



VERVE

APARTMENTS

ROMFORD / LONDON RM1



A PLACE TO LIVE A PLACE TO INVEST



A NEW LANDMARK ADDRESS

Verve Apartments – where urban architectural chic outside meets expertly designed layouts inside in lateral apartment living space.

Individually designed starter, one and two bedroom apartments prominently situated in Romford town centre just 18 miles north east of central London.





BE A PART OF ROMFORD'S RE-INVENTION



A VIBRANT SHOPPING, BUSINESS, LEISURE AND ENTERTAINMENT CENTRE

Romford is a popular commuter suburb located in the London Borough of Havering with a well-established and vibrant shopping, business, leisure and entertainment centre.

Residents of Verve Apartments can enjoy a wealth of leisure and retail activities on their doorstep - ten pin bowling, multiplex cinema, health clubs and the Brookside Theatre, plus over 400 shops. Adjacent to Verve Apartments a new leisure centre with competition swimming pools, an ice rink and fitness suite will add yet more choice.

Romford is the fourth largest retail centre in London and one of the top 15 in the south east, attracting more than 25 million visitors a year. The town also boasts a busy night-time economy, with 15,000 people pouring into its bars, restaurants and clubs at weekends.





TO LONDON AND BEYOND



PREMIUM DESTINATIONS ARE ALL IN EASY REACH FROM VERVE

Romford is a large commuter town in the London Borough of Havering, which connects Essex's peaceful countryside with the UK's bustling capital city. For over a century, existing transport connections have made Romford an excellent location for those desiring to live in the London area, whilst simultaneously being able to reap the benefits of its surrounding rural expanse.

With Romford rail station undergoing improvements to accommodate the much-anticipated arrival of Crossrail's Elizabeth line in 2021, the area's transport links will become even stronger. As a result of this, Romford is expected to see a surge in property prices, and there will be an even higher demand for investment in the area than there currently is.

.....
CURRENT
TRAVEL TIME
.....
.....
CROSSRAIL
TRAVEL TIME
.....



STRATFORD	LIVERPOOL STREET	CANARY WHARF	LONDON CITY AIRPORT	TOTTENHAM COURT ROAD	BOND STREET
16 mins	25 mins	34 mins	50 mins	52 mins	46 mins
8 mins	17 mins	24 mins	31 mins	32 mins	34 mins





ESTIMATED COST OF CROSSRAIL:

£14.8bn

ESTIMATED BENEFIT:

£42bn*

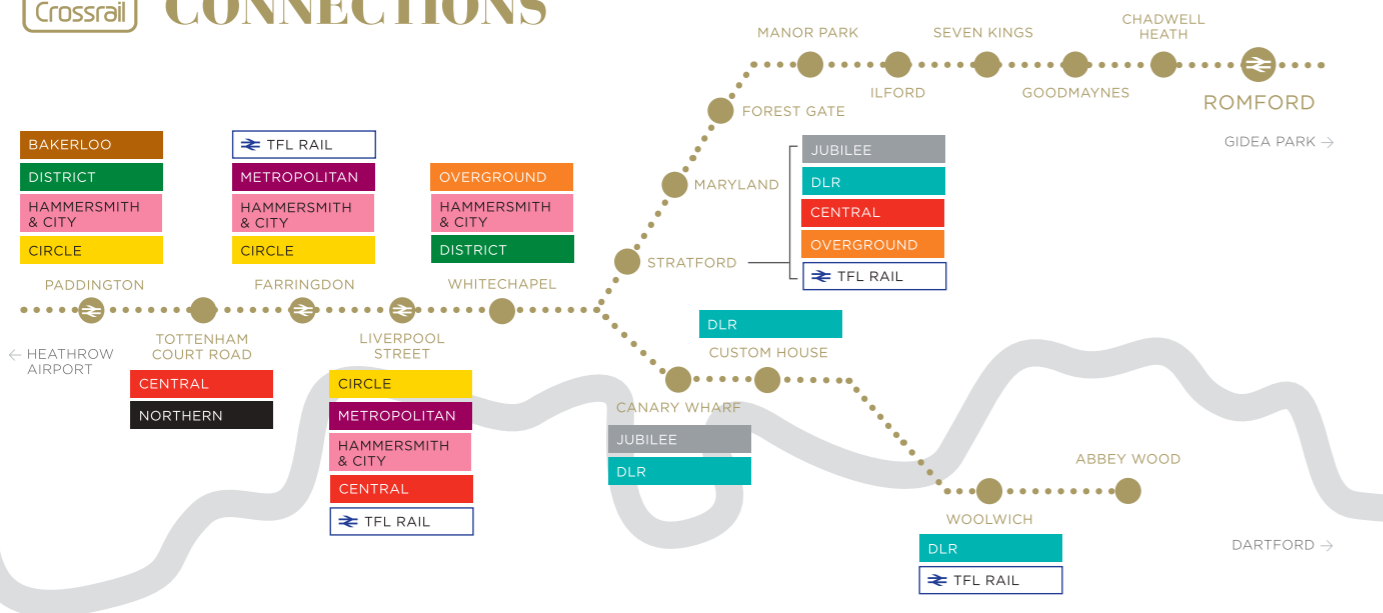
CROSSRAIL: THE FACTS AND THE FIGURES



**ONE OF THE MOST SIGNIFICANT
INFRASTRUCTURE PROJECTS
EVER UNDERTAKEN IN THE UK**

“Romford, in Zone 6, is a big commercial centre in its own right, with a lively evening scene. Piecemeal regeneration has improved the town centre and Crossrail is expected to be another catalyst for change.”
Extract from Evening Standard Homes & Property

CROSSRAIL CONNECTIONS



“**CROSSRAIL IS MORE THAN A NEW RAIL LINK, IT WILL BE THE CATALYST FOR REGENERATION AND A KEY DRIVER IN MAINTAINING LONDON’S POSITION AS A LEADING GLOBAL CITY.**”

Mike Taylor, Director at GVA

2.5%
PER ANNUM

THE GROWTH IN HOUSE PRICES UNTIL THE FIRST LINES ARE OPERATIONAL IN 2018
CBRE - Crossrail

INDICATIONS ARE THAT THERE WILL BE AN INCREASE IN RENTAL VALUES OF

15%

GVA

* Source: CBRE



CONTEMPORARY LIVING SPACES



MODERN APARTMENTS WITH URBAN FLAIR DESIGNED TO IMPRESS AND INDULGE

In addition to being within walking distance of an extensive range of town centre facilities and the main line railway station, Verve Apartments offers discerning buyers the added security and convenience of a part time concierge, an integral feature of the development.

Finished throughout with high quality, contemporary specifications, buyers can choose their preferred features and accommodation to suit their budgets, safe in the knowledge that this landmark scheme has been carefully created to ensure its future reputation as an iconic place to live.



Photos are of previous Smith Homes developments.



FEATURES & SPECIFICATIONS

GENERAL

- Walls and ceilings finished in white matt
- Skirtings and architraves finished in satin white
- Walnut veneer flooring to living / dining / kitchen and hall areas
- Stainless steel door furniture
- White finish to switches and sockets
- LED low energy down lighting in selected areas
- TV, satellite and telephone points to living room
- Thermostatically controlled heating via radiators to all rooms
- Double glazed windows
- Blinds
- Video entry system to each apartment
- ICW warranty

BATHROOM

- White sanitary ware
- Chrome plated taps with handset shower
- Chrome heated towel rail
- Large ceramic tiles to wall and floor
- Shower room with frameless glass shower screen or bath with inset shower head

BEDROOM

- Light grey carpet
- Fitted wardrobes to master bedroom

KITCHEN

- Fully integrated appliances with manufacturers warranty:
 - Washing machine
 - Fridge / freezer
 - Ceramic hob
 - Electric oven
 - Extractor
- Stainless steel sink and taps
- Designer matte grey kitchens with copper handles
- Composite stone work tops and upstands

COMMUNAL AREAS

- Part-time concierge*
- Impressive fully tiled entrance lobby
- Carpet to stairs and communal areas
- Lifts serving each floor
- Low energy lighting
- Communal bicycle storage
- CCTV to internal communal parts

* Part-time concierge - please refer to sales negotiator for full details.

Photos are of previous Smith Homes developments.

FLOOR PLANS

3RD FLOOR

- STARTER APARTMENT
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT



DIMENSIONS

3RD FLOOR

APARTMENT 91
 Kitchen / Dining / Living
 5.12m x 3.09m 16'10" x 10'1"
 Bedroom
 4.20m x 3.20m 13'10" x 10'6"

APARTMENT 92
 Kitchen / Dining / Living
 5.12m x 3.18m 16'10" x 10'5"
 Bedroom
 3.19m x 2.60m 10'6" x 8'6"

APARTMENT 93
 Kitchen / Dining / Living
 5.12m x 3.58m 16'10" x 11'10"
 Bedroom 1
 3.25m x 2.67m 10'7" x 8'10"
 Bedroom 2
 3.24m x 2.09m 10'7" x 6'11"

APARTMENT 94
 Kitchen / Dining / Living
 5.12m x 3.13m 16'10" x 10'4"
 Bedroom 1
 3.24m x 3.18m 10'7" x 10'5"
 Bedroom 2
 3.24m x 2.57m 10'7" x 8'5"

APARTMENT 95
 Kitchen / Dining / Living
 5.15m x 4.96m 16'11" x 16'11"
 Bedroom 1
 3.35m x 2.63m 11'0" x 8'7"
 Bedroom 2
 3.35m x 2.00m 11'0" x 6'6"

APARTMENT 96
 Kitchen / Dining / Living
 5.80m x 3.98m 19'0" x 13'1"
 Bedroom 1
 3.27m x 3.15m 10'8" x 10'4"
 Bedroom 2
 2.61m x 2.79m 9'2" x 8'7"

APARTMENT 97
 Kitchen / Dining / Living
 5.16m x 3.59m 16'11" x 11'10"
 Bedroom 1
 3.37m x 3.03m 11'0" x 9'11"
 Bedroom 2
 3.37m x 1.70m 11'0" x 5'7"

APARTMENT 98
 Kitchen / Dining / Living
 5.11m x 3.62m 16'10" x 11'11"
 Bedroom 1
 3.29m x 3.28m 10'10" x 10'10"
 Bedroom 2
 3.29m x 2.40m 10'10" x 7'11"

APARTMENT 99
 Kitchen / Dining / Living
 5.11m x 3.85m 16'10" x 12'7"
 Bedroom 1
 3.34m x 3.29m 11'0" x 10'10"
 Bedroom 2
 3.29m x 2.09m 10'10" x 6'11"

APARTMENT 100
 Kitchen / Dining / Living
 5.17m x 4.30m 17'0" x 14'1"
 Bedroom 1
 4.11m x 3.26m 13'6" x 10'8"
 Bedroom 2
 2.89m x 2.38m 9'6" x 7'10"

APARTMENT 101
 Kitchen / Dining / Living
 5.08m x 2.85m 16'8" x 9'5"
 Bedroom
 2.76m x 2.73m 9'0" x 8'11"

APARTMENT 102
 Kitchen / Dining / Living
 5.16m x 4.99m 16'11" x 16'5"
 Bedroom 1
 3.33m x 2.68m 10'11" x 8'10"
 Bedroom 2
 3.33m x 1.84m 10'11" x 6'0"

APARTMENT 103
 Kitchen / Dining / Living
 5.16m x 3.08m 16'11" x 10'1"
 Bedroom 1
 3.28m x 2.86m 10'10" x 9'5"
 Bedroom 2
 3.28m x 1.82m 10'10" x 6'0"

APARTMENT 104
 Kitchen / Dining / Living
 5.16m x 3.05m 16'11" x 10'0"
 Bedroom 1
 3.28m x 2.76m 10'10" x 9'1"
 Bedroom 2
 3.28m x 2.43m 10'10" x 8'0"

APARTMENT 105
 Starter
 4.92m x 3.44m 16'1" x 11'4"

APARTMENT 106
 Kitchen / Dining / Living
 5.19m x 3.48m 17'0" x 11'5"
 Bedroom 1
 3.42m x 3.28m 11'2" x 10'10"
 Bedroom 2
 3.28m x 2.38m 10'10" x 7'10"

APARTMENT 107
 Kitchen / Dining / Living
 5.19m x 3.15m 17'0" x 10'4"
 Bedroom 1
 3.28m x 3.15m 10'10" x 10'4"
 Bedroom 2
 3.37m x 2.64m 11'1" x 8'8"

APARTMENT 108
 Kitchen / Dining / Living
 6.08m x 3.02m 19'11" x 9'11"
 Bedroom 1
 3.27m x 2.56m 10'8" x 8'5"
 Bedroom 2
 3.36m x 2.09m 11'0" x 6'11"

APARTMENT 109
 Kitchen / Dining / Living
 5.23m x 2.96m 17'1" x 9'8"
 Bedroom 1
 3.36m x 3.33m 11'0" x 10'11"

APARTMENT 110
 Kitchen / Dining / Living
 5.23m x 3.34m 17'1" x 11'0"
 Bedroom 1
 5.23m x 2.90m 17'1" x 9'6"
 Bedroom 2
 3.34m x 2.72m 11'0" x 8'11"

APARTMENT 111
 Kitchen / Dining / Living
 5.23m x 3.29m 17'1" x 10'10"
 Bedroom 1
 3.76m x 3.03m 12'4" x 9'11"
 Bedroom 2
 3.21m x 1.95m 10'6" x 6'5"

APARTMENT 112
 Kitchen / Dining / Living
 5.20m x 2.74m 17'1" x 12'0"
 Bedroom 1
 3.29m x 2.63m 10'10" x 8'7"
 Bedroom 2
 3.29m x 2.04m 10'10" x 6'8"

APARTMENT 113
 Kitchen / Dining / Living
 5.20m x 3.67m 17'1" x 12'0"
 Bedroom 1
 3.31m x 2.56m 10'10" x 8'5"
 Bedroom 2
 3.31m x 2.14m 10'10" x 7'0"

APARTMENT 114
 Kitchen / Dining / Living
 5.20m x 3.17m 17'1" x 10'5"
 Bedroom 1
 3.30m x 3.23m 10'10" x 10'7"
 Bedroom 2
 3.30m x 2.33m 10'10" x 7'0"

APARTMENT 115
 Kitchen / Dining / Living
 5.20m x 2.31m 17'1" x 7'7"
 Bedroom
 3.16m x 3.08m 10'5" x 10'1"



FLOOR PLANS

4TH FLOOR

- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT



DIMENSIONS

4TH FLOOR

APARTMENT 116

Kitchen / Living / Dining	7.33m x 4.5m	24'1" x 14'9"
Bathroom	1.9m x 2.37m	6'3" x 7'9"
Bedroom 1	3.4m x 3.17m	11'2" x 10'5"
Bedroom 2	2.91m x 2.59m	7'2" x 8'6"
Balcony	7.45m x 1.5m	24'5" x 4'11"

APARTMENT 117

Kitchen / Living / Dining	7.32m x 4.51m	24' x 14'10"
Bathroom	1.9m x 2.37m	6'3" x 7'9"
Bedroom 1	2.8m x 2.59m	9'2" x 8'6"
Bedroom 2	3.15m x 3.69m	10'4" x 12'1"
Balcony	7.44m x 1.5m	24'5" x 4'11"

APARTMENT 118

Kitchen / Living / Dining	6.18m x 4.51m	20'3" x 14'10"
Bathroom	1.91m x 3.69m	6'3" x 12'1"
Bedroom	2.82m x 3.69m	9'3" x 12'1"
Balcony	6.18m x 1.5m	20'3" x 4'11"

APARTMENT 119

Kitchen / Living / Dining	8.76m x 4.06m	28'9" x 13'4"
Bathroom	2.01m x 2.91m	6'7" x 9'7"
Bedroom	2.97m x 4.15m	9'9" x 13'7"
Balcony	7.53m x 1.5m	24'8" x 4'11"

APARTMENT 120

Kitchen / Living / Dining	8.39m x 3.34m	27'6" x 10'12"
Bathroom	1.74m x 2.45m	5'9" x 8'
Bedroom	4.13m x 2.79m	13'6" x 9'2"
Balcony	1.5m x 6.53m	4'11" x 21'5"

APARTMENT 121

Kitchen / Living / Dining	7.11m x 4.43m	23'4" x 14'7"
Bathroom	2.34m x 1.9m	7'8" x 6'3"
Bedroom 1	3.83m x 2.99m	12'7" x 9'10"
Bedroom 2	2.72m x 2.82m	8'11" x 9'3"
Balcony	1.5m x 7.24m	4'11" x 23'9"

APARTMENT 122

Kitchen / Living / Dining	4.45m x 7.24m	14'7" x 23'9"
Bathroom	2.34m x 1.9m	7'8" x 6'3"
Bedroom 1	3.84m x 2.97m	12'7" x 9'9"
Bedroom 2	2.72m x 2.81m	8'11" x 9'3"
Balcony	1.5m x 7.24m	4'11" x 23'9"

APARTMENT 123

Kitchen / Living / Dining	6.55m x 6.2m	21'6" x 20'4"
Bathroom	2.03m x 1.69m	6'8" x 5'7"
Bedroom 1	2.92m x 3.93m	9'7" x 12'11"
Bedroom 2	3.03m x 3.94m	9'11" x 12'11"
Balcony	6.3m x 1.5m	20'8" x 4'11"

APARTMENT 124

Kitchen / Living / Dining	8.78m x 3.25m	28'10" x 10'8"
Bathroom	1.9m x 2.34m	6'3" x 7'8"
Bedroom 1	2.19m x 3.47m	7'2" x 11'5"
Bedroom 2	3.69m x 3.47m	12'1" x 11'5"
Balcony	6.36m x 1.5m	20'10" x 4'11"

APARTMENT 125

Kitchen / Living / Dining	7.44m x 4.53m	24'5" x 14'10"
Bathroom	1.9m x 2.37m	6'3" x 7'9"
Bedroom 1	3.14m x 3.69m	10'4" x 12'1"
Bedroom 2	2.89m x 2.58m	9'6" x 8'5"
Balcony	7.44m x 1.5m	24'5" x 4'11"

APARTMENT 126

Kitchen / Living / Dining	7.45m x 4.53m	24'5" x 14'10"
Bathroom	1.9m x 2.37m	6'3" x 7'9"
Bedroom 1	3.13m x 3.69m	10'3" x 12'1"
Bedroom 2	2.89m x 2.58m	9'6" x 8'5"
Balcony	7.45m x 1.5m	24'5" x 4'11"



FLOOR PLANS

5TH FLOOR

- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT



DIMENSIONS

5TH FLOOR

APARTMENT 127

Kitchen / Living / Dining	7.45m x 4.5m	24'5" x 14'9"
Bathroom	1.89m x 2.37m	6'2" x 7'9"
Bedroom 1	3.13m x 3.17m	10'3" x 10'5"
Bedroom 2	2.91m x 2.59m	7'2" x 8'6"
Balcony	7.45m x 1.5m	24'5" x 4'11"

APARTMENT 128

Kitchen / Living / Dining	7.43m x 4.51m	24'4" x 14'10"
Bathroom	1.9m x 2.37m	6'3" x 7'9.3"
Bedroom 1	3.14m x 3.69m	10'4" x 12'1"
Bedroom 2	2.86m x 2.59m	9'4" x 8'6"
Balcony	7.43m x 1.5m	24'4" x 4'11"

APARTMENT 129

Kitchen / Living / Dining	6.18m x 4.51m	20'3" x 14'10"
Bathroom	1.90m x 2.37m	6'3" x 7'9"
Bedroom	2.89m x 3.69m	9'6" x 12'1"
Balcony	6.18m x 1.5m	20'3" x 4'11"

APARTMENT 130

Kitchen / Living / Dining	8.76m x 4.06m	28'9" x 13'4"
Bathroom	2.08m x 2.91m	6'10" x 9'7"
Bedroom	2.9m x 4.15m	9'6" x 13'7"
Balcony	7.53m x 1.5m	24'8" x 4'11"

APARTMENT 131

Kitchen / Living / Dining	8.28m x 3.32m	27'2" x 10'11"
Bathroom	1.73m x 2.46m	5'8" x 8'
Bedroom	4.13m x 2.79m	13'6" x 9'2"
Balcony	1.5m x 5.79m	4'11" x 18'12"

APARTMENT 132

Kitchen / Living / Dining	4.44m x 7.24m	14'7" x 23'9"
Bathroom	2.34m x 1.9m	7'8" x 6'3"
Bedroom 1	3.83m x 2.99m	12'7" x 9'10"
Bedroom 2	2.72m x 2.82m	8'11" x 9'3"
Balcony	1.5m x 7.24m	4'11" x 23'9"

APARTMENT 133

Kitchen / Living / Dining	4.45m x 7.24m	14'7" x 23'9"
Bathroom	2.34m x 1.9m	7'8" x 6'3"
Bedroom 1	3.84m x 2.97m	12'7" x 9'9"
Bedroom 2	2.72m x 2.83m	8'11" x 9'3"
Balcony	1.5m x 7.24m	4'11" x 23'9"

APARTMENT 134

Kitchen / Living / Dining	6.55m x 6.2m	21'6" x 20'4"
Bathroom	1.91m x 1.57m	6'3" x 5'2"
Bedroom 1	2.89m x 3.94m	9'6" x 12'11"
Bedroom 2	3.03m x 3.93m	9'11" x 12'11"
Balcony	6.3m x 1.5m	20'8" x 4'11"

APARTMENT 135

Kitchen / Living / Dining	8.78m x 2.98m	28'10" x 9'9"
Bathroom	1.9m x 2.32m	6'3" x 7'7"
Bedroom 1	3.7m x 3.47m	12'2" x 11'5"
Bedroom 2	2.54m x 3.48m	8'4" x 11'5"
Balcony	8.78m x 1.5m	28'10" x 4'11"

APARTMENT 136

Kitchen / Living / Dining	7.44m x 4.54m	24'5" x 14'11"
Bathroom	1.9m x 2.37m	6'3" x 7'9"
Bedroom 1	3.14m x 3.69m	10'4" x 12'1"
Bedroom 2	2.87m x 2.58m	9'5" x 8'5"
Balcony	7.44m x 1.5m	24'5" x 4'11"

APARTMENT 137

Kitchen / Living / Dining	7.45m x 1.5m	24'5" x 4'11"
Bathroom	1.9m x 2.37m	6'3" x 7'9"
Bedroom 1	3.13m x 3.17m	10'3" x 10'5"
Bedroom 2	2.89m x 2.58m	9'6" x 8'5"
Balcony	7.45m x 1.5m	24'5" x 4'11"



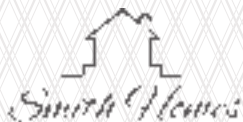


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JUSTNEWHOMES.CO.UK

01992 845 699

info@justnew.co.uk



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