

THE
Balfour
BALFOUR
COLLECTION



A BOUTIQUE DEVELOPMENT
OF JUST 8 APARTMENTS



HODDESDON'S
PRIME LOCATION







Arthur James Balfour
& Sir Winston Churchill

THE BALFOUR COLLECTION

A presidential collection of **Just 8 Elegant Apartments** in the heart of Hoddesdon, Hertfordshire. Inspired by Arthur James Balfour, 1st Earl of Balfour; and former **Prime Minister** of the United Kingdom, this boutique development pays tribute to a statesman who once walked the same streets and attended school in Hoddesdon.

Arthur Balfour, a visionary leader and influential figure, served as Prime Minister from 1902 to 1905 and was educated at Grange Preparatory School in Hoddesdon before attending Eton College. His journey from these local roots to leading the nation reflects ambition, progress, and excellence—qualities mirrored in the design and craftsmanship of **The Balfour Collection.**

Designed with professionals and first-time buyers in mind, these apartments offer a perfect blend of inspirational heritage and modern living. With high-specification interiors and forward-thinking layouts, The collection provides the ideal space for those taking their first step on the property ladder. This development is more than a home; it's a celebration of ambition and a reflection of presidential style in every detail.

Balfour



SITE KEY:

GROUND FLOOR

APARTMENT

01

764 Sq. Ft

Spacious 2 Bedroom
Apartment with Private Entrance
& Parking Space

LOUNGE

3530 mm x 4115 mm (11'7" x 13'6")

KITCHEN

3550 mm x 3665 mm (11'8" x 12'0")

BEDROOM 1

3770 mm x 4120 mm (12'4" x 13'6")

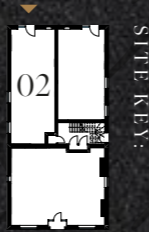
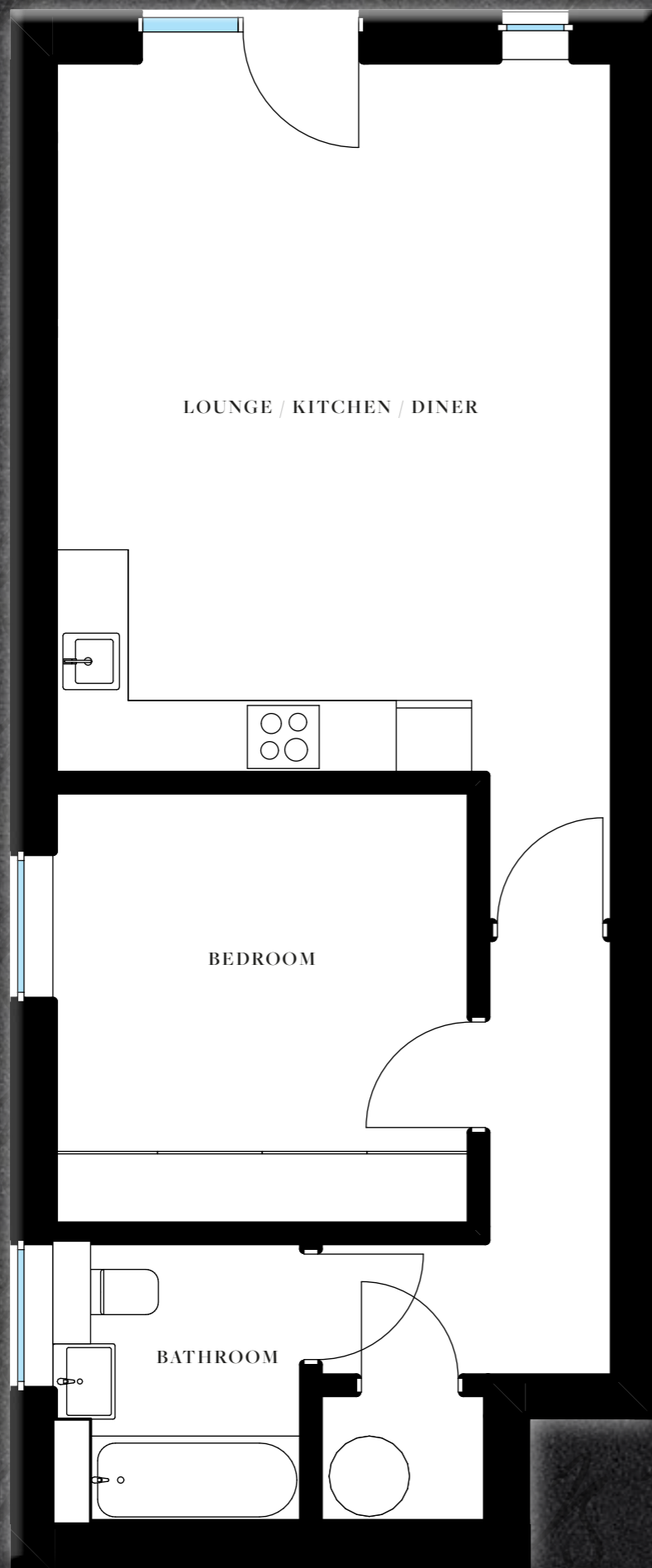
BEDROOM 2

3620 mm x 3660 mm (11'10" x 12'0")

BATHROOM

1700 mm x 3300 mm (5'7" x 10'10")





SITE KEY

GROUND FLOOR

APARTMENT

02

548 Sq. Ft

1 Bedroom Apartment with Private Entrance and Parking Space

LOUNGE / KITCHEN / DINER

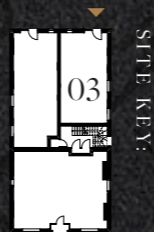
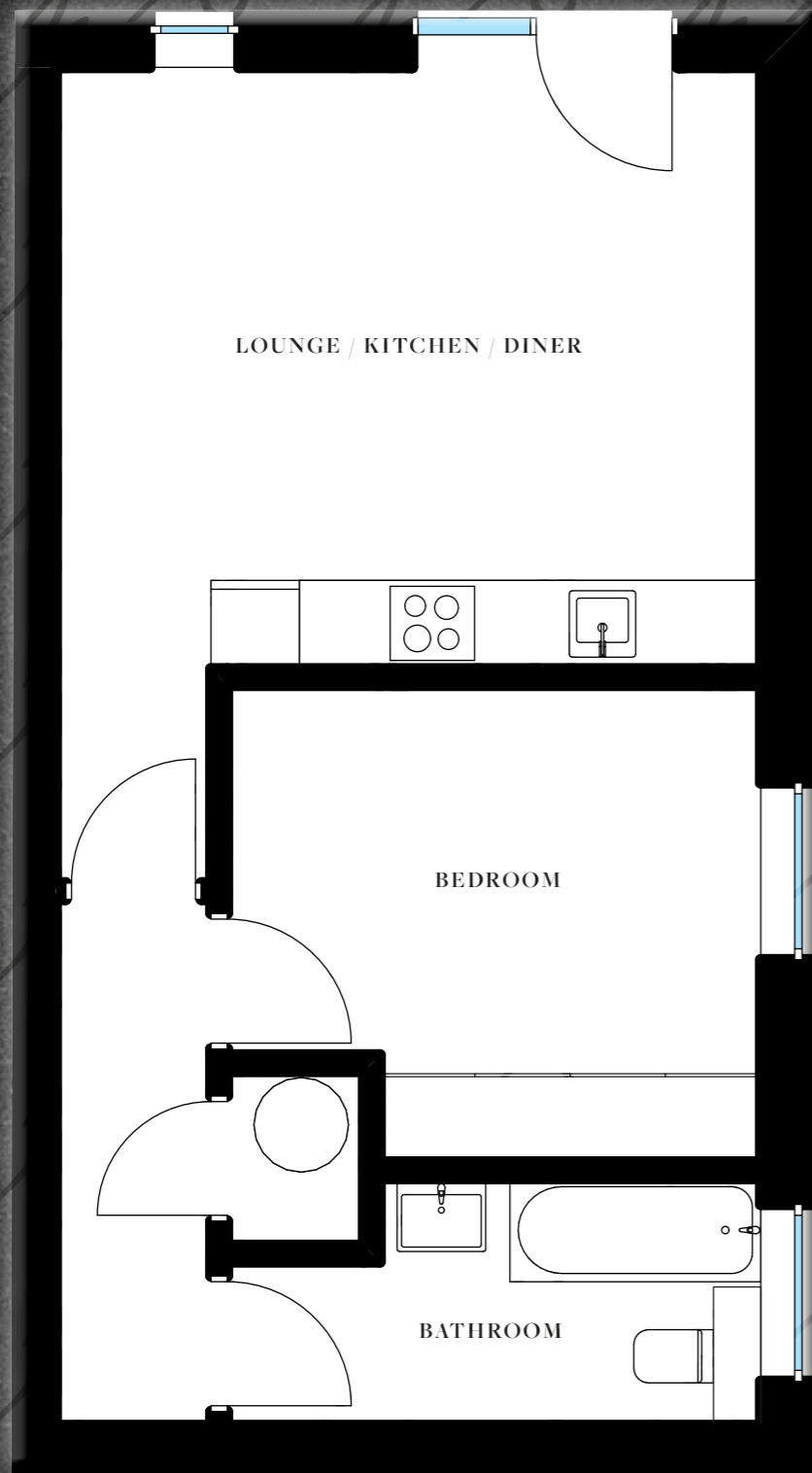
4570 mm x 5784 mm (15'0" x 18'11")

BEDROOM

3500 mm x 3415 mm (11'6" x 11'2")

BATHROOM

2082 mm x 2275 mm (6'10" x 7'5")



SITE KEY

GROUND FLOOR

APARTMENT

03

473 Sq. Ft

1 Bedroom Apartment with Private Entrance and Parking Space

LOUNGE / KITCHEN / DINER

4162 mm x 4874 mm (13'8" x 16'0")

BEDROOM

2663 mm x 3247 mm (8'9" x 10'8")

BATHROOM

1716 mm x 2663 mm (5'8" x 8'9")



SITE KEY

04

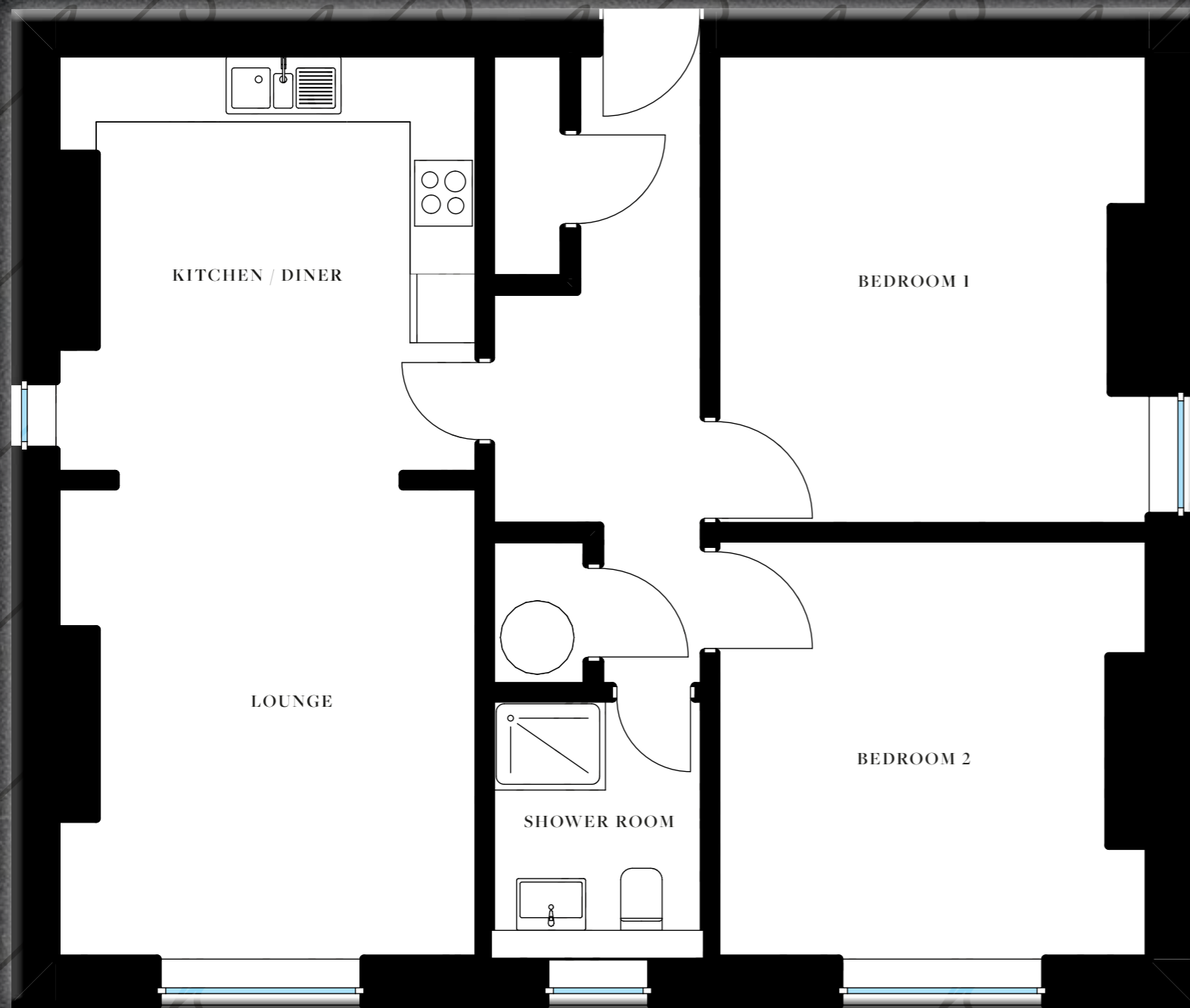
FIRST FLOOR

APARTMENT

04

775 Sq. Ft

2 Bedroom Apartment with
Private Parking Space



LOUNGE / KITCHEN

3880 mm x 4115 mm (12'8" x 13'6")

BEDROOM 1

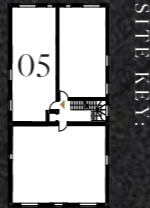
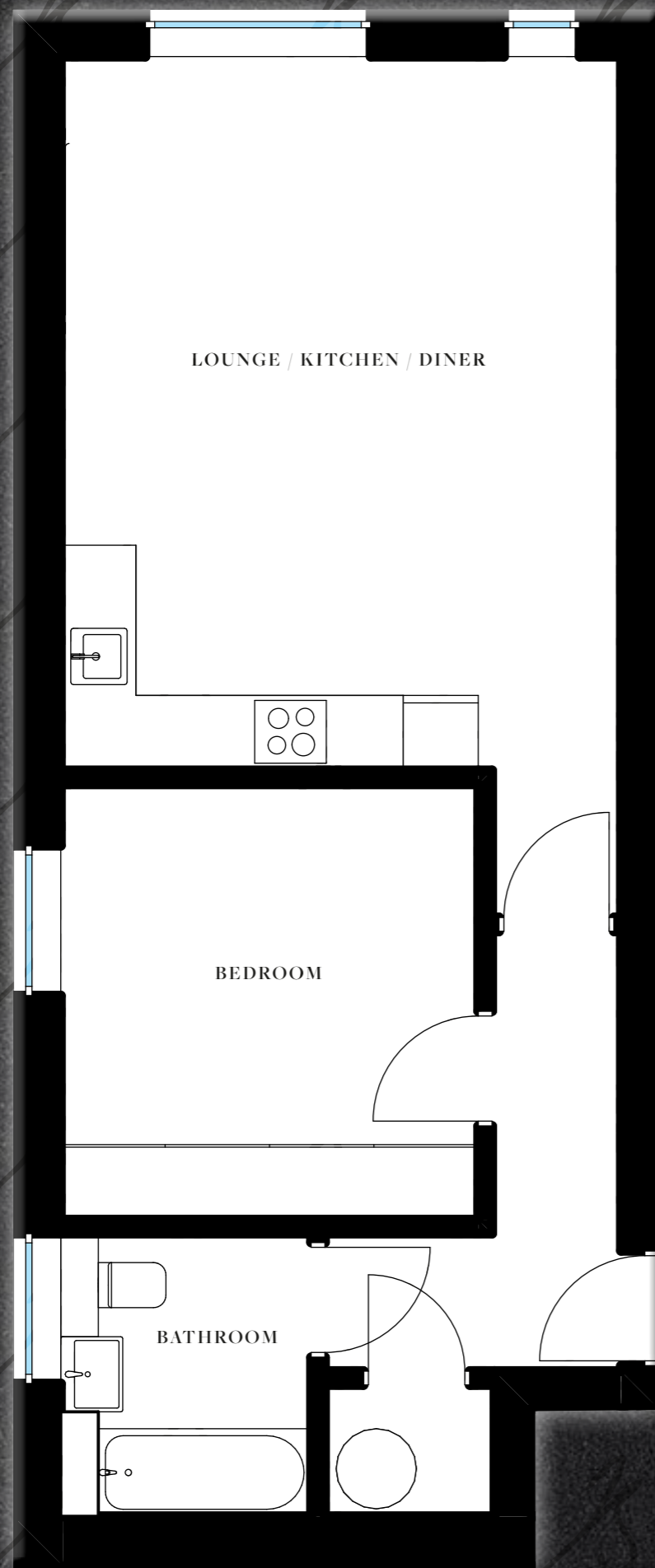
3770 mm x 4120 mm (12'4" x 13'6")

BEDROOM 2

3770 mm x 3660 mm (12'4" x 12'0")

BATHROOM

1500 mm x 2100 mm (4'11" x 6'11")



SITE KEY

LOUNGE / KITCHEN / DINER

BEDROOM

BATHROOM

FIRST FLOOR

APARTMENT

05

548 Sq. Ft

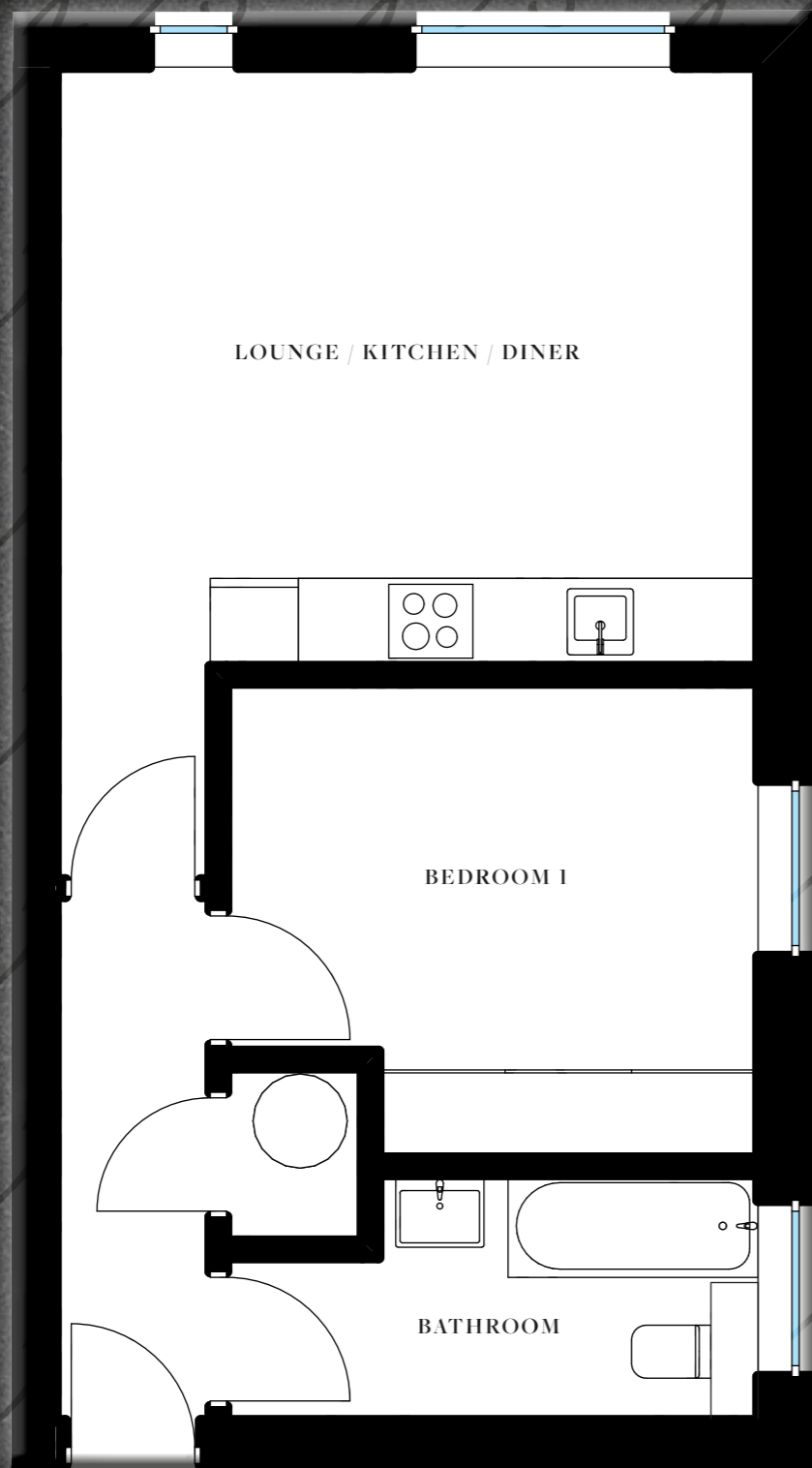
1 Bedroom Apartment with
Private Parking Space

LOUNGE /
KITCHEN / DINER
4570 mm x 5784 mm (15'0" x 18'11")

BEDROOM
3500 mm x 3415 mm (11'6" x 11'2")

BATHROOM
2082 mm x 2275 mm (6'10" x 7'5")

THE BALFOUR COLLECTION



SITE KEY:

FIRST FLOOR

APARTMENT

06

473 Sq. Ft

1 Bedroom Apartment with
Private Parking Space

LOUNGE /
KITCHEN / DINER
4162 mm x 4874 mm (13'8" x 16'0")

BEDROOM
2663 mm x 3247 mm (8'9" x 10'8")

BATHROOM
1716 mm x 2663 mm (5'8" x 8'9")

THE BALFOUR COLLECTION



SITE KEY



SECOND FLOOR

APARTMENT

07

506 Sq. Ft

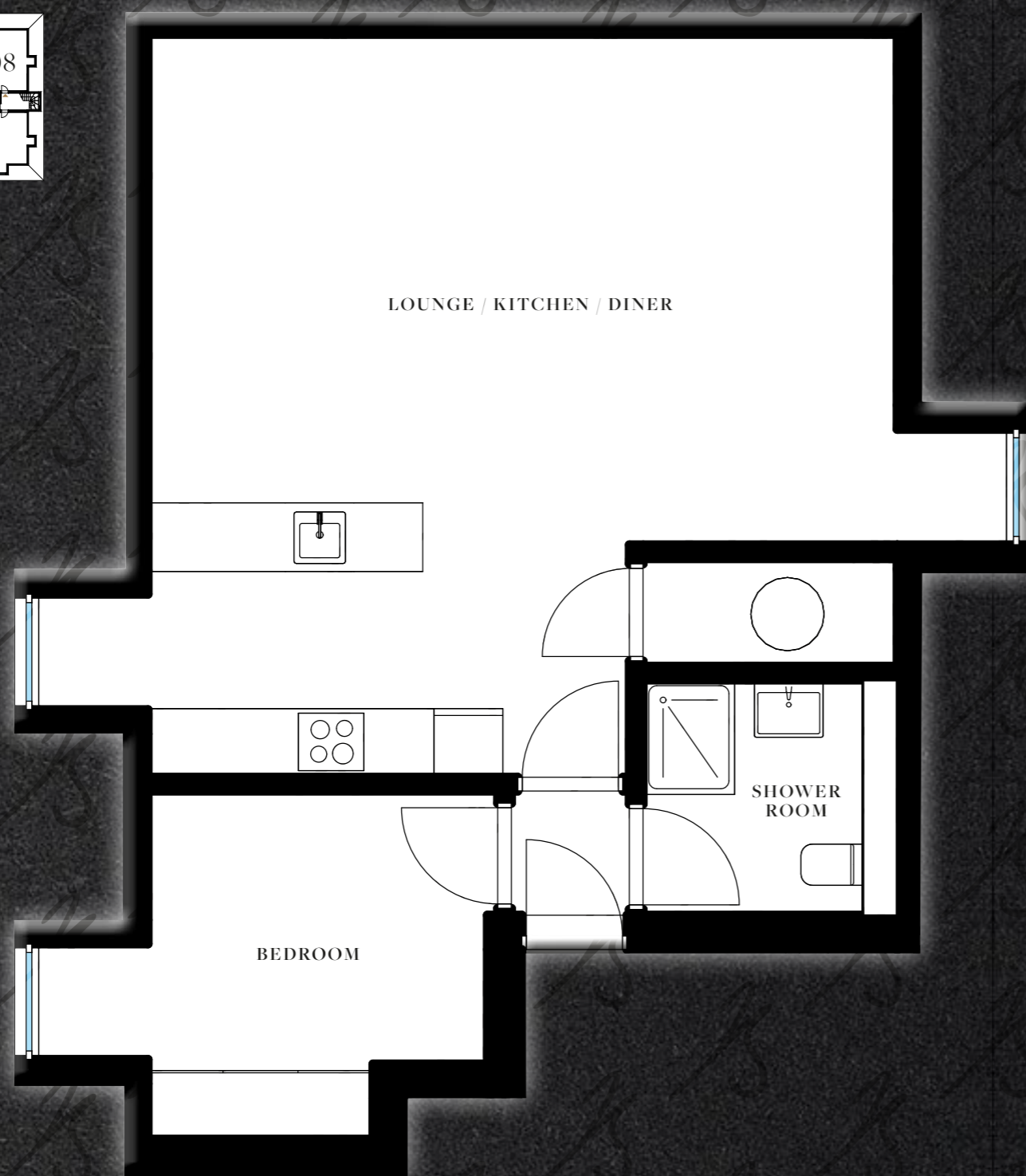
1 Bedroom Apartment with
Private Parking Space

LOUNGE /
KITCHEN / DINER
6701 mm x 3920 mm (22'0" x 12'10")

BEDROOM
3073 mm x 3100 mm (10'1" x 10'2")

SHOWER ROOM
2313 mm x 2100 mm (7'7" x 6'11")

SITE KEY:



SECOND FLOOR

APARTMENT

08

625 Sq. Ft

1 Bedroom Apartment with
Private Parking Space

**LOUNGE /
KITCHEN / DINER**

6701 mm x 6585 mm (22'0" x 21'7")

BEDROOM

3070 mm x 3082 mm (10'1" x 10'1")

SHOWER ROOM

2314 mm x 2100 mm (7'7" x 6'11")

THE BALFOUR COLLECTION

The difference is in the detail, mixing the latest trends with practical living spaces to create the perfect home.



GENERAL

- Walls and ceilings finished in matt white
- Skirtings and architraves finished in satin white
- Satin steel door furniture
- Wooden Floors
- Brushed Chrome switches and sockets
- LED low energy down lighting in selected areas
- TV, satellite and telephone points to living room
- Timber Sash windows
- Electric radiators

KITCHEN

- Fully integrated designer German Kitchens with Siemens appliances
 - Washing machine / tumble dryer
 - Fridge / freezer
 - Dishwasher
 - Induction hob
 - Electric oven
 - Extractor fan
 - Soft close units
- Stainless steel sink and taps
- Quartz work tops

BATHROOMS

- White sanitary ware with concealed cisterns
- Chrome plated taps with handset shower
- Built-in mirrors
- Italian tiles to wall and floor

BEDROOMS

- Neutral carpet
- TV Points to Master

GUARANTEE

- All properties come with 10 year ICW Warranty



PRIME SPECIFICATION



Located in the Broxbourne borough of Hertfordshire, Nestled within the picturesque Lea Valley.

A VIBRANT MARKET TOWN

This thriving market town offers a blend of historic charm and modern convenience, making it an ideal place to call home. It boasts a variety of shops, supermarkets, pubs, and restaurants, ensuring everything you need is close at hand. For an extended shopping experience, nearby Brookfield Shopping Centre in Cheshunt and the Watergardens Shopping Centre in Harlow provide popular high-street retailers such as Next, Boots, and more.

There are plenty of leisure activities for all ages. Stay active at the John Warner Sports Centre and Swimming Pool, or enjoy the thrill of go-karting at Rye House Stadium. Fitness enthusiasts can make use of the well-equipped

gym in the town centre, while nature lovers can explore the scenic New River Path, a peaceful walking route that passes through nearby towns and villages. Local green spaces include Rye Park, home to the dinosaur-themed Rye-Assie Adventure Park and the RSPB Rye Meads Nature Reserve, and Barclay Park, with its ornamental lake, picnic spots, and play areas.

The town offers excellent transport links. Both Broxbourne Station and Rye House Station are within walking distance, providing frequent rail services to Tottenham Hale, London Liverpool Street, and beyond. The nearby A10 ensures easy access to the M25, M11, and Stansted

Airport, which is just 23 miles away. For international travel, the Stansted Express is available from Broxbourne Station.

For families, there is a wide range of highly regarded nurseries, primary schools, and secondary schools to choose from. Notably, Arthur James Balfour, former UK Prime Minister, was educated locally at Grange Preparatory School. For those seeking independent education, the prestigious Haileybury in Hertford Heath is just a short distance away.

This town seamlessly combines modern living with the charm of its historic roots, offering a lifestyle of convenience, comfort, and connection.





AMBASSADOR SQUARE

A Combination of Grade II listed Period Charm & Contemporary New-Build Luxury. A stylish development with an Immaculate Pedigree that reflects its Royal Connections on the site of a 16th-century Ambassador's Residence in Cheshunt, Hertfordshire.

THE HORIZON

A Quaint Development of Just 5 Luxurious Detached Homes in Little Hallingbury, sympathetically Carved into Nature. Conscientiously designed & built by Harvey Construction; A brand synonymous with Quality, Precision & Modern Opulence.



THE GROVE

A Boutique Development Consisting of Just 5 Luxurious 4 & 5 Bedroom Detached Homes in Goffs Oak, set behind a Gated Entrance and finished to the Most Exacting Standards. Where Pure Opulence meets immense Attention to Detail; nestled amongst Protected Woodland...



HARVEY CONSTRUCTION COLLECTIONS

Superior quality homes designed to future-proof your life in Hertfordshire, Essex and North London

We are dedicated to delivering exceptional building solutions to our valued customers, with a particular expertise in heritage projects, bringing properties back to life while preserving their timeless charm.

Our team of highly skilled professionals excels in their trades, consistently exceeding expectations and perfecting every detail. This commitment

has built a strong bond with our loyal customers and expanded our presence across Hertfordshire, Essex, and North London, where our stand-out projects showcase our dedication.

With a focused workforce, we craft exquisite homes, restore historic properties, and create environments that communities like Hoddesdon desire. Whether building a dream home,

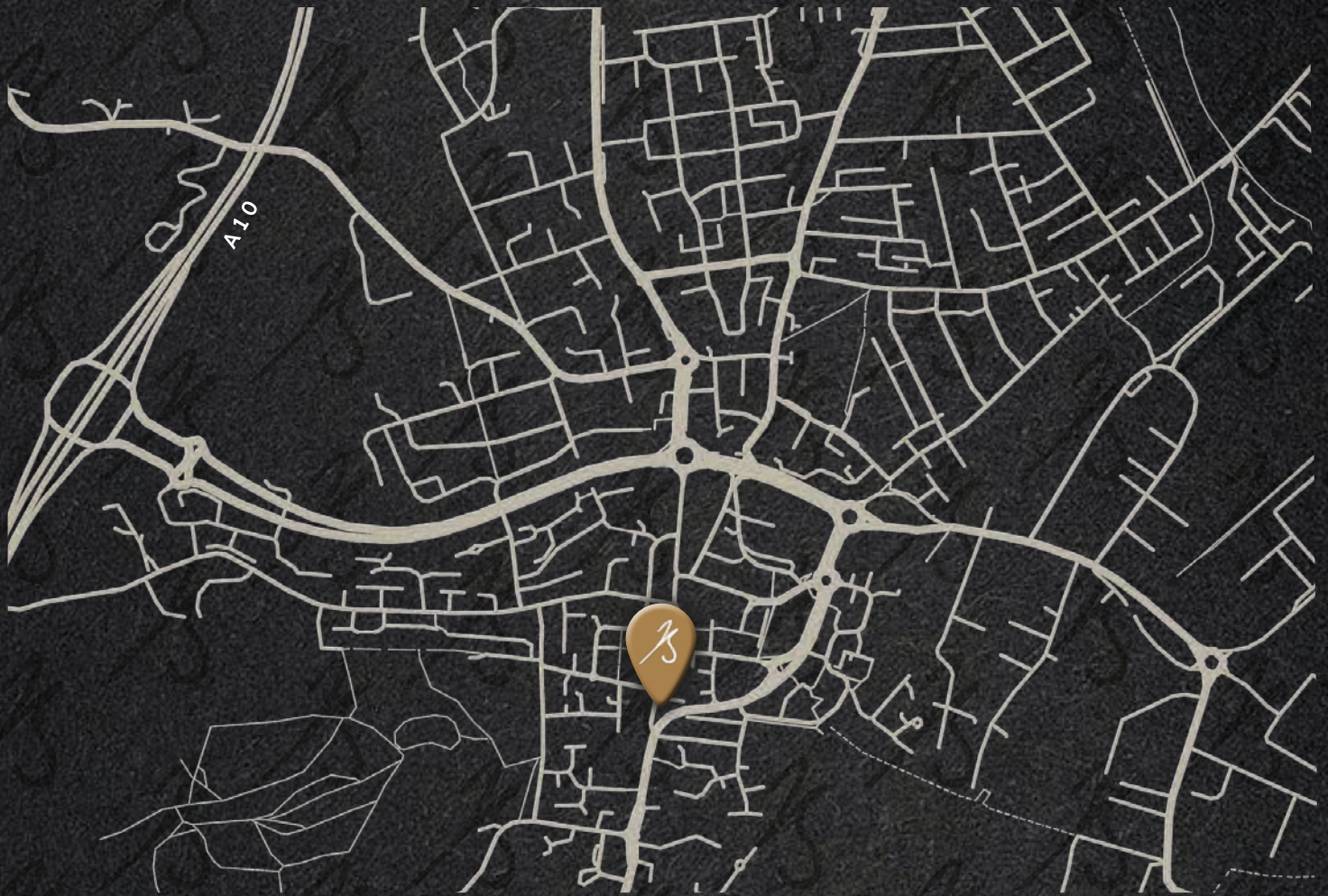
revitalising your current space, or breathing new life into a heritage property, we bring your vision to life with developments defined by luxury, top-tier appliances, and flawless finishes.

We carefully select specialist subcontractors and partner with the best suppliers to ensure unmatched quality and craftsmanship, leaving a lasting impression of satisfaction.



THE DIMSDALE COLLECTION

A unique gated development where modern luxury meets breathtaking character. This development has just five 2 & 3 Bedroom Homes available with allocated car parking, full integrated designer kitchens and luxurious finishes throughout.



FIND US:
THE BALFOUR
BROCKET RD
HODDESDON
EN11 8NX



SCAN FOR DIRECTIONS

IH
HARVEY
CONSTRUCTION

INFO@JUSTNEW.CO.UK
01992 845 699

JH
JUST NEW HOMES

IMPORTANT NOTICE: Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or misstatements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.