

# R A T I O

S L A D E   G R E E N   •   K E N T

TRADITIONAL REGENCY STYLE HOMES WITH A MODERN TWIST





# STYLE RATIO ITS FINEST

WELCOME TO REGENCY SPLENDOUR



**Ratio is a stunning new collection of distinctive apartments and family houses in Slade Green; homes that reflect classic Regency-style architecture but which benefit from a truly comprehensive, contemporary specification.**

A landmark development from award-winning Redrow Homes, Ratio offers a wide choice of 2 bedroom apartments and 3 & 4 bedroom family homes.

Offering affordable elegance, this is a rare opportunity to buy a quality new home in a sought after area close to a great range of amenities and excellent transport links.



Style has never been more desirable - or attainable.

FEEL  
RATIO  
HOME





Whether you're looking for a fresh start or want to put down roots and start a family, Ratio is the ideal place to live. Sympathetically developed in a well established residential location close to Slade Green station and a wide range of local amenities, Ratio offers both a quality lifestyle and great value for money.

Set among attractive landscaped areas including its own childrens' play area and public open space, all the homes at Ratio benefit from allocated parking or garages - and are designed to meet or exceed the very latest environmental standards.

Behind their classically-styled exteriors all Ratio houses and apartments feature well-designed, spacious accommodation and are built to the highest standards using quality, ethically sourced materials. And although Redrow's unique Regency Collection specification is comprehensive there's also a range of optional upgrades available. Naturally, every home is awarded a full 10-year NHBC warranty for added peace of mind.

# DESIGN RATIO ITS BEST

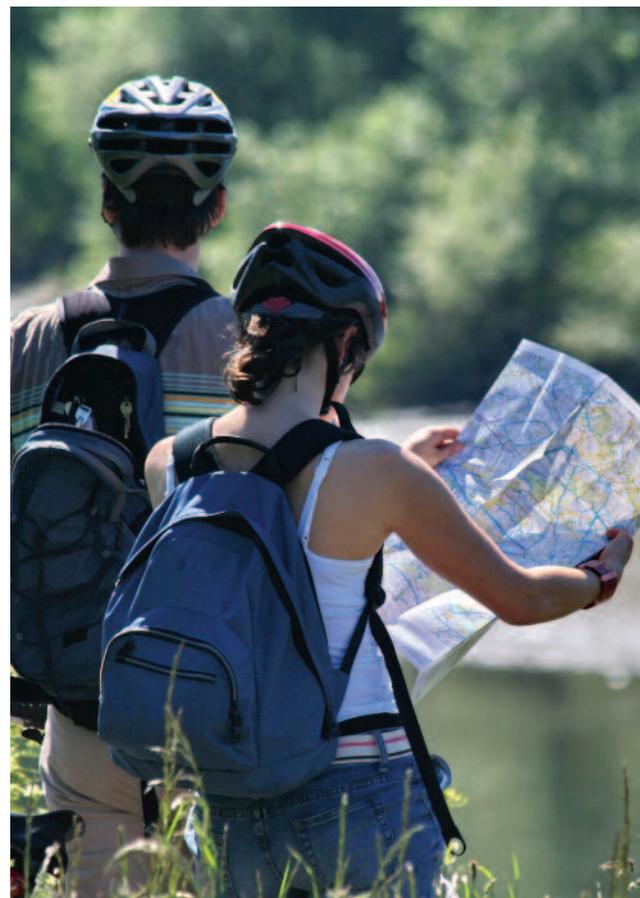
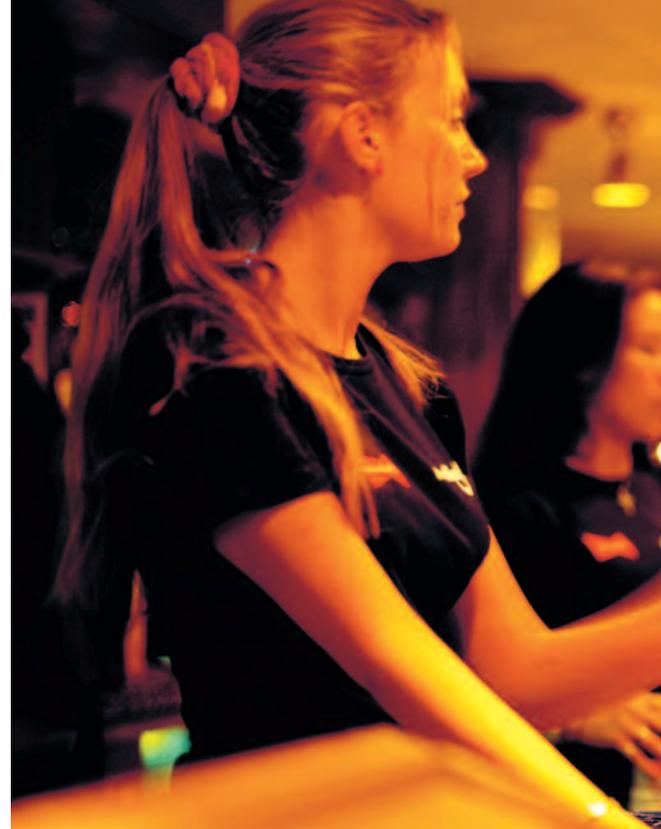
Each new Redrow home is designed to be space efficient and to help meet the needs of modern day life and come with a wide selection of fittings and finishes as part of our standard specification, plus many optional upgrades.

They also feature central heating and double glazing as standard and are specifically designed to save energy and minimise waste.

Our exceptional build quality extends to the kitchens, bedrooms and bathrooms that we fit - we only use well-known brands and all our appliances come with full warranties for peace of mind.









# RATIO THE HEART OF IT ALL

Slade Green is a popular, well established residential location that benefits from a host of local amenities including its own station, a park, three pubs, a choice of schools and convenient shops.

Nearby Erith has benefited from the Thames Gateway Regeneration Scheme and now offers a charming park and walkways besides the River Thames, the Riverside shopping centre, a new library and a large Morrison's supermarket. It's also home to the largest leisure pier on the River Thames and hosts an exciting annual festival. A range of ambitious and exciting plans are designed to further improve the leisure facilities along the town's river frontage.

You'll also find excellent local shopping facilities at Crayford, Bexleyheath and Dartford. Crayford has a thriving retail park and its own Sainsbury's supermarket while Dartford is home to large branches of Waitrose and M&S Simply Food as well as the Orchard Shopping Centre offering a wide choice of top High Street names.

The whole area has many good pubs, bars and restaurants, with Bexleyheath in particular offering a chic dining experience. For arts lovers there are well-respected theatres in Erith, Crayford and Dartford, and multiplex cinemas in Bexleyheath and at the nearby Bluewater Shopping Centre.



# RATIO YOUR LEISURE

With the capital so convenient by train or car, you're free to enjoy the wide choice of leisure and cultural facilities this world-class city has to offer.

Why not visit the World Heritage site at Greenwich with its graceful park and stunning historic architecture, stop for a refreshing drink in its chic riverside pubs and bars or catch some of the biggest stars in entertainment at the O2 Arena? Whatever you feel like doing, Greenwich is just 20 minutes away by car.

Alternatively, travel into Central London and visit any of its grand galleries and museums. Spend a day at London Zoo, ride the spectacular London Eye, shop for bargains on Oxford Street or designer labels on Bond Street. By night, take in one of the top shows in the West End or chill in the hottest nightspots.

With London less than 40 minutes away, at Ratio you're in the perfect place.



## **GOLF**

There's a great choice of local courses - with Bexleyheath, Barnehurst, Dartford and Birchwood all within convenient reach.



## **GYMNASIUM**

Erith's leisure centre has its own 82 station gym or if you prefer, there's a private Nemesis fitness club in the town with superb facilities.



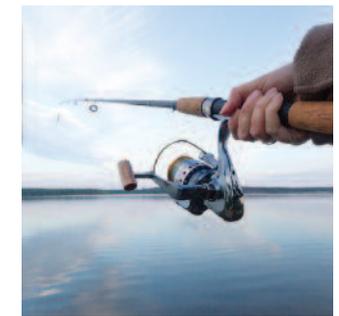
## **SWIMMING**

The local leisure centre has its own 25 metre indoor pool - and if you've ever wanted to scuba dive, the pool offers regular lessons.



## **TENNIS**

You'll find bookable outdoor courts at the leisure centre and more hardcourt tennis facilities at Erith Recreation Ground.



## **FISHING**

Anglers will enjoy fishing from the town pier, a famous venue that attracts enthusiasts from miles around.

*Close to home at Ratio, there's a wide choice of superb leisure and sports facilities to be enjoyed all year round.*

With Central London so convenient and close to hand it's easy to forget that at Ratio you're actually in Kent, with some of Southern England's most beautiful scenery and landscapes practically on your doorstep.

Drive south for little more than twenty minutes and you'll find yourself in the heart of the glorious North Downs. Here you'll find beautiful English countryside to enjoy, with rolling fields, gentle valleys and ancient woodlands carpeted by bluebells each spring. There are numerous beauty spots which are ideal for family picnics and picture postcard old villages with traditional pubs where you can spend lazy afternoons and balmy summer evenings. The North Downs are the perfect antidote to big city life and a great place to unwind.

Alternatively, the historic Medway port towns are only around half an hour's drive from home. Here you'll find castles and cathedrals, curio shops and boutiques, quaint tea rooms, chic marina bars and a host of leisure opportunities including windsurfing and yachting.



*Sometimes, nothing hits the spot like some serious retail therapy. Central London is within easy reach of course but at Ratio you're also fortunate enough to have two of Europe's biggest and best shopping centres conveniently close at hand.*





# RETAIL RATIO IT'S BEST



If you feel the need to hit the stores in grand style, then head for either Bluewater or Westfield Stratford City. They're both temptingly close, and offer some of the finest shopping experiences to be had anywhere in Europe.

Bluewater Shopping Centre is just a little over 7 miles from home. Here you'll find a stunning

Bluewater also offers a host of great leisure facilities including a 13 screen multiplex cinema and an adventure park that's just perfect for the kids.

Just over half an hour from home, Westfield Stratford City is London's newest and most exciting shopping and leisure experience. It offers no less than 300 stores - with top names like Armani, Prada, Liberty

## EUROPE'S BEST SHOPPING

collection of over 330 shops including John Lewis, Marks & Spencer and House of Fraser, as well as exciting designer fashions from Karen Millen, Diesel, Calvin Klein, All Saints, Armani, H&M, Hugo Boss, Jaeger, Tommy Hilfiger, Zara and many others. You'll also find a very welcome choice of more than 50 different cafés, bars and eateries - perfect for taking a break when you're hitting the stores.

and LaCoste - as well as a stunning choice of specialist delicatessens. Westfield also offers over 70 enticing cafés, bars and restaurants to suit all tastes and pockets, from a World Food Court to eateries that are perfect for celebrating that special occasion. And if all that doesn't tempt you, there's always the 17-screen Vue Cinema, 14-lane ten pin bowling and the 24 hour Aspers Casino.

# RATIO WORK

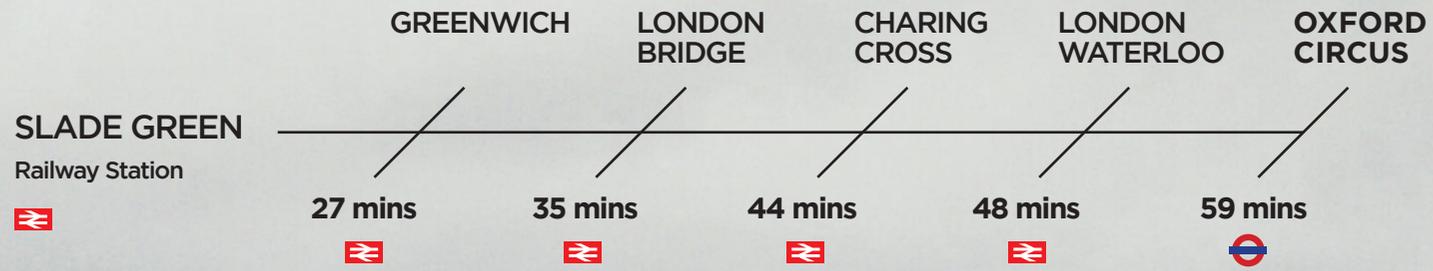
Slade Green and the wider borough of Bexley have become increasingly popular with young professionals, offering an attractive combination of good value homes in a convenient location that's perfect for commuters.

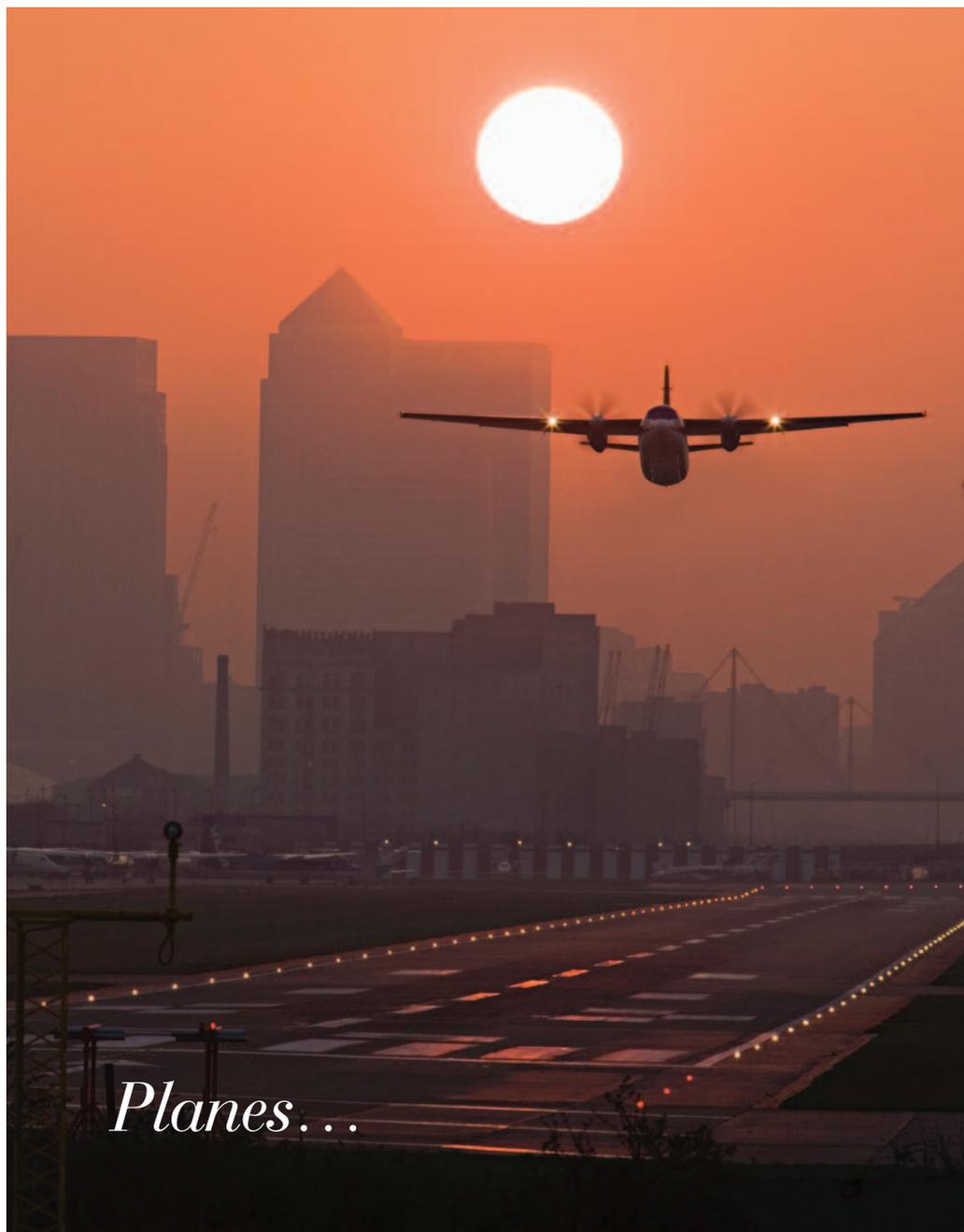
Whether you work in central London, Canary Wharf or The City - it's possible to commute to work in under 60 minutes. Frequent direct services run from Slade Green rail station, just a few minutes walk away.

A quick commute can make all the difference, freeing up more time to spend at the office or, alternatively, to take advantage of more 'me time'. At Ratio, the choice is yours.

*Fast, direct commuting into  
the heart of London*









# RATIO LARGE

## SUPERB CONNECTIONS

**Whether you prefer to journey by rail or by car – or even by plane - Ratio is ideally placed to take advantage of exceptionally good transport connections.**

Just a few minutes' walk, Slade Green railway station offers convenient and frequent direct services to destinations including Cannon Street, London Bridge, Charing Cross and Waterloo East. Useful local services include trains to Erith and Dartford.

By car, Junction 1A of the M25 is just over ten minutes away, offering easy access southbound to the A2/M2 at Junction 2 and the M20 a little further on at Junction 3/1. To the North, the M25 offers fast connections with the A13, A12 and the M11 at Junction 6/27.

London City Airport is approximately only a 35 minute drive away, offering a wide choice of domestic and European destinations, plus a service to New York. Gatwick Airport can be reached in just over three quarters of an hour via the M25, offering an even wider choice of domestic, European and worldwide destinations.

Kingston Riverside



The Orchards



# RATIO YOUR SERVICE

WELCOME TO YOUR NEW REDROW HOME

**We're proud to have won many industry awards for excellence, but our most coveted reward is the recognition we receive from our many homeowners. You see, our dedication to you doesn't end when we hand over the keys to your new home. We want you to be our customer for life. At Redrow, we go further to make sure you're happy.**

As soon as your property is complete, our Sales Consultant will invite you to a demonstration of your new Redrow home. You will then be shown all the essentials, including operation of appliances, central heating and the hot water systems, and you'll be able to ask any questions you may have. Once the day of completion arrives, you will be given your keys and become the owner of your brand new Redrow home.

After the first few days, our Site Manager will visit to ask if everything is going smoothly. Then four weeks later, our Site Manager will arrange a convenient time for you to meet with the Construction Team who can review any matters of concern. You'll then receive a Customer

Satisfaction call after about eight weeks asking for your opinion on everything from the service you received to the design and quality of your home. This helps us to improve our service to you both now and in the future. At other times our Customer Service Team will be there in case you should have any further issues that might require our attention. So why not take your first step to the home of your dreams?

You'll also be introduced to your exclusive Redrow Homefile. Inside you'll find everything you need to know about your new home including manuals, warranties for appliances, emergency contact details, NHBC documents and a handy guide to maintaining your home.

 **REDROW**  
HOMES

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