



**1 & 2 BEDROOM
WATERSIDE APARTMENTS**



INDIGO WHARF
Navigation Road,
Chelmsford CM2 6HX

LUXURY LIVING AT INDIGO WHARF

A chic waterside development of 48 contemporary apartments centrally located in Chelmsford, which was recently granted UK city status.

Perfectly situated within a conservation area and just minutes from Chelmsford city centre, the stunning 1 and 2 bedroom apartments at Indigo Wharf have been designed to offer the best in modern living.



WELCOME
TO WATERSIDE LIVING

CITY CENTRE TRANQUILLITY

Indigo Wharf is a fusion of the traditional and the contemporary. The mews style layout provides a tranquil environment, whilst the landscaped piazza which links to the canal-side walkway offers residents a beautiful communal area.

The yellow and red bricks, slate roofs and steel balconies of Indigo Wharf are sympathetic to the historic industrial heritage of the canal, and combine to provide a varied palette of colours which perfectly complement the surrounding streetscape. Residents parking and private bicycle storage areas have been expertly incorporated into the tree-lined public spaces.

Once inside, the thoughtfully-designed interiors feature striking Manhattan kitchens with integrated appliances, designer bathrooms and Code for Sustainable Homes Level 3 energy-efficient heating, lighting and water.

All apartments benefit from either a private balcony or terrace, offering residents the opportunity to enjoy the tranquil surroundings which belie the proximity of Chelmsford city centre.





River Chelmer



Chelmsford Cathedral



Hylands Park

ENERGETIC OR RELAXED – THE CHOICE IS YOURS

Located close to the beautiful Essex countryside, yet boasting convenient access to central London, Chelmsford offers the ideal balance between city style and country living. The cosmopolitan city centre is a thriving hub of activity and provides an eclectic choice of leisure, nightlife and shopping opportunities.

Indigo Wharf is situated in an unbeatable location just minutes away from the best of what Chelmsford has to offer. The Essex County Cricket Club, idyllic Central Park and spectacular Hylands Park mean residents can enjoy world-class sporting events, beautiful open spaces and famous music festivals on their doorstep.

You'll be spoilt for choice whether enjoying a spot of retail therapy, spending a relaxed afternoon at a street-side café or heading to a stylish bar or nightclub for the evening. Chelmsford's vibrant nightlife includes a number of excellent restaurants, bars, nightclubs, a multi-screen cinema, bowling alley and two theatres – ensuring there are a variety of options to suit all tastes. For something more relaxed, the numerous health, golf and country clubs located in and near to Chelmsford are the perfect places to unwind or spend the day practising your swing.



Hylands House



EMBRACE THE LIFESTYLE YOU'VE ALWAYS WANTED

Chelmsford offers everything an urbanite could need; from award-winning amenities and beautiful public parks, to vibrant nightlife, fantastic restaurants and excellent shopping.

Young professionals working in Chelmsford city centre will appreciate a short walk to the office, whilst commuting to London is hassle-free thanks to Indigo Wharf being located less than a mile from Chelmsford railway station. An efficient bus service offers connections around the city and to nearby towns, and there is also convenient road access to the A12, A120, A130, A414, M11 and M25.



LONDON BY TRAIN

SHENFIELD
12 MINUTES

STRATFORD
26 MINUTES

LONDON
LIVERPOOL STREET
35 MINUTES

From Chelmsford Train Station



LONDON UNDERGROUND

BANK
02 MINUTES

HOLBORN
07 MINUTES

LEICESTER SQUARE
15 MINUTES

KINGS CROSS
15 MINUTES

From London Liverpool Street



CONNECTIONS BY ROAD

BRENTWOOD
12.1 MILES

BRAINTREE
12.6 MILES

SOUTHEND-ON-SEA
20.8 MILES

COLCHESTER
23.8 MILES

From Indigo Wharf



AIRPORTS

LONDON STANSTED
AIRPORT
25.7 MILES

LONDON CITY AIRPORT
31 MILES

LONDON HEATHROW
AIRPORT
69 MILES

LONDON GATWICK
AIRPORT
76 MILES



LEISURE

RIVERSIDE ICE AND
LEISURE COMPLEX
0.5 MILES

VIRGIN ACTIVE HEALTH CLUB
0.9 MILES

CENTRAL PARK
1.0 MILES

CHANNELS GOLF CLUB
4.0 MILES

THE HYLANDS HOUSE
AND ESTATE
4.1 MILES



SHOPPING

CHELMER VILLAGE RETAIL PARK
0.9 MILES

CHELMSFORD HIGH STREET
1.0 MILES

FREEPORT OUTLET SHOPPING
VILLAGE, BRAINTREE
12.6 MILES

LAKESIDE SHOPPING CENTRE
24.3 MILES

BLUEWATER SHOPPING CENTRE
31 MILES



GROUND FLOOR

PLOT 16 1 BED

LIVING/DINING/KITCHEN
4873mm x 3721mm 16'0" x 12'3"

BEDROOM
4460mm x 2748mm 14'8" x 9'0"

PLOT 17 1 BED

LIVING/DINING/KITCHEN
6442mm x 3752mm* 21'2" x 12'4"*

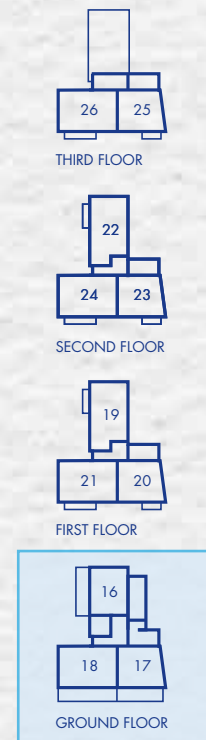
BEDROOM
3874mm x 3151mm 12'9" x 10'4"

PLOT 18 2 BED

LIVING/DINING/KITCHEN
6480mm x 3303mm 21'3" x 10'10"

BEDROOM 1
4173mm* x 3258mm 13'8"* x 10'8"

BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"



* Maximum dimensions

The floorplans depict a typical layout of this apartment type. Kitchen and furniture layouts are indicative. For exact plot specifications, details of external and internal finishes, dimensions and floor plan differences, consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. September 2012.

FIRST FLOOR

PLOT 19 2 BED

LIVING/DINING/KITCHEN
5927mm x 3183mm 19'5" x 10'5"

BEDROOM 1
4420mm* x 3255mm* 14'6"* x 10'8"*

BEDROOM 2
3796mm x 2805mm 12'5" x 9'2"

PLOT 20 1 BED

LIVING/DINING/KITCHEN
6442mm x 3752mm* 21'2" x 12'4"*

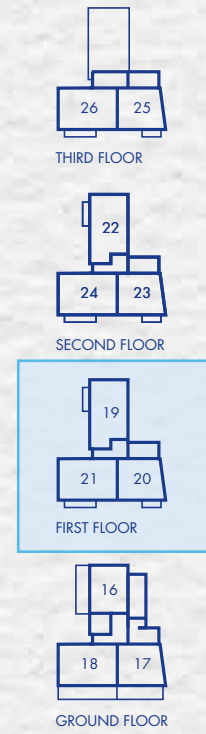
BEDROOM
3874mm x 3151mm 12'9" x 10'4"

PLOT 21 2 BED

LIVING/DINING/KITCHEN
6480mm x 3303mm 21'3" x 10'10"

BEDROOM 1
4173mm* x 3258mm 13'8"* x 10'8"

BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"



* Maximum dimensions

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SECOND FLOOR

PLOT 22 2 BED

LIVING/DINING/KITCHEN
5927mm x 3183mm 19'5" x 10'5"

BEDROOM 1
4420mm* x 3255mm* 14'6"* x 10'8"*

BEDROOM 2
3796mm* x 2805mm* 12'5"* x 9'2"*

PLOT 23 1 BED

LIVING/DINING/KITCHEN
6442mm x 3752mm* 21'2" x 12'4"*

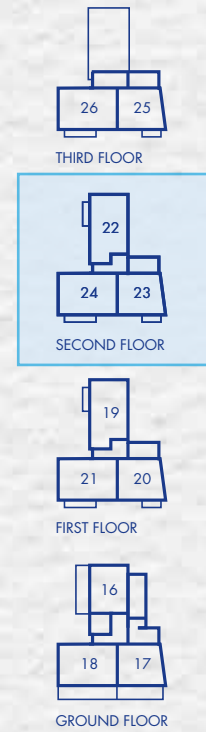
BEDROOM
3874mm x 3151mm 12'9" x 10'4"

PLOT 24 2 BED

LIVING/DINING/KITCHEN
6480mm x 3303mm 21'3" x 10'10"

BEDROOM 1
4173mm* x 3258mm 13'8"* x 10'8"

BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"



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THIRD FLOOR

PLOT 25 1 BED

LIVING/DINING/KITCHEN
6442mm x 3752mm* 21'2" x 12'4"*

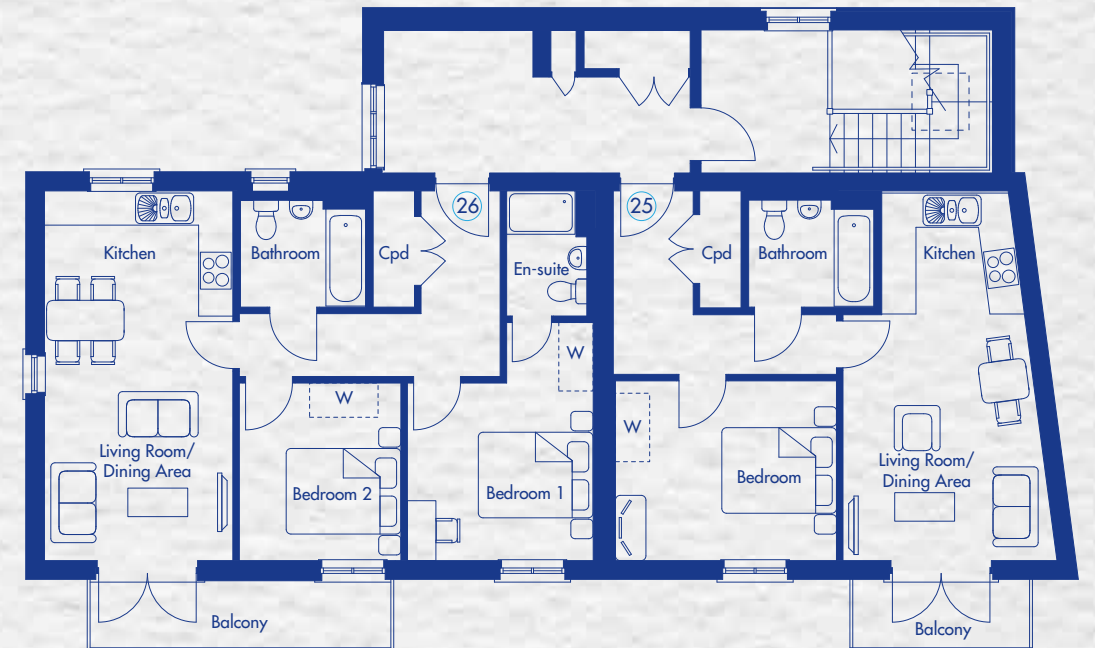
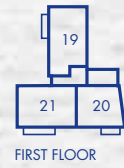
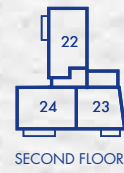
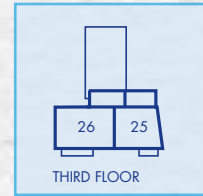
BEDROOM
3874mm x 3151mm 12'9" x 10'4"

PLOT 26 2 BED

LIVING/DINING/KITCHEN
6480mm x 3303mm 21'3" x 10'10"

BEDROOM 1
4173mm* x 3258mm 13'8" x 10'8"

BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"



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GROUND FLOOR

PLOT 27 1 BED

LIVING/DINING/KITCHEN
7501mm x 3792mm 24'7" x 12'5"

BEDROOM
3698mm x 2826mm 12'2" x 9'3"

PLOT 28 2 BED

LIVING/DINING/KITCHEN
6445mm x 3265mm 21'1" x 10'8"

BEDROOM 1
3260mm x 3113mm[†] 10'8" x 10'3"[†]

BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"

PLOT 43 1 BED

LIVING/DINING/KITCHEN
6445mm* x 3594mm* 21'2"* x 11'9"*

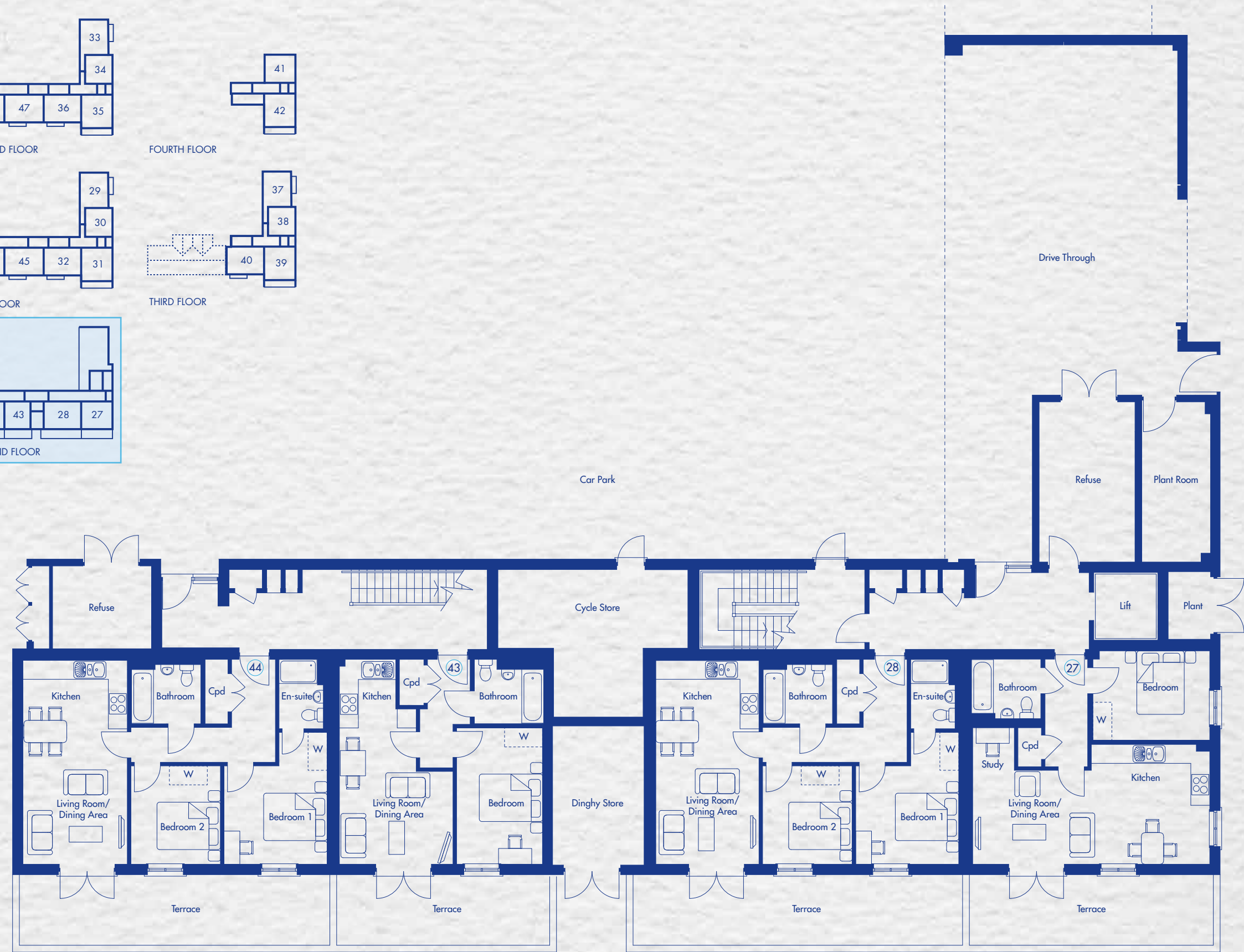
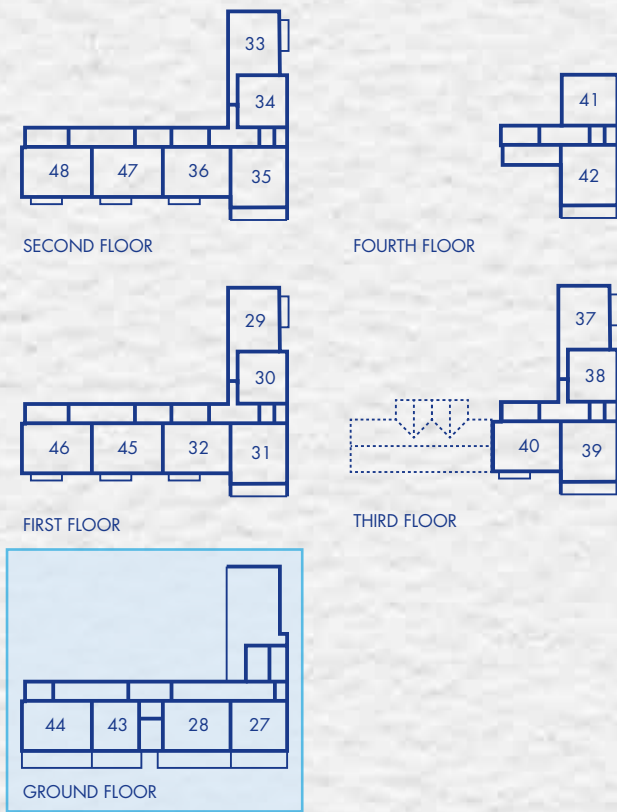
BEDROOM
4312mm x 2718mm 14'2" x 8'11"

PLOT 44 2 BED

LIVING/DINING/KITCHEN
6445mm x 3265mm 21'1" x 10'8"

BEDROOM 1
3260mm x 3113mm[†] 10'8" x 10'3"[†]

BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"



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FIRST FLOOR

PLOT 29 2 BED

LIVING/DINING/KITCHEN
7011mm x 3167mm* 23'0" x 10'5"*

BEDROOM 1
3520mm x 2667mm 11'7" x 8'9"

BEDROOM 2
3520mm x 2651mm 11'7" x 8'8"

PLOT 30 1 BED

LIVING/DINING/KITCHEN
5268mm x 3915mm 17'3" x 12'10"

BEDROOM
4238mm x 3088mm 13'11" x 10'2"

PLOT 31 2 BED

LIVING/DINING/KITCHEN
5673mm x 3999mm 18'7" x 13'1"

BEDROOM 1
4356mm x 3389mm 14'3" x 11'1"

BEDROOM 2
3724mm x 2725mm 12'3" x 8'11"

PLOT 32 2 BED

LIVING/DINING/KITCHEN
6445mm x 3265mm 21'1" x 10'8"

BEDROOM 1
3260mm x 3113mm† 10'8" x 10'3"†

BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"

PLOT 45 2 BED

LIVING/DINING/KITCHEN
6445mm x 3255mm 21'2" x 10'8"

BEDROOM 1
3260mm x 3113mm† 10'8" x 10'3"†

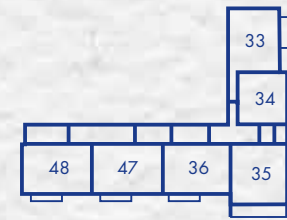
BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"

PLOT 46 2 BED

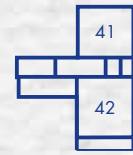
LIVING/DINING/KITCHEN
6445mm x 3265mm 21'1" x 10'8"

BEDROOM 1
4173mm* x 3258mm† 13'8"* x 10'8"†

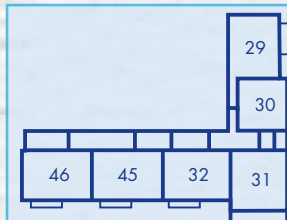
BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"



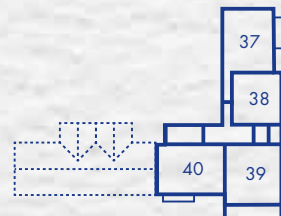
SECOND FLOOR



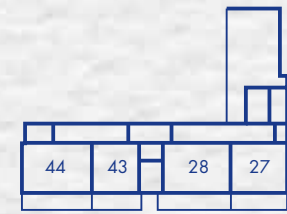
FOURTH FLOOR



FIRST FLOOR



THIRD FLOOR



GROUND FLOOR



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SECOND FLOOR

PLOT 33 2 BED

LIVING/DINING/KITCHEN
7011mm x 3167mm* 23'0" x 10'5"*

BEDROOM 1
3520mm x 2667mm 11'7" x 8'9"

BEDROOM 2
3520mm x 2651mm 11'7" x 8'8"

PLOT 34 1 BED

LIVING/DINING/KITCHEN
5268mm x 3915mm 17'3" x 12'10"

BEDROOM
4238mm x 3088mm 13'11" x 10'2"

PLOT 35 2 BED

LIVING/DINING/KITCHEN
5673mm x 3999mm 18'7" x 13'1"

BEDROOM 1
4356mm x 3389mm 14'3" x 11'1"

BEDROOM 2
3724mm x 2725mm 12'3" x 8'11"

PLOT 36 2 BED

LIVING/DINING/KITCHEN
6445mm x 3265mm 21'1" x 10'8"

BEDROOM 1
3260mm x 3113mm† 10'8" x 10'3"†

BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"

PLOT 47 2 BED

LIVING/DINING/KITCHEN
6445mm x 3255mm 21'2" x 10'8"

BEDROOM 1
3260mm x 3113mm† 10'8" x 10'3"†

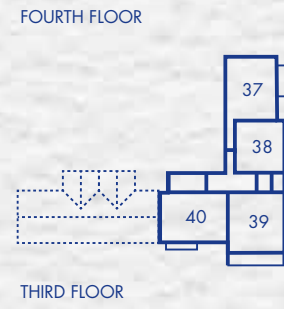
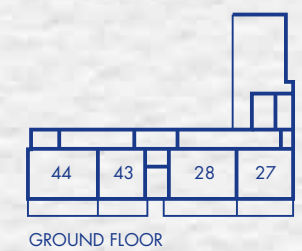
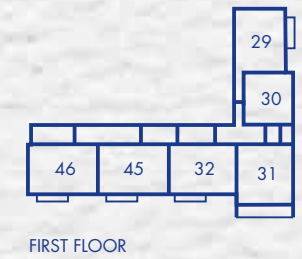
BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"

PLOT 48 2 BED

LIVING/DINING/KITCHEN
6445mm x 3265mm 21'1" x 10'8"

BEDROOM 1
4173mm* x 3258mm† 13'8"* x 10'8"†

BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"



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THIRD FLOOR

PLOT 37 2 BED

LIVING/DINING/KITCHEN
7011mm x 3167mm 23'0" x 10'5"

BEDROOM 1
3520mm x 2667mm 11'7" x 8'9"

BEDROOM 2
3520mm x 2651mm 11'7" x 8'8"

PLOT 38 1 BED

LIVING/DINING/KITCHEN
5268mm x 3915mm 17'3" x 12'10"

BEDROOM
4238mm x 3088mm 13'11" x 10'2"

PLOT 39 2 BED

LIVING/DINING/KITCHEN
5673mm x 3999mm 18'7" x 13'1"

BEDROOM 1
4356mm x 3389mm 14'3" x 11'1"

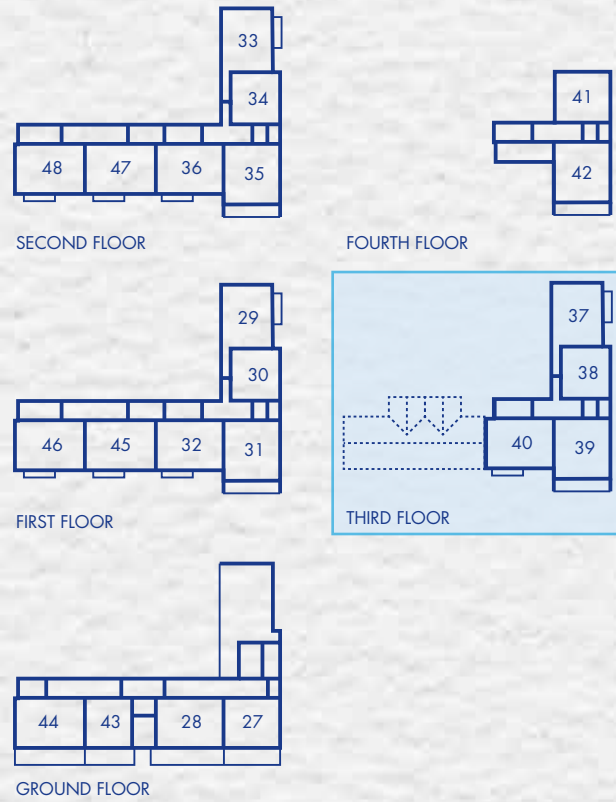
BEDROOM 2
3724mm x 2725mm 12'3" x 8'11"

PLOT 40 2 BED

LIVING/DINING/KITCHEN
6445mm x 3265mm 21'1" x 10'8"

BEDROOM 1
3260mm x 3113mm[†] 10'8" x 10'3"[†]

BEDROOM 2
3113mm x 2832mm 10'3" x 9'3"



[†]Minimum dimensions. The floorplans depict a typical layout of this apartment type. Kitchen and furniture layouts are indicative. For exact plot specifications, details of external and internal finishes, dimensions and floor plan differences, consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. September 2012.

FOURTH FLOOR

PLOT 41 1 BED

LIVING/DINING/KITCHEN
5176mm x 4231mm 17'0" x 13'11"

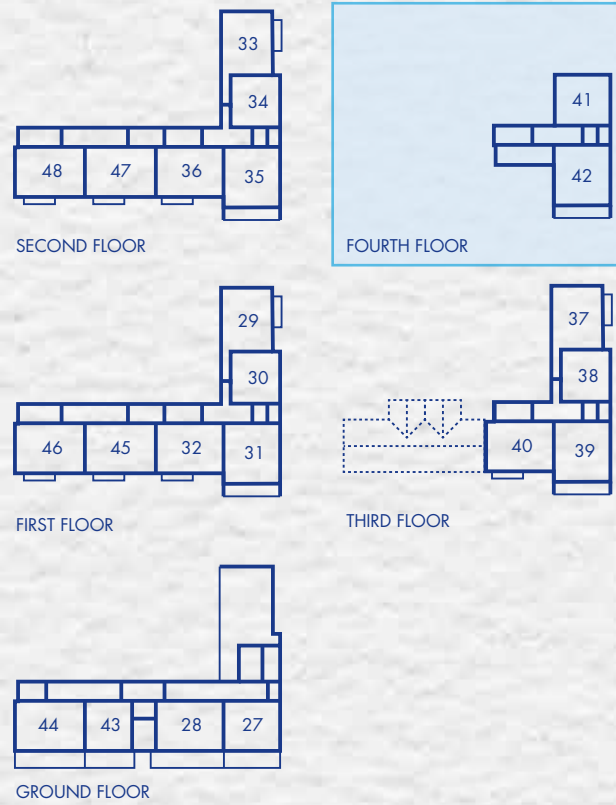
BEDROOM
5176mm x 2806mm 17'0" x 9'2"

PLOT 42 2 BED

LIVING/DINING/KITCHEN
5673mm x 3999mm 18'7" x 13'1"

BEDROOM 1
4356mm x 3389mm 14'3" x 11'1"

BEDROOM 2
3724mm x 2725mm 12'3" x 8'11"



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BUILT TO THE HIGHEST SPECIFICATION

At Indigo Wharf, luxury comes as standard. Your new home will suit your lifestyle perfectly with all apartments built to the highest specification. What's more, many plots offer balconies and stunning riverside views, adding for your new luxurious lifestyle. In addition, our fantastic range of optional extras will further ensure that your new home will offer everything that you have ever wanted from your house. Please speak with a sales executive for further information and details on availability.

KITCHENS

- Integrated Manhattan units with under pelmet lighting and soft close drawers
- Choice of colour finishes within integrated range
- Stainless steel gas or electric hob or 4 zone ceramic hob
- Built-under double catalyst oven
- Stainless steel chimney hood
- Integrated washer dryer
- Integrated fridge freezer
- 60cm dishwasher or slimline dishwasher depending on design
- Stainless steel single bowl sink with chrome mixer tap

BATHROOM & EN-SUITES

- White sanitaryware throughout
- Chrome mixer taps to wash hand basins in bathroom and en-suite
- Thermostatic shower over bath and bath filler to 1 bathroom properties
- Thermostatic shower to en-suite
- Splashback tiling to wash hand basin to bathroom and en-suite
- 3 course tiling to bath without shower
- Splashback with additional tiling to bath with shower
- Full height tiling to shower enclosure in en-suite
- Extractor fan
- Shaver socket to en-suite or main bathroom if no en-suite

HEATING

- Combination condenser boiler where applicable
- Condensing boiler and cylinder where applicable

WINDOWS

- UPVC double glazing
- Security locks

LIGHTING AND ELECTRICAL

- Multi socket to lounge including power/BT/TV and wired for Sky+
- TV and BT point to master bedroom
- Mains operated smoke detectors with battery back up
- Deta 'Slimline' white sockets and switches
- Energy efficient lighting to selected rooms

INTERNAL FINISH

- White painted four panel internal doors with chrome furniture
- Soft white painted walls and smooth white ceilings
- White painted mouldings including skirting boards, architraves and window boards

The standard specification is correct but is subject to change. Variations may be required to the standard specification in line with site specific sustainability issues. Images are from typical Taylor Wimpey properties. Please contact the Sales Executive for further information. September 2012.



THE TAYLOR WIMPEY STORY

At Taylor Wimpey East London we have a proven track record of innovation and experience with an unrivalled reputation for creating first-class residential developments in the capital. We fall on this experience every time we plan, design and build a development in and around London, always considering the varied styles and heritage which can be so location specific.

Recent prestigious schemes include Academy Central, a First-Time Buyer Readers' award winner in 2012; Reflections, an exclusive development nestled along tree-lined avenues and Iconia, a cluster of

sustainable and eco-friendly apartments which represent the best in contemporary living.

Finally, Cooks Shipyard and Praecedo in nearby Wivenhoe and Colchester respectively, represent the best in modern design and prestigious living, offering residents luxury and contemporary living.

We are proud of our reputation and we trust our expertise to deliver successful, innovative and exciting new home schemes for the London market.

Top left to right: St Helens Mews, Brentwood, Images, Gants Hill, Cooks Shipyard, Wivenhoe

In accordance with the Property Misdescriptions Act 1991, the information contained in this document is provided for general guidance only, and does not form the whole or any part of any offer or contract. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. Customers are strongly advised to contact a Taylor Wimpey representative for further details and to satisfy themselves as to their accuracy. All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. September 2012.



DIRECTIONS

HOW TO FIND INDIGO WHARF FROM LONDON:

- Follow A12 (Northbound) towards Colchester
- Leave at junction 17, taking the A1114 Essex Yeomanry Way
- At the Army & Navy roundabout, take the 3rd exit onto Parkway/A1060
- At the Odeon roundabout, take the 3rd exit onto High Bridge Road/A1099
- At the next roundabout take 3rd exit onto A1099
- Turn right onto Navigation Road
- Indigo Wharf is on your right

HOW TO FIND INDIGO WHARF FROM COLCHESTER:

- Exit A12 at junction 19, signposted A138/Stansted Airport/Sudbury/Chelmsford
- At the roundabout, take the 4th exit onto Main Road/A130
- At the roundabout, take the 2nd exit onto A138
- Take the ramp to Chelmer Village/Springfield
- At the roundabout, take the 4th exit onto Springfield Road/B1137
- Continue to follow Springfield Road
- Go through 1 roundabout
- Turn left onto Navigation Road
- Indigo Wharf is on your right

OUR SALES INFORMATION CENTRE IS CURRENTLY LOCATED ON WHARF ROAD, CHELMSFORD, CM2 6LU

- Once on Navigation Road, take the 1st right onto Wharf Road
- Continue along this road and our Sales Information Centre is on the left hand side



**INDIGO
WHARF**

NAVIGATION ROAD, CHELMSFORD,
ESSEX CM2 6HX

SALES INFORMATION CENTRE
SAT NAV: CM2 6LU

01245 207204

Taylor Wimpey East London
101-135 Kings Road, Brentwood,
Essex CM14 4DR

T: 01277 236800

taylorwimpey.co.uk



**Taylor
Wimpey**