



UPTON

GARDENS E13



MODERN LIVING
WITH A RICH
SPORTING HISTORY



TURYAP[®]
UK



Your very own piece of sporting history

The impressive new Upton Gardens development will be constructed on the site of the former stadium of West Ham Football Club. Situated in Upton Park in the London Borough of Newham, East London, this historic location was home to the club from 1904 before it relocated to Stratford Olympic Park in 2016. With this impressive football heritage, owning a property in Upton Gardens is a once in a lifetime opportunity to secure your piece of British sporting history.

Fitness fans will be pleased to know that the sporting connection doesn't end there – nearby Stratford, home of the 2012 Olympics, boasts impressive facilities: the London Aquatics Centre, the Copper Box Arena gym and Lee Valley VeloPark are a mere 11 minutes away by public transport.

On Upton Park's bustling thoroughfare, Green Street, the area's local Asian culture is evident by the colourful sari shops, fruit and textile markets and bakeries. Away from the high street, you can also find a surprising amount of green space, such as West Ham Park and Beckton Park, both walking distance away.

Nearby Stratford has enjoyed a comprehensive and successful local area regeneration. By 2025 it is estimated that £22 billion will have been invested in the borough of Newham, creating more than 35,000 new homes and 100,000 new jobs*. With Crossrail coming to the area in 2019, Upton Gardens' already excellent transport options will be boosted further, making it an unrivalled location for both work and play.

*<https://www.newham.gov.uk/Pages/Services/Regeneration-projects.aspx>

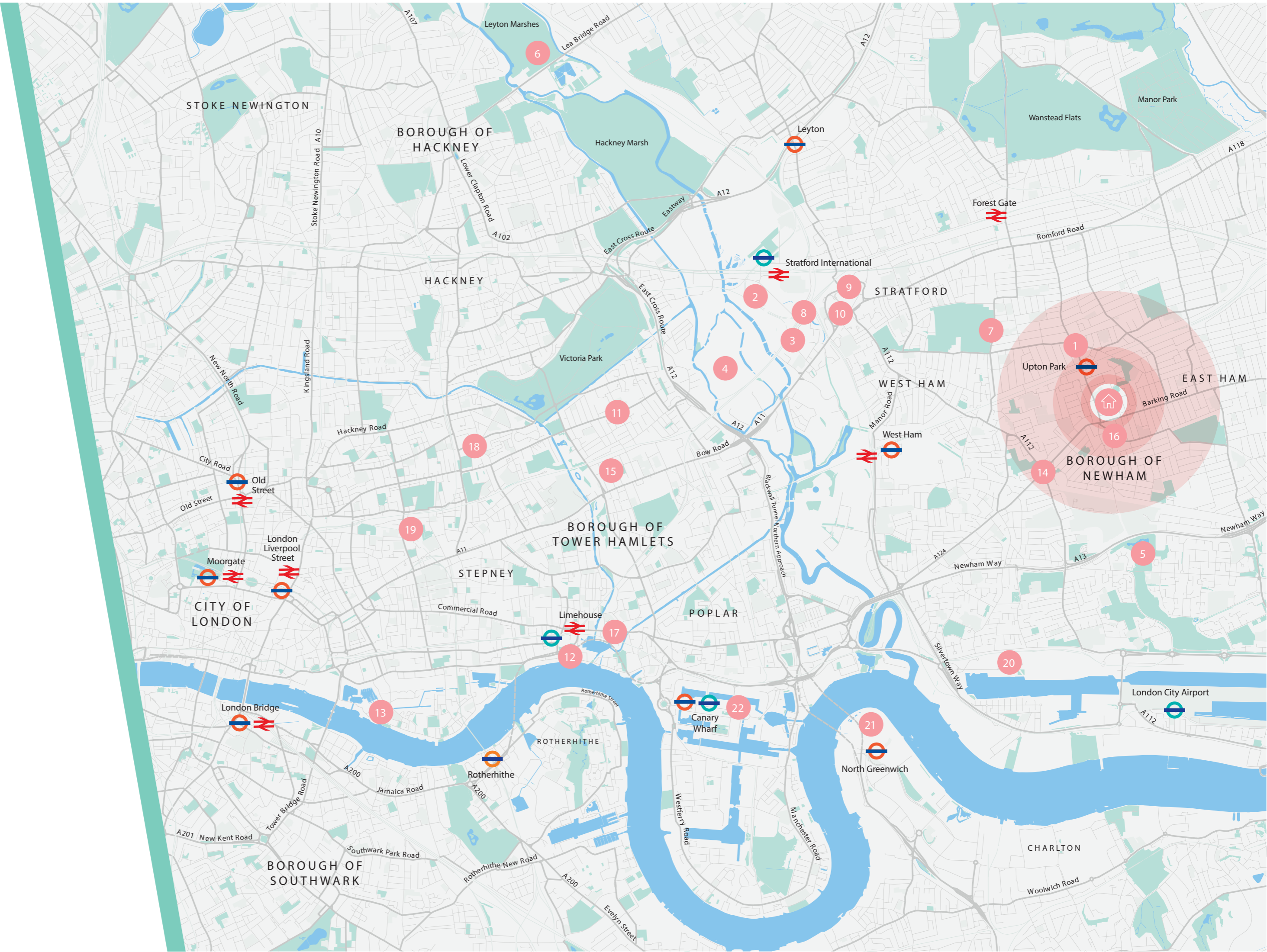
Great transport links on your doorstep

Conveniently located in Zone 3, Upton Gardens is a 6-minute walk from Upton Park Underground station, east of the busy shopping and entertainment centre of Stratford and the nearby Olympic Stadium. It is north-east of the O2 centre with its own shops, restaurants and of course, its huge event venue.

The local area

Here's a quick guide to a few local hotspots you can discover in the area.

- 01 Queen's Market
- 02 Queen Elizabeth Olympic Park
- 03 London Aquatic Centre
- 04 West Ham Football Club
- 05 Beckton District Park
- 06 Lea Valley ice rink, riding school and park
- 07 West Ham Park
- 08 Westfield
- 09 Theatre Royal Stratford East
- 10 Stratford Circus Picture House
- 11 Roman Road Market
- 12 The Narrow
- 13 Smiths Brasserie
- 14 Ginny's Pie and Mash
- 15 Greedy Cow
- 16 The Boleyn Tavern
- 17 Limehouse Gallery
- 18 V&A Museum of Childhood
- 19 Brick Lane market
- 20 Excel Exhibition Centre
- 21 O2
- 22 Canary Wharf




Great transport links on your doorstep

“Upton Gardens is in Zone 3, with easy, quick connections to both Stratford and central London.”


Upton Park Underground station, 6 minutes from the development, operates on the District and Hammersmith & City lines with direct links to central London. Reach Liverpool Street in 15 minutes, Canary Wharf in 16 minutes and the West End in 31 minutes. When Crossrail arrives at nearby Forest Gate in 2019, the area will be even better connected – Canary Wharf will then be just 8 minutes away and Tottenham Court Road 17 minutes.




11 minutes	to Stratford
15 minutes	to Liverpool Street
16 minutes	to Canary Wharf
17 minutes	to Bank
20 minutes	to London City Airport
23 minutes	to London Bridge
25 minutes	to Waterloo
25 minutes	to Oxford Circus
29 minutes	to King's Cross
31 minutes	to Piccadilly Circus
32 minutes	to Victoria
1 hr	to Heathrow Airport (via Heathrow Express)
1 hr 05 minutes	to Stansted Airport
1 hr 10 minutes	to Gatwick Airport



10 minutes	to Theatre Royal Stratford East
10 minutes	to Stratford Circus Picture House
17 minutes	to Westfield
21 minutes	to Roman Road Market



14 minutes	to London City (3.8 miles)
41 minutes	to Stansted (31.5 miles)
1 hr 8 minutes	to Gatwick (48.3 miles)
1 hr 14 minutes	to Heathrow (34.5 miles)



6 minutes	to Upton Park Underground station
9 minutes	to Queen's Market
14 minutes	to West Ham Park

Travel times are approximate.
Sources: tfl.gov.uk and
Maps.google.com
*Without traffic





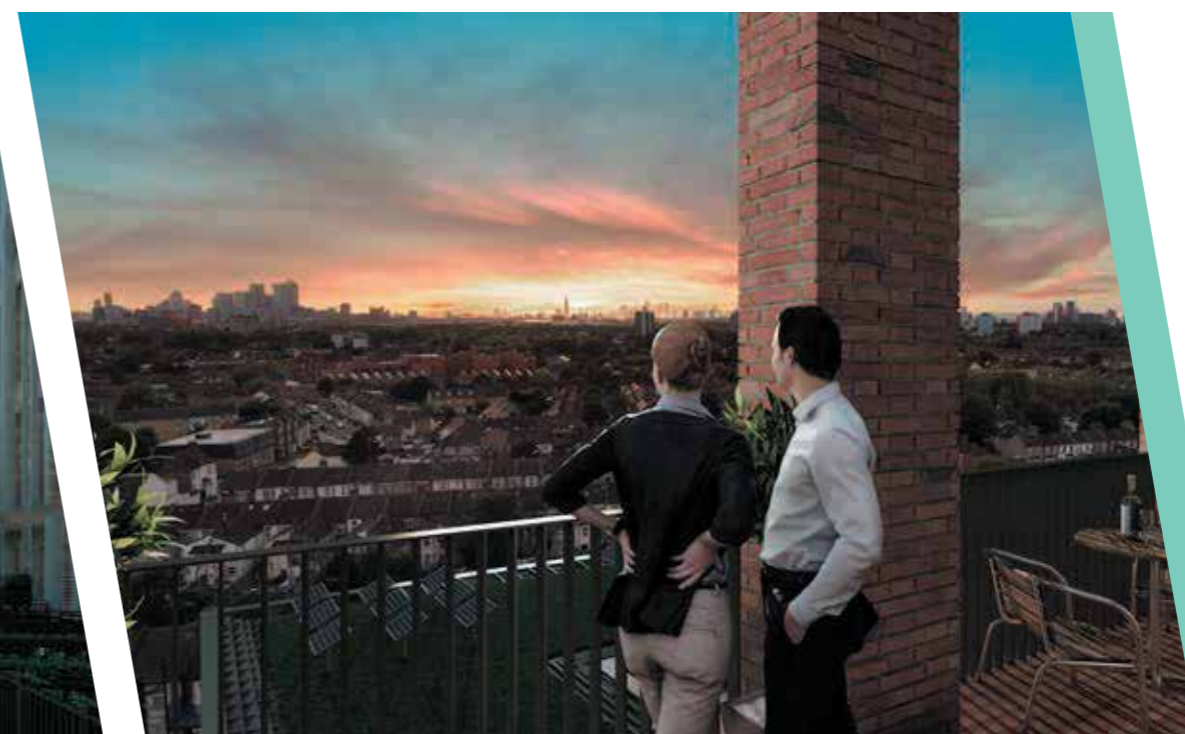
“The football legacy is referenced throughout the development. The buildings are being designed to follow the footprint of the stadium itself, from a small circus above the position of the pitch’s centre circle, right down to the *balcony latticework reflecting football goal nets.*”

An exciting new destination with sporting flavour

Upton Gardens is a new development in East London built on the site of the historic West Ham Football Club ground. It offers a mix of 842 one, two, three and four-bedroom homes. Boleyn Ground’s name is derived from the area’s royal connection, as Anne Boleyn (one of Henry VIII’s six wives) was rumoured to have lived in a house that stood next to the ground in a house called Boleyn Castle that stood next to the ground.

The development has been designed to maximise green areas – all homes will include private outdoor space, as well as access to communal gardens and landscaping, including a direct walkway to Priory Park behind the development.

The design of Upton Gardens strongly identifies with the former football ground it is built on, with the layout of the buildings shadowing the layout of the old stadium and a small circus exactly where the centre circle of the pitch was.



“Generous glazing connects living rooms with private balconies and terraces giving a flow of space from inside to outside and to vistas beyond.”



Modern and stylish throughout

Relax in modern configured spaces, which offer tasteful decor throughout. Living areas have been designed to maximise your natural light. And when the day is over, the soft lighting creates a cosy glow to light your evenings.

Modern kitchens feature built-in appliances while bathrooms and en suites have brassware by Grohe and attractive ceramic floor tiling.







“London is seen the world over as a centre of educational excellence, and nearly half a million students call it home.”



Smartly located

Upton Gardens is within easy reach of both the Stratford and Docklands campuses of the University of East London, with its teacher training and range of undergraduate and postgraduate courses. It also offers easy access to the main campus of Queen Mary, University of London, in Mile End, which specialises in business and science.

The local area also contains a number of schools rated ‘Outstanding’ by OFSTED.

The closest include Cleves Primary School, a 5-minute walk from the development, and Upton Cross Primary School, an 8-minute walk. There are three other outstanding primaries within a mile of the development.

In addition, there are a number of excellent secondary schools near the development, including Brampton Manor Academy and Plashet School.

Universities	Secondary Schools
Cycling from Upton Gardens	Cycling from Upton Gardens
6 minutes to University of East London	5 minutes to St Angela's Ursuline School
23 minutes to Queen Mary University of London	5 minutes to St Bonaventure's RC School
41 minutes to University of London	7 minutes to Brampton Manor Academy
	8 minutes to Plashet School
Tube from Upton Park	
40 minutes to London Southbank University	
36 minutes to London School of Economics and Political Science	
43 minutes to London Metropolitan University	
Primary Schools	
Walking from Upton Gardens	
5 minutes to Cleves Primary School	
11 minutes to Plaistow Primary School	
12 minutes to Upton Cross Primary School	
12 minutes to St Stephen's Primary School	
16 minutes to Shaftesbury Primary School	
20 minutes to Selwyn Primary School	

Travel times are approximate. Sources: tfl.gov.uk and Maps.google.com





Join the sporting legends

Whether it's working out in the gym, a leisurely stroll somewhere green or cycling along the river, you'll find it all on your doorstep at Upton Gardens.

East London, the Orbit, standing 178 metres tall, is now open to the public as a slide, whizzing you around the structure 12 times in 40 seconds!

If you enjoy sports and fitness, Stratford has it all with its Olympic heritage sites. The London Aquatic Centre is one such site, and includes two 50m pools, a 25m diving pool and a state-of-the-art gym and fitness facility. You'll also find the new West Ham Football Club stadium nearby. And towering over

Nearby, Lee Valley Park's nature reserves and riverside trails are a great place to jog, stroll or cycle. Walking distance from the development is West Ham Park and Beckton District Park where the undulating grassland, lake and natural woodland provide a lovely setting for walks or picnics.





A feast for taste buds and wallets

On Upton Park's bustling high street, the area's local Asian culture is evident from the colourful sari shops, fruit and textile markets, and bakeries offering mouth-watering fare.

Close by, Westfield caters for all your shopping needs, from designer to high-street brands. And when evening falls, there are bars, pubs, restaurants, a bowling alley and a 17-screen cinema to choose from.

Canary Wharf and its offering of lively bars and restaurants are also only a

short journey away, meaning you will never be short of choice for a great night out.

For the bargain hunters out there, you'll find vintage fashion and homeware at the little known gem, Roman Road market – a mere 10 minutes away by Tube.

And for even more variety, head to bohemian Mile End, home to quirky atelier cafés and independently owned restaurants catering to every palate.





For your comfort and convenience

As an Upton Gardens resident, you will enjoy facilities such as a concierge, fully equipped gym and underground parking. There is storage for over 1000 bikes, and the area benefits from good cycle links to central London - Cycle Superhighway 2 runs directly from Stratford to Aldgate.

In addition, a number of new community amenities such as a large public library and cafés are proposed as part of the site.

The development has a number of eco-friendly features. All buildings are designed with high thermal performance glass so you can stay cool in summer and warm in the winter. The on-site energy centre generates efficient energy for the site, including solar panels on rooftops, all of which means you spend less on your energy bills. There are also 64 electric vehicle charge points and 8 car club vehicles for your use.



Images are from a previous Barratt London development and are indicative only.
Concierge due to open late 2018 and residents' fitness suite late 2019.



Site plan

- | | |
|-------------------|--|
| 1 Memorial Walk | 6 Community Facility |
| 2 Priory Park | 7 St Edwards RC Primary School |
| 3 Residents' Gym | 8 Affordable Rent/
Shared Ownership |
| 4 Commercial Unit | 9 Basement car park
entrance/exit |
| 5 Concierge | |

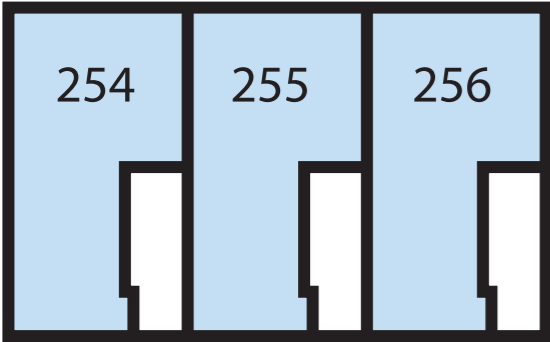


Arnold Hills House
Floor plates

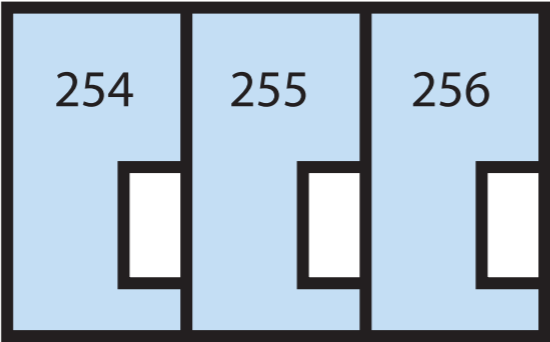


Three-bedroom duplexes

Ground Level



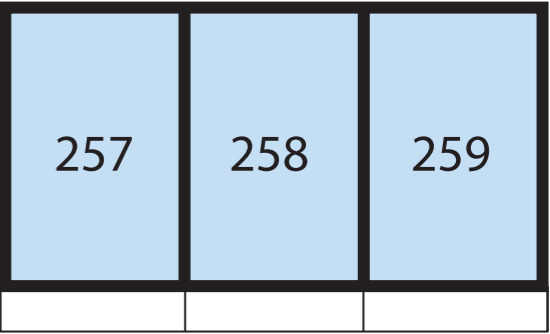
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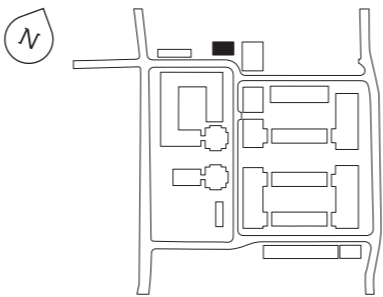
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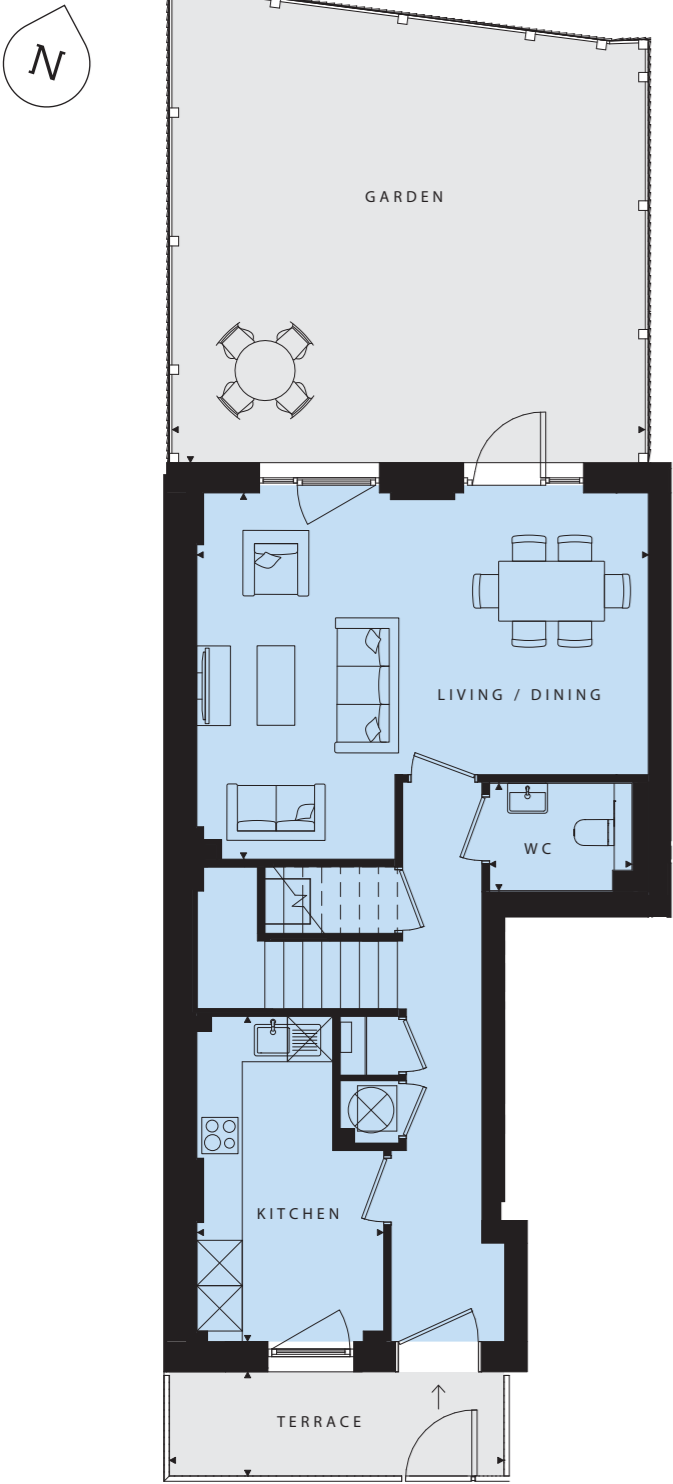
Level 3



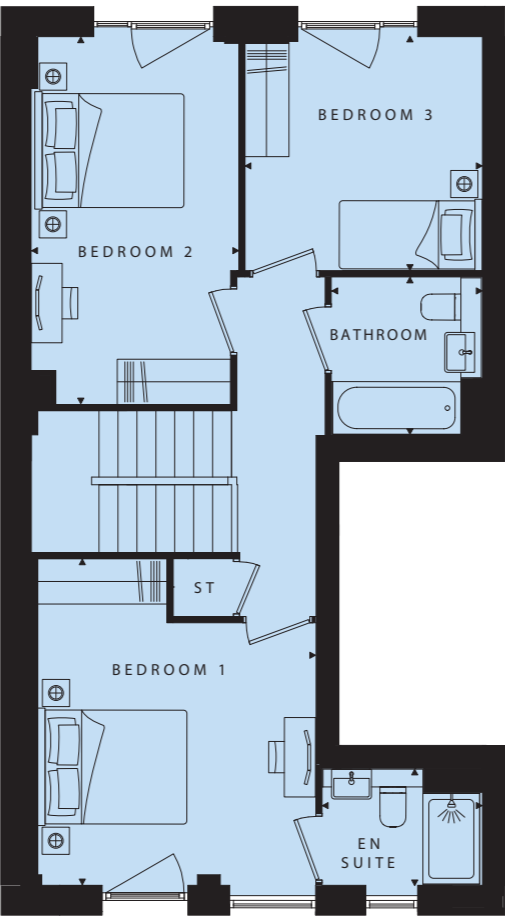
Arnold Hills House
3 bedroom
duplex



Level 0



Level 1



PLOT 254 (0 & 1)

Living/Dining
19'7" x 15'10" (5970 x 4820mm)

Kitchen
14'1" x 8'1" (4300 x 2470mm)

Bedroom 1
12'1" x 11'5" (3680 x 3470mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
16'0" x 9'0" (4870 x 2750mm)

Bedroom 3
10'4" x 9'5" (3140 x 2860mm)

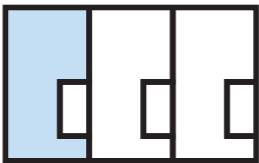
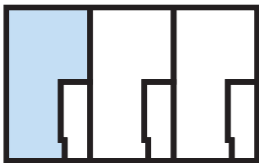
Bathroom
6'10" x 6'6" (2085 x 1985mm)

WC
6'2" x 4'8" (1885 x 1420mm)

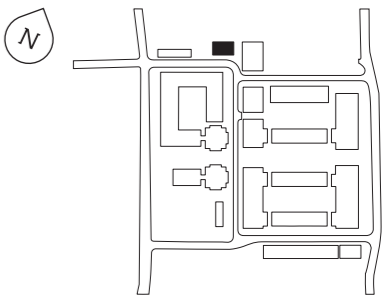
TOTAL AREA
1195 sq ft (111.0 sq m)

Garden
20'6" x 18'2" (6260 x 5540mm)

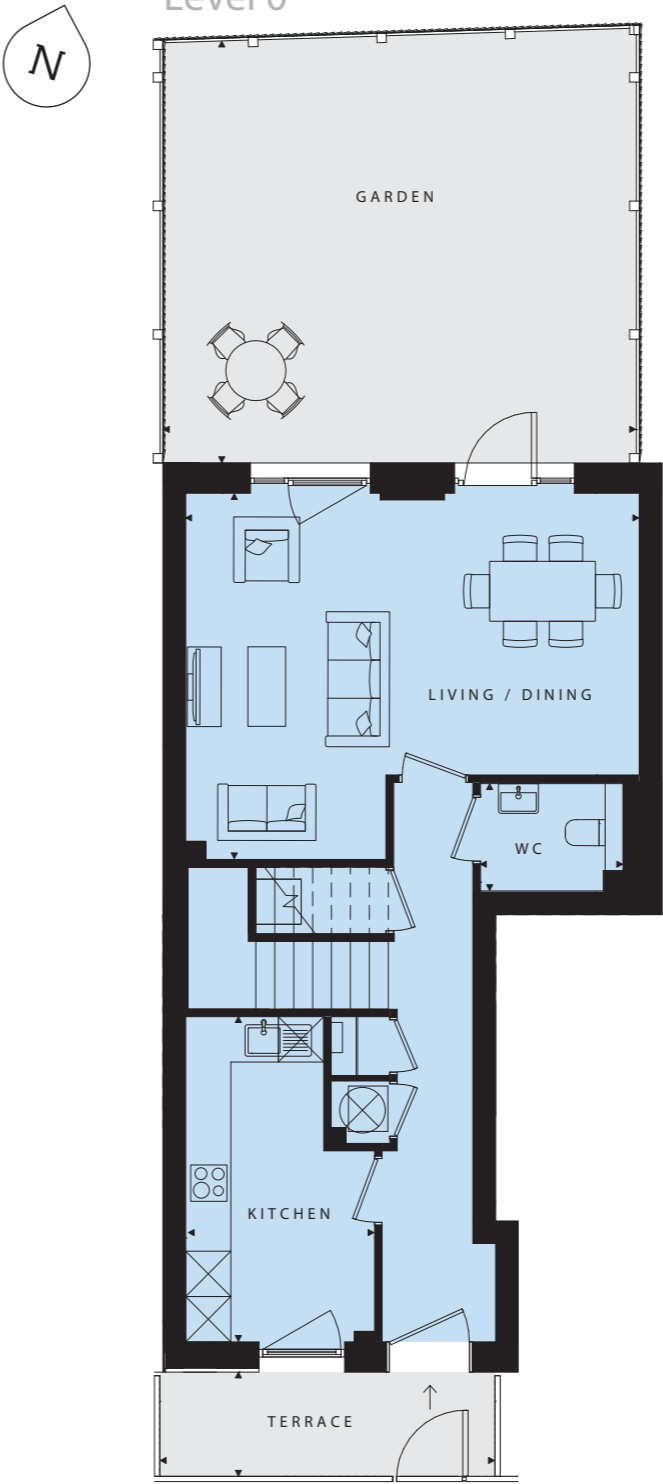
Terrace
14'6" x 4'4" (4430 x 1330mm)



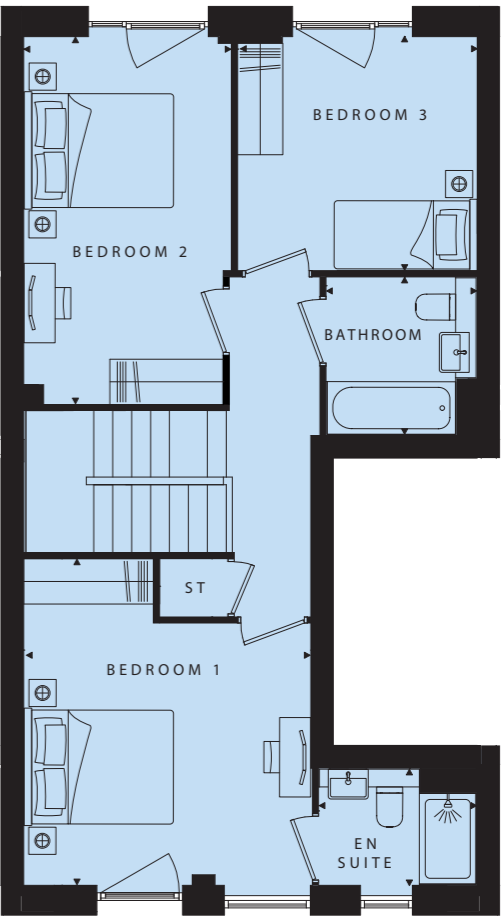
Arnold Hills House
3 bedroom
duplex



Level 0



Level 1



PLOT 255 (0 & 1)

Living/Dining
19'8" x 15'10" (6000 x 4820mm)

Kitchen
14'1" x 8'2" (4300 x 2500mm)

Bedroom 1
12'6" x 11'5" (3800 x 3470mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
16'0" x 9'0" (4870 x 2750mm)

Bedroom 3
10'5" x 9'5" (3170 x 2860mm)

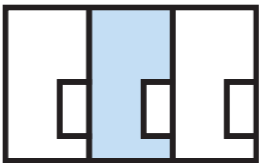
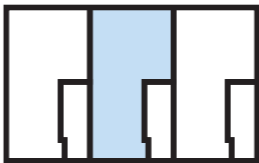
Bathroom
6'10" x 6'6" (2085 x 1985mm)

WC
6'2" x 4'8" (1885 x 1420mm)

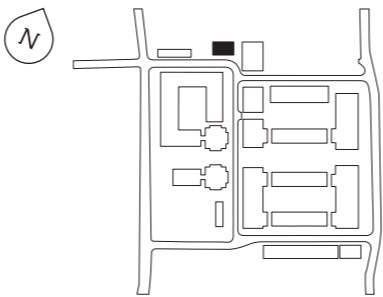
TOTAL AREA
1204 sq ft (111.9 sq m)

Garden
20'5" x 18'3" (6230 x 5570mm)

Terrace
14'6" x 4'4" (4430 x 1330mm)



Arnold Hills House 3 bedroom duplex



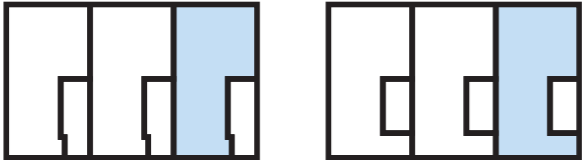
Level 0



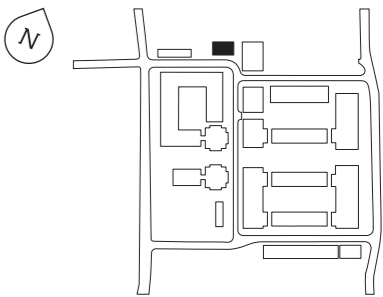
Level 1



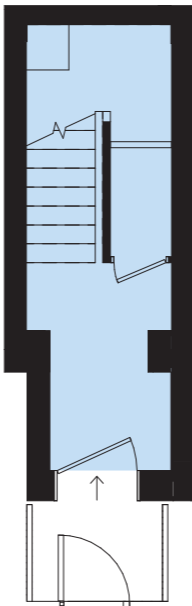
PLOT 256 (0 & 1)	
Living/Dining 19'7" x 15'10" (5970 x 4820mm)	
Kitchen 14'1" x 8'1" (4300 x 2470mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)
Bedroom 1 12'4" x 11'5" (3770 x 3470mm)	WC 6'2" x 4'8" (1885 x 1420mm)
En suite 6'10" x 5'0" (2085 x 1535mm)	TOTAL AREA 1194 sq ft (110.9 sq m)
Bedroom 2 15'11" x 8'11" (4840 x 2720mm)	Garden 21'7" x 18'10" (6570 x 5750mm)
Bedroom 3 10'2" x 9'5" (3100 x 2860mm)	Terrace 14'6" x 4'4" (4430 x 1330mm)



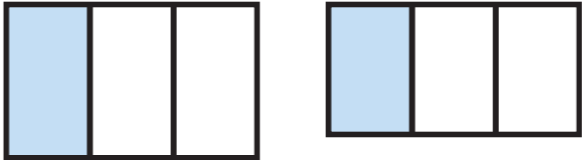
Arnold Hills House 3 bedroom duplex



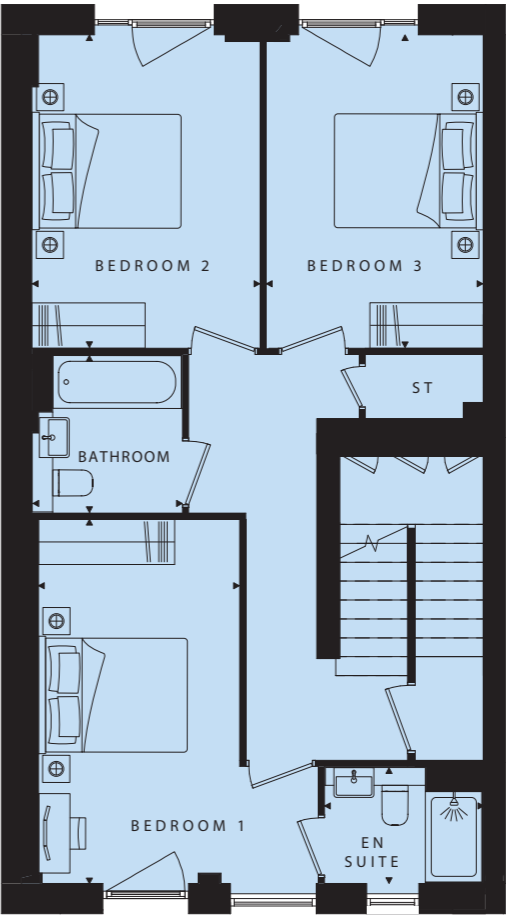
Level 0



Entrance at ground floor.
Staircase extends between
ground to third floor



Level 2

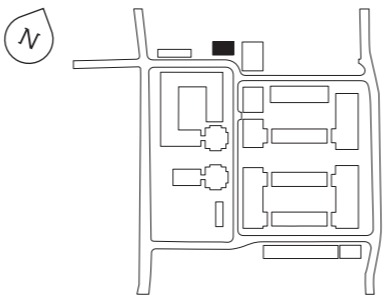


Level 3

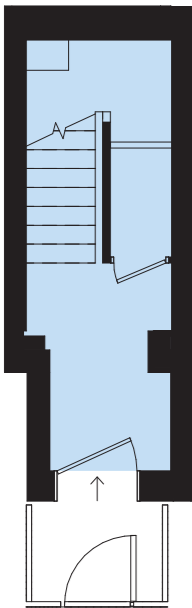


PLOT 257 (2 & 3)	
Living 19'2" x 13'0" (5850 x 3970mm)	
Kitchen/Dining 19'7" x 11'5" (5970 x 3490mm)	Bedroom 3 13'7" x 9'5" (4140 x 2860mm)
Bedroom 1 15'10" x 8'9" (4820 x 2660mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)
En suite 6'10" x 5'0" (2085 x 1535mm)	TOTAL AREA 1492 sq ft (138.6 sq m)
Bedroom 2 13'7" x 9'11" (4140 x 3020mm)	Terrace 19'10" x 4'4" (6050 x 1330mm)

Arnold Hills House 3 bedroom duplex



Level 0

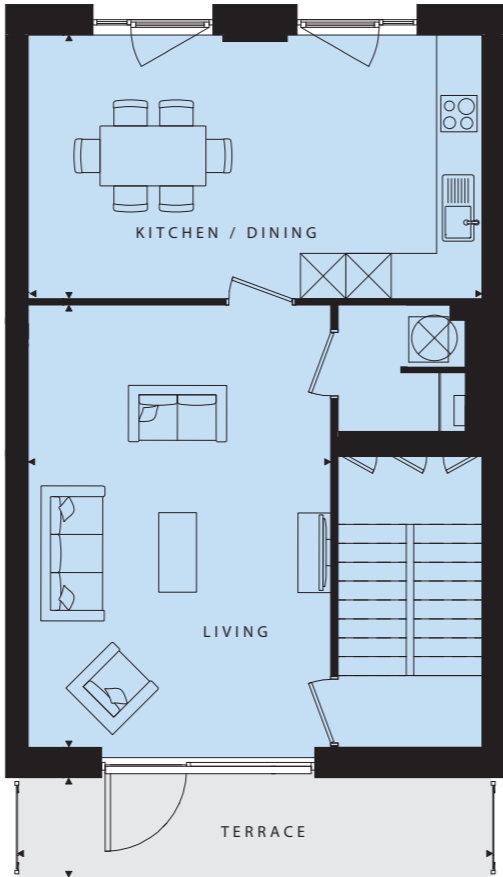


Entrance at ground floor.
Staircase extends between
ground to third floor

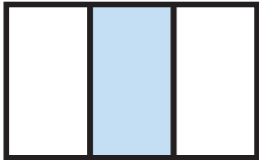
Level 2



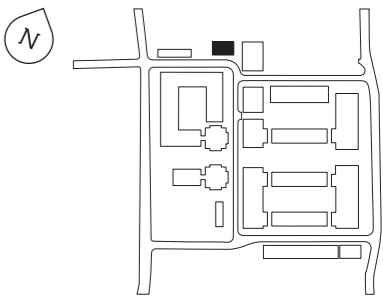
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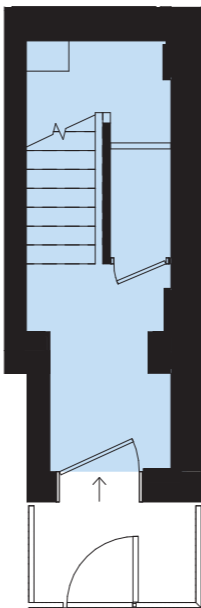
PLOT 258 (2 & 3)	
Living 19'2" x 13'1" (5850 x 4000mm)	
Kitchen/Dining 19'8" x 11'5" (6000 x 3490mm)	Bedroom 3 13'7" x 9'1" (4140 x 2760mm)
Bedroom 1 15'10" x 9'1" (4820 x 2780mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)
En suite 6'10" x 5'0" (2085 x 1535mm)	TOTAL AREA 1514 sq ft (140.7 sq m)
Bedroom 2 13'7" x 10'4" (4140 x 3150mm)	Terrace 20'8" x 4'4" (6300 x 1330mm)



Arnold Hills House 3 bedroom duplex



Level 0

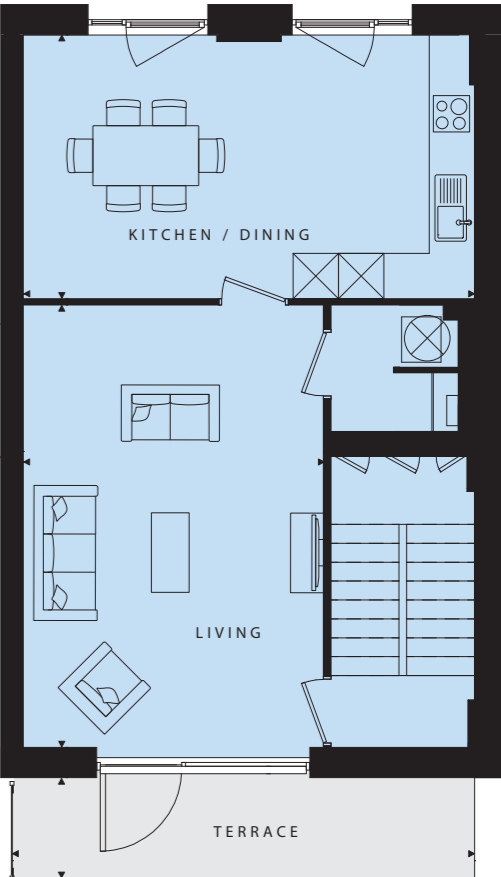


Entrance at ground floor.
Staircase extends between
ground to third floor

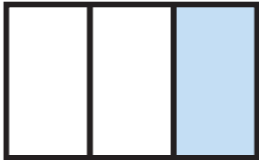
Level 2



Level 3



PLOT 259 (2 & 3)	
Living 19'2" x 13'1" (5850 x 4000mm)	
Kitchen/Dining 19'8" x 11'5" (6000 x 3490mm)	Bedroom 3 13'7" x 9'1" (4140 x 2760mm)
Bedroom 1 15'10" x 9'1" (4820 x 2780mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)
En suite 6'10" x 5'0" (2085 x 1535mm)	TOTAL AREA 1498 sq ft (139.1 sq m)
Bedroom 2 13'7" x 10'4" (4140 x 3150mm)	Terrace 20'8" x 4'4" (6300 x 1330mm)

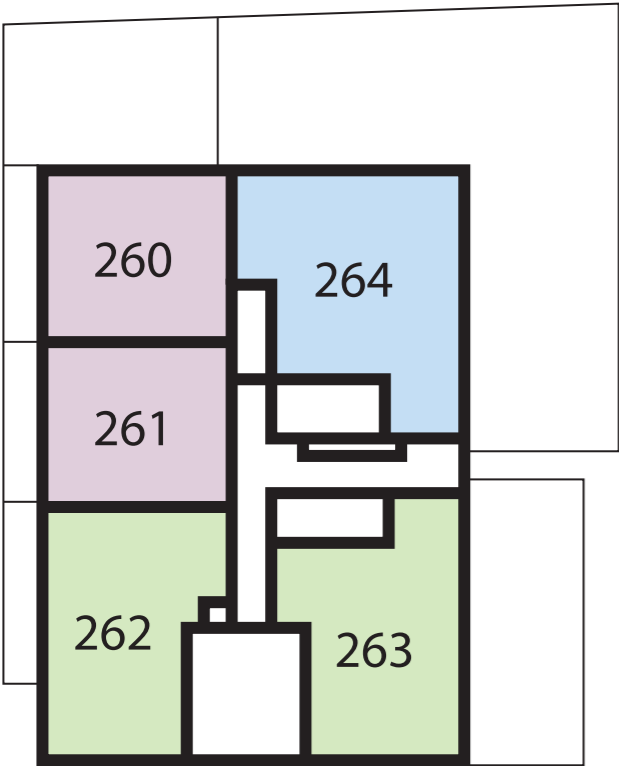


Blue House
Floor plates

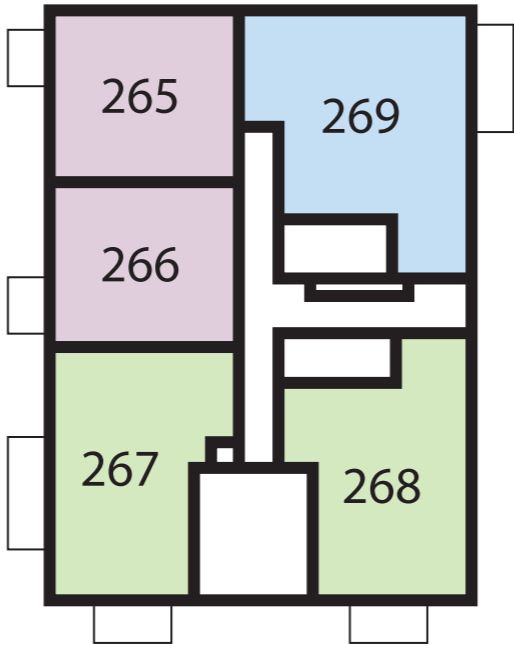


One-bedroom apartments Two-bedroom apartments Three-bedroom apartments

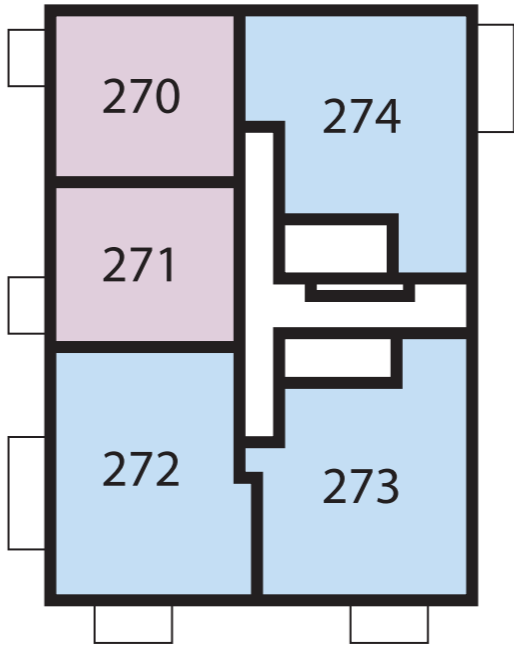
Ground Level



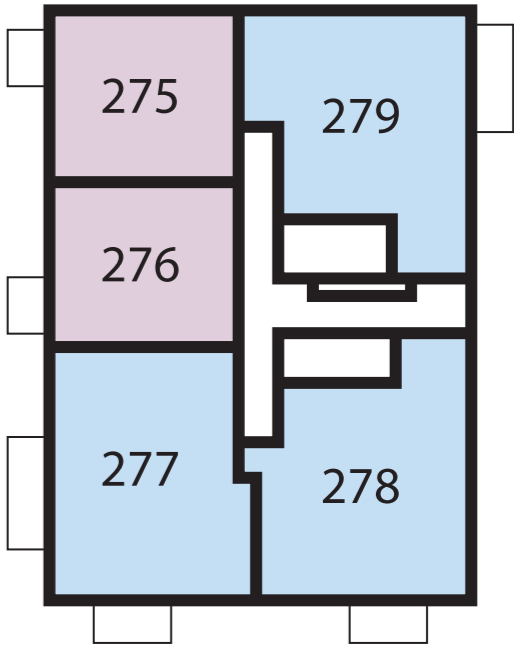
Level 1



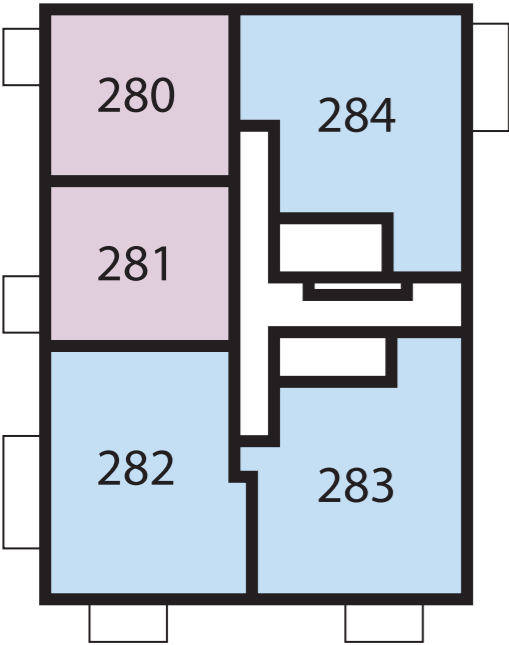
Level 2



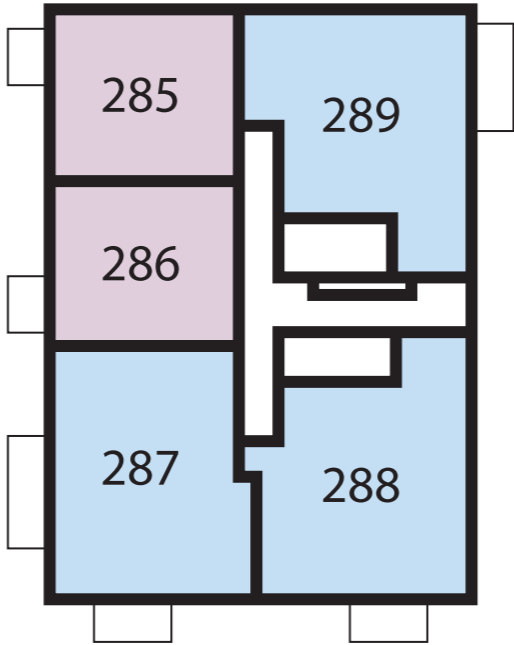
Level 3



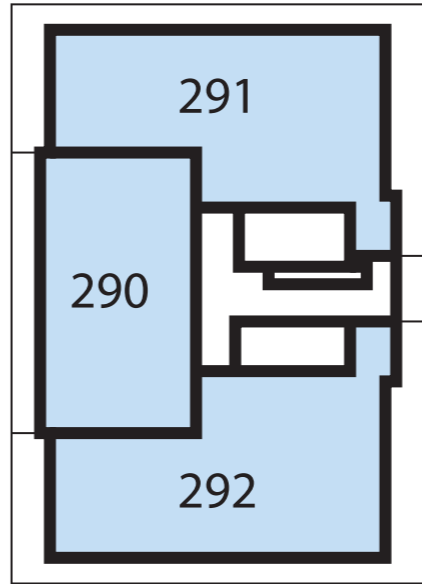
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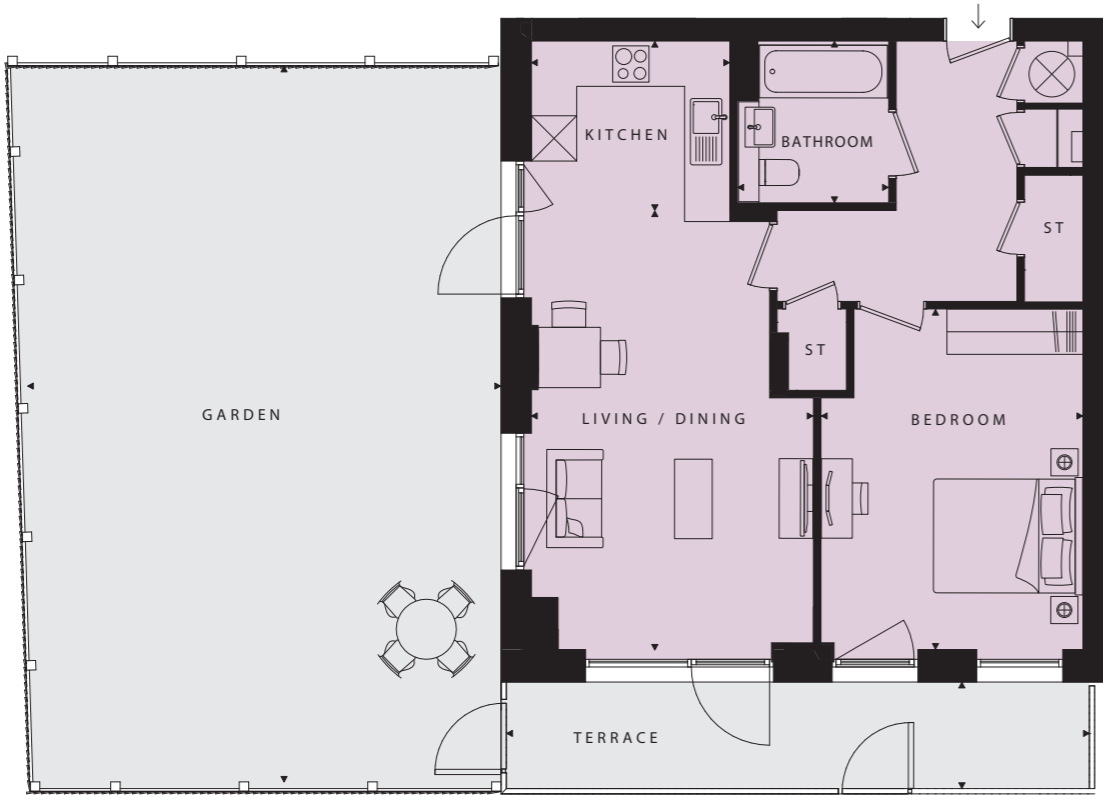
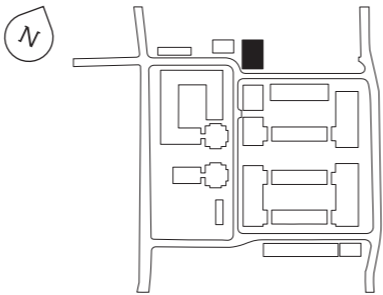
Level 5



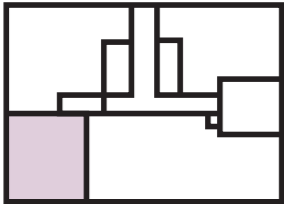
Level 6



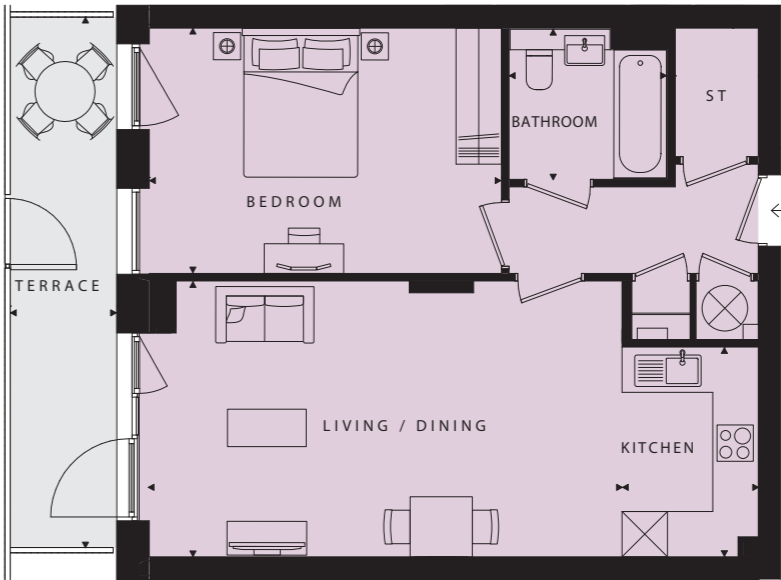
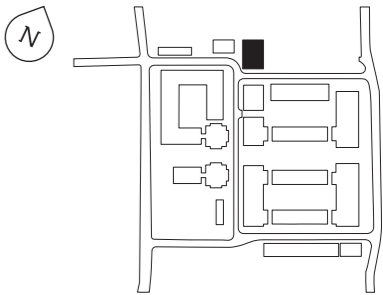
Blue House
1 bedroom
apartment



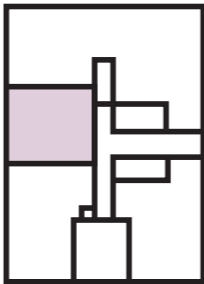
PLOT 260 (0)
Living/Dining 18'6" x 12'3" (5650 x 3730mm)
Kitchen 8'7" x 7'10" (2620 x 2400mm)
Bedroom 14'9" x 11'4" (4500 x 3460mm)
Bathroom 6'11" x 6'7" (2100 x 2000mm)
TOTAL AREA 629 sq ft (58.4 sq m)
Terrace 25'3" x 4'8" (7700 x 1410mm)
Garden 31'1" x 20'5" (9470 x 6230mm)



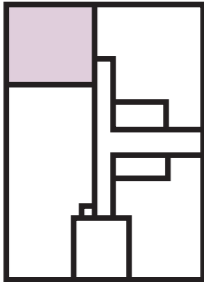
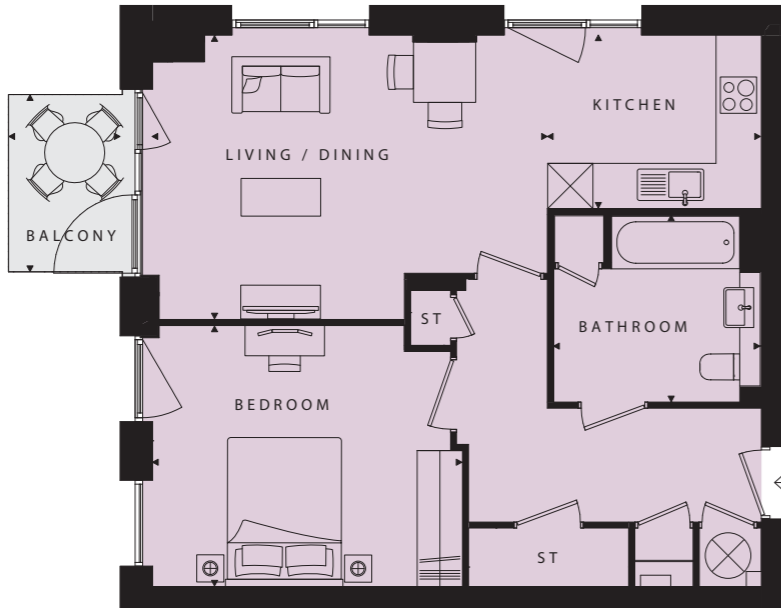
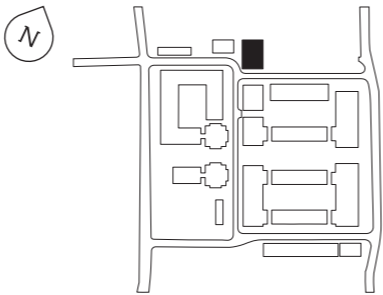
Blue House
1 bedroom
apartment



PLOT 261 (0)
Living/Dining 20'6" x 12'0" (6250 x 3650mm)
Kitchen 9'1" x 5'11" (2770 x 1800mm)
Bedroom 15'3" x 10'8" (4650 x 3240mm)
Bathroom 6'11" x 6'7" (2100 x 2000mm)
TOTAL AREA 604 sq ft (56.1 sq m)
Terrace 23'0" x 4'8" (7010 x 1410mm)

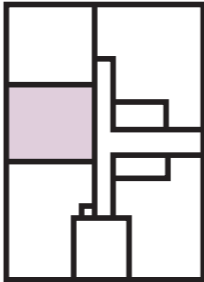
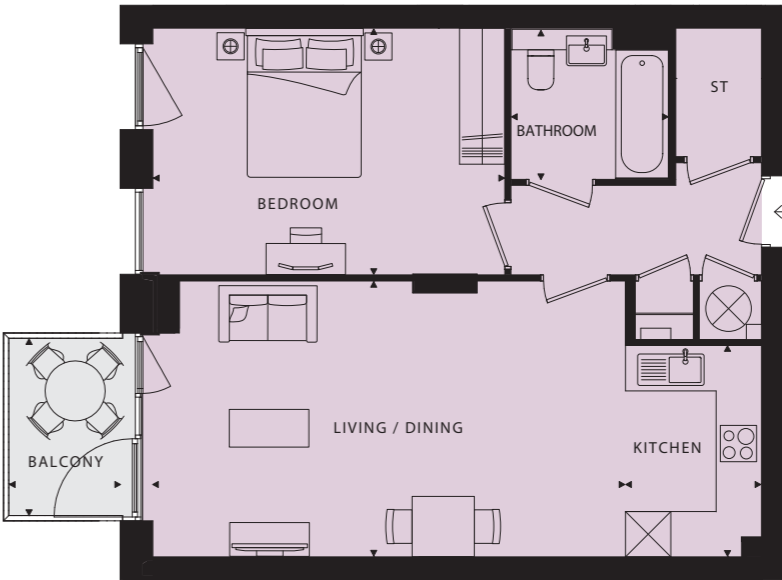
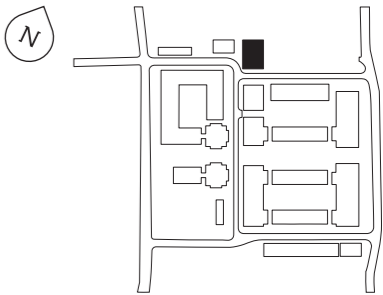


Blue House
1 bedroom
apartment



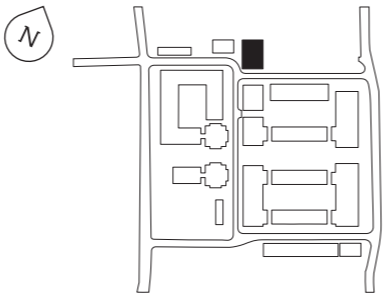
PLOT 265 (1), 270 (2), 275 (3), 280 (4), 285 (5)
Living/Dining 17'2" x 12'4" (5220 x 3760mm)
Kitchen 9'1" x 7'6" (2770 x 2290mm)
Bedroom 13'5" x 11'4" (4100 x 3450mm)
Bathroom 8'11" x 8'1" (2730 x 2460mm)
TOTAL AREA 629 sq ft (58.4 sq m)
Balcony 7'9" x 4'10" (2350 x 1475mm)

Blue House
1 bedroom
apartment

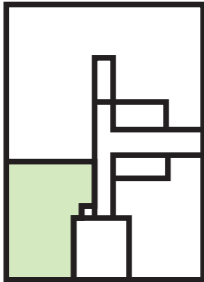


PLOT 266 (1), 271 (2), 276 (3), 281 (4), 286 (5)
Living/Dining 20'6" x 12'0" (6250 x 3650mm)
Kitchen 9'2" x 5'11" (2790 x 1800mm)
Bedroom 15'3" x 10'8" (4650 x 3260mm)
Bathroom 6'11" x 6'6" (2100 x 1980mm)
TOTAL AREA 604 sq ft (56.1 sq m)
Balcony 7'8" x 4'10" (2340 x 1475mm)

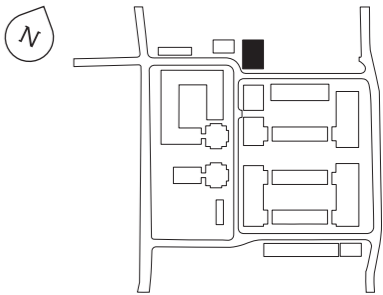
Blue House
2 bedroom
apartment



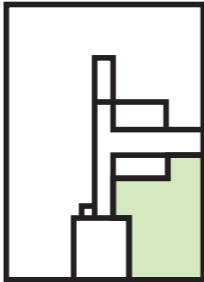
PLOT 262 (0)
Living/Dining 19'11" x 10'5" (6070 x 3170mm)
Kitchen 19'11" x 5'11" (6070 x 1800mm)
Bedroom 1 16'1" x 10'8" (4890 x 3240mm)
En suite 6'11" x 5'0" (2100 x 1530mm)
Bedroom 2 16'1" x 8'0" (4890 x 2430mm)
Bathroom 6'11" x 6'7" (2100 x 2000mm)
TOTAL AREA 798 sq ft (74.1 sq m)
Terrace 25'11" x 4'8" (7890 x 1410mm)



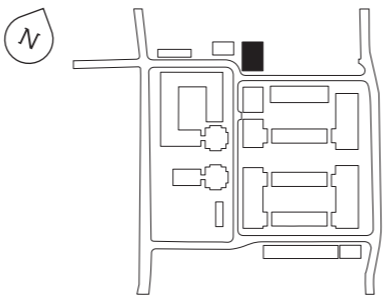
Blue House
2 bedroom
apartment



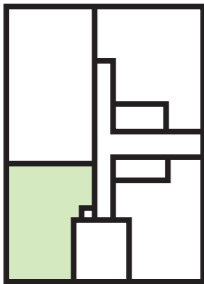
PLOT 263 (0)
Living/Dining 16'0" x 13'5" (4870 x 4102mm)
Kitchen 15'9" x 5'11" (4800 x 1800mm)
Bedroom 1 14'6" x 11'11" (4410 x 3640mm)
En suite 6'11" x 5'1" (2100 x 1550mm)
Bedroom 2 11'1" x 10'10" (3390 x 3300mm)
Bathroom 6'11" x 6'7" (2100 x 2000mm)
TOTAL AREA 790 sq ft (73.4 sq m)
Garden 40'5" x 15'7" (12330 x 4760mm)



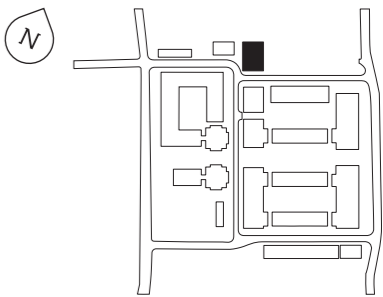
Blue House
2 bedroom
apartment



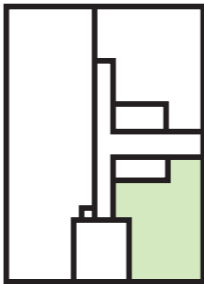
PLOT 267 (1)
Living/Dining 19'11" x 10'1" (6070 x 3080mm)
Kitchen 19'11" x 5'11" (6070 x 1800mm)
Bedroom 1 16'1" x 10'8" (4890 x 3250mm)
En suite 6'11" x 5'0" (2100 x 1530mm)
Bedroom 2 15'9" x 8'1" (4800 x 2460mm)
Bathroom 6'11" x 6'7" (2100 x 2000mm)
TOTAL AREA 798 sq ft (74.1 sq m)
Balcony 1 15'10" x 4'10" (4820 x 1475mm)
Balcony 2 10'8" x 4'11" (3250 x 1505mm)



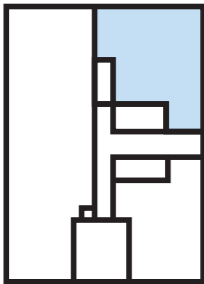
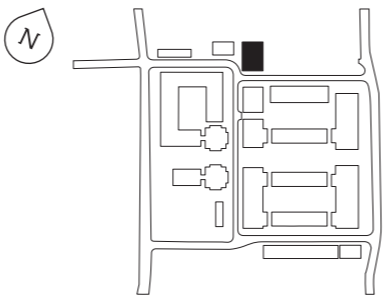
Blue House
2 bedroom
apartment



PLOT 268 (1)
Living/Dining 16'0" x 13'8" (4870 x 4160mm)
Kitchen 15'11" x 5'11" (4840 x 1800 mm)
Bedroom 1 11'11" x 10'0" (3640 x 3050mm)
En suite 6'10" x 5'0" (2080 x 1530mm)
Bedroom 2 11'2" x 10'11" (3410 x 3320mm)
Bathroom 6'10" x 6'6" (2080 x 1980mm)
TOTAL AREA 793 sq ft (73.6 sq m)
Balcony 10'8" x 4'11" (3240 x 1505mm)



Blue House
3 bedroom
apartment



PLOT 264 (0)

Living/Dining
17'2" x 12'10" (5230 x 3920mm)

Kitchen
15'3" x 5'11" (4640 x 1800mm)

Bedroom 1
14'6" x 12'11" (4410 x 3930mm)

En suite
6'10" x 5'1" (2080 x 1550mm)

Bedroom 2
11'5" x 10'1" (3490 x 3070mm)

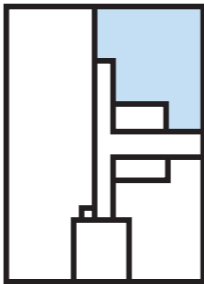
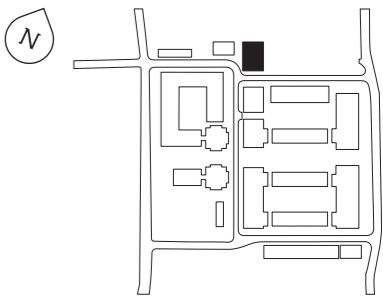
Bedroom 3
15'5" x 9'3" (4700 x 2830mm)

Bathroom
6'10" x 6'7" (2080 x 2000mm)

TOTAL AREA
956 sq ft (88.8 sq m)

Garden
62'9" x 56'6" (19130 x 17210mm)

Blue House
3 bedroom
apartment



PLOT 269 (1), 274 (2), 279 (3),
284 (4), 289 (5)

Living/Dining
16'9" x 12'9" (5110 x 3890mm)

Kitchen
15'3" x 6'4" (4660 x 1920mm)

Bedroom 1
12'9" x 10'2" (3880 x 3110mm)

En suite
6'10" x 5'0" (2080 x 1530mm)

Bedroom 2
15'5" x 9'4" (4700 x 2850mm)

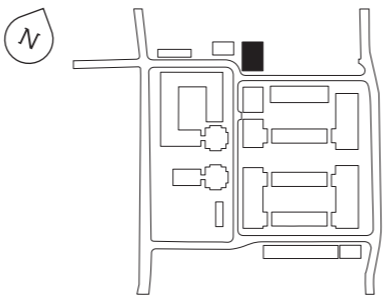
Bedroom 3
11'10" x 10'4" (3610 x 3140mm)

Bathroom
6'10" x 6'6" (2080 x 1980mm)

TOTAL AREA
965 sq ft (89.7 sq m)

Balcony
15'1" x 4'10" (4590 x 1475mm)

Blue House
3 bedroom
apartment



PLOT 272 (2), 277 (3), 282 (4),
287 (5)

Living/Dining
19'6" x 10'5" (5940 x 3170mm)

Kitchen
19'2" x 5'11" (5850 x 1800mm)

Bedroom 1
12'1" x 10'7" (3690 x 3230mm)

En suite
6'10" x 5'0" (2080 x 1530mm)

Bedroom 2
16'4" x 9'2" (4970 x 2800mm)

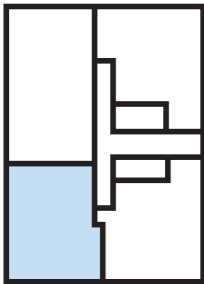
Bedroom 3
15'7" x 8'2" (4760 x 2480mm)

Bathroom
6'10" x 6'6" (2080 x 1980mm)

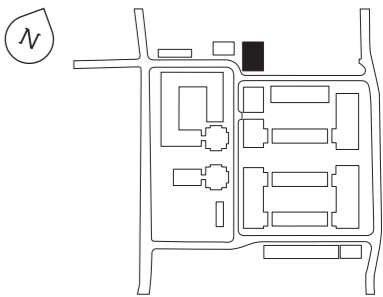
TOTAL AREA
979 sq ft (91.0 sq m)

Balcony 1
15'10" x 4'10" (4820 x 1470mm)

Balcony 2
10'8" x 4'11" (3240 x 1505mm)



Blue House
3 bedroom
apartment



PLOT 273 (2), 278 (3), 283 (4),
288 (5)

Living/Dining
15'1" x 13'6" (4610 x 4120mm)

Kitchen
16'2" x 5'11" (4920 x 1800mm)

Bedroom 1
11'9" x 10'0" (3570 x 3050mm)

En suite
6'10" x 5'0" (2080 x 1530mm)

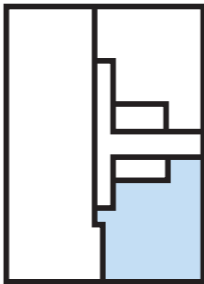
Bedroom 2
14'7" x 8'10" (4450 x 2690mm)

Bedroom 3
11'9" x 10'6" (3580 x 3200mm)

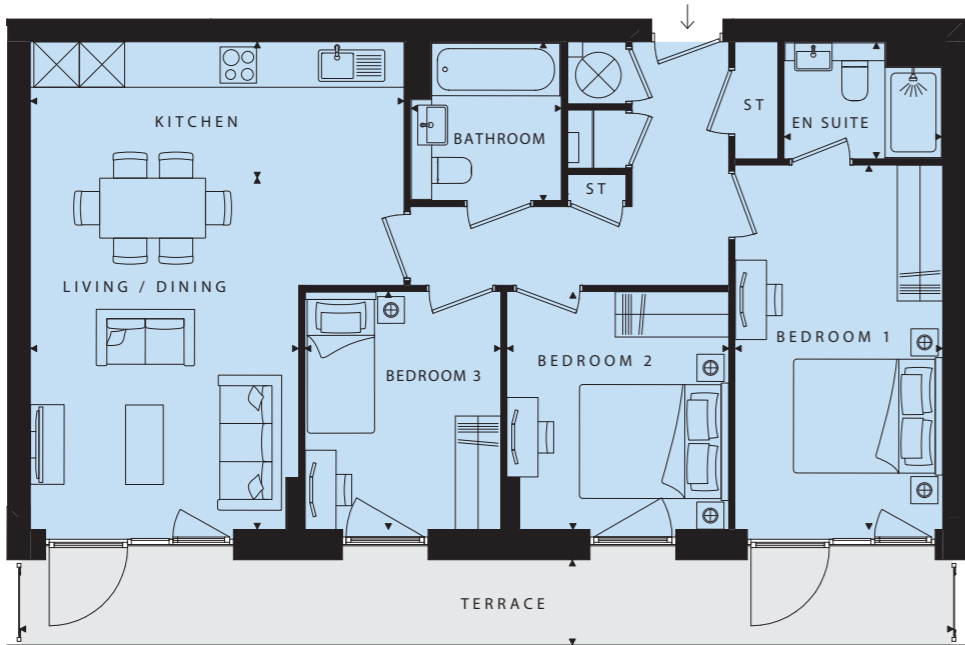
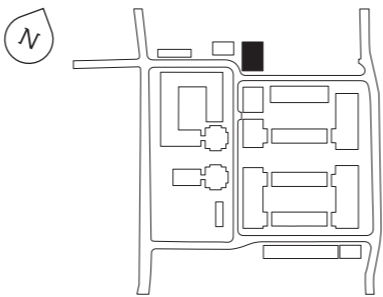
Bathroom
6'10" x 6'6" (2080 x 1980mm)

TOTAL AREA
968 sq ft (90.0 sq m)

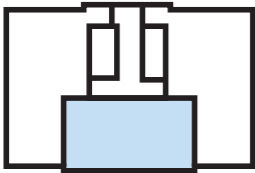
Balcony
10'8" x 4'11" (3240 x 1505mm)



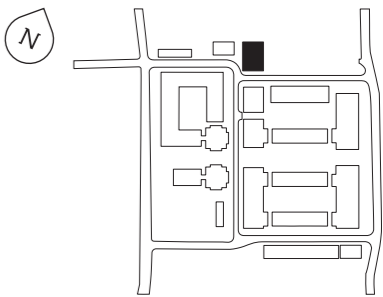
Blue House
3 bedroom
apartment



PLOT 290 (6)
Living/Dining 15'3" x 11'8" (4650 x 3550mm)
Kitchen 16'2" x 5'11" (4940 x 1800mm)
Bedroom 1 15'10" x 9'0" (4820 x 2750mm)
En suite 6'10" x 5'0" (2080 x 1530mm)
Bedroom 2 10'4" x 9'7" (3140 x 2930mm)
Bedroom 3 10'4" x 8'6" (3140 x 2590mm)
Bathroom 6'10" x 6'6" (2080 x 1980mm)
TOTAL AREA 835 sq ft (77.6 sq m)
Terrace 40'4" x 3'8" (12300 x 1130mm)



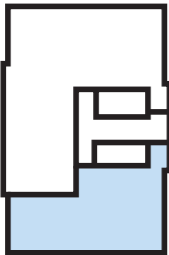
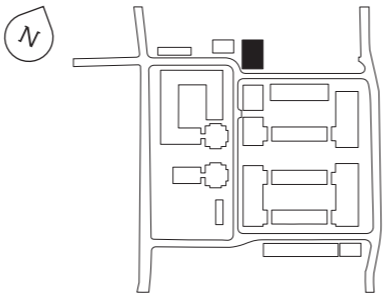
Blue House
3 bedroom
apartment



PLOT 291 (6)
Living/Dining 16'9" x 13'0" (5110 x 3970mm)
Kitchen 16'9" x 7'10" (5110 x 2400mm)
Bedroom 1 14'4" x 11'2" (4360 x 3400mm)
En suite 6'10" x 5'0" (2080 x 1530mm)
Bedroom 2 14'10" x 10'0" (4530 x 3040mm)
Bedroom 3 11'4" x 10'9" (3450 x 3280mm)
Bathroom 6'10" x 6'6" (2080 x 1980mm)
TOTAL AREA 1045 sq ft (97.1 sq m)
Terrace 59'9" x 36'1" (18200 x 11000mm)



Blue House 3 bedroom apartment



PLOT 292 (6)
Living/Dining 20'7" x 17'1" (6280 x 5200mm)
Kitchen 11'10" x 9'10" (3600 x 3000mm)
Bedroom 1 14'10" x 11'2" (4530 x 3400mm)
En suite 6'10" x 5'0" (2080 x 1530mm)
Bedroom 2 14'10" x 10'7" (4530 x 3220mm)
Bedroom 3 11'7" x 10'7" (3540 x 3220mm)
Bathroom 6'10" x 6'6" (2080 x 1980mm)
TOTAL AREA 1082 sq ft (100.5 sq m)
Terrace 59'7" x 37'5" (18170 x 11400mm)



Specification

Kitchen	En Suite
Individually designed German kitchens with soft close doors and drawers	Grohe brassware
Colour choice of wall and base units *	White semi-recessed wash hand basin
Matching worktops and full-height upstands	Back to wall WC pan with soft close seat
Under-cabinet lighting	Concealed cistern and dual flushplate
Integrated recycle bins	White shower tray
Stainless steel single bowl sink and chrome tap to studios and one-bedroom apartments	Chrome shower doors
Stainless steel 1½ bowl sink and chrome tap to two and three-bedroom apartments	Chrome heated towel rail
Fully integrated appliances including single oven, ceramic hob, microwave, extractor, dishwasher and fridge/freezer	Shaver socket
Eye Level Cooking **	Porcelain floor tiles
	Wall tiles
Bathroom	General
Grohe brassware	Freestanding washer/dryer to hall cupboard
White semi-recessed wash hand basin	Underfloor heating throughout
Back to wall WC pan with soft close seat	Engineered flooring to kitchen, living area and hallway
Concealed cistern and dual flushplate	USB points to living area
White steel bath	Video door entry
Chrome hinged bath screen	BT TV/Sky+/FM connectivity to living area
Chrome heated towel rail	Downlighters to hallway, kitchen, living area and bathroom(s)
Bespoke mirrored wall-mounted vanity units (size of units varies depending on structural opening)	Superfast broadband (subject to subscription)
Shaver socket (mounted within wall-mounted vanity unit)	
Porcelain floor tiles	
Wall tiles	

Bedrooms
Stainfree carpets with underlay to all bedrooms
USB points to bedroom 1
BT TV/FM connectivity to bedroom 1

*Subject to stage of construction
**Where possible

