



1, 2 & 3 BEDROOM APARTMENTS  
& 2 BEDROOM DUPLEXES

Taylor  
Wimpey



*Welcome to*  
**Hertford Mill**

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**Introducing Hertford Mill in Hackney Wick –  
where East London comes alive with a burst of creativity  
and vibrancy. Offering an array of 1, 2 and 3 bedroom  
apartments alongside unique 2 bedroom duplexes,  
this is urban living at its most dynamic.**



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## A sanctuary for imaginative individuals

Hackney Wick is steeped in a rich tapestry of heritage spanning years. It seamlessly combines an industrial past with the essence of 21st-century East London, revealing a unique blend where nature is unexpectedly within easy reach.





## Welcome to The Wick

The neighbourhood is dynamic and welcoming, boasting industrial-chic architecture that adds character to the streets and waterside tranquillity alongside the canal.



You'll often find the work of local artists on the walls.



Beckoning with its vibrant cultural scene and eclectic atmosphere, Hackney Wick is an ideal destination for those seeking a dynamic urban lifestyle.

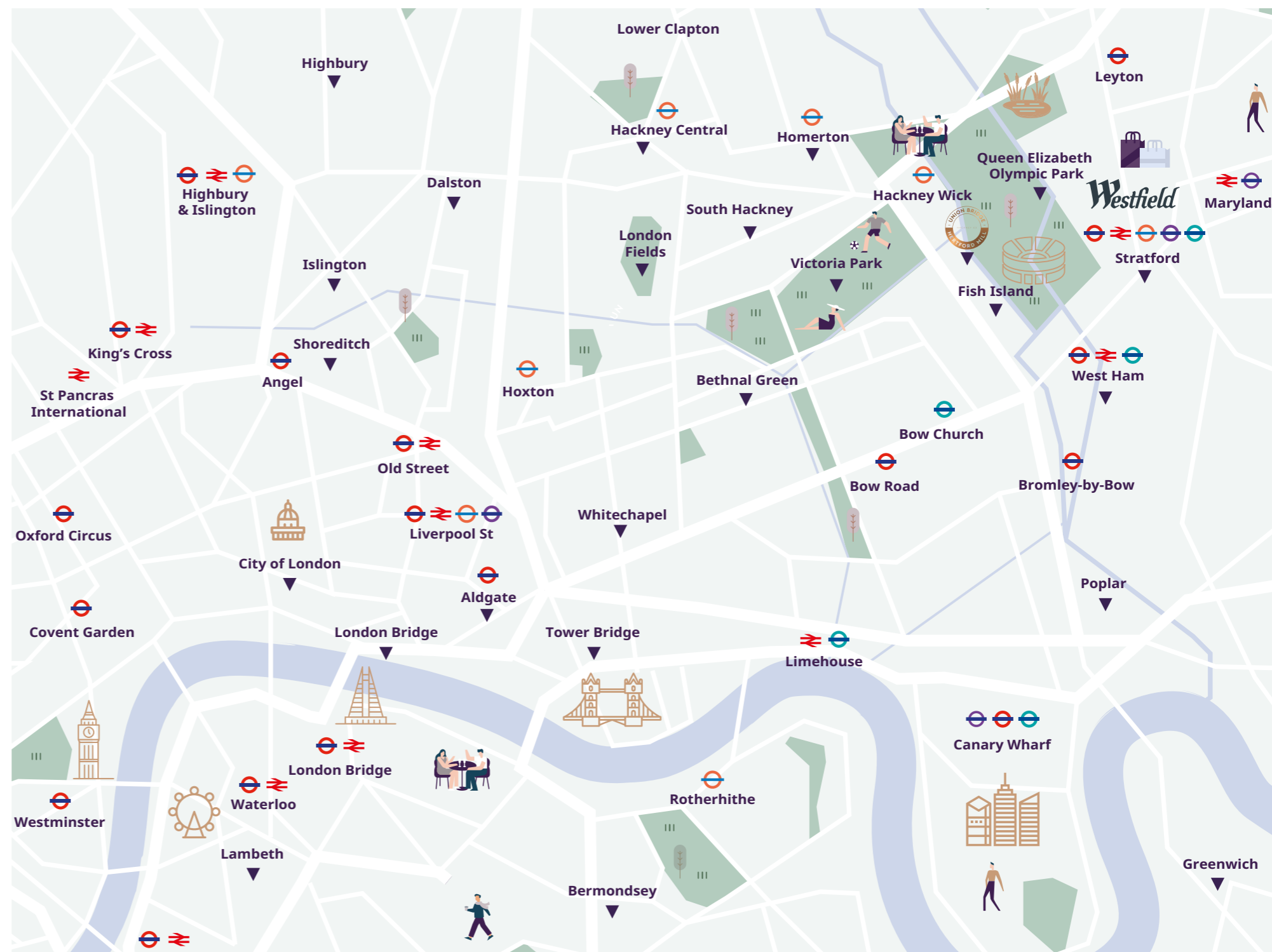


Discover The Wick's buzzing dining scene, featuring trendy coffee spots, craft breweries and eclectic restaurants, offering something for everyone, from Italian classics to craft cocktails.



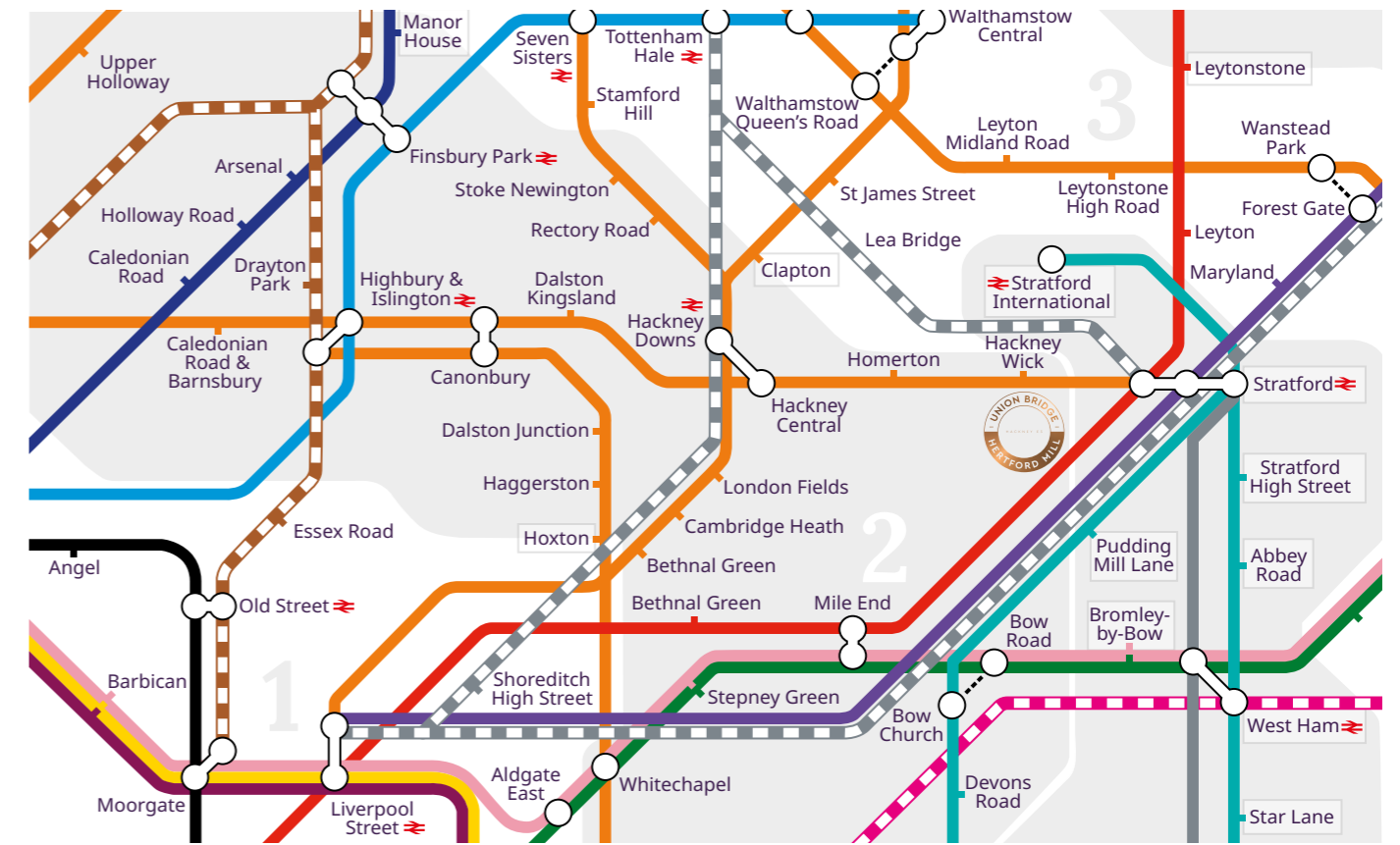
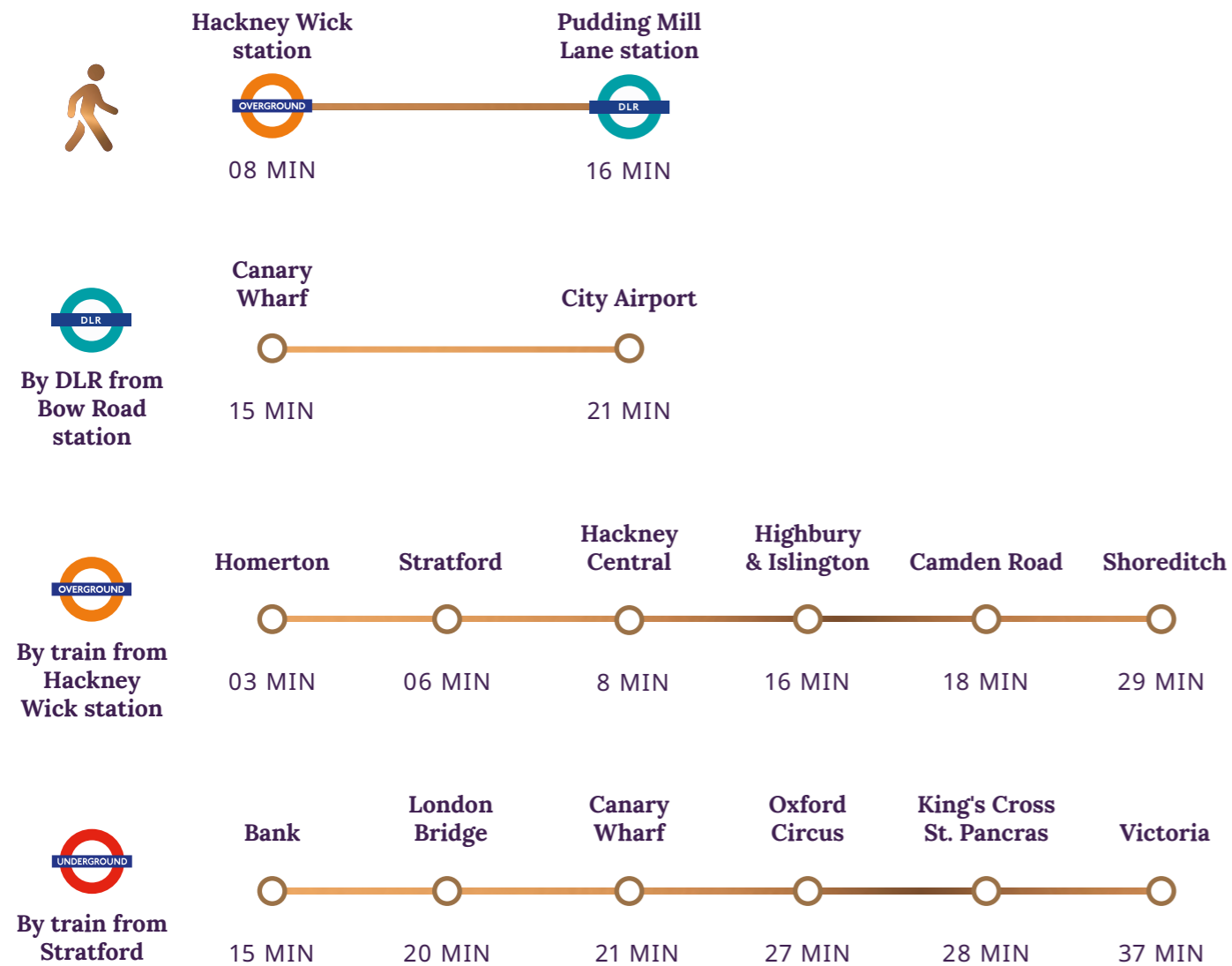
# City living at its best means great connections

Hertford Mill is just 8 minutes on foot to Zone 2 Hackney Wick Overground, and Pudding Mill Lane DLR is 17 minutes for fast-tracks to the City, Canary Wharf and London City airport. Cycle to Stratford International in 6 minutes. Once at Stratford International, you have access to high-speed rail services that can take you to a variety of exciting destinations.



# Your connections

Enjoy seamless city living at Hertford Mill, with quick access to public transport hubs like Hackney Wick Overground and Pudding Mill Lane DLR, and the convenience of Santander Cycle docking stations nearby.



Map not to scale.

- C2C
- Elizabeth line
- Jubilee line
- Victoria line
- Central line
- Greater Anglia
- Metropolitan line
- ≡ National Rail
- Circle line
- Great Northern
- Northern line
- Station in both zones
- District line
- Hammersmith & City line
- London Overground
- Under a 10 minute walk between stations
- DLR
- Piccadilly line





# Your new neighbourhood

Enjoy your local area on foot or bike, with one of London's 750 Santander Cycle docking stations on the doorstep, you can choose to hop on a bike to get from A to B.



TRAVELLING  
BY FOOT



TRAVELLING  
BY BICYCLE

6 MIN	Queen Elizabeth Olympic Park	2 MIN
8 MIN	Victoria Park	3 MIN
17 MIN	Westfield Stratford City	5 MIN
23 MIN	Stratford station	6 MIN
28 MIN	Hackney Marshes	8 MIN

Travel times taken from google.co.uk/maps and are approximate only.





## Bursting with character

Hackney Wick continues to develop whilst remaining home to a wide variety of local businesses. From artist studios in former industrial spaces to independent cafés, grocery stores, and creative eateries.



Hertford Mill



**Emerging fashion designers, artists and everything in between.**



## A world-class cultural hub

**East Bank lies just over the river at Queen Elizabeth Olympic Park, putting a new cultural quarter within easy reach to entertain, educate and inspire.**

The new site of BBC Music Studios will host everyone from chart-topping icons to indie darlings and emerging talents for recording sessions and live performances alongside the canal.



The immense and iconic collections of the V&A will be featured at two sites across East Bank, celebrating craft and creativity in East London.



A new home for all things dance, with deep roots in the community, Sadler's Wells East showcases the best dance work from the UK and overseas.



World-class shopping on your doorstep at Westfield Stratford City



Explore your passions at UCL's new campus, with new centres that specialise in everything from robotics to ecology. London College of Fashion, UAL has space to accommodate 6,500 students and 1,000 staff with their new state-of-the-art site.





**Vibrant & charismatic**

East London is full of opportunity, offering a range of local amenities, lively fresh flower markets, independent shops and diverse dining options.



# A taste of East London

Weekend plans have never been easier, whether you're grabbing a pizza and craft beer canal-side or sampling street food at Hackney Bridge, your culinary options are endless.

**Cornerstone by Chef Tom Brown**  
Hackney Wick  
Modern British



**Tuck Shop**  
Fish Island  
Coffee shop & deli



**The Lord Napier Star**  
Hackney Wick  
Modern pub with DJ

**CRATE Brewery & Pizzeria**  
Hackney Wick  
British/Italian



**Summer Piri Piri at Autumn Yard**  
Fish Island  
Global cuisine

**Mae + Harvey**  
Bow  
Brunch café

**Scoffs Grill**  
Hackney Wick  
Turkish



**Gotto Trattoria**  
Hackney Wick  
Italian

**Barge East**  
Hackney Wick  
Seasonal British cuisine

**Howling Hops Brewery and Tank Bar**  
Hackney Wick  
Microbrewery

**Rule Zero**  
Fish Island  
Board game bar

**Two More Years**  
Fish Island  
Canal-side bar

**Grow**  
Hackney Wick  
Live music bar

**Randy's Wing Bar**  
Hackney Wick  
Modern American style



**Hackney Bridge**  
East Bay Lane  
Street food & cultural events







## A place to call your own

Find your new home at Hertford Mill, just moments away from the famous Hackney Wick canals, lined with the most unique bars and restaurants to explore.







## Where the buzz of city life meets the serenity of nature

Set your roots down in the perfect location. Surrounded by some of London's most famous parks and with unbeatable connections into the city, there has never been a better place to call home.





## Fitness, health and wellbeing

**You'll find well-equipped gyms to improve or maintain your fitness in easy reach, like GroundWork Training Gym in Schwartz Wharf and F45 at Here East.**

The local waterscape offers canal paths for walking, jogging and cycling. Clock up 5km at the Hackney Marshes park run every Saturday morning, or join in with the annual Hackney half marathon.



Queen Elizabeth Olympic Park Wetland Walk



Victoria Park



London Aquatics Centre







**Endless opportunities for experiences**

Experience the vibrant outdoor lifestyle of Hackney Wick, where canalside living offers a unique blend of adventure and tranquillity.



## Make your home your own

Our bright, spacious homes have been thoughtfully designed for everyday living. Light filled, open-plan layouts provide flexibility and a choice of three interior palettes, inspired by the local area, allow you to truly tailor your home perfectly to you.







# Development Layout



- Block A**  
1, 2 & 3 bedroom apartments\*  
2 bedroom duplexes
- Block B**  
1, 2 & 3 bedroom apartments†
- Block C**  
1, 2 & 3 bedroom apartments

\* = 83% of homes are affordable † = 28% of homes are affordable  
 The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. As part of the planning consent for this development, a number of new homes may have been designated as affordable housing. Where applicable, these properties will remain as affordable housing tenure and are specifically shown to make it clear that they are not available for general sale. The remaining homes on the development are available for open market sale, including "bulk sales" (meaning the sale of more than one home to a single purchaser) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. ‡Travel times taken from google.co.uk/maps and are approximate only. November 2024.



# Duplexes





# Plot 1

Block A - 2 bedroom duplex



## GROUND FLOOR

Kitchen/Living/Dining Area

7.05m x 4.09m      23'2" x 13'5"

## FIRST FLOOR

Bedroom 1

5.02m x 2.78m      16'6" x 9'1"

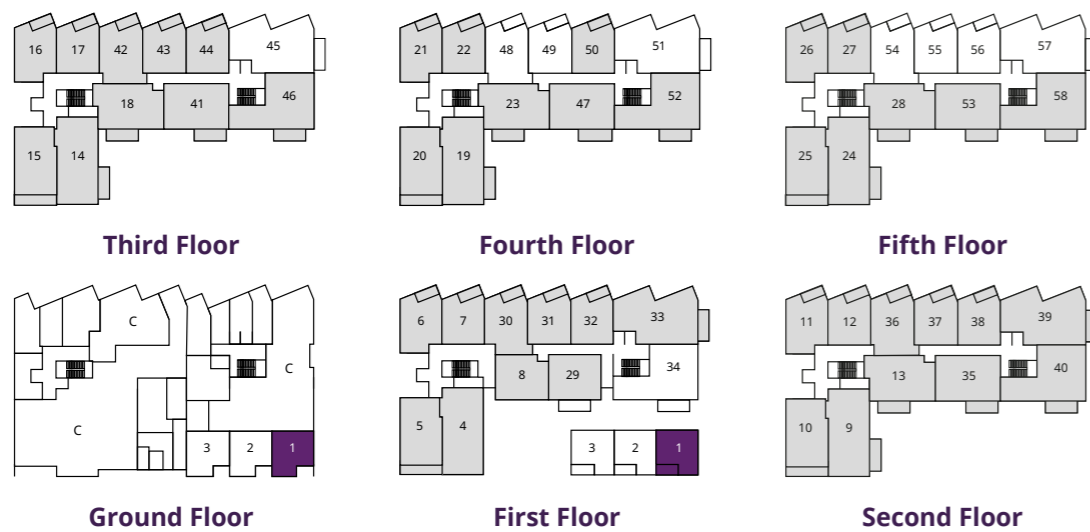
Bedroom 2

3.76m x 3.27m      12'4" x 10'9"

Balcony

5.0 sq. m.

Total 882 sq. ft. / 81.9 sq. m.



# Plot 2

Block A - 2 bedroom duplex



## GROUND FLOOR

Kitchen/Living/Dining Area

7.05m x 4.26m      23'2" x 14'0"

## FIRST FLOOR

Bedroom 1

5.02m x 2.75m      16'6" x 9'0"

Bedroom 2

3.9m x 3.3m      12'11" x 10'11"

Balcony

5.3 sq. m.

Total 907 sq. ft. / 84.3 sq. m.



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

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# Plot 3

Block A - 2 bedroom duplex



## GROUND FLOOR

Kitchen/Living/Dining Area

7.05m x 4.26m      23'2" x 14'0"

## FIRST FLOOR

Bedroom 1

5.02m x 2.75m      16'6" x 9'0"

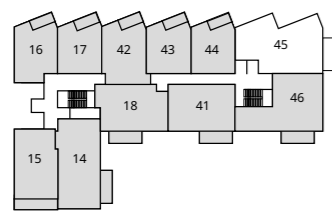
Bedroom 2

3.8m x 3.3m      12'7" x 10'11"

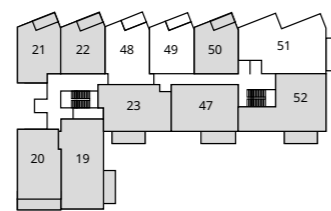
Balcony

5.1 sq. m.

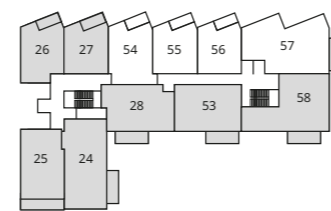
Total 907 sq. ft. / 84.3 sq. m.



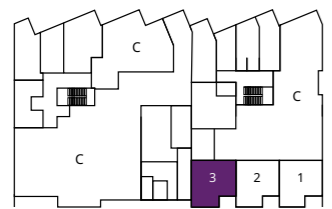
Third Floor



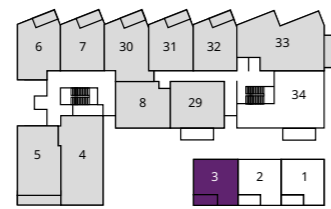
Fourth Floor



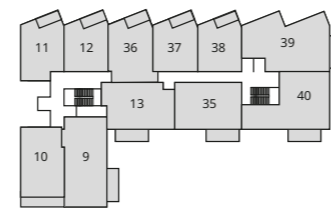
Fifth Floor



Ground Floor



First Floor



Second Floor

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Open-plan living/dining room in the light & earth palette



# Block A





# Plot 34

Block A - 2 bedroom apartment



**Kitchen/Living/Dining Area**

7.58m x 4.47m      24'11" x 14'8"

**Bedroom 1**

4.31m x 3.61m      14'2" x 11'10"

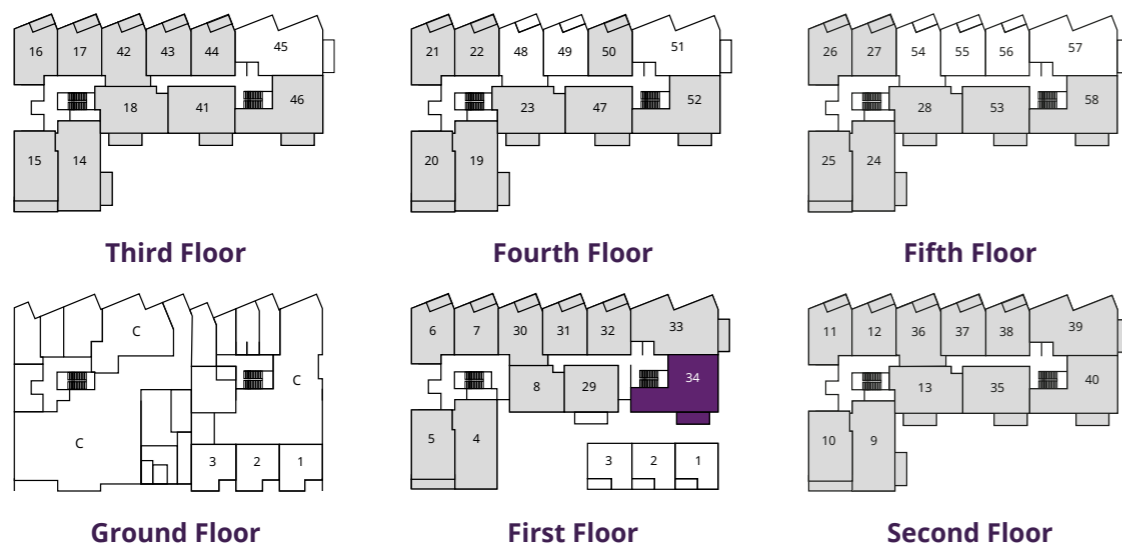
**Bedroom 2**

4.46m x 3.57m      14'7" x 11'8"

**Terrace**

7.3 sq. m.

**Total** 986 sq. ft. / 91.6 sq. m.



# Plots 45, 51 & 57

Block A - 3 bedroom apartment



**Kitchen/Living/Dining Area**

9.37m x 3.61m      30'9" x 11'10"

**Bedroom 3**

4.66m x 3.37m      15'3" x 11'1" max.

**Bedroom 1**

5.97m x 3.87m max.      19'7" x 12'8" max.

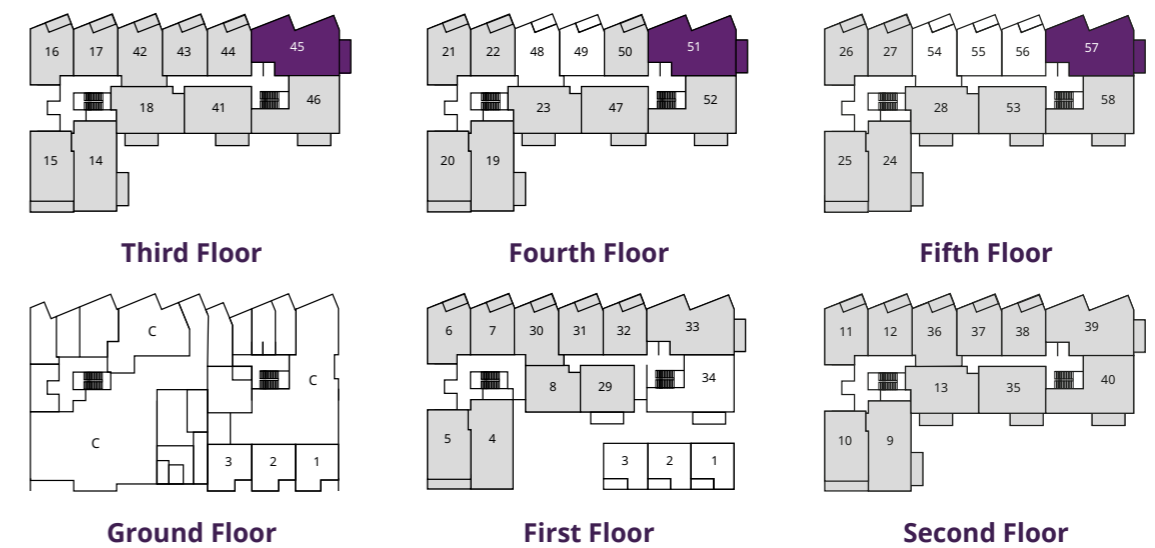
**Balcony**

9.02 sq. m.

**Bedroom 2**

6.01m x 2.76m max.      19'9" x 9'1" max.

**Total** 1,135 sq. ft. / 105.4 sq. m.



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

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# Plots 48 & 54

Block A - 1 bedroom apartment

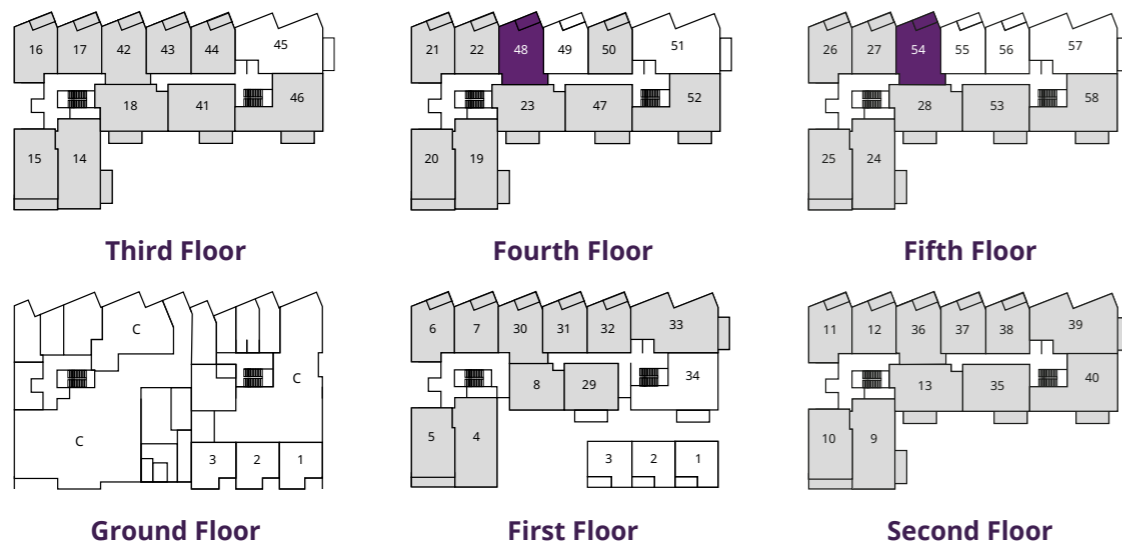


**Kitchen/Living/Dining Area**  
8.20m × 3.69m max.      26'11" × 12'1" max.

**Bedroom**  
6.18m × 3.13m max.      20'3" × 10'3" max.

**Balcony**  
4.8 sq. m.

**Total** 684 sq. ft. / 63.5 sq. m.



# Plots 49 & 55

Block A - 1 bedroom apartment



**Kitchen/Living/Dining Area**  
7.97m × 3.48m      26'2" × 11'5"

**Bedroom**  
5.02m × 3.33m      16'6" × 10'11"

**Balcony**  
4.8 sq. m.

**Total** 548 sq. ft. / 50.9 sq. m.



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

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# Plot 56

Block A - 1 bedroom apartment



**Kitchen/Living/Dining Area**

7.97m x 3.47m max.      26'2" x 11'4" max.

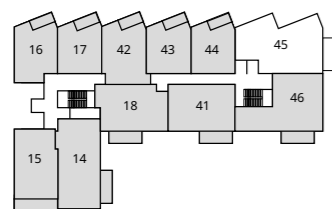
**Bedroom**

4.98m x 3.33m max.      16'4" x 10'11" max.

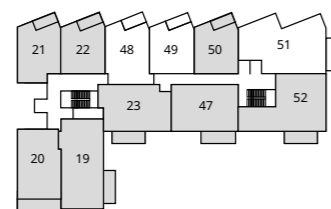
**Balcony**

5.0 sq m

**Total** 547 sq ft / 50.8 sq m



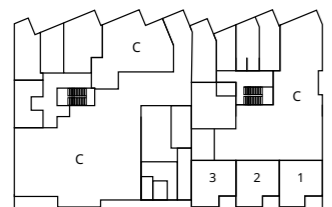
Third Floor



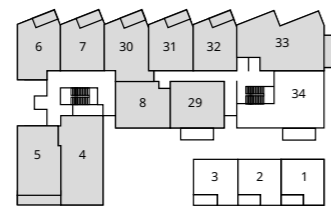
Fourth Floor



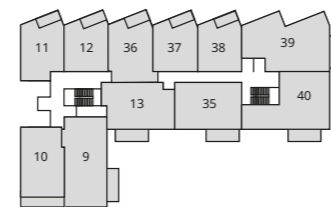
Fifth Floor



Ground Floor



First Floor



Second Floor

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Open-plan living/dining room in the light & earth palette



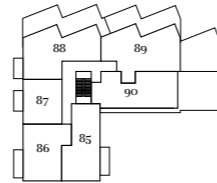
# Block B



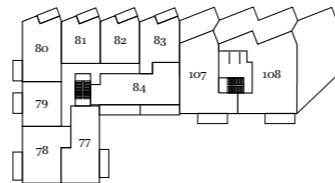


# Plot 59

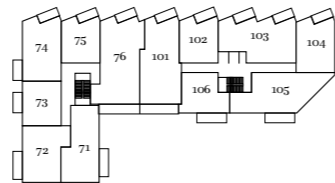
Block B - 1 bedroom apartment



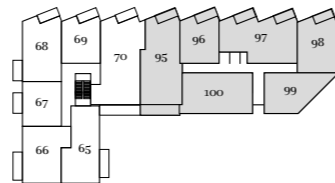
Fifth Floor



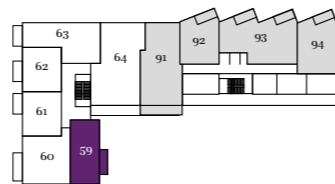
Fourth Floor



Third Floor



Second Floor



First Floor

**Kitchen/Living/Dining Area**

5.33m x 4.85m max.

17'6" x 15'11" max.

**Bedroom**

4.05m x 3.60m max.

13'3" x 11'10" max.

**Terrace**

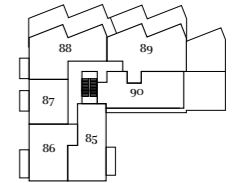
13.1 sq. m.

**Total** 574 sq. ft. / 53.3 sq. m.

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# Plot 60

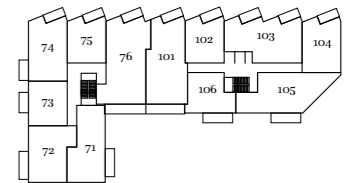
Block B - 2 bedroom apartment



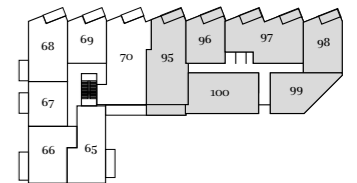
Fifth Floor



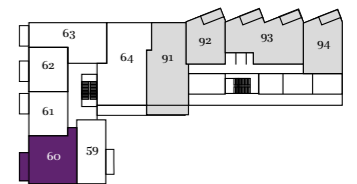
Fourth Floor



Third Floor



Second Floor



First Floor

**Kitchen/Living/Dining Area**

5.46m x 4.82m

17'11" x 15'10"

**Bedroom 1**

4.32m x 2.75m

14'2" x 9'0"

**Bedroom 2**

3.50m x 3.45m

11'6" x 11'4"

**Balcony**

7.5 sq. m.

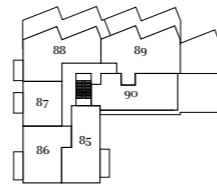
**Total** 777 sq. ft. / 72.2 sq. m.

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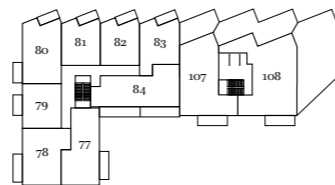


# Plot 61

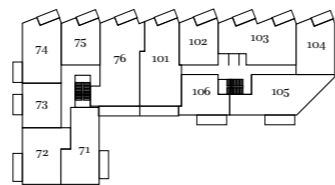
Block B - 1 bedroom apartment



Fifth Floor



Fourth Floor



Third Floor



Second Floor



First Floor

**Kitchen/Living/Dining Area**

6.61m × 4.45m max.

21'8" × 14'7" max.

**Bedroom**

4.50m × 3.26m

14'9" × 10'8"

**Balcony**

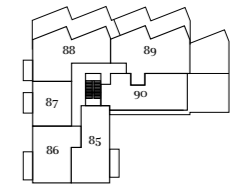
5.4 sq. m.

**Total** 555 sq. ft. / 51.6 sq. m.

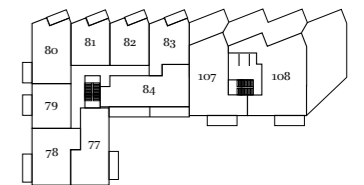
The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

# Plot 62

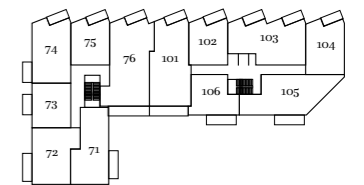
Block B - 1 bedroom apartment



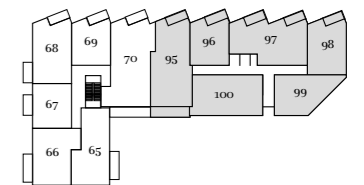
Fifth Floor



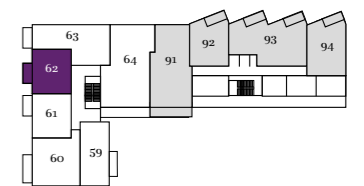
Fourth Floor



Third Floor



Second Floor



First Floor

**Kitchen/Living/Dining Area**

6.36m × 4.42m max.

20'10" × 14'6" max.

**Bedroom**

4.31m × 3.22m

14'2" × 10'7"

**Balcony**

5.3 sq. m.

**Total** 551 sq. ft. / 51.2 sq. m.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.



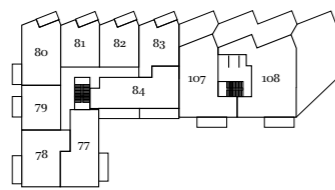
# Plot 63

Block B - 2 bedroom apartment

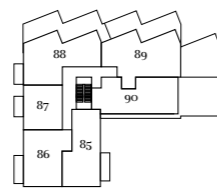


<b>Kitchen/Living/Dining Area</b>	7.59m × 4.09m	24'11" × 13'5"
<b>Bedroom 1</b>	5.03m max. × 2.93m	16'6" max. × 9'7"
<b>Bedroom 2</b>	3.87m × 3.11m	12'8" × 10'2"
<b>Balcony</b>	5.4 sq. m.	

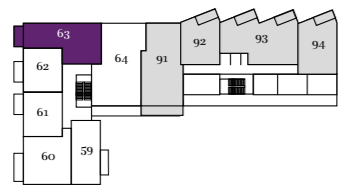
**Total 836 sq. ft. / 77.7 sq. m.**



Fourth Floor



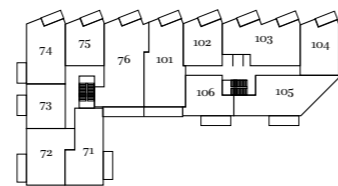
Fifth Floor



First Floor



Second Floor



Third Floor

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

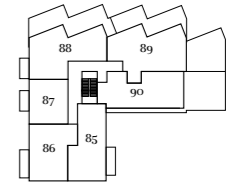
# Plot 64

Block B - 3 bedroom apartment

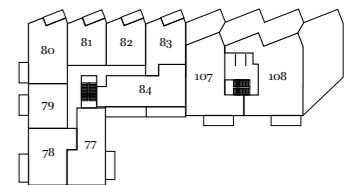


<b>Kitchen/Living/Dining Area</b>	8.66m × 6.15m	28'5" × 20'2"
<b>Bedroom 1</b>	4.64m × 2.74m	15'3" × 9'0"
<b>Bedroom 2</b>	4.72m × 2.67m	15'6" × 8'9"
<b>Bedroom 3</b>	4.72m × 2.17m	15'6" × 7'1"
<b>Terrace</b>	7.4 sq. m.	

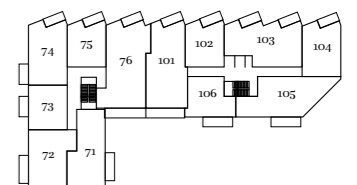
**Total 1,182 sq. ft. / 109.8 sq. m.**



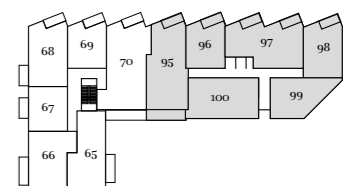
Fifth Floor



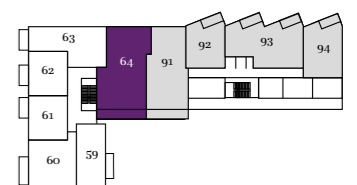
Fourth Floor



Third Floor



Second Floor



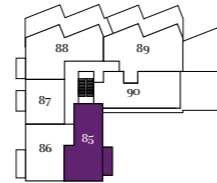
First Floor

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

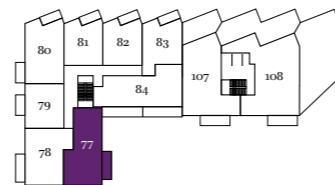


# Plots 65, 71, 77 & 85

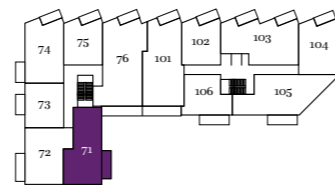
Block B - 2 bedroom apartment



Fifth Floor



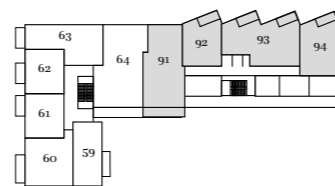
Fourth Floor



Third Floor



Second Floor



First Floor

**Kitchen/Living/Dining Area**

6.65m x 4.72m max.

21'10" x 15'6" max.

**Bedroom 1**

3.69m x 3.51m

12'1" x 11'6"

**Bedroom 2**

3.63m x 3.51m

11'11" x 11'6"

**Balcony**

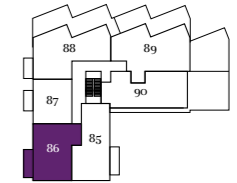
7.5 sq. m.

**Total** 819 sq. ft. / 76.1 sq. m.

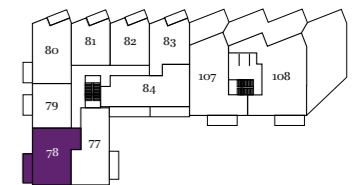
The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

# Plots 66, 72, 78 & 86

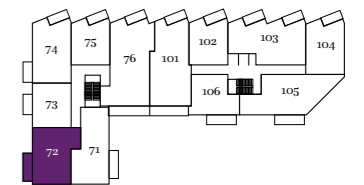
Block B - 2 bedroom apartment



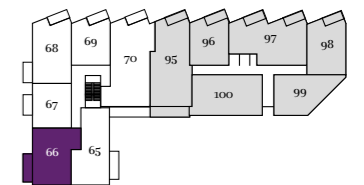
Fifth Floor



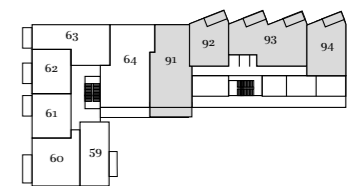
Fourth Floor



Third Floor



Second Floor



First Floor

**Kitchen/Living/Dining Area**

6.62m x 4.61m max.

21'9" x 15'2" max.

**Bedroom 1**

5.16m x 2.99m

16'11" x 9'10"

**Bedroom 2**

4.09m x 2.20m

13'5" x 7'3"

**Balcony**

7.5 sq. m.

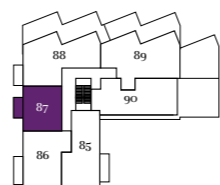
**Total** 780 sq. ft. / 72.5 sq. m.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

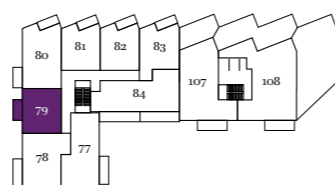


# Plots 67, 73, 79 & 87

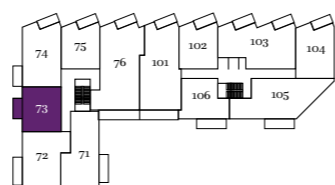
Block B - 1 bedroom apartment



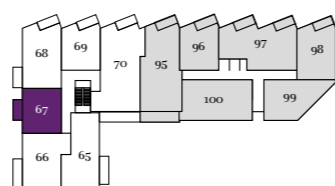
Fifth Floor



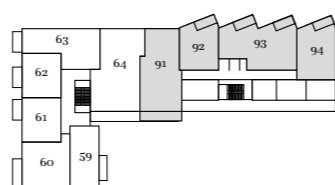
Fourth Floor



Third Floor



Second Floor



First Floor

**Kitchen/Living/Dining Area**

6.63m x 4.24m max.

21'9" x 13'11" max.

**Bedroom**

4.33m x 3.50m

14'2" x 11'6"

**Balcony**

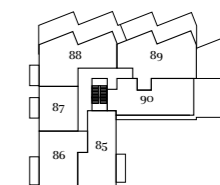
5.4 sq. m.

**Total** 555 sq. ft. / 51.6 sq. m.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

# Plots 68, 74 & 80

Block B - 2 bedroom apartment



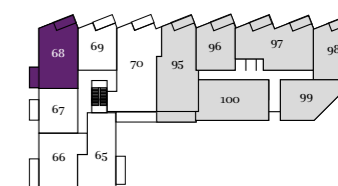
Fifth Floor



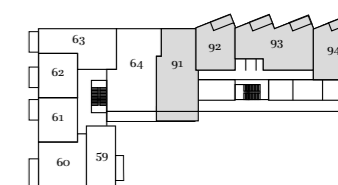
Fourth Floor



Third Floor



Second Floor



First Floor

**Kitchen/Living/Dining Area**

6.55m x 4.64m max.

21'6" x 15'3" max.

**Bedroom 1**

5.17m x 3.35m

17'0" x 11'0"

**Bedroom 2**

3.40m x 3.43m

11'2" x 11'3"

**Balcony 1**

5.4 sq. m.

**Balcony 2**

5.6 sq. m.

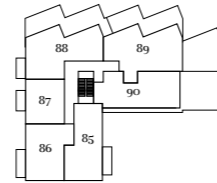
**Total** 780 sq. ft. / 72.5 sq. m.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.



# Plots 69, 75 & 81

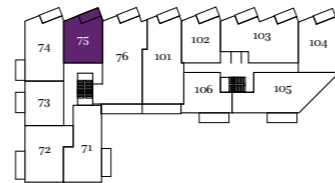
Block B - 1 bedroom apartment



Fifth Floor



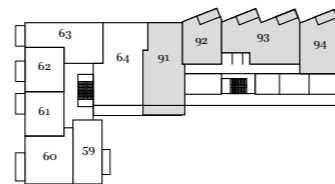
Fourth Floor



Third Floor



Second Floor



First Floor

**Kitchen/Living/Dining Area**

8.22m × 3.56m max.      27'0" × 11'8" max.

**Bedroom**

6.16m × 3.26m max.      20'2" × 10'8" max.

**Balcony**

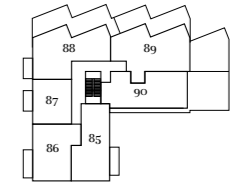
5.6 sq. m.

**Total** 564 sq. ft. / 52.4 sq. m.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

# Plots 70 & 76

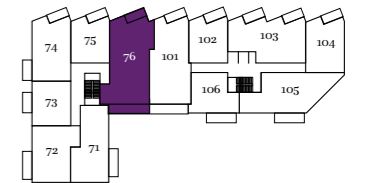
Block B - 3 bedroom apartment



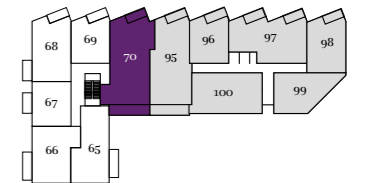
Fifth Floor



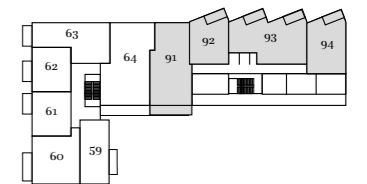
Fourth Floor



Third Floor



Second Floor



First Floor

**Kitchen/Living/Dining Area**

11.0m × 5.05m max.      36'1" × 16'7" max.

**Bedroom 1**

4.22m × 3.44m      13'10" × 11'3"

**Bedroom 2**

4.57m × 2.69m      15'0" × 8'10"

**Bedroom 3**

5.73m × 2.65m max.      18'10" × 8'8" max.

**Balcony 1**

11.5 sq. m.

**Balcony 2**

5.6 sq. m.

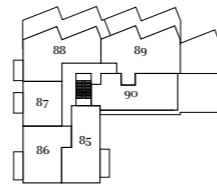
**Total** 1,225 sq. ft. / 113.8 sq. m.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

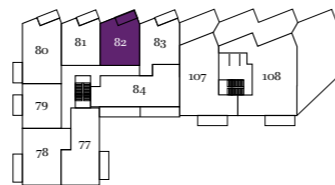


# Plot 82

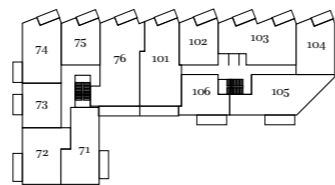
Block B - 1 bedroom apartment



Fifth Floor



Fourth Floor



Third Floor



Second Floor



First Floor

**Kitchen/Living/Dining Area**

8.17m × 3.64m max.      26'10" × 11'11" max.

**Bedroom**

5.95m × 3.16m max.      19'6" × 10'4" max.

**Balcony**

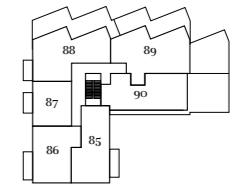
5.6 sq. m.

**Total** 562 sq. ft. / 52.2 sq. m.

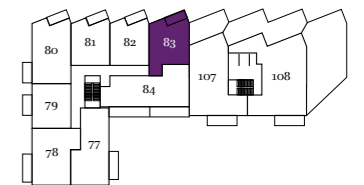
The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

# Plot 83

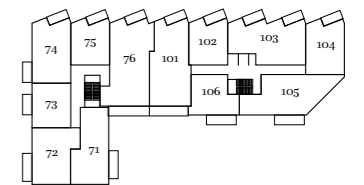
Block B - 1 bedroom apartment



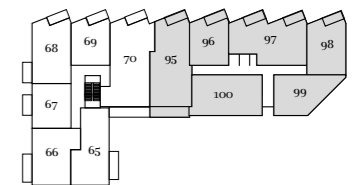
Fifth Floor



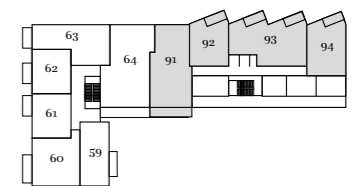
Fourth Floor



Third Floor



Second Floor



First Floor

**Kitchen/Living/Dining Area**

8.00m × 3.34m max.      26'3" × 11'0" max.

**Bedroom**

4.63m × 3.35m max.      15'2" × 11'0" max.

**Balcony**

5.6 sq. m.

**Total** 586 sq. ft. 54.4 sq. m.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

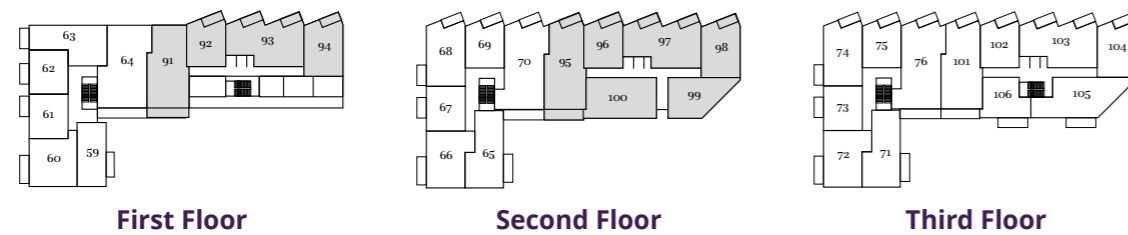
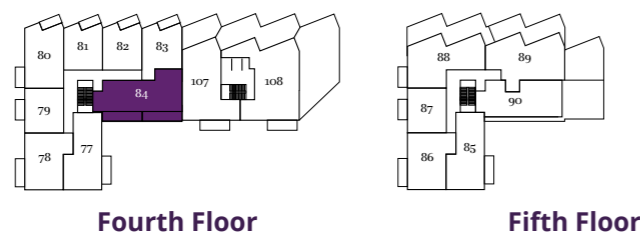


# Plot 84

Block B - 3 bedroom apartment



<b>Kitchen/Living/Dining Area</b> 6.49m × 5.22m	21'3" × 17'2"	<b>Balcony 1</b> 11.5 sq. m.
<b>Bedroom 1</b> 5.65m × 2.77m max.	18'6" × 9'1" max.	<b>Balcony 2</b> 11.0 sq. m.
<b>Bedroom 2</b> 3.83m × 2.99m min.	12'7" × 9'10" min.	
<b>Bedroom 3</b> 3.90m × 2.46m	12'10" × 8'1"	<b>Total</b> 955 sq. ft. / 88.7 sq. m.



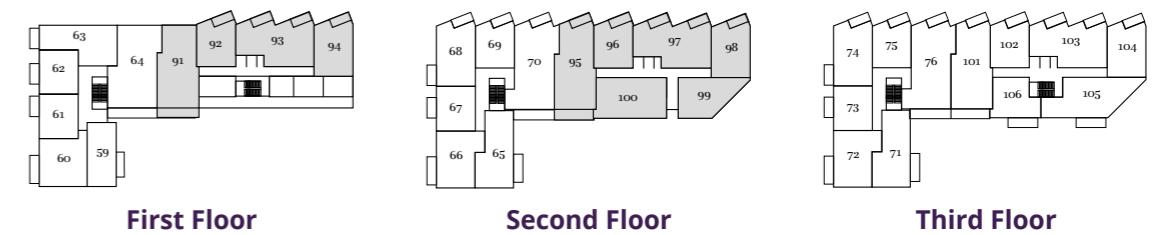
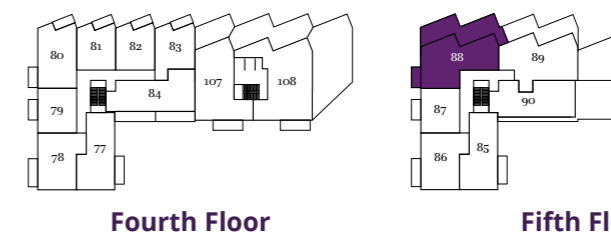
The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

# Plot 88

Block B - 2 bedroom apartment



<b>Kitchen/Living/Dining Area</b> 9.17m × 6.27m max.	30'1" × 20'7" max.	<b>Terrace</b> 42.7 sq. m.
<b>Bedroom 1</b> 6.26m × 4.34m Max	20'7" × 14'3" max.	<b>Balcony</b> 5.4 sq. m.
<b>Bedroom 2</b> 4.33m × 3.27m	14'2" × 10'9"	<b>Total</b> 1,003 sq. ft. / 93.2 sq. m.



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.



# Plot 89

Block B - 2 bedroom apartment



**Kitchen/Living/Dining Area**

8.13m x 6.06m max.      26'8" x 19'10" max.

**Bedroom 1**

5.94m x 4.42m max.      19'6" x 14'6" max.

**Bedroom 2**

6.66m x 3.33m max.      21'10" x 10'11" max.

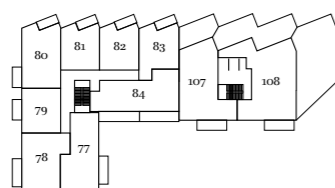
**Terrace 1**

36.7 sq. m.

**Terrace 2**

40.7 sq. m.

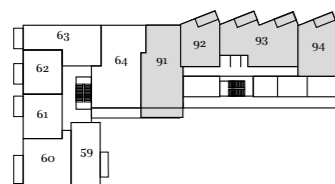
**Total** 1,043 sq. ft. / 96.9 sq. m.



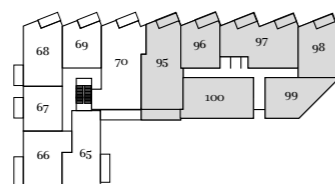
Fourth Floor



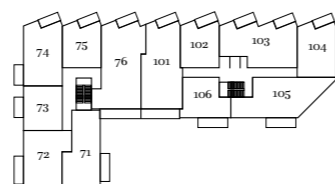
Fifth Floor



First Floor



Second Floor



Third Floor

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

# Plot 90

Block B - 2 bedroom apartment



**Kitchen/Living/Dining Area**

6.13m x 5.35m      20'1" x 17'7"

**Bedroom 1**

4.46m x 3.79m max.      14'8" x 12'5" max.

**Bedroom 2**

3.68m x 2.91m      12'1" x 9'6"

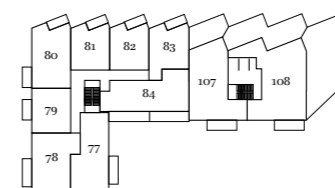
**Balcony 1**

10.4 sq. m.

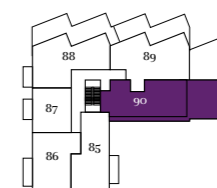
**Terrace 2**

47.8 sq. m.

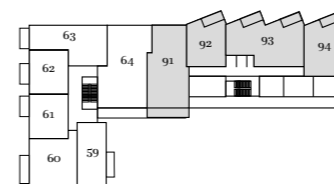
**Total** 896 sq. ft. / 83.2 sq. m.



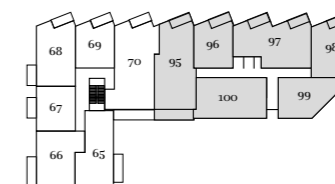
Fourth Floor



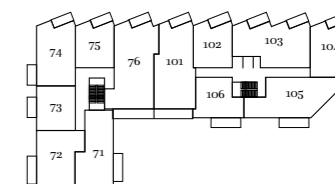
Fifth Floor



First Floor



Second Floor



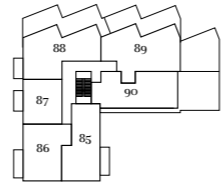
Third Floor

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

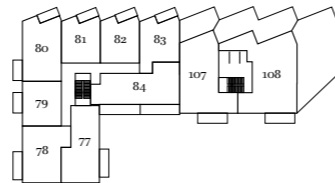


# Plot 101

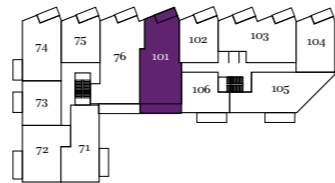
Block B - 3 bedroom apartment



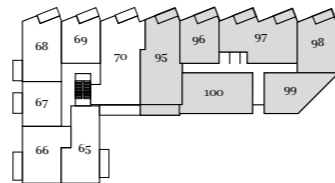
Fifth Floor



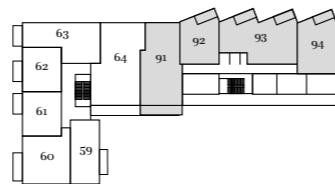
Fourth Floor



Third Floor



Second Floor



First Floor

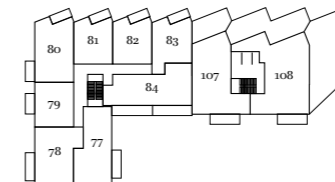
<b>Kitchen/Living/Dining Area</b> 6.96m × 4.80m	22'10" × 15'9"
<b>Bedroom 1</b> 5.57m × 3.00m max.	18'3" × 9'10" max.
<b>Bedroom 2</b> 5.95m × 3.00m max.	19'6" × 9'10" max.
<b>Bedroom 3</b> 4.60m × 2.47m	15'1" × 8'1"
<b>Balcony 1</b> 11.0 sq. m.	
<b>Balcony 2</b> 5.6 sq. m.	

**Total** 1,104 sq. ft. / 102.6 sq. m.

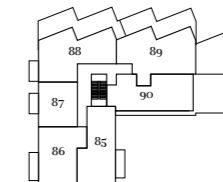
The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

# Plot 103

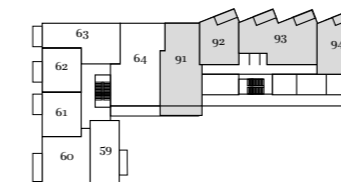
Block B - 3 bedroom apartment



Fourth Floor



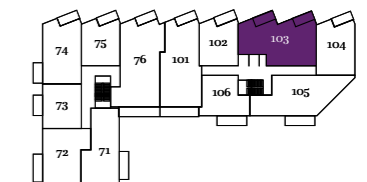
Fifth Floor



First Floor



Second Floor



Third Floor

<b>Kitchen/Living/Dining Area</b> 8.08m × 3.74m Max	26'6" × 12'3" Max	<b>Bedroom 3</b> 3.59m × 3.47m	11'9" × 11'4"
<b>Bedroom 1</b> 4.75m × 2.74m Max	15'7" × 9'0" Max	<b>Balconies 1 &amp; 2</b> 5.6 sq. m.	
<b>Bedroom 2</b> 5.94m × 3.07m Max	19'6" × 10'1" Max	<b>Total</b> 1,009 sq. ft. / 93.7 sq. m.	

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

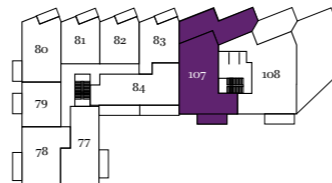


# Plot 107

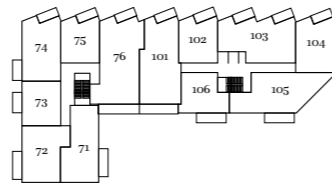
Block B - 3 bedroom apartment



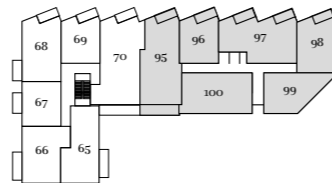
Fifth Floor



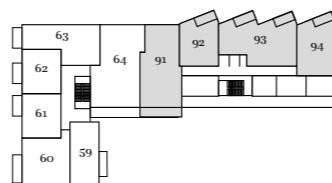
Fourth Floor



Third Floor



Second Floor



First Floor

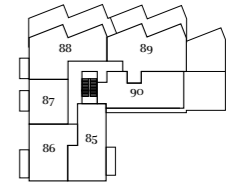
<b>Kitchen/Living/Dining Area</b>	5.92m × 5.55m	19'5" × 18'3"
<b>Bedroom 1</b>	4.96m × 3.76m max.	16'3" × 12'4" max.
<b>Bedroom 2</b>	4.73m × 3.35m	15'6" × 11'0"
<b>Bedroom 3</b>	3.99m × 2.97m	13'1" × 9'9"
<b>Terrace</b>	48.4 sq. m.	
<b>Balcony</b>	7.9 sq. m.	

Total 1,131 sq. ft. / 105.1 sq. m.

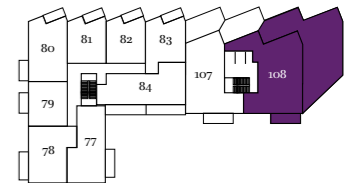
The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

# Plot 108

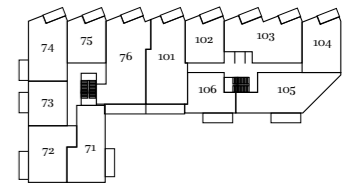
Block B - 3 bedroom apartment



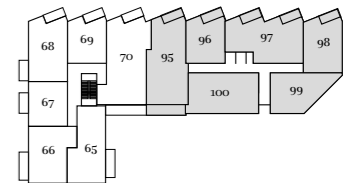
Fifth Floor



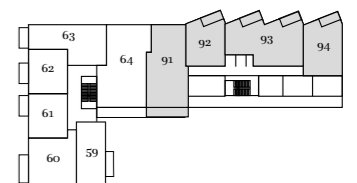
Fourth Floor



Third Floor



Second Floor



First Floor

<b>Kitchen/Living/Dining Area</b>	6.08m × 5.98m	19'11" × 19'7"
<b>Bedroom 1</b>	4.78m × 4.12m	15'8" × 13'6"
<b>Bedroom 2</b>	5.38m × 4.53m max.	17'8" × 14'10" max.
<b>Bedroom 3</b>	4.38m × 3.35m	14'4" × 11'0"
<b>Terrace</b>	120.4 sq. m.	
<b>Balcony</b>	8.0 sq. m.	

Total 1,370 sq. ft. / 127.3 sq. m.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.







# Plots 109, 117, 125, 133 & 141



Block C - 3 bedroom apartment

## Block C



**Kitchen/Living/Dining Area**

8.49m x 3.81m max.

27'10" x 12'6" max.

**Balcony**

8.0 sq. m.

**Bedroom 1**

4.30m x 2.89m

14'1" x 9'6"

**Bedroom 2**

3.92m x 3.14m

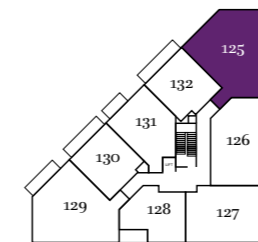
12'10" x 10'4"

**Bedroom 3**

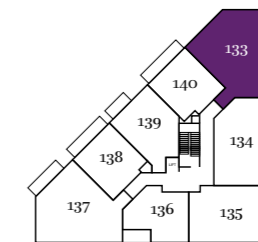
3.91m x 2.50m

12'10" x 8'2"

**Total** 1,006 sq. ft. / 93.5 sq. m.



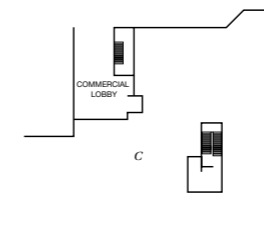
Fourth Floor



Fifth Floor



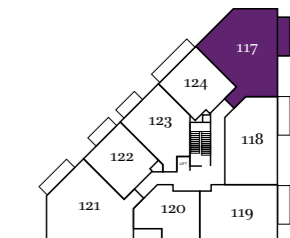
Sixth Floor



First Floor



Second Floor



Third Floor

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.



# Plots 110, 118, 126, 134 & 142



Block C - 2 bedroom apartment



<b>Kitchen/Living/Dining Area</b> 6.87m × 5.36m	22'6" × 17'7"
<b>Bedroom 1</b> 3.54m × 3.11m	11'7" × 10'2"
<b>Bedroom 2</b> 4.67m × 2.71m	15'4" × 8'11"
<b>Balcony</b> 8.0 sq. m.	

**Total** 831 sq. ft. / 77.2 sq. m.



# Plots 111, 119, 127, 135 & 143



Block C - 2 bedroom apartment



<b>Kitchen/Living/Dining Area</b> 7.27m × 3.89m	23'10" × 12'9"
<b>Bedroom 1</b> 3.86m × 3.37m	12'8" × 11'1"
<b>Bedroom 2</b> 2.84m × 3.86m	9'4" × 12'8"
<b>Balcony</b> 8.0 sq. m.	

**Total** 788 sq. ft. / 73.2 sq. m.



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.



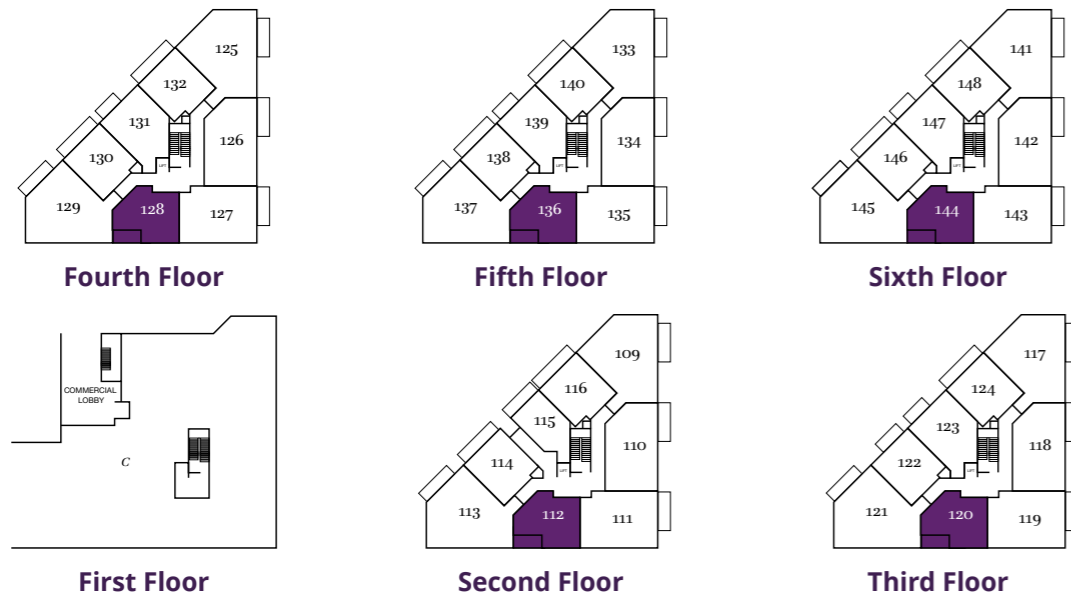
# Plots 112, 120, 128, 136 & 144

Block C - 1 bedroom apartment



<b>Kitchen/Living/Dining Area</b>	5.69m × 5.15m	18'8" × 16'11"
<b>Bedroom</b>	4.03m × 3.69m	13'3" × 12'1"
<b>Balcony</b>	5.1 sq. m.	

**Total** 541 sq. ft. / 50.3 sq. m.



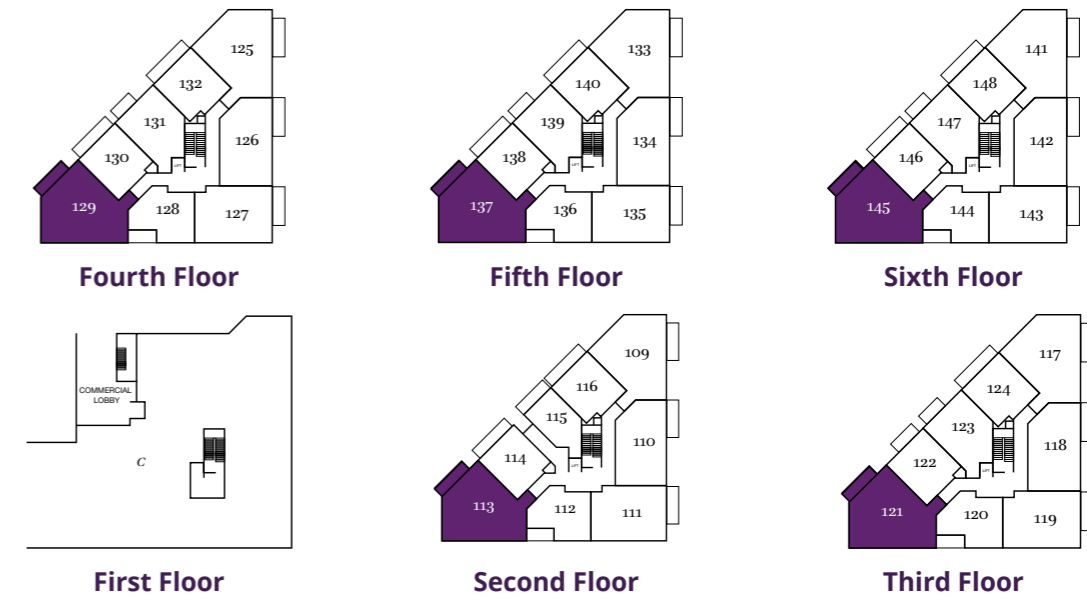
The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

# Plots 113, 121, 129, 137 & 145

Block C - 3 bedroom apartment



<b>Kitchen/Living/Dining Area</b>	5.74m × 5.48m	18'10" × 18'0"	<b>Terrace</b>	8.0 sq. m.
<b>Bedroom 1</b>	4.17m × 2.93m	13'8" × 9'7"		
<b>Bedroom 2</b>	3.79m × 3.15m	12'5" × 10'4"	<b>Total</b> 996 sq. ft. / 92.5 sq. m.	
<b>Bedroom 3</b>	3.78m × 2.50m	12'5" × 8'2"		



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.



# Plots 114, 122, 130, 138 & 146

Block C - 1 bedroom apartment



**Kitchen/Living/Dining Area**

7.03m x 3.70m      23'1" x 12'2"

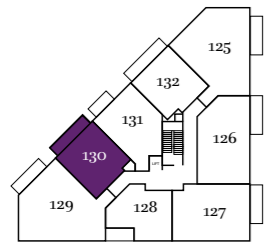
**Bedroom**

5.17m x 3.16m      17'0" x 10'4"

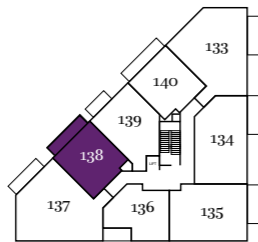
**Terrace**

9.5 sq. m.

**Total** 549 sq. ft. / 51.0 sq. m.



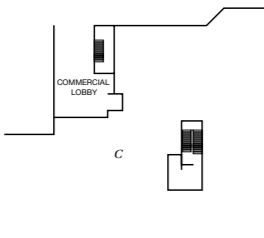
Fourth Floor



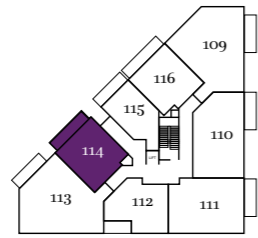
Fifth Floor



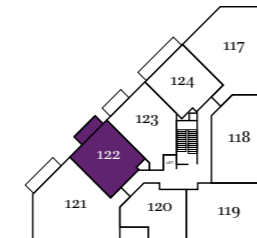
Sixth Floor



First Floor



Second Floor



Third Floor

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

# Plot 115

Block C - Studio apartment



**Kitchen/Living/Dining Area**

3.81m x 2.33m      12'6" x 7'8"

**Bedroom**

4.44m x 2.67m      14'7" x 8'9"

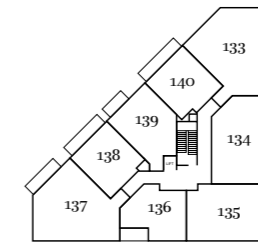
**Terrace**

8.1 sq. m.

**Total** 420 sq. ft. / 39.0 sq. m.



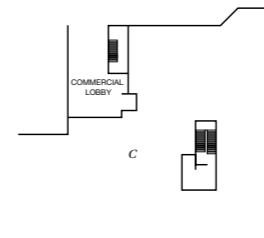
Fourth Floor



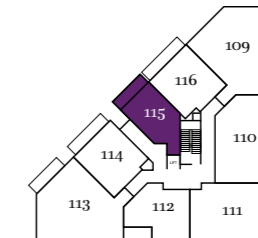
Fifth Floor



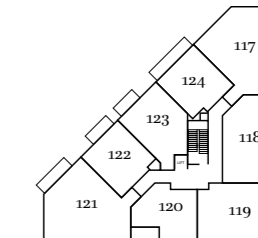
Sixth Floor



First Floor



Second Floor



Third Floor

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.



# Plots 116, 124, 132, 140 & 148



Block C - 1 bedroom apartment



**Kitchen/Living/Dining Area**

7.46m x 3.80m      24'6" x 12'6"

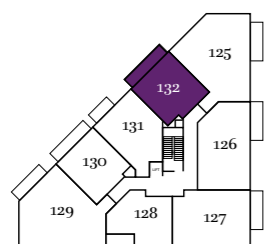
**Bedroom**

4.45m x 3.09m      14'7" x 10'2"

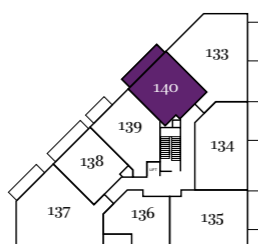
**Terrace**

10.2 sq. m.

**Total** 544 sq. ft. / 50.5 sq. m.



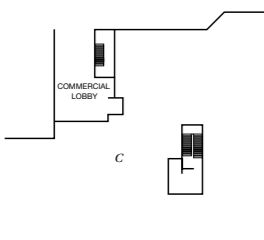
Fourth Floor



Fifth Floor



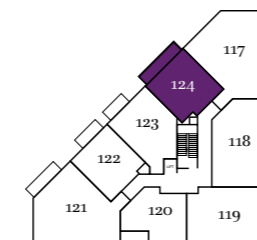
Sixth Floor



First Floor



Second Floor



Third Floor

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

# Plots 123, 131, 139 & 147



Block C - 1 bedroom apartment



**Living/Dining Area**

3.87m x 2.09m      12'6" x 6'8"

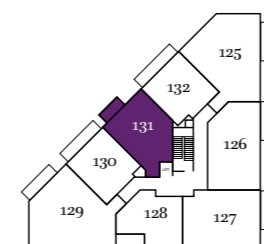
**Bedroom**

4.43m x 3.10m      14'6" x 10'2"

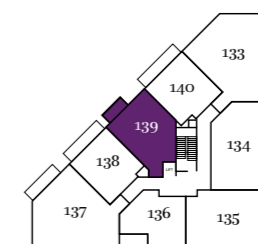
**Balcony**

5.4 sq. m.

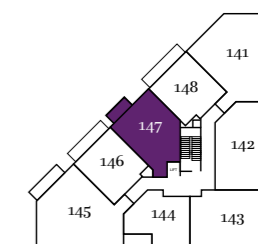
**Total** 633 sq. ft. / 58.8 sq. m.



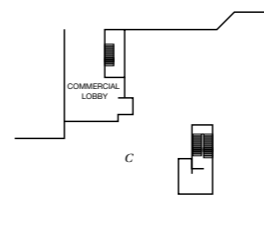
Fourth Floor



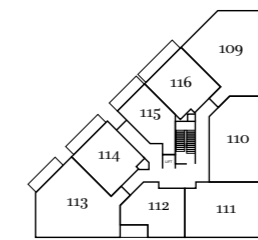
Fifth Floor



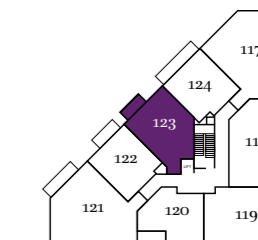
Sixth Floor



First Floor



Second Floor



Third Floor

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.



# Hertford Mill specification

## SPECIFICATION

The information below shows the intended specification for each of the homes available at Hertford Mill. Everything has been professionally designed and thoughtfully chosen to maximise space and light.

### Kitchens

- Symphony fitted kitchen units, laminate worktop and full-height splashback
- Integrated appliances
  - Siemens stainless steel built-under single oven or built in tall housing (where design permits)
  - Siemens ceramic hob
  - Integrated extractor hood
  - Bosch fridge/freezer with 70/30 divide
  - Bosch dishwasher
  - Bosch washer/dryer\*
- Le Mans carousel & pull out larder where design permits
- Soft close doors/drawers
- Under wall unit lighting
- Composite sink with 1.5 bowl and Franke swan neck tap
- Soft close doors and drawers with glass detail

### Bathrooms - standard

- White sanitaryware throughout with 180 litre bath
- Chrome mixer tap to wash basins
- Thermostatic shower, bath screen and Porcelanosa full-height tiling to bath
- Thermostatic shower to shower enclosure in en suite, with full height tiling
- Roca white sanitaryware
- Porcelanosa half-height tiling to all walls
- Extractor fan

- Shaver socket to en suite or main bathroom (if no en suite)

- Chrome heated towel rail to bathroom and en suite

### Doors and windows

- Timber front entrance door with multi-point lock
- Aluminium double glazed windows with security locks
- Audio/video door entry system

### Electrical

- Satin chrome downlighters to kitchen, dining, bathrooms and en suites
- Energy-efficient pendant ceiling lights to bedrooms, living room and hallways
- USB charge point to kitchen and bedroom 1 double socket\*\*
- Satin chrome switches throughout
- Multi-socket media plate to living room (to be connected by purchaser)
- TV and telephone point to bedroom 1 (to be connected by purchaser)
- Mains operated smoke detector with battery backup
- Mechanical extract ventilation to selected plots<sup>†</sup>
- Astro balcony downlight

### Heating

- Underfloor heating throughout (excluding storage cupboards, bathrooms and en suites)
- Chrome heated towel rail to bathroom and en suite

### Internal finishes

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

### Flooring

- Abingdon Essentials carpet to bedrooms, available in a variety of colours
- Amtico Spacia to all other areas, available in a variety of styles
- Porcelanosa tiled floors to bathroom & en suite

### Wardrobes

- Gooding 1,300mm mirrored sliding wardrobe to bed 1 (location as shown on the plan, position cannot be altered<sup>‡</sup>)

Please refer to your electrical layout for specific lighting specification. All of the specification listed is included in our apartments as standard. For the specification included in our houses, please see the separate house specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. Flow restrictors included to reduce water consumption. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. \*Located within hall cupboard to certain plots. Please speak to a sales executive for further information. \*\*Standard sitting, no surge protection. †Please speak to a Sales Executive for specific details. ‡Size is approximate, variations do occur due to layout restrictions. †Plot 60 wardrobe is 1200mm due to layout.



**OPTIONAL UPGRADES**

Please speak to the Sales Executive if you would like to take advantage of our Options service, which allows you to customise your new Taylor Wimpey home before you move in, so it's exactly as you want it to be. Prices available on request, 50% payment required when ordering. Choices, upgrades and colour choices are available subject to stage of construction.

**Wardrobes**

- Additional 1,300mm wardrobe to further bedrooms in accordance to specified layouts

**Flooring**

- Amtico to bedrooms



Bathroom, urban palette



Hertford Mill

Kitchen, urban palette

## Buying new

**At Taylor Wimpey, we are committed to building homes in accordance with strict sustainability and energy efficiency regulations.**

**WHY BUY NEW?**

**No chain**

No buying chain means you can enjoy moving with less stress.

**Community**

Become a part of a new community.

**A blank canvas**

You can make your home your own and style it to your taste.

**Energy efficient**

Most Taylor Wimpey properties are rated A or B for energy efficiency. Combined bills for a new build are more than 55% lower than on existing properties.\*

**Peace of mind**

With your two-year housebuilder warranty, you can settle and relax in your new home knowing we have got you covered.

These are the only options available and are subject to stage of construction. We will not be able to accommodate any changes to the specification or layout other than the options available. Options are correct at time of going to print, but are subject to plot size. Please speak to a Sales Executive for further details. Image used for illustrative purposes only. Image may include optional upgrades at additional cost.

\*Data taken from the House Builders Federation report, July 2023. For more details visit [www.taylorwimpey.co.uk/why-choose-us/energy-efficient-new-homes](http://www.taylorwimpey.co.uk/why-choose-us/energy-efficient-new-homes).





## Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



### Part Exchange\*

If you're keen to get moving but are struggling to sell your existing home, we may have the answer. Our Part Exchange scheme means we could be your buyer, removing the stress of selling your current home. Not only that, but Part Exchange means there are no estate agent fees, no delays, and no buying chain.

### Easymover†

Moving can be stressful, especially when you've found your dream home. But it doesn't have to be. With Easymover, you can reserve your perfect home before you've sold your old one. We'll even help you manage the sale and pay your estate agent fees for you.



## HOW TO BUY A NEW HOME

### Conduct research

Start the search for your dream home in your desired area. Once you find it, take a look inside with one of our virtual tours.

### Get in touch

Get in touch with our Sales Executives. Helpful and friendly, they can answer any questions you may have.

### We can help you buy

It doesn't matter if you are a first time buyer or an existing homeowner, we can help make moving easy.

### Reserve the home of your dreams

Once you've found the perfect home for you, and you're confident you can afford it, it's time to reserve it.

### Personalise your home

Your home is an extension of you and we want you to have control when it comes to styling it. We have an exclusive range of interior design finishes that will elevate your living space to new heights. Speak to your Sales Executive for expert help and support.



### Key Worker Discount‡

Whether you're looking to take your first step onto the property ladder or move into a bigger home, we could help you make your move with our Key Worker Discount. You could receive up to the value of £15,000 off the purchase price of a new home.

**Looking for a more tailored incentive package? Speak to us and find out about the ways we can help you move.**



# Take your next step



## Discover

Find your dream home on our website.



## Visit us

Book your appointment to view our show homes.



## Look

Take a virtual tour of our homes from the comfort of your sofa.



## Chat

Have your questions answered by calling our Sales Executives on **020 3918 7047**.



## Get moving

Find out how we can get you moving with our buying schemes.

\*Part Exchange - Terms and conditions apply. Offer available on selected plots only. Your existing home cannot exceed 70% of the value of the new home. It is not offered with any other promotion unless by special arrangement by us. Please speak to a Sales Executive for more details of this scheme. †Easymover - Terms and conditions apply. This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion unless by special arrangement by us. Based on the existing home being valued by our agent and using the Easymover scheme, agreed estate agent's fees will be paid. Offer can be withdrawn at any time. Please speak to a Sales Executive for more details of this scheme. ‡Key Worker Discount - This offer is exclusive to key workers when you reserve in 2023. Please speak to a member of our Sales Team for more information. The value of options already fitted will be taken off the agreed value of this offer. T&C's apply, subject to availability. Taylor Wimpey reserves the right to refuse or withdraw this offer at any time. Tailored incentives - Terms and conditions apply. Available on selected plots and developments only. Not offered with any other promotion unless by special arrangement by us. Please speak to a Sales Executive for further details. Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange, Easymover and Key Worker Discount, go to [www.taylorwimpey.co.uk/terms](http://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Please speak to your Sales Executive for further details. 57113/November 2024.







Monier Road, Hackney Wick,  
London, E3 2ND

[taylorwimpey.co.uk](http://taylorwimpey.co.uk)  
02033 189 209



**Taylor  
Wimpey**