



# THE ICON

KNIGHTS PARK  
EDDINGTON









“Whether in the intellectual  
pursuits of science or in the  
mystical pursuits of the spirit,  
the light beckons ahead,  
and the purpose surging in  
our nature responds.”

Sir Arthur Eddington  
English astronomer, physicist and mathematician





# Home of invention

✦ Located just 1.9 miles from legendary Cambridge, The Icon is a collection of Studio, 1, 2 and 3 bedroom apartments and penthouses with cutting-edge sustainability, transformative placemaking, and a novel approach to design at its core – this is truly a home of invention.

Savour the elegance of the interiors. Appreciate the thoughtful details. Enjoy the convenience of the concierge service.

Outside space has been given just as much consideration as inside. All homes feature a private outdoor terrace, and residents can enjoy the spectacular rooftop gardens affording beautiful views across Storey's Field cricket pitch towards the magnificent city.

The pinnacle of the established Knights Park development, you'll be right at the heart of Eddington, one of Britain's most environmentally conscious neighbourhoods, with a welcoming, like-minded community.





# The vision takes shape



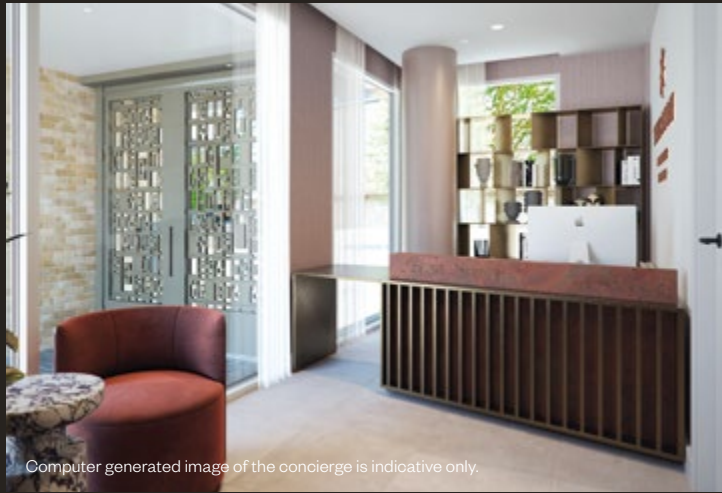
✦ Eddington is a truly special place. So we knew from the start that The Icon had to be a remarkable development. What you see today is a collection of homes that's deeply respectful of its surroundings – but it's also not afraid to have its own unique character.

We've used traditional materials, such as brick, metal, and stone, but applied them with contemporary design sensibilities – prioritising space and daylight. Taking its name from the gallery spaces commonly found in the English country house, the atrium is the heart of The Icon. All the homes are approached through the atrium, engineering more serendipitous encounters between neighbours and visitors.





Computer generated image is indicative only.



Computer generated image of the concierge is indicative only.



Market Square, Eddington.



THE ICON

Computer generated image is indicative only.

# Transformative placemaking

✦ At The Icon, you'll be joining an active and environmentally conscious community that continually strives to make Eddington a great place to live.

From events at Storey's Field Centre to impromptu gatherings, there are plenty of occasions for good conversations in great company. And with so much nature and art around, you too might be inspired to make your mark – becoming an icon of your own.

## Concierge

Your on-site concierge is always there to welcome you home with a smile and to ensure everything is running smoothly. They will also be your go-to for local knowledge and information on the best groups and clubs to join, helping you make the most of life in Eddington.

**“With other keen minds to bat ideas around with at Cambridge, I considered myself exceptionally fortunate. Genius thrives best in good company.”**

**Francis Crick**  
Molecular biologist and Nobel laureate



Storey's Field Centre, Eddington.

Eddington was named after the renowned astronomer, physicist and mathematician, Sir Arthur Eddington, a Cambridge alumnus and resident in the local area in the early 20th century. Today, it's a fully fledged district created to provide high-quality homes for key University staff, students, and the wider community. It's no wonder then that Eddington counts many bright minds and creative souls amongst its residents.





“Cambridge is one of the most beautiful cities in the world. It has a magical quality, especially on a fine summer’s evening when the light falls on the old stone buildings and the river.”

Stephen Hawking  
Renowned theoretical physicist








# Engineered for great living



# Your neighbourhood



- 1 Sales Suite
- 2 Hyatt Centric and Turing Locke Hotels
- 3 Dutch - Cocktail Bar
- 4 The Astronomer Restaurant
- 5 Douce - Hair Salon and Bar
- 6 Storey's Field Centre and Nursery
- 7 Dulcedo Social - Bakery & Café
- 8 University of Cambridge Primary School
- 9 Five Acres Park
- 10 Children's Play Area
- 11 Storey's Field Cricket Pitch
- 12 Market Square
- 13 Sainsbury's
- 14 Proposed Health Centre
- 15 Brook Leys
- 16 Proposed Sports Centre
- 17 Park and Ride
- 18 Athena - Knights Park Homes
- 19 Cambridge University Existing Housing
- 20 Sports Fields
- 21 Veteran Oak
- 22 Rubicon - Knights Park and University Homes
- 23 Fusion - Knights Park Homes
- 24 Future Housing
-  The Icon



# Brighten your day



With over 50 hectares of green open space, Eddington offers abundant room to roam: parks, meadows, nature trails, scenic cycling paths, and more.

At its heart lies Storey's Field, a large park reminiscent of Cambridge's beloved Parker's Piece. It's a prime spot for walks, weekend picnics, and games. Just beyond your doorstep, you'll discover 11 hectares of newly created parkland along the Brook Leys lakes and lagoons. Follow the winding trails to spot some of the many bird and insect species that call this place home.

With sports pitches, a running track, and tennis courts within walking distance, it's easy to get moving. Sports clubs and fitness classes are also some of the best ways to make new friends here, as our community likes to stay fit.

For a more relaxed way to stay active, there will also be allotments at Eddington. You can reap the health benefits that gardening brings, while also growing your own produce to cook and eat at home, just a short walk away.

Storey's Field Centre hosts a great range of weekly fitness classes and workshops with experienced teachers. Whether you're an avid runner or a yoga enthusiast (or both), you'll find a community of people to enjoy your favourite workout with.

"Come forth into the light of things,  
Let Nature be your teacher."

William Wordsworth  
From 'The Tables Turned'

Storey's Field, Eddington.

THE IOON  
14



Yoga Class (indicative only).



Allotments at Eddington (indicative only).



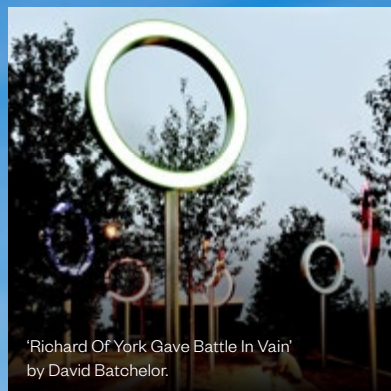
Weekly Parkrun Events (indicative only).



✧ Eddington is a place designed for the curious and the creative. There's thought-provoking art dotted around town, sparking inspiration and conversations. Regular community events keep the spirit of learning alive, from language classes for children to painting groups for all. Even the community centre is a testament to aesthetic sensibilities. Shortlisted for the 2018 RIBA Stirling Prize in architecture, the Storey's Field Centre is a stunning setting for a variety of events, such as concerts, talks, and film screenings.



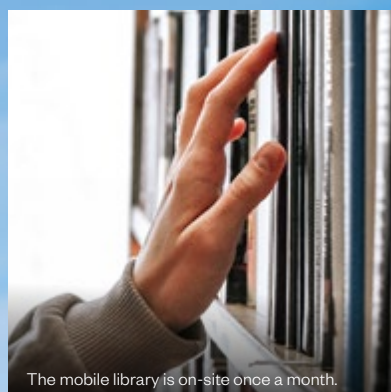
Language classes for children (indicative only).



'Richard Of York Gave Battle In Vain' by David Batchelor.



'Teahouse' by Fata Morgana.



The mobile library is on-site once a month.

# Set your creativity ablaze

Pixel Wall, Brook Leys.

# Burgeoning food scene

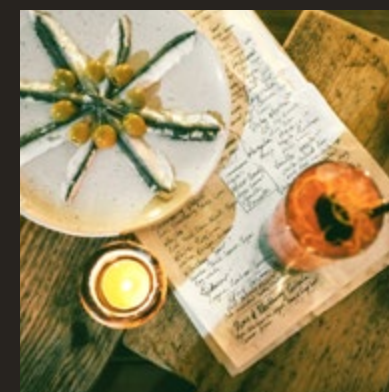
Eddington's spirit of creativity extends to its food and drink scene. Exciting concepts, unique flavours, and talented chefs make it a small but mighty foodie destination.

## The Astronomer



The stars are always aligned for a visit to Eddington's upmarket brasserie, serving breakfast, lunch, and dinner seven days a week. Enjoy fresh, seasonal dishes, with a fine dining flair.

## Dutch



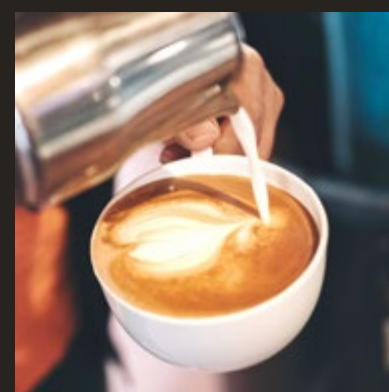
Dutch serves rare spirits in an intimate, low-lit space with a speakeasy feel. Keep an eye out for the mezcal tastings.

## foodPark



Swing by on Wednesdays and Saturdays to sample dishes from the tastiest street food vendors in Cambridge, right on Market Square.

## Brew



Not your typical café, Brew, within Hyatt Centric Hotel, has a carefully selected menu of premium coffee beans, crafted to perfection.

## Dulcedo Social



Freshly baked artisan bread French pastries and hearty sandwiches, will rightly draw a crowd to this small independent bakery.

## Douce



This concept store is a hair salon that doubles as an atmospheric bar with wines from local wine merchants, craft beers, and canned cocktails.



# This brilliant city



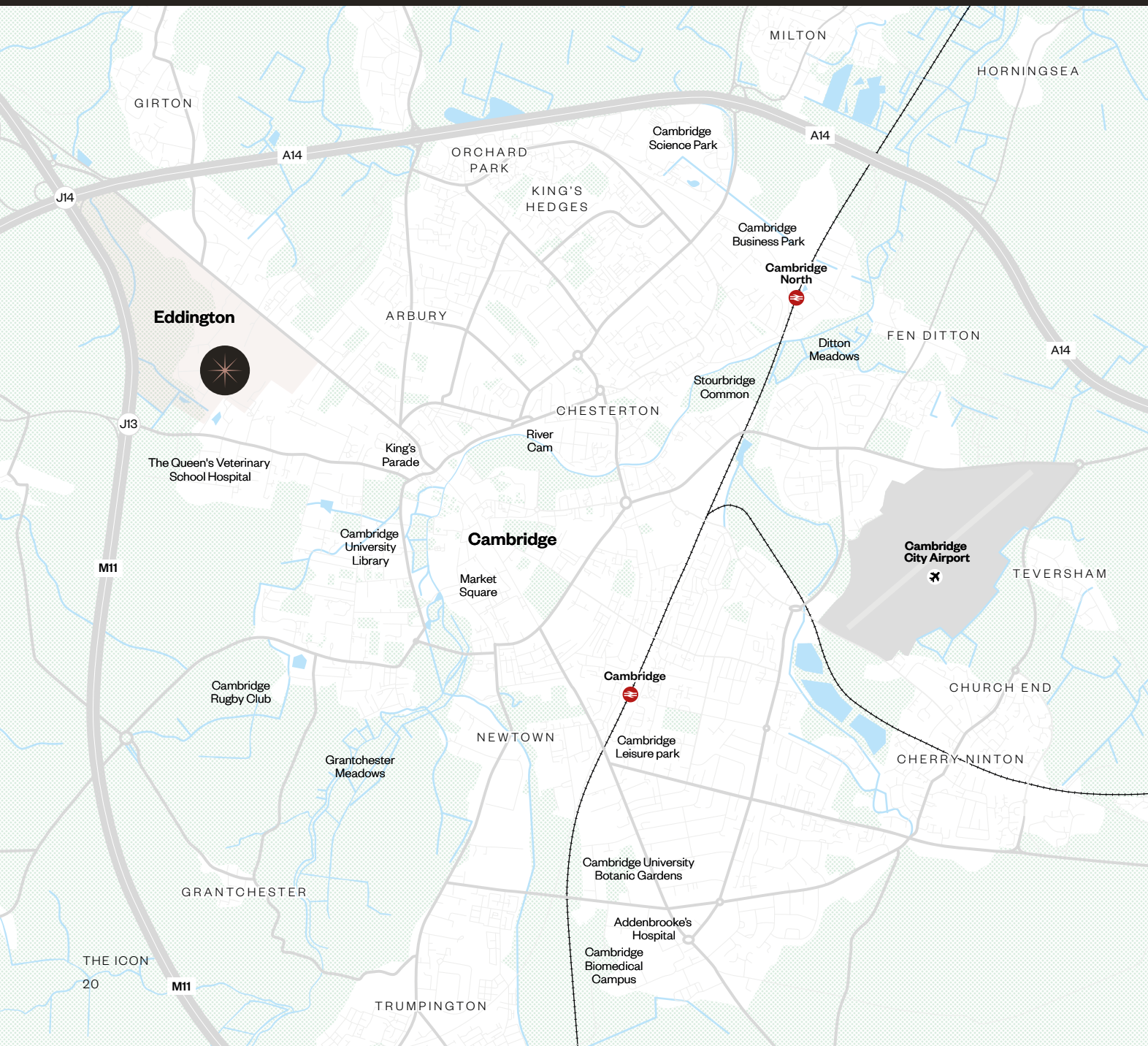
CAMBRIDGE



# Country air, city flair

Overlooking a cricket pitch with views towards Cambridge, The Icon sits comfortably between the countryside and the city. The best of both worlds, you might say.

Map is not to scale and shows approximate locations only.



Few places bring history to life as vividly as Cambridge. Famous for its world-class university, beautiful architecture, and magnificent courts, it's a city that keeps traditions close to heart. The Midsummer Fair, a revelry dating back to 1211, returns every year to Midsummer Common. The city comes alive in June each year, when the black tie glamour of May Balls descends on the colleges and spreads end-of-exam jubilation through the cobbled streets of Cambridge. And the punts gliding down the River Cam, past the College Backs, and through the winding meanders of Grantchester could be a scene from a painting.

At the same time, it's also a city that effortlessly keeps up with the times. Contemporary art galleries, performance venues, and events such as the Cambridge Film Festival make it an exciting place for the latest in art and culture. And with its independent stores, a bustling market, and plenty of places to eat, drink, and meet, Cambridge is a delight year round.



Midsummer Fair (indicative only).



Senate House Passage, Cambridge.



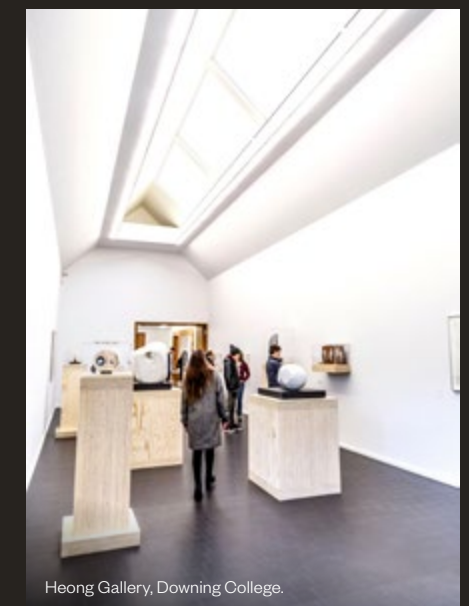
The Corpus Clock, Taylor Library.



The Red Lion at Grantchester.



Mathematical Bridge, Cambridge.



Heong Gallery, Downing College.





If you like to travel sustainably, you couldn't be better located. Cycling and pedestrian routes weave their way through Knights Park and across Eddington, with bike lanes taking you into Cambridge city centre. Or take advantage of the University's partnership with a low-emission car club for short-term car hire from Eddington. For more commute options, there's also a Park and Ride nearby and the Universal bus service (U bus) running from Eddington to West Cambridge, the city centre, Cambridge Station, and the Biomedical Campus.

With fast trains from Cambridge Railway Station to central London, you can reach the capital in less than an hour. Heading north, there are direct services to Peterborough and Norwich, and for international travel, Stansted Airport is just a 30-minute train journey away.

# Cambridge and beyond



from The Ikon	1 MIN	1 MIN	2 MINS	3 MINS	4 MINS	10 MINS
	Storey's Field Centre	University of Cambridge Primary School	Market Square & Shops	Children's Play Area	Sports Pitches	Brook Leys Lakes
from The Ikon	11 MINS	16 MINS	18 MINS	20 MINS	20 MINS	21 MINS
	River Cam	Cambridge City Centre	Cambridge Railway Station	Cambridge Business Park	Cambridge Science Park	Cambridge North Railway Station
from Eddington Market Square	4 MINS	9 MINS	12 MINS	19 MINS	22 MINS	26 MINS
	Veterinary School	Playing Field	University Library	Botanic Gardens	The Busway Railway Station	Addenbrooke's Hospital
from The Ikon	4 MINS	12 MINS	12 MINS	14 MINS	40 MINS	40 MINS
	J13, M11	Cambridge Business Park	Cambridge Science Park	Cambridge Leisure Park	Bedford	Bury St Edmunds
from Cambridge Railway Station	30 MINS	48 MINS	49 MINS	50 MINS	1 HR 12 MINS	1 HR 12 MINS
	Stansted Airport	London King's Cross	Peterborough	King's Lynn	Norwich	London Liverpool Street

Map is not to scale and shows approximate locations only.  
Travel times are approximate. Sources: Google Maps and nationalrail.co.uk





Fitzbillies, Cambridge.

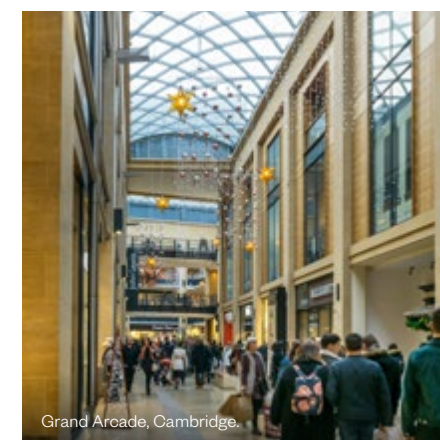
# A smart move

✦ Your proximity to Cambridge means new possibilities. The Ioan's location opens up fantastic career opportunities in several industries. With over 1,500 science and technology companies, it's no wonder the area has been dubbed Silicon Fen – Britain's answer to Silicon Valley. Eddington itself will ultimately include 100,000 sq m of academic and commercial research space, creating a major employment site for Cambridge and the wider region. From up-and-coming startups to some of the country's most successful companies, this is a great place to grow a career.

From everyday essentials to unique finds, you've got all your needs covered. Cambridge has three shopping centres – The Grafton, Lion Yard, and the Grand Arcade – all offering a wide range of high street and designer brands, such as John Lewis, GANT, and The White Company. For speciality goods, wander down the cobbled streets and you'll find dozens of independent stores and luxury boutiques. The distinctive university sellers, Ede & Ravenscroft and Ryder & Amies, are unmistakable reminders of living in a town awash with gowns and robes. And of course, you can't miss the General Market in the historic market square, offering everything from local produce and flowers to books and art.



AstraZeneca R&D Building at Cambridge Biomedical Campus.



Grand Arcade, Cambridge.



Cambridge Market Square





The Icon is surrounded by excellent schools for students of all ages. The University of Cambridge Primary School, rated Outstanding by Ofsted, is just a few minutes' walk away. As the first primary University Training School in the UK, the school is committed to exemplary teaching, with a creative, free-thinking, and rigorous approach.

For older children, there's a range of Good or Outstanding rated secondary schools across the city, including the Cambridge Academy for Science and Technology, which offers a STEM curriculum at GCSE and A-Level. There are also many independent schools in the area. And, of course, the world-famous University of Cambridge is a short cycle away.



King's College, Cambridge.

# World-class education next door

## PRIMARY SCHOOLS

**University of Cambridge Primary School** (0.1 mile)  
Eddington Avenue  
Cambridge CB3 0QZ  
**Ofsted rating** Outstanding

**Mayfield Primary School**  
(2.2 miles)  
Warwick Road  
Cambridge CB4 3HN  
**Ofsted rating** Good

## SECONDARY SCHOOLS

**Chesterton Community College**  
(2.7 miles)  
Gilbert Road  
Cambridge CB4 3NY  
**Ofsted rating** Outstanding

**St Bede's Inter-Church School**  
(5.4 miles)  
Birdwood Road  
Cambridge CB1 3TD  
**Ofsted rating** Outstanding

## INDEPENDENT SCHOOLS

**King's College School** (1.8 miles)  
West Road  
Cambridge CB3 9DN  
For boys & girls aged 4–13

**Heritage School Cambridge**  
(3.1 miles)  
17-19 Brookside  
Cambridge CB2 1JE  
For boys & girls aged 4–16

**The Leys School** (3.1 miles)  
The Fen Causeway  
Cambridge CB2 7AD  
For boys & girls aged 11–18

**St Mary's School** (3.6 miles)  
Bateman Street  
Cambridge CB2 1LY  
For girls aged 3–18

**The Perse School**  
(4.5 miles)  
Hills Road  
Cambridge CB2 8QF  
For boys & girls aged 3–18  
Different sites for ages 3–11

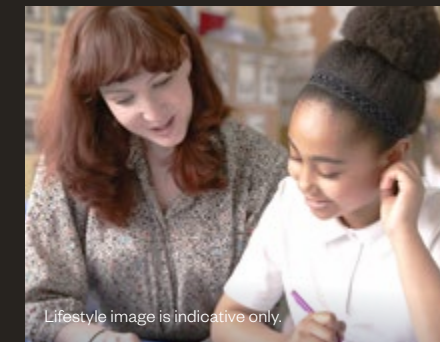
## THE UNIVERSITY OF CAMBRIDGE

Dating back to 1209 and consistently ranked as one of the best in the world, the University of Cambridge hardly needs an introduction. Its 31 colleges are spread throughout the city, each with its own character and legends. The University combines cutting-edge research and technology with magnificent architecture and a plethora of cultural and social activities.

Ofsted ratings correct at the time of going to print.



University of Cambridge Primary School.



Lifestyle image is indicative only.



University of Cambridge Primary School.



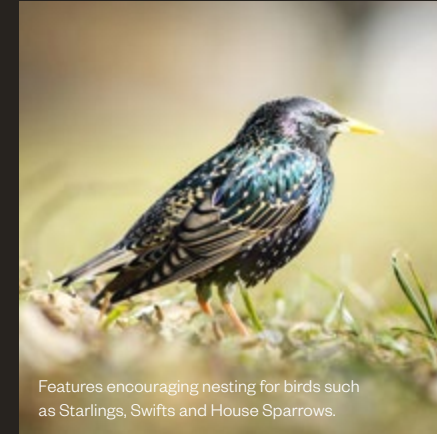
# Homes that inspire



THE HOMES



# Building today with tomorrow in mind



Features encouraging nesting for birds such as Starlings, Swifts and House Sparrows.



The Eddington energy centre.



Solar panelling is in use across Eddington.



Underground waste system.



Green open spaces at Eddington.



Eddington has been carefully planned to minimise the environmental impact and The Icon is part of that commitment. Safe pedestrian and cycle routes and a public transport network enable you to travel around more sustainably, while green infrastructure and energy efficiency make homes more eco-friendly.

A central energy centre provides heating and hot water directly to each home, while a sustainable urban drainage system collects, stores, and filters rainwater – before pumping it back to homes where it's used for flushing toilets and in washing machines.

The natural landscape is an important part of the sustainability efforts. It incorporates wetlands, meadows, and planting schemes to create a biodiverse environment and support native species.

## Energy centre

The energy centre uses gas to generate heating and hot water for the homes, distributed via a district heating network. This is a more efficient use of resources, providing greener, more environmentally friendly heating, hot water, and energy.

## Waste and recycling

Underground chutes replace thousands of traditional wheelie bins in an innovative waste disposal system, the largest of its kind in the country. Under each stainless steel bin is an underground sealed container which collects the waste and recycling.

## Car-free travel

Cycling and pedestrian-friendly routes lead to sports fields, nurseries, play spaces, and the University of Cambridge Primary School.

## Ecology

Around 2,000 trees, plants, and brambles will be planted in the first phase of development at Eddington.

## Biodiversity

Features and open spaces encourage a diverse range of wildlife. These include features for swifts, house sparrows and starlings to nest, and to encourage bats to roost.

## Rainwater harvesting

Eddington is home to Europe's largest site-wide water recycling system. Rainwater is gathered and stored in underground tanks. It is then filtered and used as a renewable source of clean water for flushing toilets, washing machines, and garden watering.

## A-rated for efficiency

The energy efficiency rating and environmental impact rating for the homes at The Icon is 'A', which is classed as very low-cost and environmentally friendly.





Computer generated image is indicative only.

The Icon has been designed to be highly energy efficient with eco-friendly features that not only benefit the environment but also make your home cheaper to power and more comfortable to live in.

To meet high sustainability standards (previously called the Code for Sustainable Homes Level 5), the homes have been developed to reduce their energy and carbon dioxide emissions by at least 85% from 2010 levels. From solar panels and bio-diverse roofs to one of the smartest waste disposal systems, your home has been thoroughly optimised according to the latest science.

### Low solar gain glazing

Whilst lovely to have, large windows can make rooms hot. The glazing used in many of the windows helps to eradicate solar gain, so the rooms don't get too hot in the summer.

### Solar panels

Solar PV systems will generate power to light communal areas as well as reduce the building's carbon footprint, contributing to the overall sustainability goals of the development.

### Extra-large windows

The large windows used throughout The Icon let in plenty of natural light, reducing the need for switching the lights on. Aluminium composite windows are also highly durable and low maintenance.

### Smart meters

Keep an eye on your electrical consumption at any time.

### Triple glazing

Many of the windows are triple-glazed and incorporate special coatings that reflect heat back into the building. **It means you lose about 80% less heat than single glazing and 50% less than typical double glazing.** As a result, you can sit very close to the window without feeling cold.

### Eco appliances

Energy-efficient kitchen appliances, aerated showerheads, and taps help keep electricity and water consumption low.

### Domestic recycling

Kitchens have an integrated bin, separated into sections for domestic recycling.

### Cycle storage

All homes have a secure parking place for bikes – one for every person.

# Leading the way in smart design



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# A new way of life pioneering sustainable urban living

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Computer generated imagery is indicative only.

# Iconic in every detail

## Specification

### Kitchen

- Matt finish handleless units with contemporary black trim and soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob (where applicable)
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated compact combi oven/ microwave to studio
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood or ceiling hood where hob on island or peninsula
- Stainless steel undermounted sink with contemporary matt black mixer tap
- LED feature lighting to wall units
- Integrated pull out recycling bin
- Washer/dryer (freestanding in hallway cupboard)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information.

### En-suite/Shower room

- White sanitaryware with contemporary matt black brassware
- Low profile shower tray with glass shower door
- Feature mirror cabinet and shelf with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated matt black towel rail

### Bathroom

- White sanitaryware with contemporary matt black brassware
- Bath with shower over and glass screen
- Feature mirror cabinet and shelf with LED lighting
- Recessed shower shelf
- Bath panel to match vanity top
- Large format wall and floor tiles
- Heated matt black towel rail

### Decorative Finishes

- Front entrance door with multi-point locking system
- High efficiency triple glazed aluminium timber composite windows
- Timber internal staircase with carpeted treads and risers to duplex apartments
- White painted flush internal doors with contemporary matt black ironmongery
- Built in mirrored wardrobe with sliding doors and LED lighting to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

### Floor Finishes

- Amtico flooring to entrance hall, kitchen/dining/living room and bedroom area to studio
- Carpet to bedrooms and stairs to duplex apartments
- Large format tiles to bathroom/shower room and en-suite

### Heating and Water

- Underfloor heating throughout each apartment
- Heated matt black towel rails to bathroom/shower room and en-suite
- District heating, metered to each property

### Electrical

- Downlights to entrance hall, kitchen/dining/living room, bathroom/shower room, en-suite and principal bedroom
- Pendant fittings to other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom/shower room and en-suite
- TV, BT and data points to selected locations
- BT & Virgin fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door, where accessed off communal area
- External lighting to terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments

## EXTERNAL SPECIFICATION

### External Finishes

- Porcelain tiles to terrace
- Exterior treatments comprise white and buff facing bricks with biodiverse green roofs

### Communal Areas

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle storage space at basement or podium level
- Post boxes provided for all apartments within communal entrance lobby (where apartment is accessed off communal area)

### Parking

- Parking space in basement car park
- Electric car charging points available for communal use

### General

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

A Block Management Company has been formed at The Icon and will be responsible for the management and maintenance of communal areas and shared facilities in the apartment blocks. All homeowners will become members of the Management Company when they purchase their property at The Icon. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.

Estate Management services at Knights Park will be provided by the University of Cambridge's own estate management company Portal Estate Management. Portal's services cover the management and maintenance of the external communal areas for the wider estate including the estate roads, landscaped areas, site wide drainage, play equipment and lighting on the estate. A separate estate charge will be payable to Portal for their estate management services.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



Step into open-plan living areas bathed in natural light. Soaring floor-to-ceiling windows invite the outdoors in, creating a bright space to relax or entertain.



Computer generated imagery is indicative only.



# Platinum Specification

Apartments 002, 007, 008, 009, 010, 017, 018, 025, 026, 039 & 040

## Kitchen

- Soft matt handleless units with anti-fingerprint finish, and a contemporary black trim
- Soft close to doors and drawers
- Glass-sided drawer pack with oak cutlery insert
- Pull out Le Mans corner units where layout allows
- Honed finish Caesarstone worktop with matching upstand and splashback behind hob (where applicable)
- Miele induction hob
- Miele integrated single oven
- Miele integrated microwave
- Miele integrated dishwasher
- Miele wine cooler
- Miele integrated fridge/freezer
- Miele integrated cooker hood or ceiling hood where hob on peninsula
- Stainless steel undermounted sink
- Quooker hot/cold/boiling tap in matt black finish
- Recessed LED feature lighting to wall units, under worktops and tall units
- Integrated pull-out recycling bin
- Miele washer/dryer (freestanding in hallway cupboard)

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- Large format wall and floor tiles
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- Feature mirror cabinet and shelf with LED lighting
- Recessed shower shelf
- Bath panel to match vanity top
- Large format wall and floor tiles
- Heated matt black towel rail

## Decorative Finishes

- Front entrance door with multi-point locking system
- High efficiency triple glazed aluminium timber composite windows
- White painted flush internal doors with contemporary matt black ironmongery
- Built in mirrored wardrobe with sliding doors and LED lighting to principal and second bedrooms
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## Floor Finishes

- Amtico parquet style flooring to entrance hall, kitchen/dining/living room and open plan study area
- Carpet to bedrooms
- Large format tiles to bathroom and en-suite

## Heating and Water

- Underfloor heating throughout each apartment
- Heated matt black towel rails to bathroom and en-suite
- District heating, metered to each property

## Electrical

- Downlights to entrance hall, kitchen/dining/living room, bathroom, en-suite, open plan study area and principal bedroom
- Pendant fittings to other bedrooms
- LED feature lighting to wall and tall units, and under worktop in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
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# Spaces tailored to your lifestyle



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FLOOR PLANS

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# THE ICON

KNIGHTS PARK  
EDDINGTON





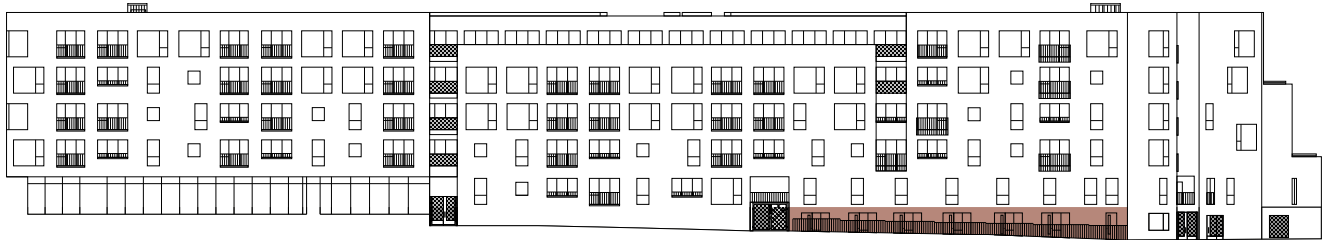


# Lower Ground floor

7 | Two  
bedroom  
homes

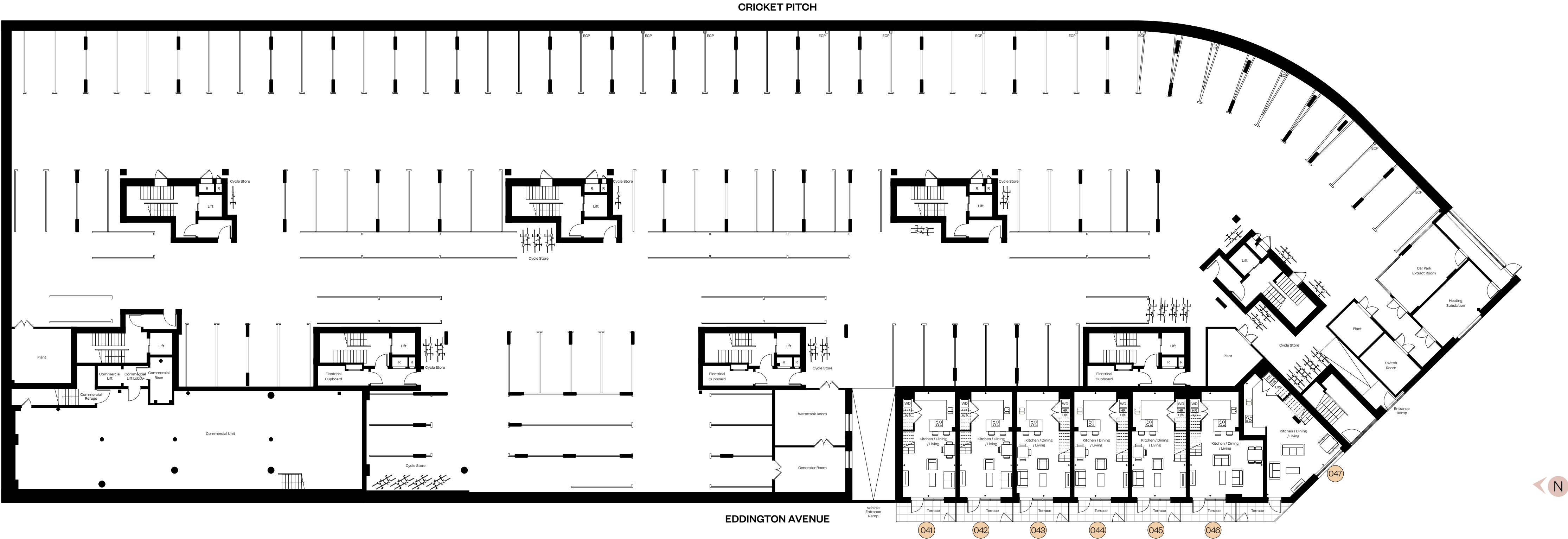


Lower Ground Floor



Apartments 041 & 042			Apartment 046		
2 Bedroom Duplex			2 Bedroom Duplex		
Kitchen / Dining / Living	4.10 x 8.15	13'5" x 26'9"	Kitchen / Dining / Living	5.65 x 8.15	18'6" x 26'9"
Terrace	4.55 x 1.65	14'11" x 5'5"	Terrace	4.30 x 1.65	14'1" x 5'5"

Apartments 043, 044 & 045			Apartment 047		
2 Bedroom Duplex			2 Bedroom Duplex		
Kitchen / Dining / Living	4.20 x 8.15	13'9" x 26'9"	Kitchen / Dining / Living	6.95 x 8.65	22'10" x 28'5"
Terrace	4.30 x 1.65	14'1" x 5'5"	Terrace	3.75 x 1.45	12'4" x 4'9"



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Key

1 Bedroom

2 Bedroom

2 Bedroom Duplex

3 Bedroom

ECP Electric car charging points

Indicative wardrobe position

Measurements

C Cupboard

U/S Utility/Store cupboard

W Wardrobe

HR Mechanical ventilation heat recovery

R Riser cupboard

W/D Washer/Dryer





# Ground floor

4 | Three  
bedroom  
homes

16 | Two  
bedroom  
homes

3 | One  
bedroom  
homes



Ground floor



Apartment 001	M	FT
Kitchen / Dining / Living	3.35 x 8.60	10'12" x 28'3"
Principal Bedroom	3.50 x 5.25	11'6" x 17'3"
Bedroom 2	4.10 x 3.10	13'5" x 10'2"
Terrace	3.05 x 1.60	10'1" x 5'3"

Apartment 002	M	FT
Kitchen / Dining / Living	7.90 x 3.80	25'11" x 12'5"
Principal Bedroom	7.35 x 3.40	24'1" x 11'2"
Bedroom 2	4.00 x 3.40	13'1" x 11'2"
Bedroom 3	2.50 x 3.40	8'3" x 11'2"
Terrace	3.10 x 1.60	10'2" x 5'3"

Apartments 003, 011, 013, 019 & 021	M	FT
Kitchen / Dining / Living	3.40 x 10.15	11'2" x 33'4"
Principal Bedroom	3.45 x 5.60	11'4" x 18'4"
Bedroom 2	3.30 x 3.85	10'11" x 12'8"
Terrace	3.05 x 1.60	10'1" x 5'3"

Apartments 012 & 020	M	FT
Kitchen / Dining / Living	7.25 x 5.65	23'10" x 18'7"
Principal Bedroom	3.60 x 5.65	11'10" x 18'6"
Bedroom 2	3.40 x 3.95	11'2" x 12'12"
Bedroom 3	3.80 x 3.90	12'6" x 12'10"
Terrace	3.10 x 1.60	10'2" x 5'3"

Apartment 027	M	FT
Kitchen / Dining / Living	6.45 x 5.60	21'2" x 18'5"
Principal Bedroom	3.15 x 5.95	10'4" x 19'6"
Bedroom 2	4.20 x 3.30	13'9" x 10'10"
Terrace	3.40 x 1.65	11'2" x 5'5"

Apartment 028	M	FT
Kitchen / Dining / Living	3.70 x 9.80	12'2" x 32'2"
Bedroom	2.95 x 5.50	9'8" x 18'2"
Terrace	3.35 x 1.75	10'12" x 5'9"

Apartment 029	M	FT
Kitchen / Dining / Living	3.50 x 7.80	11'5" x 25'7"
Principal Bedroom	3.40 x 3.50	11'2" x 11'5"
Bedroom 2	3.75 x 2.85	12'4" x 9'4"
Terrace	3.00 x 1.70	10'0" x 5'7"

Apartment 030	M	FT
Kitchen / Dining / Living	10.30 x 3.40	33'10" x 11'2"
Principal Bedroom	3.40 x 3.70	11'2" x 12'2"
Bedroom 2	3.20 x 3.85	10'7" x 12'9"
Terrace	3.10 x 1.70	10'2" x 5'7"

Apartments 041 & 042	M	FT
Principal Bedroom	4.05 x 3.55	13'5" x 11'8"
Bedroom 2	2.00 x 3.70	6'7" x 12'2"

Apartments 043, 044 & 045	M	FT
Principal Bedroom	3.45 x 2.90	11'4" x 9'6"
Bedroom 2	2.00 x 2.45	6'6" x 8'0"

Apartment 046	M	FT
Principal Bedroom	2.75 x 3.50	9'0" x 11'7"
Bedroom 2	2.75 x 3.05	9'0" x 10'0"

Apartment 047	M	FT
Principal Bedroom	3.90 x 5.40	12'10" x 17'8"
Bedroom 2	2.70 x 3.50	8'10" x 11'5"

Apartments 064 & 065	M	FT
Kitchen / Dining / Living	3.75 x 7.80	12'3" x 25'8"
Bedroom	3.30 x 4.05	10'10" x 13'3"
Terrace	3.40 x 1.45	11'8" x 4'9"

Apartment 063	M	FT
Kitchen / Dining / Living	3.65 x 8.10	12'0" x 26'7"
Principal Bedroom	3.00 x 5.10	9'10" x 16'9"
Bedroom 2	3.05 x 3.90	10'1" x 12'10"
Bedroom 3 / Study	3.65 x 2.40	11'70" x 7'10"
Terrace	3.15 x 1.40	10'40" x 4'7"

CRICKET PITCH



EDDINGTON AVENUE

Key

- 1 Bedroom
- 2 Bedroom
- 2 Bedroom Duplex
- 3 Bedroom

- Platinum Specification
- Indicative wardrobe position
- Measurements

- Cupboard
- Utility/Store cupboard
- Wardrobe

- Mechanical ventilation heat recovery
- Riser cupboard
- Washer/Dryer





# First floor

15 | Two  
bedroom  
homes

13 | One  
bedroom  
homes



First floor



Apartment 004 2 Bedrooms	M	FT

Apartments 005, 015 & 023 2 Bedrooms	M	FT

Apartments 006, 016 & 024 2 Bedrooms	M	FT

Apartments 014 & 022 2 Bedrooms	M	FT

Apartment 031 1 Bedroom	M	FT

Apartment 032 1 Bedroom	M	FT

Apartment 033 1 Bedroom	M	FT

Apartment 034 2 Bedrooms	M	FT

Apartment 051 1 Bedroom	M	FT

Apartments 049, 050, 067, 068, 082 & 083 1 Bedroom	M	FT

Apartments 048, 066 & 081 2 Bedrooms	M	FT

Apartments 069 & 084 2 Bedrooms	M	FT

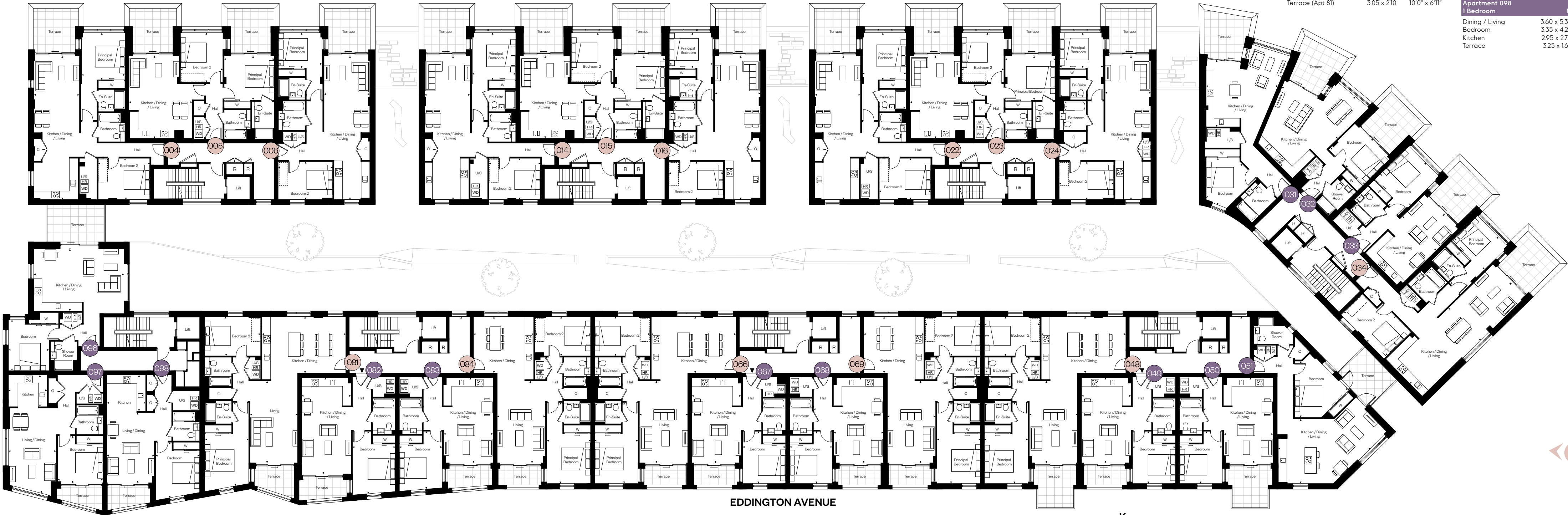
Apartment 096 1 Bedroom	M	FT

Apartment 097 1 Bedroom	M	FT

Apartment 098 1 Bedroom	M	FT

CRICKET PITCH

EDDINGTON AVENUE



Key

- 1 Bedroom

2 Bedroom

3 Bedroom

Indicative wardrobe position
- Measurements

Cupboard

Wardrobe

Utility/Store cupboard
- Washer/Dryer

Riser cupboard

Mechanical ventilation heat recovery

North arrow

THE ICON  
48

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# Second floor

6 | Three  
bedroom  
homes

7 | Two  
bedroom  
homes

11 | One bedroom  
homes

1 | Studio



Second floor



Apartment 007 ✱ 3 Bedrooms			
	M	FT	
Kitchen / Dining / Living	7.05 x 6.35	23'3" x 20'10"	
Principal Bedroom	3.25 x 5.25	10'9" x 17'5"	
Bedroom 2	3.60 x 3.00	11'10" x 10'0"	
Bedroom 3 / Study	2.85 x 2.75	9'5" x 9'1"	
Terrace	3.50 x 3.35	11'6" x 11'0"	

Apartments 008 ✱, 018 ✱ & 026 ✱ 3 Bedrooms			
	M	FT	
Kitchen / Dining / Living	10.60 x 6.30	34'10" x 20'10"	
Principal Bedroom	3.50 x 5.30	11'7" x 17'6"	
Bedroom 2	3.15 x 3.40	10'4" x 11'3"	
Bedroom 3	3.60 x 3.40	11'10" x 11'3"	
Terrace 1	3.60 x 3.40	11'10" x 11'2"	
Terrace 2	3.60 x 3.40	11'10" x 11'2"	

Apartments 017 ✱ & 025 ✱ 3 Bedrooms			
	M	FT	
Kitchen / Dining / Living	7.40 x 6.25	24'4" x 20'8"	
Principal Bedroom	3.75 x 7.40	12'5" x 24'4"	
Bedroom 2	3.95 x 2.95	13'0" x 9'10"	
Bedroom 3	3.35 x 3.45	11'1" x 11'5"	
Study	4.25 x 2.25	14'1" x 7'6"	
Terrace	3.50 x 3.35	11'6" x 10'12"	

Apartment 035 2 Bedrooms			
	M	FT	
Kitchen / Dining / Living	4.45 x 10.85	14'8" x 35'9"	
Principal Bedroom	3.75 x 2.95	12'5" x 9'8"	
Bedroom 2	3.80 x 3.15	12'6" x 10'4"	
Terrace	3.40 x 3.50	11'3" x 11'7"	

Apartment 036 1 Bedroom			
	M	FT	
Kitchen / Dining / Living	5.45 x 5.65	17'11" x 18'6"	
Bedroom	3.45 x 3.45	11'4" x 11'4"	
Terrace	3.30 x 3.50	10'10" x 11'6"	

Apartment 037 Studio			
	M	FT	
Kitchen / Dining / Living	3.10 x 6.35	10'2" x 20'10"	
Bedroom	3.15 x 2.45	10'4" x 8'2"	
Terrace	3.50 x 3.35	11'9" x 11'0"	

Apartment 038 2 Bedrooms			
	M	FT	
Kitchen / Dining	5.00 x 2.95	16'5" x 9'10"	
Living	3.40 x 4.20	11'2" x 13'10"	
Principal Bedroom	3.45 x 2.80	11'5" x 9'3"	
Bedroom 2	3.75 x 3.30	12'4" x 10'10"	
Terrace	3.55 x 3.35	11'9" x 11'0"	

Apartment 055 1 Bedroom			
	M	FT	
Kitchen / Dining / Living	6.80 x 4.90	22'4" x 16'1"	
Bedroom	4.00 x 4.30	13'3" x 14'2"	
Terrace	3.50 x 2.80	11'6" x 9'2"	

Apartments 053, 054, 071, 072, 086 & 087 1 Bedroom			
	M	FT	
Kitchen / Dining / Living	3.75 x 6.50	12'5" x 21'4"	
Bedroom	3.25 x 3.95	10'9" x 13'1"	
Terrace (Apt 53)	3.30 x 3.10	10'10" x 10'2"	
Terrace (Apts 54, 71, 72)	3.30 x 1.40	10'10" x 4'7"	
Terrace (Apts 86, 87)	3.30 x 1.55	10'10" x 5'1"	

Apartments 052, 070 & 085 2 Bedrooms			
	M	FT	
Kitchen / Dining	6.45 x 4.30	21'2" x 14'1"	
Living	3.65 x 6.25	12'1" x 20'7"	
Principal Bedroom	3.30 x 6.15	10'11" x 20'4"	
Bedroom 2	4.20 x 2.95	13'9" x 9'10"	
Terrace (Apt 052)	3.20 x 1.40	10'6" x 4'7"	
Terrace (Apt 070)	3.20 x 1.40	10'6" x 4'7"	
Terrace (Apt 085)	3.05 x 2.00	10'0" x 6'7"	

Apartments 073 & 088 2 Bedrooms			
	M	FT	
Kitchen / Dining	4.55 x 4.30	15'1" x 14'1"	
Living	3.65 x 6.25	12'1" x 20'7"	
Principal Bedroom	3.30 x 6.15	10'11" x 20'4"	
Bedroom 2	4.20 x 3.00	13'11" x 9'10"	
Terrace	3.25 x 1.45	10'8" x 18'1"	

Apartment 099 1 Bedroom			
	M	FT	
Kitchen / Dining / Living	6.85 x 4.75	22'8" x 15'8"	
Bedroom	3.05 x 3.85	10'2" x 12'9"	
Terrace	3.50 x 2.90	11'6" x 9'6"	

Apartment 100 1 Bedroom			
	M	FT	
Kitchen / Dining / Living	7.10 x 5.30	23'4" x 17'5"	
Bedroom	3.20 x 3.55	10'6" x 11'8"	
Terrace	3.50 x 1.45	11'6" x 4'9"	

Apartment 101 1 Bedroom			
	M	FT	
Dining / Living	3.60 x 5.30	11'11" x 17'7"	
Bedroom	3.35 x 4.20	11'0" x 13'11"	
Kitchen	2.95 x 2.70	9'9" x 8'11"	
Terrace	3.25 x 1.65	10'8" x 5'5"	

CRICKET PITCH



EDDINGTON AVENUE

Key

- 1 Bedroom

2 Bedroom

3 Bedroom

Platinum Specification

Indicative wardrobe position

Measurements
- Cupboard

Utility/Store cupboard

Wardrobe

Mechanical ventilation heat recovery

Riser cupboard

Washer/Dryer

THE ICON  
50

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# Third floor

2 | Three  
bedroom  
homes

5 | Two  
bedroom  
homes

10 | One  
bedroom  
homes



Third floor



Apartment 009 ✱ 3 Bedrooms				M	FT
Kitchen / Dining / Living				1100 x 735	36'1" x 24'1"
Principal Bedroom				365 x 470	11'7" x 15'5"
Bedroom 2				350 x 445	11'6" x 14'7"
Bedroom 3				295 x 350	9'8" x 11'6"
Terrace 1				345 x 335	11'4" x 10'12"
Terrace 2				330 x 335	10'10" x 10'12"
Terrace 3				725 x 620	23'9" x 20'4"

Apartment 039 ✱ 3 Bedrooms				M	FT
Kitchen / Dining / Living				1055 x 730	34'7" x 23'11"
Principal Bedroom				360 x 465	11'10" x 15'3"
Bedroom 2				350 x 440	11'6" x 14'5"
Bedroom 3				295 x 345	9'8" x 11'4"
Terrace 1				345 x 340	11'4" x 11'2"
Terrace 2				355 x 345	11'6" x 11'4"
Terrace 3				595 x 475	19'6" x 15'7"

Apartment 059 1 Bedroom				M	FT
Kitchen / Dining / Living				680 x 490	22'4" x 16'1"
Bedroom				400 x 430	13'3" x 14'2"
Terrace				350 x 280	11'6" x 9'2"

Apartments 057, 058, 075, 076, 090 & 091 1 Bedroom				M	FT
Kitchen / Dining / Living				375 x 650	12'5" x 21'4"
Bedroom				325 x 395	10'9" x 13'1"
Terrace (Apts 57, 75, 76)				330 x 140	10'10" x 4'7"
Terrace (Apt 58)				330 x 310	10'10" x 10'2"
Terrace (Apts 90, 91)				330 x 155	10'10" x 5'1"

Apartments 056, 074 & 089 2 Bedrooms				M	FT
Kitchen / Dining				645 x 430	21'2" x 14'1"
Living				365 x 625	12'1" x 20'7"
Principal Bedroom				330 x 615	10'11" x 20'4"
Bedroom 2				420 x 295	13'9" x 9'10"
Terrace (Apts 056 & 074)				320 x 140	10'6" x 4'7"
Terrace (Apt 089)				300 x 200	9'10" x 6'6"

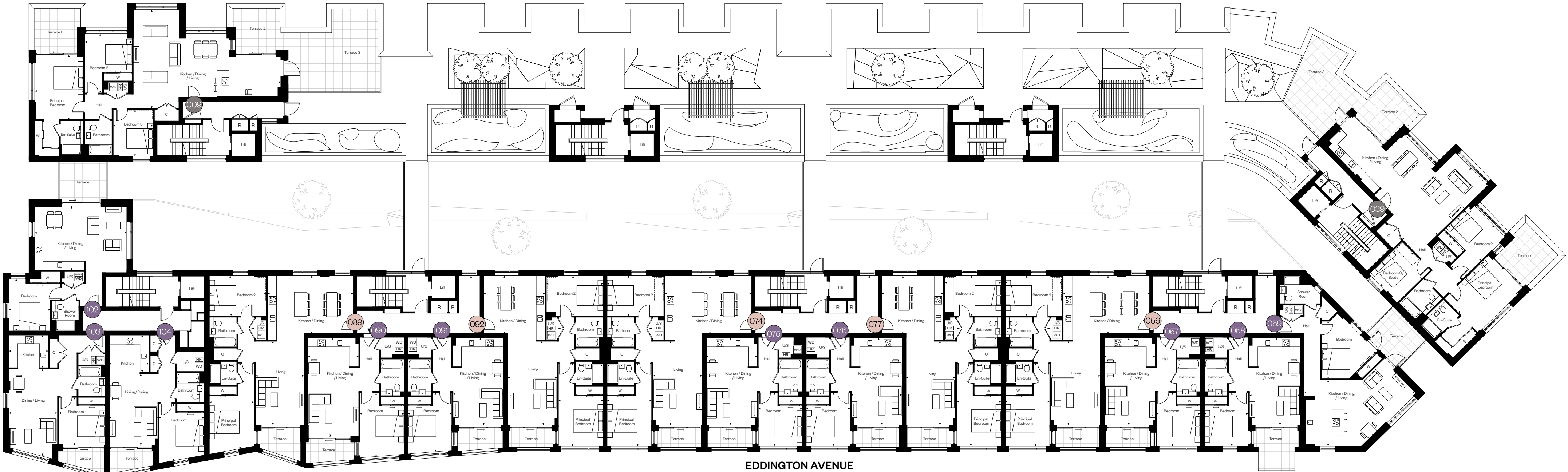
Apartments 077 & 092 2 Bedrooms				M	FT
Kitchen / Dining				455 x 430	15'1" x 14'1"
Living				365 x 625	12'1" x 20'7"
Principal Bedroom				330 x 615	10'11" x 20'4"
Bedroom 2				420 x 300	13'11" x 9'10"
Terrace				145 x 325	18'1" x 10'8"

Apartment 102 1 Bedroom				M	FT
Kitchen / Dining / Living				685 x 475	22'8" x 15'8"
Bedroom				305 x 385	10'2" x 12'9"
Terrace				350 x 290	11'6" x 9'6"

Apartment 103 1 Bedroom				M	FT
Dining / Living				360 x 650	11'11" x 21'6"
Bedroom				345 x 345	11'4" x 11'4"
Kitchen				295 x 245	9'8" x 8'0"
Terrace				350 x 150	11'6" x 4'11"

Apartment 104 1 Bedroom				M	FT
Dining / Living				360 x 530	11'11" x 17'7"
Bedroom				335 x 420	11'0" x 13'11"
Kitchen				295 x 270	9'9" x 8'11"
Terrace				325 x 165	10'8" x 5'5"

CRICKET PITCH



EDDINGTON AVENUE

Key

- 1 Bedroom
- 2 Bedroom

- 3 Bedroom
- Platinum Specification

- Indicative wardrobe position
- Measurements

- Cupboard
- Utility/Store cupboard
- Wardrobe

- Mechanical ventilation heat recovery
- Riser cupboard
- Washer/Dryer





# Fourth floor

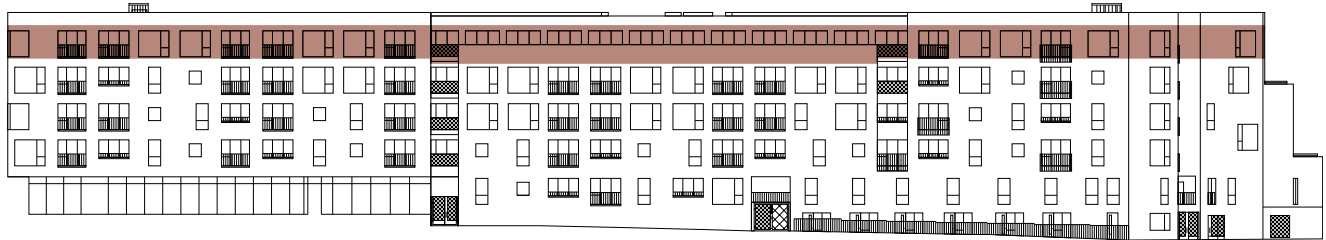
8 | Three  
bedroom  
homes

3 | Two  
bedroom  
homes

2 | One  
bedroom  
homes



Fourth floor



Apartment 010 ✱ 3 Bedrooms				M	FT
Kitchen / Dining / Living		1115 x 480	367" x 15'9"		
Principal Bedroom		355 x 470	11'8" x 15'5"		
Bedroom 2		340 x 480	11'2" x 15'9"		
Bedroom 3		310 x 265	10'2" x 8'8"		
Terrace		360 x 345	11'10" x 11'4"		

Apartment 040 ✱ 3 Bedrooms				M	FT
Kitchen / Dining / Living		1085 x 475	357" x 15'7"		
Principal Bedroom		365 x 460	11'12" x 15'1"		
Bedroom 2		330 x 480	10'10" x 15'9"		
Bedroom 3		295 x 265	9'9" x 8'8"		
Terrace		355 x 345	11'7" x 11'4"		

Apartment 062 1 Bedroom				M	FT
Kitchen / Dining / Living		835 x 495	27'5" x 16'3"		
Principal Bedroom		385 x 430	12'8" x 14'1"		
Terrace		350 x 275	11'6" x 9'0"		

Apartments 061 & 094 3 Bedrooms				M	FT
Kitchen / Dining / Living		645 x 650	21'2" x 21'4"		
Principal Bedroom		375 x 440	12'4" x 14'5"		
Bedroom 2		345 x 450	11'4" x 14'9"		
Bedroom 3		330 x 450	10'10" x 14'9"		
Terrace 1 (Apt 61)		340 x 140	11'2" x 4'7"		
Terrace 2 (Apt 61)		330 x 315	10'10" x 10'3"		
Terrace 1 (Apt 94)		365 x 160	11'12" x 5'3"		
Terrace 2 (Apt 94)		340 x 165	11'2" x 5'5"		

Apartments 060, 078 & 093 3 Bedrooms				M	FT
Kitchen / Dining		400 x 480	13'3" x 15'9"		
Living		365 x 625	12'0" x 20'7"		
Principal Bedroom		330 x 285	11'0" x 9'5"		
Bedroom 2		420 x 300	13'11" x 9'10"		
Bedroom 3 / Study		230 x 280	7'7" x 9'3"		
Terrace (Apts 060 & 078)		740 x 135	24'4" x 4'6"		
Terrace (Apt 093)		300 x 200	9'10" x 6'6"		

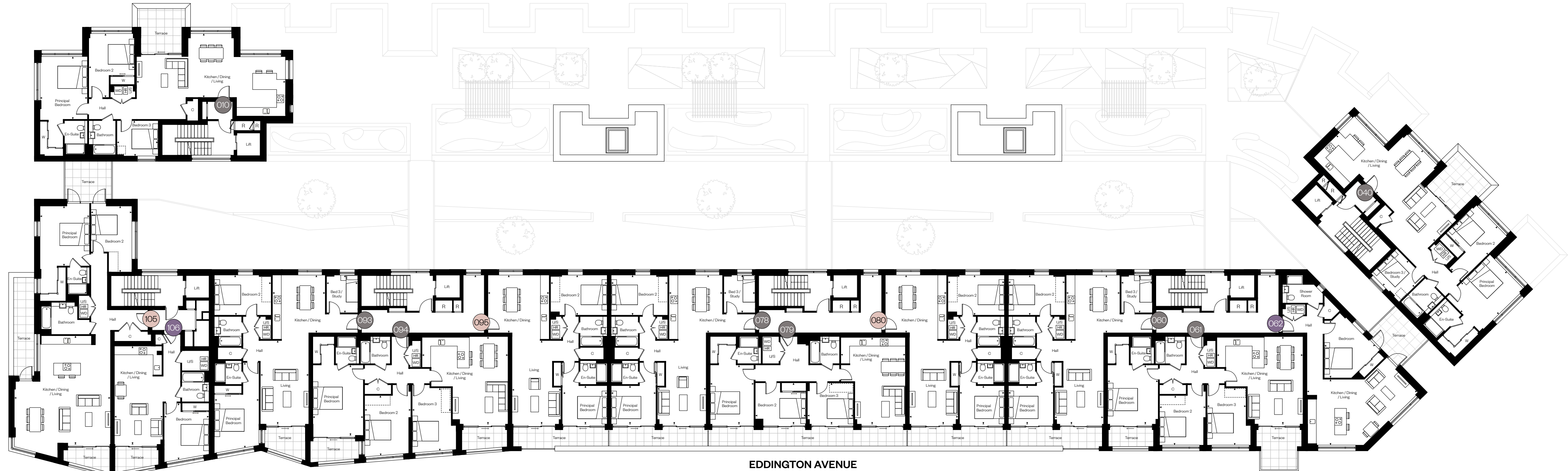
Apartments 080 & 095 2 Bedrooms				M	FT
Kitchen / Dining		455 x 480	15'1" x 15'9"		
Living		365 x 625	12'0" x 20'7"		
Principal Bedroom		330 x 285	11'0" x 9'5"		
Bedroom 2		420 x 300	13'11" x 9'10"		
Terrace		740 x 135	24'4" x 4'6"		

Apartment 079 3 Bedrooms				M	FT
Kitchen / Dining / Living		480 x 650	15'11" x 21'4"		
Principal Bedroom		325 x 445	10'9" x 14'8"		
Bedroom 2		380 x 300	12'6" x 10'1"		
Bedroom 3		345 x 300	11'4" x 10'1"		
Terrace		14.85 x 1.35	48'10" x 4'6"		

Apartment 105 2 Bedrooms				M	FT
Kitchen / Dining / Living		720 x 800	23'8" x 26'5"		
Principal Bedroom		365 x 445	12'1" x 14'9"		
Bedroom 2		300 x 495	10'1" x 16'3"		
Terrace 1		350 x 140	11'6" x 4'7"		
Terrace 2		150 x 7.35	5'0" x 24'2"		
Terrace 3		3.45 x 2.80	11'5" x 9'2"		

Apartment 106 1 Bedroom				M	FT
Kitchen / Dining / Living		360 x 7.35	11'9" x 24'1"		
Bedroom		3.35 x 4.20	10'12" x 13'9"		
Terrace		3.25 x 1.60	10'8" x 5'3"		

CRICKET PITCH



EDDINGTON AVENUE

Key

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Platinum Specification

- Indicative wardrobe position
- Measurements

- Cupboard
- Utility/Store cupboard
- Wardrobe

- Mechanical ventilation heat recovery
- Riser cupboard
- Washer/Dryer

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# Hill – a proven track record



Kew Bridge Rise, West London in partnership with L&Q.



The Hill Group is a top 10 housebuilder\* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title

of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

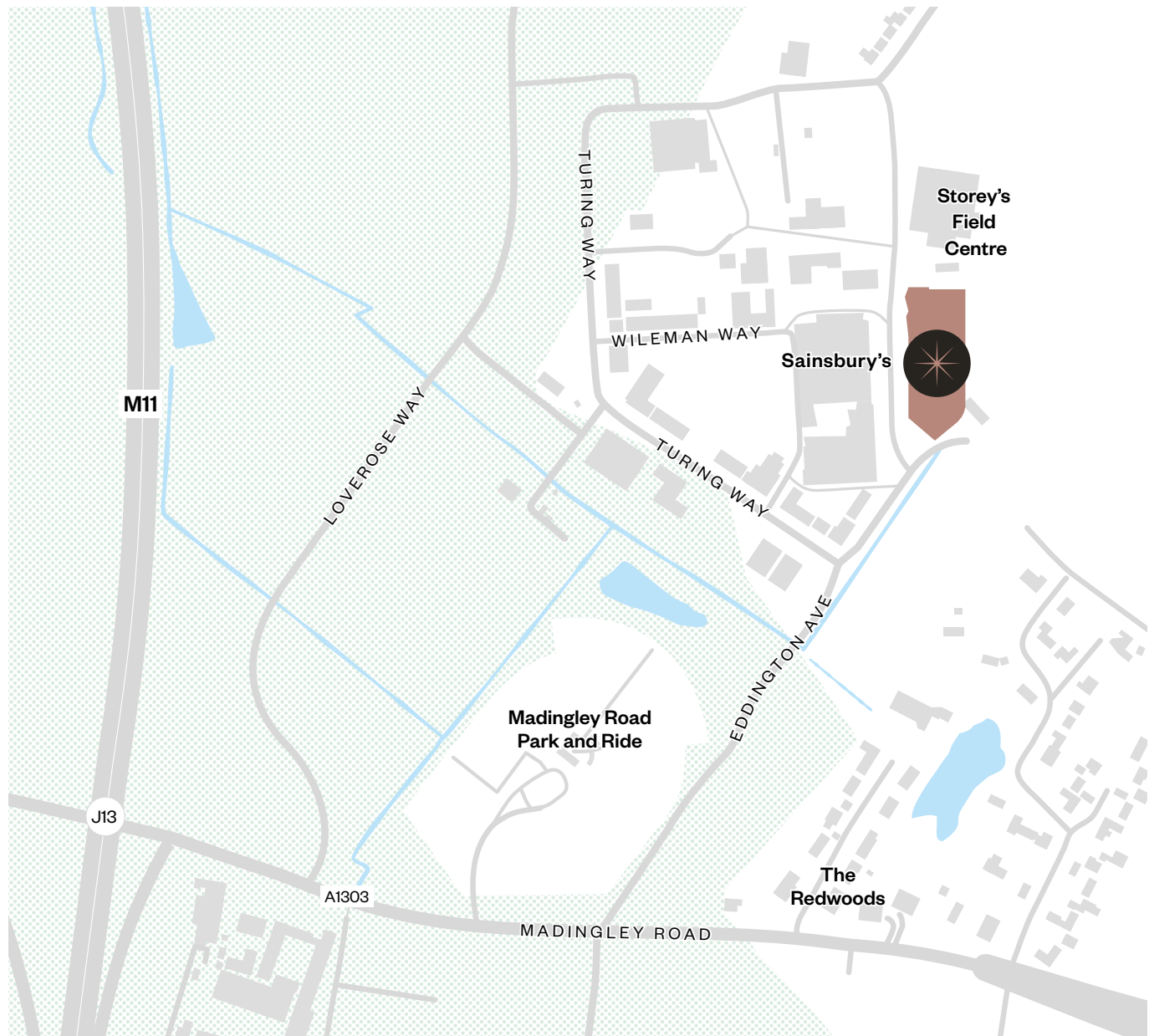
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\*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024





# Contact



Map is not to scale and shows approximate locations only.

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