



# King George's Gate

EARLSFIELD, LONDON BOROUGH OF WANDSWORTH

SW18

STUDIO, 1, 2 & 3 BEDROOM APARTMENTS

**Taylor  
Wimpey**



Computer generated image indicative only.



# Welcome to King George's Gate

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Experience the serenity of King George's Gate, a breathtaking riverside marvel nestled along the banks of the picturesque River Wandle and set opposite King George's Park. Discover a haven of tranquillity offering respite from the fast-paced energy of the bustling capital.

Earlsfield is situated in the London Borough of Wandsworth, forming the heart of South West London on the borders of Wandsworth and Wimbledon. Popular with students and families, Earlsfield is a thriving community with a range of schools as well as a plethora of activities to keep everyone entertained.

Studio, 1, 2 and 3 bedroom apartments available.

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Computer generated image indicative only.



Chelsea Harbour

Battersea Park

Battersea Power Station

City of London

Wandsworth Common

River Thames

Wandle Recreation Centre

Southside Shopping Centre

Clapham Common

Wandsworth Town Station

Clapham Junction Station

The River Wandle



Magdalen Park Lawn Tennis Club

King George's Park

Nuffield Health Wandsworth Fitness & Wellbeing Gym

Garratt Lane High Street

Earlsfield Station

Wimbledon Park

Parkside CrossFit Gym Earlsfield

Map is indicative only.



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## The perfect setting

If you love the London living but yearn for a quieter setting with excellent rail links, Earlsfield, set within the London Borough of Wandsworth, is for you.

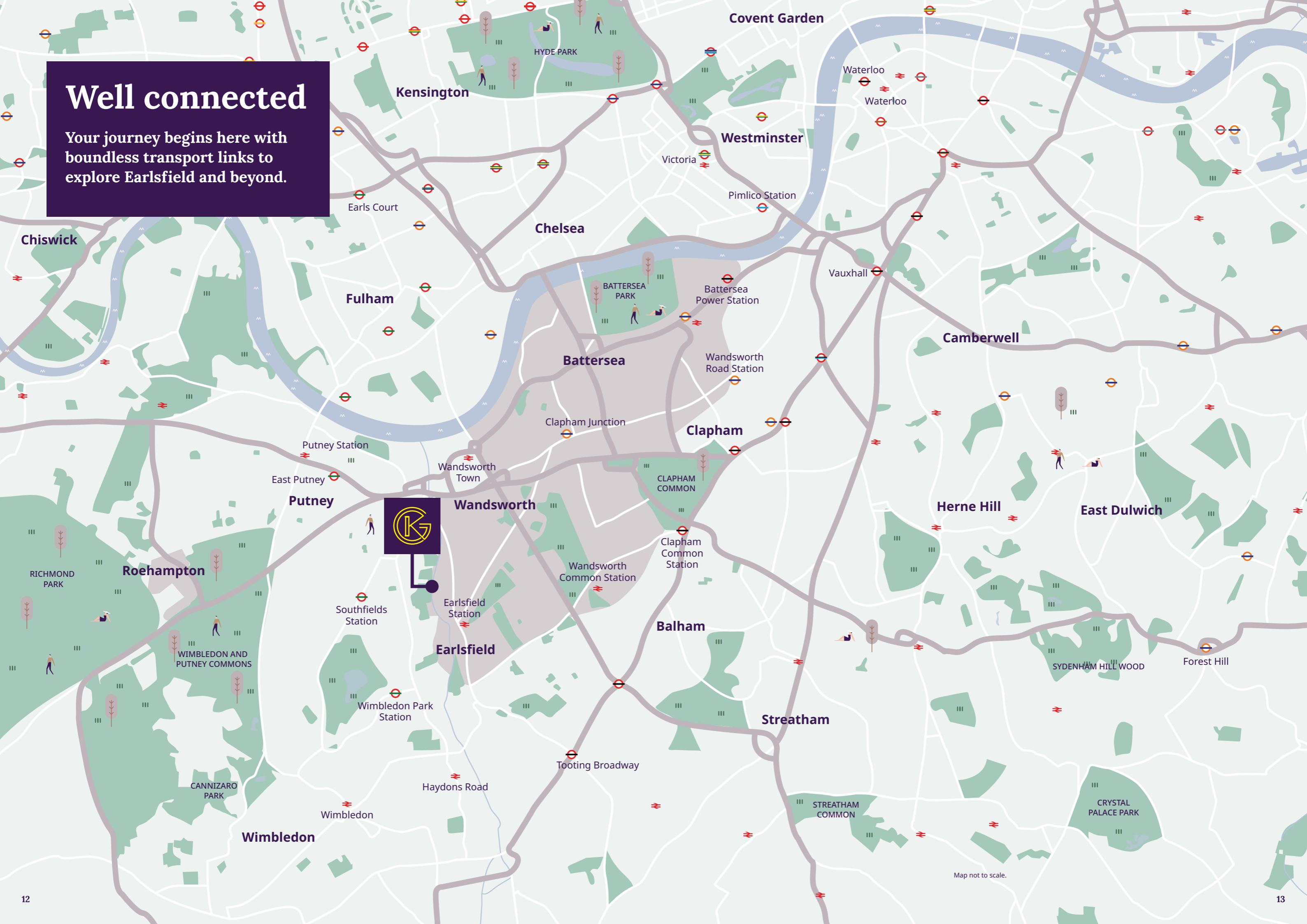
Boasting a riverside location and surrounded by welcoming outdoor spaces, with King George's Park on your doorstep in the iconic Borough of Wandsworth, Earlsfield will lure you in with its character and charm.



Computer generated image indicative only.

# Well connected

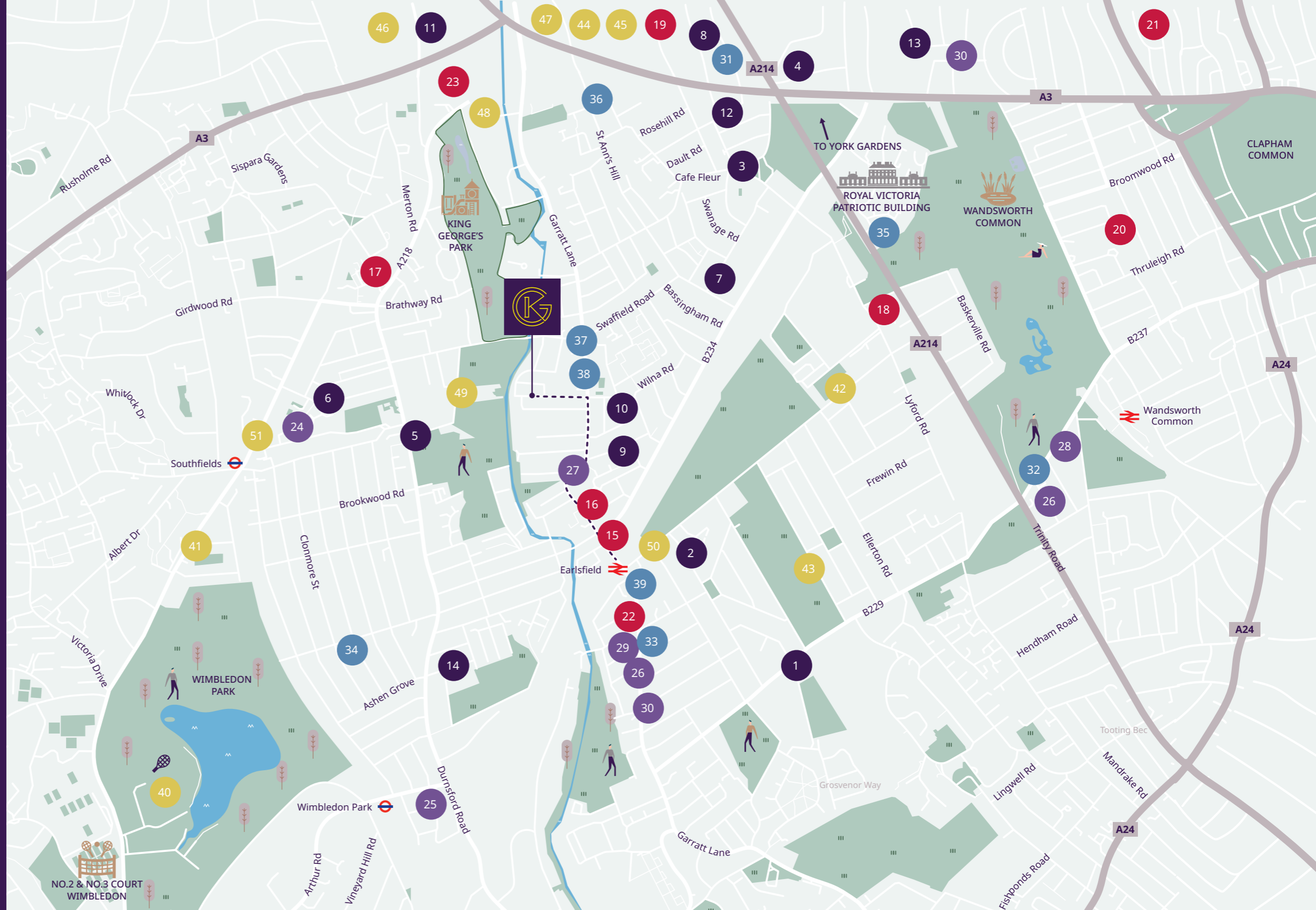
Your journey begins here with boundless transport links to explore Earlsfield and beyond.



Map not to scale.



# Life at King George's Gate



## Schools

- 1. Burntwood School
- 2. Earlsfield Primary School
- 3. Wandsworth Preparatory School
- 4. Newpark Montessori Nursery School
- 5. Southfields Academy
- 6. Sheringdale Primary School
- 7. Swaffields School
- 8. The Roche School

- 9. Sticky Fingers Montessori Day Nursery
- 10. Floreat Wandsworth Primary School
- 11. Ashcroft Technology Academy
- 12. Evelin Day Nursery
- 13. Abacus Ark Nursery School
- 14. Wimbledon Park Primary School

## Pubs & Bars

- 15. The Wandle
- 16. The Pig & Whistle
- 17. Park Tavern
- 18. The County Arms
- 19. The Alma
- 20. The Bolingbroke
- 21. Theatre503
- 22. The Open Page
- 23. The King's Arms

## Restaurants

- 24. The Olive Garden
- 25. Casa Argentina
- 26. La Pernella
- 27. Amrutha
- 28. Chez Bruce
- 29. Bean & Hop
- 30. Dan & Angel

## Cafés

- 31. GAIL's Bakery
- 32. Flotsam & Jetsam
- 33. The Eclectic Collection
- 34. DeRosier Chocolate & Coffee Shop
- 35. Le Gothique
- 36. Cafe Fleur
- 37. Tribe Time
- 38. Earlsfield Grocer
- 39. Belle Amie

## Lifestyle

- 40. The Wimbledon Club
- 41. Garden Lawn Tennis Club
- 42. Magdalen Park Lawn Tennis Club
- 43. Spencer Cricket Club
- 44. Backyard Cinema
- 45. Virgin Active
- 46. Putt in the Park
- 47. Barrecore Wandsworth
- 48. Southside Shopping Centre
- 49. Nuffield Health
- 50. Thommos Flowers
- 51. M&S Food

Map not to scale.

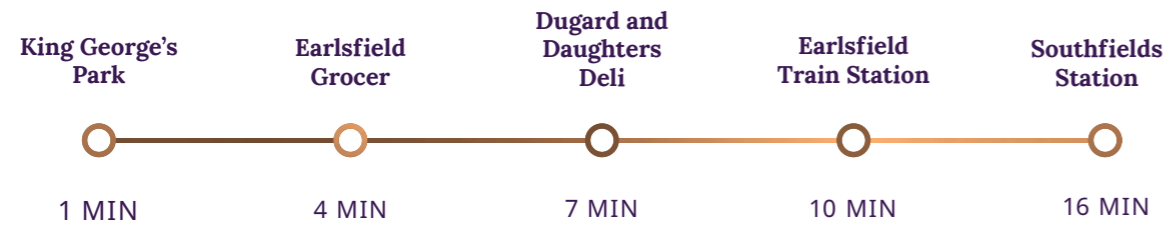


# Adventure awaits

With excellent transport links, living in Zone 3 means you are perfectly placed to enjoy the best of London and beyond.

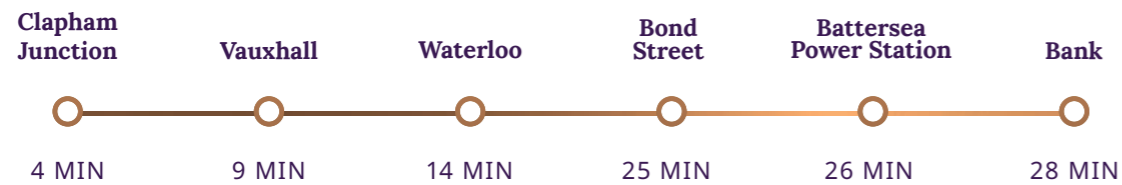


In walking distance



Earlsfield Train Station

Southwestern Railway  
From King George's Gate: 10 min walk / 4 min cycle



Southfields Tube Station

Eastbound  
From King George's Gate: 15 min walk / 7 min cycle



Westbound



Clapham Junction Station (Zone 2)

From Earlsfield Train Station  
3 min train

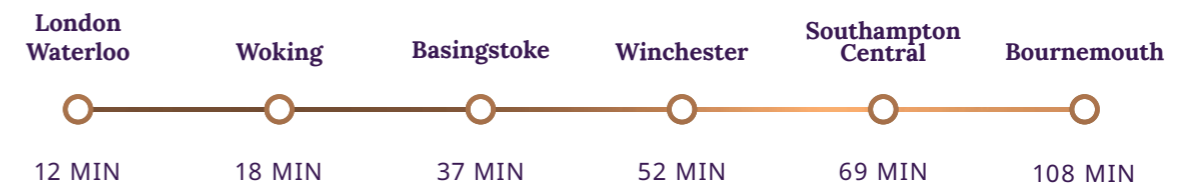
Eastbound



Westbound



South Western Railway



Southern



Gatwick Airport  
58 min drive  
36 min train

Heathrow Airport  
40 min drive  
60 min train

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

# Your new neighbourhood

Your thriving local area awaits with a collection of artisan bakeries, coffee shops, cafés, gastropubs, craft beer and al fresco dining on Garratt Lane.

Earlsfield train station is just a short walk from the development where all the capital's culture and education can be reached in minutes. Clapham Junction, South Western Railway and all of London's transport is minutes away.

## Schools

1. Earlsfield Primary School
2. Wandsworth Preparatory School
3. Southfields Academy
4. Swaffields School
5. Sticky Fingers Montessori Day Nursery
6. Floreat Wandsworth Primary School
7. Evelin Day Nursery
8. Wimbledon Park Primary School

## Pubs & Bars

9. The Wandle
10. The Pig & Whistle
11. Park Tavern
12. The Open Page

## Restaurants

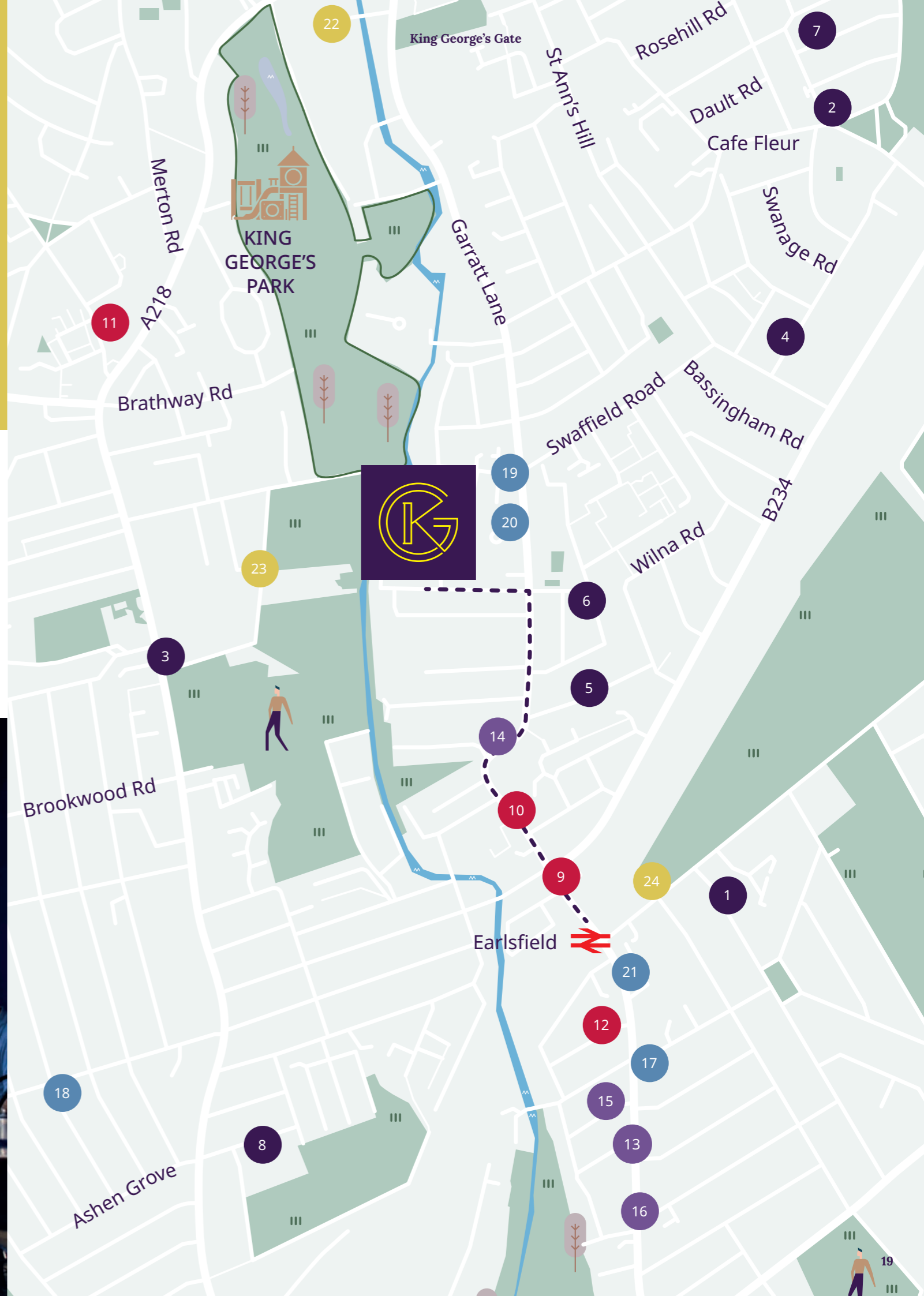
13. La Pernella
14. Amrutha
15. Bean & Hop
16. Dan & Angel

## Cafés

17. The Eclectic Collection
18. DeRosier Chocolate & Coffee Shop
19. Tribe Time
20. Earlsfield Grocer
21. Belle Amie

## Lifestyle




22. Southside Shopping Centre
23. Nuffield Health
24. Thommos Flowers



# Leisure

-  **Nuffield Health**  
0.3 miles / 3 min drive / 6 min walk / 4 min cycle
-  **Southside Shopping Centre**  
0.9 miles / 5 min drive / 12 min walk / 3 min cycle
-  **Backyard Cinema**  
1.2 miles / 7 min drive / 21 min walk / 7 min cycle
-  **Putt in the Park**  
1.4 miles / 9 min drive / 27 min walk / 8 min cycle






-  **Barrecore Wandsworth**  
1.5 miles / 8 min drive / 24 min walk / 8 min cycle
-  **Virgin Active**  
1.5 miles / 9 min drive / 27 min walk / 9 min cycle
-  **Theatre 503**  
2.8 miles / 24 min drive / 45 min walk / 17 min cycle



# A taste of Wandsworth

One of the best things about living in Wandsworth is that you can enjoy its thriving dining scene. Whether you're looking for a trendy restaurant, chic café or gastropub, Wandsworth boasts a large selection of eateries with cuisine from around the world.



- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li> <b>Tribe Time</b><br/>0.2 miles / 7 min drive / 3 min walk / 1 min cycle</li> <li> <b>Cicchetti &amp; Wine</b><br/>0.6 miles / 14 min drive / 13 min walk / 3 min cycle</li> <li> <b>The Open Page</b><br/>0.7 miles / 5 min drive / 14 min walk / 3 min cycle</li> <li> <b>Café Fleur</b><br/>0.9 miles / 4 min drive / 18 min walk / 6 min cycle</li> <li> <b>The King's Arms</b><br/>1.0 miles / 6 min drive / 20 min walk / 7 min cycle</li> </ul> | <ul style="list-style-type: none"> <li> <b>Le Gothique</b><br/>1.3 miles / 6 min drive / 25 min walk / 7 min cycle</li> <li> <b>Dan &amp; Angel</b><br/>1.6 miles / 7 min drive / 34 min walk / 11 min cycle</li> <li> <b>Story Coffee</b><br/>1.7 miles / 7 min drive / 20 min walk / 6 min cycle</li> <li> <b>The Alma</b><br/>1.9 miles / 8 min drive / 28 min walk / 8 min cycle</li> <li> <b>Chez Bruce</b><br/>1.9 miles / 9 min drive / 37 min walk / 11 min cycle</li> <li> <b>The Bolingbroke</b><br/>2.2 miles / 10 min drive / 41 min walk / 12 min cycle</li> </ul> |
|--|--|



Distances taken from google.co.uk/maps. Walking, cycling and driving times taken from google.co.uk/maps and are approximate only.

## Green spaces

Immerse yourself in the embrace of nature's beauty. With so many green spaces to enjoy, you'll find endless opportunities to relax, unwind and step away from the stresses of everyday life.



### Wandle Trail

0.1 mile / 1 min walk /  
1 min drive / 1 min cycle



### King George's Park

0.1 mile / 1 min walk /  
1 min drive / 1 min cycle



### Wimbledon Park

1.5 miles / 17 min walk /  
6 min drive / 5 min cycle



### Wandsworth Common

1.6 miles / 30 min walk /  
7 min drive / 10 min cycle



### Wandsworth Park

1.6 miles / 30 min walk /  
8 min drive / 8 min cycle



### York Gardens

2.5 miles / 40 min walk /  
12 min drive / 12 min cycle



### Clapham Common

2.6 miles / 44 min walk /  
11 min drive / 18 min cycle



### Battersea Park

3.5 miles / 63 min walk /  
15 min drive / 20 min cycle

Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps). Walking, cycling and driving times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.



**South West London living**

Embrace the perfect blend of culture, elegance, and cosmopolitan charm.



**Battersea Park**



Richmond Park



Wimbledon Park

## Developing curious minds

There is a wide range of state and independent schools for children of all ages.

A vast collection of schools in the area.



Nurseries	Travel time	Distance
Newpark Montessori Nursery School	9 min drive	1.5 miles
Abacus Ark Nursery	9 min drive	1.5 miles
The Eveline Day Nursery	11 min drive	2.3 miles

Primary Schools	Travel time	Distance
Floreat Wandsworth Primary School	2 min drive	0.2 miles
Riversdale Primary School	3 min drive	0.7 miles
Earlsfield Primary School	4 min drive	0.7 miles
Sheringdale Primary School	4 min drive	0.8 miles
Wimbledon Park Primary School	5 min drive	1.2 miles

Secondary Schools	Travel time	Distance
Ashcroft Technology Academy	9 min drive	1.4 miles
Ark Bolingbroke Academy	11 min drive	2.1 miles
Ricards Lodge High School	8 min drive	2.1 miles

Independent	Travel time	Distance
Wandsworth Preparatory School Co-educational: 4-11 years	4 min drive	0.9 miles
The Roche School Co-educational: 2-11 years	6 min drive	1.3 miles
Emanuel School Co-educational: 10-18 years	7 min drive	1.4 miles
Thomas's Clapham Co-educational: 4-13 years	13 min drive	3.0 miles



### Endless opportunities for experiences

With an abundance of activities on your doorstep, and convenient access to the capital, the possibilities for adventure are boundless.







**Your home, your way.**

Your home is a safe space. A comfortable space. Your home should help you unwind; should support your mind and body; should reflect your personality. Create your own perfect sanctuary at King George's Gate.

Computer generated image indicative only.



## Specification

King George's Gate benefits from bespoke and modern interior design, and each home can be tailored to your taste by choosing either a light or dark palette.



**Your beautiful new home is waiting.**

You deserve the best. We build it. A stunning collection of studio, 1, 2 and 3 bedroom apartments in the heart of this leafy London borough.

## Exclusive home features

Discover the essence of refined living with Taylor Wimpey. Renowned for our dedication to craftsmanship, we create high-quality homes meticulously designed to optimise space and natural light. From contemporary interiors to spacious layouts, each detail is carefully considered, ensuring a tailored experience that reflects your unique style. Welcome to a new era of sophisticated living in London's vibrant landscape.

### Kitchen

- Impeccably designed Paula Rosa Manhattan fully integrated kitchens
- Choice between carefully curated light or dark colour palettes
- Laminate worktops with the option to upgrade to our luxurious Silestone composite surfaces
- Exquisite modern shaker style soft-close cabinetry with handles to match
- AEG electric appliances, including an eye-level microwave and oven, sleek ceramic hob, fridge/freezer, and discreetly concealed dishwasher
- White LED downlights and under-unit illumination
- 1 1/2 bowl composite sink paired with a mixer tap
- Chrome-finished sockets and switches
- The Indesit washer dryer will be located in the hallway cupboard

### Electrical

- Fully electric homes, powered by a decentralised air source heat pump
- White switches throughout, other than the kitchen
- Each apartment features a dedicated consumer unit
- All LED downlight locations have been selected with you in mind
- Stay connected effortlessly with a USB charge point integrated into one of the kitchen and bedroom 1 double sockets
- Multi-socket media plate in the living room
- TV and telephone points in bedroom 1
- Recessed sprinkler heads and mains operated smoke detectors
- Enjoy improved air quality with mechanical extract ventilation, promoting a fresh and comfortable environment

### Flooring

- Choose from sophisticated light and dark colour palettes to suit your personal style
- Carpet in bedrooms and (for the Duplex homes) any internal staircases for ultimate comfort
- Karndean flooring in a captivating chevron style in the kitchen, living room, and hallway
- Tiled flooring in bathrooms and en suite areas

### General

- Experience convenience and security with a modern video door entry system
- Sleek aluminium decking and external lighting provided to terraces and balconies
- Double glazed windows with security locks provided

### Internal Finishes

- Entrance door with chrome finish ironmongery
- Natural/grey washed oak, luxury wood effect chevron flooring to kitchen, living and dining areas (incl. studio open-plan bedrooms)
- Fitted wardrobe will be included for bedroom 1
- White painted internal doors adorned with sleek chrome handles
- White painted walls paired with pristine white ceilings
- Carpet to bedrooms

### Bathroom

- Designer white sanitaryware throughout
- Porcelain floor and wall tiles included in either the light or dark colour palettes
- Soft close concealed cistern toilet
- Chrome mixer taps adorning wash hand basins
- Full-height tiling to wet walls, complemented by half-height tiling elsewhere for a harmonious visual balance
- Chrome electric heated towel rails will add a touch of comfort and elegance to both the bathroom and en suite spaces
- Discreet extractor fan, seamlessly integrated into the bathroom environment
- Shaver socket, thoughtfully positioned in either the en suite or main bathroom for your convenience
- Bathrooms are enhanced with stylish white downlights

### Communal

- Cycle store
- Concierge facilities 7 days per week from 7am-7pm weekdays and 9am-5pm during weekends
- Communal rooftop gardens in Eyre House, Narelle House & Remington House
- Communal allotments
- Play area
- River walkway pontoon
- Blue badge car parking with electric charging points



Computer generated images.

All of the specification listed is included in our apartments as standard. 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.




# Our homes


## Get to know

### King George's Gate, Earlsfield


This stunning development is comprised of studio, 1, 2 and 3 bedroom apartments in this beautiful part of South West London. The community at King George's Gate will benefit from riverside walks, park and river views\*, private outdoor space\*, concierge and communal rooftop gardens†.


- 
**Ondine House**  
 1, 2 & 3 bedroom apartments  
**Plots:** 133–187

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- 
**Valence View**  
 Studio, 1 & 2 bedroom apartments  
**Plots:** 188, 189, 190<sup>†</sup>, 191<sup>†</sup>, 192–195, 196<sup>†</sup>, 197–205, 206<sup>†</sup>, 207<sup>†</sup>, 208–214, 215<sup>†</sup>, 216, 217<sup>†</sup>, 218–224, 225<sup>†</sup>, 226, 227<sup>†</sup>, 228–233, 234<sup>†</sup>, 235, 236<sup>†</sup>, 237–242, 243<sup>†</sup>, 244, 245<sup>†</sup>, 246–251, 252<sup>†</sup>, 253, 254<sup>†</sup>, 255–260, 261<sup>†</sup> & 262

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- 
**Kallan Court**  
 2 & 3 bedroom apartments  
**Plots:** 1<sup>†</sup>, 2<sup>†</sup>, 3<sup>†</sup>, 4<sup>†</sup>, 5<sup>†</sup>, 6, 7<sup>†</sup>, 8<sup>†</sup>, 9, 10<sup>†</sup>, 11, 12<sup>†</sup>, 13<sup>†</sup>, 14, 15<sup>†</sup>, 16, 17<sup>†</sup>, 18<sup>†</sup>, 19, 20<sup>†</sup>, 21, 22<sup>†</sup>, 23<sup>†</sup>, 24, 25<sup>†</sup>, 26, 27<sup>†</sup>, 28<sup>†</sup>, 29, 30<sup>†</sup>, 31, 32<sup>†</sup> & 33<sup>†</sup>

- 
**Archelous Court**  
 2 bedroom apartments  
**Plots:** 34<sup>†</sup>–44<sup>†</sup>, 45<sup>†</sup>, 46<sup>†</sup>, 47<sup>†</sup>, 48<sup>†</sup>, 49<sup>†</sup>, 50<sup>†</sup>, 51<sup>†</sup>, 52<sup>†</sup>, 53<sup>†</sup>, 54<sup>†</sup>, 55, 56<sup>†</sup>, 57<sup>†</sup>, 58<sup>†</sup>, 59<sup>†</sup>, 60<sup>†</sup>, 61<sup>†</sup>, 62<sup>†</sup>, 63<sup>†</sup>, 64<sup>†</sup>, 65 & 66<sup>†</sup>


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- 
**Suncrest Court**  
 1, 2, 3 & 4 bedroom apartments  
**Plots:** 67<sup>†</sup>–132<sup>†</sup>


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- 
**Eyre House**  
 1, 2 & 3 bedroom apartments  
**Plots:** 263–303

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- 
**Narelle House**  
 Studio, 1, 2 & 3 bedroom apartments  
**Plots:** 304–382

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- 
**Remington House**  
 1, 2 & 3 bedroom apartments  
**Plots:** 383–433

- ‡ = Affordable Homes
- = Entrance
- 👤 = Concierge
- 🌳 = Coming Soon
- 🏠 = Now Available



Discover more about the development



\*Selected homes. †Selected blocks. ‡Affordable homes. 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. 52651 / November 2024.

# Eyre House

## Ground Floor

1, 2 & 3 bedroom apartments  
Plot 263



### PLOT 263 | 3 BED APARTMENT

#### Kitchen/Living/Dining Area

7.41m × 4.39m max.      24'4" × 14'5" max.

#### Bedroom 1

5.17m × 2.77m      17'0" × 9'1"

#### Bedroom 2

5.00m × 2.83m      16'5" × 9'4"

#### Bedroom 3

4.00m × 2.15m      13'2" × 7'1"

#### Terrace 1

2.63m × 2.61m      8'8" × 8'7"

#### Terrace 2

2.93m × 1.70m      9'8" × 5'7"

**Total Internal Area 957 sq. ft. / 88.9 sq. m.**

**Total External Area 125 sq. ft. / 11.67 sq. m.**

■ = 3 bedroom apartment  
▲ = Entrance

St = Store  
W = Wardrobe  
W/D = Washer/Dryer  
▨ = External Area

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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. Subject to planning. 52651 / November 2024.

# Eyre House

## First Floor

1, 2 & 3 bedroom apartments

Plots 264, 265, 266, 267, 268 & 269



### PLOT 264 | 2 BED APARTMENT

Kitchen/Living/Dining Area

5.18m × 4.99m      17'0" × 16'5"

**Bedroom 1**

3.53m × 3.35m      11'7" × 11'0"

**Bedroom 2**

3.65m × 3.18m      12'0" × 10'5"

**Balcony**

3.04m × 1.78m      10'0" × 5'10"

**Total Internal Area 769 sq. ft. / 71.4 sq. m.**

**Total External Area 55 sq. ft. / 5.20 sq. m.**

### PLOT 267 | 2 BED APARTMENT

Kitchen/Living/Dining Area

6.24m × 5.29m      20'6" × 17'4"

**Bedroom 1**

4.43m × 3.74m      14'7" × 12'3"

**Bedroom 2**

3.92m × 3.44m      12'10" × 11'4"

**Balcony**

3.22m × 2.33m      10'7" × 7'8"

**Total Internal Area 948 sq. ft. / 88.1 sq. m.**

**Total External Area 79 sq. ft. / 7.35 sq. m.**

### PLOT 265 | 1 BED APARTMENT

Kitchen/Living/Dining Area

6.92m × 3.40m max.      22'9" × 11'2" max.

**Bedroom**

4.24m × 3.19m      13'11" × 10'6"

**Balcony**

3.04m × 1.54m      10'0" × 5'1"

**Total Internal Area 552 sq. ft. / 51.3 sq. m.**

**Total External Area 51 sq. ft. / 4.75 sq. m.**

### PLOT 268 | 1 BED APARTMENT

Kitchen/Dining Area

4.46m × 2.52m      14'8" × 8'3"

**Living Area**

4.41m × 2.94m      14'6" × 9'8"

**Bedroom**

4.56m × 3.09m      15'0" × 10'2"

**Balcony**

2.66m × 1.77m      8'9" × 5'10"

**Total Internal Area 707 sq. ft. / 65.7 sq. m.**

**Total External Area 50 sq. ft. / 4.69 sq. m.**

### PLOT 266 | 1 BED APARTMENT

Kitchen/Living/Dining Area

5.36m × 5.28m      17'7" × 17'4"

**Bedroom**

4.32m × 2.75m      14'2" × 9'1"

**Balcony**

2.99m × 1.99m      9'10" × 6'7"

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

**Total External Area 56 sq. ft. / 5.23 sq. m.**

### PLOT 269 | 1 BED APARTMENT

Kitchen/Living/Dining Area

6.97m × 4.39m      22'11" × 14'5"

**Bedroom**

4.48m × 2.75m      14'8" × 9'0"

**Balcony**

4.12m × 1.64m      13'6" × 5'5"

**Total Internal Area 538 sq. ft. / 50.0 sq. m.**

**Total External Area 71 sq. ft. / 6.67 sq. m.**

- = 1 bedroom apartment
- = 2 bedroom apartment
- ▲ = Entrance

- St = Store
- W = Wardrobe
- W/D = Washer/Dryer
- = External Area

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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. Subject to planning. 52651 / November 2024.

# Eyre House

## Second Floor

1, 2 & 3 bedroom apartments  
Plots 270, 271, 272, 273, 274 & 275



### PLOT 270 | 2 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	5.18m × 4.99m	17'0" × 16'5"
<b>Bedroom 1</b>	3.53m × 3.35m	11'7" × 11'0"
<b>Bedroom 2</b>	3.65m × 3.18m	12'0" × 10'5"
<b>Balcony</b>	3.04m × 1.78m	10'0" × 5'10"

**Total Internal Area 769 sq. ft. / 71.4 sq. m.**  
**Total External Area 55 sq. ft. / 5.20 sq. m.**

### PLOT 271 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	6.92m × 3.40m max.	22'9" × 11'2" max.
<b>Bedroom</b>	4.24m × 3.19m	13'11" × 10'6"
<b>Balcony</b>	3.04m × 1.54m	10'0" × 5'1"

**Total Internal Area 552 sq. ft. / 51.3 sq. m.**  
**Total External Area 51 sq. ft. / 4.75 sq. m.**

### PLOT 272 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	5.36m × 5.28m	17'7" × 17'4"
<b>Bedroom</b>	4.32m × 2.75m	14'2" × 9'1"
<b>Balcony</b>	2.99m × 1.99m	9'10" × 6'7"

**Total Internal Area 549 sq. ft. / 51.0 sq. m.**  
**Total External Area 56 sq. ft. / 5.23 sq. m.**

### PLOT 273 | 3 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	7.96m × 4.87m max.	26'2" × 16'0" max.
<b>Bedroom 1</b>	3.89m × 3.49m	12'9" × 11'6"
<b>Bedroom 2</b>	4.42m × 3.79m	14'6" × 12'5"
<b>Bedroom 3</b>	4.95m × 2.20m	16'3" × 7'3"
<b>Balcony</b>	3.22m × 2.34m	10'7" × 7'8"

**Total Internal Area 1089 sq. ft. / 101.2 sq. m.**  
**Total External Area 79 sq. ft. / 7.37 sq. m.**

### PLOT 274 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	7.25m × 3.23m	23'10" × 10'7"
<b>Bedroom</b>	4.99m × 2.89m	16'5" × 9'6"
<b>Balcony</b>	2.66m × 1.78m	8'9" × 5'10"

**Total Internal Area 548 sq. ft. / 50.9 sq. m.**  
**Total External Area 50 sq. ft. / 4.69 sq. m.**

### PLOT 275 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	6.97m × 4.39m	22'11" × 14'5"
<b>Bedroom</b>	4.48m × 2.75m	14'8" × 9'0"
<b>Balcony</b>	4.12m × 1.64m	13'6" × 5'5"

**Total Internal Area 538 sq. ft. / 50.0 sq. m.**  
**Total External Area 71 sq. ft. / 6.67 sq. m.**

- = 1 bedroom apartment
- = 2 bedroom apartment
- = 3 bedroom apartment
- ▲ = Entrance

- St = Store
- W = Wardrobe
- W/D = Washer/Dryer
- ▨ = External Area

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. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. Subject to planning. 52651 / November 2024.

# Eyre House

## Third Floor

1, 2 & 3 bedroom apartments

Plots 276, 277, 278, 279, 280 & 281



### PLOT 276 | 2 BED APARTMENT

**Kitchen/Living/Dining Area**  
5.18m × 4.99m      17'0" × 16'5"

**Bedroom 1**  
3.53m × 3.35m      11'7" × 11'0"

**Bedroom 2**  
3.65m × 3.18m      12'0" × 10'5"

**Balcony**  
3.04m × 1.78m      10'0" × 5'10"

**Total Internal Area 769 sq. ft. / 71.4 sq. m.**  
**Total External Area 55 sq. ft. / 5.20 sq. m.**

### PLOT 279 | 3 BED APARTMENT

**Kitchen/Living/Dining Area**  
7.96m × 4.87m max.      26'2" × 16'0" max.

**Bedroom 1**  
3.89m × 3.49m      12'9" × 11'6"

**Bedroom 2**  
4.42m × 3.79m      14'6" × 12'5"

**Bedroom 3**  
4.95m × 2.20m      16'3" × 7'3"

**Balcony**  
3.22m × 2.34m      10'7" × 7'8"

**Total Internal Area 1089 sq. ft. / 101.2 sq. m.**  
**Total External Area 79 sq. ft. / 7.37 sq. m.**

### PLOT 277 | 1 BED APARTMENT

**Kitchen/Living/Dining Area**  
6.92m × 3.40m max.      22'9" × 11'2" max.

**Bedroom**  
4.24m × 3.19m      13'11" × 10'6"

**Balcony**  
3.04m × 1.54m      10'0" × 5'1"

**Total Internal Area 552 sq. ft. / 51.3 sq. m.**  
**Total External Area 51 sq. ft. / 4.75 sq. m.**

### PLOT 280 | 1 BED APARTMENT

**Kitchen/Living/Dining Area**  
7.25m × 3.23m      23'10" × 10'7"

**Bedroom**  
4.99m × 2.89m      16'5" × 9'6"

**Balcony**  
2.66m × 1.78m      8'9" × 5'10"

**Total Internal Area 548 sq. ft. / 50.9 sq. m.**  
**Total External Area 50 sq. ft. / 4.69 sq. m.**

### PLOT 278 | 1 BED APARTMENT

**Kitchen/Living/Dining Area**  
5.36m × 5.28m      17'7" × 17'4"

**Bedroom**  
4.32m × 2.75m      14'2" × 9'1"

**Balcony**  
2.99m × 1.99m      9'10" × 6'7"

**Total Internal Area 549 sq. ft. / 51.0 sq. m.**  
**Total External Area 56 sq. ft. / 5.23 sq. m.**

### PLOT 281 | 1 BED APARTMENT

**Kitchen/Living/Dining Area**  
6.97m × 4.39m      22'11" × 14'5"

**Bedroom**  
4.48m × 2.75m      14'8" × 9'0"

**Balcony**  
4.12m × 1.64m      13'6" × 5'5"

**Total Internal Area 538 sq. ft. / 50.0 sq. m.**  
**Total External Area 71 sq. ft. / 6.67 sq. m.**

- = 1 bedroom apartment
- = 2 bedroom apartment
- = 3 bedroom apartment
- ▲ = Entrance

- St = Store
- W = Wardrobe
- W/D = Washer/Dryer
- = External Area

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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. Subject to planning. 52651 / November 2024.



# Eyre House

## Fourth Floor

1, 2 & 3 bedroom apartments  
Plots 282, 283, 284, 285, 286 & 287



### PLOT 282 | 2 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	5.18m × 4.99m	17'0" × 16'5"
<b>Bedroom 1</b>	3.53m × 3.35m	11'7" × 11'0"
<b>Bedroom 2</b>	3.65m × 3.18m	12'0" × 10'5"
<b>Balcony</b>	3.04m × 1.78m	10'0" × 5'10"

**Total Internal Area 769 sq. ft. / 71.4 sq. m.**  
**Total External Area 55 sq. ft. / 5.20 sq. m.**

### PLOT 283 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	6.92m × 3.40m max.	22'9" × 11'2" max.
<b>Bedroom</b>	4.24m × 3.19m	13'11" × 10'6"
<b>Balcony</b>	3.04m × 1.54m	10'0" × 5'1"

**Total Internal Area 552 sq. ft. / 51.3 sq. m.**  
**Total External Area 51 sq. ft. / 4.75 sq. m.**

### PLOT 284 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	5.36m × 5.28m	17'7" × 17'4"
<b>Bedroom</b>	4.32m × 2.75m	14'2" × 9'1"
<b>Balcony</b>	2.99m × 1.99m	9'10" × 6'7"

**Total Internal Area 549 sq. ft. / 51.0 sq. m.**  
**Total External Area 56 sq. ft. / 5.23 sq. m.**

### PLOT 285 | 3 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	7.96m × 4.87m max.	26'2" × 16'0" max.
<b>Bedroom 1</b>	3.89m × 3.49m	12'9" × 11'6"
<b>Bedroom 2</b>	4.42m × 3.79m	14'6" × 12'5"
<b>Bedroom 3</b>	4.95m × 2.20m	16'3" × 7'3"
<b>Balcony</b>	3.22m × 2.34m	10'7" × 7'8"

**Total Internal Area 1089 sq. ft. / 101.2 sq. m.**  
**Total External Area 79 sq. ft. / 7.37 sq. m.**

### PLOT 286 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	7.25m × 3.23m	23'10" × 10'7"
<b>Bedroom</b>	4.99m × 2.89m	16'5" × 9'6"
<b>Balcony</b>	2.66m × 1.78m	8'9" × 5'10"

**Total Internal Area 548 sq. ft. / 50.9 sq. m.**  
**Total External Area 50 sq. ft. / 4.69 sq. m.**

### PLOT 287 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	6.97m × 4.39m	22'11" × 14'5"
<b>Bedroom</b>	4.48m × 2.75m	14'8" × 9'0"
<b>Balcony</b>	4.12m × 1.64m	13'6" × 5'5"

**Total Internal Area 538 sq. ft. / 50.0 sq. m.**  
**Total External Area 71 sq. ft. / 6.67 sq. m.**

- = 1 bedroom apartment
- = 2 bedroom apartment
- = 3 bedroom apartment
- ▲ = Entrance

- St = Store
- W = Wardrobe
- W/D = Washer/Dryer
- ▨ = External Area

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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. Subject to planning. 52651 / November 2024.

# Eyre House

## Fifth Floor

1, 2 & 3 bedroom apartments  
Plots 288, 289, 290, 291, 292 & 293



### PLOT 288 | 2 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	5.18m × 4.99m	17'0" × 16'5"
<b>Bedroom 1</b>	3.53m × 3.35m	11'7" × 11'0"
<b>Bedroom 2</b>	3.65m × 3.18m	12'0" × 10'5"
<b>Balcony</b>	3.04m × 1.78m	10'0" × 5'10"

**Total Internal Area 769 sq. ft. / 71.4 sq. m.**  
**Total External Area 55 sq. ft. / 5.20 sq. m.**

### PLOT 289 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	6.92m × 3.40m max.	22'9" × 11'2" max.
<b>Bedroom</b>	4.24m × 3.19m	13'11" × 10'6"
<b>Balcony</b>	3.04m × 1.54m	10'0" × 5'1"

**Total Internal Area 552 sq. ft. / 51.3 sq. m.**  
**Total External Area 51 sq. ft. / 4.75 sq. m.**

### PLOT 290 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	5.36m × 5.28m	17'7" × 17'4"
<b>Bedroom</b>	4.32m × 2.75m	14'2" × 9'1"
<b>Balcony</b>	2.99m × 1.99m	9'10" × 6'7"

**Total Internal Area 549 sq. ft. / 51.0 sq. m.**  
**Total External Area 56 sq. ft. / 5.23 sq. m.**

- = 1 bedroom apartment
- = 2 bedroom apartment
- = 3 bedroom apartment
- ▲ = Entrance

### PLOT 291 | 3 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	7.96m × 4.87m max.	26'2" × 16'0" max.
<b>Bedroom 1</b>	3.89m × 3.49m	12'9" × 11'6"
<b>Bedroom 2</b>	4.42m × 3.79m	14'6" × 12'5"
<b>Bedroom 3</b>	4.95m × 2.20m	16'3" × 7'3"
<b>Balcony</b>	3.22m × 2.34m	10'7" × 7'8"

**Total Internal Area 1089 sq. ft. / 101.2 sq. m.**  
**Total External Area 79 sq. ft. / 7.37 sq. m.**

### PLOT 292 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	7.25m × 3.23m	23'10" × 10'7"
<b>Bedroom</b>	4.99m × 2.89m	16'5" × 9'6"
<b>Balcony</b>	2.66m × 1.78m	8'9" × 5'10"

**Total Internal Area 548 sq. ft. / 50.9 sq. m.**  
**Total External Area 50 sq. ft. / 4.69 sq. m.**

### PLOT 293 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	6.97m × 4.39m	22'11" × 14'5"
<b>Bedroom</b>	4.48m × 2.75m	14'8" × 9'0"
<b>Balcony</b>	4.12m × 1.64m	13'6" × 5'5"

**Total Internal Area 538 sq. ft. / 50.0 sq. m.**  
**Total External Area 71 sq. ft. / 6.67 sq. m.**

- St = Store
- W = Wardrobe
- W/D = Washer/Dryer
- = External Area

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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. Subject to planning. 52651 / November 2024.

# Eyre House

## Sixth Floor

1, 2 & 3 bedroom apartments  
Plots 294, 295, 296, 297, 298 & 299



### PLOT 294 | 2 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	5.18m × 4.99m	17'0" × 16'5"
<b>Bedroom 1</b>	3.53m × 3.35m	11'7" × 11'0"
<b>Bedroom 2</b>	3.65m × 3.18m	12'0" × 10'5"
<b>Balcony</b>	3.04m × 1.78m	10'0" × 5'10"

**Total Internal Area 769 sq. ft. / 71.4 sq. m.**  
**Total External Area 55 sq. ft. / 5.20 sq. m.**

### PLOT 295 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	6.92m × 3.40m max.	22'9" × 11'2" max.
<b>Bedroom</b>	4.24m × 3.19m	13'11" × 10'6"
<b>Balcony</b>	3.04m × 1.54m	10'0" × 5'1"

**Total Internal Area 552 sq. ft. / 51.3 sq. m.**  
**Total External Area 51 sq. ft. / 4.75 sq. m.**

### PLOT 296 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	5.36m × 5.28m	17'7" × 17'4"
<b>Bedroom</b>	4.32m × 2.75m	14'2" × 9'1"
<b>Balcony</b>	2.99m × 1.99m	9'10" × 6'7"

**Total Internal Area 549 sq. ft. / 51.0 sq. m.**  
**Total External Area 56 sq. ft. / 5.23 sq. m.**

### PLOT 297 | 3 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	7.96m × 4.87m max.	26'2" × 16'0" max.
<b>Bedroom 1</b>	3.89m × 3.49m	12'9" × 11'6"
<b>Bedroom 2</b>	4.42m × 3.79m	14'6" × 12'5"
<b>Bedroom 3</b>	4.95m × 2.20m	16'3" × 7'3"
<b>Balcony</b>	3.22m × 2.34m	10'7" × 7'8"

**Total Internal Area 1089 sq. ft. / 101.2 sq. m.**  
**Total External Area 79 sq. ft. / 7.37 sq. m.**

### PLOT 298 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	7.25m × 3.23m	23'10" × 10'7"
<b>Bedroom</b>	4.99m × 2.89m	16'5" × 9'6"
<b>Balcony</b>	2.66m × 1.78m	8'9" × 5'10"

**Total Internal Area 548 sq. ft. / 50.9 sq. m.**  
**Total External Area 50 sq. ft. / 4.69 sq. m.**

### PLOT 299 | 1 BED APARTMENT

<b>Kitchen/Living/Dining Area</b>	6.97m × 4.39m	22'11" × 14'5"
<b>Bedroom</b>	4.48m × 2.75m	14'8" × 9'0"
<b>Balcony</b>	4.12m × 1.64m	13'6" × 5'5"

**Total Internal Area 538 sq. ft. / 50.0 sq. m.**  
**Total External Area 71 sq. ft. / 6.67 sq. m.**

- = 1 bedroom apartment
- = 2 bedroom apartment
- = 3 bedroom apartment
- ▲ = Entrance

- St = Store
- W = Wardrobe
- W/D = Washer/Dryer
- = External Area

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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. Subject to planning. 52651 / November 2024.

# Eyre House

## Seventh Floor

1, 2 & 3 bedroom apartments  
Plots 300 & 301



### PLOT 300 | 3 BED APARTMENT

#### Kitchen/Living/Dining Area

7.23m × 5.64m      23'9" × 18'6"

#### Bedroom 1

5.55m × 3.11m      18'2" × 10'3"

#### Bedroom 2

3.44m × 3.34m      11'4" × 11'0"

#### Bedroom 3

3.44m × 3.34m max.      11'4" × 11'0" max.

#### Balcony 1

2.99m × 1.78m      9'10" × 5'10"

#### Balcony 2

3.04m × 1.54m      10'0" × 5'1"

**Total Internal Area 1,014 sq. ft. / 94.2 sq. m.**

**Total External Area 107 sq. ft. / 9.95 sq. m.**

### PLOT 301 | 2 BED APARTMENT

#### Kitchen/Living/Dining Area

5.78m × 5.02m max.      19'0" × 16'6" max.

#### Bedroom 1

4.24m × 3.01m      13'11" × 9'11"

#### Bedroom 2

4.77m × 3.05m      15'8" × 10'0"

#### Balcony

2.99m × 1.99m      9'10" × 6'7"

**Total Internal Area 877 sq. ft. / 81.5 sq. m.**

**Total External Area 62 sq. ft. / 5.76 sq. m.**

- = 2 bedroom apartment
- = 3 bedroom apartment
- = Entrance

- St = Store
- W = Wardrobe
- W/D = Washer/Dryer
- = External Area

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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. Subject to planning. 52651 / November 2024.

# Eyre House

## Eighth Floor

1, 2 & 3 bedroom apartments  
Plots 302 & 303



### PLOT 302 | 3 BED APARTMENT

#### Kitchen/Living/Dining Area

7.23m × 5.64m      23'9" × 18'6"

#### Bedroom 1

5.55m × 3.11m      18'2" × 10'3"

#### Bedroom 2

3.44m × 3.34m      11'4" × 11'0"

#### Bedroom 3

3.44m × 3.34m max.      11'4" × 11'0" max.

#### Balcony 1

2.99m × 1.70m      9'10" × 5'10"

#### Balcony 2

3.04m × 1.54m      10'0" × 5'1"

**Total Internal Area 1,014 sq. ft. / 94.2 sq. m.**

**Total External Area 107 sq. ft. / 9.95 sq. m.**

### PLOT 303 | 2 BED APARTMENT

#### Kitchen/Living/Dining Area

5.78m × 5.02m max.      19'0" × 16'6" max.

#### Bedroom 1

4.24m × 3.01m      13'11" × 9'11"

#### Bedroom 2

4.77m × 3.05m      15'8" × 10'0"

#### Balcony

2.99m × 1.99m      9'10" × 6'7"

**Total Internal Area 877 sq. ft. / 81.5 sq. m.**

**Total External Area 62 sq. ft. / 5.76 sq. m.**

- = 2 bedroom apartment
- = 3 bedroom apartment
- ▲ = Entrance

- St = Store
- W = Wardrobe
- W/D = Washer/Dryer
- ▨ = External Area

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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. Subject to planning. 52651 / November 2024.



Computer generated image.



## Buying new

At Taylor Wimpey we are committed to building homes in line with strict sustainability and energy-efficiency regulations, meaning our homes are designed to be greener and more environmentally friendly.

### WHY BUY NEW?

#### No chain

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

#### Community

Become a part of a new community.

#### Energy efficient

Most Taylor Wimpey homes are rated A or B for energy efficiency and offer reduced household bills.

#### Peace of mind

With your two-year housebuilder warranty, you can settle into your new home, safe in the knowledge we have got you covered.

### 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

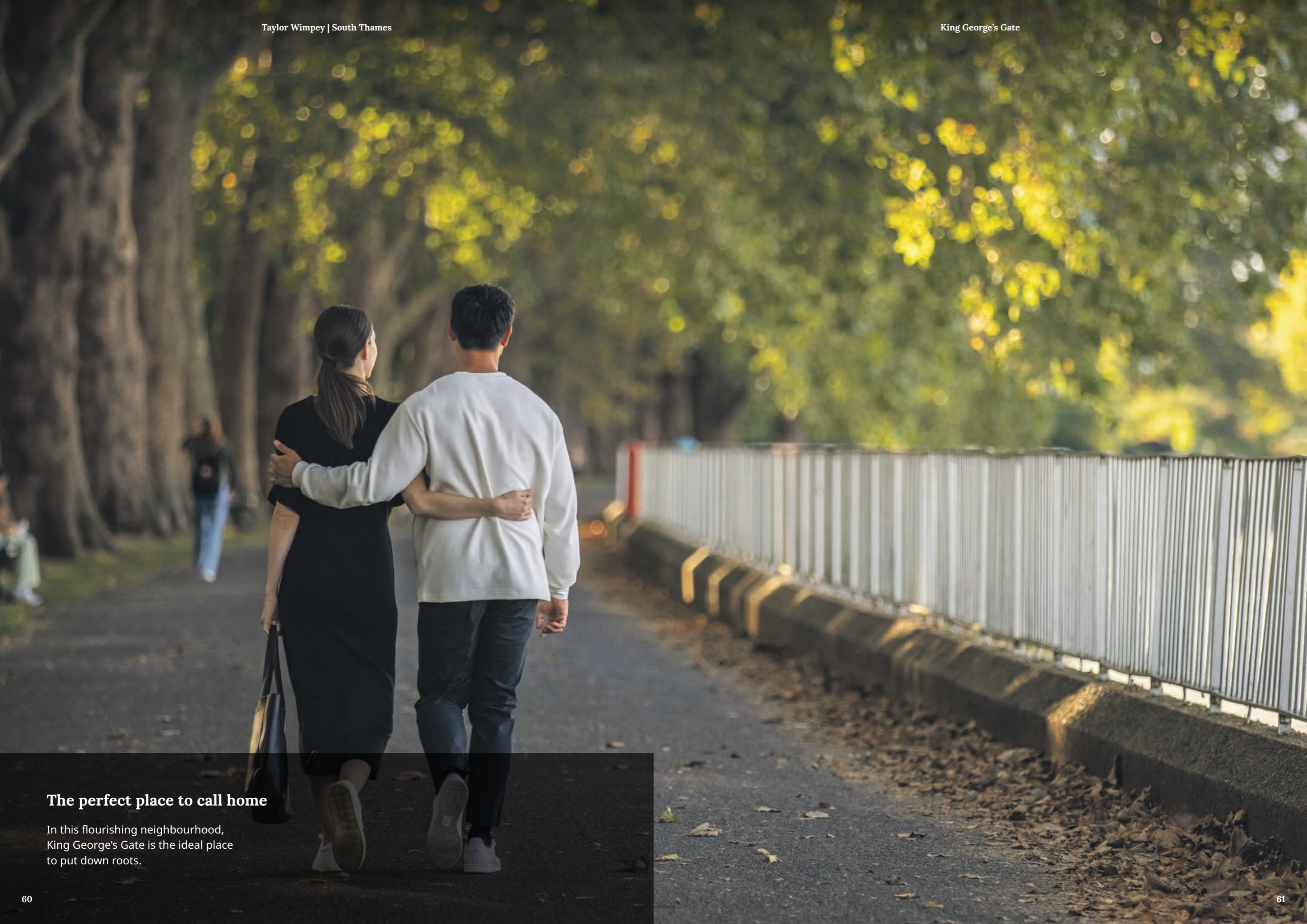
Get in touch with our Sales Executives. Helpful and friendly, they can answer any questions you may have.

#### 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.



## The perfect place to call home

In this flourishing neighbourhood, King George's Gate is the ideal place to put down roots.

## Previous developments



### Junction House Clapham Junction, SW11 2NU

1, 2 & 3 bedroom apartments



### Osiers Square Wandsworth, SW18 1NR

1, 2 & 3 bedroom apartments



### Battersea Exchange Battersea, SW8 4LR

1, 2 & 3 bedroom apartments



### Postmark Farringdon, WC1X 0BU

1, 2 & 3 bedroom apartments



### Coronation Square Leyton, E10 5UJ

1, 2 & 3 bedroom apartments



# About Taylor Wimpey

We are one of the UK's leading national homebuilders operating at a local level from 22 regional businesses. We also have a small operation in Spain. We were established from the merger of George Wimpey and Taylor Woodrow in 2007, companies that date back over 100 years.



## Award-winning homes

We're proud to have been awarded 5 stars for customer satisfaction by the Home Builders Federation, which means over 90% of customers would recommend us to a friend.



## Trustpilot reviews

We're so confident in our service that we welcome Trustpilot reviews from all customers. Listening to your feedback and making sure you're happy helps us to improve our service and allows us to continue leading the industry.



# 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

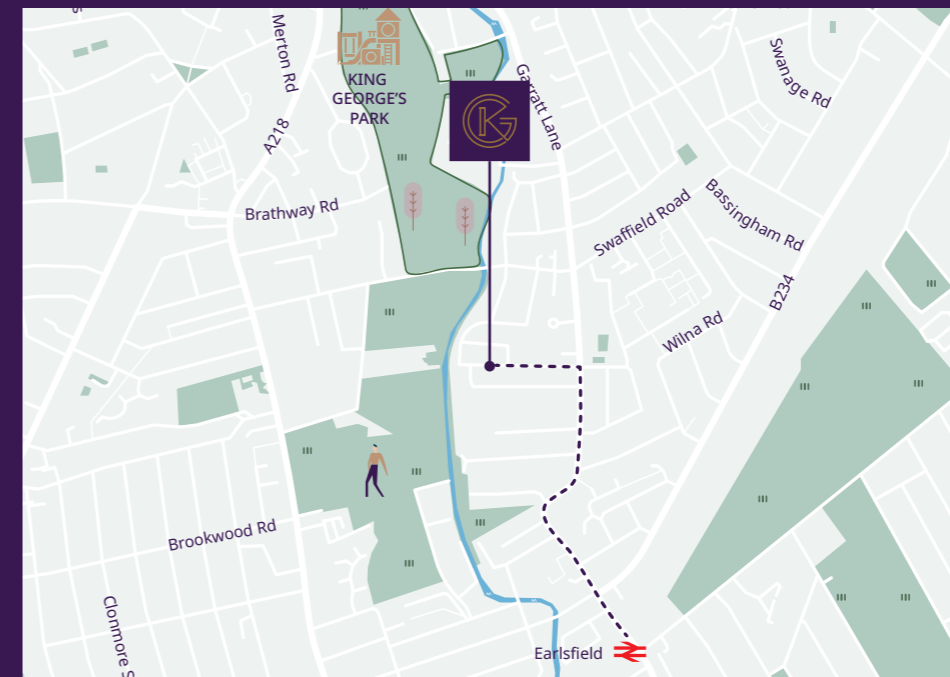
Have your questions answered by calling our Sales Executives on **02039 360 843**.



## Get moving

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

# How to find us



## Directions

Turn right out of Earlsfield train station.

Walk north-west on Garratt Lane/A217 towards Thornsett Road.

Continue for 10 minutes and the development will be on your left

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





# King George's Gate

EARLSFIELD, LONDON BOROUGH OF WANDSWORTH

Bendon Valley, Garratt Lane,  
Earlsfield, London, SW18 4UQ

[taylorwimpey.co.uk](http://taylorwimpey.co.uk)

02039 360 843



**Taylor  
Wimpey**