



The Tramworks

FINCHLEY | LONDON

1 & 2 BEDROOM APARTMENTS
3 & 4 BEDROOM HOUSES

**Taylor
Wimpey**

Contents

Welcome to The Tramworks



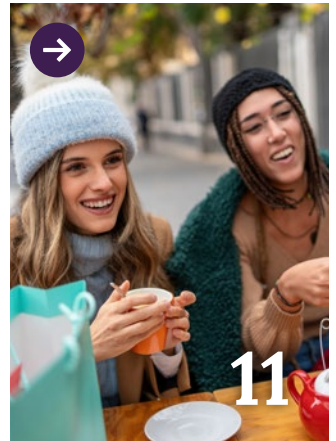
The perfect setting



Your new neighbourhood



Bursting with character



Room to grow



A blank canvas, ready for you



Ways to buy



Take your next step





Welcome to The Tramworks

The Tramworks is a premium development situated in the heart of North Finchley. Nestled within a vibrant locale offering convenient city access, bustling markets, and a strong community vibe, it's the perfect place to start your next chapter, surrounded by cultural richness and excellent amenities right on your doorstep.

[View site plan](#) 



The perfect setting

Immerse yourself in North Finchley and enjoy a tapestry of green spaces, eclectic eateries, and diverse entertainment choices. The perfect blend of suburban tranquillity and metropolitan vibrancy awaits you.




Our homes


Get to know The Tramworks


This stunning development, situated on the edge of Finchley is comprised of 149 brand new homes and will offer a range of 1 and 2 bedroom apartments and 3 and 4 bedroom houses.




3 BEDROOM HOMES


-  **The Ballard**
3 bedroom homes
Plots: 1-7


-  **The Colney**
3 bedroom homes
Plots: 24-27, 29-31 & 33-37


-  **The Stone**
3 bedroom homes
Plots: 8-13

-  **The Torrington**
3 bedroom homes
Plots: 28 & 32

4 BEDROOM HOMES

-  **The Newgate**
4 bedroom homes
Plots: 14-22

-  **The Kingsway**
4 bedroom home
Plot: 23

CS = Cycle Store
 = Shed for Cycle Storage
 SS = Sub Station

1 & 2 BEDROOM APARTMENTS

-  **The Junction**
1 & 2 bedroom apartments
Plots: 38-67

-  **West Bridge**
1 & 2 bedroom apartments
Plots: 77-98

-  **East Bridge**
1 & 2 bedroom apartments
Plots: 99-119

-  **The Platform**
1 & 2 bedroom apartments
Plots: 120-149

-  **Whistle Lodge - End Block**
2 bedroom apartments
Plots: 68-70

-  **Coach Lodge - End Block**
2 bedroom apartments
Plots: 71-73

-  **Fare Lodge - End Block**
2 bedroom apartments
Plots: 74-76

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. 60105 / November 2024.

[Find out more](#) 

High-quality homes

At Taylor Wimpey, we build high-quality homes that have been professionally and thoughtfully designed to maximise space and light. We utilise modern interior designs, tailored to your preference before you even move in.

Kitchen

- Symphony Kitchens Linear range with under-unit illumination
- Undermount sink paired with a mixer tap
- Choice between carefully curated light or dark colour palettes
- Silestone composite surfaces
- Miele exposed single oven, microwave oven, induction hob, canopy hood, and AEG concealed fridge freezer, washing machine and dishwasher appliances

Bathroom & en suite

- Designer Roca white sanitaryware throughout with under sink vanity units
- 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
- Chrome electric heated towel rails
- Discreet extractor fan
- Shaver socket in both the en suite and main bathroom
- Electric shower to en suite
- LED downlights

Electrical

- Each apartment features a dedicated consumer unit
- Multi-socket media plate in the living room
- 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 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
- Entrance door with chrome finish ironmongery

Internal finishes

- White wood-effect interior doors with sleek chrome handles
- Fitted wardrobe will be included for bedroom 1
- White painted walls paired with pristine white ceilings



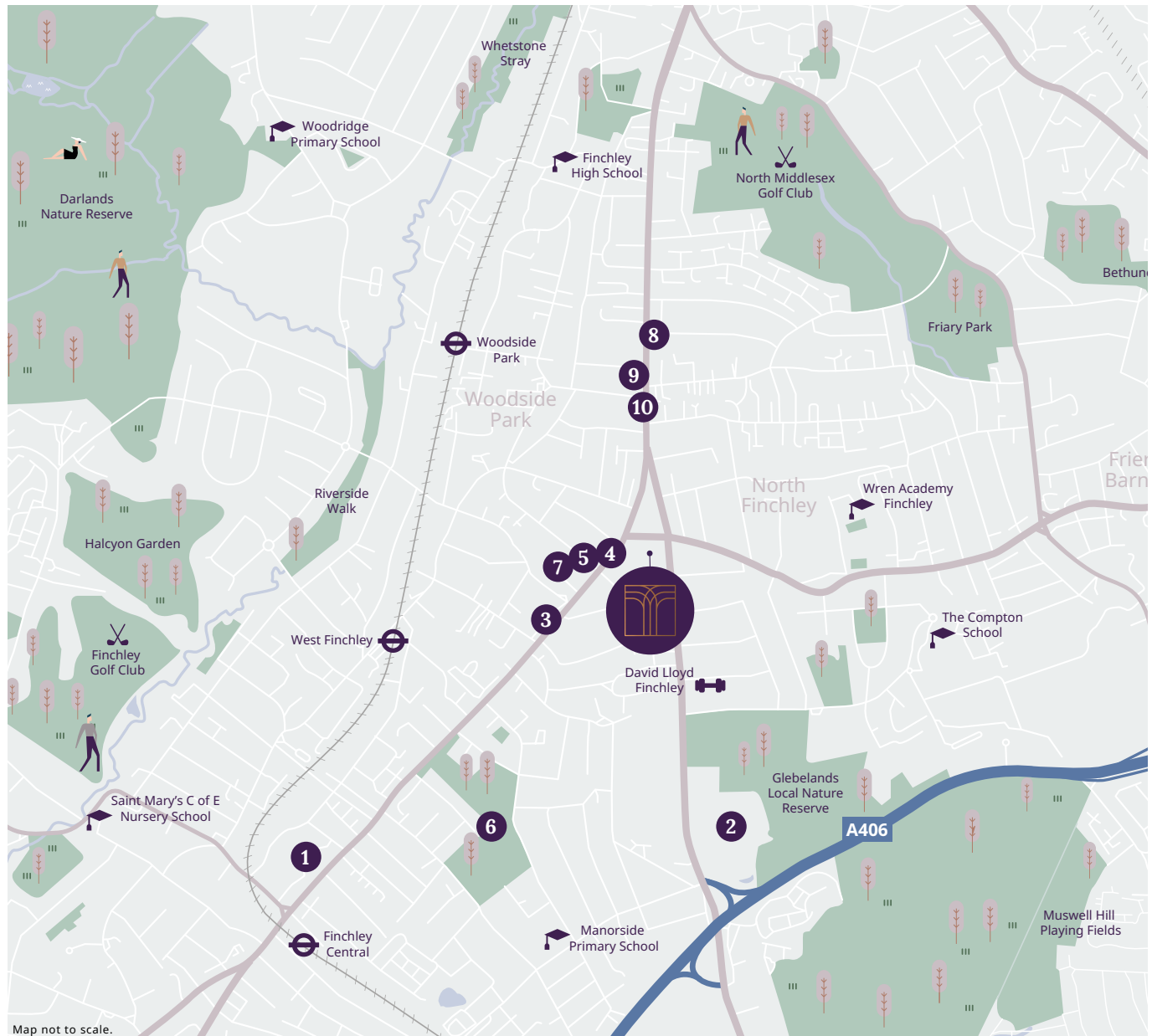
Embrace Finchley's historical past

With deep historical roots, North Finchley is marked by its evolution from an old rural settlement to a bustling suburban hub, paving its way as a diverse and welcoming community.

North Finchley embraces a multicultural way of life – from its shops and entertainment, right down to its food, architecture and culture. Its origins lend Finchley a charming village feel, visible in its historic pubs, quaint churches, and both Victorian and Edwardian architecture.



Discover what's nearby



A whole new neighbourhood to explore.

Your home is just one part of the story. The rest is waiting to be written by you as you bask in what your new neighbourhood has to offer. With its own distinct identity, Finchley has a whole host of cultural attractions, independent shops and eateries to explore.

- | | |
|---------------------------------|------------------------|
| 1. Tesco Superstore | 6. Victoria Park |
| 2. Finchley Lido Leisure Centre | 7. Waitrose & Partners |
| 3. Finchley Dental Lounge | 8. Sainsbury's |
| 4. ROZAF A Restaurant | 9. Starbucks Coffee |
| 5. The Elephant Inn | 10. Costa Coffee |

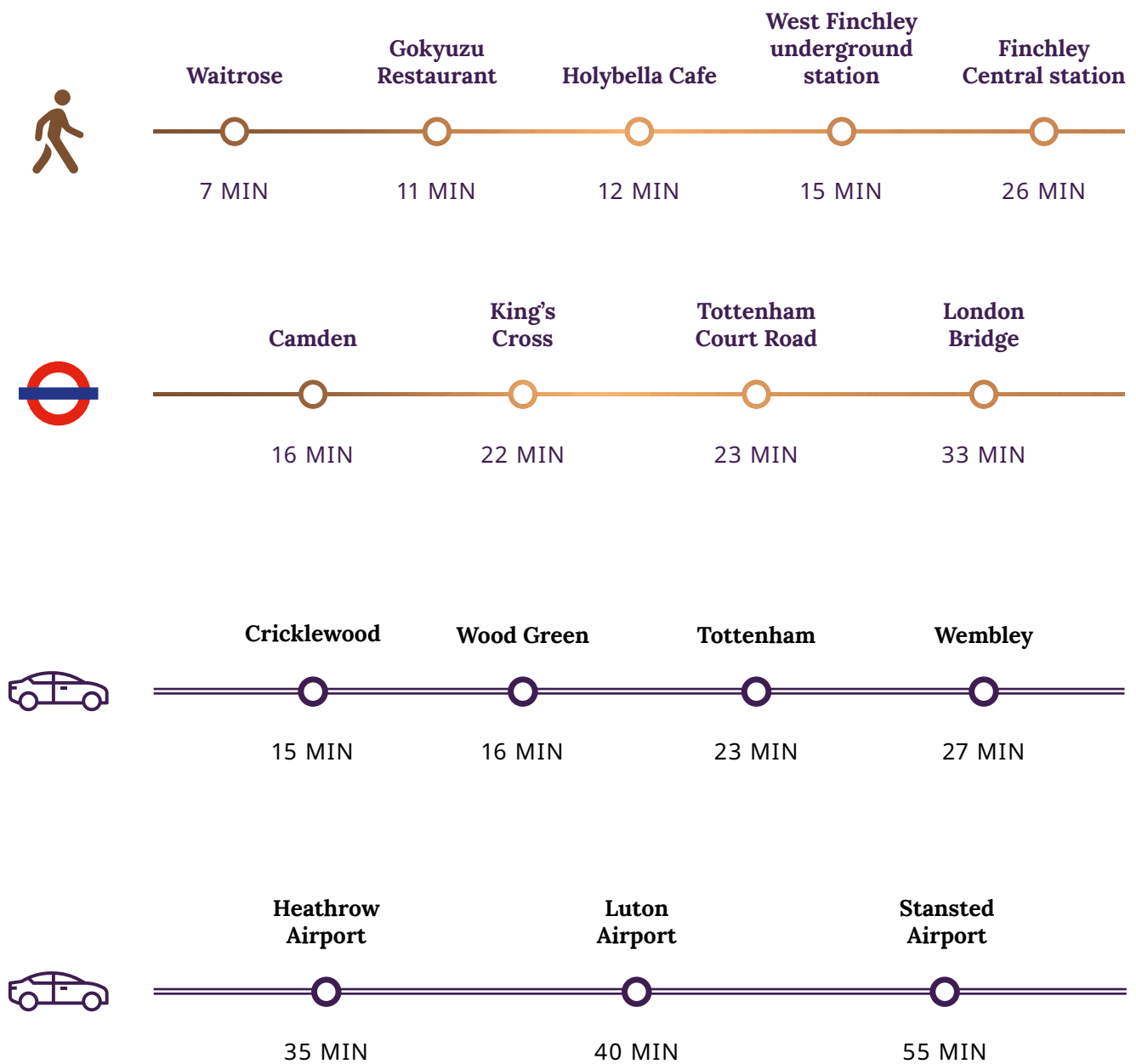
Find out more



Your connections

The Tramworks gives you the advantage of a green, urban suburb, whilst still providing excellent transport links that keep you connected to the buzz of city life.

Multiple underground stations, including Finchley Central and West Finchley, provide easy access to the city centre and other parts of London. Additionally, there are several bus services that you can benefit from, ensuring convenient travel in and around the city.



Walking times taken from google.co.uk/maps and are approximate only. Tube times taken from closest station and are from nationalrail.co.uk and are approximate only. Car travel times taken from google.co.uk/maps and are approximate only.



Your new neighbourhood

Discover what's waiting for you at The Tramworks – a collection of stylish new homes thoughtfully designed for modern living. With flexible layouts, these homes cater perfectly to today's lifestyles, offering room to grow, relax, and make your own.

Enjoy the vibrant green landscaping and dedicated play areas within the development, creating a safe, vibrant environment ideal for first-time buyers, families, and downsizers alike. The Tramworks isn't just a place to live; it's a community designed with comfort, convenience, and connection in mind.



Bursting with character

One of the most sought-after areas in North London, Finchley stands out as an area with an array of things to do and see. Whether you're diving into its history, enjoying a day of retail therapy, indulging in one of the local independent eateries, or even working on your golf game at one of the surrounding clubs, there's no question that you'll always be entertained.

Alexandra Place

You're just a short distance from one of London's most iconic landmarks. This stunning Victorian palace offers panoramic views over the city, lush green parklands, and a rich cultural calendar year-round.



Enjoy all of nature's wonders

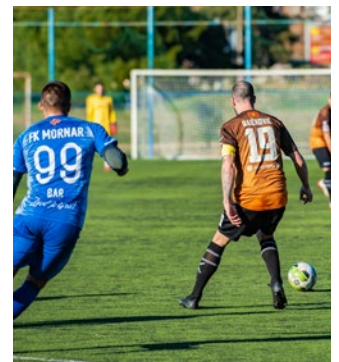
Inky's Stable Café

Relax and rejuvenate whilst drinking tea at this beautiful Grade II listed house with landscaped gardens.



Finchley Golf Club

A picturesque, 18-hole parkland course, regarded as the finest golfing challenge in North London.



Powerleague Mill Hill

State-of-the-art facility offering a variety of pitches. Perfect for friendly matches or kids' teams.

Find out more



Nature on your doorstep

Stepping out into nature has been proven to lower stress and boost well-being. Carve out time to unwind and enjoy the serenity of nature available just moments away from your front door.

Residents can enjoy peaceful parks, playgrounds, and nature trails, creating a tranquil escape from city life and fostering a strong sense of community in this vibrant suburb.

Plenty
to do
and see

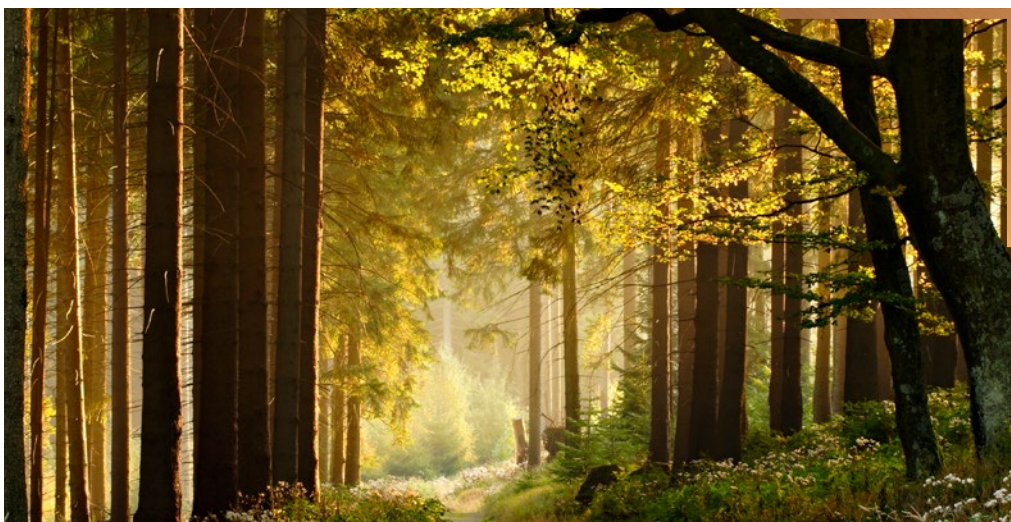
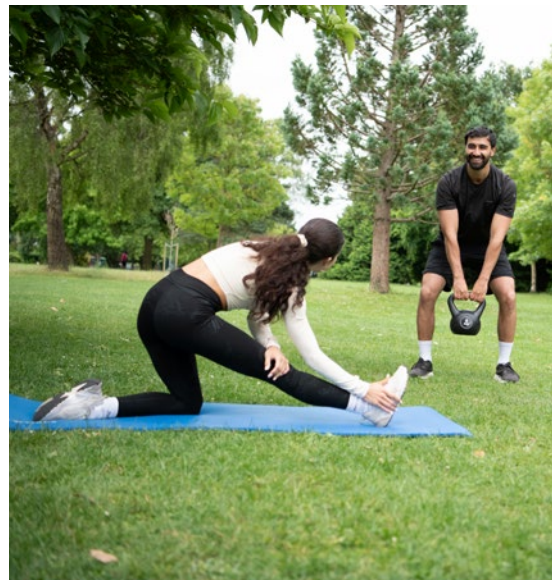
Glebelands Nature Reserve

Revitalise your spirit and head for a walk in this beautiful nature reserve where you can find multiple streams and ponds to explore.



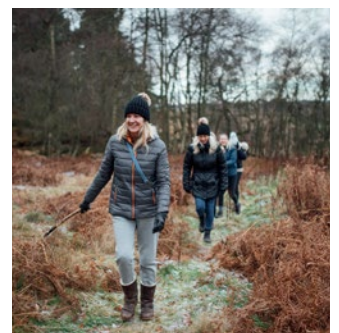
Victoria Park

A spacious, iconic London park with beautiful gardens, play areas, and walking paths, ideal for families and those morning leisurely strolls.



Cherry Tree Wood

A lovely green space featuring mature trees, a children's playground, and a café, perfect for picnics and relaxation on those quieter afternoons.



Dollis Valley Greenwalk

Embark on a scenic walking trail that runs along the Dollis Brook, offering a peaceful retreat through woodlands and meadows.

Find out more





The Tramworks: the perfect place to put down roots

Be one of the privileged few who live in North Finchley and enjoy the high quality of life it offers year-round.

A taste of Finchley

Whether you're treating the family or celebrating a special occasion, there's a wide choice of restaurants within reach for you to indulge in.

Savour Finchley's culinary delights and top-tier eateries. From Michelin-starred gems to beloved local favourites, bask in a world of flavours at every bite. Curated with passion and precision, you have a culinary journey to walk through at every turn.

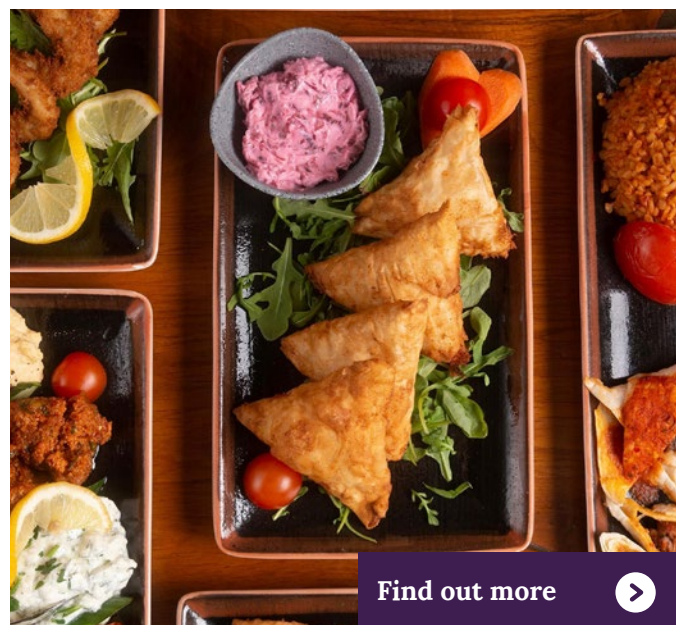
San Giorgio
North Finchley
Italian



Tally Ho
North Finchley
Traditional British



Holybella Cafe
North Finchley
Artisan Cafe and Tea Room



Gokyuзу Restaurant
Finchley
Turkish

Find out more 



Room to grow

A magnificent place to start your next chapter, Tramworks is ideal for nurturing yourself and your family due to its unique warmth, charm and tradition. Nestled in a suburban setting, you have everything family life needs to thrive.



Esteemed education

Finchley boasts a strong educational landscape, featuring top-rated nurseries, primaries and secondary schools.

An exquisite collection of schools in the area.

Nurseries	Travel time	Distance
Bright Horizons	2 min drive	0.4 miles
Montessori by Busy Bees	5 min drive	0.9 miles
Little Lions	7 min drive	1.1 miles
Early Learning Years	5 min drive	1.2 miles
The Rocking Horse	10 min drive	1.6 miles

Preparatory Schools	Travel time	Distance
Belmont Hill	12 min drive	3.1 miles
Hendon	13 min drive	3.4 miles
Vita et Pax	17 min drive	4.3 miles

Primary Schools	Travel time	Distance
Northside	5 min drive	0.9 miles
Our Lady of Lourdes RC	5 min drive	1.0 miles
Manorside	6 min drive	1.0 miles
Woodridge	7 min drive	1.6 miles
Holy Trinity	8 min drive	1.7 miles
St Theresa's	8 min drive	1.7 miles
Coppetts Wood	8 min drive	1.8 miles
Walker	13 min drive	2.6 miles
Muswell Hill	15 min drive	2.8 miles



Secondary Schools	Travel time	Distance
Woodhouse College	2 min drive	0.4 miles
St Michael's Grammar	3 min drive	0.4 miles
Wren Academy	3 min drive	0.5 miles
The Compton	4 min drive	0.9 miles
Friern Barnet School	6 min drive	1.1 miles
Finchley Catholic	6 min drive	1.3 miles
Pardes House Grammar	11 min drive	1.4 miles
Archer Academy	8 min drive	1.7 miles
Highgate Wood School	19 min drive	3.7 miles
North London Grammar	20 min drive	5 miles



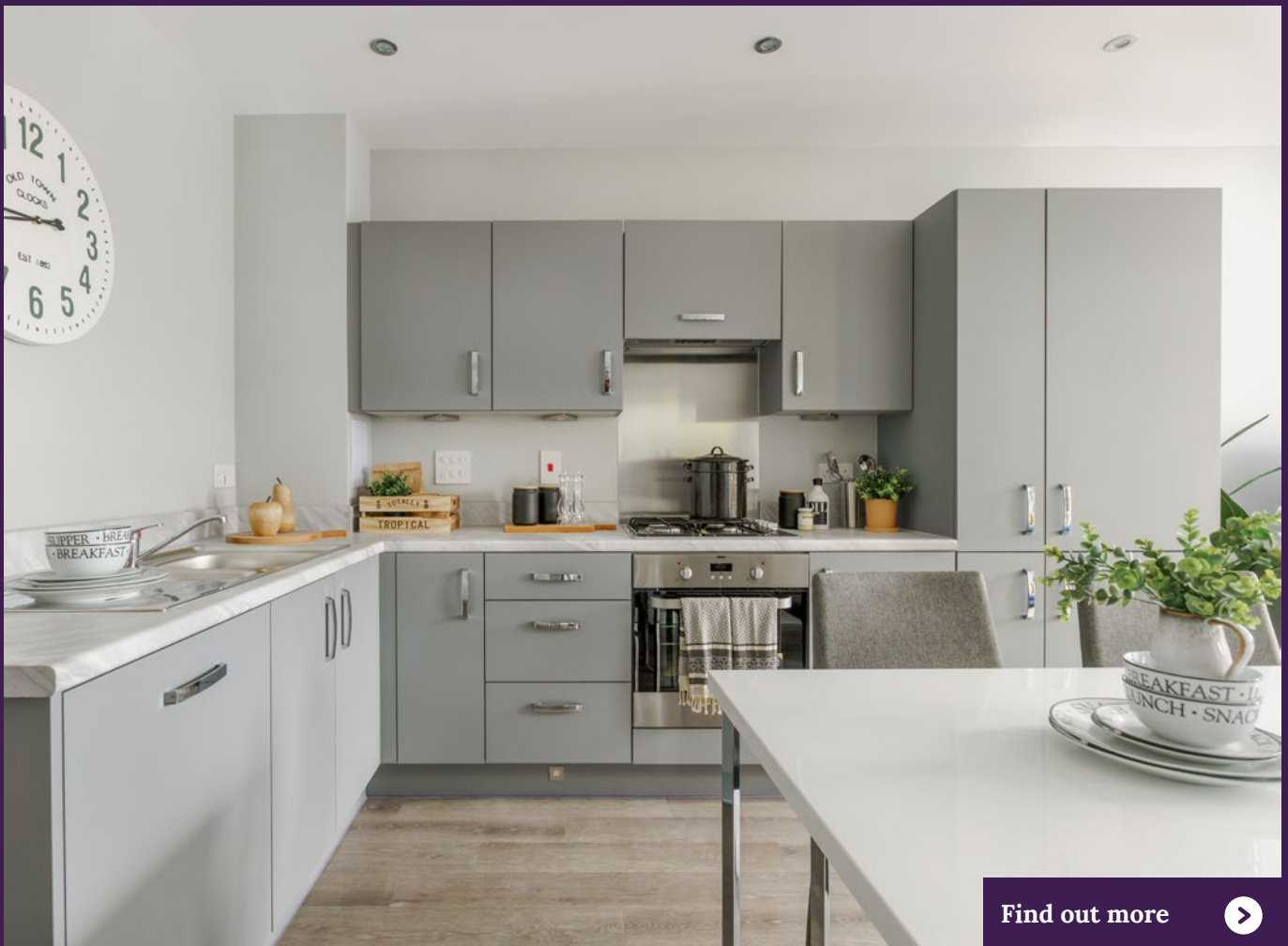
Endless opportunities for experiences

With so much to do right on your doorstep, you can enjoy enriching experiences with the people who mean the most.



A blank canvas, ready for you

Explore a range of premium options for your kitchen, bedroom, and bathroom – all from the comfort of your home. Whether you prefer modern or light kitchen units, or patterned or solid tiles for your bathroom, we have something to match every style and taste.



Find out more





The Platform

1 & 2 bedroom apartments

Plots 120-125

Ground Floor



■ = 1 bedroom apartment ■ = 2 bedroom apartment

▶ = Dimension arrows FF = Fridge Freezer St = Store W = Wardrobe WD = Washer Dryer

PLOT 120 | 1 BED APARTMENT**Kitchen/Living/Dining Area**

5.72m × 4.63m 18'9" × 15'4"

Bedroom 1

5.10m × 4.05m 16'9" × 13'3"

Total

58 sq. m. 634 sq. ft.

PLOT 121 | 2 BED APARTMENT**Kitchen/Living/Dining Area**

5.60m × 3.19m 18'5" × 10'6"

Bedroom 1

4.25m × 3.55m 13'11" × 11'8"

Bedroom 2

3.97m × 2.30m 13'0" × 7'7"

Total

64 sq. m. 693 sq. ft.

PLOT 122 | 1 BED APARTMENT**Kitchen/Living/Dining Area**

7.35m × 3.98m 24'2" × 13'1"

Bedroom 1

3.94m × 3.79m 12'11" × 12'6"

Total

57 sq. m. 623 sq. ft.

PLOT 123 | 2 BED APARTMENT**Kitchen**

4.70m × 2.40m 15'5" × 7'11"

Living/Dining Area

4.37m × 3.58m 14'4" × 11'9"

Bedroom 1

4.03m × 3.00m 13'3" × 9'10"

Bedroom 2

4.00m × 3.58m 13'2" × 11'9"

Total

74 sq. m. 801 sq. ft.

PLOT 124 | 2 BED APARTMENT**Kitchen**

4.70m × 2.40m 15'5" × 7'11"

Living/Dining Area

4.37m × 3.58m 14'4" × 11'9"

Bedroom 1

4.03m × 3.00m 13'3" × 9'10"

Bedroom 2

4.00m × 3.58m 13'2" × 11'9"

Total

74 sq. m. 801 sq. ft.

PLOT 125 | 1 BED APARTMENT**Kitchen/Living/Dining Area**

7.35m × 3.46m 24'2" × 11'4"

Bedroom 1

4.43m × 3.17m 14'7" × 10'5"

Total

51 sq. m. 556 sq. ft.

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. 60105 / November 2024.

View our current availability





The Platform

1 & 2 bedroom apartments

Plots 126-133

First Floor



■ = 1 bedroom apartment ■ = 2 bedroom apartment

▶ = Dimension arrows FF = Fridge Freezer St = Store W = Wardrobe WD = Washer Dryer

PLOT 126 | 1 BED APARTMENT**Kitchen/LivingDining Area**

5.72m × 4.67m 18'9" × 15'4"

Bedroom 1

5.10m × 4.05m 16'9" × 10'11"

Total

58 sq. m. 634 sq. ft.

PLOT 130 | 1 BED APARTMENT**Kitchen/LivingDining Area**

6.40m × 3.46m 21'0" × 11'4"

Bedroom 1

4.44m × 3.17m 14'7" × 10'5"

Total

50 sq. m. 538 sq. ft.

PLOT 127 | 2 BED APARTMENT**Kitchen/LivingDining Area**

5.60m × 3.19m 18'5" × 10'6"

Bedroom 1

4.25m × 3.55m 13'11" × 11'8"

Bedroom 2

3.97m × 2.30m 13'0" × 7'7"

Total

64 sq. m. 693 sq. ft.

PLOT 131 | 2 BED APARTMENT**Kitchen**

3.47m × 1.90m 11'5" × 6'3"

Living/Dining Area

4.37m × 3.88m 14'4" × 12'9"

Bedroom 1

4.66m × 4.00m 15'4" × 13'2"

Bedroom 2

4.00m × 2.99m 13'2" × 9'10"

Total

70 sq. m. 753 sq. ft.

PLOT 128 | 1 BED APARTMENT**Kitchen/LivingDining Area**

7.35m × 3.98m 24'2" × 13'1"

Bedroom 1

3.94m × 3.79m 12'11" × 12'6"

Total

57 sq. m. 623 sq. ft.

PLOT 132 | 2 BED APARTMENT**Kitchen**

3.47m × 1.90m 11'5" × 6'3"

Living/Dining Area

4.37m × 3.88m 14'4" × 12'9"

Bedroom 1

4.66m × 4.00m 15'4" × 13'2"

Bedroom 2

4.00m × 2.99m 13'2" × 9'10"

Total

70 sq. m. 753 sq. ft.

PLOT 129 | 1 BED APARTMENT**Kitchen/LivingDining Area**

7.37m × 3.34m 24'2" × 11'0"

Bedroom 1

5.73m × 3.17m 18'10" × 10'5"

Total

50 sq. m. 541 sq. ft.

PLOT 133 | 1 BED APARTMENT**Kitchen/LivingDining Area**

7.35m × 3.46m 24'2" × 11'4"

Bedroom 1

4.43m × 3.17m 14'7" × 10'5"

Total

51 sq. m. 556 sq. ft.

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. 60105 / November 2024.

View our current availability





The Platform

1 & 2 bedroom apartments

Plots 134-141

Second Floor



■ = 1 bedroom apartment ■ = 2 bedroom apartment

▶ = Dimension arrows FF = Fridge Freezer St = Store W = Wardrobe WD = Washer Dryer

PLOT 134 | 1 BED APARTMENT**Kitchen/LivingDining Area**

5.72m × 4.63m 18'9" × 15'4"

Bedroom 1

5.10m × 4.05m 16'9" × 13'3"

Total

58 sq. m. 634 sq. ft.

PLOT 138 | 1 BED APARTMENT**Kitchen/LivingDining Area**

6.40m × 3.46m 21'0" × 11'4"

Bedroom 1

4.44m × 3.17m 14'7" × 10'5"

Total

50 sq. m. 538 sq. ft.

PLOT 135 | 2 BED APARTMENT**Kitchen/LivingDining Area**

5.60m × 3.19m 18'5" × 10'6"

Bedroom 1

4.25m × 3.55m 13'11" × 11'8"

Bedroom 2

3.97m × 2.30m 13'0" × 7'7"

Total

64 sq. m. 693 sq. ft.

PLOT 139 | 2 BED APARTMENT**Kitchen**

3.47m × 1.90m 11'5" × 6'3"

Living/Dining Area

4.37m × 3.88m 14'4" × 12'9"

Bedroom 1

4.66m × 4.00m 15'4" × 13'2"

Bedroom 2

4.00m × 2.99m 13'2" × 9'10"

Total

70 sq. m. 753 sq. ft.

PLOT 136 | 1 BED APARTMENT**Kitchen/LivingDining Area**

7.35m × 3.98m 24'2" × 13'1"

Bedroom 1

3.94m × 3.79m 12'11" × 12'6"

Total

57 sq. m. 623 sq. ft.

PLOT 140 | 2 BED APARTMENT**Kitchen**

3.47m × 1.90m 11'5" × 6'3"

Living/Dining Area

4.37m × 3.88m 14'4" × 12'9"

Bedroom 1

4.66m × 4.00m 15'4" × 13'2"

Bedroom 2

4.00m × 2.99m 13'2" × 9'10"

Total

70 sq. m. 753 sq. ft.

PLOT 137 | 1 BED APARTMENT**Kitchen/LivingDining Area**

7.37m × 3.34m 24'2" × 11'0"

Bedroom 1

5.73m × 3.17m 18'10" × 10'5"

Total

50 sq. m. 541 sq. ft.

PLOT 141 | 1 BED APARTMENT**Kitchen/LivingDining Area**

7.35m × 3.46m 24'2" × 11'4"

Bedroom 1

4.43m × 3.17m 14'7" × 10'5"

Total

51 sq. m. 556 sq. ft.

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. 60105 / November 2024.

View our current availability





The Platform

1 & 2 bedroom apartments

Plots 142-149

Third Floor



■ = 1 bedroom apartment ■ = 2 bedroom apartment

▶ = Dimension arrows FF = Fridge Freezer St = Store W = Wardrobe WD = Washer Dryer

PLOT 142 | 1 BED APARTMENT**Kitchen/LivingDining Area**

5.72m × 4.63m 18'9" × 15'4"

Bedroom 1

5.10m × 4.05m 16'9" × 13'3"

Total

58 sq. m. 634 sq. ft.

PLOT 146 | 1 BED APARTMENT**Kitchen/LivingDining Area**

6.40m × 3.46m 21'0" × 11'4"

Bedroom 1

4.44m × 3.17m 14'7" × 10'5"

Total

50 sq. m. 538 sq. ft.

PLOT 143 | 2 BED APARTMENT**Kitchen/LivingDining Area**

5.60m × 3.19m 18'5" × 10'6"

Bedroom 1

4.25m × 3.55m 13'11" × 11'8"

Bedroom 2

3.97m × 2.30m 13'0" × 7'7"

Total

64 sq. m. 693 sq. ft.

PLOT 147 | 2 BED APARTMENT**Kitchen**

3.47m × 1.90m 11'5" × 6'3"

Living/Dining Area

4.37m × 3.88m 14'4" × 12'9"

Bedroom 1

4.66m × 4.00m 15'4" × 13'2"

Bedroom 2

4.00m × 2.99m 13'2" × 9'10"

Total

70 sq. m. 753 sq. ft.

PLOT 144 | 1 BED APARTMENT**Kitchen/LivingDining Area**

7.35m × 3.98m 24'2" × 13'1"

Bedroom 1

3.94m × 3.79m 12'11" × 12'6"

Total

57 sq. m. 623 sq. ft.

PLOT 148 | 2 BED APARTMENT**Kitchen**

3.47m × 1.90m 11'5" × 6'3"

Living/Dining Area

4.37m × 3.88m 14'4" × 12'9"

Bedroom 1

4.66m × 4.00m 15'4" × 13'2"

Bedroom 2

4.00m × 2.99m 13'2" × 9'10"

Total

70 sq. m. 753 sq. ft.

PLOT 145 | 1 BED APARTMENT**Kitchen/LivingDining Area**

7.37m × 3.34m 24'2" × 11'0"

Bedroom 1

5.73m × 3.17m 18'10" × 10'5"

Total

50 sq. m. 541 sq. ft.

PLOT 149 | 1 BED APARTMENT**Kitchen/LivingDining Area**

7.35m × 3.46m 24'2" × 11'4"

Bedroom 1

4.43m × 3.17m 14'7" × 10'5"

Total

51 sq. m. 556 sq. ft.

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. 60105 / November 2024.

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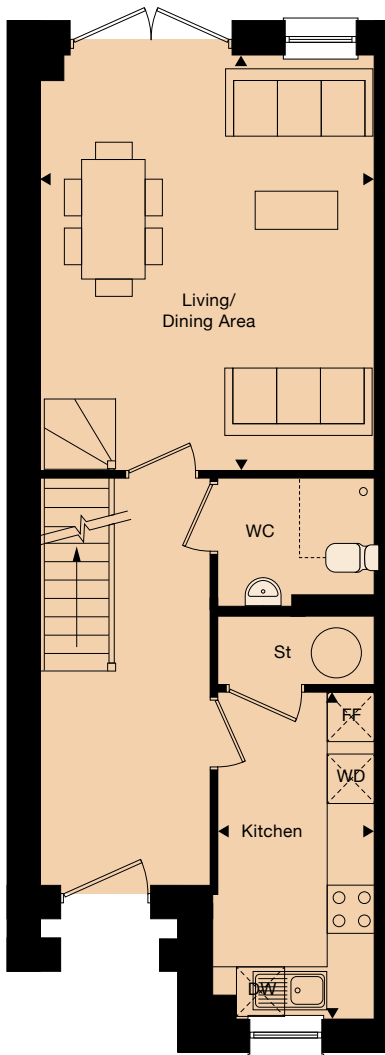


The Ballard

3 bedroom home

Plots 1-7

Total 118 sq. m. / 1,272 sq. ft.



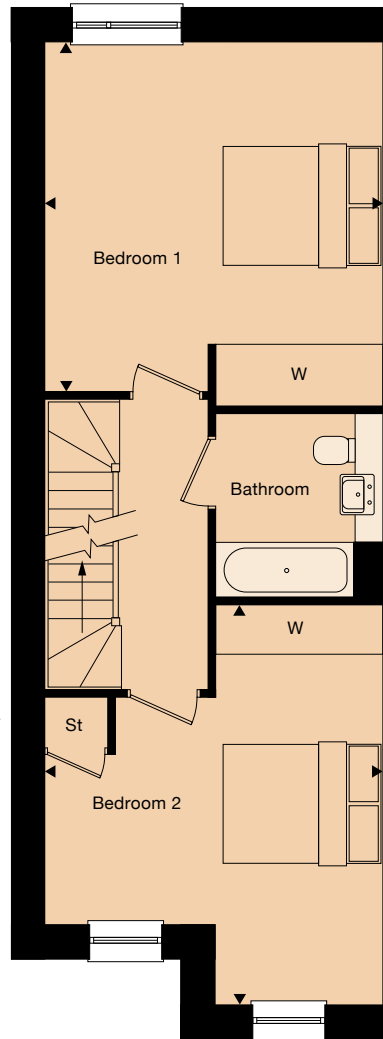
GROUND FLOOR

Kitchen

4.08m × 2.02m 13'5" × 6'8"

Living/Dining Area

5.20m × 4.23m 17'1" × 13'11"



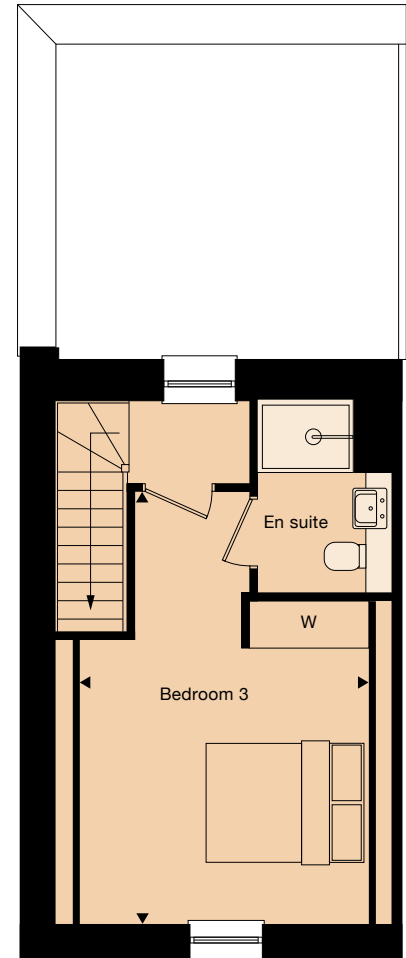
FIRST FLOOR

Bedroom 1

4.40m × 4.23m 14'6" × 13'11"

Bedroom 2

5.00m × 4.23m 16'4" × 13'11"



SECOND FLOOR

Bedroom 3

5.41m × 3.56m 17'7" × 11'6"

*Cupboard to plot 7 only. 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. 60105 / November 2024.

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The Colney

3 bedroom home

Plots 24-27, 29-31 & 33-37

Total 114 sq. m. / 1,207 sq. ft.



GROUND FLOOR

Kitchen

3.80m × 2.46m 12'6" × 8'1"

Living/Dining Area

4.40m × 4.23m 14'5" × 13'11"

FIRST FLOOR

Bedroom 1

4.40m × 4.23m 14'5" × 13'11"

Bedroom 2

4.23m × 4.17m 13'11" × 13'8"

SECOND FLOOR

Bedroom 3

5.42m × 4.23m 17'9" × 13'11"

*Window and cupboard to plot 37 only. 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. 60105 / November 2024.

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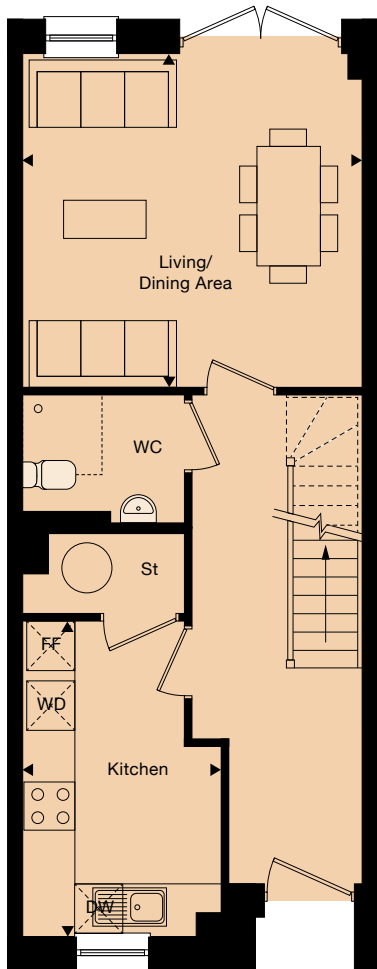


The Stone

3 bedroom home

Plots 8-13

Total 113 sq. m. / 1,222 sq. ft.



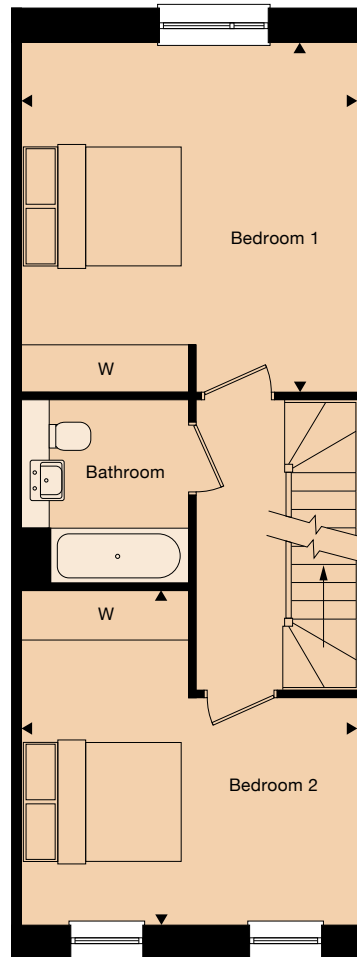
GROUND FLOOR

Kitchen

3.95m × 2.47m 13'0" × 8'1"

Living/Dining Area

4.23m × 4.18m 13'11" × 13'9"



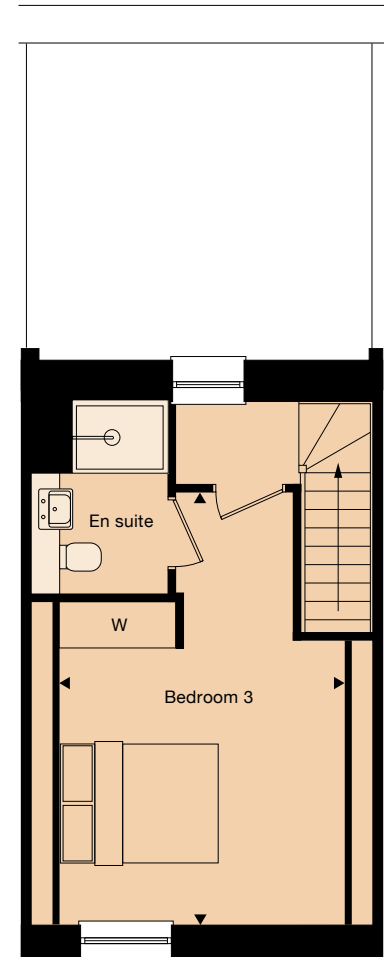
FIRST FLOOR

Bedroom 1

4.39m × 4.23m 14'5" × 13'11"

Bedroom 2

4.23m × 4.17m 13'11" × 13'8"



SECOND FLOOR

Bedroom 3

5.42m × 3.56m 17'9" × 11'6"

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. 60105 / November 2024.

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The Torrington

3 bedroom home

Plots 28 & 32

Total 117.1 sq. m. / 1,260 sq. ft.



GROUND FLOOR

Kitchen

3.80m x 2.47m 12'6" x 8'1"

Living/Dining Area

4.41m x 4.23m 14'6" x 13'11"

FIRST FLOOR

Bedroom 1

4.41m x 4.23m 14'6" x 13'11"

Bedroom 2

4.43m x 4.16m 14'6" x 13'8"

SECOND FLOOR

Bedroom 3

5.42m x 4.43m 17'9" x 14'6"

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. 60105 / November 2024.

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The Newgate

4 bedroom home

Plots 14-22

Total 138 sq. m. / 1,485 sq. ft.



GROUND FLOOR

Kitchen/Dining Area

5.66m × 3.73m 18'7" × 12'3"

FIRST FLOOR

Living Room

5.66m × 4.36m 18'7" × 14'4"

Bedroom 4

5.66m × 3.05m 18'7" × 10'0"

SECOND FLOOR

Bedroom 1

5.66m × 2.99m 18'7" × 9'8"

Bedroom 2

2.80m × 2.71m 9'2" × 8'11"

Bedroom 3

4.81m × 2.85m 15'7" × 9'4"

*Windows to end plots only. 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. 60105 / November 2024.

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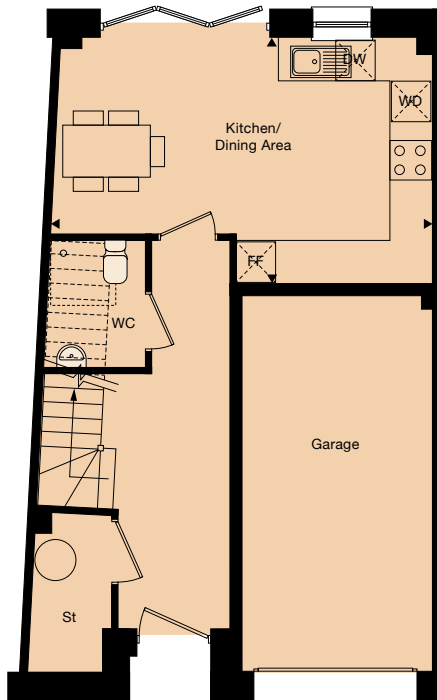


The Kingsway

4 bedroom home

Plot 23

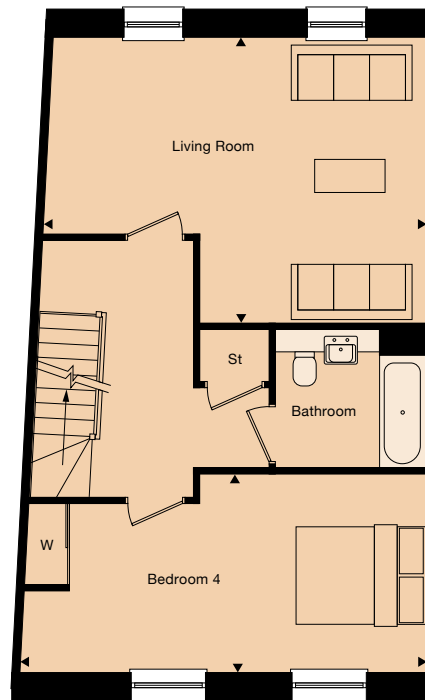
Total 146.4 sq. m. / 1,575 sq. ft.



GROUND FLOOR

Kitchen/Dining Area

5.70m × 3.74m 18'8" × 12'3"



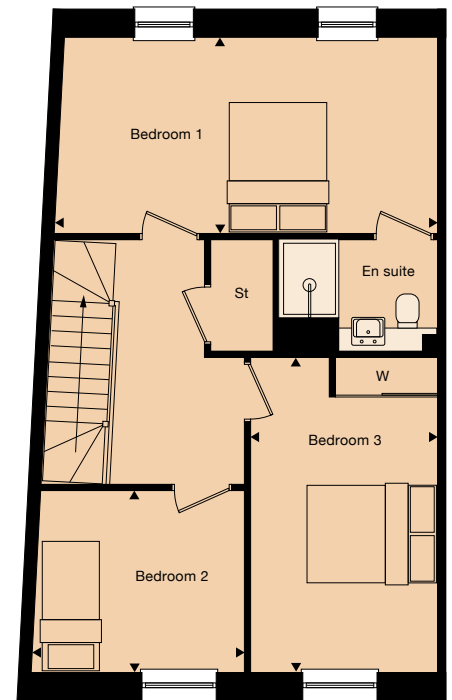
FIRST FLOOR

Living Room

5.67m × 4.36m 18'7" × 14'4"

Bedroom 4

6.20m × 3.05m 20'4" × 10'0"



SECOND FLOOR

Bedroom 1

5.67m × 2.99m 18'7" × 9'10"

Bedroom 2

3.25m × 2.97m 10'8" × 9'9"

Bedroom 3

4.81m × 2.85m 15'9" × 9'4"

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. 60105 / November 2024.

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Ways to buy

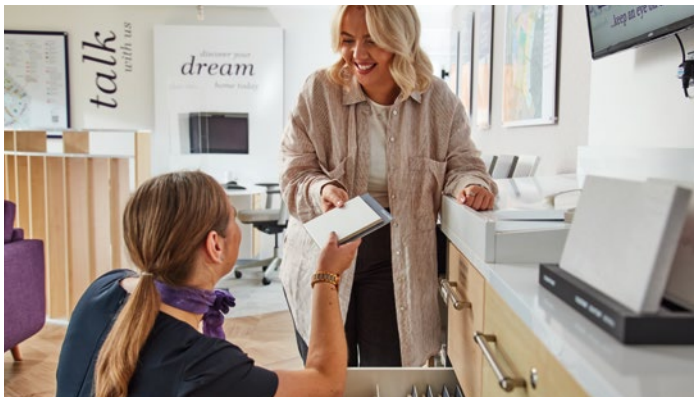
Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

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.



First time buyer?

Here's how we can help [➤](#)

Existing home owner?

Here's how we can help [➤](#)



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

Buying new

At Taylor Wimpey, we are committed to building homes in line with strict sustainability 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.

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Become a part of a new community.

A blank canvas

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

Save on your energy bills

Most Taylor Wimpey properties are rated A or B for energy-efficiency. The average new build energy bill could be more than £150 a month cheaper. The savings rise to over £200 a month when comparing houses specifically – totalling over £2,400 a year!*

Peace of mind

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

HOW TO BUY A NEW HOME

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*Data taken from the House Builders Federation, October 2024. For more details, visit www.taylorwimpey.co.uk/why-choose-us/energy-efficient-new-homes.

Find out more



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Look

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Chat

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



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. Information is correct at the time of going to print. Please speak to your Sales Executive for further details.

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.

How to buy a home





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