

THE NEXT CHAPTER OF UNION BRIDGE

A contemporary collection of 1, 2 & 3 bedroom apartments set around a central residents' garden, perfectly placed just moments from Hackney Wick rail station.

Taylor
Wimpey

Unmistakably Hackney Wick



Creative, energetic and effortlessly individual, Hackney Wick is one of London's most exciting places to live. Once an industrial heartland, it has evolved into a thriving cultural hub known for its artist studios, independent cafés, canalside bars and vibrant community spirit.

From morning coffee by the water to evenings at live music venues, galleries and pop-up eateries, life here is shaped by creativity and connection.



Meaningful local connections



High quality landscaping, play areas & communal gardens



Positioned in Zone 2, within walking distance to Hackney Wick



Access to the wider Queen Elizabeth Olympic Park



Surrounded by Cafés, shops & work spaces

Copper Yard, Hackney Wick

Brand-new homes in a vibrant new community at Hackney Wick.

A COLLECTION OF 1, 2 and 3 bedroom apartments

ADDRESS

Rothbury Road/Hepscott Road,
Hackney Wick, E9 5HH

PLANNING APPLICATION

Original full planning permission: 17/00222/FUL
Approved amendment NMAs:
23/00362/NMA | 22/00069/NMA
24/00196/NMA | PA/25/01954

ESTIMATED COMPLETION DATES

Block A – Q4 2026 - Q1 2027
Block B – Q2 - Q3 2027
Block C – Q1 - Q2 2027
Block D – Q2 - Q3 2027

TENURE

Leasehold 999 years

GROUND RENT

A peppercorn ground rent per annum

SERVICE CHARGE

Block A – £3.20 £/sqft
Block B – £3.12 £/sqft
Block C – £3.33 £/sqft
Block D – £3.55 £/sqft

LOCAL AUTHORITY

Tower Hamlets

COUNCIL TAX

For guidance only, 2025/2026 rates are:
Band A: £1,169.71 | Band B: £1,364.67
Band C: £1,559.61 | Band D: £1,754.57
Band E: £2,144.47 | Band F: £2,534.38
Band G: £2,924.28 | Band H: £3,509.14

BUILDING WARRANTY

NHBC: 10 years
Taylor Wimpey London Fixtures
& Fittings: 2 years

PALETTE OPTIONS

Three colour palette options:
Light, Earth & River

AMENITIES

Communal residents' gardens and new commercial and retail opportunities.

PARKING

15 Blue badge spaces.
This is a parking-free development. Residents of the development are not able to apply for an on-street parking permit from Tower Hamlets.

TERMS OF PAYMENT

Reservation fee: £1,000. Documentation needed for sales: Proof of identification; passport, driving licence and ID card. Proof of address; a current utility bill no older than 3 months.

PANEL SOLICITORS

Taylor Legal

Address: 184 Manor Road, Chigwell, Essex, IG7 5PZ
Phone: 020 8501 4959
Email: elliott.costa@taylorlegal.com

Braddon & Snow

Address: North Park House, The Precinct,
High Road, Broxbourne, EN10 7HY
Phone: 01992 471 227
Email: jane@braddonsnow.co.uk

PANEL FINANCIAL ADVISOR

Threshold Mortgage Advice

Email: mark.lacey@thresholdmortgages.com
Phone: 0330 024 9115
Website: www.thresholdmortgages.com

Mortgages First

Phone: 01206 731800
Email: newhomes@mortgages-first.co.uk
www.mortgages-first.co.uk

DEVELOPER

Taylor Wimpey London

ARCHITECTS

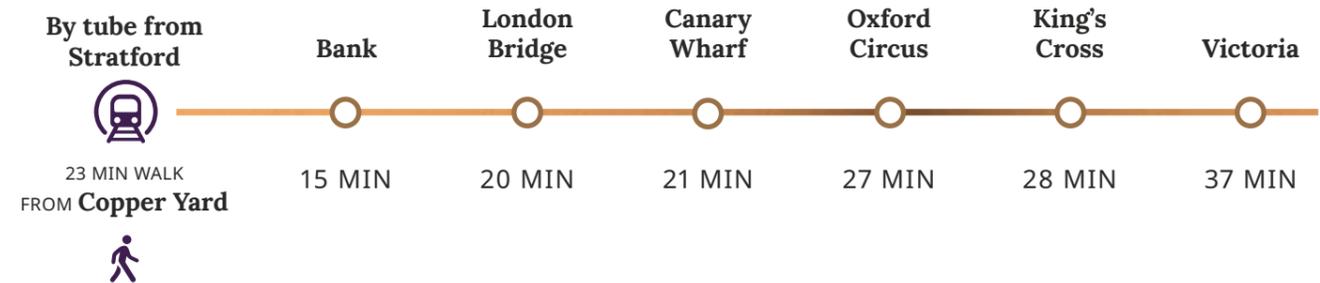
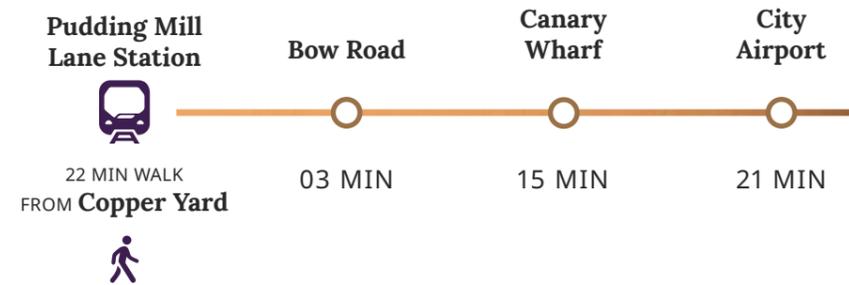
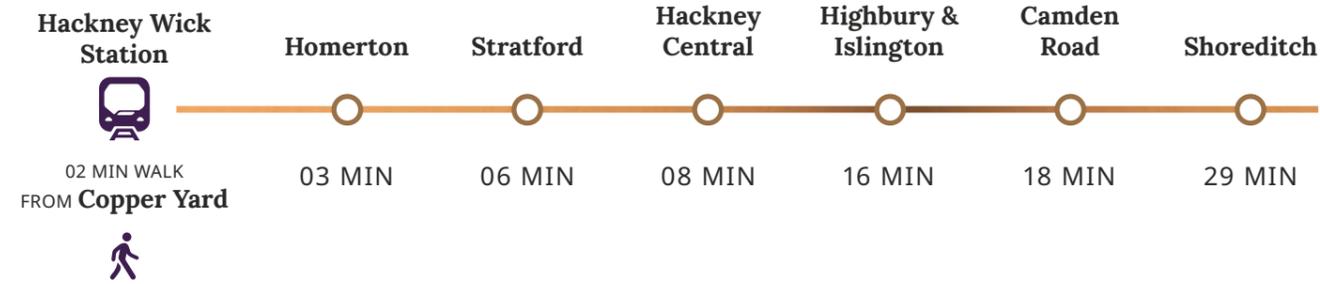
RM_A

AFFORDABLE HOUSING

Taylor Wimpey will deliver 23 affordable housing units in line with the London Legacy Development Corporation and Greater London Authority policy. Tenure split includes Shared Ownership, London Affordable Rent and London Living Rent.

Getting connected

Feeling well-placed to enjoy great connections is an integral part of the Hackney Wick lifestyle.



- TUBE - OVERGROUND OR DLR

Walking times taken from google.co.uk/maps and are approximate only. Rail times taken from nationalrail.co.uk and are approximate only.

BY TRAIN FROM HACKNEY WICK - ZONE 2



ON FOOT AND BICYCLE FROM COPPER YARD



| Walking Time | Destination | Bicycling Time |
|--------------|------------------------------|----------------|
| 11 MIN | V&A East Museum | 4 MIN |
| 14 MIN | London Stadium | 4 MIN |
| 16 MIN | Queen Elizabeth Olympic Park | 4 MIN |
| 16 MIN | Sadler's Wells East | 4 MIN |
| 18 MIN | London Aquatics Centre | 4 MIN |
| 20 MIN | Lee Valley Velopark | 5 MIN |
| 22 MIN | Westfield Stratford City | 6 MIN |
| 24 MIN | Stratford Station | 7 MIN |
| 32 MIN | Hackney Marshes | 12 MIN |

Travel times taken from google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk and are approximate only.



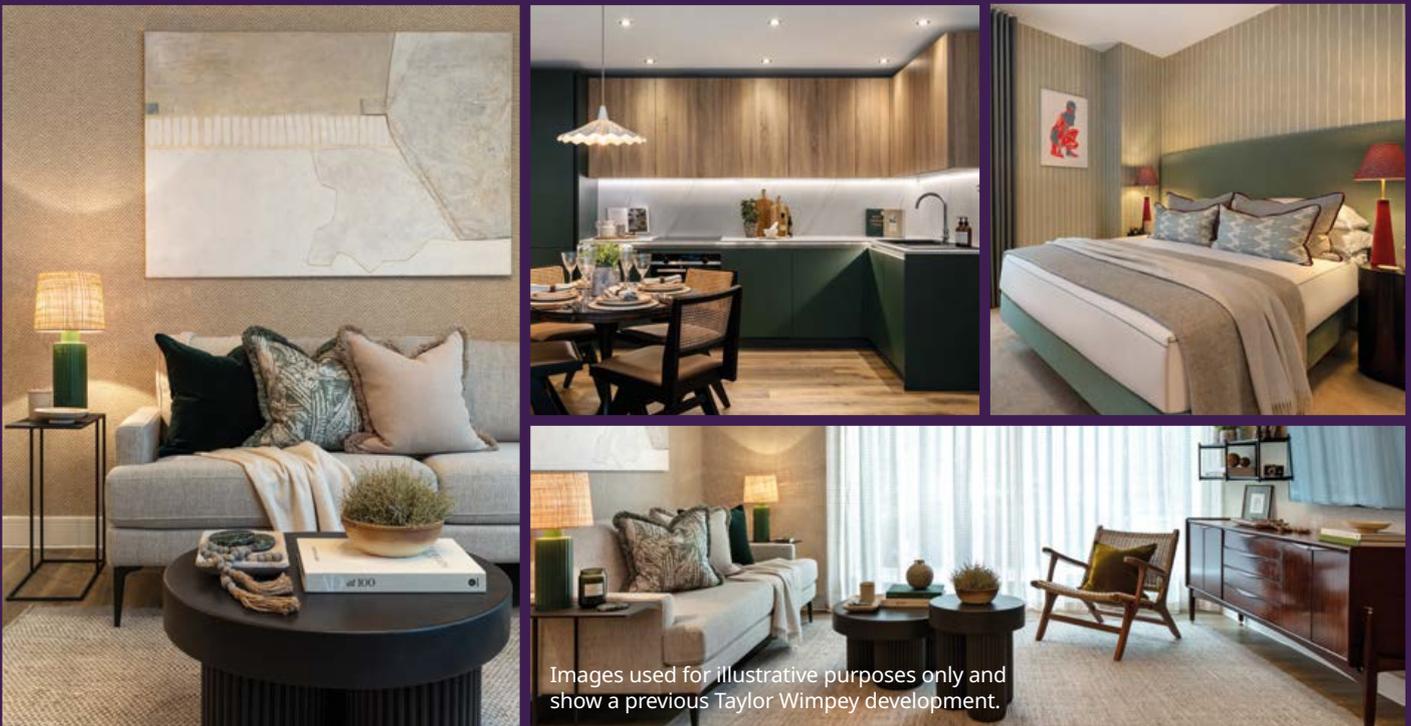
Where creativity finds space to breathe

In Hackney Wick, the past and present unfold together. Former repurposed landmarks stand alongside vibrant studios, verdant parkland and open skies. Just moments from the city's pulse, nature feels woven into everyday life, a rare balance of movement and stillness, energy and ease.

Taylor Wimpey - Why choose us?

Taylor Wimpey have established an impressive track record for innovation and quality, with an unrivalled reputation for creating first-class residential developments – a reputation that we have built up over many years. We use this in-depth experience each time we plan, design and build a development, always considering the location and heritage that already exists in a town, county or region.

At Taylor Wimpey we are proud of our business – and of the many awards we have won that recognise our commitment to delivering appealing new home schemes for the 21st century.



TAYLORWIMPEY.CO.UK | 020 3319 3515



Whilst every care has been taken in preparing these particulars, Taylor Wimpey Central London give no warranty, express or implied, as to the completeness or accuracy of the information contained herein. These particulars are subject to errors, omissions, change of price/rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals. Taylor Wimpey Central London will not be liable for negligence, or for any direct or indirect consequential losses or damages arising from the use of this information. You should satisfy yourself about the completeness or accuracy of any information or materials. The information contained herein does not form part of an offer or contract. CGIs are indicative only. Prices and information correct at the time of print. Please speak to your Sales Executive for further details. Please speak to our Sales Executives regarding the tenure of our new homes. Taylor Wimpey has over 6,500 excellent reviews on Trustpilot as of 03/08/25. The HBF 5-star Award is awarded to homebuilders that achieve above 90% in the percentage of customers who would recommend Taylor Wimpey to a friend eight weeks after legal completion. Please visit HBF 5-star Award Taylor Wimpey for more information. February 2026.