

ELEPHANT PARK

"Our vision is to create a place full of life in Central London's new green heart. A vibrant, established neighbourhood, where everybody loves to belong."

Rob Heasman, Project Director, Elephant & Castle



THE LEND LEASE VISION BECOMES A REALITY

WE'VE STARTED AN ELEPHANT EFFECT...

We are making extraordinary progress in our redevelopment of over nine hectares in the heart of Elephant & Castle, in partnership with Southwark Council.

Construction is already well underway on the first 900 new homes of the regeneration: at One The Elephant, the landmark 37-storey tower which comprises 284 new homes, and Trafalgar Place, a 235-home development. With the demolition of the former Heygate Estate now complete and the construction of the homes in Elephant Park's South Gardens phase underway, our vision for creating Central London's greenest new place to live is set to become a reality in the very near future. From spring 2015, our first new residents of the

regeneration will move into Trafalgar Place. We are very proud of the quality of the homes that we have built to date – the homes will be resource-efficient, providing first-class interior finishes and resident facilities.

The regeneration is also driving forward the economic development of Elephant & Castle, creating more than 6,000 jobs, many of which will be going to local people. We have awarded more than £4 million in regeneration contracts to local businesses and we are delighted that the momentum delivered by our activity in the area over the past two years has encouraged further investment into the area, such as the planned redevelopment of the Elephant & Castle shopping centre.

With this exciting next chapter of Elephant Park, we're continuing our commitment to build one of the UK's most sustainable new urban developments. We've designed a range of spaces that enable residents to explore new ways to work, live and socialise within calming green spaces, versatile facilities and healthy homes.

Rob is the Project Director on the Elephant & Castle project and has been with Lend Lease for four years.



Scan this QR code
to watch the interview.
ep.lendlea.se/RobInterview



The Elephant Park site ready for progress, with demolition of the previous estate now complete

ELEPHANT PARK

AN EXTRAORDINARY STORY OF TRANSFORMATION

The Life | The Heart | The Elephant

Over the next 10 years, the Elephant will become London's most exciting new neighbourhood in a £1.5bn transformation that will evolve and enhance its identity. Lend Lease is proud to work with Southwark Council to restore the area to its rightful place as one of the most dynamic and well-connected places to live in London. By 2025, the area will welcome 5,000 new homes, over 50 shops and a large new park that will restore nature in the heart of the city. Also, Southwark Council's new state-of-the-art community leisure centre will open in 2015.



This image is for illustrative purposes only.

38 | ELEPHANT PARK

ELEPHANT PARK | 39

ELEPHANT PARK

PERFECTLY LOCATED

TRAVEL BY TUBE AND TRAIN FROM ELEPHANT & CASTLE

West Grove is a 5-minute walk from Elephant & Castle station
Borough 1 min
Blackfriars 3 mins
London Bridge 3 mins
Waterloo 4 mins
South Bank & King's College
Bank 5 mins (The City)
Charing Cross 6 mins
Piccadilly Circus 8 mins
Oxford Circus 10 mins
Westminster 11 mins
Regent's Park 12 mins
University of Westminster
Angel 12 mins
City University
Liverpool Street 12 mins
Covent Garden 14 mins
Trafalgar Square 14 mins
Warren Street 14 mins
University College London (UCL)
King's Cross 14 mins
Central Saint Martins (UAL)
Victoria 15 mins
Canary Wharf 16 mins
Holborn 16 mins
London School of Economics (LSE)
Embankment 17 mins
Paddington 18 mins
South Kensington 20 mins
Imperial College London
Stratford 21 mins
Queen Elizabeth Olympic Park
St Pancras 21 mins
Heathrow 42 mins
Gatwick 56 mins

All travel times based on Transport for London website August 2014





ELEPHANT PARK

ELEPHANT PARK NEIGHBOURHOOD PLAN

Every aspect of Elephant Park is designed with your well-being in mind. The rich and varied parkland, which will include two pocket parks and new urban squares, delightful play areas and lush foliage, will enable you to experience Central London living at its greenest. A central shopping street, and a new outdoor market planned for next door to Elephant Park are just some of the places you will be able to enjoy an afternoon of shopping and leisure.

WEST GROVE
West Grove fronts onto the new central shopping street and is made up of 593 homes in a range of different sizes, set within two tall buildings and a series of mansion blocks. The shops, community services and cafés are designed to suit all tastes and needs, providing convenient facilities on your doorstep. This phase forms an attractive edge to the new Walworth Square and Southwark Council's heritage-listed Walworth Town Hall, which will offer a variety of civic uses such as potentially hosting weddings and community gatherings, as well as a library or museum.

PARK CENTRAL
Park Central is ideally located for the artisan shops and cafés planned for the central shopping street, as well as the al fresco park-side dining offered by the restaurants along the park promenade and leisure facilities. There will be approximately 520 homes – a combination of family-sized duplexes and apartments, set within tall buildings and mansion blocks.

SOUTH GARDENS
South Gardens is the first and most family-oriented part of the scheme, with 360 homes including the only townhouses and the largest proportion of three and four-bedroom houses. The buildings range from low-rise townhouses to mid-rise mansion blocks and a 16-storey tower, all set around generous internal courtyards and amenities, including up to five new shops.

EAST GROVE
Designed as a haven for small businesses, East Grove is poised to become a hub for innovation, creativity and talent. East Grove will provide approximately 710 homes and flexible working spaces. Alongside this, expect to find a health club and landmark tower that completes the distinctive skyline.

Scan this QR code to search for available properties.
ep.lendleia.se/WGAvailability

WELCOME TO WEST GROVE



West Grove's two distinct neighbourhoods are built around tranquil courtyards, a vibrant shopping street and a flexible club facility, creating a place with the community at its heart, with ample opportunities for socialising and relaxation.

The development comprises eight apartment buildings which are a mix of mid-rise mansion buildings and towers that vary in scale from five to 31 storeys. Its **593 homes** look out over **two residents' courtyards** offering a distinctive woodland or orchard landscape, as well as ample play areas, relaxed seating and richly varied planting. The green landscape stretches from the generous courtyards, where new trees, living walls and green roofs will help to filter the air.

In West Grove there is no shortage of green transport options. There are **644 residents' bicycle spaces** in total, meaning each home will have at least one bicycle space, as well as access to dedicated bike maintenance and cleaning areas. A fifth of the **96 basement parking spaces** will include charging ports for electric cars and another fifth will have the potential to be fitted with electric points

in the future. However, there is no need to own a car, as the first residents to move in will also receive the benefit of a three-year car club membership.

All residents will enjoy the convenience of a **24-hour concierge** service and generous lobbies, including the 'Club Lobby' area which provides a welcoming 'third space' to work, socialise and relax. Even those living in smaller households can enjoy larger gatherings with friends and family, with access to **two residents' function rooms**, complete with generous garden terraces and **gym** facilities. **Residents' grow gardens** in each courtyard offer the chance to plant and nurture vegetables and herbs. West Grove will also include a vibrant new shopping street that runs throughout Elephant Park, where residents will have the chance to discover independent, artisan shops, alongside cafés and bars.

ELEPHANT PARK

WEST GROVE SITE PLAN

HIGHWOOD GARDENS



BUILDINGS

H02C - The Highwood
H02D - Highwood Garden Terrace (North)
H02B - Highwood Court
H02A - Highwood Garden Terrace (South)
H03C - Orchard Point
H03D - Orchard Place
H03B - Orchard View
H03A - Orchard Gardens Terrace

KEY

- | | |
|---------------------------|------------------------|
| 1 Play Area | 7 Car Club Space |
| 2 Residents' Grow Garden | 8 Cycle Store Entrance |
| 3 Residents' Room | 9 Gym |
| 4 Residents' Room Terrace | 10 Gym Terrace |
| 5 Residents' Courtyard | 11 West Grove Club |
| 6 Concierge | |

ORCHARD GARDENS

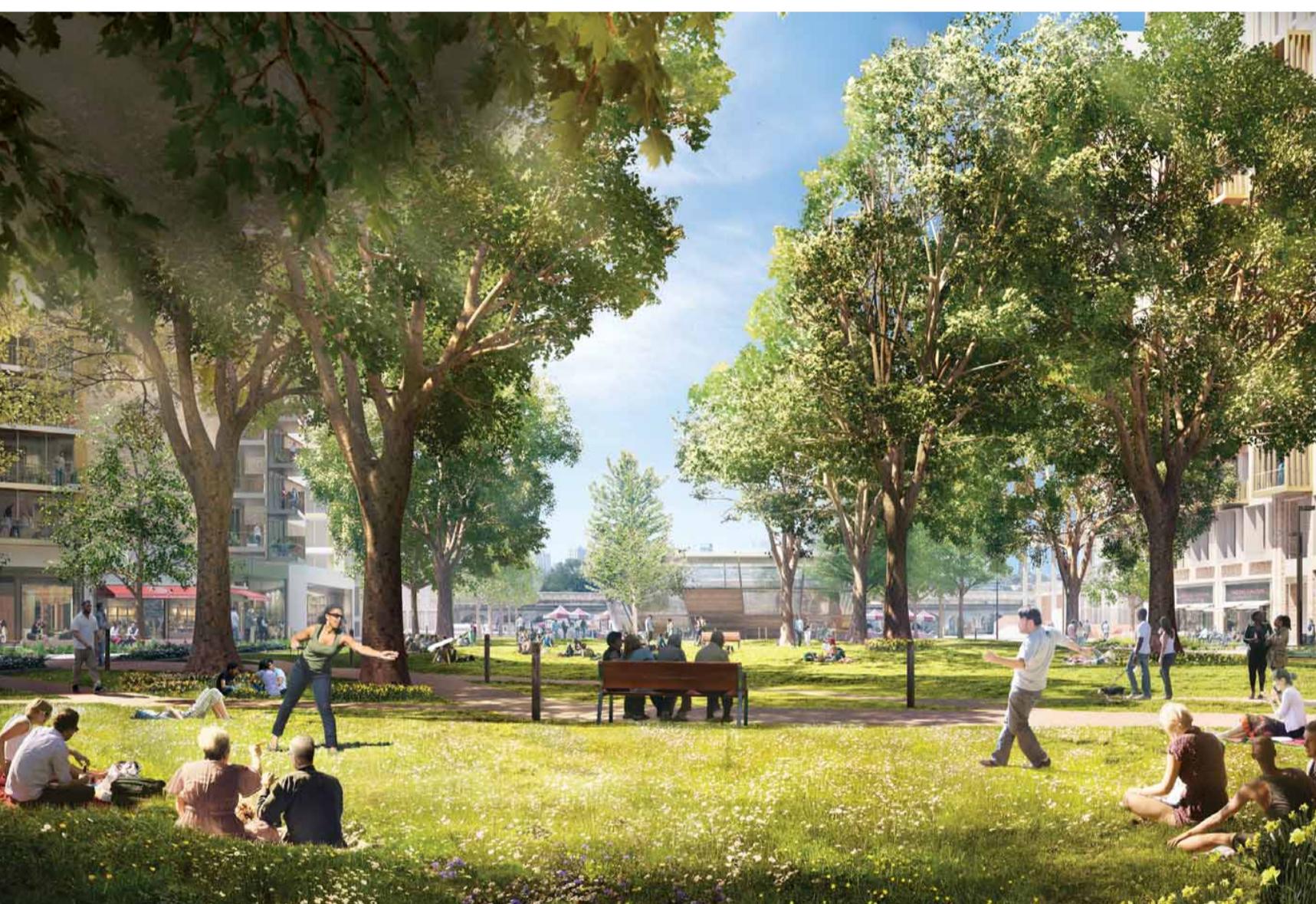


COLOUR KEY

Courtyard Hard Surfaces and Paving	Green Roof
Public Realm Paving	Grow Gardens
Road	Grass / Soft Landscaping
Proprietary Roof	Part Affordable
	Affordable
	Car Park Entrance



ELEPHANT PARK



PARK LIFE

With its grassy meadows, fine lawns and patches of woodland, the parkland of Elephant Park will be a natural green heart for the local area and will be opened in a temporary form before the wider development is completed.

We have made a commitment to plant 283 new trees across Elephant Park, which might range from native species such as English oak, field maple and lime, to ornamental trees such as cherry and Himalayan birch. They come in addition to the 122 retained on-site mature trees, and hundreds of other newly planted trees in the local area, all of which will help to attract wildlife and purify the air.

An abundance of play areas and seating areas will give people the chance to relax and unwind whilst the al fresco restaurants along the promenade will let you make the most of the leafy scene while enjoying a lively dinner or a cosy Sunday brunch.

This image is for illustrative purposes only

NEIGHBOURHOOD OF THE FUTURE



Up to 13 independent shops in West Grove will form part of a vibrant shopping street that runs through Elephant Park.

Here, a quirky coffee shop or florist and places to buy locally baked breads might sit alongside a specialist cycle shop and a perfumery – capturing the very essence of English style. These shops come in addition to a new foodstore, up to nine high-street shops along the Walworth Road and a restaurant on Walworth Square – a brand new civic square that will be at the heart of the local community. The wider development will be served by more than 50 shops, restaurants, cafés and bars, as well as the nearby Elephant & Castle shopping centre, which is set to transform in the coming years.

The beginning of the shopping street

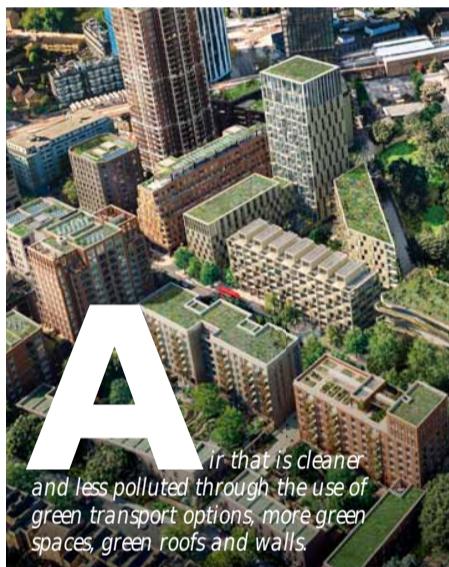
This image is for illustrative purposes only

52 | ELEPHANT PARK

ELEPHANT PARK | 53

ELEPHANT PARK

DESIGNED FOR YOUR TODAY AND TOMORROW

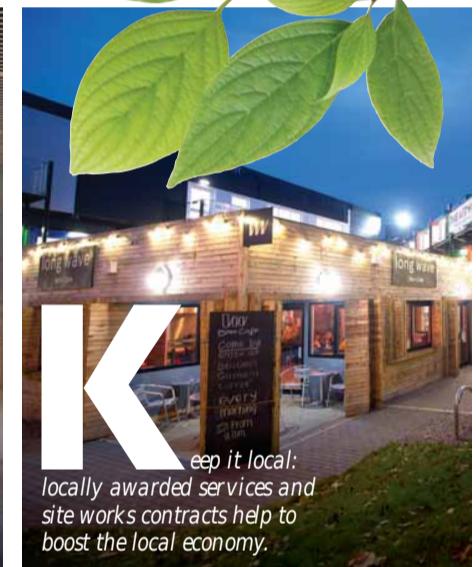


Parkland to enjoy - with areas to play, relax and dine in and around it.

Air that is cleaner and less polluted through the use of green transport options, more green spaces, green roofs and walls.



Residents' facilities for people to enjoy - spacious lobbies with concierge, workspaces, courtyards, residents' function rooms, gymnasium.



Keeep it local: locally awarded services and site works contracts help to boost the local economy.

All images are for illustrative purposes only

At West Grove we've taken care of the sustainable design at every level so that you can help the environment without changing your lifestyle.



Around our landscapes and courtyards, the new and existing mature trees, along with green roofs and living walls, will offer a range of habitats for different species, helping to clean the air, absorb rainwater and provide a rich landscape in the heart of the city where nature can flourish.

We are also committed to using timber that is certified by the Forest Stewardship Council (FSC) throughout our projects, which enable us to reduce the impact of your home on forests around the world and all those who live near them.

Within the development, we've had some bright ideas around ways to make all the lighting as energy efficient as possible. For instance, the solar energy

we collect from photovoltaic panels on building roofs will also help to power some of the energy efficient lighting in the communal areas. What's more, we're leading the way by partnering with a lighting manufacturer to roll out the latest super-energy efficient LED lighting across the whole of Elephant Park.

The buildings that make up West Grove are designed to achieve the high standards set by the Code for Sustainable Homes Level 4, which means they are resource efficient and built to last. As each home is also designed to achieve the 'Lifetime Homes' standard, you can adapt your spaces to suit your needs as they change over time.

To help you tackle increasing energy bills, every feature within our

homes - from Smart energy meters to dual-flush toilets and double glazing - is designed to save energy. Even the building orientations have been designed to provide good air ventilation and maximise the amount of sunlight the homes capture through their aspect (the majority benefit from being dual aspect).

The result of this clever design is that the homes are approximately 30% more energy efficient than current regulations require, and enable you to use 30% less water than the average London home.

All these features, plus many more will help us achieve a 'Climate Positive' status by 2025 as part of the C40 Cities' Climate Positive Development Programme. The Elephant & Castle regeneration is one of only 18 projects worldwide in this programme and, in order to achieve

the Climate Positive status, we're using both tested and new initiatives to reduce the impact of the development on the environment so that other projects across the world can learn from our experience. www.C40.org

Read our online feature of what makes Elephant Park Central London's greenest new place to live!

Scan the QR code to go directly to our sustainability illustration.
[ep.lendle.se/
WGsustainability](http://ep.lendle.se/WGsustainability)



Follow our Tumblr blog to get the latest on all of Elephant Park's sustainable innovations, building progress and advice from our expert partners on green living.

elephantparkldn.tumblr.com



ELEPHANT PARK

WELCOME TO THE WEST GROVE CLUB

Enjoy flexible, dynamic spaces for working, socialising, exercising and relaxation.

CLUB LOBBY

All residents of West Grove will benefit from a 24-hour concierge service, located in the ground-floor of the Club Lobby in Highwood Gardens. Here, the use of authentic materials will give the feeling of being inside a light and spacious loft, welcoming visitors into a thriving social hub, where there are ample opportunities to meet people. Two lounge areas overlook the landscaped courtyard, providing a relaxing space for meeting friends and neighbours, while a more intimate space, tucked away in an alcove, offers a flexible working area.

*The two West Grove neighbourhoods complete at different times, Orchard Gardens will host the West Grove concierge service temporarily until the Highwood Gardens Club Lobby is complete.



All images are for illustrative purposes only

ELEPHANT PARK

THE WEST GROVE CLUB



All images are for illustrative purposes only

58 | ELEPHANT PARK

FIT SPACE

A residents' gymnasium in the courtyard of Highwood Gardens will offer a range of exercise equipment, such as treadmills, bikes and rowing machines, as well as a terrace that can be used for yoga classes or stretching exercises.



SOCIAL SPACE

The two residents' rooms in Highwood Gardens and Orchard Gardens, which come equipped with garden terraces, kitchenettes and toilets, provide the perfect place to celebrate special occasions or meet through a residents' club. Thanks to their versatility and generous size, you'll be able to host groups of friends for film nights and parties.

ELEPHANT PARK | 59

ELEPHANT PARK

HOME GROWN

Residents grow garden
This image is for illustrative purposes only

West Grove offers two communal grow gardens where residents can set up and work with gardening clubs to plant and nurture vegetables and herbs. The attractive growing spaces will help residents get to know their neighbours and work with them to cultivate fresh and healthy food. The gardens will enhance West Grove's community, giving people the chance to enjoy the natural environment and all that it has to offer.

Scan this QR code to watch the film on urban grow gardens.
ep.lendlea.se/GrowthCapitalFilm

ELEPHANT PARK | 61

HIGHWOOD GARDENS

Highwood Gardens comprises a mansion style building and landmark tower - currently the tallest planned within Elephant Park - connected by private landscaped gardens filled with rich, woodland planting and spaces that offer many different activities for residents including a series of grow gardens and a south-facing amphitheatre that can host everything from performances to picnics. Located close to the new park and a short walking distance to Elephant & Castle's transport hub, the neighbourhood enjoys easy access to a diverse range of independent and high-street shops, as well as to the Club Lobby - the social hub of West Grove.

This image is for illustrative purposes only.



Scan this QR code to download floor plates for buildings in Highwood Gardens.
ep.lendlea.se/WGdownloads





THE HIGHWOOD

The tallest building planned within Elephant Park, The Highwood will feature 222 homes in total, split into one, two and three-bedroom apartments, including two penthouses, across 31 floors. The tower is designed to echo the rhythm of the Fibonacci sequence, a mathematical sequence found in natural settings such as the branching of trees. Its architectural style resonates with the North American 'Mad Men' era of the 1950s and 60s.



HIGHWOOD GARDEN TERRACE

Highwood Garden Terrace is a 10-storey mansion style building with a total of 85 private sale homes split over the north and south sections of the building. The north side shares its entrance with The Highwood tower, which is accessed from the Club Lobby where the concierge and club facilities are located. Highwood Garden Terrace is inspired by the traditional London mansion style buildings and incorporates a number of tiers where the building steps back to offer generous terraces to many of the homes.



All images are for illustrative purposes only





ORCHARD GARDENS

Orchard Gardens includes a tower, terrace building and corner building, centred around a private courtyard orchard – a beautiful expression of the site's natural history – that is framed by intimate, secluded seating. Generous lawns, shaded by a light canopy from the trees, provide ample opportunities for sitting, creative play and residents' events. Set beside the Walworth Town Hall – a Grade II-listed building that is being refurbished to provide a wealth of new civic facilities – the neighbourhood is also within easy reach of a number of high-street and independent shops, as well as a new foodstore.

Scan this QR code to download floor plates for buildings in Orchard Gardens.
ep.lendle.se/WGdownloads



This image is for illustrative purposes only

ELEPHANT PARK



ORCHARD POINT

The tallest building in Orchard Gardens, Orchard Point is a 19-storey tower comprising 98 one, two and three-bedroom apartments, arranged into six slender 'tubes'. At its peak are two magnificent three-bedroom duplexes, offering extraordinary views across the city from their generous roof terraces. An intimate, gallery-like entrance foyer, from which visitors will be able to delight in the view of the tree canopies, invites residents in from the Walworth Road.



ORCHARD GARDENS TERRACE

The sophisticated façade of Orchard Gardens Terrace recalls the grandeur of Georgian architecture, giving the feeling of being in an historic London square, while providing easy access to the central shopping street. The terrace building comprises a cluster of ground-floor shops, topped with six floors of one, two and three-bedroom homes, including five duplexes, each with south-facing roof terraces.



All images are for illustrative purposes only

ELEPHANT PARK



ORCHARD VIEW

Located next to the historic old Town Hall, Orchard View marks the beginning of Orchard Gardens with understated elegance. The five-storey corner building, which is elevated by an attractive colonnade that shelters a series of shops on the ground floor, provides 27 one and two-bedroom homes, accessed via a lobby entrance from Walworth Road.



ELEPHANT PARK

ARCHITECTS OF HIGHWOOD GARDENS



Paul Monaghan
AHMM

Allford Hall Monaghan Morris is a Stirling Prize-shortlisted architectural firm that has won many prestigious awards, including the RIBA National Award, Civic Trust award and AJ100 and Building Magazine Practice of the Year. Their design work on Highwood Gardens fuses diverse historical influences, and each building has its own character, while retaining a timeless and classic aesthetic.

AHMM also developed the dynamic West Grove homes' interior colour palette options, drawing on the local area's rich history with inspirations such as Art Deco and Victorian.



Image courtesy of Timothy Soar

ARCHITECTS OF ORCHARD GARDENS



Simon Hudspith
Panter Hudspith

Panter Hudspith has been recognised with a series of accolades for both residential and non-residential projects, including RIBA, Civic Trust and Brick awards, as well as being longlisted for the Stirling Prize.

The buildings they have created within Orchard Gardens are notable for their extraordinary variety and sculptural forms, which are brought to life by diverse brickwork and asymmetrical corner balconies. These have been designed to frame long and horizontal panoramas that have been carefully chosen for the details of the cityscape they reveal.



ELEPHANT PARK | 73

SPACE TO UNWIND



Lounge/kitchen view of a typical two-bedroom apartment in Orchard Point
This image is for illustrative purposes only

M odern and stylish, the homes in West G rove show a keen appreciation for space, attention to detail, texture and high-quality finishing - as you'd expect from a L end L ease home.

Private terraces and balconies extend your living area into the outdoors with views of London landmarks or leafy canopies. The same level of clever design and quality inside and out. The open-plan layouts of the kitchens and living areas have built-in storage to reduce clutter, making the homes feel larger, lighter and more airy.

All of the interior features are designed to make your life easier and healthier. We are committed to using responsibly sourced and manufactured materials with recycled content to make it easy for you to lessen your impact on the environment. Large opening windows are placed to maximise daylight and the fresh air that flows through the homes, and the eco-friendly, non-toxic paints, products and finishes we use help to improve air quality.

Kitchen, bathroom and floor finishes are available in a choice of three unique historically inspired colour schemes, and the homes are built for comfort: underfloor heating to the living area and bedrooms provide a reliable and constant source of warmth which can be individually controlled in each room, while a filtered ventilation system ensures that you can breathe fresh air indoors.

At the heart of the home is a bespoke kitchen, offering the sleekest of finishes and white goods that require less energy than their traditional counterparts.

VICTORIAN COLOUR PALETTE

A sensitive reinterpretation of the dark wood panelling, ornate joinery and intricate patterns that characterised Victorian interior design, this beautifully sophisticated colour palette features rich, dark tones of clay and umber across timber floors and kitchen cabinets, alongside bathroom and hallway tile patterns inspired by the geometric arrangements found in authentic interiors of this period.

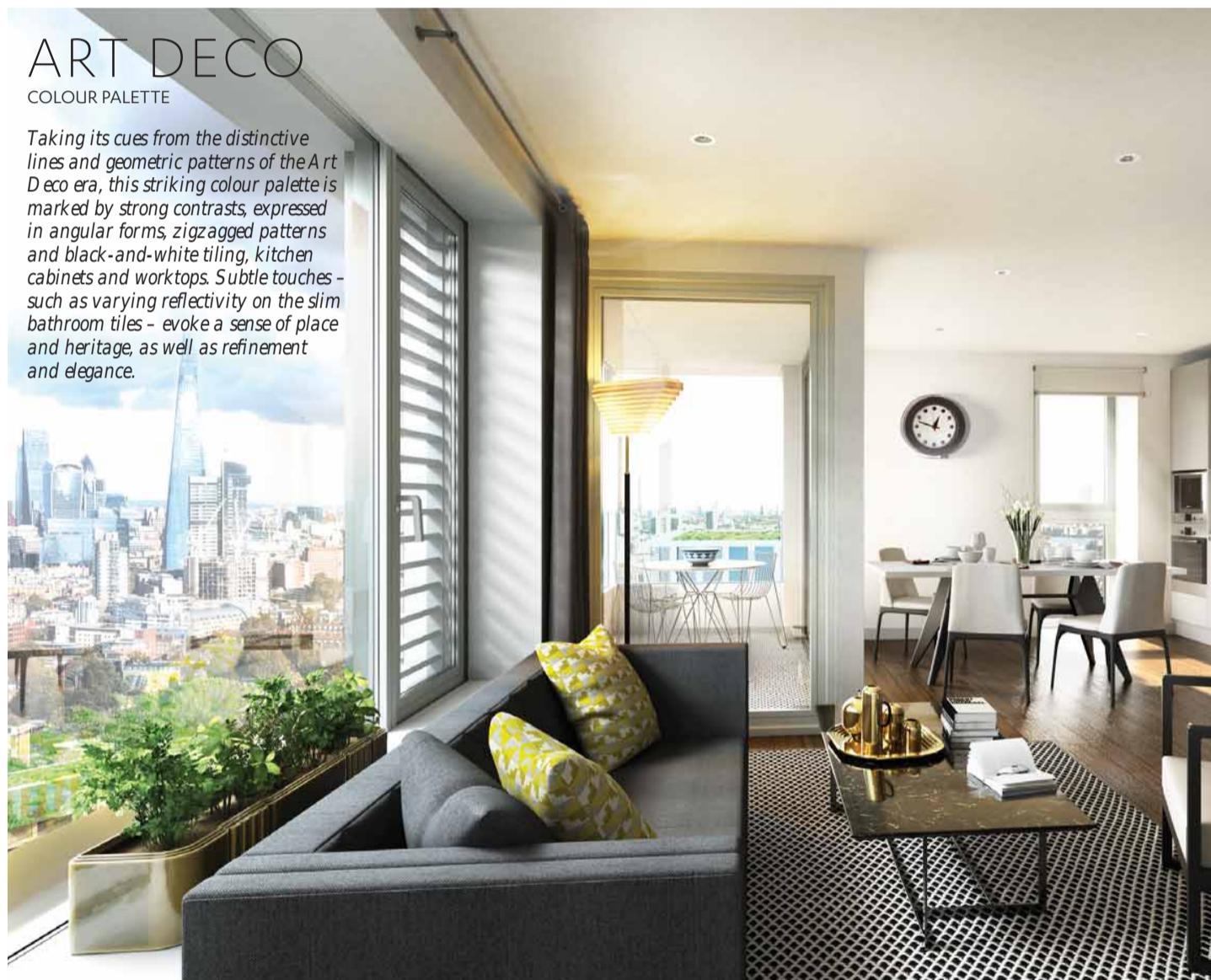


Lounge/kitchen view of a typical two-bedroom apartment in The Highwood
This image is for illustrative purposes only

ART DECO

COLOUR PALETTE

Taking its cues from the distinctive lines and geometric patterns of the Art Deco era, this striking colour palette is marked by strong contrasts, expressed in angular forms, zigzagged patterns and black-and-white tiling, kitchen cabinets and worktops. Subtle touches - such as varying reflectivity on the slim bathroom tiles - evoke a sense of place and heritage, as well as refinement and elegance.



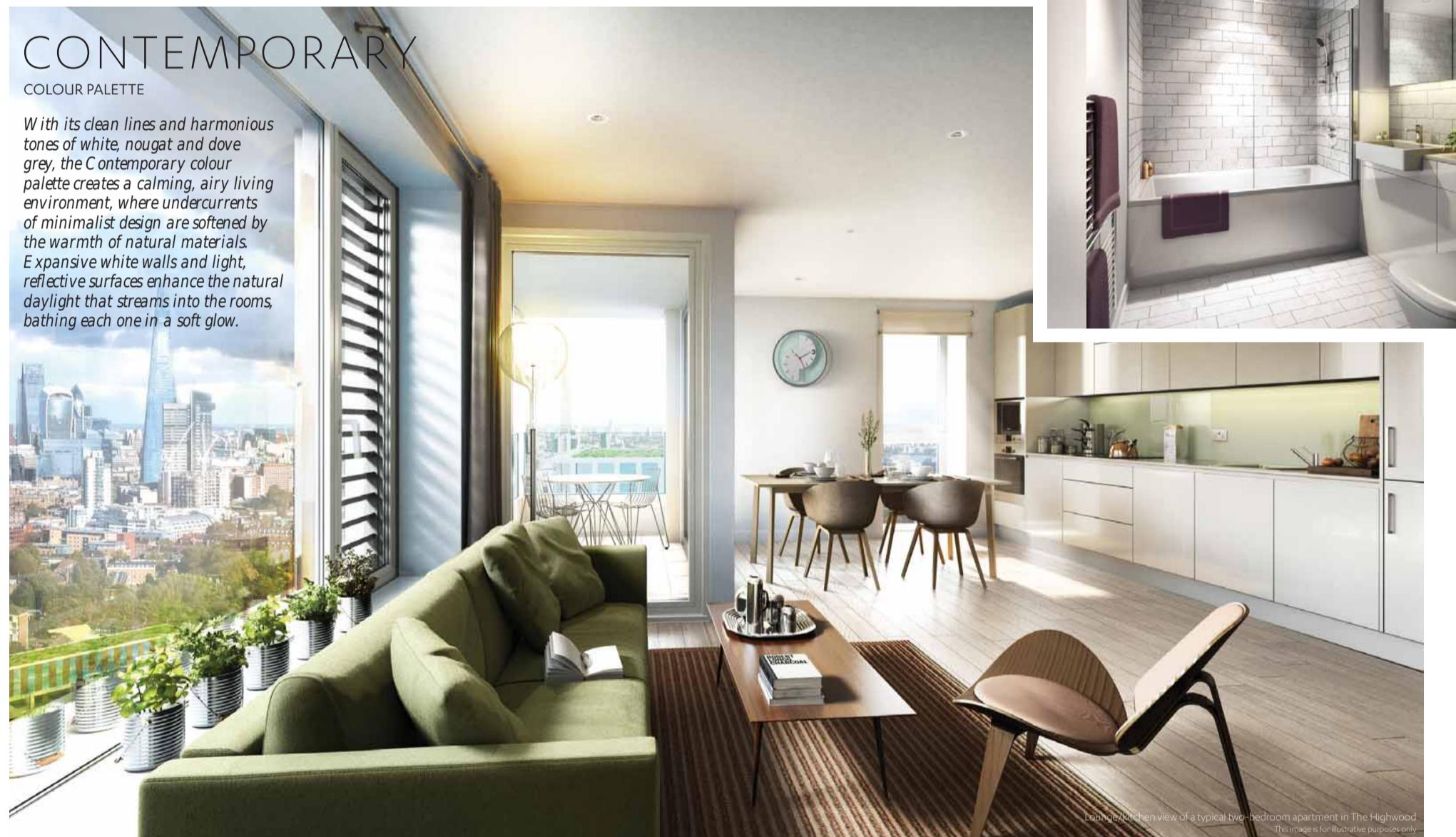
Living/kitchen view of a typical two-bedroom apartment in The Highwood

This image is for illustrative purposes only

CONTEMPORARY

COLOUR PALETTE

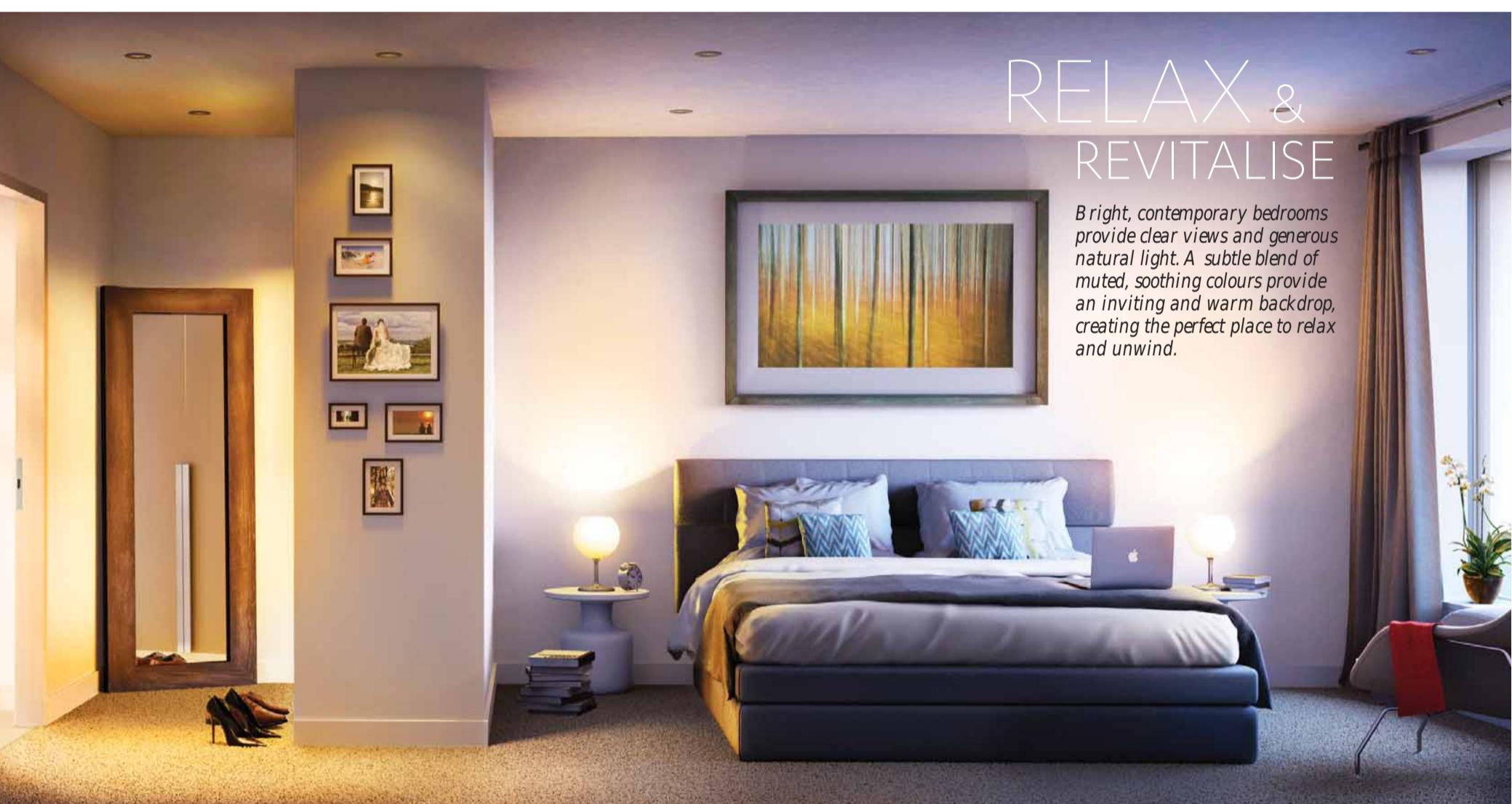
With its clean lines and harmonious tones of white, nougat and dove grey, the Contemporary colour palette creates a calming, airy living environment, where undercurrents of minimalist design are softened by the warmth of natural materials. Expansive white walls and light, reflective surfaces enhance the natural daylight that streams into the rooms, bathing each one in a soft glow.



Lounge/Kitchen view of a typical two-bedroom apartment in The Highwood
This image is for illustrative purposes only

RELAX & REVITALISE

Bright, contemporary bedrooms provide clear views and generous natural light. A subtle blend of muted, soothing colours provide an inviting and warm backdrop, creating the perfect place to relax and unwind.



All images are for illustrative purposes only

82 | ELEPHANT PARK

ELEPHANT PARK | 83

WEST GROVE SPECIFICATIONS

INTERIOR FINISHES

Three interior palette options each influenced by a distinct architectural style
Engineered timber flooring to hallway, kitchen and living room (tiled entrance threshold detail available as a customer upgrade*)
Carpet to bedrooms (timber flooring available as a customer upgrade*)
White painted plasterboard ceilings, walls, skirtings and architraves
White painted internal apartment doors
Contemporary high quality ironmongery
Utility cupboards housing washer/dryer, MVHR, data, and heat exchange system
Coat cupboard
Built-in wardrobe to master bedrooms (and second bedroom in three bed homes)
Double glazed windows with sliding or casement doors to balconies and terraces
100% FSC Certified Timber used throughout
Non-toxic materials used for interior finishes
*Note: customers wishing to upgrade will be contacted at the appropriate time subsequent to the launch events.

KITCHENS

Bespoke contemporary kitchen with soft close doors
Composite stone worktop
Under-counter stainless steel sink with chrome mixer tap
Bespoke kitchen splash back to suit each palette's style
Energy-efficient ceiling down lighters and under-cabinet lights
All appliances energy efficient (A or B rated) Bosch (or similar)

HEATING

Integrated stainless steel fronted electric oven
Integrated stainless steel microwave oven
Integrated induction hob and ventilation hood
Integrated full-height fridge/freezer
Integrated multi-function dishwasher
Space saving recycling bin

BATHROOMS / EN-SUITES

White contemporary sanitaryware as indicated on plan
White bath with shower over bath and glass shower screen
White shower tray with glass screen to en-suite (where indicated on plans)
Chrome thermostatic bath/shower mixer with shower head
White semi-inset basin with chrome monoblock mixer tap
Composite stone vanity top
White dual flush WC with concealed cistern and soft close seat
Floor and wall tiling designed to each palette's style
Panelled vanity unit
Storage cabinet with mirrored door, integrated shaver socket and under-cabinet lighting
Heated chrome towel rail
Entry level cloakroom/WC to duplex apartments only
BALCONIES / TERRACES

Well-proportioned balconies and terraces with glass or metal railing balustrades
Timber effect decking, tiled or paved finish to terrace or balconies

BUILDING FABRIC

Reinforced concrete frame and slabs on pile and raft foundations
Brick cladding with high performance window system to all buildings except 'The Highwood' which utilises a high performance panelised façade
Soundproofing of walls and floors separating homes to outperform current building regulations

ELECTRICAL FITTINGS

Energy-efficient (LED) recessed ceiling downlighters throughout
Television points and data sockets to living room and master bedroom (Sky+ to living room)
Condensing washer/dryer unit in utility cupboard
Contemporary white switch plates and sockets
Filtered fresh air mechanical ventilation with heat recovery to each home
Task lighting to underside of kitchen wall units and bathroom cabinets
Shaver socket integrated in bathroom cabinets
Socket provision for home office location in one room
Super-fast broadband

MANAGEMENT AND SECURITY

Development designed in liaison with police to ensure security (achieving Secure by Design accreditation)
24-hour concierge service based in The West Grove Club
Secure electronic access control to buildings
CCTV system in public realm and building entrances
Multi-locking system to front door
Video door entry system
Interconnected mains supply smoke/heat detection system with battery back-up
Sprinkler system to each home
10 year NHBC warranty

COMMUNAL AREAS

The West Grove Club main lobby with feature finishes located in Highwood Gardens*
Multi-functional bookable residents' rooms at courtyard level in both Highwood Gardens and Orchard Gardens
Residents' gym facility at courtyard level located in Highwood Gardens*
Passenger lift and stairs serving all floors within each building
Carpeted floors and painted walls to upper level communal corridors
Communal ground floor refuse/recycling store
Parcel storage room in the main concierge
Postboxes located in each main communal core entrance (except for 'The Highwood' and 'Highwood Garden Terrace North' which share a central postbox in the West Grove Club lobby)

EXTERNAL COMMUNAL AREAS

Landscape public areas around the development
Communal courtyard gardens for all residents
Garden terraces to both residents' rooms located in Highwood Gardens and Orchard Gardens
External exercise terrace to the gym located in Highwood Gardens*
Grow gardens located in courtyards in both Highwood Gardens and Orchard Gardens

TRANSPORT

One unallocated cycle storage space available for every home in lockable communal stores (two cycle spaces for three-bed homes)
Limited number of car parking and motorcycle parking spaces available to purchase with selected homes
Electric vehicle charging points to some car parking spaces
3 years' free car club membership to first occupant of every home
3 years' free bike health checks at monthly 'bike doctor' sessions (by appointment)
*Note: all facilities located in Highwood Gardens will only be available from the completion of construction of that phase, which may be approximately 12 months (subject to construction programme) from the completion of Orchard Gardens.
Specification details are correct at time of production but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at the time of installation. Images of the interior styles of West Grove are computer generated.

ELEPHANT PARK

FIND OUT MORE

Whether you're looking for a new home to live in, invest in, or both, for more information about **Elephant Park**, please contact **Lend Lease**:

P 020 3675 9955
E welcometohome@lendlease.com
W www.elephantpark.co.uk
V [@elephantparkldn](https://twitter.com/elephantparkldn)



The Life | The Heart | The Elephant

The information and images contained in this document are illustrative and/or indicative only as at February 2015 of the finished product and are subject to change. This includes any design detail, individual features, colours, services, furniture, furniture layouts or landscaping. All dimension sizes are approximate, are subject to variations, and should not be relied upon. The information herein should not be relied upon as accurately describing any of the specific matters under the Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Unfair Trading Regulations 2008. The information in this document does not constitute a contract or warranty.

86 | ELEPHANT PARK





Brought to you by



The Life | The Heart | The Elephant