

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

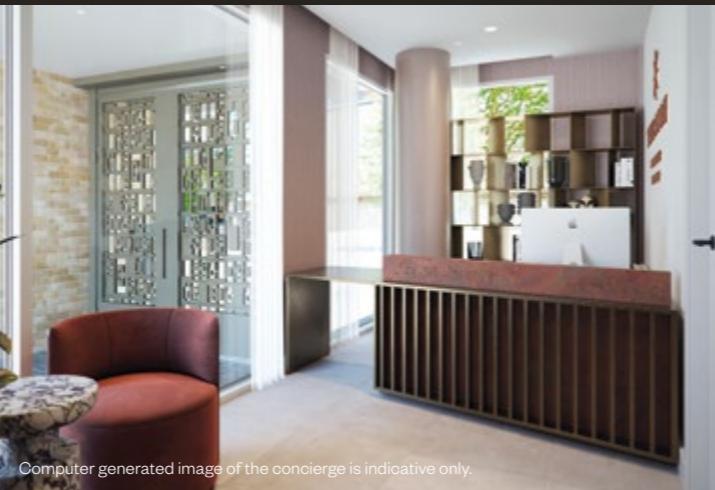


 Eddington is a truly special place. So we knew from the start that The Icon had to be a remarkable development. What you see today is a collection of homes that's deeply respectful of its surroundings – but it's also not afraid to have its own unique character.

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

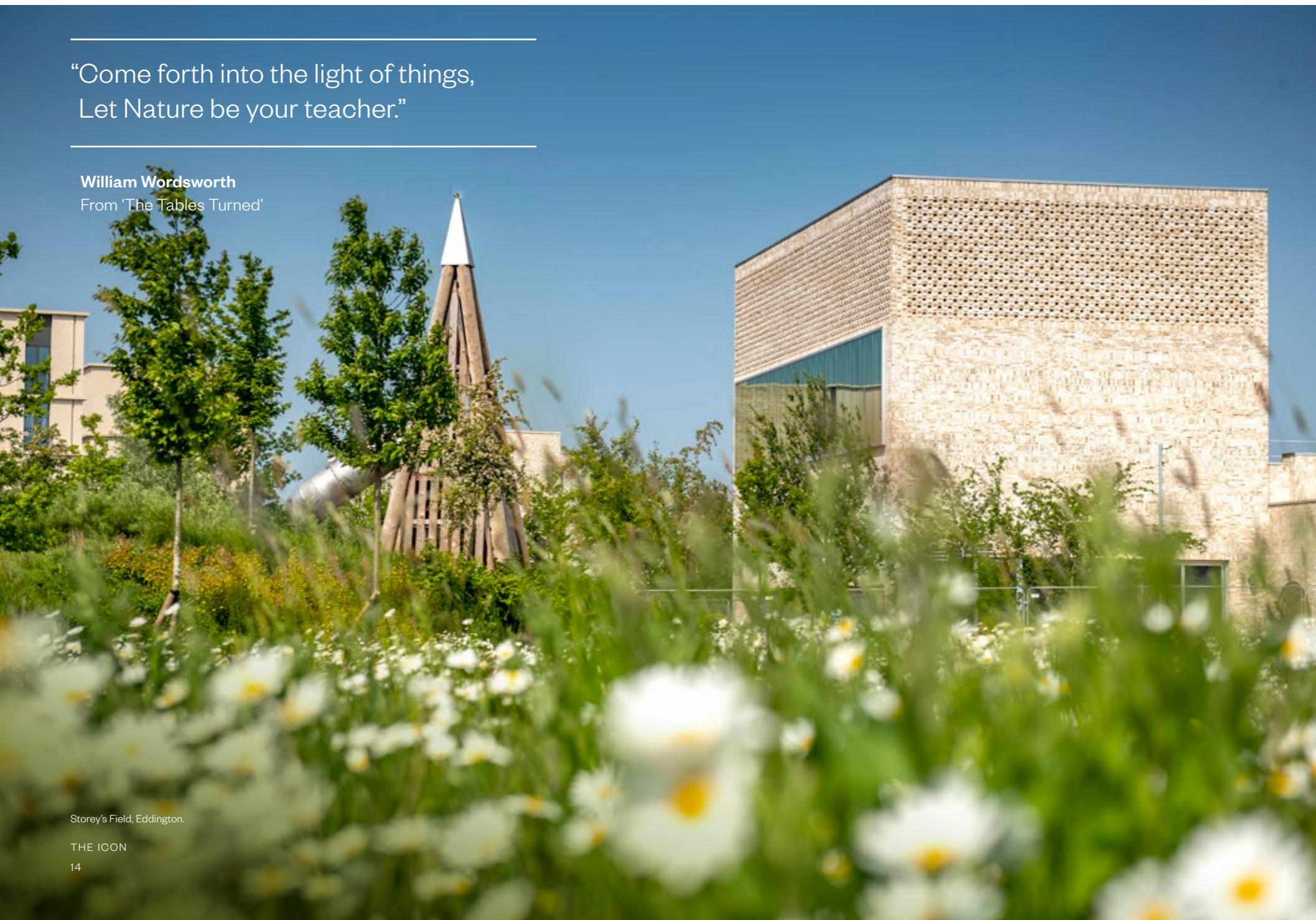
Your neighbourhood



Brighten your day

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

William Wordsworth
From ‘The Tables Turned’



Storey's Field, Eddington.



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.



Yoga Class (indicative only).

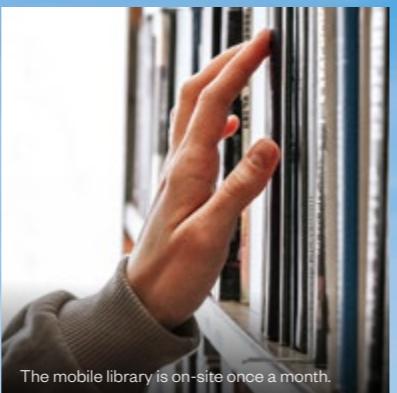


Allotments at Eddington (indicative only).



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.



Set your creativity ablaze



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
is
a
magnificent
city

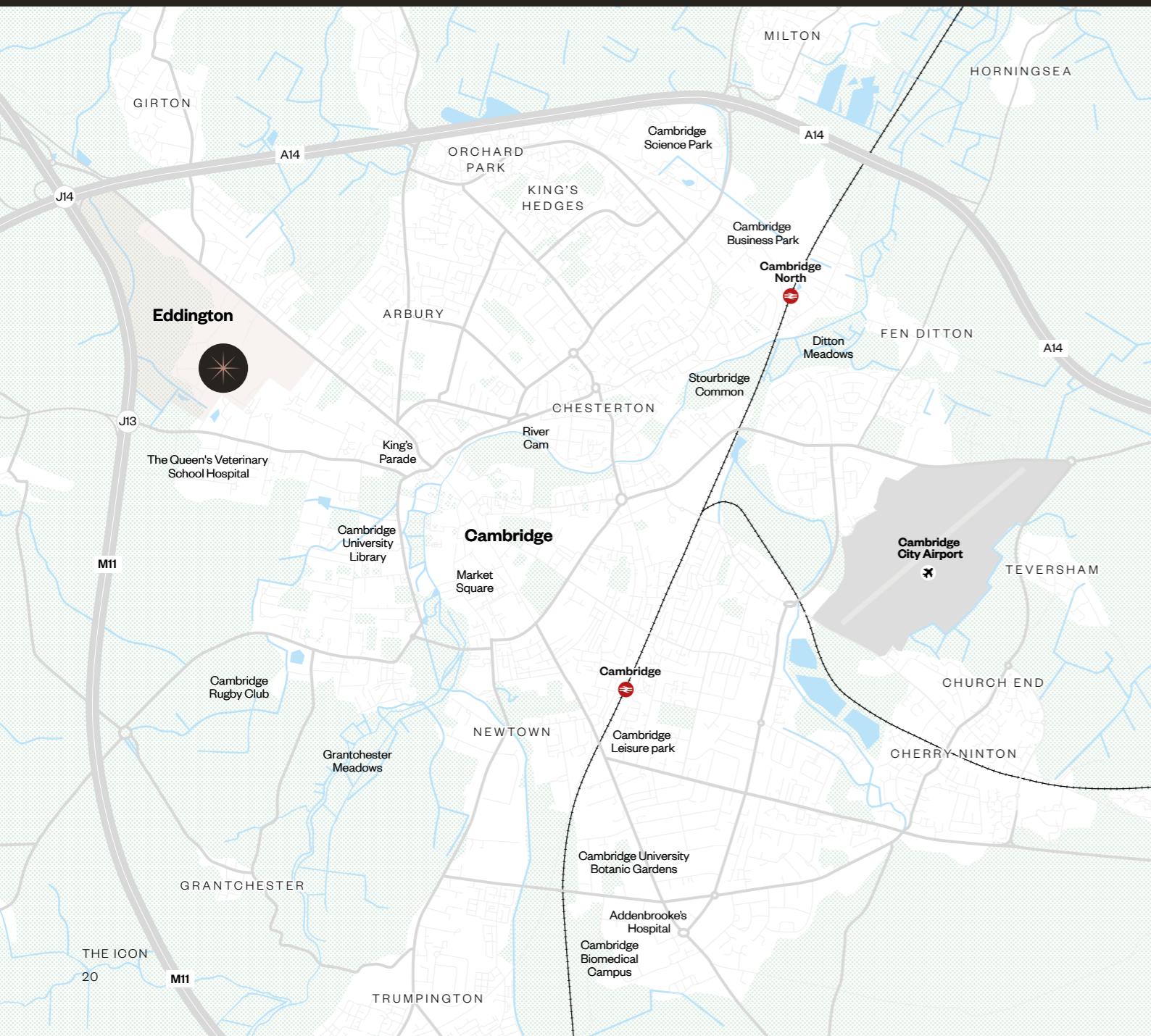


CAMBRIDGE

Country air, city flair

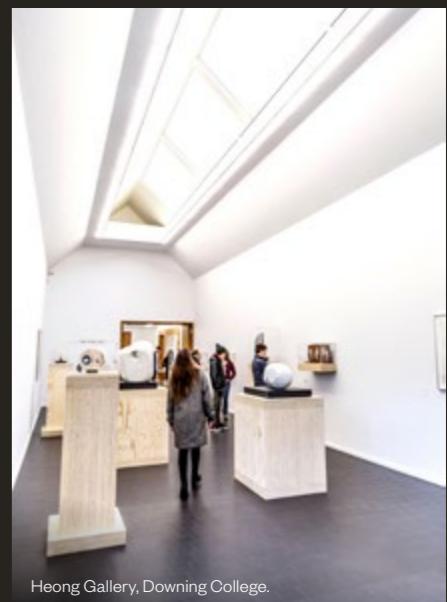
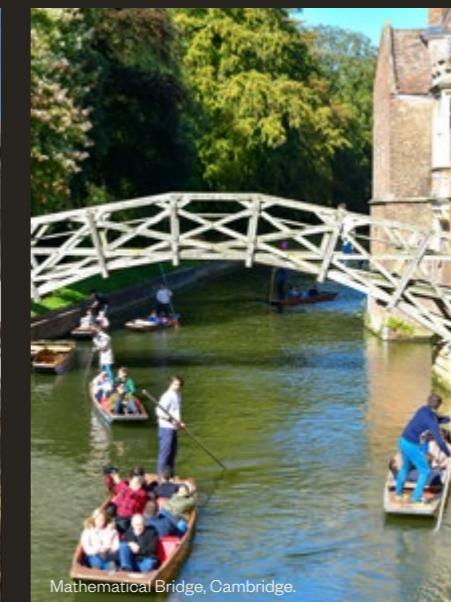
Overlooking a cricket pitch with views towards Cambridge, The Icon sits comfortably between the countryside and the city. The best of both worlds, you might say.

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.



Travel times



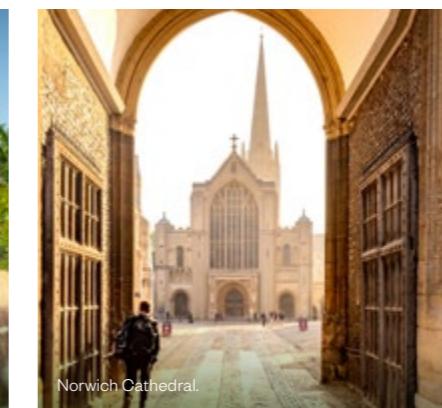
Map is not to scale and shows approximate locations only.

Travel times are approximate. Sources: Google Maps and nationalrail.co.uk

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



36

Fitzbillies

BRIDGE STREET

36



Fitzbillies, Cambridge.

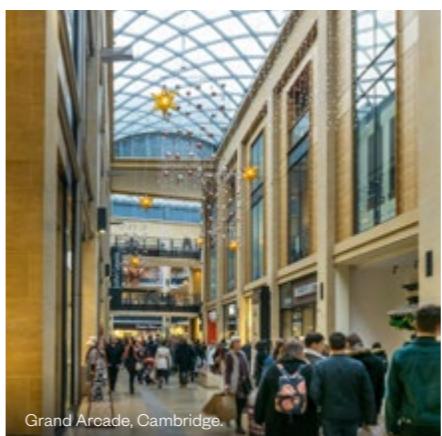
A smart move

Your proximity to Cambridge means new possibilities. The Icon'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.

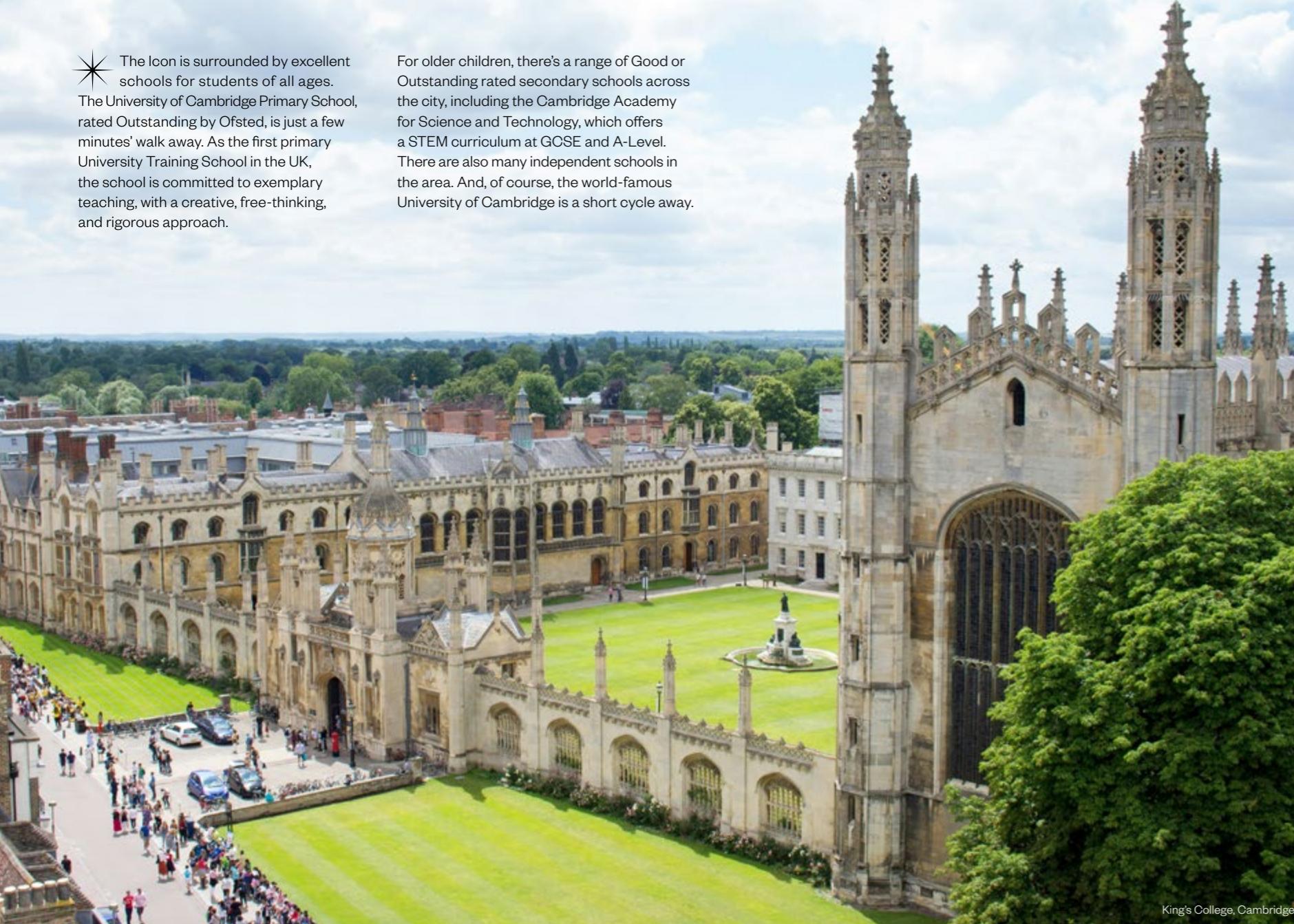


Cambridge Market Square.



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

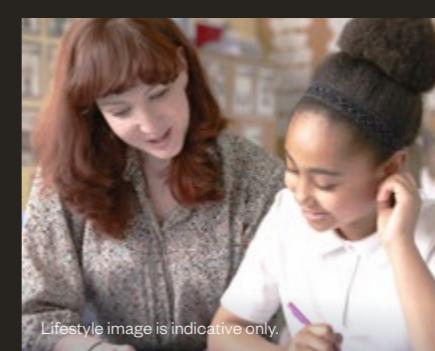
St Mary's School (3.6 miles)
Bateman Street
Cambridge CB2 1LY
For girls aged 3–18

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.



Lifestyle image is indicative only.



University of Cambridge Primary School.

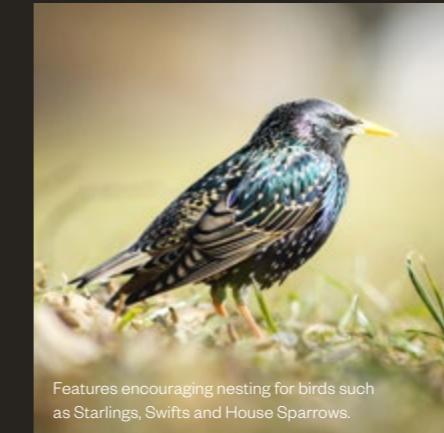
homes
that
inspire



Building today with tomorrow in mind



Green open spaces at Eddington.



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



The Eddington energy centre.



Solar paneling is in use across Eddington.



Underground waste system.



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.



 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.

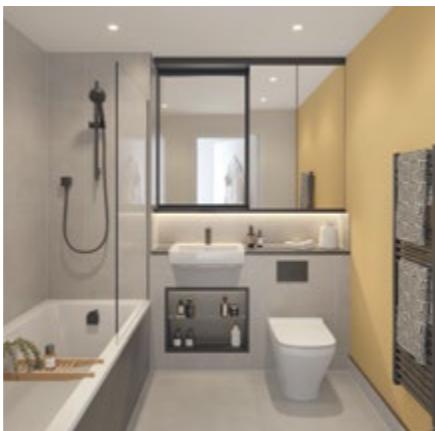
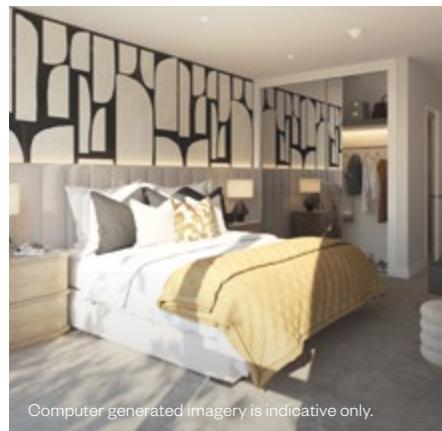
Cycle storage

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

Leading the way in smart design

A new way of life
pioneering sustainable
urban living





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

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.

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

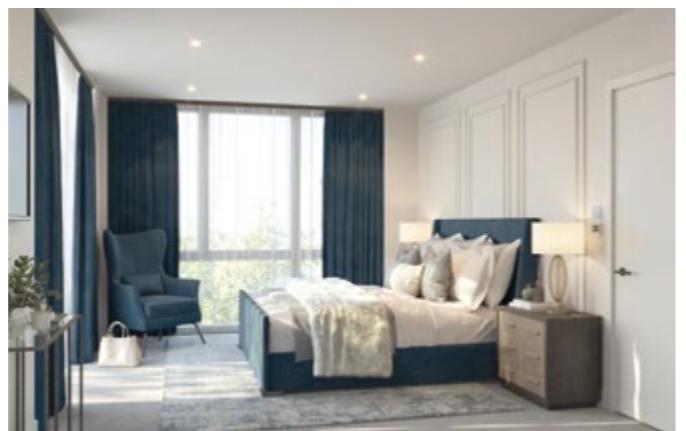
Platinum Specification

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

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.



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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Parking

- Parking space in basement car park
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General

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Spaces
tailored
to your
lifestyle



FLOOR PLANS



THE ICON

KNIGHTS PARK
EDDINGTON

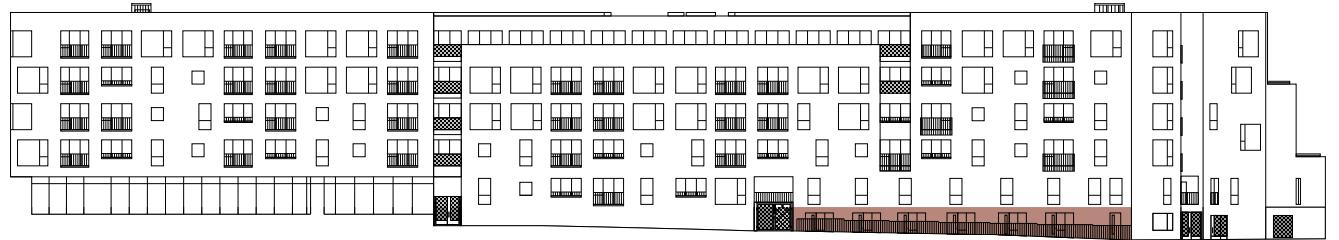




Lower Ground floor

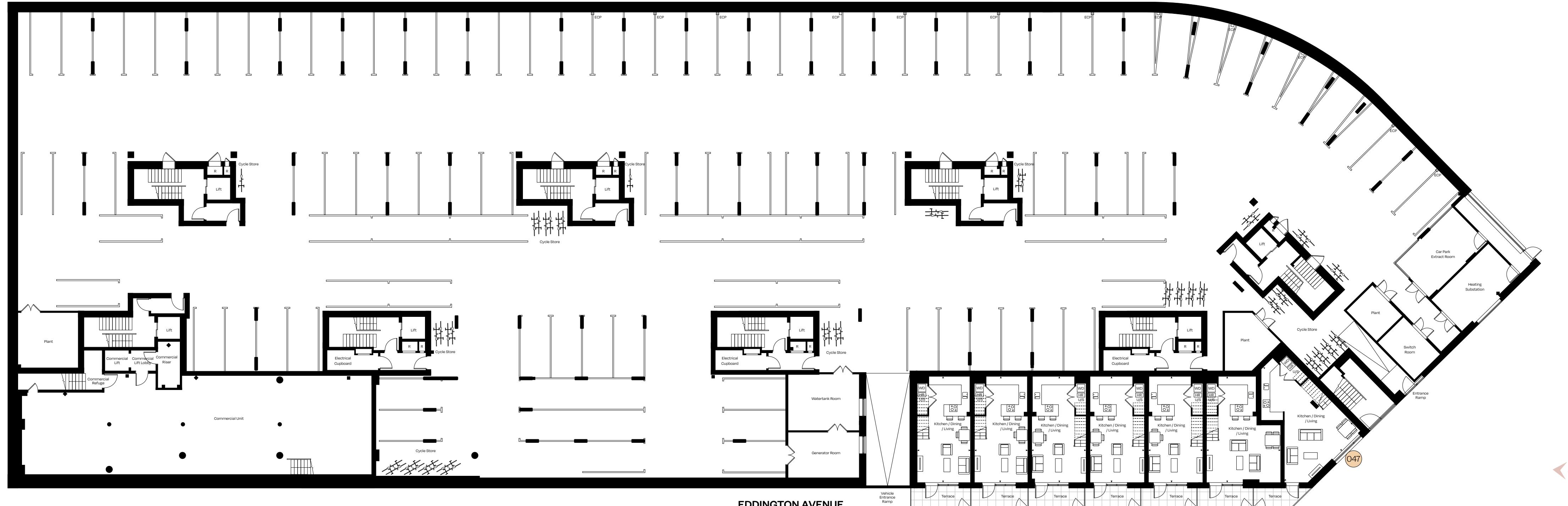
7 | Two
bedroom
homes

Lower Ground Floor



Apartments 041 & 042		M	FT	Apartment 046		M	FT
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		M	FT	Apartment 047		M	FT
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"	

CRICKET PITCH



Key

● 1 Bedroom	● 2 Bedroom Duplex	● 3 Bedroom	ECP Electric car charging points
● 2 Bedroom	□ Indicative wardrobe position	● Measurements	C Cupboard
● 3 Bedroom	● Wardrobe	● Measurements	HR Mechanical ventilation heat recovery
□ Indicative wardrobe position	● Riser cupboard	● Measurements	R Riser cupboard
● Wardrobe	● W/Washer/Dryer	● Measurements	W/Washer/Dryer



Ground floor

4 | Three
bedroom
homes

16 | Two
bedroom
homes

3 | One
bedroom
homes

Ground floor



CRICKET PITCH



Apartment 001	2 Bedrooms	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 *	3 Bedrooms	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	2 Bedrooms	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	3 Bedrooms	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	2 Bedrooms	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	1 Bedroom	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	2 Bedrooms	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	2 Bedrooms	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 043, 044 & 045	2 Bedroom Duplex	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"	
Terrace	3.40 x 1.45	11'8" x 4'9"	

Apartment 046	2 Bedroom Duplex	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"	
Terrace	3.15 x 1.40	10'40" x 4'7"	

Apartment 047	2 Bedroom Duplex	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"	
Terrace			

Apartments 064 & 065	1 Bedroom	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	3 Bedrooms	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	3.65 x 2.40	11'70" x 7'10"	
Terrace	3.15 x 1.40	10'40" x 4'7"	

Key

- 1 Bedroom
- 2 Bedroom Duplex
- 3 Bedroom
- Platinum Specification
- Indicative wardrobe position
- Measurements
- C Cupboard
- U/S Utility/Store cupboard
- R Riser cupboard
- W Wardrobe
- HR Mechanical ventilation heat recovery
- W/D Washer/Dryer



First floor

15 | Two
bedroom
homes

13 | One
bedroom
homes

First floor



artment 004
edrooms
chen / Dining / Living 10.95 x 3
ncipal Bedroom 3.60 x 3
ddroom 2 3.90 x 3
race 3.30 x 3

		Apartments 006, 016 & 024	
M	FT	2 Bedrooms	M
50	35'11" x 11'6"	Kitchen / Dining / Living	10.95 x 3.50
30	11'11" x 11'0"	Principal Bedroom	3.60 x 3.30
10	12'11" x 10'4"	Bedroom 2	3.40 x 3.30
40	10'10" x 11'4"	Terrace	3.30 x 3.40

		Apartments 014 & 022	
M	FT	2 Bedrooms	M
30	15'11" x 20'8"	Kitchen / Dining / Living	10.95 x 3.50
35	12'8" x 10'12"	Principal Bedroom	3.60 x 3.30
75	10'7" x 12'5"	Bedroom 2	3.90 x 3.10
35	11'9" x 11'1"	Terrace	3.40 x 3.30

Apartment 031	
FT	M
5'11" x 11'6"	
11'1" x 11'0"	
11'4" x 11'1"	
10" x 11'4"	
Kitchen / Dining / Living	5.55 x 5.00
Bedroom	3.80 x 3.55
Terrace	3.40 x 3.30

Apartment 032	
FT	M
5'11" x 11'6"	
11'1" x 11'0"	
11'1" x 10'4"	
Kitchen / Dining / Living	5.70 x 7.80
Bedroom	3.80 x 2.80
Terrace 1	3.50 x 3.45
Terrace 2	3.50 x 3.45

Apartment 033		M	FT
1 Bedroom			
Kitchen / Dining / Living	3.65 x 6.30	12'0" x 20'8"	
Bedroom	3.30 x 4.30	10'10" x 14'1"	
Terrace	3.55 x 3.45	11'8" x 11'4"	

Apartment 034		M	FT
2 Bedrooms			
Kitchen / Dining / Living	3.50 x 10.90	11'6" x 35'9"	
Principal Bedroom	3.30 x 5.10	10'10" x 16'9"	
Bedroom 2	4.65 x 2.90	15'3" x 9'6"	
Terrace	3.45 x 3.45	11'4" x 11'4"	

Apartments 2 Bedrooms		
Dining / Living	M	FT
6.80 x 4.90	22'4" x 16'1"	
4.00 x 4.30	13'3" x 14'2"	
3.50 x 2.80	11'6" x 9'2"	
Apartments 049, 050, 067, 068, 082 & 083		
Dining / Living	M	FT
3.75 x 6.50	12'5" x 21'4"	
3.25 x 3.95	10'9" x 13'1"	
3.35 x 1.40	11'1" x 4'7"	
3.20 x 2.70	10'6" x 8'10"	
Apartment 0 1 Bedroom		
Kitchen / Dining		
Principal Bedroom		
Bedroom 2		
Terrace		
Apartment 50)		
Kitchen / Dining		
Bedroom		

M	F
4.55 x 4.30	15'1" x 14'
3.65 x 6.25	12'1" x 20'
3.30 x 615	10'11" x 20'4"
4.20 x 3.00	13'11" x 9'10"
3.35 x 1.40	11'1" x 4'7"

CRICKET PITCH



EDINGTON AVENUE

<input checked="" type="radio"/>	3 Bedroom		Measurements	U/S	Utility/Store cupboard	R	heat recovery
<input type="checkbox"/>	Indicative wardrobe position	C	Cupboard	W	Wardrobe	W/D	Washer/Dryer

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. The information contained within this document does not constitute part of any offer, contract, or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Second floor

6 | Three
bedroom
homes

7 | Two
bedroom
homes

III | One bedroom
homes

I | Studio

Second floor



rtment 007 *	M	FT
Rooms		
en / Dining / Living	7.05 x 6.35	23'3" x 20'10"
pal Bedroom	3.25 x 5.25	10'9" x 17'5"
oom 2	3.60 x 3.00	11'10" x 10'0"
oom 3 / Study	2.85 x 2.75	9'5" x 9'1"
ce	3.50 x 3.35	11'6" x 11'0"

tments 008 *		018 *		026 *	
drooms		M		FT	
en / Dining / Living	10.60 x 6.30	34'10"	x 20'10"		
pal Bedroom	3.50 x 5.30	11'7"	x 17'6"		
oom 2	3.15 x 3.40	10'4"	x 11'3"		
oom 3	3.60 x 3.40	11'10"	x 11'3"		
ce 1	3.60 x 3.40	11'10"	x 11'2"		
ce 2	3.60 x 3.40	11'10"	x 11'2"		

Bedrooms	M
1	7.40 x 6.25
2	3.75 x 7.40
3	3.95 x 2.95
4	3.35 x 3.45
5	4.25 x 2.25

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

Apartment 036	M
1 Bedroom	
Kitchen / Dining / Living	5.45 x 5.65
Bedroom	3.45 x 3.45
Terrace	3.30 x 3.50

Kitchen / Dining / Living	3.10 x 6.35	10'2" x 20'
Bedroom	3.15 x 2.45	10'4" x 8'
Terrace	3.50 x 3.35	11'9" x 10'
Apartment 038		
2 Bedrooms		M
Kitchen / Dining	5.00 x 2.95	16'5" x 9'
Living	3.40 x 4.20	11'2" x 13'
Principal Bedroom	3.45 x 2.80	11'5" x 8'
Bedroom 2	3.75 x 3.30	12'4" x 10'
Terrace	3.55 x 3.35	11'9" x 10'

Apartment 055	
1 Bedroom	M
Kitchen / Dining / Living	6.80 x 4.90
Bedroom	4.00 x 4.30
Terrace	3.50 x 2.80
	22'4" x 13'3"

Kitchen / Dining / Living	3.75 x 6.50	12'5"
Bedroom	3.25 x 3.95	10'9"
Terrace (Apt 53)	3.30 x 3.10	10'10"
Terrace (Apts 54, 71, 72)	3.30 x 14.00	10'10"
Terrace (Apts 86, 87)	3.30 x 15.50	10'10"

Apartments 052, 070 & 085	
2 Bedrooms	M
Kitchen / Dining	6.45 x 4.30
Living	3.65 x 6.25
Principal Bedroom	3.30 x 6.15
Bedroom 2	4.20 x 2.95
Terrace (Apt 052)	3.20 x 1.40

Terrace (Apt 085)	3.05 x 2.00	10'0" x
Apartments 073 & 088		
2 Bedrooms		M
Kitchen / Dining	4.55 x 4.30	15'1" x
Living	3.65 x 6.25	12'1" x 2

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

Kitchen / Dining / Living	7.10 x 5.30	23'4" x 17'5"
Bedroom	3.20 x 3.55	10'6" x 11'7"
Terrace	3.50 x 1.45	11'6" x 4'9"

Apartment 101	M
1 Bedroom	
Dining / Living	3.60 x 5.30
Bedroom	3.35 x 4.20
Kitchen	2.95 x 2.70
Terrace	3.25 x 1.65



EDINGTON AVENUE

1 Bedroom		3 Bedroom		Indicative wardrobe position	U/S	Utility/Store cupboard	R	Riser cupboard
2 Bedroom		Platinum Specification		Measurements	W	Wardrobe	W/D	Washer/Dryer

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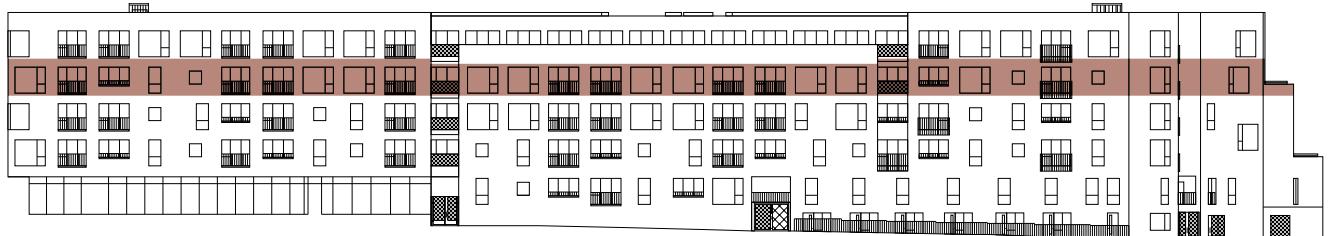
Third floor

2 | Three
bedroom
homes

5 | Two
bedroom
homes

10 | One
bedroom
homes

Third floor



Apartment 009 *		M	FT
Kitchen / Dining / Living	11.00 x 7.35	36'1" x 24'1"	
Principal Bedroom	3.65 x 4.70	11'7" x 15'5"	
Bedroom 2	3.50 x 4.45	11'6" x 14'7"	
Bedroom 3	2.95 x 3.50	9'8" x 11'6"	
Terrace 1	3.45 x 3.35	11'4" x 10'12"	
Terrace 2	3.30 x 3.35	10'10" x 10'12"	
Terrace 3	7.25 x 6.20	23'9" x 20'4"	

Apartment 039 *		M	FT
Kitchen / Dining / Living	10.55 x 7.30	34'7" x 23'11"	
Principal Bedroom	3.60 x 4.65	11'10" x 15'3"	
Bedroom 2	3.50 x 4.40	11'6" x 14'5"	
Bedroom 3	2.95 x 3.45	9'8" x 11'4"	
Terrace 1	3.45 x 3.40	11'4" x 11'2"	
Terrace 2	3.55 x 3.45	11'6" x 11'4"	
Terrace 3	5.95 x 4.75	19'6" x 15'7"	

Apartment 059		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 056, 074 & 089		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 (Apts 056 & 074)	3.20 x 1.40	10'6" x 4'7"	
Terrace (Apt 089)	3.00 x 2.00	9'10" x 6'6"	

Apartments 057, 058, 075, 076, 090 & 091		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 (Apts 57, 75, 76)	3.30 x 1.40	10'10" x 4'7"	
Terrace (Apt 58)	3.30 x 3.10	10'10" x 10'2"	
Terrace (Apts 90, 91)	3.30 x 1.55	10'10" x 5'1"	

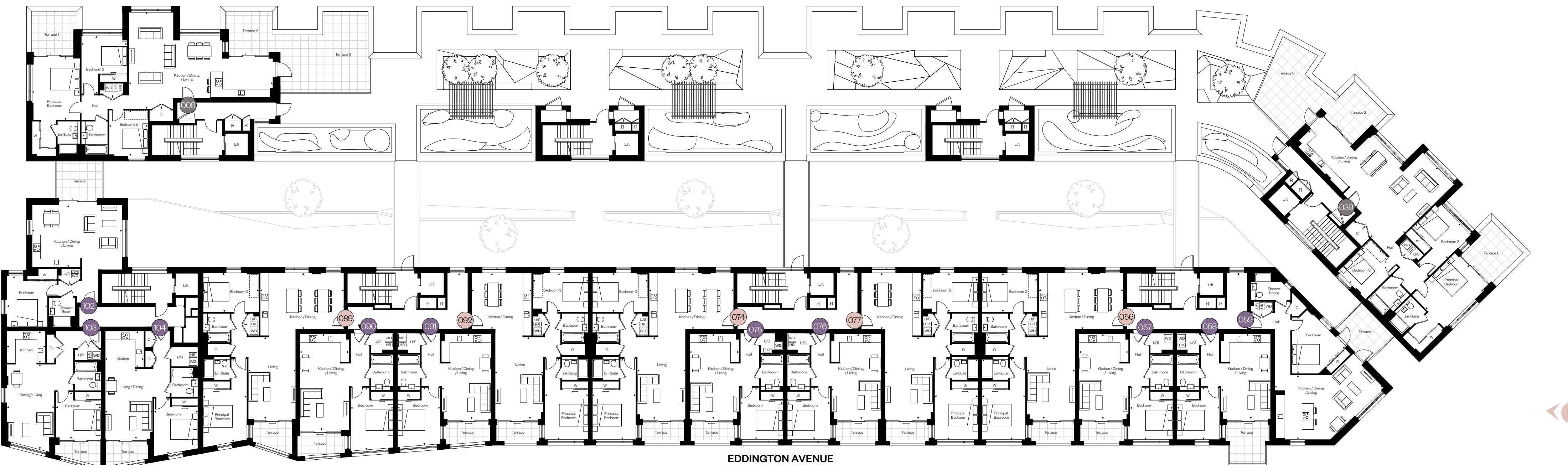
Apartments 077 & 092		M	FT
Kitchen / Dining	4.55 x 4.30	15'1" x 14'1"	
Living	3.65 x 6.25	12'1" x 20'7"	
Principal Bedroom	3.30 x 6.15	10'11" x 20'4"	
Bedroom 2	4.20 x 3.00	13'11" x 9'10"	
Terrace	1.45 x 3.25	4'8" x 10'8"	

Apartment 102		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 103		M	FT
Dining / Living	3.60 x 6.50	11'11" x 21'6"	
Bedroom	3.45 x 3.45	11'4" x 11'4"	
Kitchen	2.95 x 2.45	9'8" x 8'0"	
Terrace	3.50 x 1.50	11'6" x 4'11"	

Apartment 104		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
- C Cupboard
- U/S Utility/Store cupboard
- R Riser cupboard
- W/WD Washer/Dryer
- HR Mechanical ventilation heat recovery



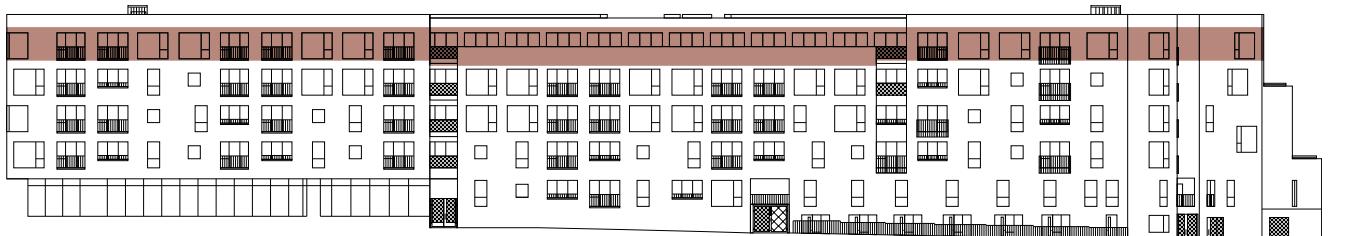
Fourth floor

8 | Three
bedroom
homes

3 | Two
bedroom
homes

2 | One
bedroom
homes

Fourth floor



Apartment 010 *		
	M	FT
Kitchen / Dining / Living	11.15 x 4.80	36'7" x 15'9"
Principal Bedroom	3.55 x 4.70	11'8" x 15'5"
Bedroom 2	3.40 x 4.80	11'2" x 15'9"
Bedroom 3	3.10 x 2.65	10'2" x 8'8"
Terrace	3.60 x 3.45	11'10" x 11'4"

Apartment 040 *

Apartment 040 *		
	M	FT
Kitchen / Dining / Living	10.85 x 4.75	35'7" x 15'7"
Principal Bedroom	3.65 x 4.60	11'12" x 15'1"
Bedroom 2	3.30 x 4.80	10'10" x 15'9"
Bedroom 3	2.95 x 2.65	9'9" x 8'8"
Terrace	3.55 x 3.45	11'7" x 11'4"

Apartment 062

Apartment 062		
	M	FT
Kitchen / Dining / Living	8.35 x 4.95	27'5" x 16'3"
Principal Bedroom	3.85 x 4.30	12'8" x 14'1"
Bedroom 2	3.50 x 2.75	11'6" x 9'0"

Apartment 060, 078 & 093

Apartment 060, 078 & 093		
	M	FT
Kitchen / Dining	4.00 x 4.80	13'3" x 15'9"
Living	3.65 x 6.25	12'0" x 20'7"
Principal Bedroom	3.30 x 2.85	11'0" x 9'5"
Bedroom 2	4.20 x 3.00	13'11" x 9'10"
Bedroom 3 / Study	2.30 x 2.80	7'7" x 9'3"
Terrace (Apts 060 & 078)	7.40 x 135	24'4" x 4'6"
Terrace (Apt 093)	3.00 x 2.00	9'10" x 6'6"

Apartment 061 & 094

Apartment 061 & 094		
	M	FT
Kitchen / Dining / Living	6.45 x 6.50	21'2" x 21'4"
Principal Bedroom	3.75 x 4.40	12'4" x 14'5"
Bedroom 2	3.45 x 4.50	11'4" x 14'9"
Bedroom 3	3.30 x 4.50	10'10" x 14'9"
Terrace	3.40 x 140	11'2" x 47"

Apartment 080 & 095

Apartment 080 & 095		
	M	FT
Kitchen / Dining	4.55 x 4.80	15'1" x 15'9"
Living	3.65 x 6.25	12'0" x 20'7"
Principal Bedroom	3.30 x 2.85	11'0" x 9'5"
Bedroom 2	4.20 x 3.00	13'11" x 9'10"
Terrace	7.40 x 135	24'4" x 4'6"

Apartment 079

Apartment 079		
	M	FT
Kitchen / Dining / Living	4.80 x 6.50	15'11" x 21'4"
Principal Bedroom	3.25 x 4.45	10'9" x 14'8"
Bedroom 2	3.80 x 3.00	12'6" x 10'1"
Bedroom 3	3.45 x 3.00	11'4" x 10'1"
Terrace	14.85 x 135	48'10" x 4'6"

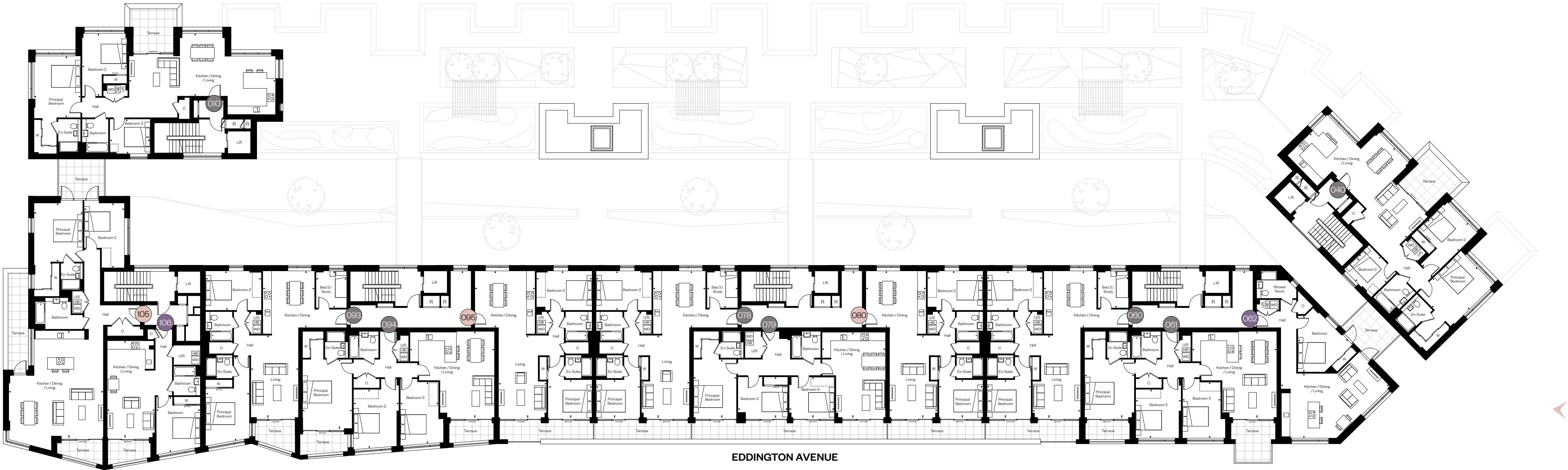
Apartment 105

Apartment 105		
	M	FT
Kitchen / Dining / Living	7.20 x 8.00	23'8" x 26'5"
Principal Bedroom	3.65 x 4.45	12'1" x 14'9"
Bedroom 2	3.00 x 4.95	10'1" x 16'3"
Terrace 1	3.50 x 140	11'6" x 47"
Terrace 2	15.0 x 7.35	50'0" x 24'2"
Terrace 3	3.45 x 2.80	11'5" x 9'2"

Apartment 106

Apartment 106		
	M	FT
Kitchen / Dining / Living	3.60 x 7.35	11'9" x 24'1"
Bedroom	3.35 x 4.20	10'12" x 13'9"
Terrace	3.25 x 160	10'8" x 5'3"

CRICKET PITCH



Key

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Platinum Specification
- Indicative wardrobe position
- Measurements
- C Cupboard
- U/S Utility/Store cupboard
- R Riser cupboard
- W/WD Washer/Dryer
- HR Mechanical ventilation heat recovery

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.

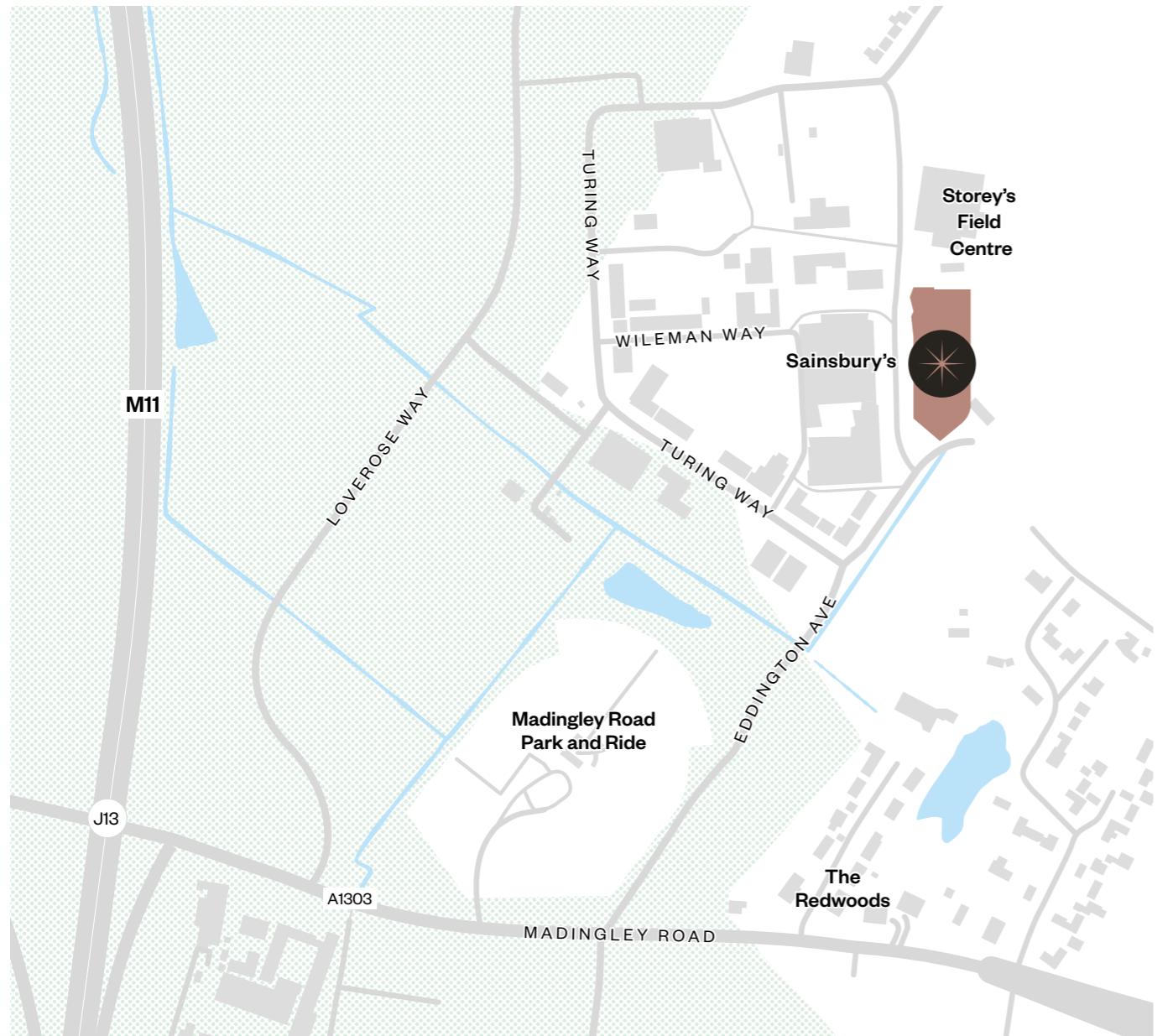
Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on Facebook and Instagram @CreatedbyHill

*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

Hill
Created for Living

Contact



Map is not to scale and shows approximate locations only.

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