



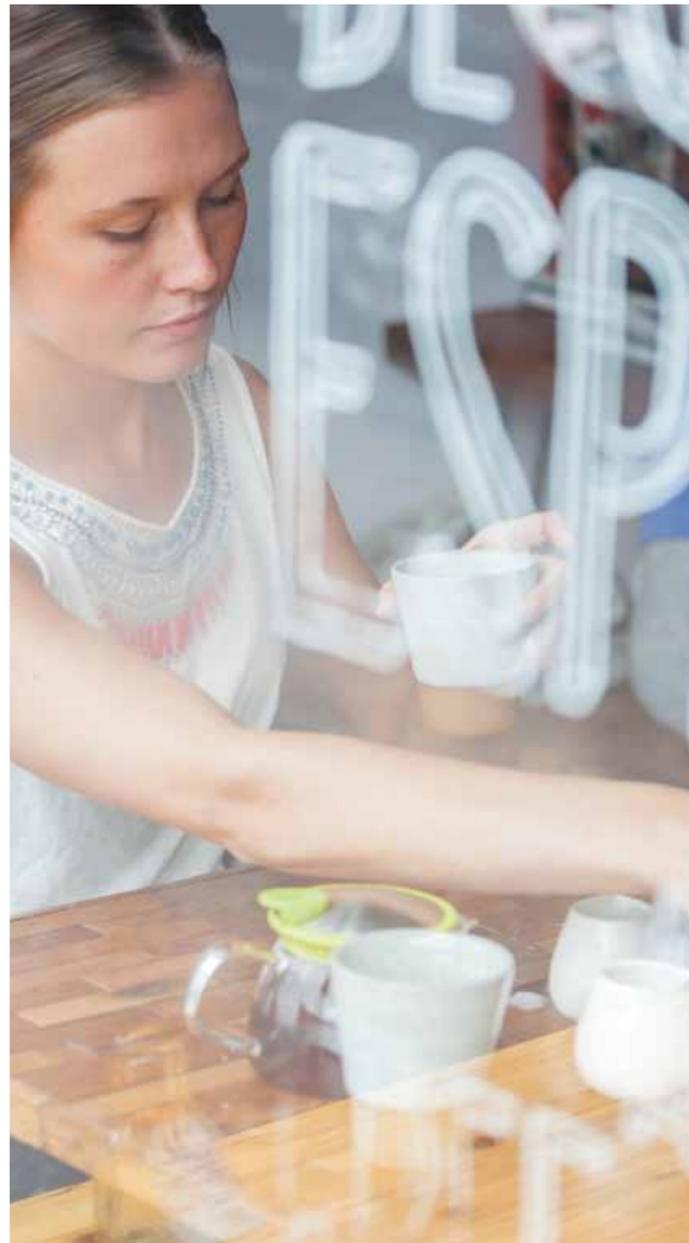
Perfectly placed in the charming coastal town of Leigh-on-Sea with outstanding views across the Thames Estuary, Eden Point is a landmark contemporary development designed to make the most of this superb location.

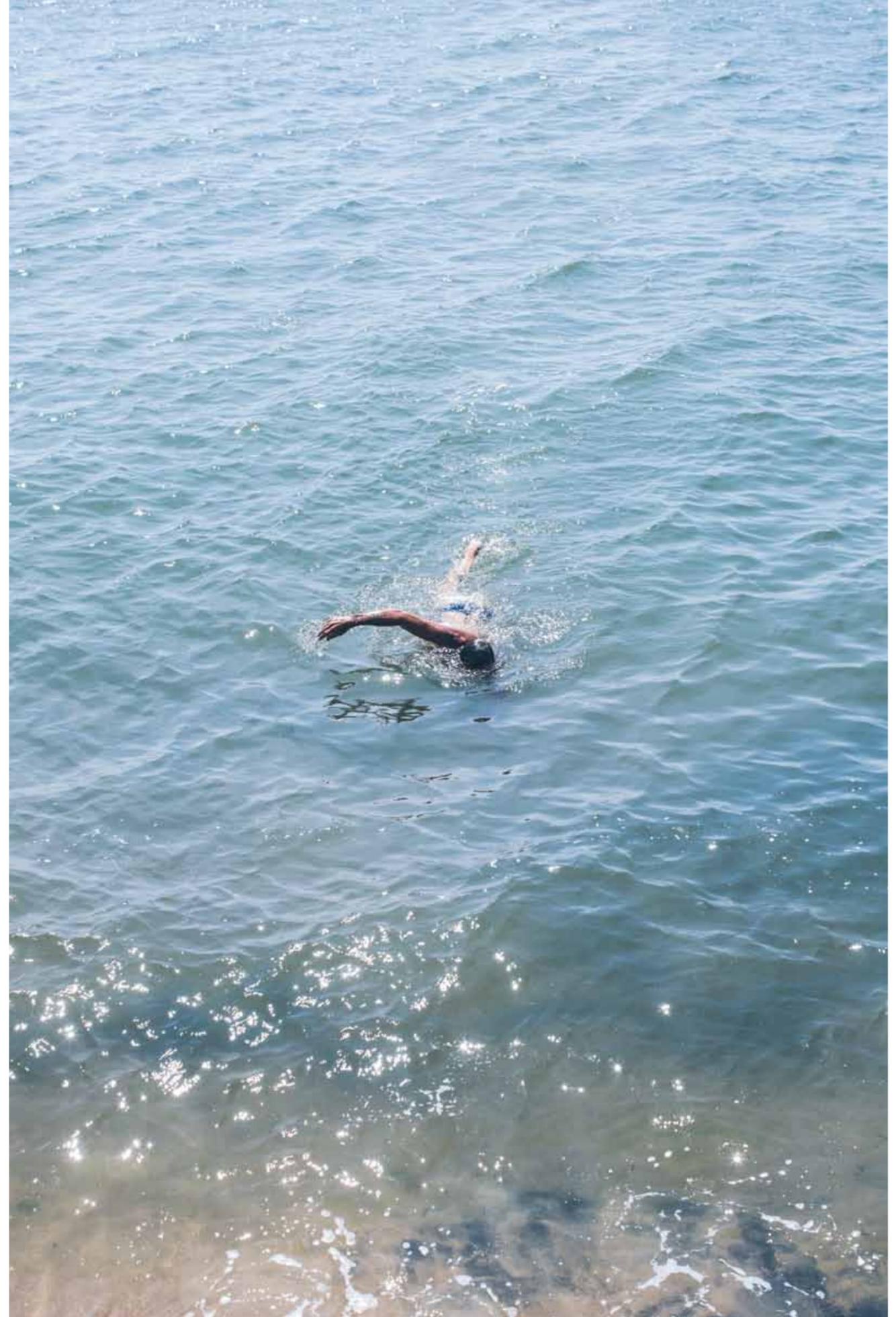






Eden Point places you within easy reach of the lively and eclectic lifestyle the town offers. With excellent restaurants, bars, boutique shopping and a thriving arts & crafts scene, life in Leigh is unique to the area.









|      |                             |               |
|------|-----------------------------|---------------|
| Rail | Leigh-on-Sea Station        | 5 minute walk |
|      | London Fenchurch Street     | 45 minutes    |
| Air  | London Southend Airport     | 4 miles       |
|      | London City Airport         | 1 hour        |
|      | London Stansted Airport     | 1 hour        |
| Road | Central London              | 40 miles      |
|      | M25                         | 20 miles      |
|      | A13 London Road             | 0.5 miles     |
|      | A127 Southend Arterial Road | 2 miles       |



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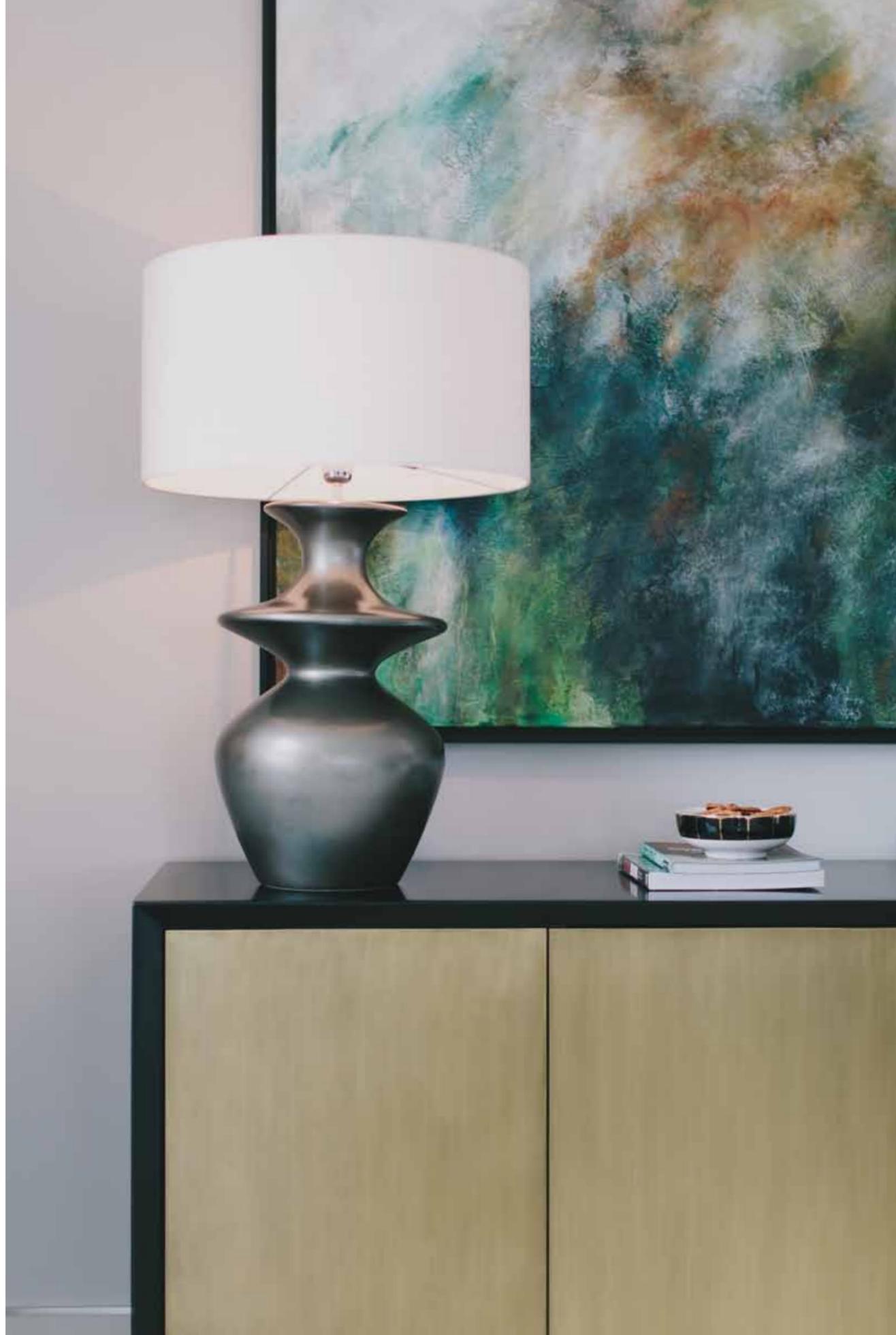
The Penthouse at Eden Point represents the ultimate in contemporary living spaces in Leigh-on-Sea.

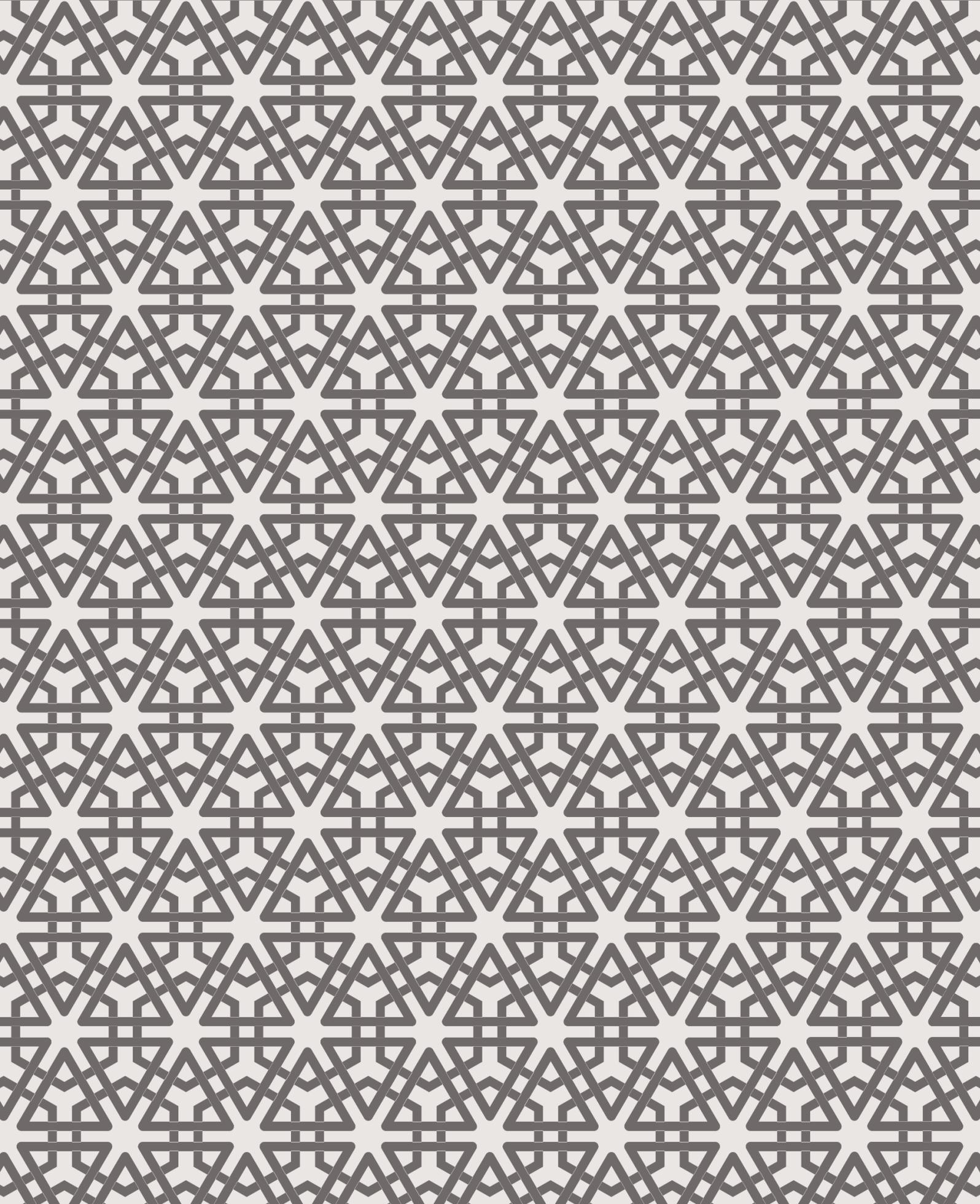
A truly unique 4 bedroom lateral duplex apartment with 2820 sq ft of internal space and a further 1227 sq ft of terraces.

Split over floors 6 and 7 of this iconic landmark development, the penthouse has been beautifully designed and immaculately finished to be the pinnacle of luxury apartment living.









Devised to eliminate any distraction from the impact of the exquisite panoramic views.

A meticulously planned and efficient layout — thoughtfully arranged to emphasise the vast open living space and clearly define the living, dining and kitchen areas.

Bespoke fabrics and furniture blend seamlessly with the internal finishes — colours, textures and carefully selected furnishings reflect the shimmer of the water and the relaxing warmth of the coastal sun.

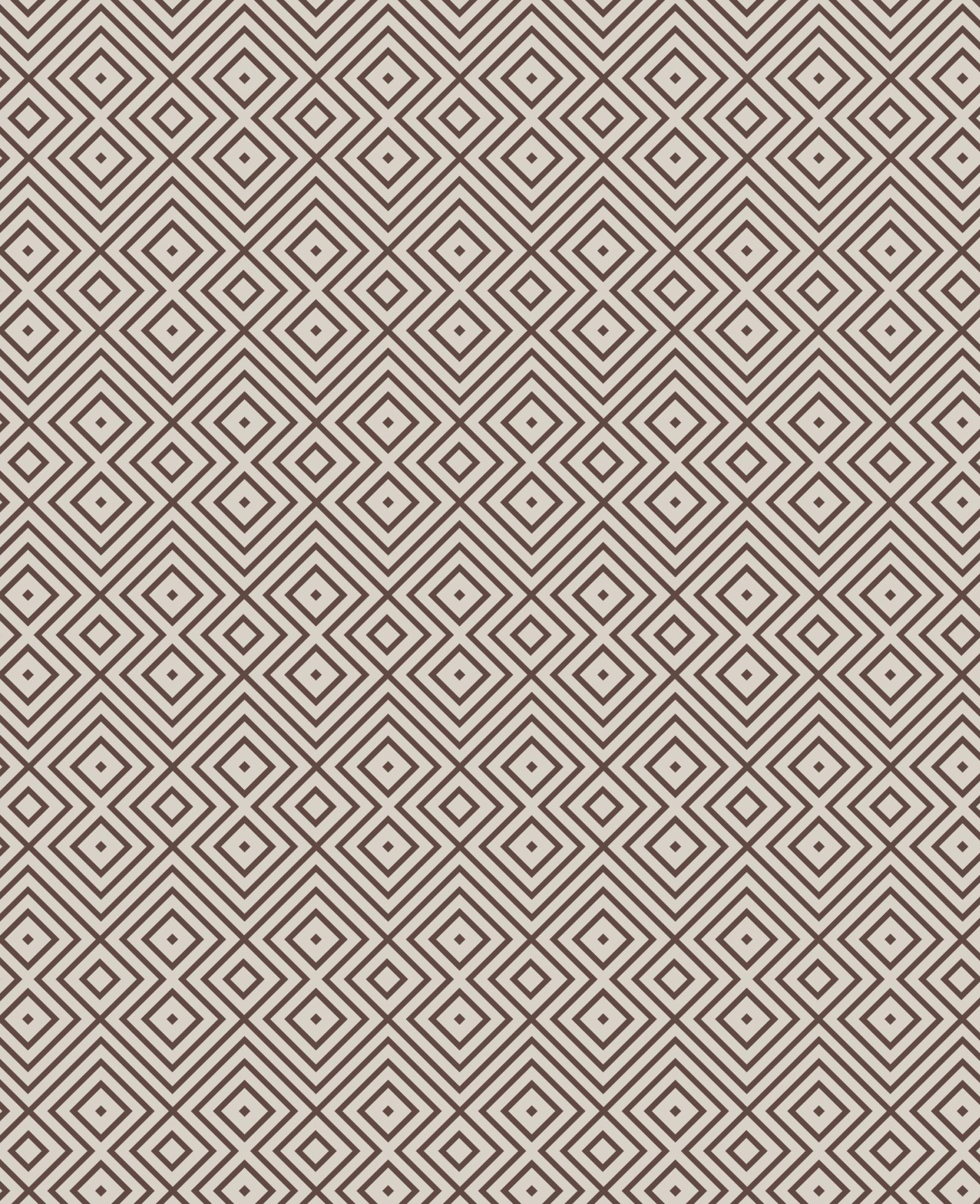












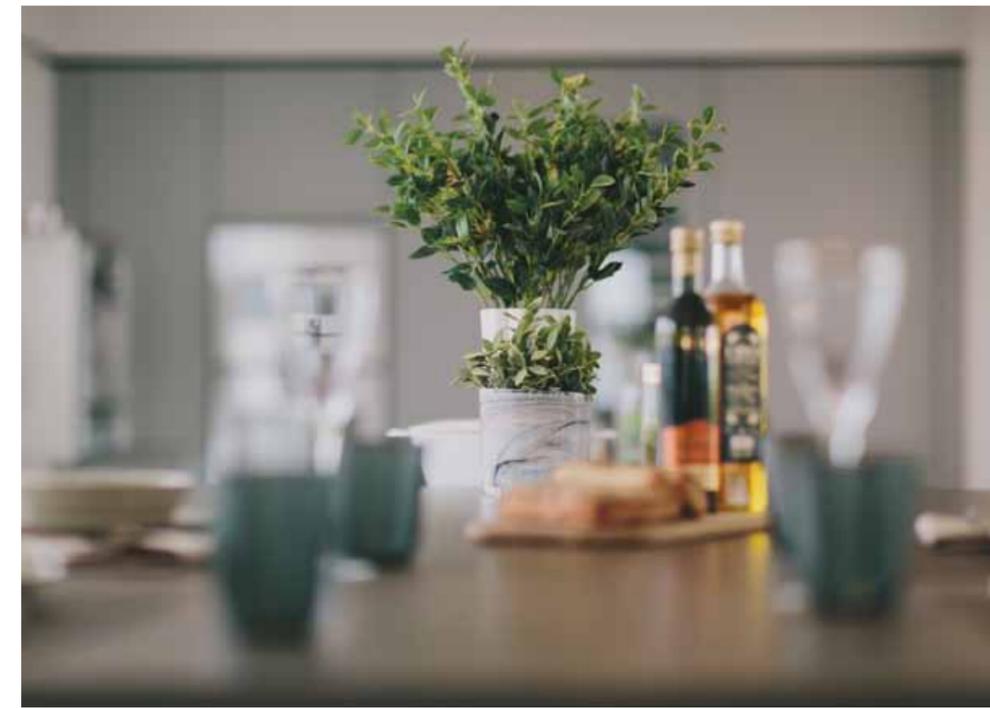
Designed and constructed to be the focal heart of the extensive penthouse living space. Perfect for cooking, dining or relaxing with friends – a place to just be.

A mix of clean lines with luxury fixtures and appliances fitted and finished to the very highest specification.

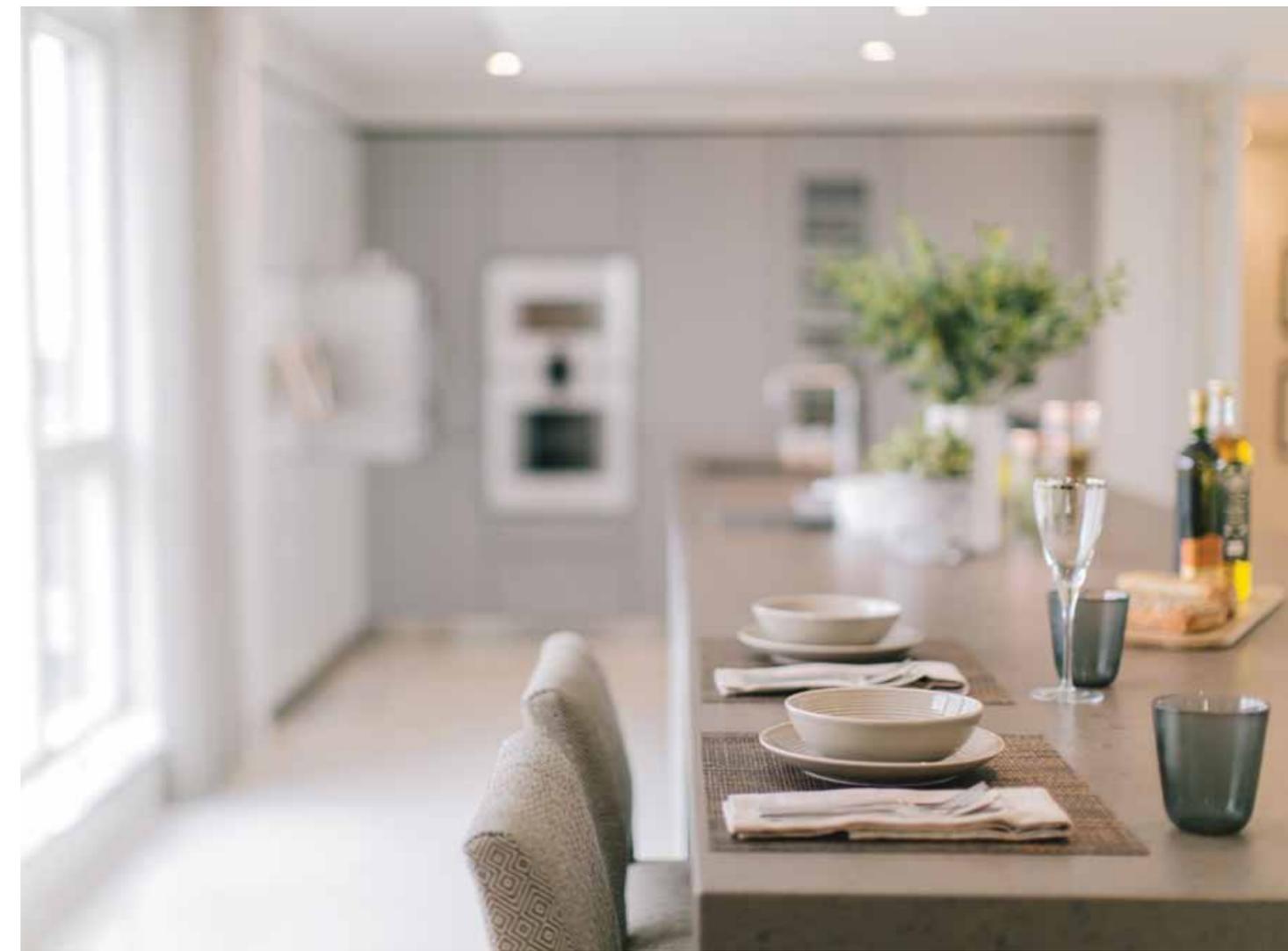








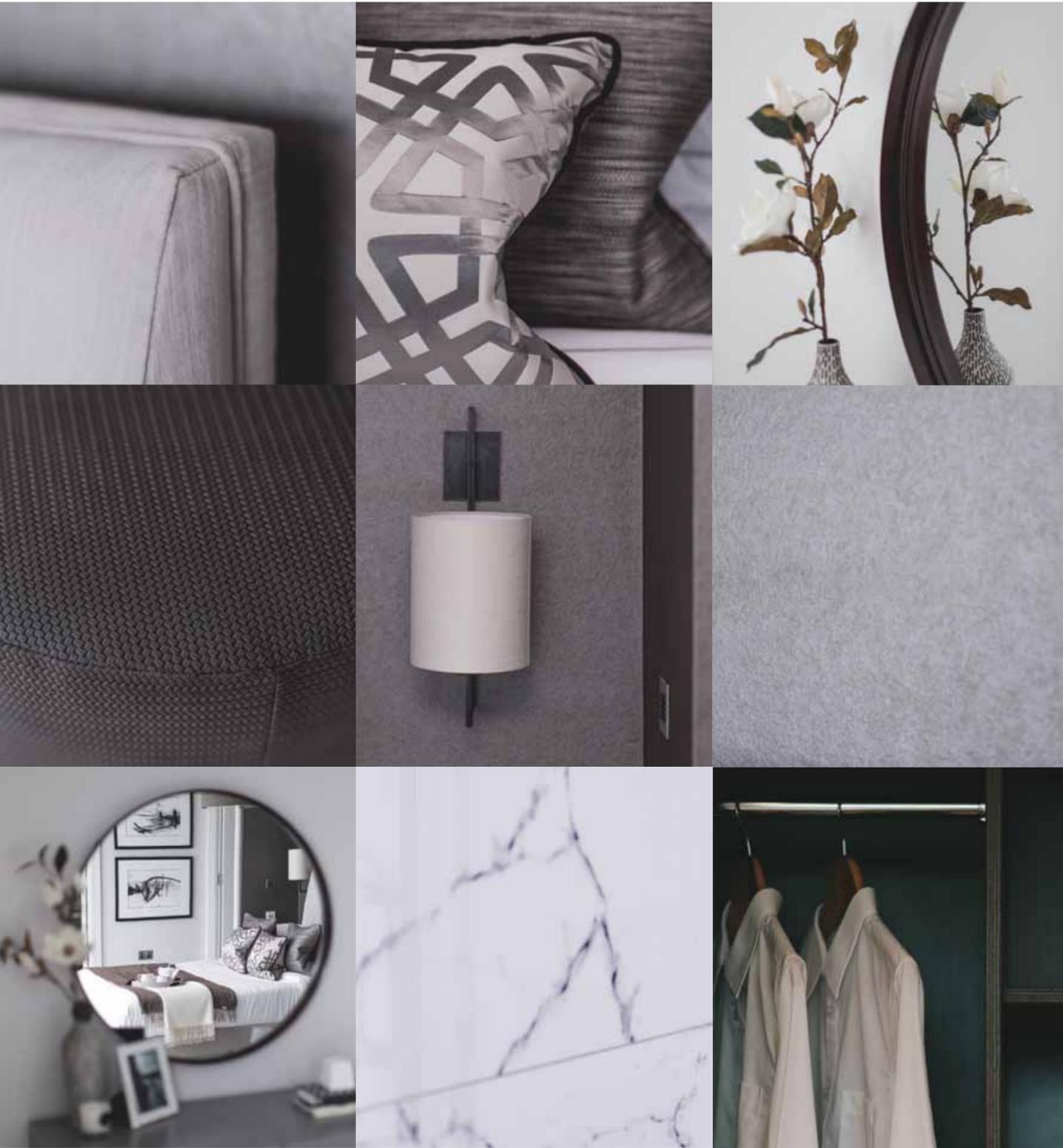








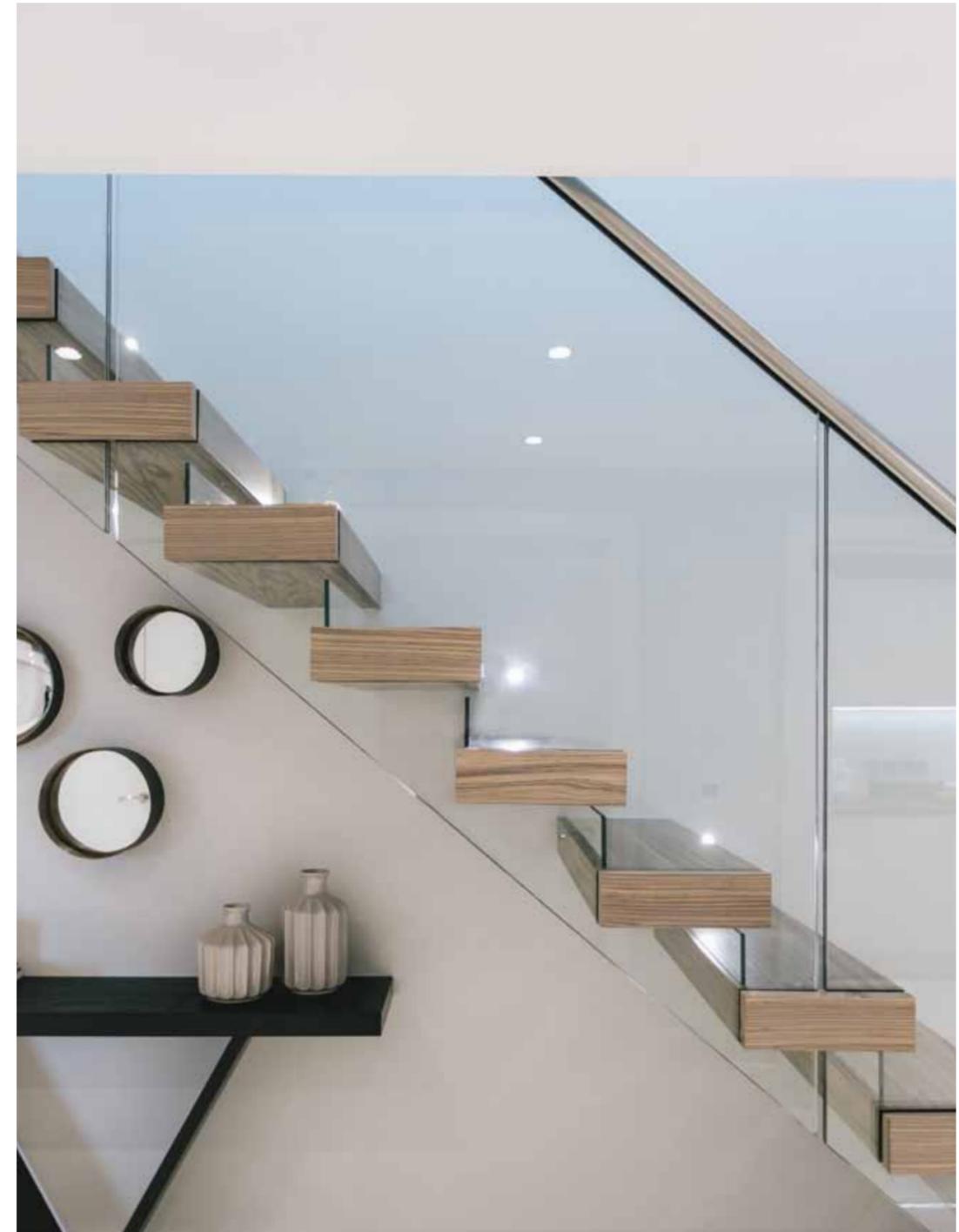








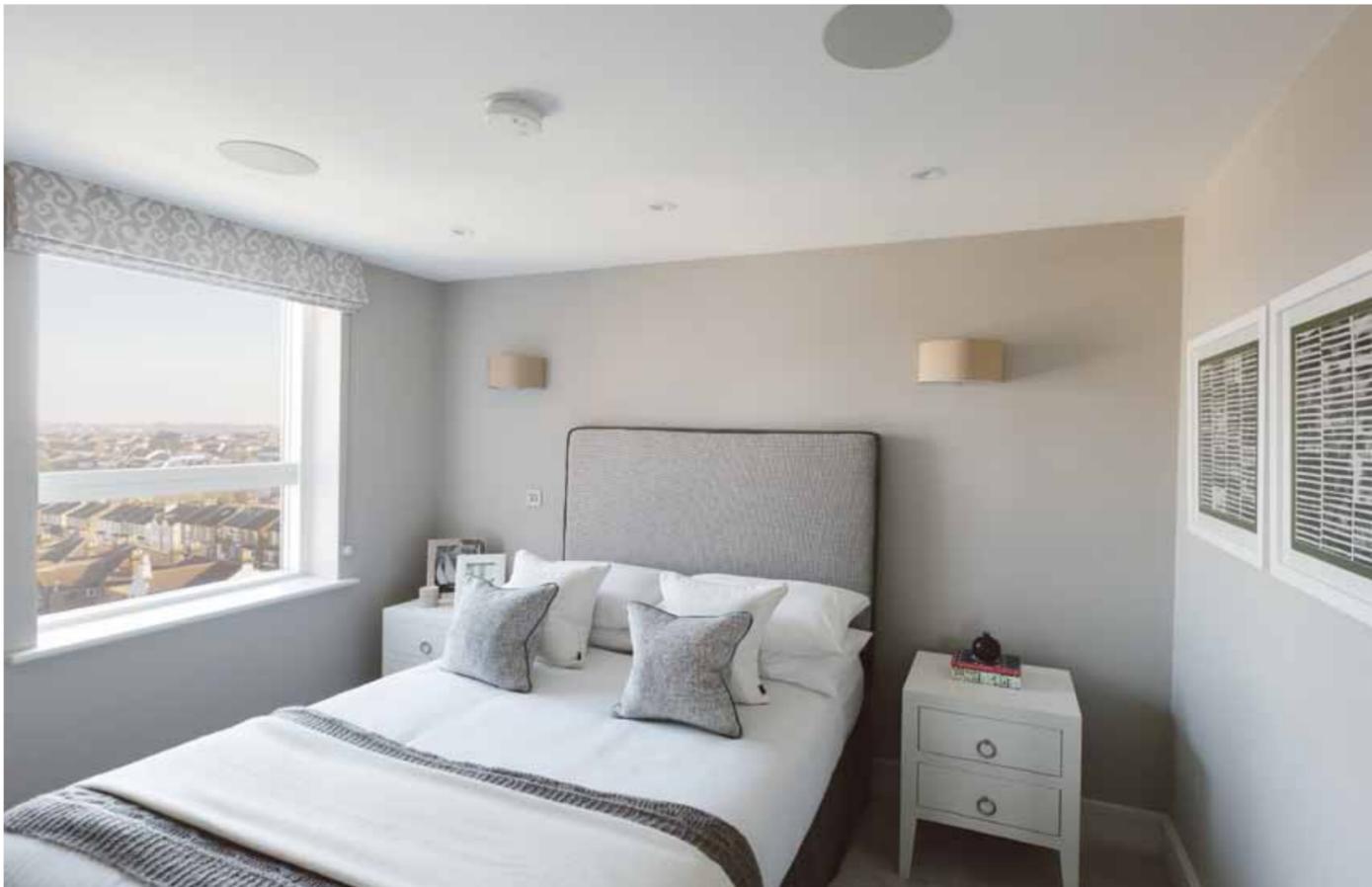














## GENERAL

10 Year Premier Guarantee Warranty.  
 Composite double-glazed windows and patio doors.  
 Smoke and carbon monoxide detection.  
 Heat detection to kitchen.  
 Wet under floor heating system.  
 Control 4 environmental management system for lighting, heating and AV components.  
 Rako lighting to 7th floor.  
 Fully monitored alarm and CCTV system.  
 2 x secure storage cages.  
 Direct personal lift access to 7th floor.  
 Secondary access from 6th floor.  
 Video intercoms and personal key fob entry system.  
 Separate metering for gas, water and electric.  
 Solid core doors, hand painted (to lounge with clear glazed vision panels) full height to 7th floor.  
 Feature cantilevered staircase between 6th and 7th floors with zebrano hardwood treads and specialist feature lighting.  
 Automated blinds / sheers / curtains to 7th floor.  
 Polished porcelain floor and wall tiling.  
 Sprinkler system to the 7th floor.  
 Hot & cold air condition units to lounge and master bedroom suite.  
 Extensive loft space c. 500 sq ft. (access via ladder)  
 Communal planted roof garden.  
 Gated underground parking with two adjacent spaces.  
 Ground floor reception area with lounge sofas for the warmest of welcomes.  
 Concierge on duty.  
 Ground floor residents gymnasium.

## KITCHEN / UTILITY

B3 Bulthaup Kitchen.  
 Stainless steel sink with chrome taps.  
 Gaggenau integrated dishwasher.  
 Gaggenau oven.  
 Gaggenau integrated combi microwave oven.  
 Gaggenau integrated automated Espresso / coffee machine.  
 Gaggenau warming drawer.  
 Gaggenau induction hob.  
 Gaggenau integrated refrigerator.  
 Gaggenau integrated wine storage.  
 Integral extraction system.  
 2 x Gaggenau integrated freezers.  
 Miele washing machine and dryer.  
 Quooker instant boiling tap.  
 Granite worktop.

## AUDIO / VISUAL

Central satellite system with outlets throughout.  
 Concealed video projector and screen to main living area.  
 Integrated audio system to all rooms.  
 Telephone connections - BT Master with points to all bedrooms, lounge and kitchen.  
 Apple TV and Blu-ray player.  
 Full TV/SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital & terrestrial channels.  
 Eutelsat 'HotBird' satellite system with a transmitting footprint covering programming from Europe, North Africa and the Middle East.  
 Aquavision TV to master bedroom en suite.

## BEDROOM SUITES

Master bedroom with his and hers walk in wardrobes, and panoramic views to the south.  
 Two further double bedroom suites and one double bedroom.  
 Bespoke built in wardrobes.  
 Luxury twist pile carpeting to all bedrooms.

## BATHROOM / EN SUITE / POWDER ROOM

Master bedroom en suite including freestanding bath.  
 En suites to accompany bedrooms two and three.  
 Family bathroom with walk in shower to the 6th floor.  
 Custom drawer vanity units with integrated basins.  
 Walk-in showers with full ceramic tiles.  
 Thermostatic showers with overhead and hand shower.  
 Grohe showers, taps and fittings.  
 Wall hung WC with soft close seating and dual flush.  
 Integrated heated towel rails.  
 Seamless, large format ceramic tiling.  
 7th floor powder room with WC, natural stone basin and bespoke Italian drawer unit.

## TERRACE / BALCONY

External feature lighting.  
 Power socket.  
 Outside water tap.  
 Terraced area, with timber decking to north and west terraces. Paved to the south, overlooking the Thames Estuary with panoramic views.  
 External sound system to south terrace.



Dimensions

| Internal Space        | Metric        | Imperial        |
|-----------------------|---------------|-----------------|
| Living room / Kitchen | 10.69 x 11.72 | 35' 1" x 38' 5" |
| Master bedroom        | 5.37 x 5.79   | 17' 8" x 19' 0" |
| Bedroom 1             | 4.37 x 3.17   | 14' 4" x 10' 5" |
| Bedroom 2             | 3.76 x 3.54   | 12' 4" x 11' 7" |
| Bedroom 3             | 3.26 x 2.75   | 10' 8" x 9' 0"  |
| Utility room          | 2.17 x 2.03   | 7' 1" x 6' 8"   |

|                   |                 |                   |
|-------------------|-----------------|-------------------|
| <b>Total area</b> | <b>262 sq m</b> | <b>2820 sq ft</b> |
|-------------------|-----------------|-------------------|

| External Space | Metric      | Imperial         |
|----------------|-------------|------------------|
| Terrace 1      | 5.83 x 9.85 | 19' 2" x 32' 4"  |
| Terrace 2      | 4.50 x 7.16 | 14' 10" x 23' 6" |
| Terrace 3      | 2.44 x 5.81 | 8' 0" x 19' 1"   |
| Balcony (west) | 3.00 x 2.47 | 9' 10" x 8' 1"   |

|                   |                 |                   |
|-------------------|-----------------|-------------------|
| <b>Total area</b> | <b>114 sq m</b> | <b>1227 sq ft</b> |
|-------------------|-----------------|-------------------|

EPC Energy efficiency rating – B (84)

The plans and measurements shown are for general guidance only and are subject to change. Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty.

SELLING AGENT

**appointmoor**

To arrange a private viewing call 01702 71 99 66  
or email [info@appointmoor.co.uk](mailto:info@appointmoor.co.uk)

[appointmoor.co.uk](http://appointmoor.co.uk)

DEVELOPER

**LACEY**

Lacey are independent developers who specialise in unique projects that offer the opportunity to create landmark buildings that not only improve the landscape of an area, but bring something new and innovative for future generations to take pleasure from and enjoy.

Lacey's aim is to create and build homes of exceptional quality and style in the most sought after locations.

[laceyenterprises.co.uk](http://laceyenterprises.co.uk)

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