



St. James

BRENTWOOD

CONTEMPORARY
1 & 2 BEDROOM APARTMENTS



WELCOME

Luna St. James is a stylish new development of contemporary 1 & 2 bedroom apartments, in the heart of Brentwood.

There are 45 luxury private sale and shared ownership apartments offering a wealth of added benefits: private terraces, shared communal outside space, residents' gym, concierge and allocated secure parking.

Luna St. James is less than a minute's walk from Brentwood train station with excellent rail connections to London. Crossrail will commence in 2020/2021.

Brentwood is a popular commuter town with its own independent, boutique shops. With London and the West End so close residents can enjoy a lifestyle of city cool or country chic.

Less than a
minute's walk
to Brentwood
train station





CGI indicative only

Lobby at Luna, St. James

LEADING EDGE DESIGN

The apartments have been designed from the inside out to ensure the best spaces are provided for apartment living.

Materials and colours reflect city life, with wood floors and stone worktops complemented by high quality finishes and fittings. A sense of natural simplicity and informal luxury is created throughout.





Show Apartment Living and Kitchen Area





MOVE IN WITH CONFIDENCE

KITCHENS

- Handleless matt and gloss finish light grey doors with soft close hinges
- LED strip feature lighting under wall mounted units
- Integrated Neff appliances: oven and microwave
- Integrated Neff ceramic hob, dishwasher and fridge/freezer
- Freestanding Neff washer/dryer
- Glass splashback behind hob

BATHROOMS

- White Duravit bathroom suites with Hansgrohe taps
- Bath with thermostatic shower mixer and glazed shower screen
- Matt finish Calacatta veined porcelain floor and skirting tiling
- Gloss finish Calacatta veined porcelain wall tiling
- Chrome heated towel bar

FLOORING

- Living/Dining/Hallway – Egger Pro laminate
- Kitchen – Egger Pro laminate, warm grey oak
- Bedrooms – Sensations, deep pile, easy clean carpets

GENERAL

- Brilliant white emulsion to all walls and ceilings
- Internal doors – timber veneer
- Contemporary chrome handles to all doors
- Chrome light switches and sockets
- Orlight low profile LED spotlights

SECURITY AND WARRANTIES

- LABC ten year warranty on all homes
- CCTV coverage
- Secure door entry system
- Secure parking available*
- Secure cycle stores

*Please speak to your sales advisor for more information

UPPER GROUND FLOOR
1 BEDROOM APARTMENT

PLOT 2



Locator



Kitchen/Dining/Living Room	6.39m x 3.67m	20'10" x 12'0"
Master Bedroom	5.39m x 3.13m	17'7" x 10'3"
Bathroom	2.24m x 2.01m	7'3" x 6'6"
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Total	57.1 sq m	614.4 sq ft

Please refer to individual floorplans. Floorplans are not to scale and are indicative only.

Luna St. James
apartments

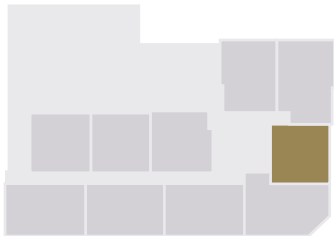
1ST & 4TH FLOORS
1 BEDROOM APARTMENT

PLOTS 3, 33



Kitchen/Dining/Living Room	6.70m x 4.25m	22'2" x 14'1"
Master Bedroom	3.88m x 3.30m	12'10" x 11'10"
Bathroom	2.23m x 2.01m	7'4" x 6'8"
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Total	54.62 sq m	587.9 sq ft

Locator



Please refer to individual floorplans. Floorplans are not to scale and are indicative only.

1ST, 2ND, 3RD & 4TH FLOORS
1 BEDROOM APARTMENT

PLOTS 8, 9, 10, 20, 30, 38, 39, 40



Kitchen/Dining/Living Room	7.18m x 4.18m	23'9" x 13'10"
Master Bedroom	4.86m x 3.33m	16'1" x 11'0"
Bathroom	2.24m x 1.96m	7'5" x 6'6"

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Total		
Plots 8, 38	54.09 sq m	582.2 sq ft
Plots 9, 39	54.20 sq m	583.4 sq ft
Plots 10, 20, 30, 40	57.65 sq m	620.5 sq ft

**Plot 8 Terrace	23.1 sq m	248.6 sq ft
**Plot 9 Terrace	24.1 sq m	259.4 sq ft
**Plot 10 Terrace	21.5 sq m	231.4 sq ft
Plots 30, 38 Balcony	2.5 sq m	26.9 sq ft
Plots 20, 39, 40 Balcony	3.6 sq m	38.8 sq ft

Locator



*Plots 8, 9, 10 have a private terrace. Handed plots 8,10,20, 30, 38, 40. **Plots 8, 9, 10 private terraces at first floor level yet to be confirmed by LPA but each plot will have access to a communal terrace. Some balcony and garden sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ.

UPPER GROUND FLOOR
2 BEDROOM APARTMENT

PLOT 1



Kitchen/Dining/Living Room	6.14m x 4.14m	20'4" x 13'8"
Master Bedroom	4.11m x 3.33m	13'7" x 11'0"
Bedroom 2	3.89m x 2.75m	12'11" x 9'1"
Bathroom	2.57m x 2.01m	8'6" x 6'8"
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Total	66.0 sq m	709.6 sq ft

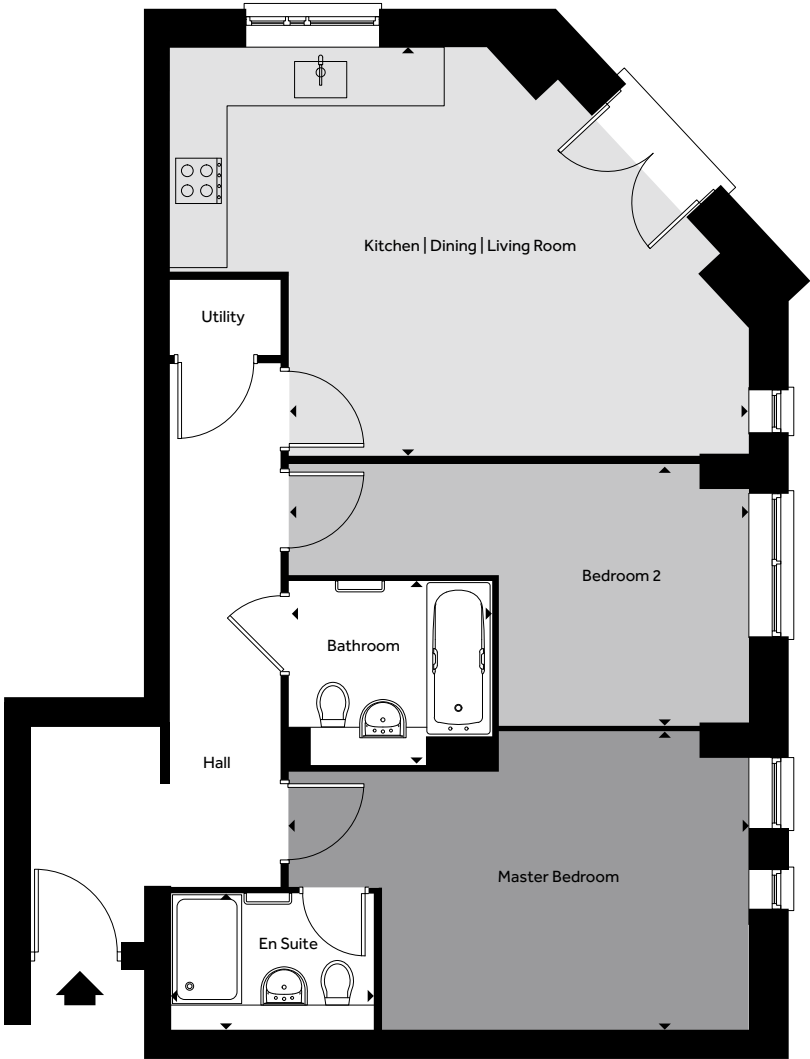
Please refer to individual floorplans. Floorplans are not to scale and are indicative only.

Locator



1ST, 2ND, 3RD & 4TH FLOORS
2 BEDROOM APARTMENT

PLOTS 4, 14, 24, 34



Kitchen/Dining/Living Room	5.07m x 4.48m	16'9" x 14'10"
Master Bedroom	5.07m x 3.29m	16'9" x 10'11"
En Suite	2.24m x 1.51m	7'5" x 5'0"
Bedroom 2	5.07m x 2.89m	16'9" x 9'7"
Bathroom	2.23m x 2.03m	7'4" x 6'8"
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Total	68.35 sq m	735.7 sq ft

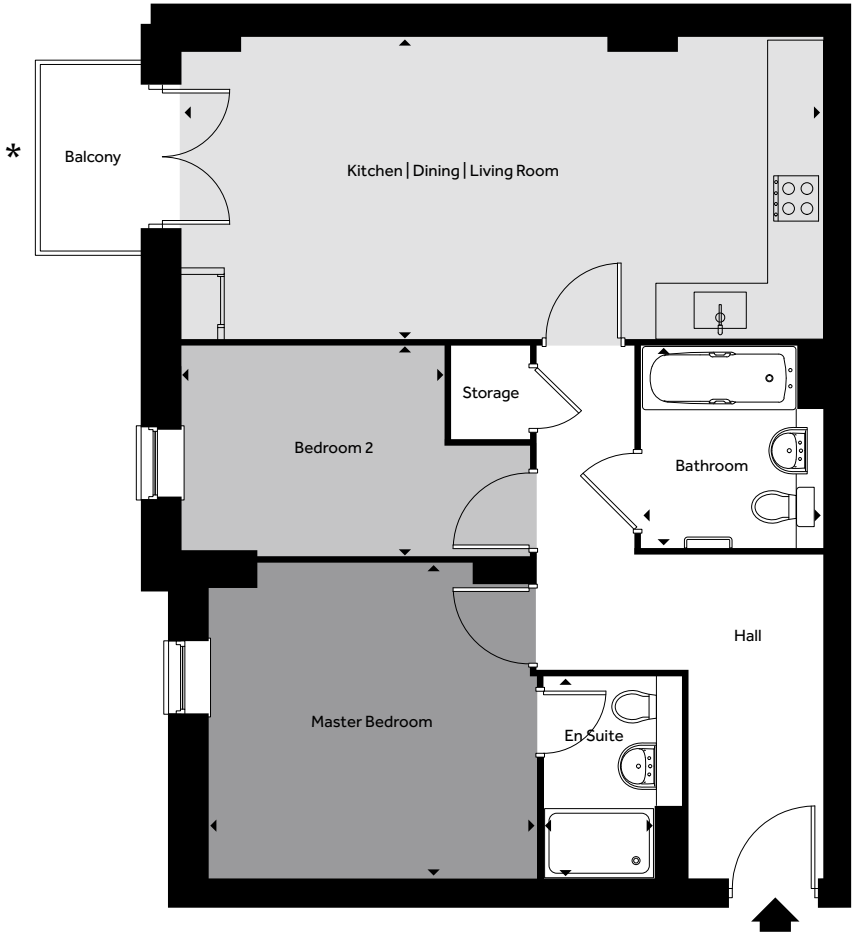
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Locator



1ST, 2ND, & 4TH FLOORS
2 BEDROOM APARTMENT

PLOTS 11, 21, 41



Kitchen/Dining/Living Room	7.07m x 3.31m	23'5" x 11'0"
Master Bedroom	3.62m x 3.49m	12'0" x 11'6"
En Suite	2.24m x 1.53m	7'5" x 5'1"
Bedroom 2	2.90m x 2.32m	9'7" x 7'8"
Bathroom	2.23m x 2.01m	7'4" x 6'8"
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Total	64.08 sq m	689.8 sq ft
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**Plot 11 Terrace	19.0 sq m	204.5 sq ft
Plots 21, 41 Balcony	2.5 sq m	26.9 sq ft

Locator



*Plot 11 has a private terrace. **Plot 11 private terrace at first floor level yet to be confirmed by LPA but each plot will have a access to communal terrace. Please refer to individual floorplans. Floorplans are not to scale and are indicative only.

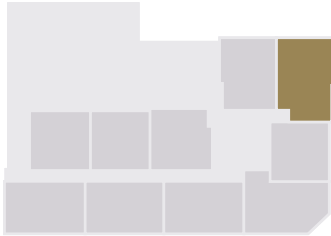
1ST, 2ND, 3RD & 4TH FLOORS
2 BEDROOM APARTMENT

PLOTS 12, 22, 32, 42



Kitchen/Dining/Living Room	6.92m x 3.37m	22'11" x 11'2"
Master Bedroom	4.98m x 3.18m	16'6" x 10'6"
En Suite	2.17m x 1.53m	7'2" x 5'1"
Bedroom 2	3.68m x 2.51m	12'2" x 8'4"
Bathroom	2.23m x 2.01m	7'4" x 6'8"
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Total	69.46 sq m	747.7 sq ft

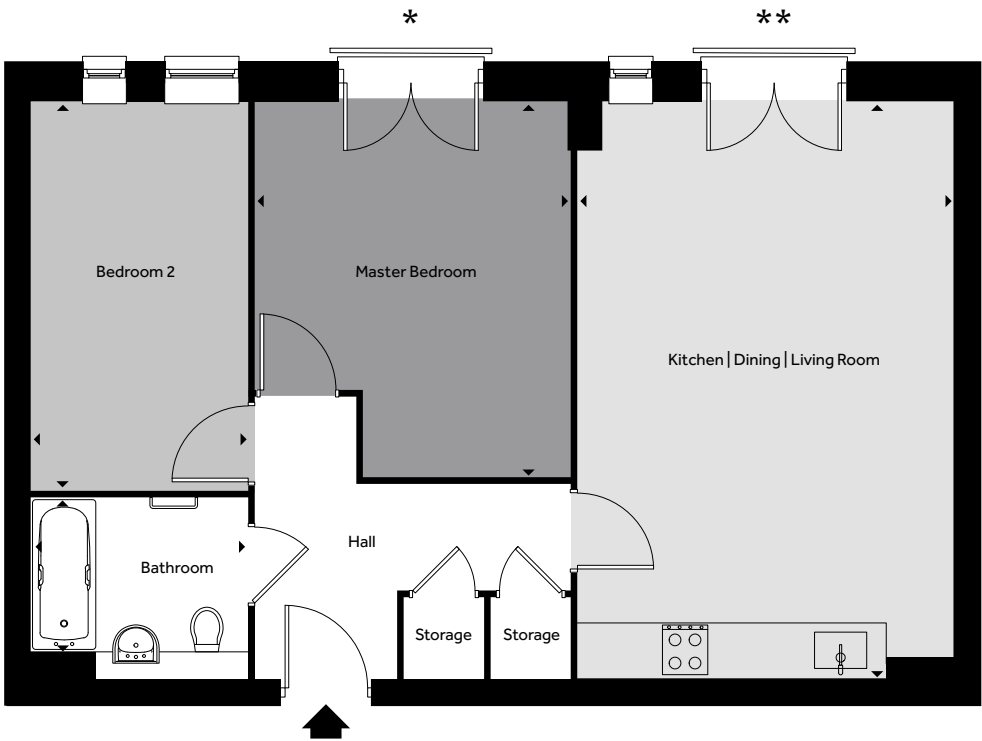
Locator



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4TH FLOOR
2 BEDROOM APARTMENT

PLOTS 35, 36, 37



Kitchen/Dining/Living Room	6.36m x 4.14m	21'0" x 13'8"
Master Bedroom	4.13m x 3.45m	13'8" x 11'5"
Bedroom 2	4.28m x 2.39m	14'2" x 7'11"
Bathroom	2.39m x 2.00m	7'11" x 6'7"

Total		
Plot 35	64.71 sq m	696.5 sq ft
Plot 36	64.45 sq m	693.7 sq ft
Plot 37	64.37 sq m	692.9 sq ft

Locator



*Plot 36 has a window in this balcony position. **Plot 37 has a window in this balcony position. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of some windows, doors, kitchen units and appliances, and bathroom fittings may differ.

5TH FLOOR
2 BEDROOM APARTMENT

PLOT 43



Kitchen/Dining/Living Room	6.58m x 4.78m	21'9" x 15'10"
Master Bedroom	5.90m x 3.26m	19'6" x 10'10"
En Suite	2.24m x 1.51m	7'5" x 5'0"
Bedroom 2	3.81m x 3.35m	12'7" x 11'0"
Bathroom	2.23m x 2.03m	7'4" x 6'8"

Total	84.35 sq m	907.9 sq ft
Balcony	6.2 sq m	66.7 sq ft

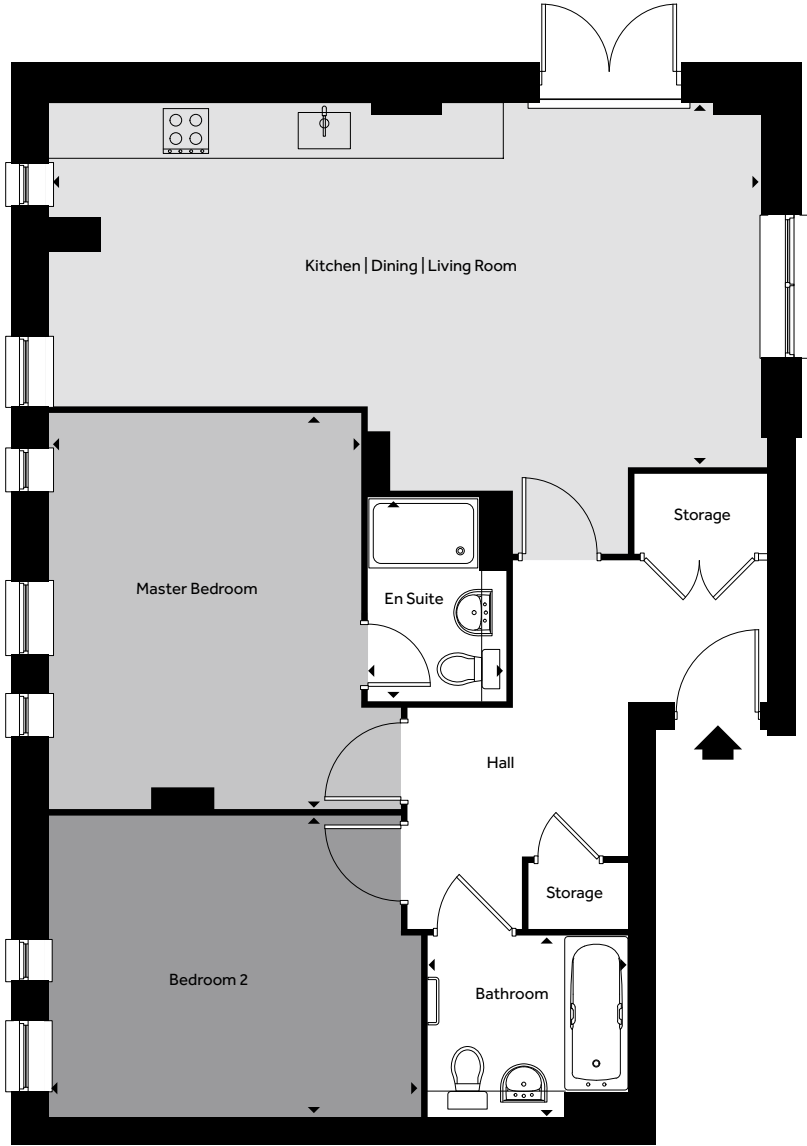
Locator



Please refer to individual floorplans. Floorplans are not to scale and are indicative only.

5TH FLOOR
2 BEDROOM APARTMENT

PLOT 44



Kitchen/Dining/Living Room	7.83m x 4.02m	25'11" x 13'4"
Master Bedroom	4.37m x 3.41m	14'3" x 11'4"
En Suite	2.25m x 1.53m	7'5" x 5'1"
Bedroom 2	4.07m x 3.33m	13'6" x 11'0"
Bathroom	2.21m x 2.01m	7'4" x 6'8"
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Total	80.10 sq m	862.2 sq ft

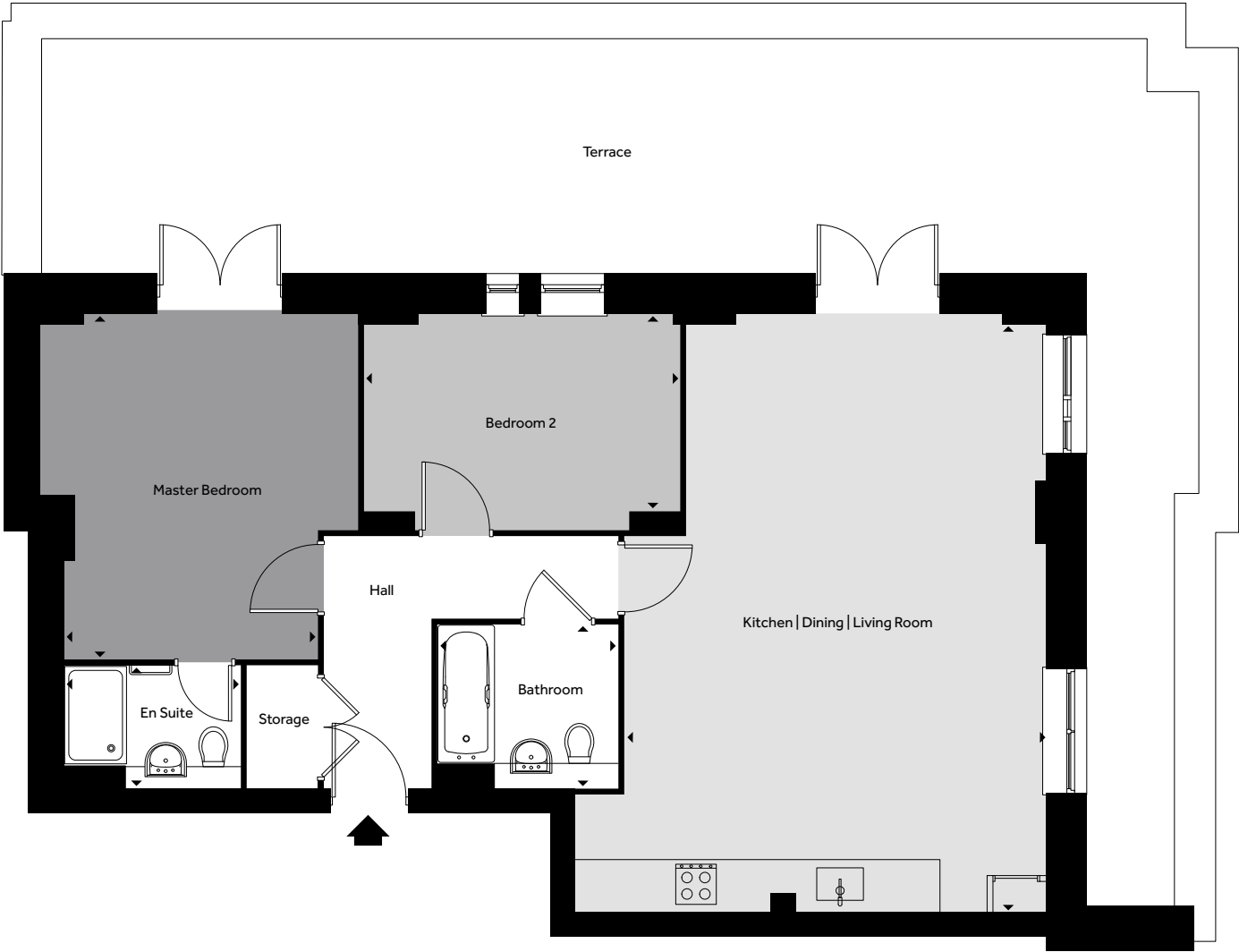
Locator



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5TH FLOOR
2 BEDROOM APARTMENT

PLOT 45



Kitchen/Dining/Living Room	7.24m x 5.20m	24'0" x 17'2"
Master Bedroom	4.26m x 3.13m	14'3" x 10'4"
En Suite	2.18m x 1.52m	7'2" x 5'0"
Bedroom 2	3.90m x 2.67m	12'11" x 8'10"
Bathroom	2.23m x 2.03m	7'4" x 6'8"
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Total	79.69 sq m	857.8 sq ft
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Terrace	50.0 sq m	538.2 sq ft

Locator



Please refer to individual floorplans. Floorplans are not to scale and are indicative only.

LOCATION, LOCATION

Luna St. James is perfectly positioned for convenient connectivity by rail, road and air, making it the ideal choice for commuters. Less than a minute's walk away is Brentwood train station, with regular links to London and Liverpool Street is easily accessible within 34 minutes*.

With the much anticipated opening of the Crossrail Elizabeth Line in 2020/2021, Brentwood to Bond Street will be only a 45 minute* journey time.

Luna St. James also benefits from good road links with easy access to the M25, A12 and A127. London Southend, City, Stansted and Gatwick Airports are all within radius so domestic and international flights are easily reachable. Closer to home, a regular bus service passes along the Kings Road with connections to Brentwood High Street and beyond. The area also boasts an impressive number of dedicated cycle routes.



ROAD (from Luna St. James)

Thorndon Park Golf Club	10 mins
M25	12 mins
Lakeside	20 mins
Romford	21 mins
Chelmsford	26 mins

RAIL (from Brentwood train station)

London Liverpool Street	34 mins (Crossrail direct 37 mins)
Canary Wharf	40 mins (Crossrail direct 38 mins)
Bond Street	50 mins (Crossrail direct 45 mins)
Heathrow	1 hr 40 mins (Crossrail direct 1 hr 14 mins)

CYCLE (from Luna St. James)

Sainsbury's Supermarket	5 mins
Thorndon Country Park	14 mins
Thorndon Park Golf Club	17 mins

*Times taken from crossrail.co.uk/route, tfl.gov.uk and google.com/maps



FROM HIGH STREET CHAINS TO FIRST-CLASS BOUTIQUES

Situated only minutes from Brentwood town centre, access to the town's wide range of retail and entertainment services is effortless.

While away a few hours shopping at the local independent, boutique shops along the High Street. Alternatively, go further afield and visit Lakeside or cross the QE2 bridge for Bluewater.



PARTY TIME TO DOWN TIME

For those precious 'me moments', lively social gatherings or luxurious pampering treatments, Brentwood has got everything on offer.

Brentwood offers a great selection of places to eat from pubs to tearooms; cafés to restaurants.

After the sun has gone down, party into the early hours with Brentwood's bustling nightlife. Whether you fancy a quiet drink with friends, a night of dancing or dinner there is lots to keep you entertained.

Alternatively, with London easy to access by train, a night out in the West End brings an abundance of things to do all within easy reach.



RUNNING OR RELAXING

Surrounded by a wealth of stunning countryside, parks and open green spaces, Brentwood is the perfect place to plant your roots. Whether it's quietly fishing or an idle stroll with friends through the woodland at Thorndon County Park it's all close to home.

Luna St. James has a residents' gym on the lower ground floor so keeping fit couldn't be easier.

The town also offers a plethora of sports facilities, from golf, football, rugby, hockey and cricket through to a ski centre and cycling routes.



CGI indicative only

Residents' Gym at Luna, St. James

HELP TO BUY: EQUITY LOAN

With a Help to Buy: Equity Loan the government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

There will be no chargeable fees on the 20% loan in the first five years of owning your home.

For more information please visit helptobuy.gov.uk



Speak to your
sales advisor
for more
information

ABOUT THE DEVELOPER



Luna Group is a privately owned business developing new and refurbished residential properties in London and the Home Counties. Luna St. James is the first development and the company will announce further opportunities in Essex in the Summer of 2019. Luna is developing apartments and houses designed and built to a high standard in sought after locations.

Its core values represent commitment to clients, staff and business partners. Luna will always aspire to be respectful, understanding and engaging in delivering projects and aims to provide an exceptional level of service.

Luna's approach to development is inclusive and practical, designing the best possible proposal for each site and consulting with the community through planning and construction. Luna works hard to achieve the best standards for all its projects.

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SELLING AGENTS

ROBINSON-JACKSON



Note: Some plots are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.

