

SOUTHEND

DRAPERY

LUXURY LOFT LIVING

SOUTHEND
DRAPERY

The
GRAND
DESIGN

ESTD 2015

A STUNNING HOME WHERE LIFE IS FOR LIVING

Style and luxury. A great location. The perfect lifestyle. You can have it all at the Drapery. Defined by cutting edge design and a sense of tradition, this exciting development revitalises one of Southend-on-Sea's Edwardian architectural icons, the former Brightwell's drapery and department store.

With two floors of smart, spacious loft-style apartments and three stunning panoramic penthouses, this is an inspired vision for 21st century living. The concept cleverly weaves contemporary style and 21st century comforts into the fabric of the building's illustrious heritage.

At the Drapery you'll be close to the sea and close to the action. You'll be out of London, yet near enough to work there or drop in any time you feel like it. Whether you're building a career, at the top of your game or starting to take things easy, life starts here.

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The END IS NIGH!

Talk about being in the centre of things. Not only is the Drapery right on the pedestrianised High Street and close to both stations, it's also just a short walk from Southend-on-Sea's famous Western Esplanade that skirts the seafront. So it's just as easy to do the shopping as it is to have a day at the beach!

The town centre has most of the big brands as well as a good selection of interesting independent establishments. Right across the road from the Drapery is the Royals Shopping Centre, which has a range of outlets, including branches of Boots and Debenhams, a TONI&GUY hair salon and coffee shops.

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7th

BEST PLACE IN
THE UK TO BUY
YOUR FIRST HOME

Times Bricks & Mortar
Review 2015



SOUTHEND
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Seaside CHIC

THERE'S MORE TO SOUTHEND THAN THE PIER AND PROM

Southend has moved on from its 1950s image as London's summer seaside playground. Today's vibrant, cosmopolitan town offers a wide range of modern attractions all year round. There's everything from touring West End shows, live music and contemporary art exhibitions to cinemas, clubs and casinos.

The town's food and drink scene has also evolved. There's a kaleidoscopic collection of cafés, bistros and gastropubs, serving a wide range of cuisine, from pizza and pasta to authentic Indian curries. For true foodies there are several top quality restaurants on the seafront, in the town centre and in nearby Leigh-on-Sea.

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THE APARTMENTS

Brilliantly designed to maximise living space, the apartments are finished to an exceptionally high standard with sleek, stylish fixtures and fittings. Some have scenic step-out balconies and one has a delightful decked terrace.

No. 1.

TOTAL FLOOR SPACE
55.4 M² / 596 SQ FT

LOUNGE/KITCHEN	5.99M X 3.68M	19'8" X 12'1"
BEDROOM 1	3.61M X 3.51M	11'10" X 11'6"
BEDROOM 2	3.51M X 2.49M	11'6" X 8'2"

No. 2.

TOTAL FLOOR SPACE
67 M² / 721 SQ FT

LOUNGE/KITCHEN	7.06M X 3.43M	23'2" X 11'3"
BEDROOM 1	3.38M X 3.35M	11'1" X 11'0"
BEDROOM 2	3.38M X 3.12M	11'1" X 10'3"

No. 6.

TOTAL FLOOR SPACE
55.3 M² / 595 SQ FT

LOUNGE/KITCHEN	5.99M X 3.68M	19'8" X 12'1"
BEDROOM 1	3.61M X 3.58M	11'10" X 11'9"
BEDROOM 2	3.43M X 2.49M	11'3" X 8'2"

No. 7.

TOTAL FLOOR SPACE
66.4 M² / 715 SQ FT

LOUNGE/KITCHEN	7.19M X 3.45M	23'7" X 11'4"
BEDROOM 1	3.51M X 3.48M	11'6" X 11'5"
BEDROOM 2	3.48M X 2.74M	11'5" X 9'0"

No. 11.

TOTAL FLOOR SPACE
55.3 M² / 595 SQ FT

LOUNGE/KITCHEN	5.99M X 3.51M	19'8" X 11'6"
BEDROOM 1	3.66M X 3.63M	12'0" X 11'11"
BEDROOM 2	3.56M X 2.54M	11'8" X 8'4"



1ST
FLOOR

No. 12.

TOTAL FLOOR SPACE
65.8 M² / 708 SQ FT

LOUNGE/KITCHEN	7.01M X 3.45M	23'0" X 11'4"
BEDROOM 1	3.56M X 3.45M	11'8" X 11'4"
BEDROOM 2	3.48M X 2.87M	11'5" X 9'5"

No. 3.

TOTAL FLOOR SPACE
67.5 M² / 727 SQ FT

KITCHEN	4.06M X 2.90M	13'4" X 9'6"
LOUNGE	5.71M X 4.83M	18'9" X 15'10"
BEDROOM 1	4.75M X 3.00M	15'7" X 9'10"
BEDROOM 2	2.87M X 2.72M	9'5" X 8'11"

No. 8.

TOTAL FLOOR SPACE
63.9 M² / 688 SQ FT

KITCHEN	3.84M X 2.82M	12'7" X 9'3"
LOUNGE	5.77M X 3.78M	18'11" X 12'5"
BEDROOM 1	4.57M X 2.82M	15'0" X 9'3"
BEDROOM 2	2.92M X 2.59M	9'7" X 8'6"

No. 13.

TOTAL FLOOR SPACE
62.9 M² / 677 SQ FT

KITCHEN	4.01M X 2.92M	13'2" X 9'7"
LOUNGE	5.79M X 3.86M	19'0" X 12'8"
BEDROOM 1	4.27M X 3.02M	14'0" X 9'11"
BEDROOM 2	2.87M X 2.74M	9'5" X 9'0"

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3RD
FLOOR



2ND
FLOOR

No. 4. 9. 14.

TOTAL FLOOR SPACE
48.5 M² / 522 SQ FT

LOUNGE/KITCHEN	6.10M X 4.29M	20'0" X 14'1"
BEDROOM 1	3.91M X 3.40M	12'10" X 11'2"

No. 5. 10. 15.

TOTAL FLOOR SPACE
48.1 M² / 518 SQ FT

LOUNGE/KITCHEN	7.11M X 4.39M	23'4" X 14'5"
BEDROOM 1	3.51M X 3.20M	11'6" X 10'6"

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THE PENTHOUSES

With balconies and terraces offering breathtaking views towards the sea or town (and an amazing circular lookout tower linked to No. 16), the penthouses really make the most of their location. As for the interiors, they epitomise style and luxury, combining spacious accommodation with elegant, ultra-modern decor and design features.

No. **17**
TOTAL FLOOR SPACE
63.5 M² / 684 SQ FT

KITCHEN	3.81M X 3.00M	12'6" X 9'10"
LOUNGE	4.80M X 3.68M	15'9" X 12'1"
BEDROOM 1	5.49M X 2.77M	18'0" X 9'1"
BEDROOM 2	3.20M X 2.59M	10'6" X 8'6"



No. **16**
TOTAL FLOOR SPACE
65.7 M² / 707 SQ FT

KITCHEN	4.29M X 2.39M	14'1" X 7'10"
LOUNGE	4.29M X 3.68M	14'1" X 12'1"
BEDROOM 1	3.81M X 3.30M	12'6" X 10'10"
BEDROOM 2	4.29M X 2.59M	14'1" X 8'6"

No. **18**
TOTAL FLOOR SPACE
70.9 M² / 763 SQ FT

LOUNGE/KITCHEN	7.29M X 3.81M	23'11" X 12'6"
BEDROOM 1	4.80M X 2.77M	15'9" X 9'1"
BEDROOM 2	3.20M X 2.90M	10'6" X 9'6"

4TH
FLOOR

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LOFT LIVING

AN OUTSTANDING SPEC WITH ATTENTION TO DETAIL

GENERAL FEATURES

- Extensive glazing
- Private balconies to selected units
- Private terraces to penthouses
- Bicycle parking
- Prime town centre location
- Panoramic views

SECURITY

- Entry-phone system to all apartments
- CCTV*
- Parking permit*

DÉCOR

- Smooth finish to all walls & ceilings
- Painted in subtle Dulux vinyl matt emulsion
- Dulux satinwood to woodwork

KITCHENS

- A range of Urban Myth fitted units in a modern contemporary style
- Worktops with modern crystal white finish
- Door style - soft close drawers in a stone grey finish
- Feature LED lighting under wall units
- Fully integrated Smeg appliances: stainless steel oven, ceramic hob, telescopic stainless steel hood, dishwasher, fridge/freezer, washer dryer
- White glass upstands

BATHROOMS & EN-SUITE

- Pure white European bathroom suites
- German manufactured chrome plated taps with ceramic disk valves from Ideal
- Tapless bath with chrome filler
- Shaver socket
- Chrome heated towel rail
- Fitted mirror

FIXTURE & FITTINGS

- Satin chrome and stainless steel door handles & ironmongery
- Recessed LED down-lights
- Sky+, TV & telephone outlets to living room

FLOORING

- Kitchen/living room in durable wood shade flooring
- Modern porcelain tiling in bathrooms and en-suite shower rooms
- Bedrooms carpeted in a warm neutral colour tone

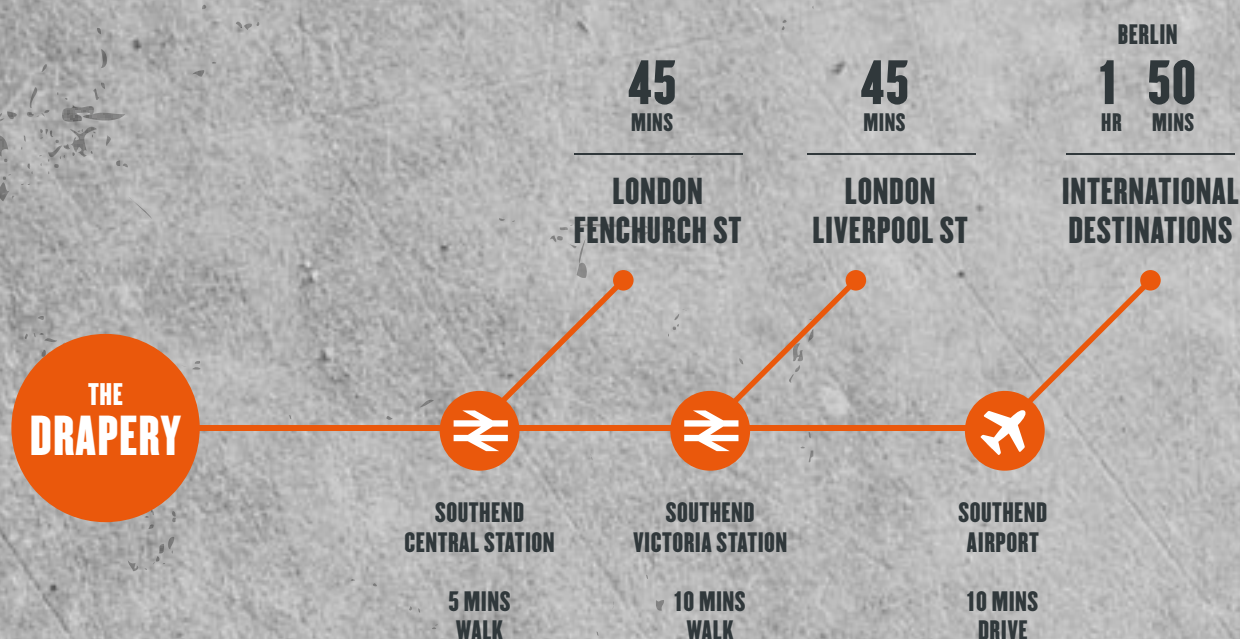
* See agent for details.

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BRIGHT LIGHTS BIG CITY

LUXURY LOFT LIVING



SOUTHEND IS NOT ONLY COOL, IT'S WELL CONNECTED.

Living in Southend offers you the chance to be beside the seaside without being off the beaten track. Just hop on the train and you can be in the centre of London in less than an hour. From Stratford there are connections to Ebbsfleet (for Eurostar international services) and Stansted Airport.

Southend Airport is a busy regional hub for London, used by several airlines including Easyjet. There are flights to and from a range of overseas destinations, including Alicante, Amsterdam, Barcelona, Berlin and Venice.

The A127 runs from Southend-on-Sea town centre directly to the M25. The journey time to the Dartford Crossing is approximately 50 minutes. Stansted Airport is also within easy reach via the A130 and A120 with a journey time of approximately one hour.

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SOUTHEND

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HARDING HOMES, BREATHING NEW LIFE INTO HISTORIC LOCATIONS

Whether using tasteful refurbishment techniques, complementary new build or a combination of both, Harding Homes' track record speaks for itself, having completed a number of successful developments in Colchester and surrounding villages.

Established by brothers Jason and Mark Harding in 1993, they remain very hands-on, taking a personal interest in all detail of each development, from design to fixtures and fittings. The results are ideal for the busy lifestyles of the modern world, yet maintain a strong affinity with the heritage and culture of the communities in which they are situated.

Harding Homes, 111 Crouch Street, Colchester, Essex C03 3HA Tel: 01206 577026



Past projects include The Mill in Colchester (L) and Millstone Green, Copford (R).

BOOK YOUR VIEWING TODAY
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