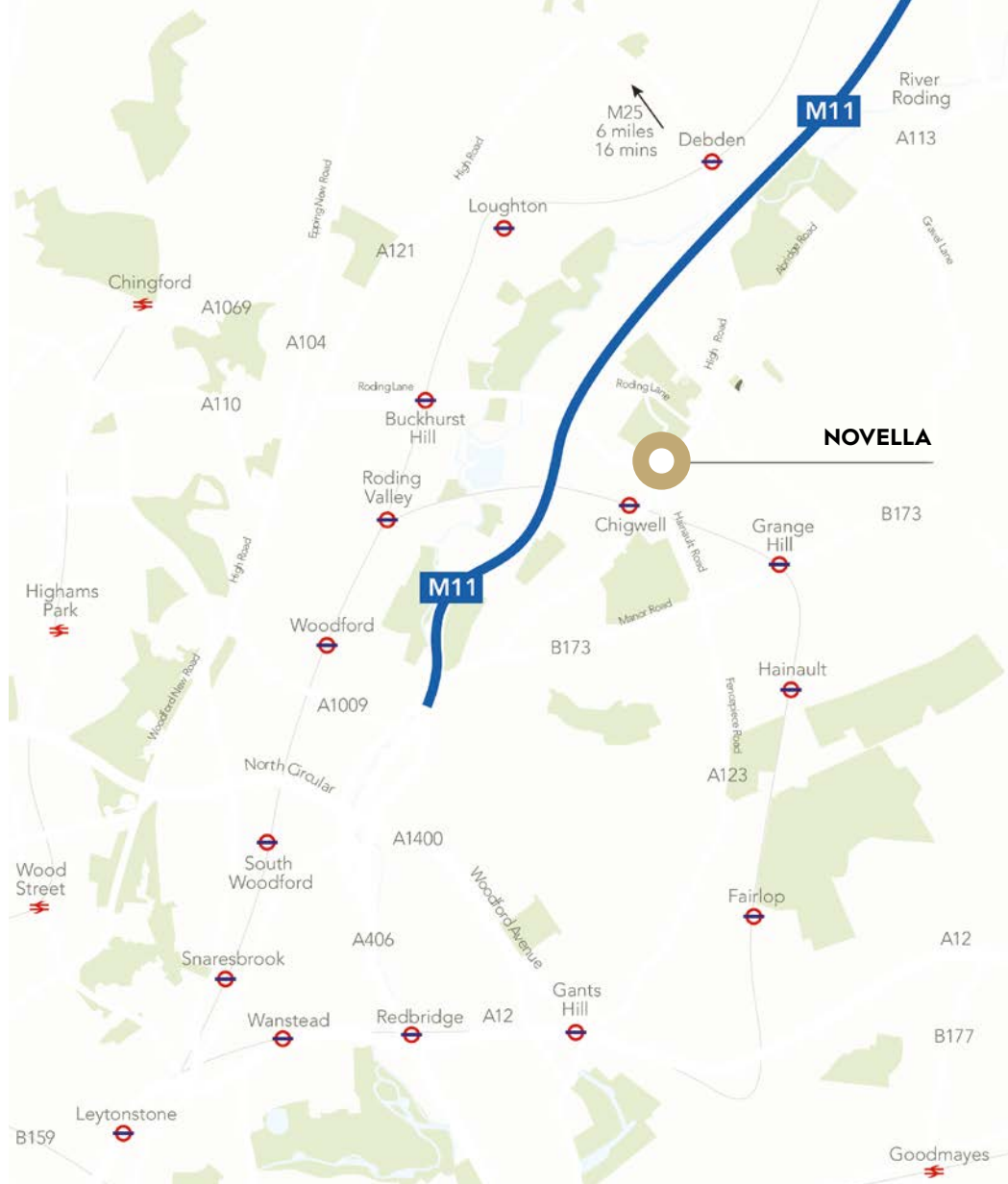
CHIGWELL PLAYGROUND


CHIGWELL CENTRAL LINE STATION

CHIGWELL HIGH ROAD

STATION ROAD

- CHIGWELL**
- Liverpool Street (29 mins)
- Bank (31 mins)
- St. Paul's (33 mins)
- Holborn (36 mins)
- Tottenham Court Road (38 mins)
- Oxford Circus (39 mins)
- Bond Street (40 mins)
- Notting Hil Gate (47 mins)
- Holland Park (49 mins)



 **Central Line**
Please note: All travel times are estimates only

KEY DISTANCES FROM NOVELLA

- Chigwell Underground Station**
(Directly opposite)
- The Green**
(Directly opposite)
- Chigwell Golf Club**
(0.4 miles)
- Chigwell School**
(0.6 miles)
- David Lloyd Club**
(1.3 miles)
- Fairlop Waters Country Park**
(2.6 miles)
- Hainault Forest Golf Club**
(3.5 miles)
- Epping Forest**
(4.0 miles)
- London City Aiport**
(13 miles)
- Stanstead Aiport**
(24 miles)

WELL CONNECTED

It's hard to think of a better location than Chigwell when it comes to transport links.

Located directly opposite Chigwell Underground Station, Novella gives you direct access to central London via the Central Line.

If you're commuting into the City, you can be there in half an hour by tube. And if you're travelling by car, both the M11 and M25 are easily accessible.





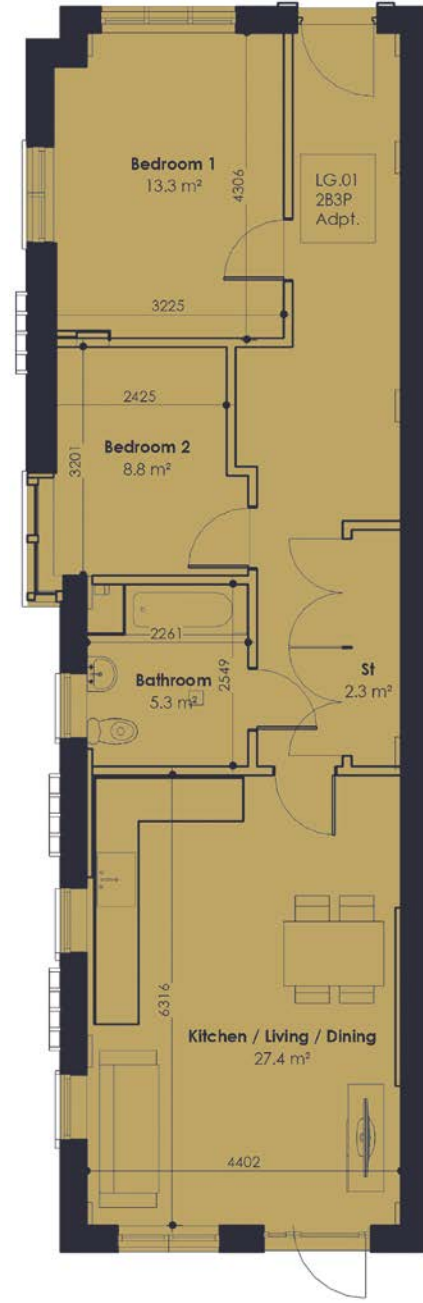
FLOORPLANS

Discover spacious, inspiring interior layouts that make you light up every time you arrive home.

Space for entertaining, hosting and making the most of living at the heart of Essex's most exciting neighbourhood.

Apartment 1

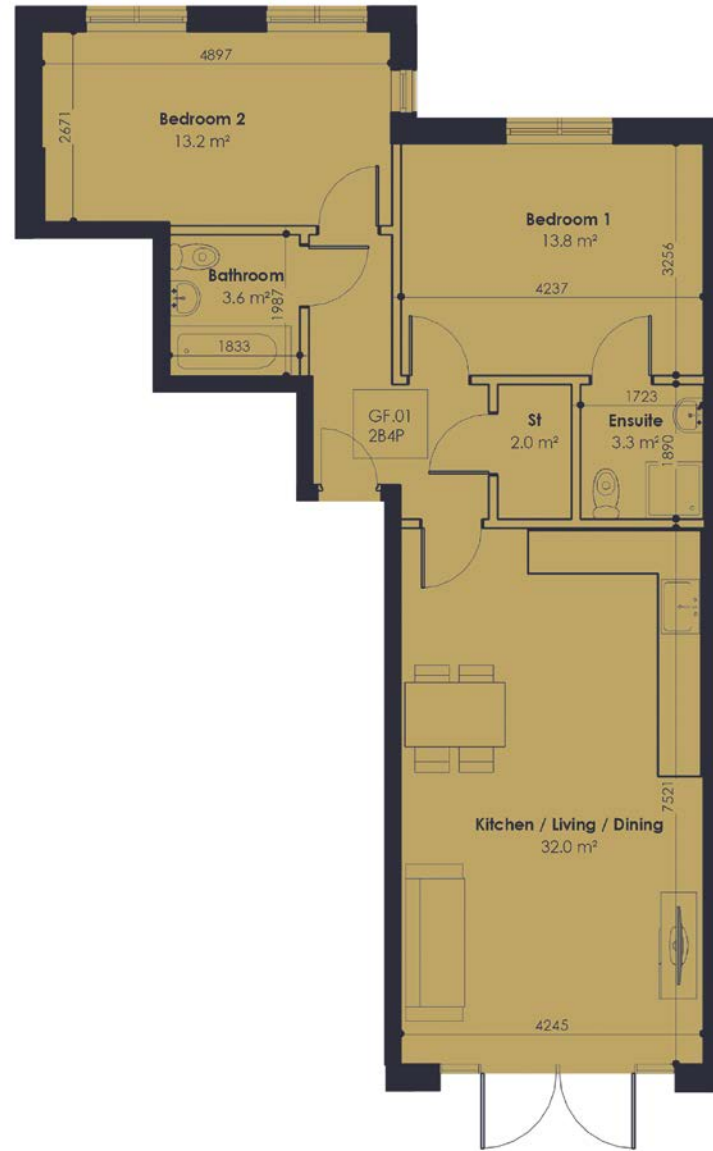
(Ground Floor)
77m² / 828.82sq.ft.



North East Elevation

Apartment 2

(Ground Floor)
79m² / 850.34sq.ft.



Apartment 3

(Ground Floor)
87m² / 936.45sq.ft.



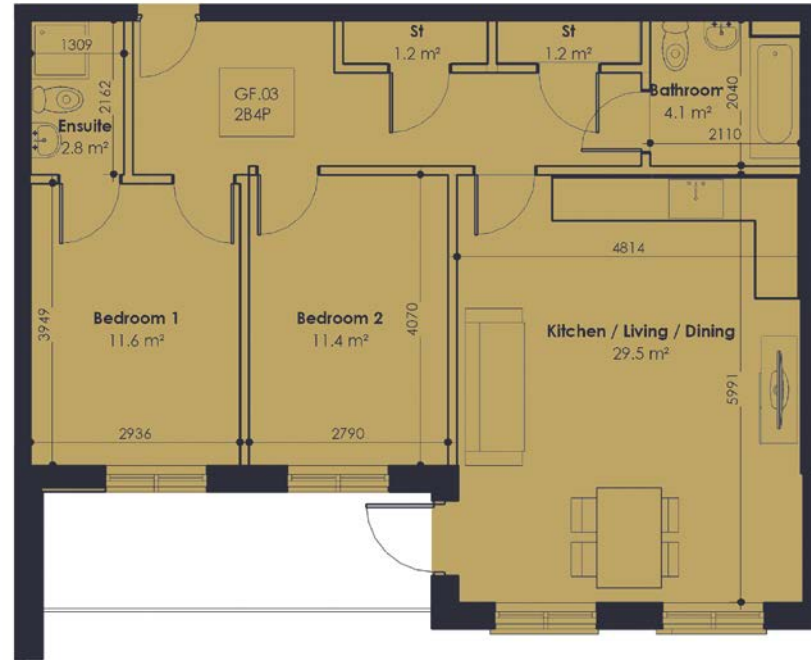
North East Elevation



North East Elevation

Apartment 4

(Ground Floor)
79m² / 850.34sq.ft.



Apartment 5

(Ground Floor)
91m² / 979.51sq.ft.



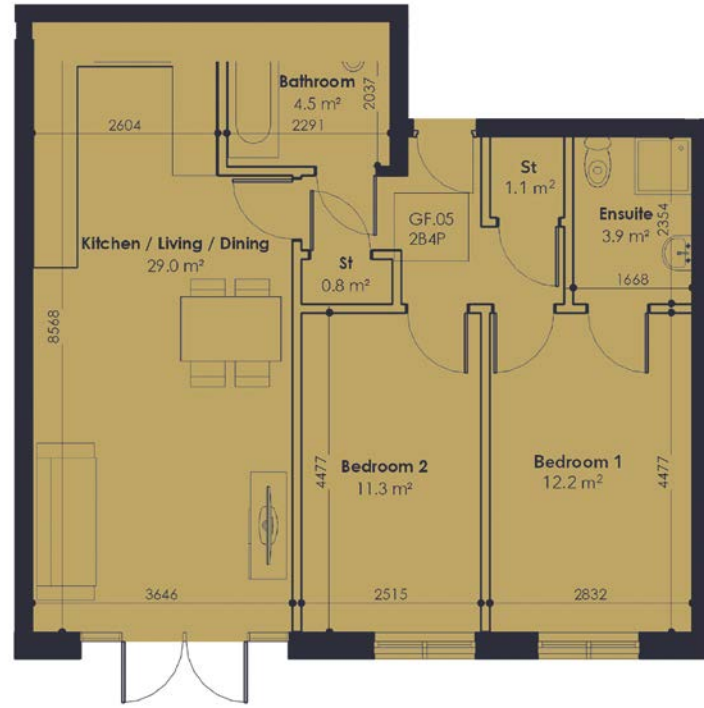
South West Elevation



North East Elevation

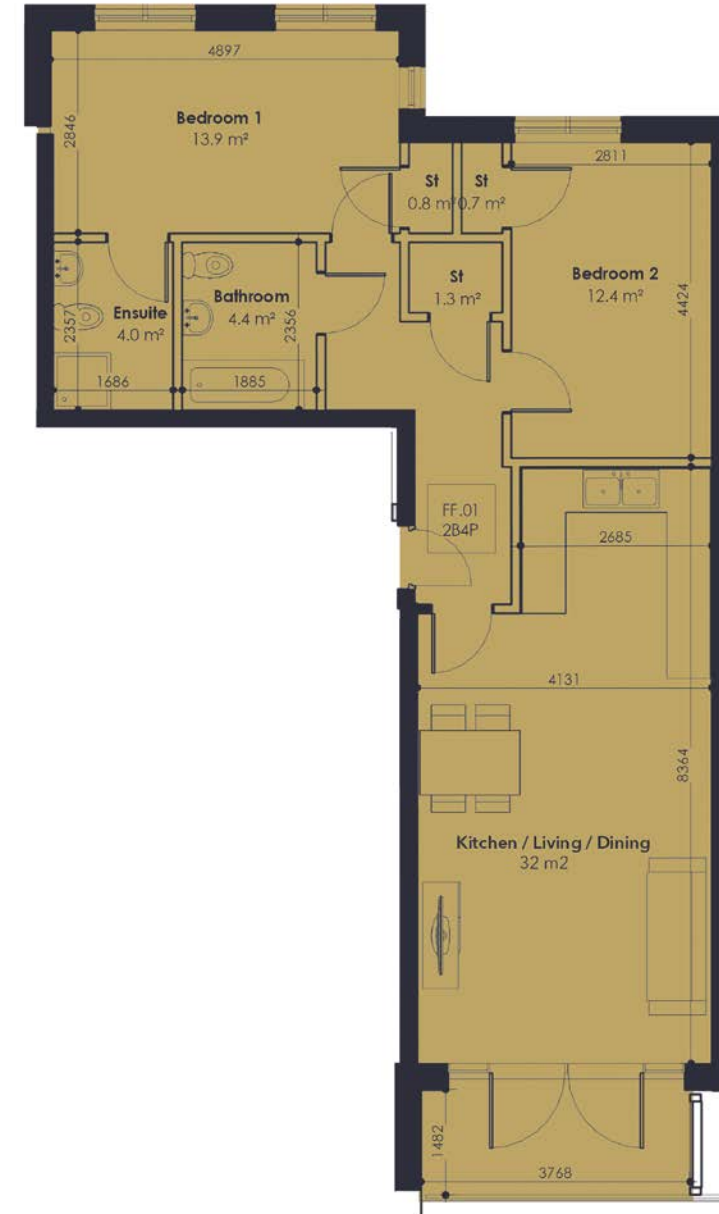
Apartment 6

(Ground Floor)
73m² / 785.76sq.ft.



Apartment 7

(First Floor)
81m² / 871.87sq.ft.



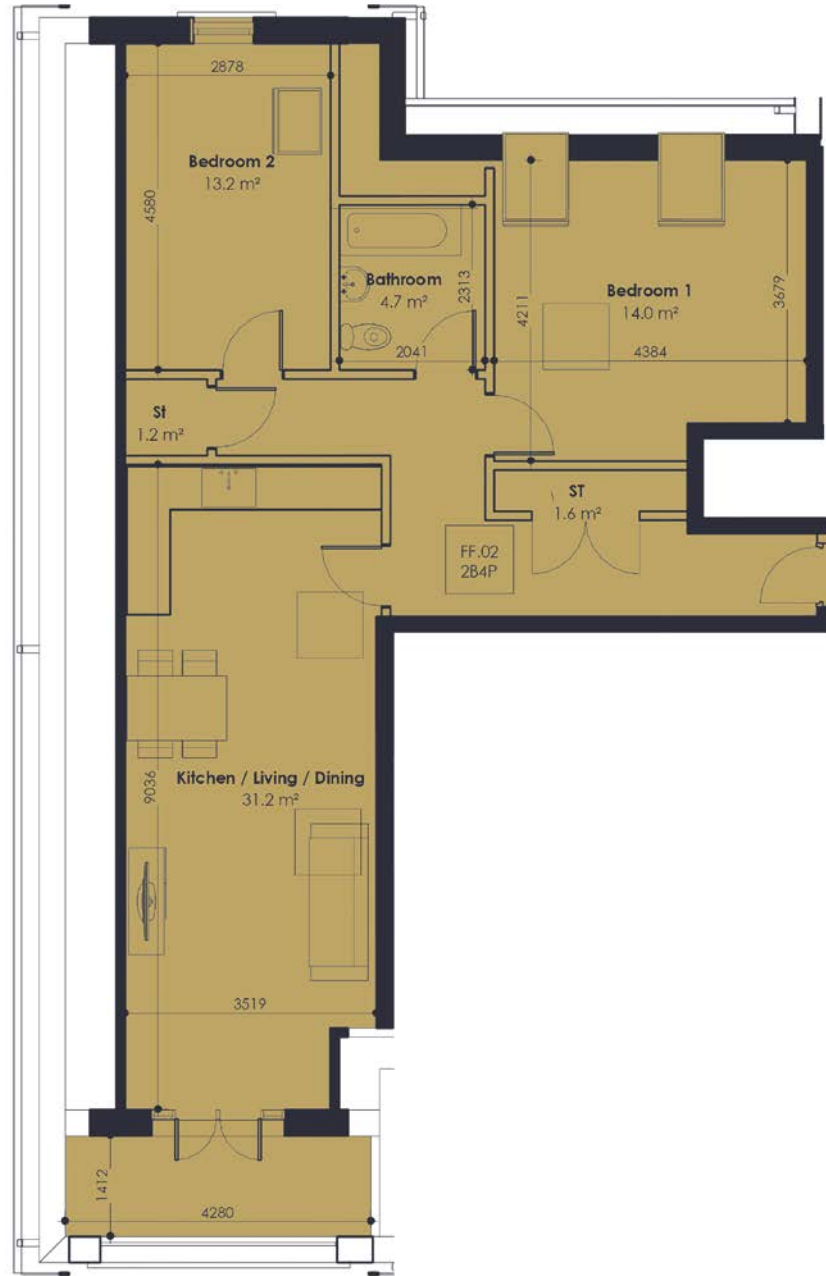
South West Elevation



North East Elevation

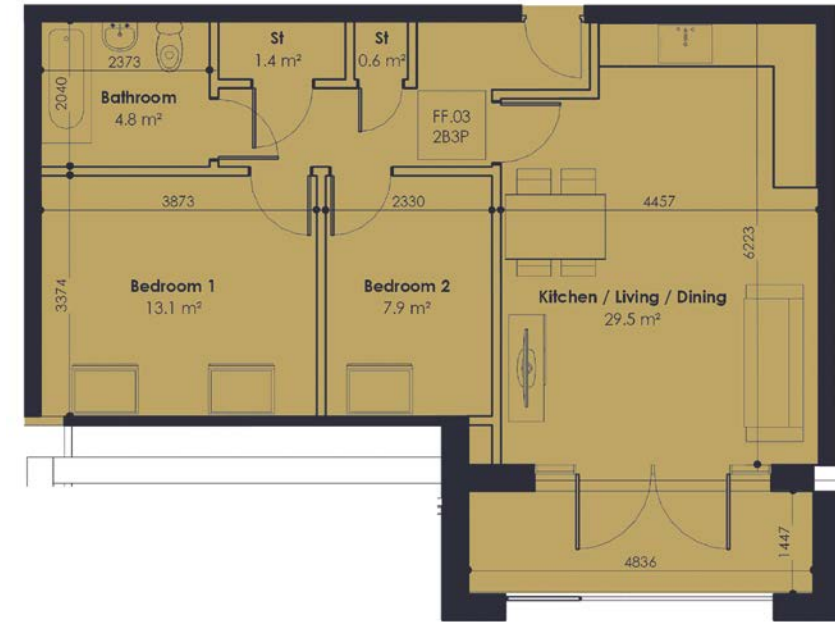
Apartment 8

(First Floor)
87m² / 936.45sq.ft.



Apartment 9

(First Floor)
63m² / 678.12sq.ft.



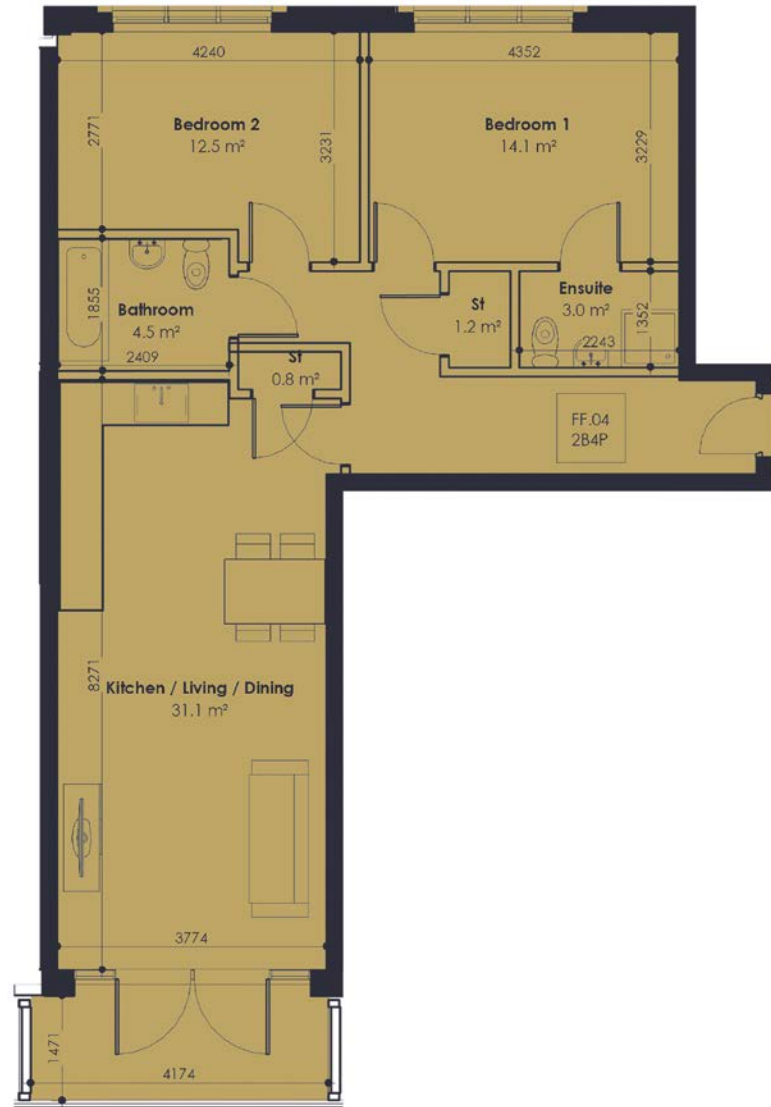
North East Elevation



South West Elevation

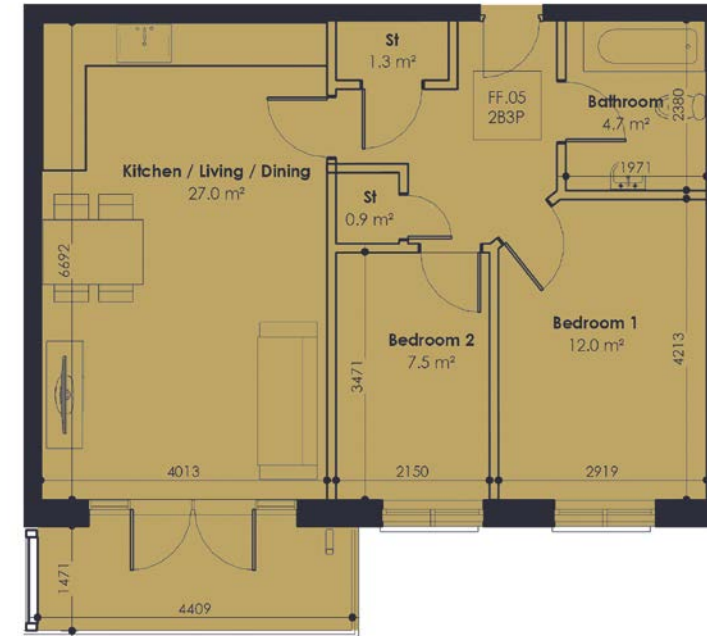
Apartment 10

(First Floor)
82m² / 882.63sq.ft.



Apartment 11

(First Floor)
62m² / 667.36sq.ft.



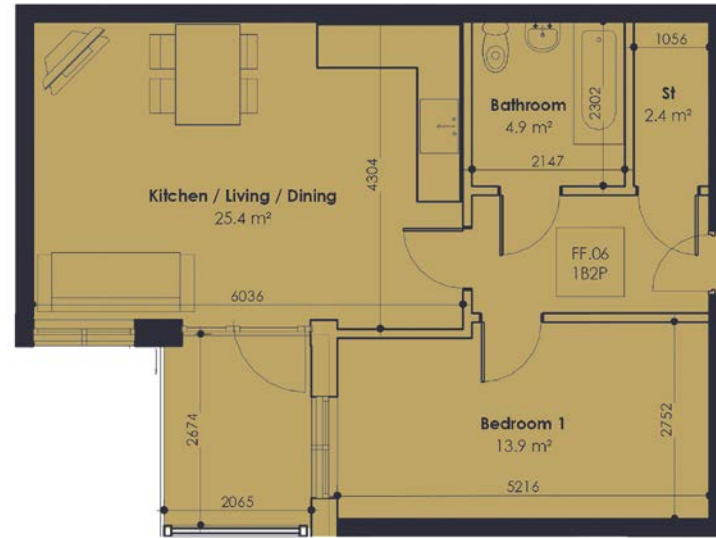
North East Elevation



South West Elevation

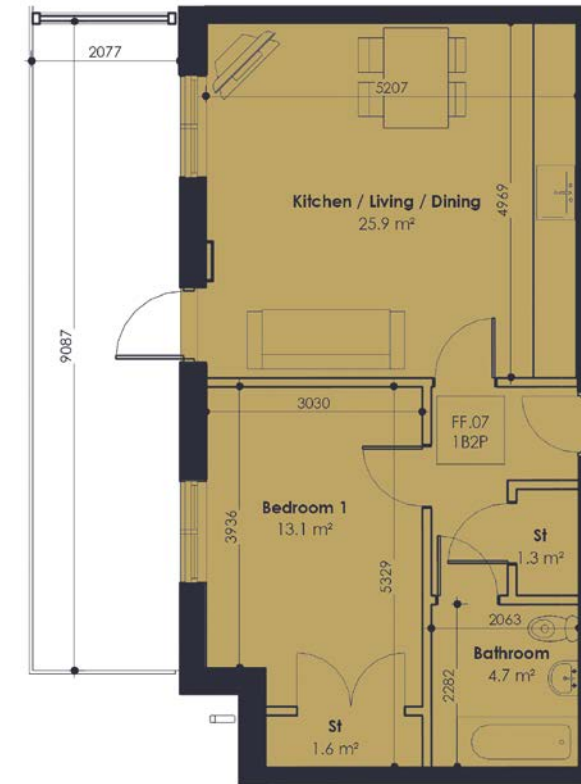
Apartment 12

(First Floor)
54m² / 581.25sq.ft.



Apartment 13

(First Floor)
53m² / 570.48sq.ft.



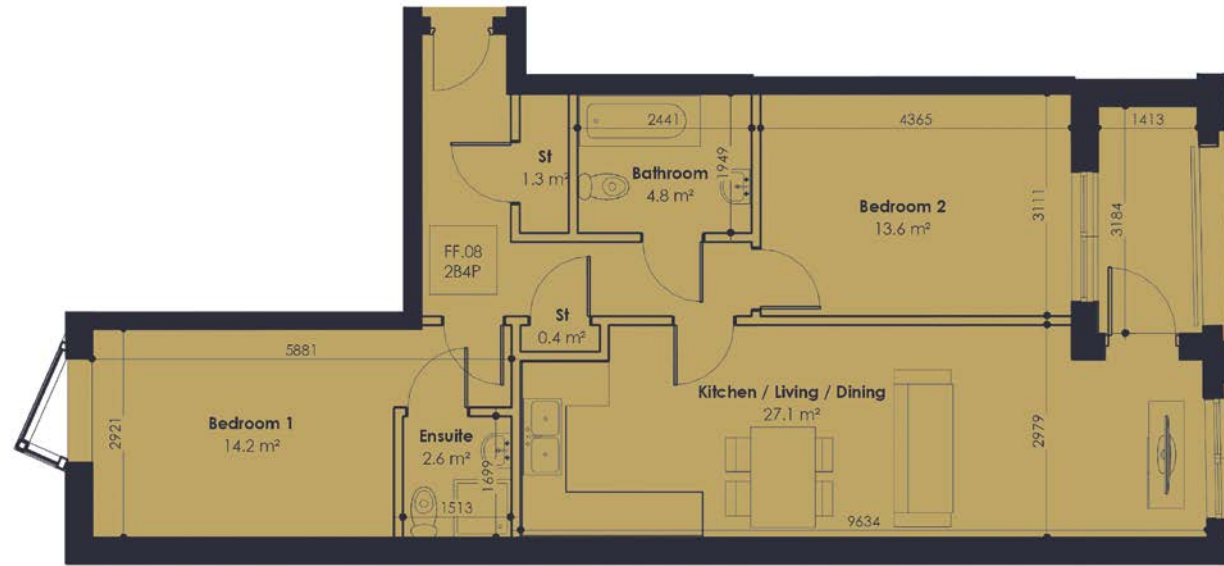
South West Elevation



North West Elevation

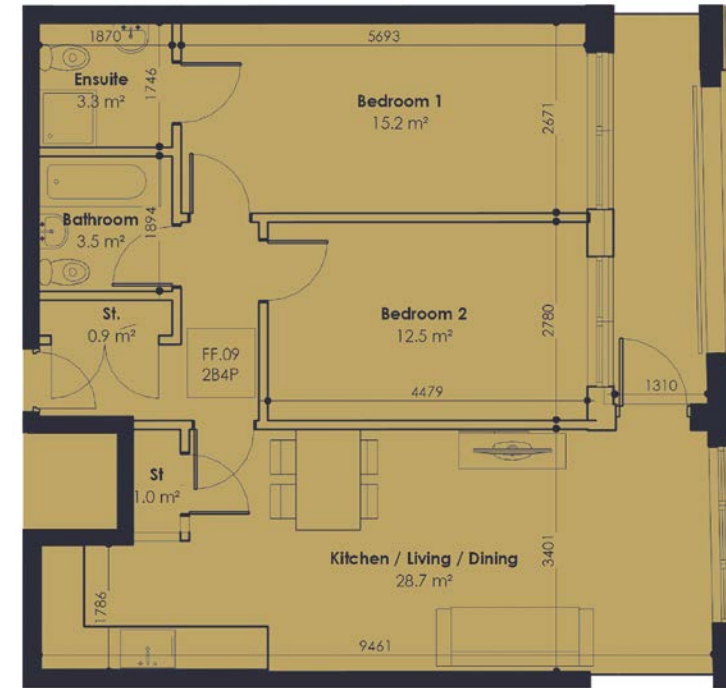
Apartment 14

(First Floor)
76m² / 818.05sq.ft.



Apartment 15

(First Floor)
75m² / 807.29sq.ft.



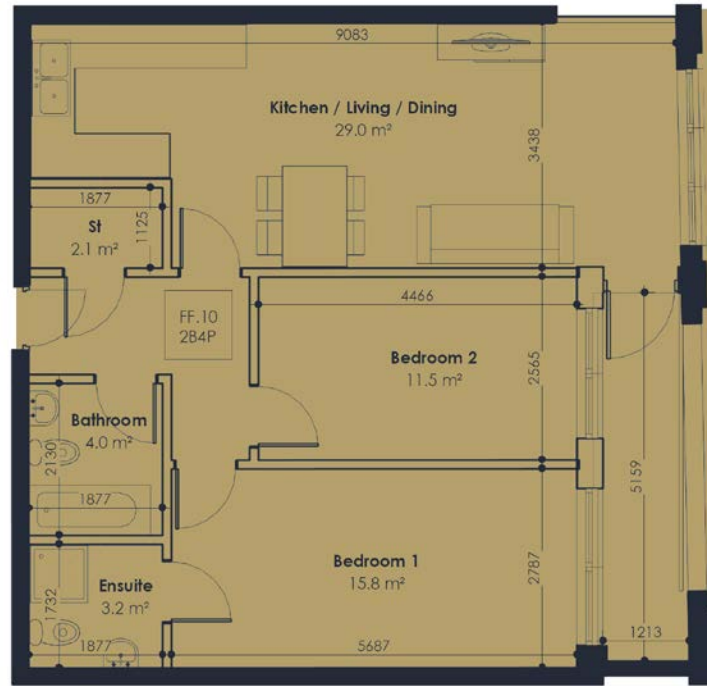
South East Elevation



South East Elevation

Apartment 16

(First Floor)
75m² / 807.29sq.ft.



South East Elevation

Apartment 17

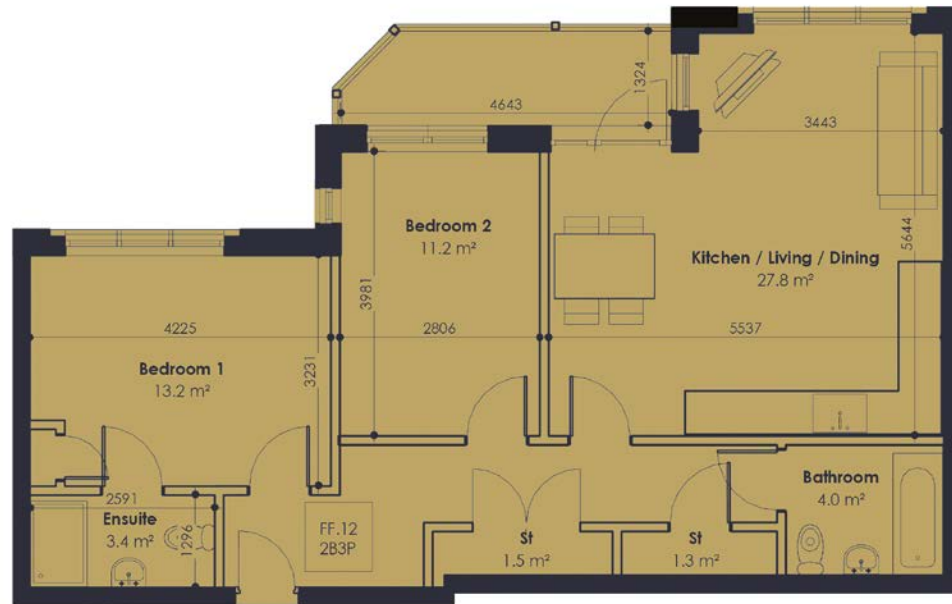
(First Floor)
82m² / 882.63sq.ft.



South East Elevation

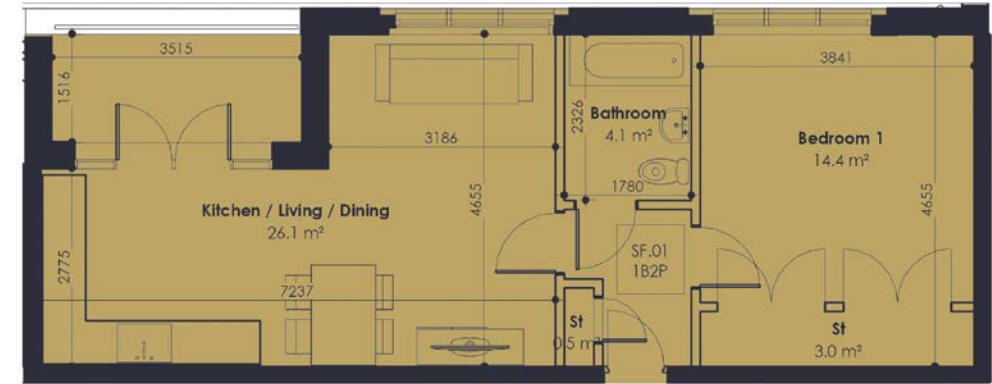
Apartment 18

(First Floor)
77m² / 828.82sq.ft.



Apartment 19

(Second Floor)
60m² / 645.83sq.ft.



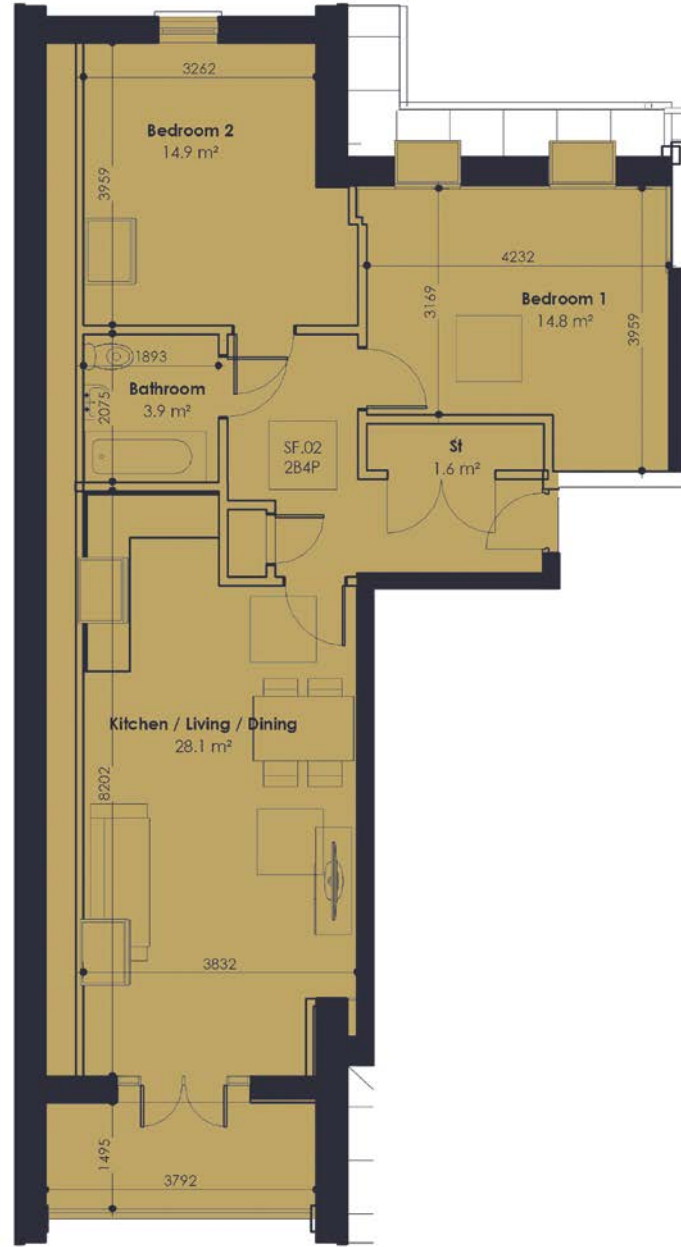
North East Elevation



North East Elevation

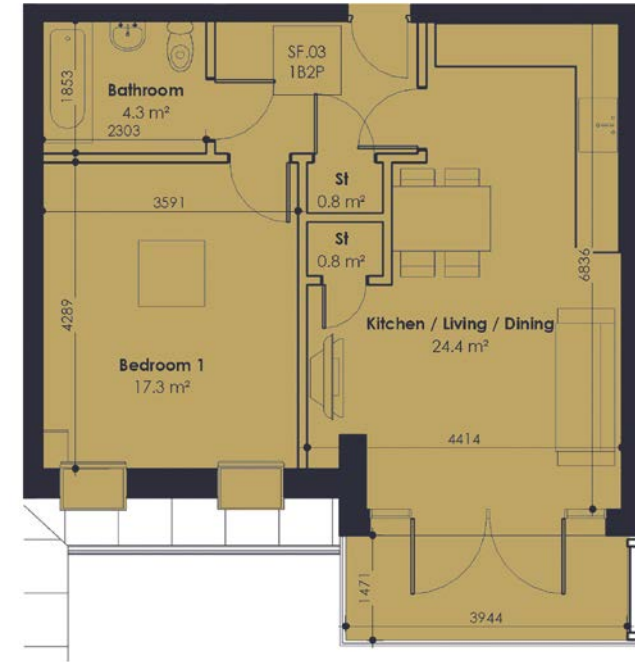
Apartment 20

(Second Floor)
75m² / 807.29sq.ft.



Apartment 21

(Second Floor)
53m² / 570.48sq.ft.



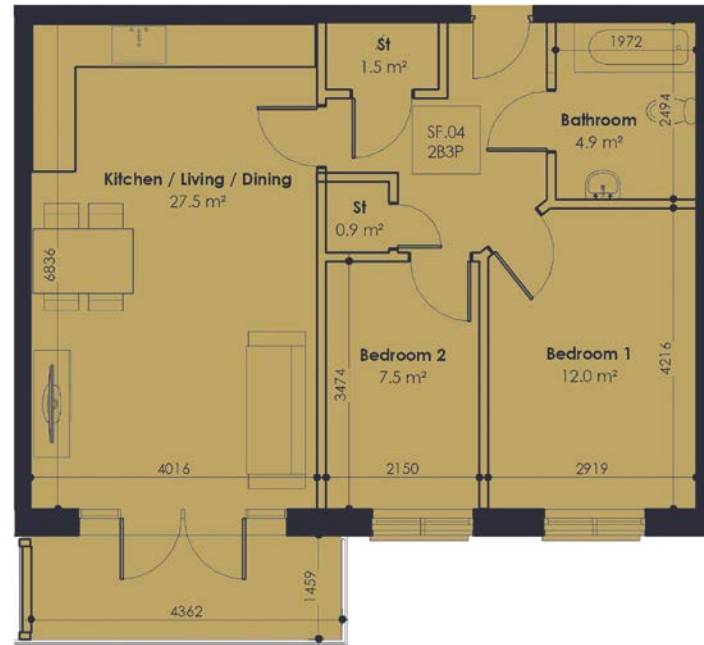
North East Elevation



South West Elevation

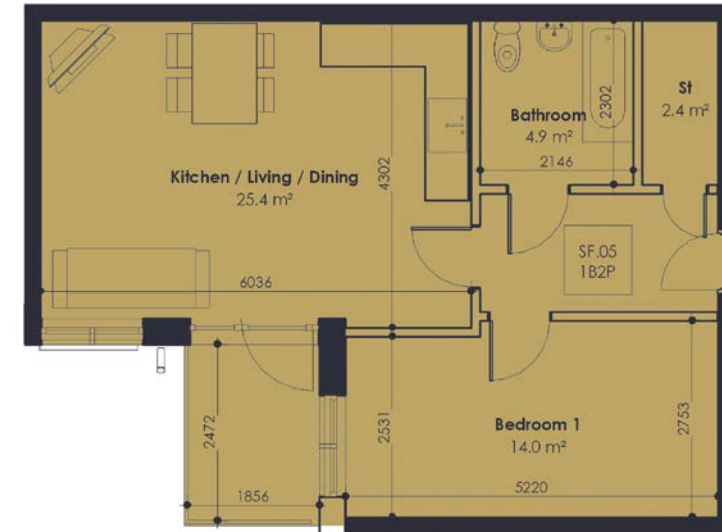
Apartment 22

(Second Floor)
64m² / 688.88sq.ft.



Apartment 23

(Second Floor)
55m² / 592.01sq.ft.



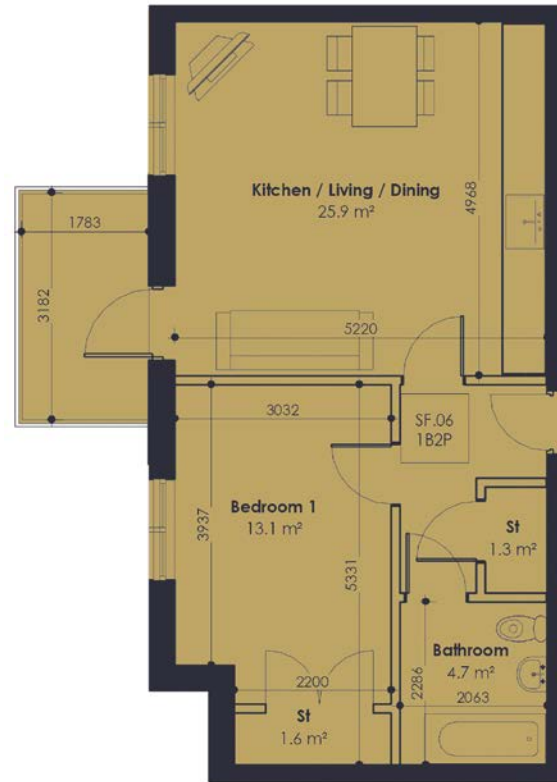
South West Elevation



South West Elevation

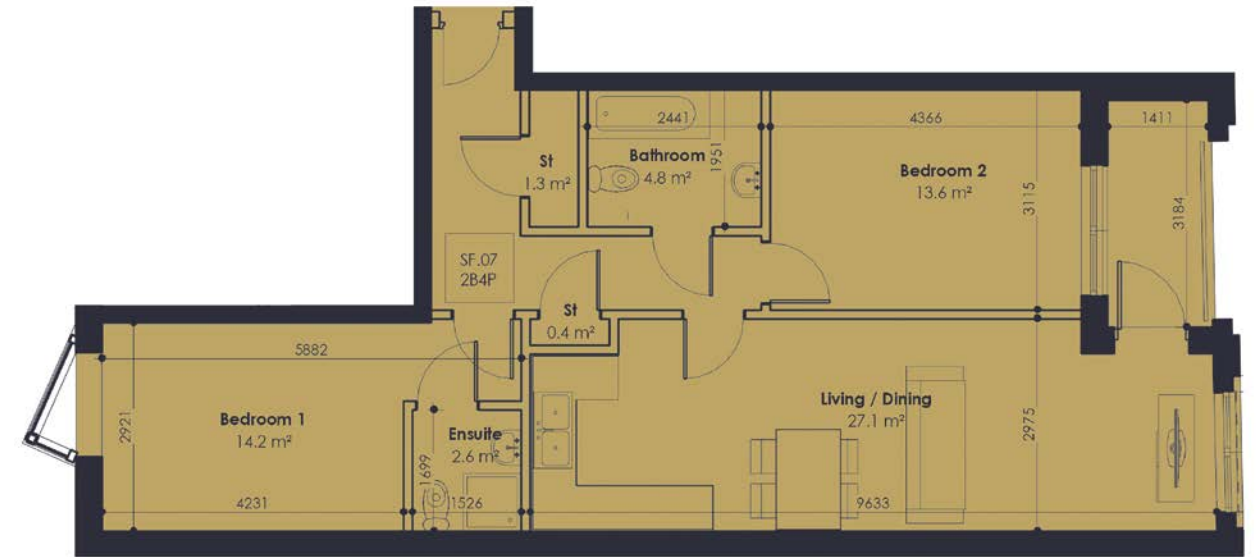
Apartment 24

(Second Floor)
53m² / 570.48sq.ft.

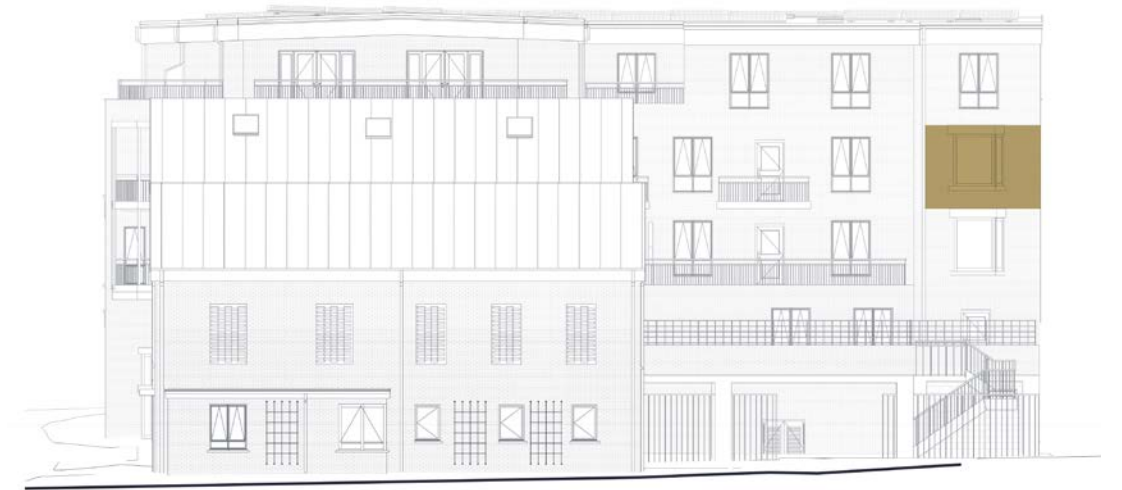


Apartment 25

(Second Floor)
76m² / 818.05sq.ft.



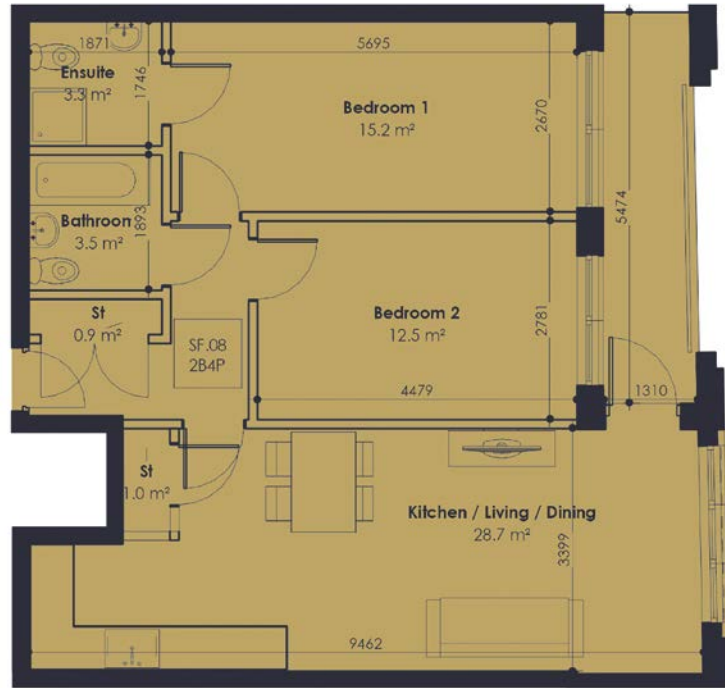
North West Elevation



North West Elevation

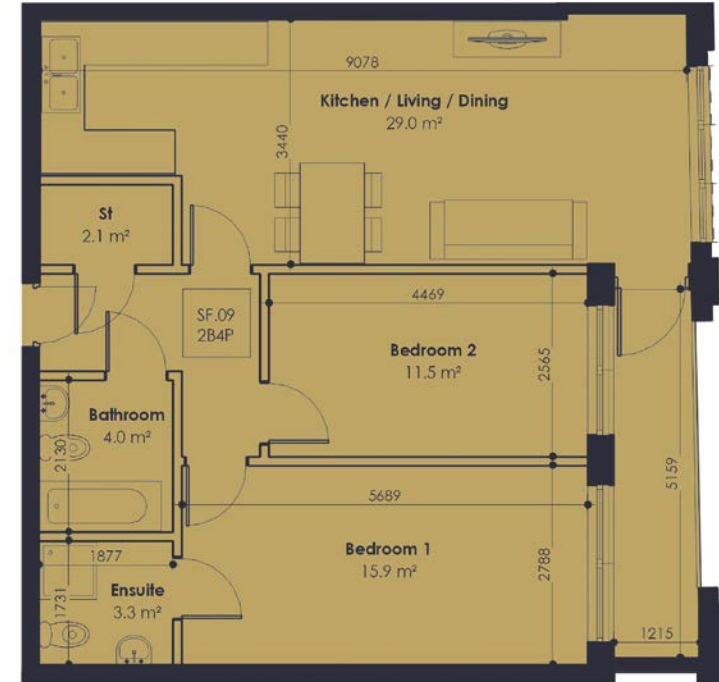
Apartment 26

(Second Floor)
73m² / 785.76sq.ft.



Apartment 27

(Second Floor)
76m² / 818.05sq.ft.



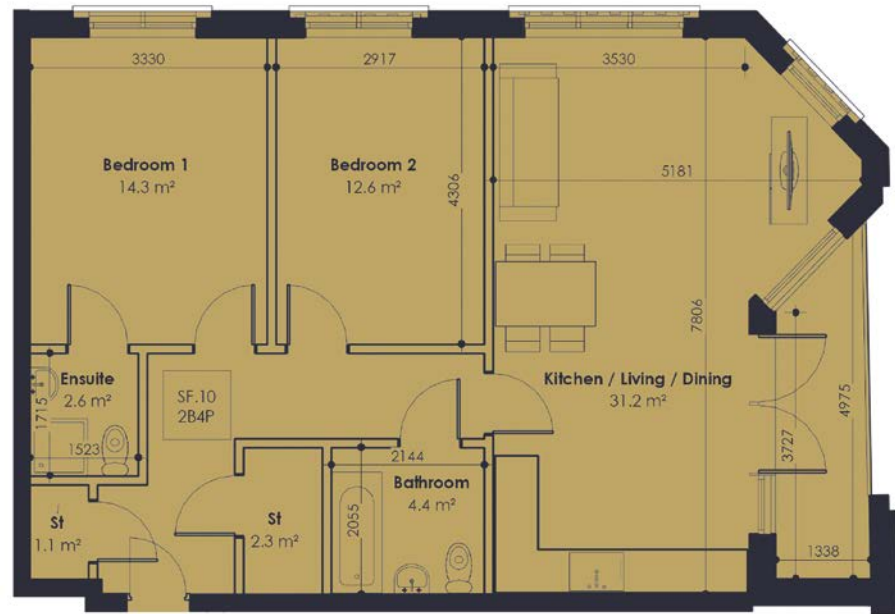
South East Elevation



South East Elevation

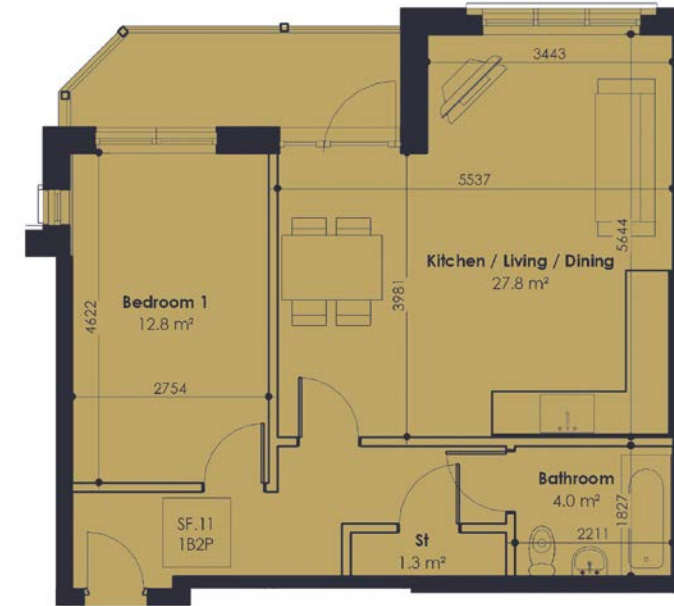
Apartment 28

(Second Floor)
82m² / 882.63sq.ft.



Apartment 29

(Second Floor)
56m² / 602.77sq.ft.



North East Elevation



North East Elevation

Apartment 30

(Top Floor)
134m² / 1442.36sq.ft.



Apartment 31

(Top Floor)
74m² / 796.52sq.ft.



North East Elevation



North West Elevation

Apartment 32

(Top Floor)
159m² / 1711.46sq.ft.



Apartment 33

(Top Floor)
161m² / 1732.98sq.ft.



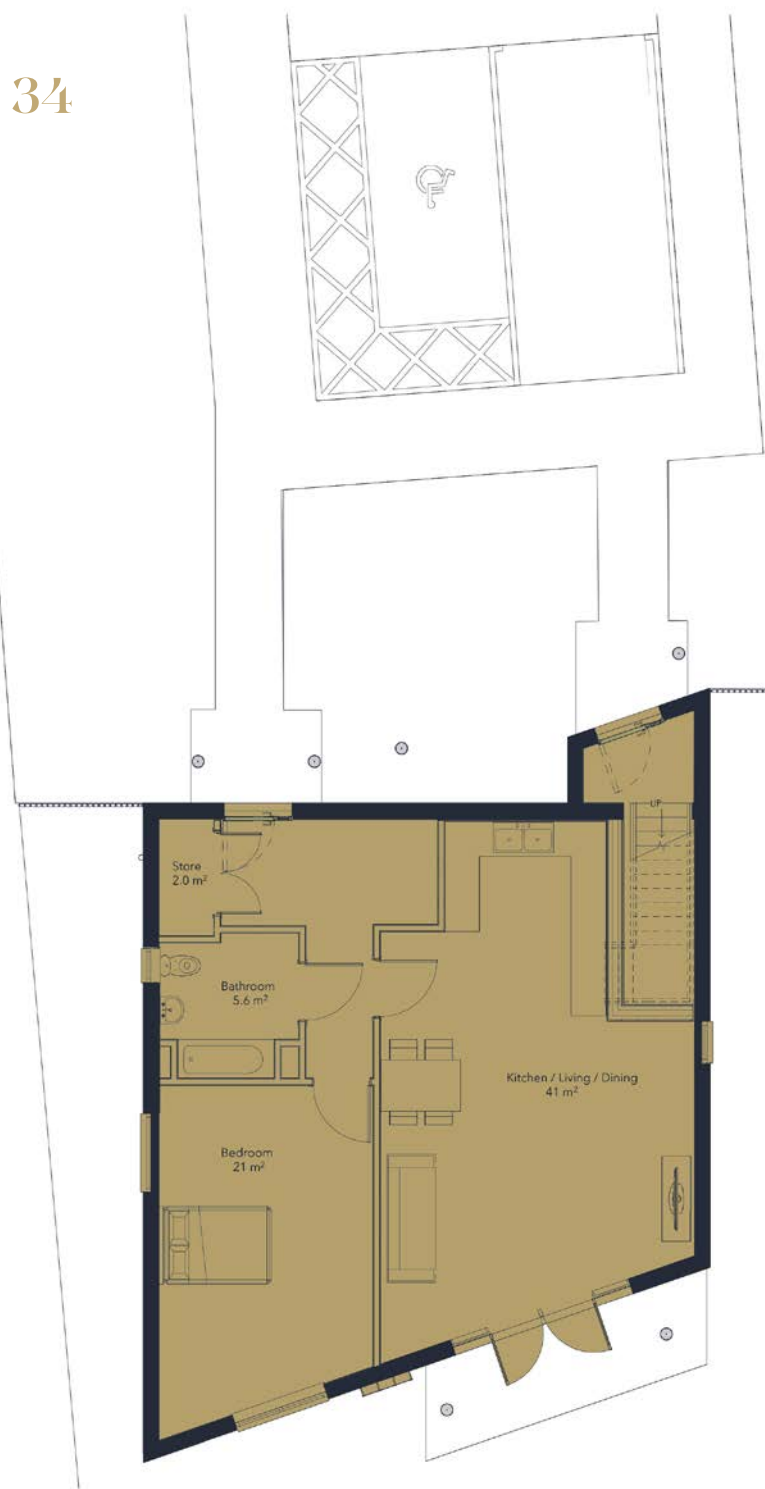
South East Elevation



North East Elevation

Apartment 34

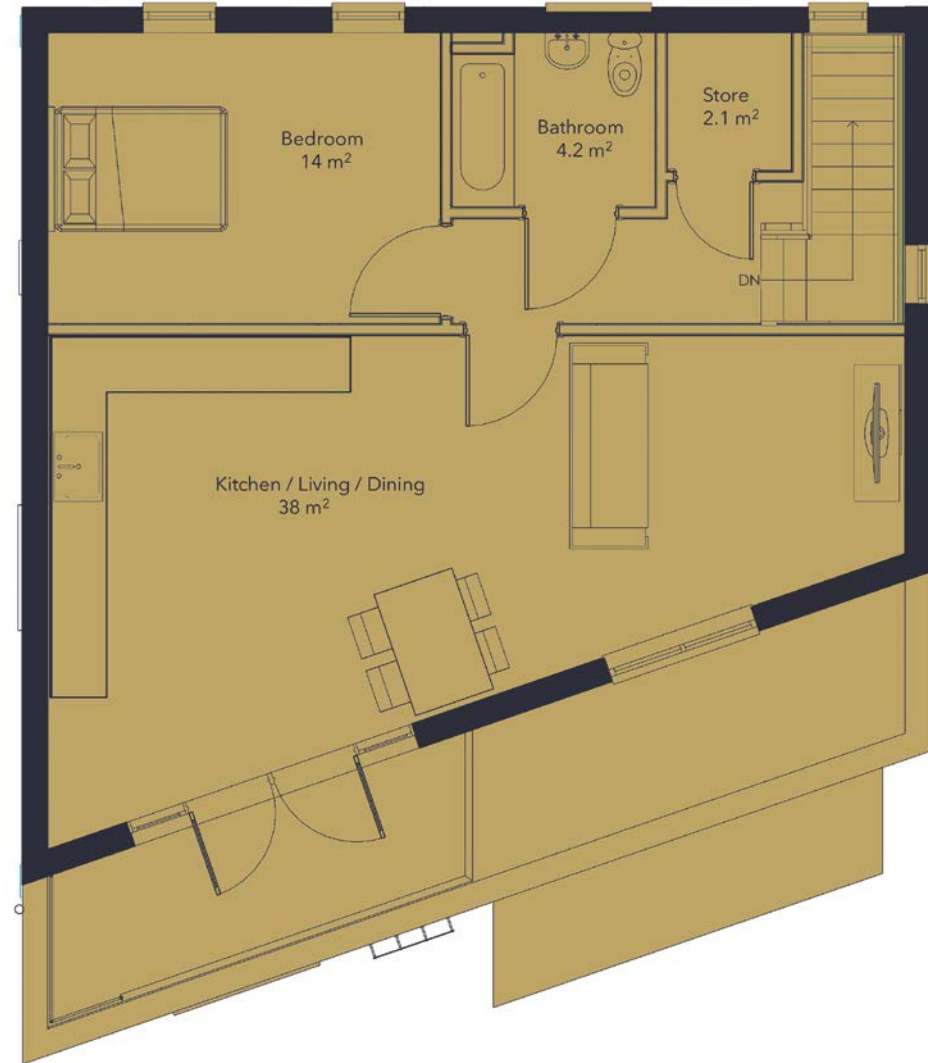
(Ground Floor)
82m² / 882.64sq.ft.



North Elevation

Apartment 35

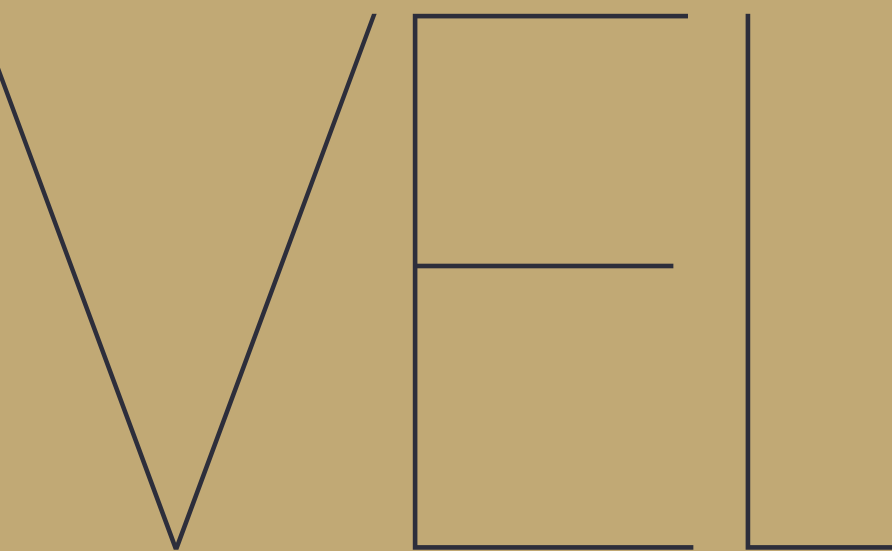
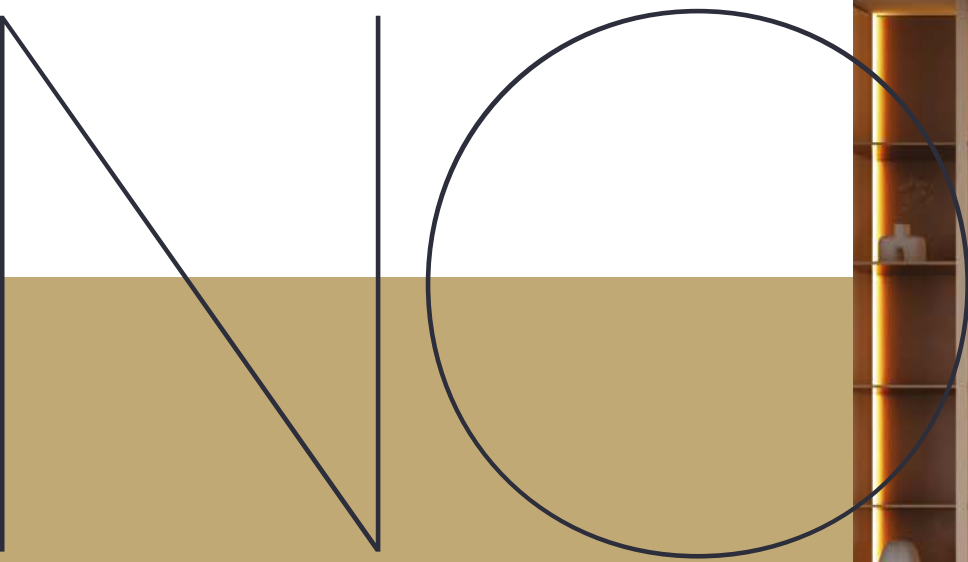
(First Floor)
77m² / 828.82sq.ft.



North Elevation

- Solid timber panelled doors
- Bespoke wall panelling, skirting boards and architraves
- Knurled matt black hardware to doors
- Karndean herringbone and single plank flooring
- Underfloor heating
- Aluminium external doors and windows
- Recessed LED lighting
- Pure white quartz worktops
- Matt lacquer joinery
- Italian hand-made antique mirror splashbacks
- Integrated Bosch oven, induction hob
- Integrated Bosch dishwasher
- Integrated Bosch fridge freezer
- Bosch washer dryer
- Miele appliances to penthouses
- Wine cabinet to penthouses
- Matt black sinks and taps
- Carrara floor and wall tiles
- Stone effect fluted wall panelling
- Matt white vanity units and ceramic basins
- Crosswater matt black bathroom fixtures
- Black-framed shower enclosures
- Matt black heated towel rails





WHY BUY NEW

QUALITY YOU CAN RELY ON

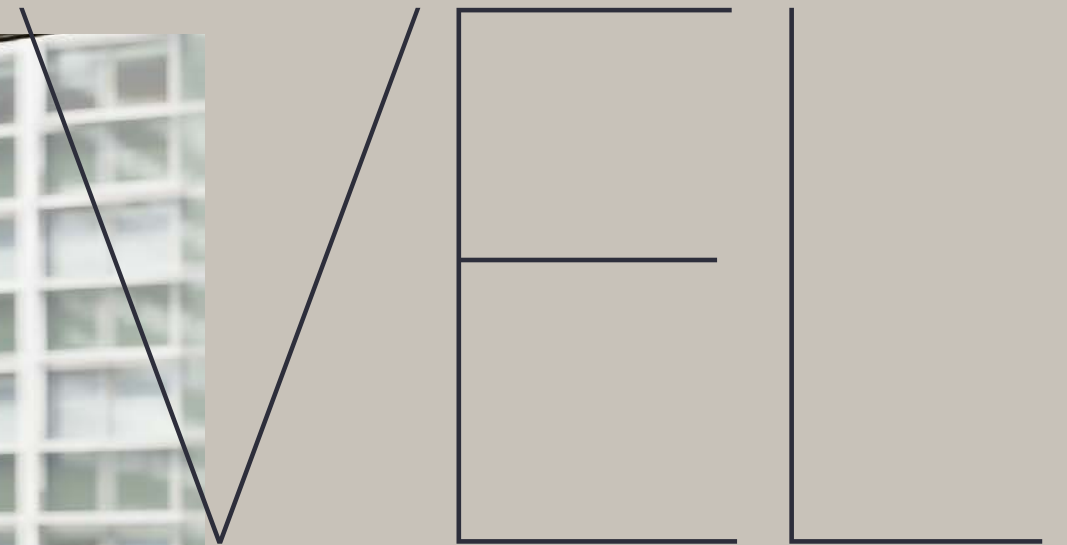
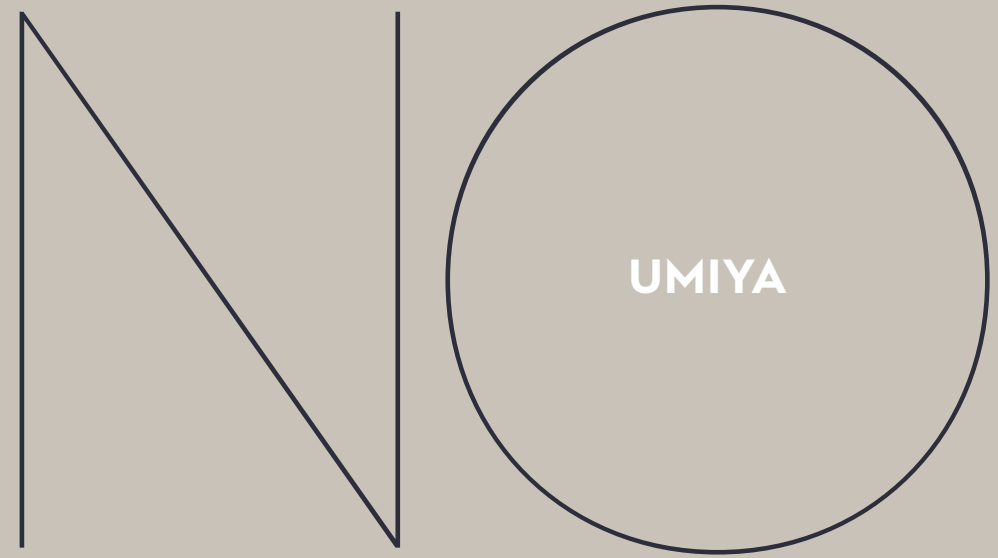
Imagine walking into the opulent luxury of a brand new apartment with high ceilings, exquisite design details, and effortless, contemporary styling.

An immaculate space that's yours and yours alone. This is the experience you get when you buy an apartment at Chigwell's exceptional new development. There's something irresistible about a brand new, luxury apartment. A space that's uniquely yours. A blank canvas waiting for you to make your mark.

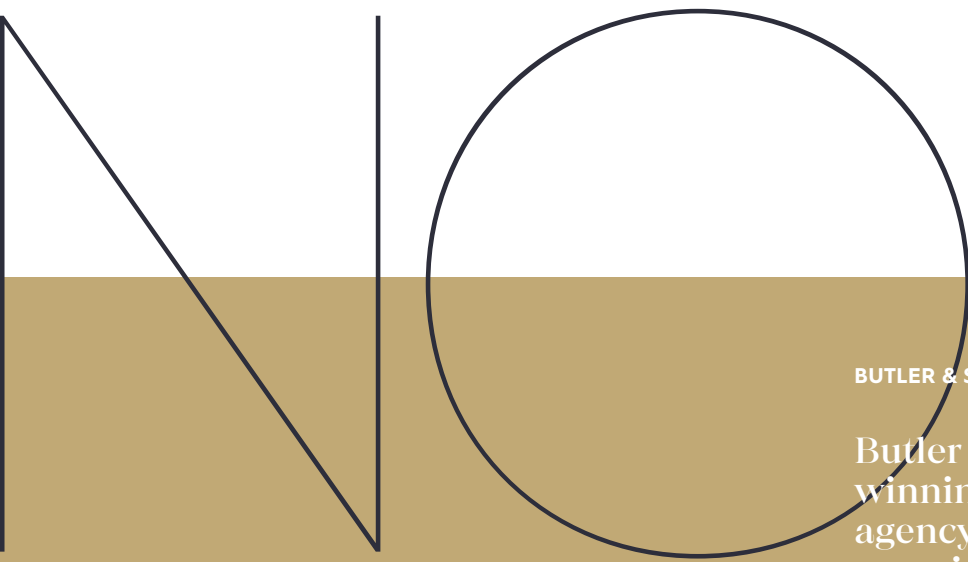
Umiya specialises in luxury developments designed with only the most discerning residents in mind. Each home is the culmination of an innovative design approach, exceptional specification, and signature attention to detail. The result is an inviting, timeless and truly unique place to live.

Known for their design-led approach, Umiya ensures their developments are beautiful places to live with refined interiors and thoughtfully landscaped outside spaces. Built with sustainability in mind, these timeless properties are perfect either as cherished homes or ideal investment opportunities. A family-run company, Umiya is renowned for its commitment to quality and excellence. Working collaboratively with some of the foremost players in the UK construction industry, Umiya's talented staff show great care and attention to detail at every stage of the development process, whether during the design, construction, or handover phases.

Umiya is always looking for new opportunities to add to its impressive portfolio. Specialising in luxury apartment complexes in some of the UK's most desirable locations, the developer is actively sourcing fresh sites on which to create exemplary contemporary residential schemes.



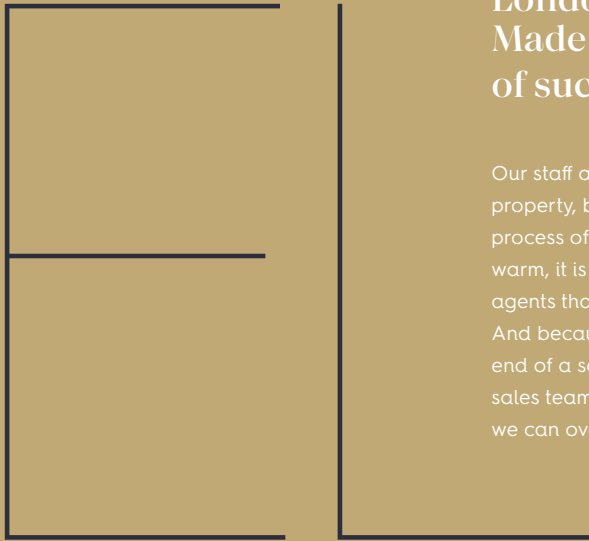




BUTLER & STAG, A DISTINCTIVE BRAND

Butler & Stag are an award-winning, independent estate agency, with over 100 years' experience in property across London & Home Counties. Made up from a collection of successful estate agents.

Our staff are chosen not just for their expertise in selling property, but for the added value they provide in the process of selling it. Insightful, intelligent, and naturally warm, it is the ease and speed at which buyers trust our agents that allows them to successfully sell your property. And because we know that securing an offer is not the end of a sale but where the hard work really begins, our sales team are constantly available, so that together we can overcome any challenges that arise.



Your Butler & Stag sales representatives will be:

- Neil Leahy - Land and New Homes Director
- Ted Rayment - New Homes Manager
- Martine Hamilton - Sales Executive

**BUTLER & STAG
PROFESSIONAL PARTNERS**



BUTLER & STAG
LAND & NEW HOMES

PROFESSIONAL PARTNERS

Lifetime Capital

Working within the City of London, we understand how difficult it can be to find the time to sit down to discuss your finances and objectives in detail, which is why we do things differently. Our flexible approach means we work around you to schedule a meeting at a time that best suits. This can be before, during or after working hours at a location of your choice. We offer whole-of-market, expert advice in a wide range of financial products and pride ourselves on the service that we provide, ensuring you have a dedicated adviser as well as a case manager to assist and keep you fully updated every step of the way.



SEAMLESS INTEGRATION



ENQUIRIES

BUTLER & STAG
LAND & NEW HOMES

NOVELLA

UMIYA
GROUP

ENQUIRIES

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Sat. 10am - 5pm
(By appointment only)

ENQUIRIES

umiyagroup.co.uk

Disclaimer: The information and imagery provided within this brochure is indicative and is intended to act as a guide only as to the finished product. We believe all information is correct at time of going to print. The information provided has been prepared in good faith and does not constitute a contract, or warranty. Applicants should not rely on any of the information provided within this brochure and are strictly advised to satisfy themselves by inspection or otherwise as to the correctness of any information provided and to obtain legal advice from a properly qualified solicitor.

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LOW
LEVEL
A

177-179 High Road
Chigwell
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IG7 6NX