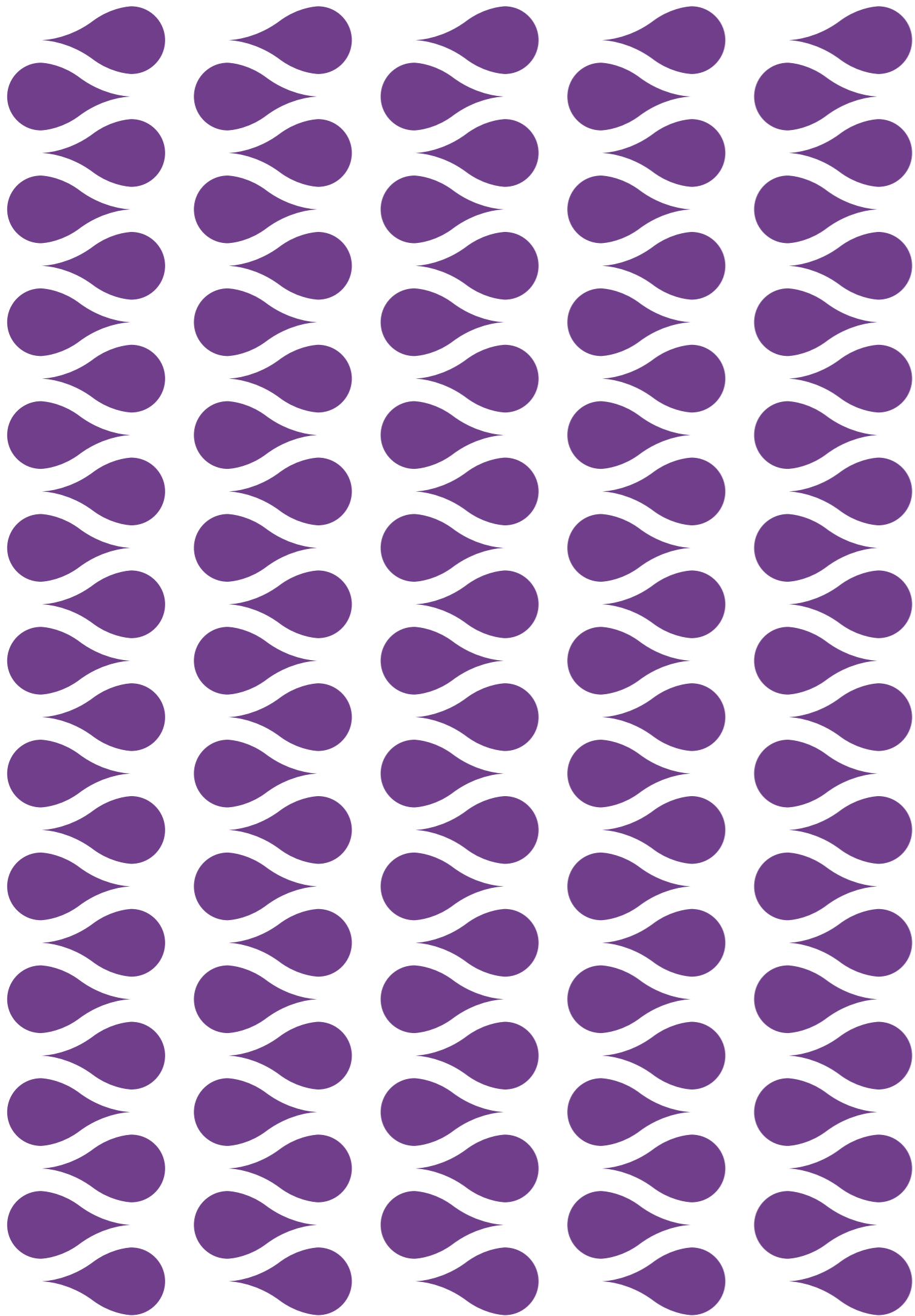


Indigo
Apartments
Romford



Swan
New
Homes



About Swan New Homes – Building for the future

Innovation and flexibility alongside experience and integrity are the cornerstones of Swan New Homes' ethos. The Swan Housing Group has enjoyed more than a decade as a successful builder of homes as a resident social landlord. Swan Housing's new venture is Swan New Homes, which is diversifying into the private housing sector. We are committed to building quality homes finished to a high standard – homes that reflect 21st Century expectations and lifestyles.

Whatever your age or lifestage Swan New Homes has a property that will mirror your aspirations and suit your budget. Whether you are looking for an investment-buy, first home, family house or a new apartment to downsize to, there is plenty of choice from our growing portfolio in locations around East London and Essex. When it comes to layout and design, our partnership with the country's foremost architectural practices leads the way in creating homes that satisfy a range of tastes – there is no such thing as a typical Swan New Home – they are as individual as you are.

Apartments and houses built by Swan New Homes follow the Code for Sustainable Homes – the government's new standard for sustainable design and construction of new homes. These are rated from Levels 1 to 6 and all of Swan's schemes that have been assessed attain a minimum Level 3 rating. We are developing 26 carbon-neutral homes in Essex, which will achieve the most sustainable Level 6 rating. Developing innovative solutions that both minimise environmental impact and enhance quality of life is integral to our business and we will regularly measure and review our performance to ensure continuous improvement.

www.swannewhomes.co.uk



Welcome to Indigo Apartments

Indigo Apartments is an ultra cool, ultra modern development of 1, 2 and 3 bedroom apartments designed to meet the busy lifestyles of today's homeowners. Developed with imagination, designed with flair, finished with style, each apartment is an exceptional living space maximising on space and light.

With fantastic transport links only 10 mins walk from your front door the horizon to explore social and job opportunities further afield are vast, with the luxury of a short walk back to your home when you want a more tranquil, relaxing space at the end of the day.

CGIs are indicative only and may differ from actual, refer to sales staff for further information.



∞ Indigo comes 'out of the blue' and delivers a place that is vibrant and exciting to live in. This is the perfect development to start, or continue your journey on the property ladder. ∞





The Area

With plenty of choice for a great night out you can enjoy a fun night at the famous Romford greyhound stadium, a casual catch up at the local pub or wine bar, an intimate dinner at one of the many restaurants, or dancing the night away with friends, there really is everything on your doorstep. With the added benefit of great transport links, central London is a consideration for even more choice on your evenings out.

The Olympic Village at Stratford is only 17 minutes away offering opportunities to see the Games in 2012 and enjoy the world class facilities thereafter. If a world-class concert venue with sporting events, restaurants, cinemas and a variety of other activities is more your indulgence, then the O2 arena is the place to be – and only a short journey away.

Indigo Apartments is also perfect for sports and leisure enthusiasts, with a new swimming complex, an ice rink, nearby gyms and golf and tennis clubs all available locally. If this doesn't take your fancy then there are a wide range of parks and commons close by for a relaxing afternoon stroll.





The Area

Romford is a great place to live, a London suburb that has been a market town since 1247. With over 200 market stalls you can enjoy the colours, sounds and smells of this bustling market and feel a sense of timehonoured tradition as you join in the trading in the largest market in east London.

Romford's shopping centre grew up around the old Roman road from London to Colchester and offers so much to the dedicated shopper. There is the undercover shopping mall and Brewery development that has attracted some fantastic shops and restaurants and the Liberty shopping centre that has recently been expanded to now provide a selection of over 135 different shops. For the more specialist shops the new Westfield Centre is only 17 minutes by train.



Timeline

These new apartments at Indigo give you space to relax, unwind, live, play and entertain with the absolute minimum upkeep. With great transport links you can choose to be in working or socialising in the City of London or shopping at the newly opened Westfield Centre - your choice.

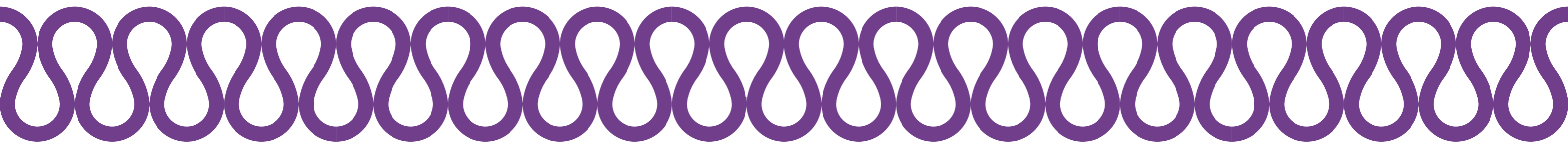
*2 Minutes**
*Regular
bus service*

*10 Minutes**
*Romford
train station*

*25 Minutes***
*London
Liverpool
Street*

*17 Minutes***
*Olympic
Village at
Stratford*

*17 Minutes***
*Westfield
Shopping
Centre*



*Romford
town centre*
*10 Minutes**

*Romford
Greyhound
Stadium &
facilities*
*5 Minutes**

*Romford
ice rink*
*10 Minutes**

Raphael Park
*10 Minutes**

Chelmsford
*35 Minutes***



Space to live your life

These chic new apartments are set to inspire your lifestyle. Designed with imagination and flair to deliver an exceptional living space for you to enjoy. Built by Swan New Homes to exacting standards, incorporating impressive eco-credentials and a superb finish.

The new homes offer a stylish open plan living area providing the very best in contemporary comfort and convenience. Each apartment has been carefully designed to deliver quality throughout with the additional benefit of balconies and parking for every home.

CGIs are indicative only and may differ from actual, refer to sales staff for further information.



With the fantastic location, transport links and diverse facilities close at hand, these homes truly give many opportunities for an exciting future.





Specification

Kitchens

- Luxury white gloss fitted units with black limestone worktops (1 bed)
- Luxury dakar vitro gloss fitted units with dakar marching worktops (2 bed)
- Luxury graphite oak gloss fitted units with black star worktop (3 bed)
- Integrated AEG combi-microwave/oven (1 and 2 bed)
- Integrated Electrolux double oven (3 bed)
- Integrated Electrolux dishwasher
- Integrated Electrolux fridge/freezer
- Electrolux gas hob
- Electrolux extractor hood
- 1.5 bowl and single drainer
- Single level chrome tap
- Freestanding Zanussi washer dryer located in laundry cupboard

Bathrooms

- Roca sanitary ware throughout
- Square top silver clear bath screen
- Shower above bath
- Full height tiling around bath and shower (choice of tiles depending on build stage)
- Large mirror
- Shaver socket
- Ceramic floor tiles and half height wall tiling
- Recessed spotlights



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Heating

- Myson radiators
- Chrome towel rail in the bathroom
- Baxi duo tech combi boiler

Windows/balconies

- Double glazed UPVC
- Black powder coated juliets and balconies

Details of finishes

- Quality carpet to bedrooms
- Laminate flooring throughout apartments living space
- Egg shell painted woodwork, including skirting boards, architraves and window sills

Lighting and electrics

- Chrome finish recessed downlighters
- Chrome sockets/switches throughout

External

- Shared garden and podium deck areas
- Some units benefiting from individual balcony/terrace areas
- Off road parking
- Secure bicycle storage areas



Whilst these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to the development or any part thereof. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.

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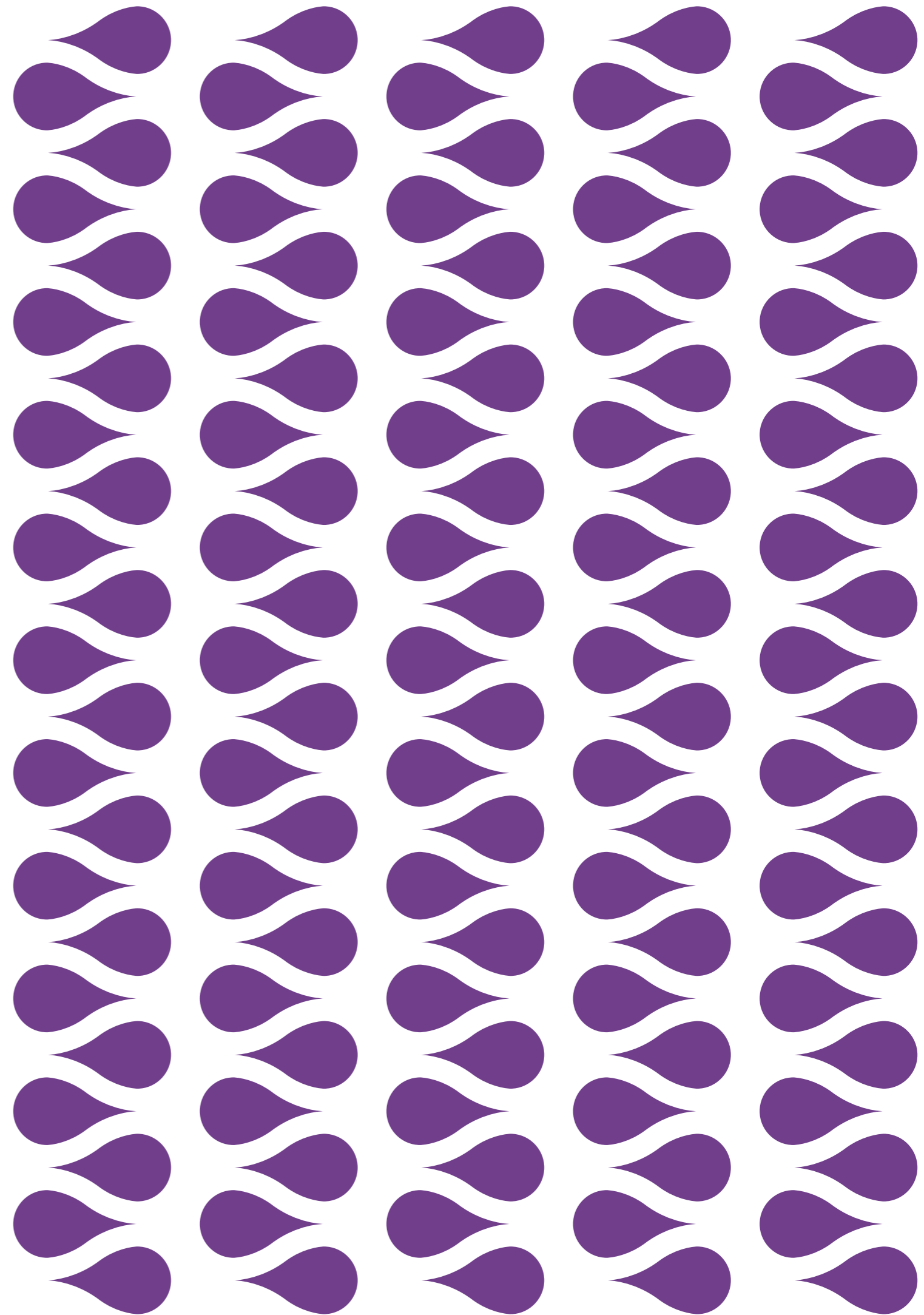


Integrated Management Services

To ensure the quality of the development is matched by the quality of its services, Swan New Homes is working in partnership with a new management company, Hera Management Services.

The building will be expertly managed, with value for money achieved through the use of modern technology and efficient working practices, and the ongoing core services will be regularly reviewed and adapted in conjunction with residents' requirements.

Please refer to your leasehold agreement for specific terms of the management services.



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