



LINDEN HOUSE

[www.lindenhouseepping.co.uk](http://www.lindenhouseepping.co.uk)



LINDEN HOUSE

These exceptional apartments are designed with the perfect mix of practical, spacious interiors and modern stylish finishes all completed to the highest standards you would expect from Chelsteen Homes.

Whether you are looking to secure your first small family home or moving on from your last, Linden House, Epping could be your perfect choice.



# 01 | WELCOME TO LINDEN HOUSE

**Showcasing the perfect mix of traditional design paired with stylish, modern interiors, built to the highest standards you would expect from Chelsteen Homes.**

**Choose from an attractive range of 14 apartments, all designed to suit today's modern lifestyles.**

A striking modern 3 story building constructed to the latest Building Regulation Standards. Individually designed to make the most use of the space available to provide well laid out practical and functional homes with plenty of natural light.

The construction and design is complimented by a generous specification to ensure maximum comfort and convenience including fully fitted contemporary kitchens, attractively tiled bathrooms and choices of floor coverings (Subject to build stage).

Constructed using high quality materials including contrasting stock bricks, stone sills, natural slate roof covering and aluminium clad doors and windows. Complete with a full 10 year NHBC Warranty.



Controlled access parking courtyard with some covered parking and 1 or 2 spaces per apartment.

Conveniently located within 5 minutes' walk of Epping Tube and less than 0.5 mile from the town centre. Local facilities include, Epping Sports Centre, Golf Courses and more.

Local places of historical interest include; Epping Forest, Epping Ongar Heritage Railway, North Weald Airfield, Greensted Church, or Copped Hall, where Shakespeare's Midsummer Night's Dream was first performed.





## 02 | HISTORIC & BEAUTIFUL

**Epping is a market town and civil parish in the Epping Forest district of the County of Essex, England.**

**Served by the London Underground, it's a favoured town of residence for those who work in London. Its market still brings shoppers in from surrounding villages and towns every Monday.**

History, character and green spaces, this corner of Essex has all the right ingredients - whether you're looking to embrace the great outdoors, step back in time, or enjoy the café culture and retail therapy.

Located 3 miles (5 km) northeast of Loughton, 5 miles (8 km) south of Harlow and 11 miles (18 km) northwest of Brentwood. Its London Underground connections make it perfect for day trips.

Both Epping Forest and the River Lea provide direct green links from London, meaning visitors can choose to arrive on foot or by bike.

For a great day in the countryside, head into Epping Forest and call in on Queen Elizabeth's Hunting Lodge or discover the delights of the Essex Way beginning outside Epping Station on the Central Line.



Lee Valley Regional Park offers much for the leisure visitor and Lee Valley Park Farms and Ashlyns Farm at North Weald are popular family days out. Epping has many very old buildings, some of which are Grade I and II listed. Take time to explore the area's built heritage. In a country famed for its churches, Greensted Church is a real gem. Reputedly the oldest wooden church in the world, this exquisite structure dates from the 11th century and is purported to be the resting place of St Edmund on his way to burial.







Linden House  
54 Centre Drive  
Epping Essex  
CM16 4JD

**EPPING**

**B1393**

**B182**

HIGH ROAD

STATION ROAD

CENTRE DRIVE

BROOK ROAD

STEWARDS GREEN ROAD

COOPERSALE STREET

HOBBS CROSS ROAD

IVY CHIMNEYS ROAD

**M25**

**M11**

**M25**

**M11**

CENTRAL LINE



**Epping**

**LINDEN HOUSE**

The Bell Hotel  
Epping

Bell Common

Club 195

Epping St John's  
School

Theydon Oak  
Dining & Pub

The Merry Fiddlers

Coopersale  
Hall School

Epping Golf Club

Hobbs Cross  
Golf Centre

Theydon Bois  
Golf Course

COOPERSALE

HOUBLONS HILL

STONARDS HILL

THEYDON ROAD

**Superb transport links make commuting easy, whether it's for work, rest or play. Epping has its own Underground Station for easy access into London. Two international airports are within half an hour of the district, Stansted and London City, and major trunk roads, the A12, A120, the M11 and M25 make for easily connecting road networks.**

A short walk from your home at Linden House delivers you to Epping Underground Station and the Central Line, where you can hop on the tube to Stratford, Liverpool Street, the City of London and beyond.



London's celebrated transport network makes the capital's countless world class attractions and business districts readily accessible.

Stansted Airport is only 22 minutes (approx), or London City Airport 37 minutes (approx) away, both via the M11 motorway. Both providing easy routes connecting you to all reaches of the globe.

Frequent buses provide a convenient alternative means of getting around or when you'd rather drive yourself, Epping positions you within easy reach of the major routes in and out of London.





## 03 | LOCATE YOUR APARTMENT

**Linden House offers a choice of brand new 2 bedroom apartments created within the building's imposing façade.**

**Each highly specified apartment will be equipped for luxurious living with the emphasis on functionality and style. All living areas benefit from extensive natural light throughout.**

Each of the apartments are in a class of their own, superbly appointed, spacious and representing the finest in contemporary apartment living.

Every design detail in these stunning apartments, from the living spaces and bedrooms to the luxurious bathrooms and enviable kitchens, all speak of quality and meticulous care in design.

Generous rooms unfold to create light and bright spaces, ideal for both relaxing time at home and weekend entertaining. Nothing is left to chance. Even the smallest of details are thoughtfully considered



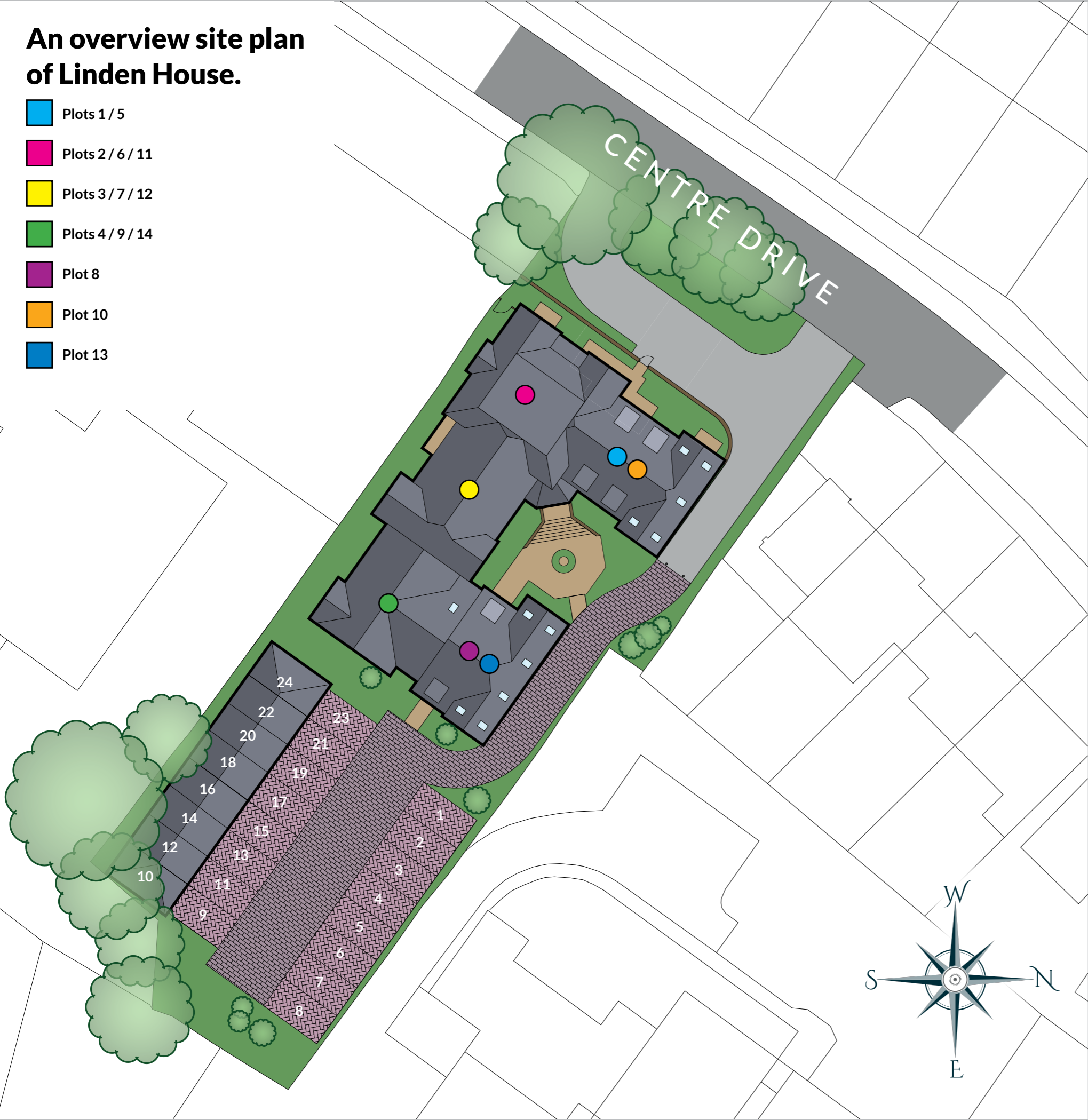
in order to provide truly outstanding homes that are both beautiful and comfortable.

The selected finishes and furniture ensure a truly bespoke home that provides a warm welcome for friends and a sanctuary for you.



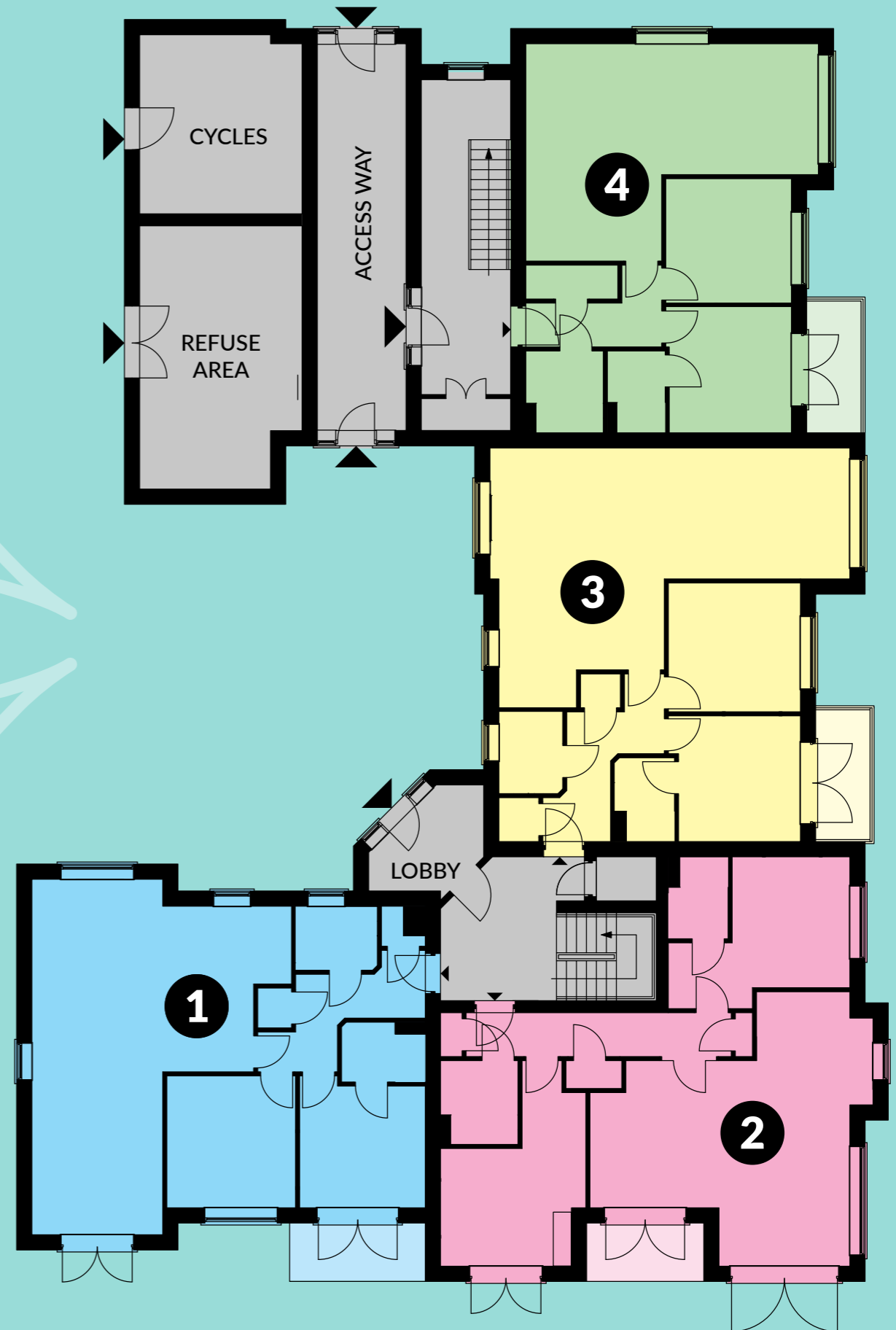
An overview site plan of Linden House.

- Plots 1 / 5
- Plots 2 / 6 / 11
- Plots 3 / 7 / 12
- Plots 4 / 9 / 14
- Plot 8
- Plot 10
- Plot 13

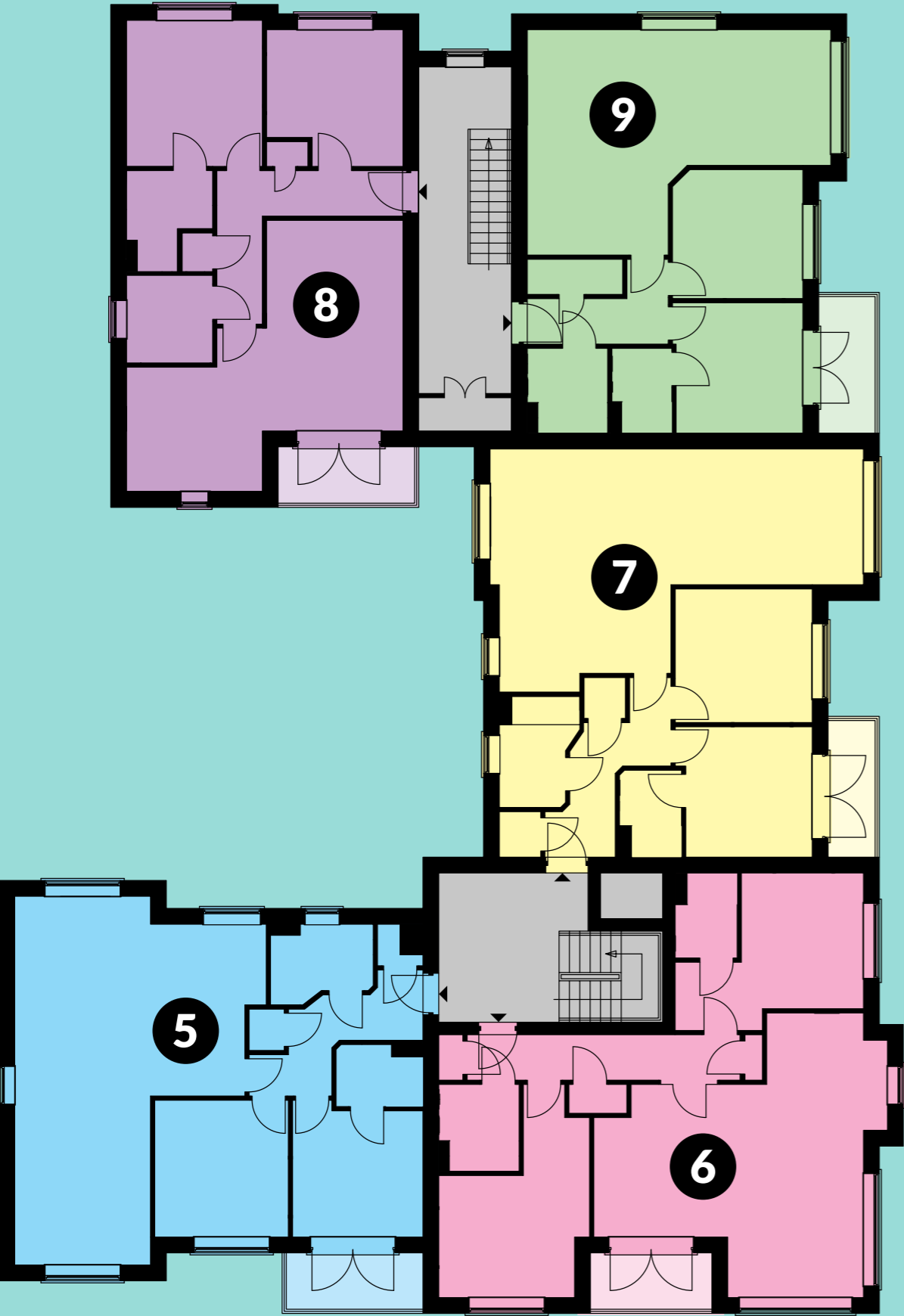


# 04 | FLOORPLANS & MEASUREMENTS

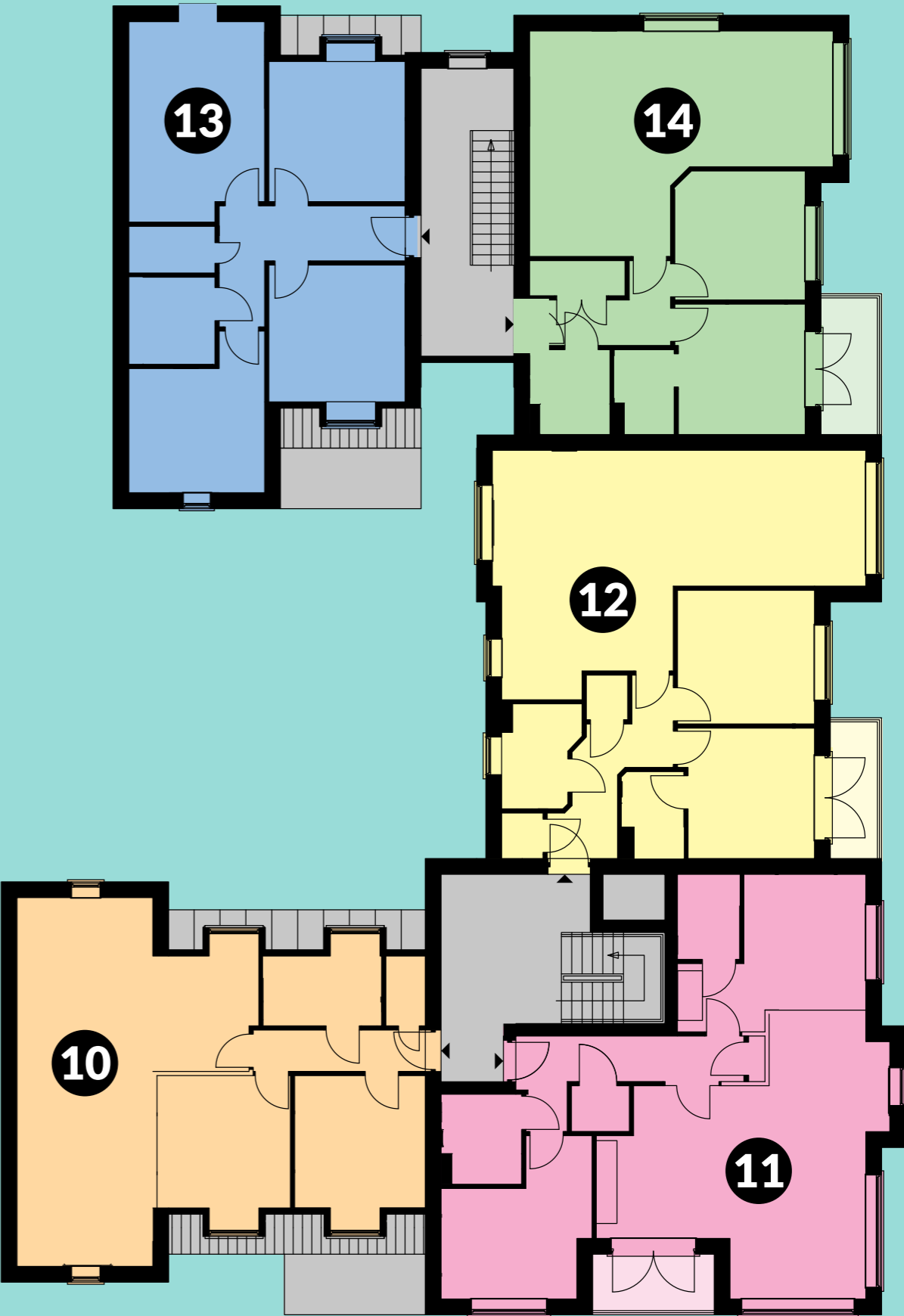
## Proposed ground floor plans



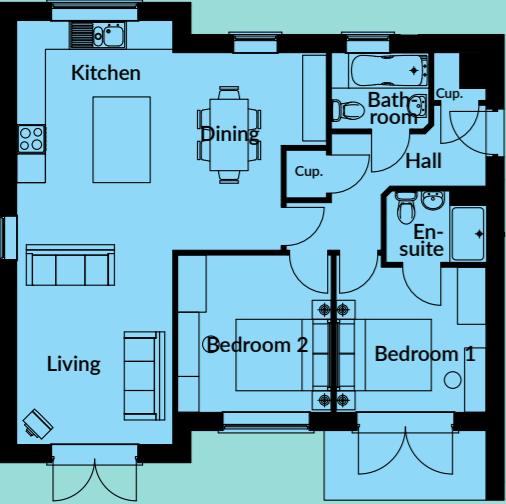
Proposed first floor plans



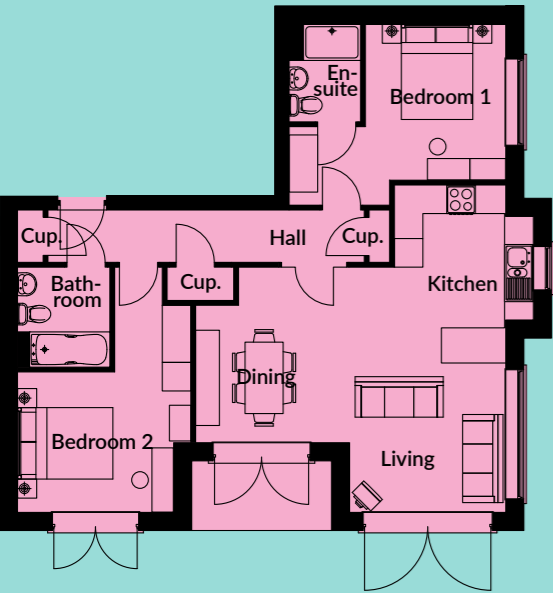
Proposed second floor plans



PLOTS 1 / 5



PLOTS 2 / 6 / 11



**Plots 1 / 5:**

Living Area:	3.35m x 5.50m	(10'7" x 18'0")
Kitchen:	3.40m x 3.50m	(11'2" x 11'6")
Dining Area:	2.65m (max) x 3.15m	(8'8" (max) x 10'4")
Bedroom One:	3.22m x 3.00m	(10'6" x 9'10")
En-Suite Shower		
Bedroom Two:	2.92m x 3.25m	(9'6" x 10'7")
Family Bathroom		

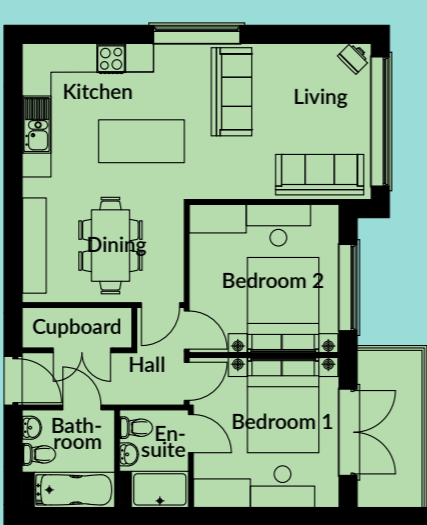
**Plots 2 / 6 / 11:**

Living Area:	3.40m x 4.00m	(11'2" x 13'1")
Kitchen:	2.75m (max) x 2.82m	(9'0" (max) x 9'3")
Dining Area:	3.15m x 3.60m	(10'4" x 11'10")
Bedroom One:	3.00m x 3.50m	(9'10" x 11'6")
	Plus Dressing Area	
En-Suite Shower		
Bedroom Two:	3.65m (max) x 2.85m	(12'0" (max) x 9'4")
	Plus Dressing Area	
Family Bathroom		

PLOTS 3 / 7 / 12



PLOTS 4 / 9 / 14



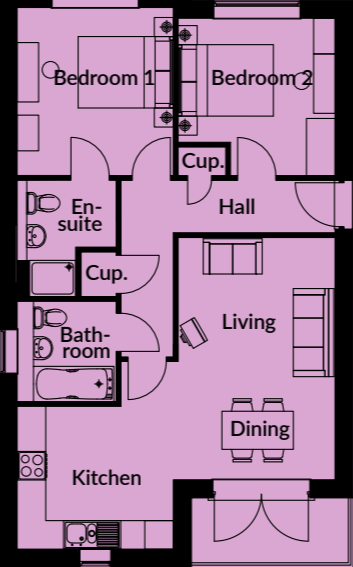
**Plots 3 / 7 / 12**

Living Area:	5.55m x 3.35m	(18'2" x 11'0")
Kitchen:	3.45m x 3.45m	(11'4" x 11'4")
Dining Area:	4.15m x 2.58m max	(13'7" x 8'6") max
Bedroom One:	2.95m x 3.20m	(9'7" x 10'6")
En-Suite Shower		
Bedroom Two:	3.20m x 2.95m	(10'6" x 9'7")
Family Bathroom		

**Plots 4 / 9 / 14**

Living Area:	4.30m x 3.35m	(14'1" x 11'0")
Kitchen:	3.05m x 3.05m	(10'0" x 10'0")
Dining Area:	3.25m x 2.30m	(10'7" x 7'6")
Bedroom One:	3.25m x 3.15m	(10'7" x 10'4")
En-Suite Shower		
Bedroom Two:	3.25m x 2.90m	(10'7" x 9'6")
Family Bathroom		

PLOT 8



PLOT 10



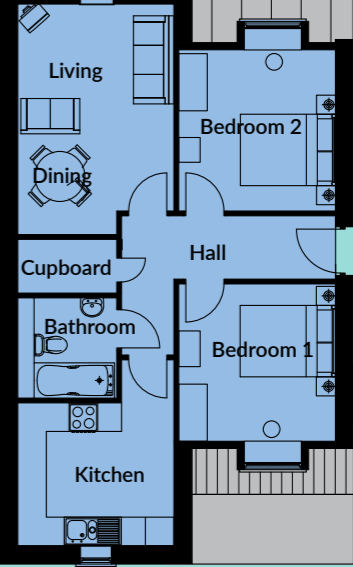
**Plot 8**

Living/Dining Room:	3.25m x 5.15m	(10'7" x 16'10")
Kitchen:	3.35m x 3.35m	(11'10" x 11'0")
Bedroom One:	3.35m x 3.50m	(11'0" x 11'6")
En-Suite Shower		
Bedroom Two:	3.25m x 3.25m	(10'7" x 10'7")
Family Bathroom		

**Plot 10**

Living Area:	3.30m x 4.60m	(10'10" x 15'0")
Kitchen:	3.25m x 4.35m	(10'7" x 14'3")
Dining Area:	2.55m (max) x 3.00m	(8'4" (max) x 9'10")
Bedroom One:	3.20m x 2.70m	(10'6" x 8'10")
Bedroom Two:	2.95m x 2.70m	(9'7" x 8'10")
Family Bathroom		

PLOT 13



**Plot 13**

Living/Dining Room:	3.35m x 4.80m	(11'0" x 15'9")
Kitchen:	2.85m x 2.95m	(9'4" x 9'7")
Bedroom One:	3.45m x 3.35m	(11'4" x 11'0")
Bedroom Two:	3.25m x 3.20m	(10'7" x 10'6")
Family Bathroom		

Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Final room dimensions may vary. Measurements shown in metric and imperial.



**Every apartment at Linden House reflects our core values of individual character and lasting superb quality.**

**With a specification and attention to detail that you would expect.**

#### KITCHENS

- Range of contemporary fully fitted designer kitchens in various styles with soft close hi-gloss doors and drawers, contrasting carcass, island unit with pan drawers (except plots 8,10 & 13)
- 38mm Corian work surfaces with moulded Corian 1 & 1/2 bowl sink and 50mm square upstand all with Dupont backed 10 year guarantee
- Integrated NEFF appliances including stainless steel double oven, touch control ceramic hob with toughened glass splash back and curved glass extractor
- Integrated fridge freezer
- Integrated washer dryer
- Fully Integrated Dishwasher

#### BATHROOMS & ENSUITE SHOWERS

- Stylish White sanitary ware from Roca Gap range
- Chrome taps and shower fittings
- Mains pressure thermostatic controlled showers
- Concealed cisterns
- Ceramic wall and floor tiling from Porcelanosa
- Fitted wall mirrors (where possible)
- Stone composite boxing tops (where possible)

#### HEATING & HOT WATER

- High efficiency gas boiler with thermostatically controlled radiators
- Immersion back up for hot water (except plots 10 & 13)
- Dual fuel heated towel rails to bathrooms

#### ELECTRICAL

- TV and BT points to lounge and all bedrooms
- Communal satellite and terrestrial TV aerial systems supplied
- Chrome electrical fittings to kitchen areas, bathrooms and shower rooms
- Recessed LED under unit lighting to kitchens
- Smoke detectors
- Communal lighting to parking area
- Low energy outside light fitting to all balconies
- Digital video entry phone system

#### INTERNAL FINISHES

- All walls and ceilings skimmed prior to decorating
- Internal doors from Vicaima with satin chrome door handles
- Skirting and architraves in matt white finish with jasmine white walls and white ceilings
- Aluminium clad timber windows and patio doors
- Ceramic tile flooring to bathrooms and shower rooms
- Choice of carpeting and Design flooring from Karndean (subject to stage of construction)

#### EXTERNAL FEATURES

- Communal garden areas turfed and landscaped
- Balconies to all upper floor apartments (except plots 10 & 13)
- One or two allocated parking spaces per dwelling
- Communal refuse and cycle stores
- Remote Controlled entrance bollards to parking court



## 06 | CONFIDENCE IN YOUR NEW HOME

**The Chelsteen Homes team are committed to providing you, our customers, with quality homes.**

**We are working to ensure that you are satisfied and happy with your new home, from when you make your reservation to the day you move in and beyond.**



Chelsteen have long established connections with Epping having completed a number of developments in and around the town including the very popular Theydon Bower development just a few minutes' walk from Linden House.

A small family run business founded in 1967 Chelsteen Homes are committed to developing high quality homes with quality materials and traditional design. The company uses carefully selected and well established trade sub-contractors some of whom have worked for the company for many years

Other more recent developments include Mill Range (Black Notley), East 9 (Leigh on Sea), King's Reach (Wickford) and West 14 (Chelmsford). Further new developments are planned for Braintree and Colchester with Melde's Keep in Royston due for release in the spring.







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