

CHARTER HOUSE

**LEA
WHARF**

HERTFORD

CHARTER HOUSE

CHASE
NEW HOMES



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CANTINA MEXICANA

MARGARITA

COCKTAIL

VAULT

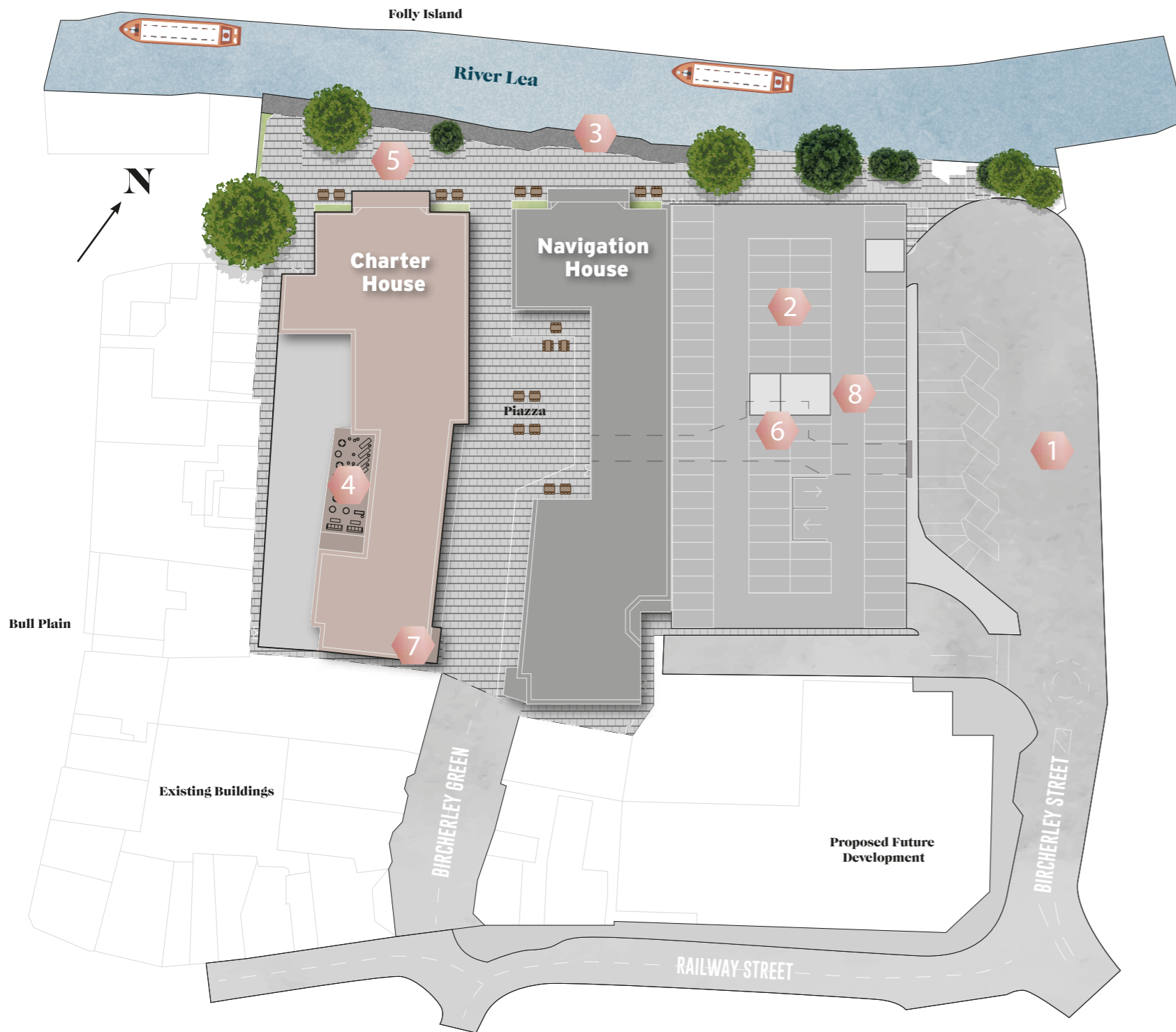
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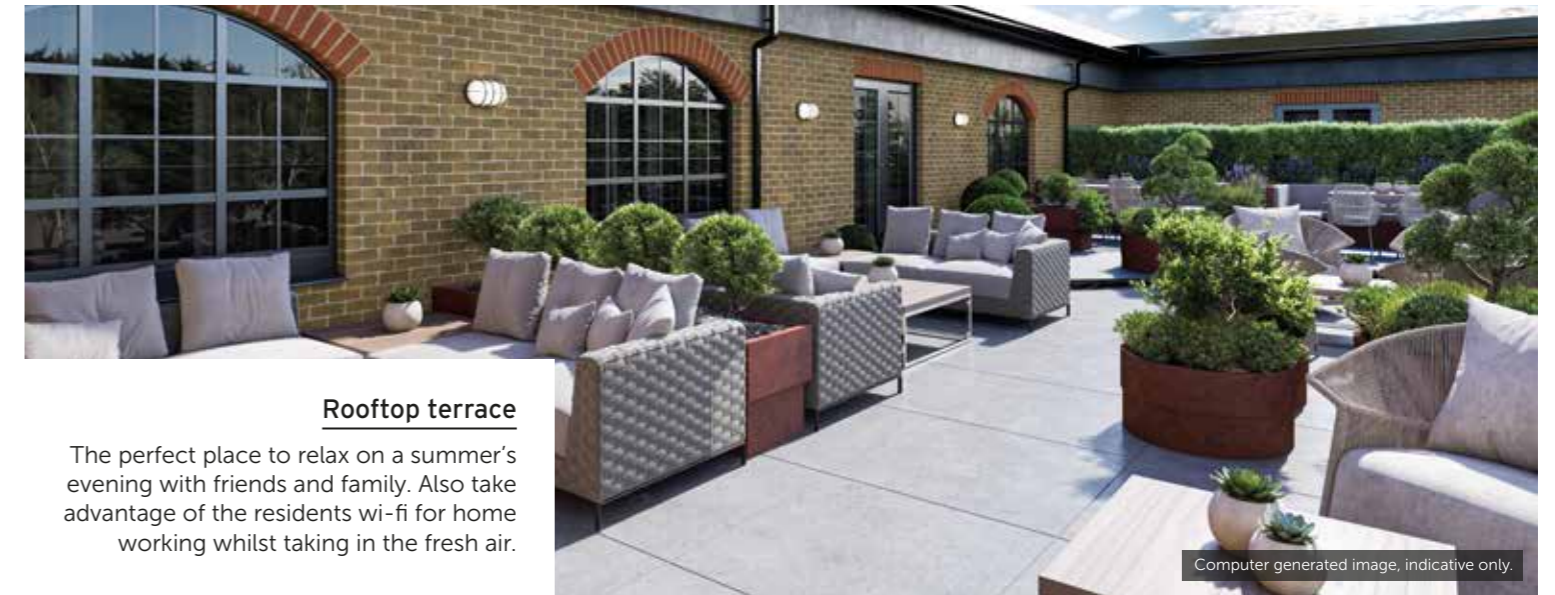
WHARF



KEY:

- 1 - Bus Station
- 2 - Car Park
- 3 - Riverside Waterbus Docking Area
- 4 - Residents Rooftop Terrace
- 5 - Pedestrian Walkways
- 6 - Undercroft Walkway
- 7 - Concierge
- 8 - Car Club and Electric Vehicle Charging Points

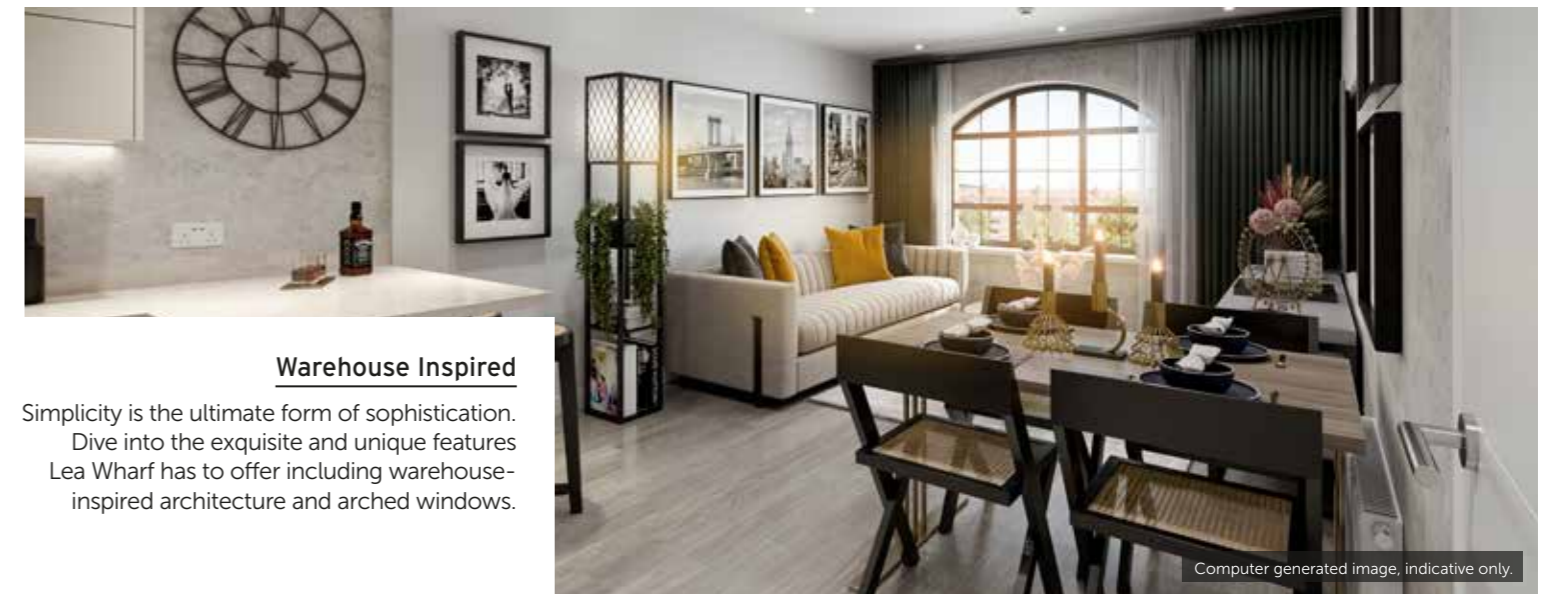
Site plan not to scale, indicative only.



Rooftop terrace

The perfect place to relax on a summer's evening with friends and family. Also take advantage of the residents wi-fi for home working whilst taking in the fresh air.

Computer generated image, indicative only.



Warehouse Inspired

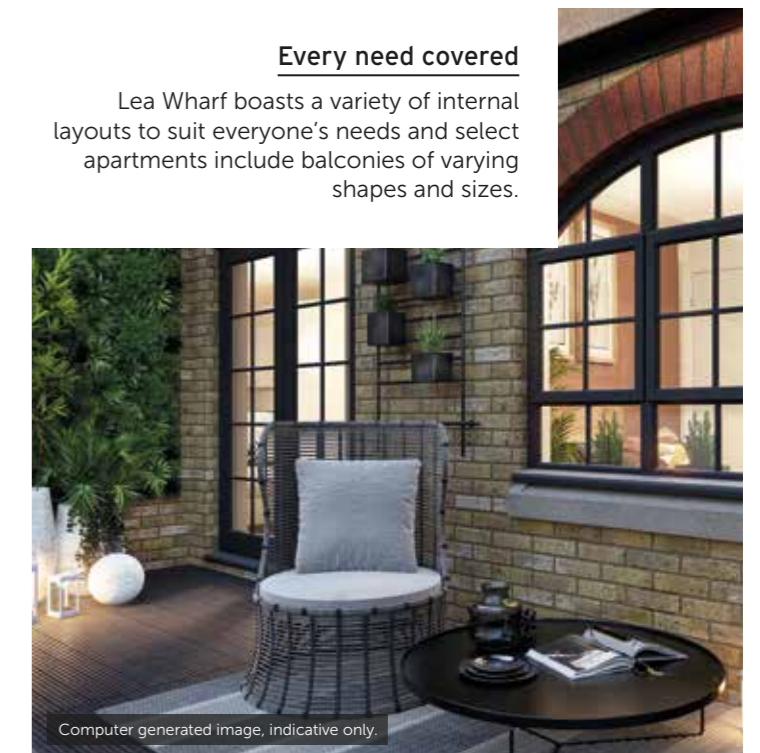
Simplicity is the ultimate form of sophistication. Dive into the exquisite and unique features Lea Wharf has to offer including warehouse-inspired architecture and arched windows.

Computer generated image, indicative only.



On-site parking and charge points

A rarity in town centre developments, selected plots will benefit from allocated parking. There's also lockable cycle storage too.



Every need covered

Lea Wharf boasts a variety of internal layouts to suit everyone's needs and select apartments include balconies of varying shapes and sizes.

Computer generated image, indicative only.



First floor

One-bedroom

TW2

Kitchen/living/dining	6.20m x 4.65m	20'4" x 15'3"
Bedroom	4.12m x 3.31m	13'6" x 10'10"
Total	49.87 m ²	536.80 ft ²

TW4

Kitchen/living/dining	5.89m x 5.15m	19'4" x 16'11"
Bedroom	3.60m x 3.55m	11'10" x 11'8"
Balcony	1.70m x 8.36m	5'7" x 27'5"
Total	51.84 m ²	558.00 ft ²

TW5

Kitchen/living/dining	5.88m x 5.79m	19'3" x 18'12"
Bedroom	4.04m x 2.91m	13'3" x 9'7"
Balcony	1.70m x 5.84m	5'7" x 19'2"
Total	51.84 m ²	558.00 ft ²

TW6

Kitchen/living/dining	7.06m x 3.71m	23'2" x 12'2"
Bedroom	3.69m x 4.34m	12'1" x 14'3"
Total	51.26 m ²	551.76 ft ²

TW7

Kitchen/living/dining	4.30m x 4.99m	14'1" x 16'4"
Bedroom	4.12m x 3.35m	13'6" x 10'12"
Balcony	5.30m x 0.65m	17'5" x 2'2"
Total	52.30 m ²	562.95 ft ²

Two-bedroom

TW1

Kitchen/living/dining	6.19m x 3.77m	20'4" x 12'4"
Bedroom 1	4.81m x 3.82m	15'9" x 12'6"
Bedroom 2	3.05m x 2.94m	10'0" x 9'8"
Total	67.26 m ²	723.98 ft ²

TW3

Kitchen/living/dining	6.20m x 3.70m	20'4" x 12'2"
Bedroom 1	4.12m x 2.97m	13'6" x 9'9"
Bedroom 2	3.00m x 2.82m	9'10" x 9'3"
Total	61.13 m ²	658.00 ft ²

TW8

Kitchen/living/dining	4.84m x 7.37m	15'11" x 24'2"
Bedroom 1	2.50m x 5.29m	8'2" x 17'4"
Bedroom 2	2.42m x 4.11m	7'11" x 13'6"
Total	75.75 m ²	815.37 ft ²

TW9

Kitchen/living/dining	5.30m x 5.29m	17'4" x 17'5"
Bedroom 1	5.62m x 2.77m	18'5" x 9'1"
Bedroom 2	3.84m x 4.4m	12'7" x 14'5"
Balcony	5.30m x 0.65m	17'5" x 2'2"
Total	69.08 m ²	743.57 ft ²

TW10

Kitchen/living/dining	7.70m x 3.45m	25'3" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.69m	14'1" x 8'10"
Total	69.48 m ²	747.88 ft ²

TW11

Kitchen/living/dining	7.70m x 3.45m	25'3" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.69m	14'1" x 8'10"
Total	69.48 m ²	747.88 ft ²

TW12

Kitchen/living/dining	7.80m x 3.30m	25'7" x 10'10"
Bedroom 1	5.73m x 2.87m	18'10" x 9'5"
Bedroom 2	3.62m x 2.65m	11'11" x 8'8"
Total	70.17 m ²	755.30 ft ²

TW13

Kitchen/living/dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.67m	14'5" x 8'9"
Total	69.72 m ²	750.46 ft ²

TW14

Kitchen/living/dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.67m	14'5" x 8'9"
Total	69.72 m ²	750.46 ft ²



Second floor

One-bedroom

○ TW16

Kitchen/living/dining	6.20m x 4.65m	20'4" x 15'3"
Bedroom	4.12m x 3.31m	13'6" x 10'10"
Total	49.87 m ²	536.80 ft ²

○ TW18

Kitchen/living/dining	5.89m x 5.15m	19'4" x 16'11"
Bedroom	3.60m x 3.55m	11'10" x 11'8"
Balcony	1.70m x 8.36m	5'7" x 27'5"
Total	51.84 m ²	558.00 ft ²

○ TW19

Kitchen/living/dining	5.88m x 5.79m	19'3" x 18'12"
Bedroom	4.04m x 2.91m	13'3" x 9'7"
Balcony	1.70m x 5.84m	5'7" x 19'2"
Total	51.84 m ²	558.00 ft ²

○ TW20

Kitchen/living/dining	7.06m x 3.71m	23'2" x 12'2"
Bedroom	3.69m x 4.34m	12'1" x 14'3"
Total	51.26 m ²	551.76 ft ²

○ TW21

Kitchen/living/dining	4.30m x 4.99m	14'1" x 16'4"
Bedroom	4.12m x 3.35m	13'6" x 10'12"
Balcony	5.30m x 0.65m	17'5" x 2'2"
Total	52.30 m ²	562.95 ft ²

Two-bedroom

○ TW15

Kitchen/living/dining	6.19m x 3.77m	20'4" x 12'4"
Bedroom 1	4.81m x 3.82m	15'9" x 12'6"
Bedroom 2	3.05m x 2.94m	10'0" x 9'8"
Total	67.26 m ²	723.98 ft ²

○ TW17

Kitchen/living/dining	6.20m x 3.70m	20'4" x 12'2"
Bedroom 1	4.12m x 2.97m	13'6" x 9'9"
Bedroom 2	3.00m x 2.82m	9'10" x 9'3"
Total	61.13 m ²	658.00 ft ²

● TW22

Kitchen/living/dining	4.84m x 7.37m	15'11" x 24'2"
Bedroom 1	2.50m x 5.29m	8'2" x 17'4"
Bedroom 2	2.42m x 4.11m	7'11" x 13'6"
Total	75.75 m ²	815.37 ft ²

● TW23

Kitchen/living/dining	5.30m x 5.29m	17'5" x 17'4"
Bedroom 1	5.62m x 2.77m	18'5" x 9'1"
Bedroom 2	3.84m x 4.4m	12'7" x 14'5"
Balcony	5.30m x 0.65m	17'5" x 2'2"
Total	69.08 m ²	743.57 ft ²

● TW24

Kitchen/living/dining	7.70m x 3.45m	25'3" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.69m	14'1" x 8'10"
Total	69.48 m ²	747.88 ft ²

● TW25

Kitchen/living/dining	7.70m x 3.45m	25'3" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.69m	14'1" x 8'10"
Total	69.48 m ²	747.88 ft ²

● TW26

Kitchen/living/dining	7.80m x 3.30m	25'7" x 10'10"
Bedroom 1	5.73m x 2.87m	18'10" x 9'5"
Bedroom 2	3.62m x 2.65m	11'11" x 8'8"
Total	70.17 m ²	755.30 ft ²

● TW27

Kitchen/living/dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.67m	14'5" x 8'9"
Total	69.72 m ²	750.46 ft ²

● TW28

Kitchen/living/dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.67m	14'5" x 8'9"
Total	69.72 m ²	750.46 ft ²



One-bedroom

○ **TW30**

Kitchen/living/dining	6.20m x 4.65m	20'4" x 15'3"
Bedroom	4.12m x 3.31m	13'6" x 10'10"
Total	49.87 m ²	536.80 ft ²

○ **TW32**

Kitchen/living/dining	5.89m x 5.15m	19'4" x 16'11"
Bedroom	3.60m x 3.55m	11'10" x 11'8"
Balcony	1.70m x 8.36m	5'7" x 27'5"
Total	51.84 m ²	558.00 ft ²

○ **TW33**

Kitchen/living/dining	5.88m x 5.79m	19'3" x 18'12"
Bedroom	4.04m x 2.91m	13'3" x 9'7"
Balcony	1.70m x 5.84m	5'7" x 19'2"
Total	51.84 m ²	558.00 ft ²

○ **TW34**

Kitchen/living/dining	7.06m x 3.71m	23'2" x 12'2"
Bedroom 1	3.69m x 4.34m	12'1" x 14'3"
Total	51.26 m ²	551.76 ft ²

○ **TW35**

Kitchen/living/dining	4.30m x 4.99m	14'1" x 16'4"
Bedroom	4.12m x 3.35m	13'6" x 10'12"
Balcony	5.30m x 0.65m	17'5" x 2'2"
Total	52.30 m ²	562.95 ft ²

Two-bedroom

○ **TW29**

Kitchen/living/dining	6.19m x 3.77m	20'4" x 12'4"
Bedroom 1	4.81m x 3.82m	15'9" x 12'6"
Bedroom 2	3.05m x 2.94m	10'0" x 9'8"
Total	67.26 m ²	723.98 ft ²

○ **TW31**

Kitchen/living/dining	6.20m x 3.70m	20'4" x 12'2"
Bedroom 1	4.12m x 2.97m	13'6" x 9'9"
Bedroom 2	3.00m x 2.82m	9'10" x 9'3"
Total	61.13 m ²	658.00 ft ²

○ **TW36**

Kitchen/living/dining	4.84m x 7.37m	15'11" x 24'2"
Bedroom 1	2.50m x 5.29m	8'2" x 17'4"
Bedroom 2	2.42m x 4.11m	7'11" x 13'6"
Total	75.75 m ²	815.37 ft ²

○ **TW37**

Kitchen/living/dining	5.30m x 5.29m	17'5" x 17'4"
Bedroom 1	5.62m x 2.77m	18'5" x 9'1"
Bedroom 2	3.84m x 4.4m	12'7" x 14'5"
Balcony	5.30m x 0.65m	17'5" x 2'2"
Total	69.08 m ²	743.57 ft ²

○ **TW38**

Kitchen/living/dining	7.70m x 3.45m	25'3" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.69m	14'1" x 8'10"
Total	69.48 m ²	747.88 ft ²

○ **TW39**

Kitchen/living/dining	7.70m x 3.45m	25'3" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.69m	14'1" x 8'10"
Total	69.48 m ²	747.88 ft ²

○ **TW40**

Kitchen/living/dining	7.80m x 3.30m	25'7" x 10'10"
Bedroom 1	5.73m x 2.87m	18'10" x 9'5"
Bedroom 2	3.62m x 2.65m	11'11" x 8'8"
Total	70.17 m ²	755.30 ft ²

○ **TW41**

Kitchen/living/dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.67m	14'5" x 8'9"
Total	69.72 m ²	750.46 ft ²

○ **TW42**

Kitchen/living/dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.67m	14'5" x 8'9"
Total	69.72 m ²	750.46 ft ²



Fourth floor

One-bedroom

○ TW44

Kitchen/living/dining	5.89m x 5.15m	19'4" x 16'11"
Bedroom	3.60m x 3.55m	11'10" x 11'8"
Balcony	1.70m x 8.36m	5'7" x 27'5"
Total	51.84 m²	558.00 ft²

○ TW45

Kitchen/living/dining	5.88m x 5.79m	19'3" x 18'12"
Bedroom	4.04m x 2.91m	13'3" x 9'7"
Balcony	1.70m x 5.84m	5'7" x 19'2"
Total	51.84 m²	558.00 ft²

○ TW46

Kitchen/living/dining	7.06m x 3.71m	23'2" x 12'2"
Bedroom	3.70m x 4.23m	12'2" x 13'11"
Total	51.26 m²	551.76 ft²

○ TW47

Kitchen/living/dining	5.30m x 5.08m	17'5" x 16'8"
Bedroom	4.13m x 3.45m	13'7" x 11'4"
Balcony	5.20m x 0.60m	17'1" x 1'12"
Total	52.30 m²	562.95 ft²

Two-bedroom

○ TW43

Kitchen/living/dining	6.19m x 3.77m	20'4" x 12'4"
Bedroom 1	4.81m x 3.82m	15'9" x 12'6"
Bedroom 2	3.05m x 2.94m	10'0" x 9'8"
Terrace	6.05m x 3.00m	19'10" x 9'10"
Total	67.26 m²	723.98 ft²

○ TW48

Kitchen/living/dining	4.84m x 7.37m	15'11" x 24'2"
Bedroom 1	2.50m x 5.29m	8'2" x 17'4"
Bedroom 2	2.54m x 4.11m	8'4" x 13'6"
Total	75.75 m²	815.37 ft²

○ TW49

Kitchen/living/dining	5.30m x 5.30m	17'5" x 17'5"
Bedroom 1	5.62m x 2.77m	18'5" x 9'1"
Bedroom 2	3.84m x 2.50m	12'7" x 8'2"
Balcony	5.20m x 0.60m	17'1" x 1'12"
Total	69.08 m²	743.57 ft²

○ TW50

Kitchen/living/dining	7.68m x 3.45m	25'2" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.80m	14'1" x 9'2"
Total	69.48 m²	747.88 ft²

○ TW51

Kitchen/living/dining	7.68m x 3.45m	25'2" x 11'4"
Bedroom 1	5.47m x 2.58m	17'11" x 8'6"
Bedroom 2	4.30m x 2.80m	14'1" x 9'2"
Total	69.48 m²	747.88 ft²

○ TW52

Kitchen/living/dining	7.80m x 3.30m	25'7" x 10'10"
Bedroom 1	5.73m x 2.87m	18'10" x 9'5"
Bedroom 2	3.62m x 2.76m	11'11" x 9'1"
Total	70.17 m²	755.30 ft²

○ TW53

Kitchen/living/dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.78m	14'5" x 9'1"
Total	69.72 m²	750.46 ft²

○ TW54

Kitchen/living/dining	7.80m x 3.38m	25'7" x 11'1"
Bedroom 1	5.57m x 2.58m	18'3" x 8'6"
Bedroom 2	4.40m x 2.78m	14'5" x 9'1"
Total	69.72 m²	750.46 ft²

DESIGNED
FOR
LIVING

A commitment to style and detail extends through the building, from the moment you step into the entrance lobby, take the lift to your floor and open the front door of your apartment.



Computer generated image shows Plot 15 Earth option.

Strong design principles throughout work to create a distinctive look, desirable lifestyle and undoubted appeal.



Computer generated image shows Plot 28.

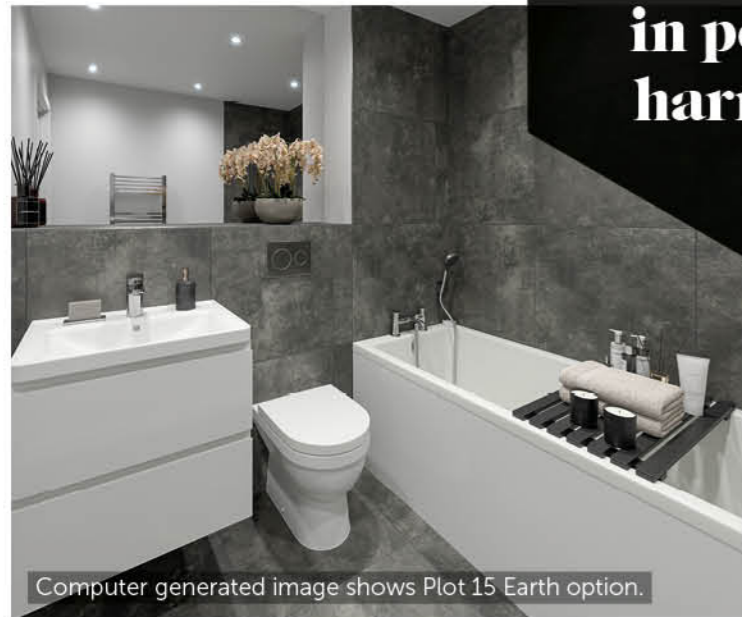
Internal finishes

- Amtico Spacia flooring to hallway, kitchen and living room
- Carpet to bedrooms (and study where appropriate)
- Full height wardrobe with shelf and hanging rail to Master Bedroom

Kitchen & Living Room

- Fully fitted German designed handleless kitchen units with soft close doors and drawers
- Single bowl (under mounted) sink with Hansgrohe taps (in chrome or matt black)
- LED lighting under wall units
- Siemens integrated oven and wall mounted microwave (1 bed apartments)
- Siemens integrated oven and microwave combination (2 bed apartments)
- Induction hob and extractor hood
- Quartz worktops with upstand
- Glass splashback behind hob
- Integrated Siemens dishwasher
- Integrated Siemens fridge freezer
- Freestanding Siemens washer dryer to hallway cupboard

Form and function in perfect harmony.



Computer generated image shows Plot 15 Earth option.

Bathrooms & En-suites

- Fully fitted bathroom with white sanitary ware and hand held shower over bath
- White, high gloss vanity unit with basin
- Hansgrohe mixer tap (in chrome or matt black)
- Dual flush push plate (in chrome or matt black)
- Full width mirror to wall above vanity unit
- Heated towel rail to bathroom and en-suite (in chrome or matt black)
- Walk-in shower trays with glazed screen
- Hansgrohe shower valve to en-suite (in chrome or matt black)
- Half height ceramic wall tiles with full height to shower/bath area tiled flooring

Electrics & Lighting

- Wiring for Sky Q
- Wall mounted media plate to living room
- LED low energy light fittings to bathroom, en-suite, kitchen/living room and hallway
- Pendant light fittings to bedrooms
- Secondary light switch to double bedrooms
- USB charging points to sockets either side of bed in master bedroom



Computer generated image shows Plot 28 Moon option.

Windows

Black framed double glazed aluminium windows (with black ironmongery)

Security & Safety

- Mains-fed smoke detector
- 10 year structural warranty provided by Premier Guarantee
- Security locks to all windows and doors

General Areas

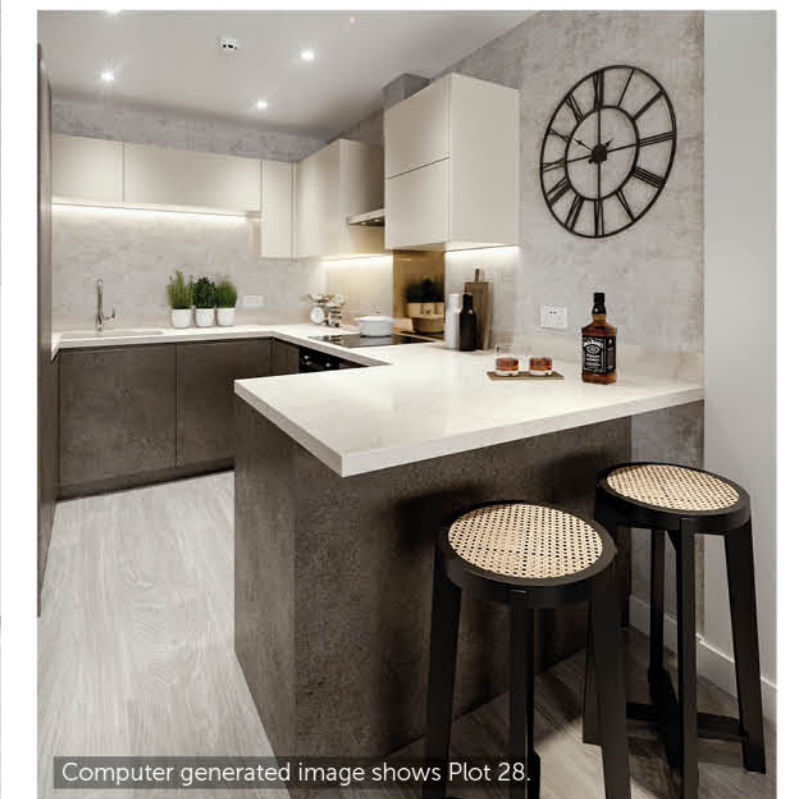
- Fob entry door system
- Wet radiator heating system throughout
- Hive heating controls
- Precast concrete floors
- Storage cupboard to hallway (subject to layout)

Communal Areas - Ground Floor

- Entrance lobbies with large ceramic floor tiles and large well matt by front door
- White switches throughout
- White downlights
- Bike and Bin Store floors to be painted
- Lighting to be provided to both bin and bike stores on PIR

First and Second Floor landings serving inner lobbies

- Glass balustrade with black metal handrail to staircase
- Video entry system



Computer generated image shows Plot 28.

Specification is subject to change.

CHASE NEW HOMES

Passion. Quality. Independence.



St Edwards Gate



Scholars

Delivering innovatively designed and carefully crafted new homes since 2005, Chase New Homes is a successful independent property developer with a varied and extensive portfolio of new homes.

Our independence means our reputation is paramount and we strive to offer exceptional service from the day you reserve your new home, throughout the whole sales process and beyond. It's this ethos and commitment that has helped us create and grow a strong brand; we remain as passionate now about creating homes and enhancing the lives of our customers as we did when the business first began.

Our current developments include Scholars, a combination of 2 bed apartments and 3, 4 & 5 bed houses in Broxbourne and St Edwards Gate, a gated development of 4 & 5 bed executive homes in Goffs Oak. In addition to Lea Wharf, we have an exciting new 1 & 2 bed apartment scheme coming soon to Cockfosters called One One Six. This development will offer a range of exceptional facilities for residents including a rooftop sky garden with far reaching views towards the City, a Concierge Service with café lounge and business suite, large-screen cinema and fitness suite.



Palace Wharf



2 Market Street
Hertford
Hertfordshire
SG14 1BD

01992 940 955
leawharf@lanesexclusivehomes.co.uk



Bircherley Green
Hertford
Hertfordshire
SG14 1BN



Jasmine House, 8 Parkway
Welwyn Garden City
Hertfordshire
AL8 6HG

01707 660 660
Chasenewhomes.co.uk