



X1
CHATHAM
WATERS


SOUTH EAST LONDON



TURYAP[®]
UK



QUAYSIDE
1, 2 & 3 BEDROOM
APARTMENTS

A romantic scene of a man and a woman embracing on a riverbank at sunset. The man is shirtless, and the woman is wearing a white shirt. The sun is low on the horizon, creating a warm, golden glow over the water and the trees in the background.

THIS IS MODERN
QUAYSIDE LIVING IN A TRULY
UNIQUE LOCATION



OUR LATEST DEVELOPMENT
IS AN INTEGRAL PART OF A £650MILLION
WATERFRONT COMMUNITY BEING DELIVERED
NOW BY PEEL HOLDINGS.

Following the huge success of Media City, Manchester, Peel are now delivering a destination waterfront in Kent. Already well underway with retail, leisure, and education phases delivered, and more to come including offices, and an events building, this will truly be a place to work, rest and play.

Award-winning developer X1 are proud to be working in partnership with Peel on this exciting new masterplan at Chatham Waters.

Commanding a prime waterfront location within the masterplan, our stunning, high specification apartments will boast far reaching views across the Marina, river and the horizon over the Thames estuary.

X1 Chatham Waters is an opportunity to own and be part of a real community. A place where retail, cafes, restaurants and offices will be literally on your doorstep.

Our striking building, complementing the beautiful surrounding landscape will offer a precious commodity - a place to unwind; a place to find tranquillity and relaxation.

All of this only 36 minutes from the centre of London.

This is award-winning developer X1's 34th development, and is under construction now and due for completion in Q4 2020.

X1



OR

LUXURY QUAYSIDE LIVING

X1 Chatham Waters is an exciting NEW residential development within the Chatham Waters masterplan. Our building will follow on from completed phases that have seen the delivery of education, retail, and leisure facilities, alongside new transport infrastructure and landscaping, and residential buildings. This is truly becoming a neighbourhood, and has revitalised the historic former Naval Dockyard.

X1 Chatham Waters will provide 199 exclusive luxury apartments to one of the UK's fastest growing commuter towns within a vibrant waterfront destination.

Set between the new pedestrianised promenade along the water's edge, and a new linear public park boasting water features, bridges and huge areas of soft landscaping to relax in, X1 Chatham Waters can offer everything.



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A PICTURESQUE TOWN ONLY 36 MINUTES FROM CENTRAL LONDON



Just a 36 minute commute to St Pancras International station, Chatham is ideally located for those looking to work and play in London whilst also enjoying the peace and tranquillity of the picturesque maritime town.

With huge investment being funnelled into Chatham and a 20 year regeneration programme focused on economic growth, community infrastructure, culture and waterfront projects, the town has a bright future. House prices in Chatham have increased by 11% over the past year, making it perfectly primed for property investors looking to make the most of their money.

“HOUSE PRICES
IN CHATHAM
HAVE INCREASED
BY 54% OVER THE
PAST 5 YEARS AND
11% OVER THE
PAST YEAR”

2014-2018

With the wider regeneration scheme in Chatham looking to create a brand new waterfront destination for retail and leisure, X1 Chatham Waters is a truly unique investment opportunity.



Living at Chatham Waters you have a whole host of amenities on your doorstep with central London easily accessible for work, rest or play. Ideal for commuters, regular rail services from Chatham will whisk you directly into St Pancras International in around 36 minutes, and London Victoria and Cannon Street in under an hour.

Head in to the City and take in the flagship department stores, designer names of Oxford Circus and Bond Street, catch a show in the West End, dine with friends in Leicester Square or be part of the café culture of Covent Garden, the choice is yours.



LONDON



CHATHAM
WATERS

36 MINS
FROM
CENTRAL LONDON

CHATHAM IS ONE OF THE
FASTEST GROWING AREAS IN
THE COMMUTER BELT

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Walking distance from
X1 Chatham Waters to 3
Universities and 2 Colleges: 15 mins

Driving distance from
X1 Chatham Waters to:

Historic Dockland Chatham:	6 mins
Gillingham Railway Station:	7 mins
Bluewater Shopping Centre:	22 mins

Travelling my train from
Gillingham Railway Station:

Ebbsfleet International:	26 mins
Canterbury East:	35 mins
Stratford International:	38 mins
London St Pancras Intl:	36 mins

Gillingham Railway Station



Ebbsfleet International



25 MINS FROM BLUEWATER
OVER 300 STORES, 50 RESTAURANTS
AND A 13 SCREEN CINEMA



John Lewis

HARVEY NICHOLS

CÔTE
BRASSERIE

★ PRET A MANGER ★

Carluccio's

HOTEL
Chocolat.

M&S
EST. 1884



Meanwhile, Bluewater Shopping Centre is the fourth largest shopping centre in the UK and is approximately a 25 minute drive from Chatham. Home to over 300 stores and 50 restaurants and serves around 27 million visitors per year.



WELCOME TO THE "GARDEN OF ENGLAND"



Enjoy far-reaching vistas over landscaped lawns and look out to the waters of the Medway, and beyond.

Stroll along the quayside day or night — enjoy drinks and dinner in the cafés and restaurants that sprawl the waterfront.

While there are exciting plans for bars and restaurants at Chatham Waters, you'll also find plenty of places to eat, drink and shop at nearby Chatham Maritime, from high street restaurant chains to the Docksider outlet park.

For those seeking some culture then a night at the theatre is just a stones throw from XI Chatham Waters.

Or just simply sit back, relax and take life easy whilst watching the boats sail in.

A little further from your doorstep, historic castles, cathedrals, the iconic coastline and the beautiful Kent countryside will give you plenty to discover.



SPECTACULAR
APARTMENTS SET IN THE
HEART OF A TRULY UNIQUE
AND DESIRABLE PLACE
TO LIVE, WORK AND PLAY

Set on the very harbour front overlooking the new pedestrian promenade, XI Chatham Waters commands a prime waterfront location. Choose how you want to spend your time from working out in the fully fitted out air conditioned private residents' gym, lounging in the residents garden overlooking the water, enjoying some of the cafe culture on your doorstep, jogging along the riverside walkways, gazing towards the horizon from a glass fronted balcony, or just relaxing in your spacious apartment.

This is a great place to live.



A PLACE TO UNWIND,
TO FIND TRANQUILLITY
AND RELAXATION

—
AND ALL ONLY 36MINS
FROM THE VERY
CENTRE OF LONDON

DISCOVER MORE
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MODERN QUAYSIDE
LIVING. THE PERFECT PLACE
TO CALL HOME

Providing a superior style of modern living, the suites, 1, 2 & 3 bedroom apartments ooze comfort and quality, imbuing a chic boutique hotel ambience with its stylish wall and floor finishes. With a residents' Wi-Fi lounge, spacious, light filled atrium area and state-of-the-art gym, X1 has catered for every requirement of 21st Century living.



BEAUTIFULLY
LANDSCAPED GARDENS
AND WIDE OPEN
SPACE TO RELAX
AND UNWIND

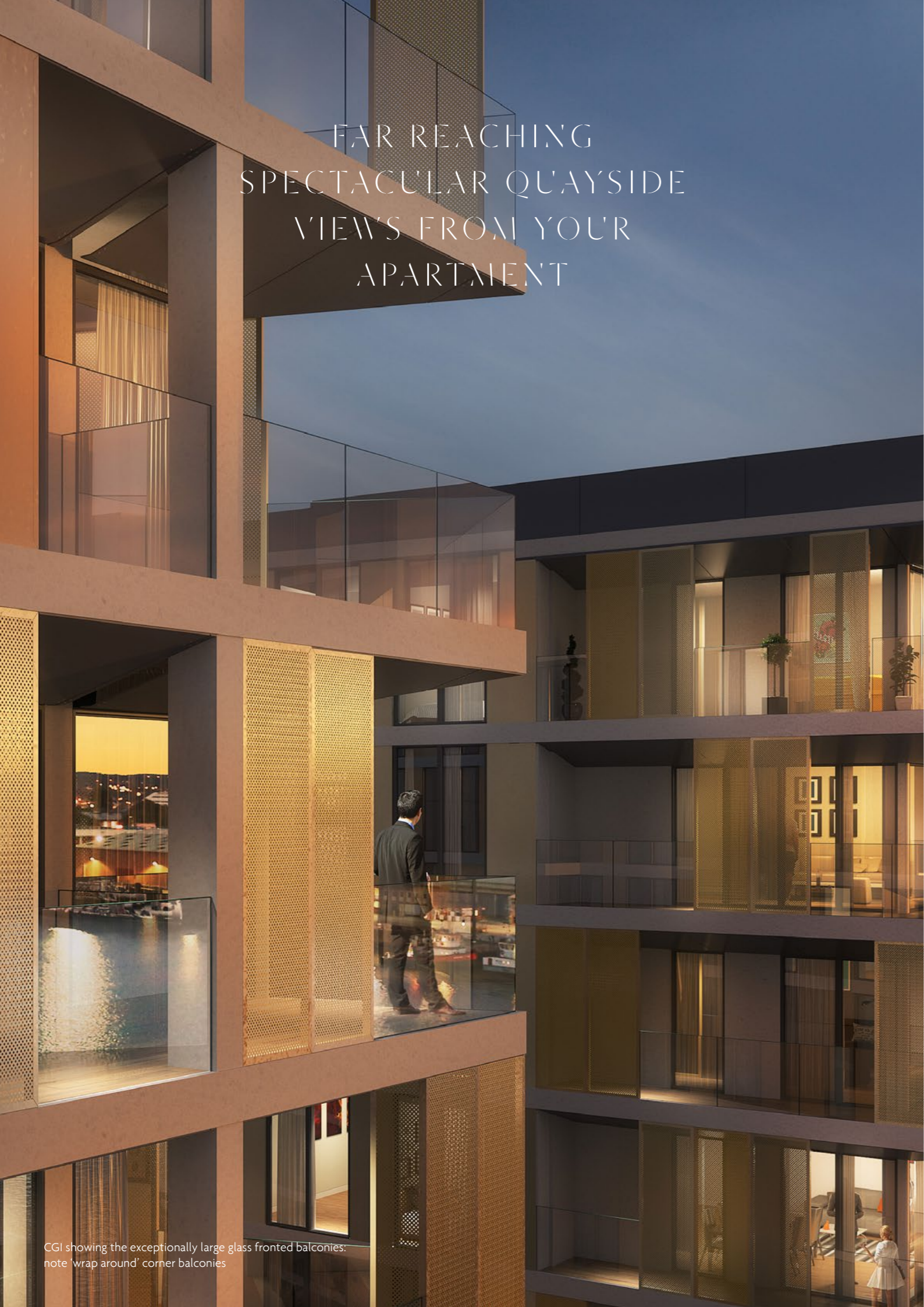


Looking for some retail therapy or something to eat? Head down to the quayside where there is a plentiful array of shops, restaurants and bars to choose from.

TAKE TIME OUT TO RELAX;
GATHER FOR ALFRESCO
MEALS IN THE WATERSIDE
RESTAURANTS AND
CAFES; STROLL ALONG
THE QUAYSIDE



FAR REACHING
SPECTACULAR QUAYSIDE
VIEWS FROM YOUR
APARTMENT



CGI showing the exceptionally large glass fronted balconies: note 'wrap around' corner balconies

The apartments range from spacious one bedroom apartments through to large three bedroom, dual aspect penthouse apartments with wrap around balconies.

Copper toned aluminium panels and white concrete framing lend the building an elegant and timeless feel, accentuating the level of quality and modernity on offer.

Community is at the heart of XI Chatham Waters. The beautifully landscaped podium gardens provide a real communal focus for neighbours to meet and socialise or simply sit back, relax and watch life pass by, day or night.

CGIs showing views from balconies towards marina, estuary and night view across the dock



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CGI showing residents garden overlooking the harbour

XI Chatham Waters comprises of two towers arranged around a private residents atrium garden, with stunning views across the beautiful quayside

These views, from both towers will be maximised with floor to ceiling height windows and large glass fronted private balconies and unhindered views of the waterfront and promenade.

A mixture of private balconies and garden terraces as well as a concierge office, communal lounge spaces, a private gymnasium, secure car parking and a large private podium garden overlooking the port.

CGI of residents garden showing private garden terraces and communal residents landscaped area



X1 Chatham Waters offers complete luxury. Adorned with copper toned panels, structural glass balconies and large aluminium windows, the two towers either side of the private residents podium garden create an impressive and unique image as you approach the building.

That sense of quality is only enhanced as you enter. Feel at home as you are greeted with the light filled double height entrance and concierge space. In front of you a bank of two lifts take you up to the residents' private garden and residents lounge space and on to your private apartment.

To your side a glass wall looks into the fully fitted air conditioned gym. Feature ceramic floor tiling and wall panelling lend the space the feeling of a chic hotel lobby.



CGI showing double height entrance atrium with concierge. Feature tiling and wall panelling complement the glazed wall into the gym

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STATE OF THE ART RESIDENTS GYM AND ATRIUM CONCIERGE

Healthy living for a healthy mind.
A state of the art gymnasium welcomes you as you return home — a light filled atrium is the setting — an unrivalled modern fitness studio and a work out space, which is for the exclusive use of X1 Chatham Waters residents.

Accommodating cutting edge cardio vascular machines including treadmills, exercise bikes cross trainers and weights. There is something for everybody — whatever your degree of fitness.





CGI showing open plan living-dining-kitchen

FANTASTIC LIGHT FILLED
APARTMENTS WITH WRAP AROUND
WINDOWS AND VIEWS.

EXCEPTIONAL, STYLISH
AND EXPANSIVE APARTMENTS



CGI showing typical bedroom with glass fronted balcony

X1 CHATHAM WATERS
OFFERS THE VERY BEST IN
MODERN LIVING.

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ONE BEDROOM APARTMENT



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1 BEDROOM APARTMENT,
EXAMPLE AVERAGE APARTMENT SIZE:
538.2 SQFT / 50SQM

PRICES STARTING FROM £175,000.00

BEDROOM 4.35m X 3.12m
KITCHEN / LOUNGE 2.5m X 7.7m
BATHROOM 1.9m X 2.1m
BALCONY 8.6 SQM

TWO BEDROOM APARTMENT



2 BEDROOM APARTMENT,
EXAMPLE AVERAGE APARTMENT SIZE:
771.8 SQFT / 71.7SQM

PRICES STARTING FROM £210,000.00

BEDROOM 1 4.4m x 2.8m
EN-SUITE 2.1m x 1.7m
BEDROOM 2 4.4m x 2.8m
KITCHEN 3.1m x 2.7m
LOUNGE 3.2m x 4.6m
BATHROOM 1.9m x 2.1m
BALCONY 11.5 SQM



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DISCOVER MORE
XICHATHAMWATERS.COM

THREE BEDROOM APARTMENT

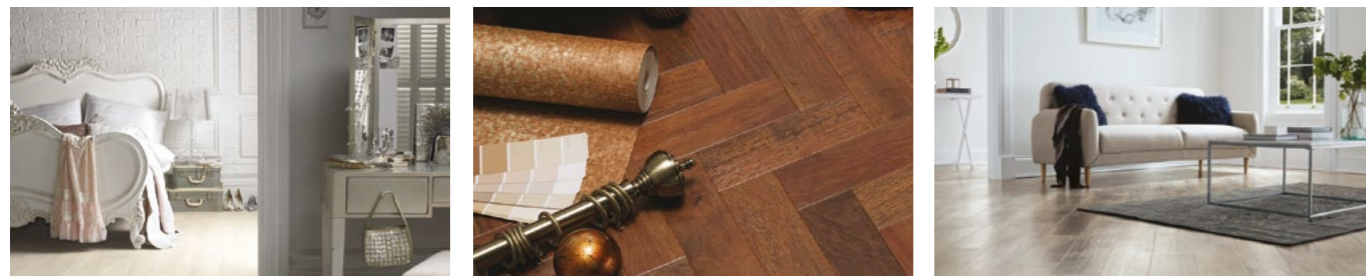


3 BEDROOM APARTMENT,
 EXAMPLE AVERAGE APARTMENT SIZE:
 963 SQ FT / 90SQM

PRICES STARTING FROM £330,000.00

BEDROOM 1 4.3m x 2.9m
 BEDROOM 2 4.4m x 2.8m
 EN-SUITE 2.1m x 1.7m
 BEDROOM 3 3.5m x 3.3m
 KITCHEN 4m x 2.2m
 LOUNGE 5m x 4.5m
 BATHROOM 1.9m x 2.1m
 BALCONY 18SQM

OUR OBSESSIVE ATTENTION TO DETAIL



SPECIFICATION

KITCHENS

Contemporary designed kitchen with fitted wall and base units
Sink with chrome mixer tap
Integrated electric oven, hob and extractor
Worktops with upstands
Integrated A+ rated fridge/freezer
Integrated dishwasher
Low voltage recessed downlighters
Washer/dryer in separate store
Timber or Stone effect flooring

BATHROOMS & EN-SUITES

Branded chinaware (bath, wc, sink)
Glass shower screen and pivot glass door
Hansgrohe taps and thermostatic shower mixer unit
Full height feature Porcelanosa ceramic tiling to bath and shower areas
Porcelanosa Ceramic tiling to floor
Heated chrome towel rail.
Low voltage downlighters
Shelving for toiletries and towels (where layout allows)
Vanity unit with large mirror over
Shave point
Extract Ventilation

LIVING AREAS

Carpet or Timber effect flooring
Ceiling lighting pendants and low voltage downlighters
Media plate with TV/FM aerial, telecom, satellite and power points
Sky Q wired to communal system (buyer subscription required)
Double doors onto balcony with glass balustrade (balcony has external lighting)

BEDROOMS

Media plate in master bedroom
TV point in other bedrooms
Low Voltage Downlighters
Carpet or timber effect flooring

HEATING

Electric Panel heaters
Electric chrome towel rails to bathroom / en-suite
MVHR whole house energy saving heat recovery ventilation system.

INTERIOR FINISHES

Oak veneered internal doors
White painted skirting and architraves
Matt emulsion to walls and ceilings
Kitchen tiling
Bathroom tiling

EXTERNAL FEATURES AND FINISHES

Very spacious tiled balconies above ground level
Gardens to apartments onto podium garden level
Aluminium or Ideal Combi Composite framed double glazed windows and doors.
Entrance doors to apartments to Pas24 security standard.

SECURITY

Electronic video intercom door system.
Wood veneer PAS24 security door to apartments with spy hole, 5 point locking.
Smoke and Heat detectors.

PEACE OF MIND

All apartments benefit from a 10 year Premier structural warranty
Dedicated customer care team will be available on site for residents / owners / occupiers for moving in to the building.
X1's own management team will administer and ensure the effective operation and maintenance of all communal facilities and grounds.

A GLOBAL REPUTATION
FOR LUXURIOUS AND STYLISH
WATERSIDE DEVELOPMENTS



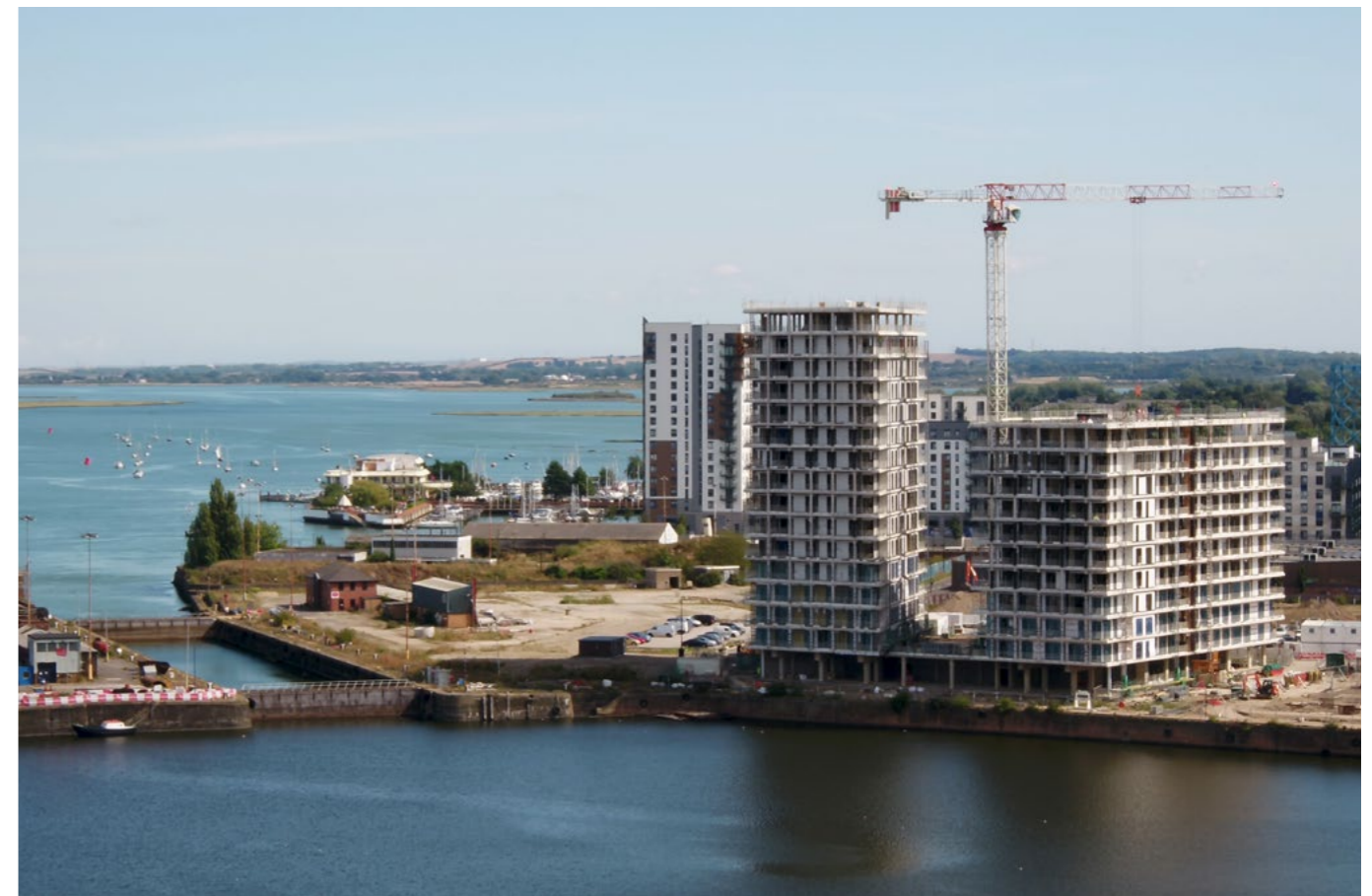
CGI showing X1 Chatham Waters and Peel Holdings PRS apartments on water front



STATE OF THE ART RESIDENTS GYM AND ATRIUM CONCIERGE

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Accommodating cutting edge cardio vascular machines including treadmills, exercise bikes cross trainers and weights. There is something for everybody — whatever your degree of fitness.



“CREATING HIGH
QUALITY RESIDENTIAL
DESTINATIONS”

Peel are delighted to be working with X1 developments, who have purchased a number of sites owned by the Peel Group in Salford Quays and Great Ancoats, Manchester, to develop high-quality “City Living” apartments.

JAMES WHITTAKER
GROUP DEVELOPMENT DIRECTOR





STRATEGIC WATERS INITIATIVE



X1 Chatham Waters is part of the wider Strategic Waters initiative which aims to create sustainable communities that will benefit areas on the UK's stunning waterways.

Creating new homes is a priority in the Strategic Waters initiative with approximately 30,000 homes to be delivered across the seven sites.

All of the seven Strategic Waters sites are located on coastlines, canals and docklands, including Chatham Waters. Altogether, more than 30,000 new homes will be delivered across the sites over the next three decades, and the process is already well underway with developments like MediaCityUK, including the 1,100 apartments at X1 Media City, proving the success of the schemes.

X1 Chatham Waters is a major part of the Strategic Waters scheme, following in the footsteps of X1 Media City and X1 Manchester Waters, to deliver high quality accommodation in one of the UK's fastest growing towns.

The Chatham Waters portion of the overall initiative is already well underway. The first three phases of the masterplan are already complete, delivering retail and leisure facilities and a public park to the local community. In addition, the infrastructure for this mixed use scheme has been commenced, providing new transport linkages.

With sites as far apart as Glasgow, Manchester and Chatham, the scope of the Strategic Waters initiative is very exciting and it is no surprise that previous X1 developments at MediaCityUK and Manchester Waters have proven so popular.

The community which is already being built at Chatham Waters is sure to be equally exciting and this is an unmissable opportunity to invest in one of the UK's fastest-growing and most exciting areas.



XI

2025 A VISION FOR OUR SHARED FUTURE

XI have a strong vision for our future.

Over the years, XI have won many awards for the quality, design, delivery and the management of our developments. Our vision is to continue to raise our standards higher still.

XI Vision 2025 means that when you buy a home from XI you can be safe in the knowledge that it is built to a very high standard of design and quality, will have low running costs and low environmental impact, and importantly, you will enjoy the benefits of our exceptional customer service and long term management.

LUXURY LIVING

XIDEVELOPMENTS.COM

AN EXCEPTIONAL CUSTOMER EXPERIENCE:

XI have commitment to ensuring excellent customer satisfaction at all stages.

XI's own management company will ensure that you receive exceptional customer service as and after you move in to your new property.

GREENER AND MORE ECONOMIC HOMES:

Our new homes are designed to use less water and power than an average home.

This efficiency will provide considerable savings on your annual utility bills.

We provide recycling bins for all homes, generous external space and secure cycle storage.

Our latest homes are delivering 20% better efficiency ratings than current building regulations with renewable energy on-site.

CREATING SUSTAINABLE COMMUNITIES

Our expert consultant team make sure the homes and developments we deliver are safe, secure and attractive places to live.

We place design quality at the heart of what we do. We understand that this is your home and design it with the highest degree of care and attention you deserve.

Our homes are built to the excellent national space standards sizes, and are easily adapted to meet the needs of changing families and individuals throughout the course of their lives.

We employ local labour and contribute to the wider economy through each development.

A COMMITMENT TO THE FUTURE

XI set ourselves targets to reduce water and energy consumption with each development

We aim to continually reduce or reuse a high proportion of our construction waste.

We open management offices in each of the locations we develop in - ensuring local jobs and protecting your investment in the long term.

XI ARE PASSIONATE
ABOUT OUR DEVELOPMENTS,
AND ENSURING THAT WE
IMPROVE THE COMMUNITIES
WE ARE BUILDING

XI

A GLOBAL BRAND WITH LOCAL KNOWLEDGE

£1.2BN OF PROPERTY COMPLETED OR IN DEVELOPMENT

43 DEVELOPMENTS

36 DEVELOPMENTS LAUNCHED

27 DEVELOPMENTS DELIVERED

9 DEVELOPMENTS IN CONSTRUCTION

7 UPCOMING DEVELOPMENTS

85 COUNTRIES

7,519 UNITS SOLD

Based in Liverpool and with offices in other major cities such as Manchester and Leeds, XI is one of the North West's premier housing developers, offering an extensive portfolio of city centre residential developments in some of the UK's best cities. The XI portfolio is filled with instantly recognisable buildings which have helped to change the face of the region.

In addition to its residential developments, XI operates an award-winning lettings and management company – XI Lettings – which provides both residential and luxury student accommodation to markets in Manchester, Liverpool and Leeds. XI Lettings is proud to boast market leading occupancy and retention rates, with thousands of happy residents providing evidence of their professionalism, knowledge and enthusiasm.

XI Chatham Waters is the 36th development from XI and its first in the South East. With 22 developments completed and occupied and a further nine currently in construction, XI have a track record which is second to none and it is no surprise that its developments are highly sought after.

<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with GAGGENAU</p> <p>★★★★★</p> <p>BEST RESIDENTIAL DEVELOPMENT MERSEYSIDE</p> <p>XI The Quarter by XI Developments</p> <p>2014-2015</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with The Telegraph</p> <p>HIGHLY COMMENDED</p> <p>RESIDENTIAL HIGH-RISE DEVELOPMENT UK</p> <p>XI Media City by XI</p> <p>2016-2017</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with BENTLEY</p> <p>Award Winner</p> <p>RESIDENTIAL DEVELOPMENT MANCHESTER</p> <p>XI Manchester Waters by XI</p> <p>2017-2018</p>	<p>UNITED KINGDOM PROPERTY AWARDS REAL ESTATE</p> <p>In association with BENTLEY</p> <p>★★★★★</p> <p>BEST LETTINGS AGENCY MERSEYSIDE</p> <p>XI Lettings</p> <p>2017-2018</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with SALICE</p> <p>AWARD WINNER</p> <p>RESIDENTIAL DEVELOPMENT GREATER MANCHESTER</p> <p>XI The Campus by XI</p> <p>2018-2019</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with SALICE</p> <p>★★★★★</p> <p>BEST RESIDENTIAL DEVELOPMENT MERSEYSIDE</p> <p>XI The Tower by XI</p> <p>2018-2019</p>	
<p>UNITED KINGDOM PROPERTY AWARDS REAL ESTATE</p> <p>In association with SALICE</p> <p>★★★★★</p> <p>BEST LETTINGS AGENCY GREATER MANCHESTER</p> <p>XI Lettings</p> <p>2018-2019</p>	<p>the Grafters Awards 2019</p> <p>WINNER</p> <p>BEST RESIDENTIAL PROPERTY MANAGEMENT COMPANY</p> <p>XI Lettings</p> <p>2018-2019</p>	<p>the Grafters Awards 2019</p> <p>WINNER</p> <p>BUSINESS OF THE YEAR</p> <p>XI Lettings</p> <p>2018-2019</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>★★★★★</p> <p>BEST RESIDENTIAL DEVELOPMENT KENT</p> <p>XI Chatham Waters by XI</p> <p>2019-2020</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>★★★★★</p> <p>BEST DEVELOPER WEBSITE UK</p> <p>www.xidevelopments.com by XI</p> <p>2019-2020</p>	<p>UNITED KINGDOM PROPERTY AWARDS REAL ESTATE</p> <p>★★★★★</p> <p>BEST LETTINGS AGENCY MERSEYSIDE</p> <p>XI Lettings</p> <p>2019-2020</p>	<p>NATIONAL LIS AWARDS 2019 WINNER</p> <p>BEST LETTINGS AGENCY</p> <p>XI Lettings</p> <p>2019-2020</p>