

THE NOVA HOUSE 604-606 Cranbrook Road, Ilford, IG2 6RG
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G & L Homes is the trade name of G & L Development Service LTD, Unit 12C Basset Court, Grange Park, Northampton, NN4 0PB, T: 01604 876689

All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyers should make their own enquires. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and G & L Homes reserves the right to amend the specification as necessary and without notice. This does not form any part of a contract of sale. May 2015.

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NOVA
HOUSE

Gants Hill





G&L HOMES
— DEVELOPMENT —

G&L Homes is delighted to introduce NOVA HOUSE,
an elegant collection of 1 and 2 Bedroom Plus Study room apartments
in the heart of Gants Hill.



JUST A 5% DEPOSIT

All you need is a 5% deposit and a 75% mortgage. The Government-backed Help to Buy Equity Loan covers the remaining 20%.

HIGH ENERGY EFFICIENT

Reducing energy bills and CO2 emissions and having a warm home whole year around, we use high-energy efficient gas combi boiler with underfloor heating systems, airtight doors, downlights, and aluminum windows & doors with special double-glazing.

SMART WITH SPACE

Our leading designers factor real furniture sizes into their designs so your home won't be full of awkward nooks and crannies. You'll enjoy effective use of space, from the lounge to the master bedroom.





NOVA
HOUSE





All travel times are approximate and taken from [google.co.uk/maps](https://www.google.co.uk/maps)



Westfield

ASPERS
CASINO

BOSS
HUGO BOSS

MAV

Schools

St Augustine's
Catholic Primary School ●  1 min.

Gearies Primary School ●  3 min.

Fullwood
Primary School ●  9 min

Ilford Grammar School ●  8 min.

Ilford County High School ●  4 min.

Mossford Green
Primary School ●  18 min.



Surroundings

Valentines Park

Gants Hill Library

Gants Hill Underground Station

Retail Outlets, Restaurants, Pubs & Bars

Locating in the heart of Gants Hill, Nova House is surrounded by excellent schools, library and a wide range of shops, restaurants, coffee shops and pubs. The prestigious Valentines Park is just a few minutes away, which offers you the leafy parkland, secluded peaceful woodland path and abundant wildlife. 20 minutes' drive will take you to the Westfield Stratford City and Queen Elizabeth Olympic Park which together contribute the greatest entertainment in east London. Offering the opportunity to acquire a range of modern apartments set within its own parkland, Nova House provides all the ingredients for the perfect London lifestyle with convenience and comfort the prime considerations.







TYPICAL G&L SHOW HOME



TYPICAL G&L SHOW HOME



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TYPICAL G&L SHOW HOME



Gearies
Primary School



Gants Hill



Valentines Mansion
& Garden



NOVA
HOUSE

Site Plan

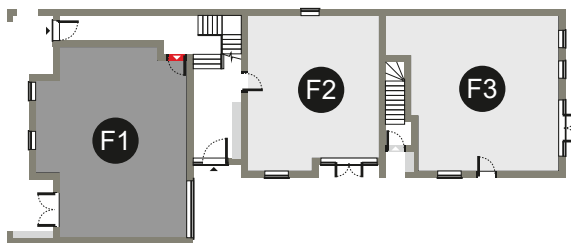
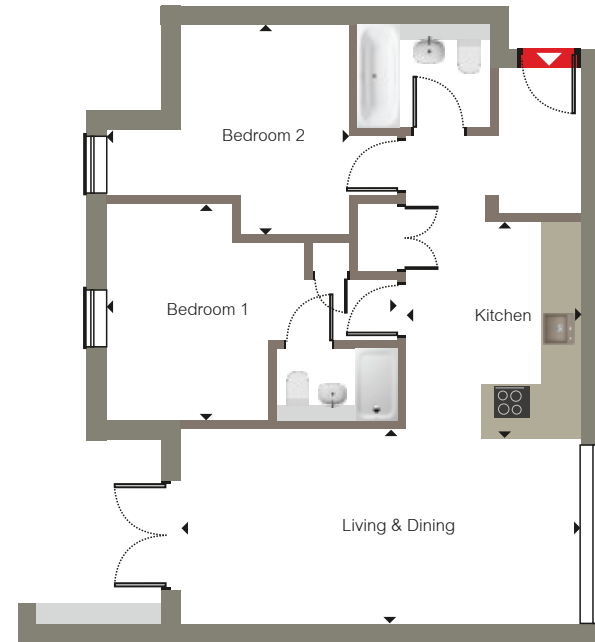
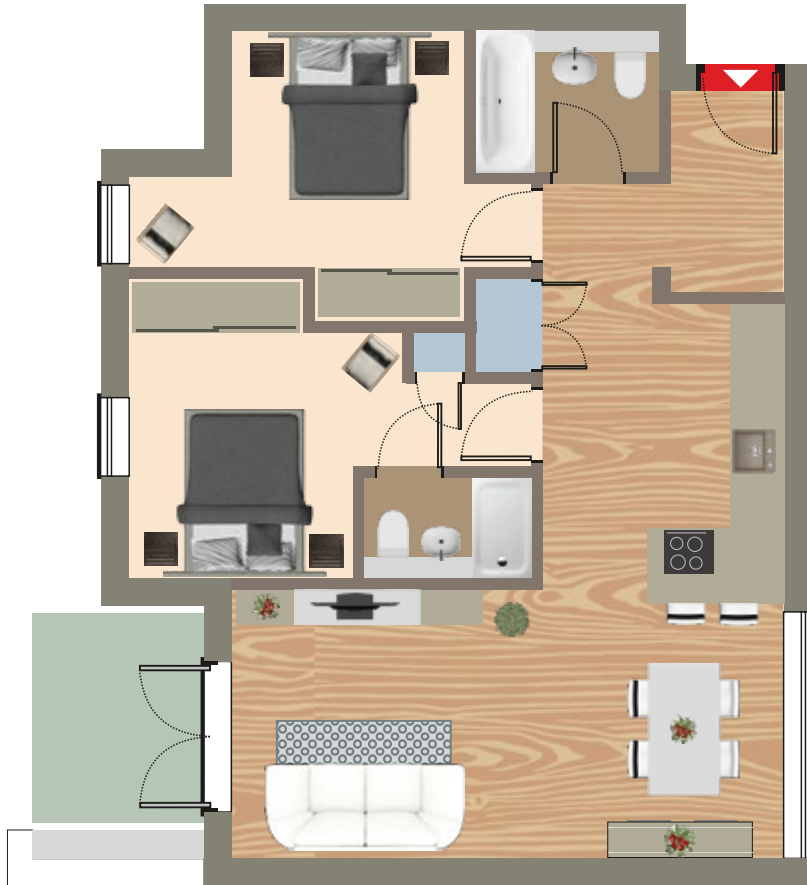
Gated Car park

CCTV

Private Garden

Garden Lighting





○○○○ GROUND FLOOR ○○○○

FLAT 1

Bedroom 1 4,830X3,590mm

Bedroom 2 4,030X2,830mm

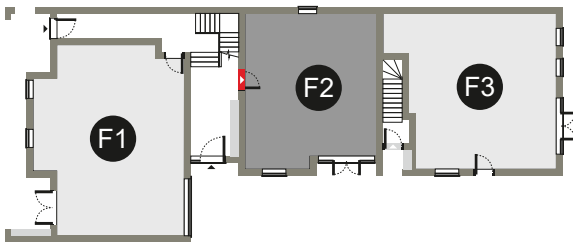
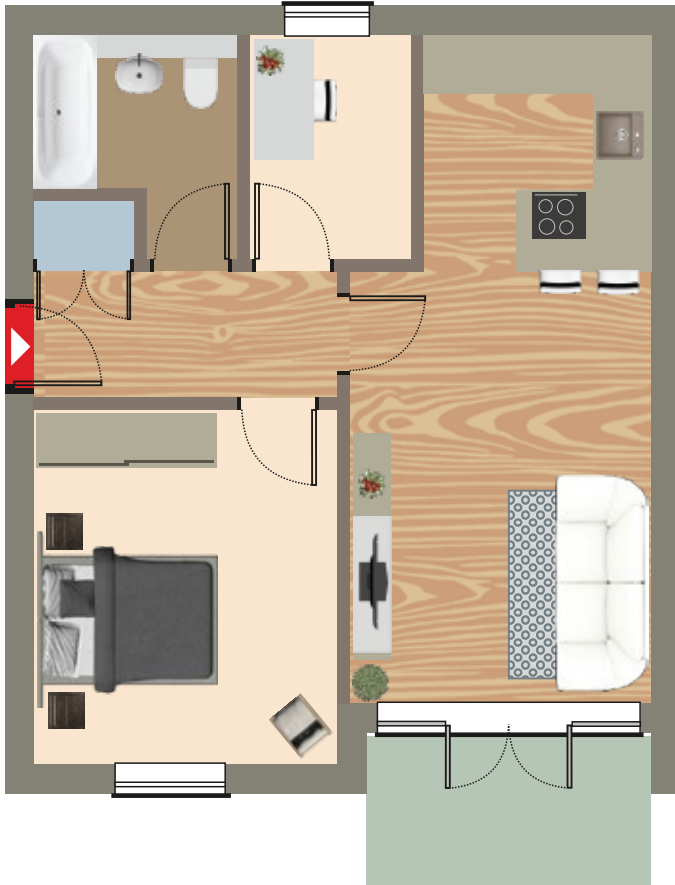
Kitchen 2,910X3,600mm

Living/Dining 6,650X3,230mm

Total Internal Area 70.9 SQM

Private Amenity Space-Air Cupboard - Under Floor Heating





FLAT 2

Bedroom 3,380X3,940mm

Study 1,790X2,480mm

Kitchen 2,530X2,620mm

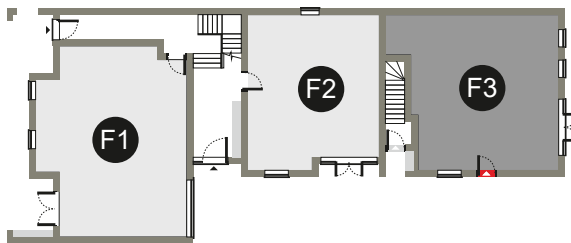
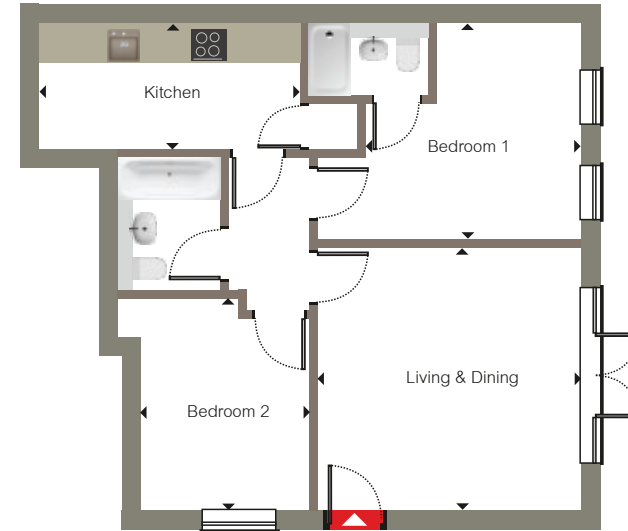
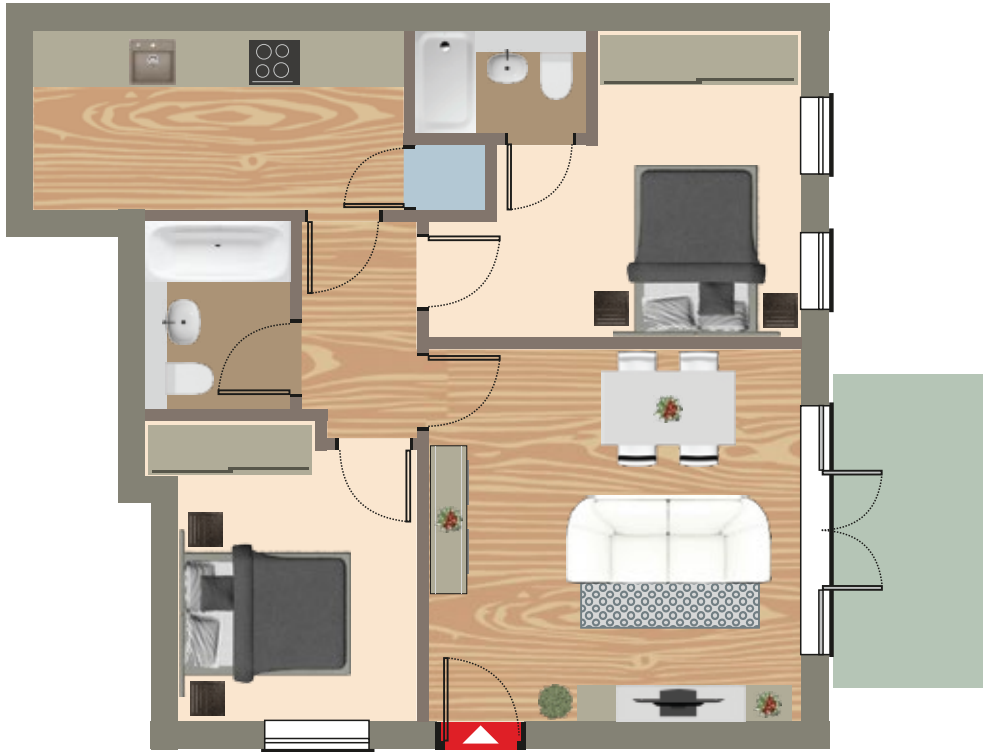
Living/Dining 3,300X4,790mm

Total Internal Area 53.3 SQM

Private Amenity Space-Air Cupboard - Under Floor Heating

GROUND FLOOR

Private Amenity Space Wardrobe Space Air Cupboard



○○○ GROUND FLOOR ○○○

FLAT 3

Bedroom 1 3,570X3,600mm

Bedroom 2 2,800X3,510mm

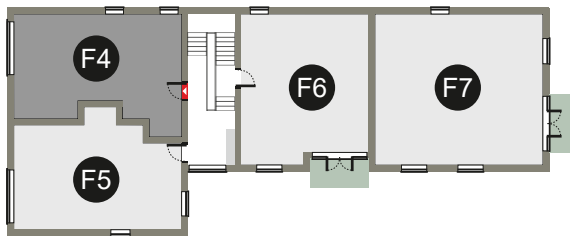
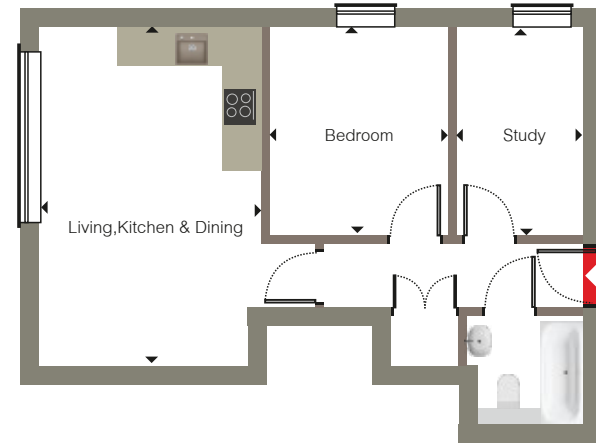
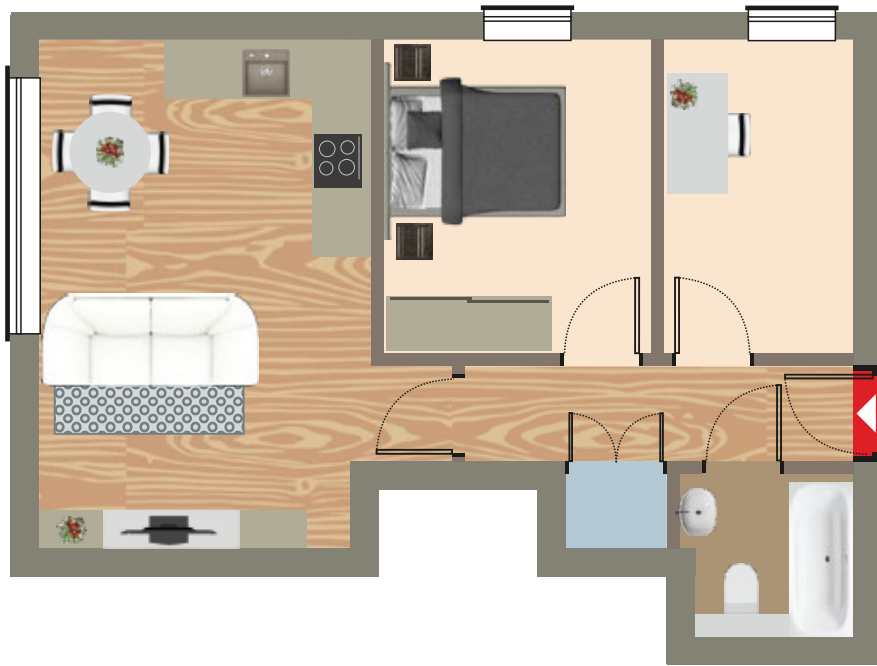
Kitchen 4,350X2,100mm

Living/Dining 4,350X4,380mm

Total Internal Area 64.1 SQM

Private Amenity Space-Air Cupboard - Under Floor Heating

Private Amenity Space Wardrobe Space Air Cupboard



1ST FLOOR

FLAT 4

Bedroom 2,950X3,470mm

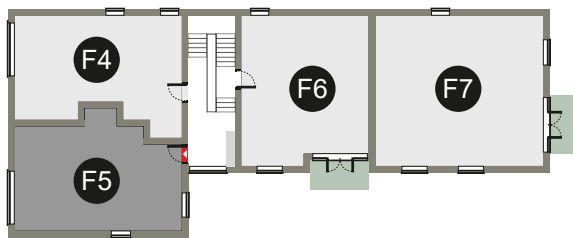
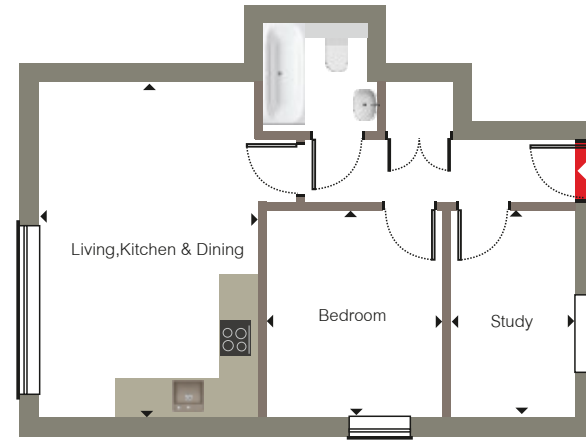
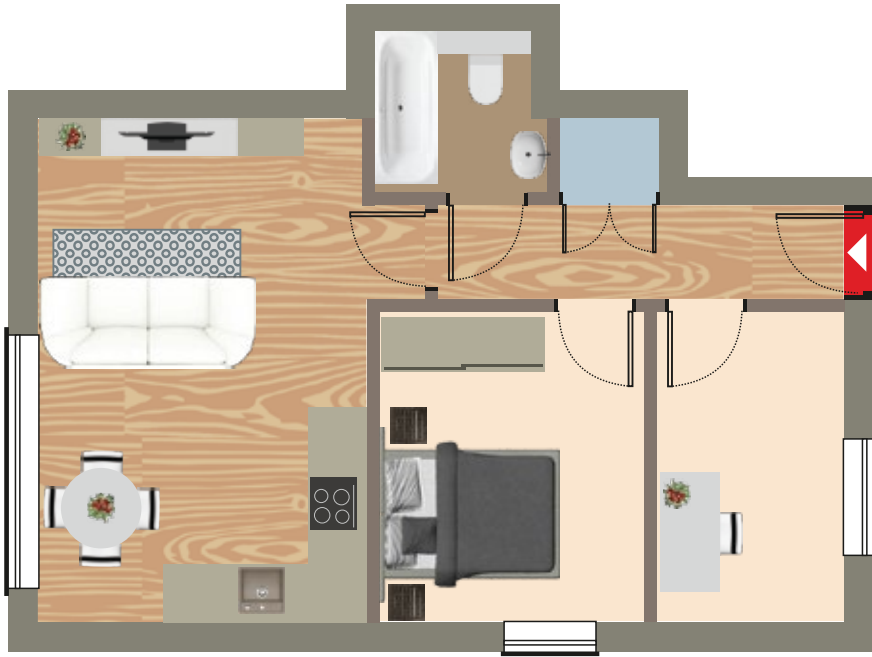
Study 2,090X3,470mm

Living/Dining/Kitchen 3,670X5,630mm

Total Internal Area 50.1 SQM

Air Cupboard - Under Floor Heating

Private Amenity Space Wardrobe Space Air Cupboard



1ST FLOOR

FLAT 5

Bedroom 2,950X3,470mm

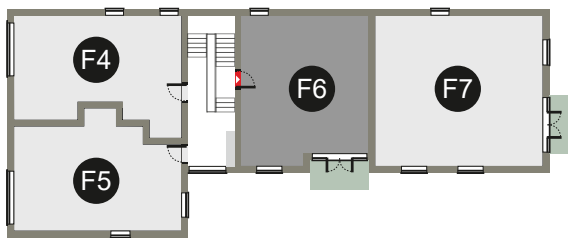
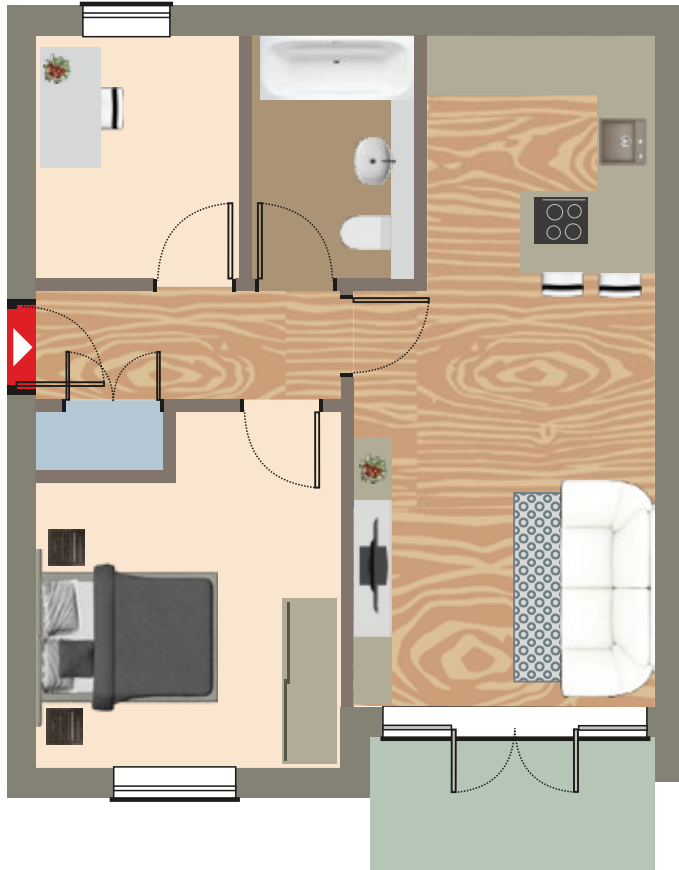
Study 2,090X3,470mm

Living/Dining/Kitchen 3,660X5,630mm

Total Internal Area 50.3 SQM

Air Cupboard - Under Floor Heating

Private Amenity Space Wardrobe Space Air Cupboard



1ST FLOOR

FLAT 6

Bedroom 3,380X3,930mm

Study 2,250X2,680mm

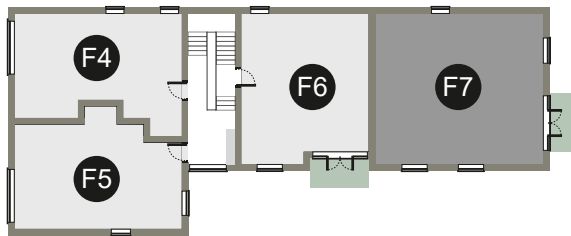
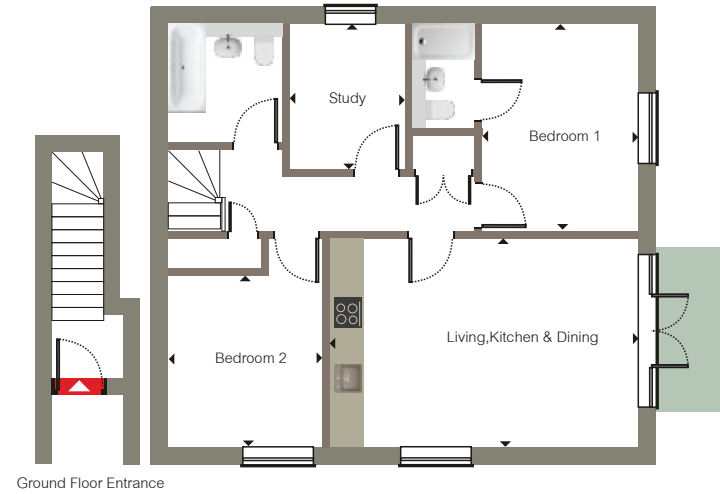
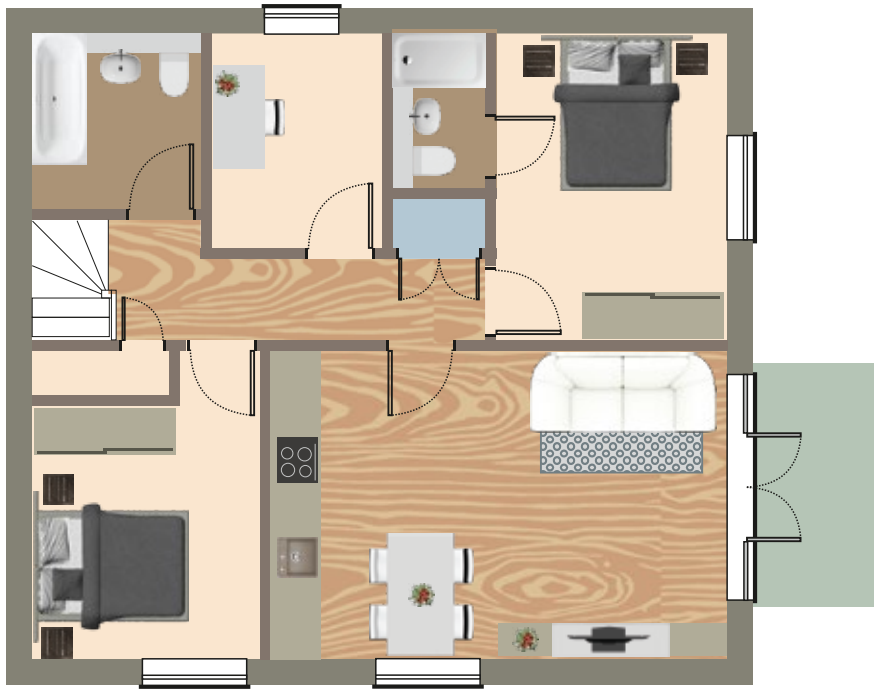
Kitchen 2,510X2,610mm

Living/Dining 3,330X4,810mm

Total Internal Area 53.3 SQM

Private Amenity Space-Air Cupboard - Under Floor Heating

Private Amenity Space Wardrobe Space Air Cupboard



1ST FLOOR

FLAT 7

Bedroom 1 3,000X3,960mm

Bedroom 2 2,950X3,280mm

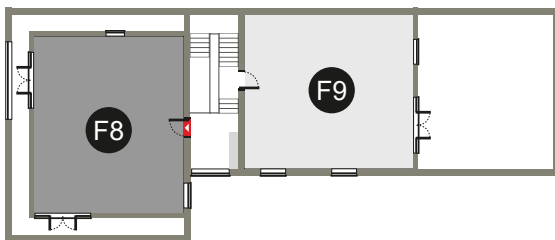
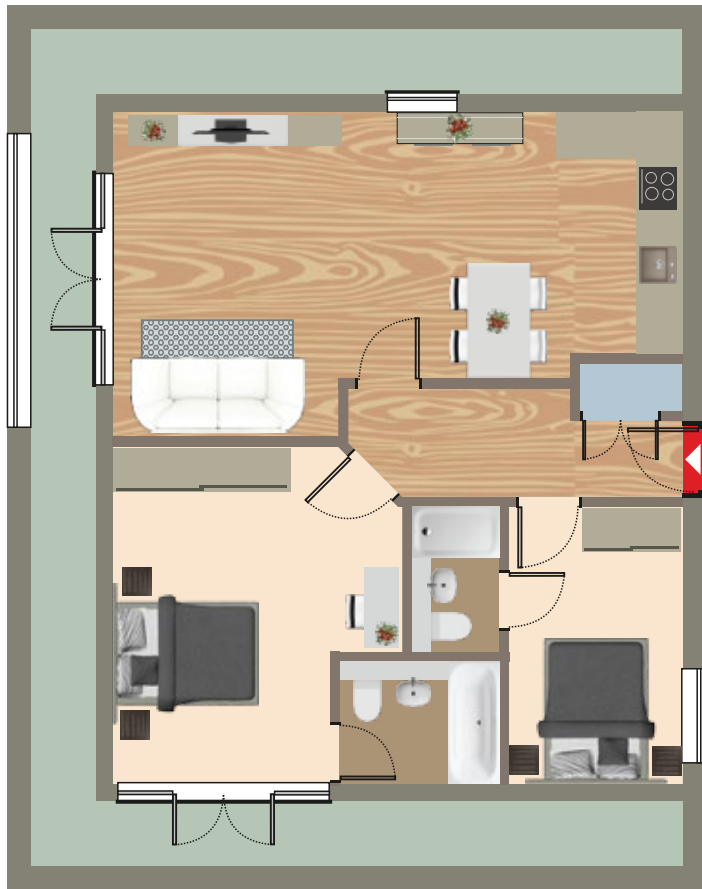
Study 2,200X2,770mm

Living/Dining/Kitchen 5,920X3,990mm

Total Internal Area 73.0 SQM

Private Amenity Space - Air Cupboard - Under Floor Heating

Private Amenity Space Wardrobe Space Air Cupboard



○○○ 2ND FLOOR ○○○

FLAT 8

Bedroom 1 4,000X4,640mm

Bedroom 2 2,390X3,840mm

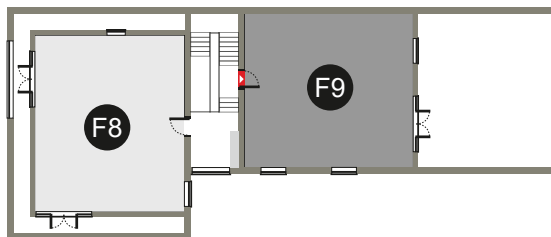
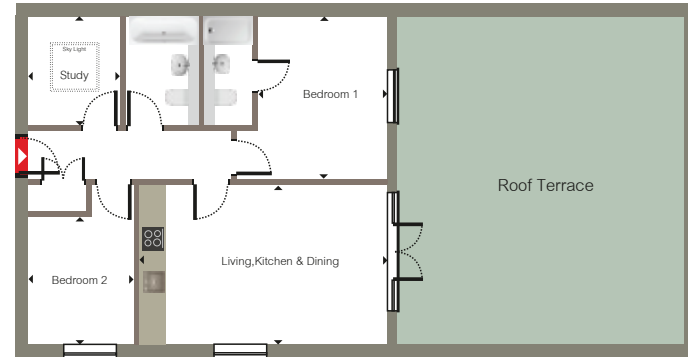
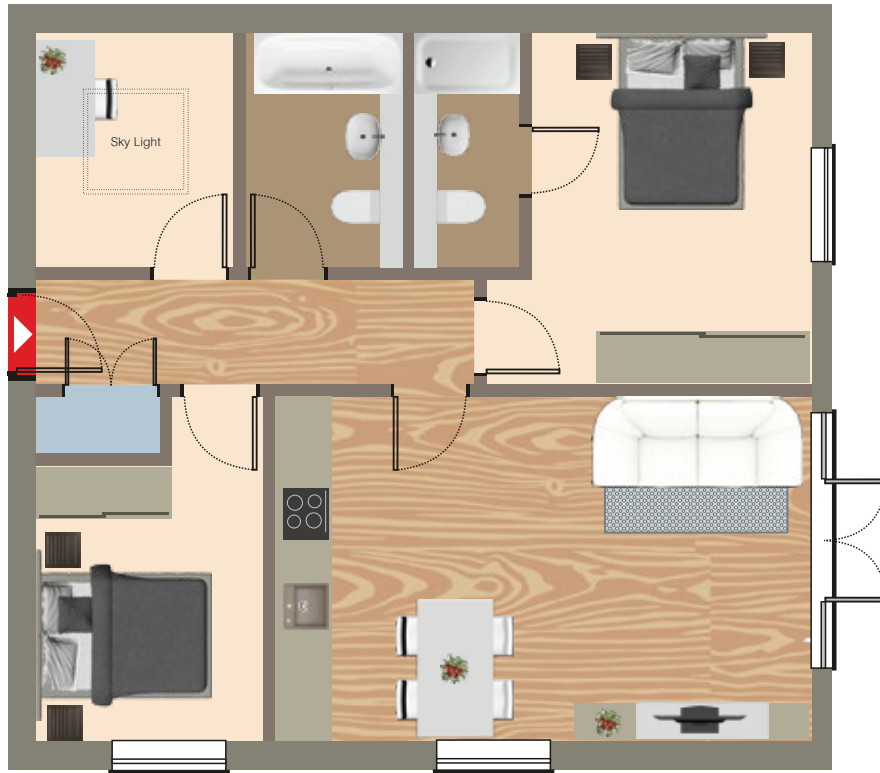
Living 4,230X4,490mm

Kitchen/Dining 3,640X3,690mm

Total Internal Area 73.36 SQM

Private Amenity Space-Air Cupboard - Under Floor Heating

Private Amenity Space Wardrobe Space Air Cupboard



2ND FLOOR

FLAT 9

Bedroom 1 3,200X4,020mm

Bedroom 2 2,600X3,150mm

Study 2,260X2,690mm

Living/Kitchen/Dining 6,120X3,940mm

Total Internal Area 72.07 SQM

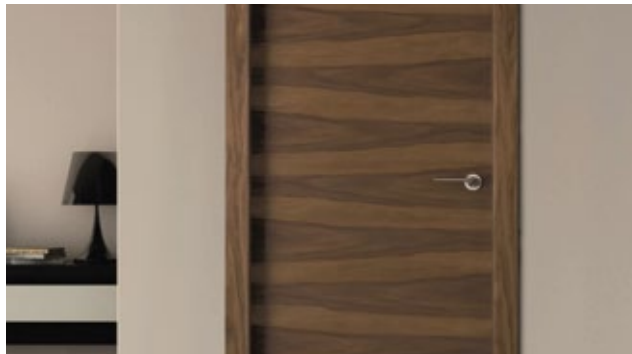
Private Amenity Space-Air Cupboard - Under Floor Heating

Private Amenity Space Wardrobe Space Air Cupboard



TYPICAL G&L SHOW HOME

SPECIFICATION



Kitchens

Made in Germany

German designer handleless fitted kitchen with soft close doors and drawers.

Post formed worktops and upstands

AEG four ring ceramic hob and integrated extractor unit

AEG integrated oven, microwave (or microwave oven), washer (or standing), dishwasher, and fridge/freezer

Blanco sink with chrome contemporary taps

Under cupboard low energy lighting

Heating

Water underfloor heating throughout with separated temperature control zones

Super energy efficient Vaillant gas boiler to supply hot water.

Hot water supplier by Vaillant Gas combi boiler

BATHROOMS & EN SUITES

Villeroy-Boch basin with Crosswater chrome mixer

Bagno Design wall hung soft close toilet with Geberit wall frame

Bagno Design bath and shower tray with Crosswater thermostatic bath shower mixer

Glass bath and shower screen

Mirror to bathroom and illuminated mirror cabinet to En-suites

A carefully selected tile has been chosen for you to be tiled full height to walls and floor

Chrome heated towel rails

Shaver point

Lighting & electrical

White electric switches and sockets; Chrome finish sockets to kitchen

Quad plate to living room to include TV/satellite/DAB.

Down lights throughout

Mains operated smoke alarm with battery backup

Telephone line installed to all apartments

EXTERNAL FEATURES & SECURITY

Contemporary glass balustrade, aluminium fascia and soffit

Garden and external wall spot lights

Passcode gated entrance

Passcode entry system

Maintenance free Stone external cladding board

WARRANTY and PEACE of MIND

BLP (Building LifePlans Ltd) 10 Years Warranty covers the parts of the Premises which are essential to the structural stability and waterproofing, such as walls, foundations, windows and roof.

Thorough demonstration of your new home before it is handed over to you.

JOINERY, DOORS & FLOORING

Aluminium windows with chrome ironmongery

Aluminium French doors with chrome ironmongery (where applicable)

Selected designer walnut flush ply veneer door to apartment entrance and painted internal door with chrome ironmongery(White painted door to airing cupboard)

Designer flameless glass door to En-Suites

Engineered oak floor to kitchen, living areas and hallway

80% wool carpet to bedrooms

DECORATION

Internal walls painted with Dulux white emulsion throughout

Smooth finish white painted ceiling

White satin painted, pencil rounded door frames, window boards, skirting and architraves.



SOME OF OUR SUPPLIERS..

AEG crosswater^x  **Vaillant**



nobilias  **BLANCO** **BAGNODESIGN**
LONDON

Specification subject to change without prior notice

COMPLETED BY G&L HOMES 2016 SOUTH CROYDON





RIGHT PLACE & RIGHT TIME
