

CAXTON



SQUARE

Weston
Homes 



LUXURIOUS LONDON LIVING

Welcome to Caxton Square!

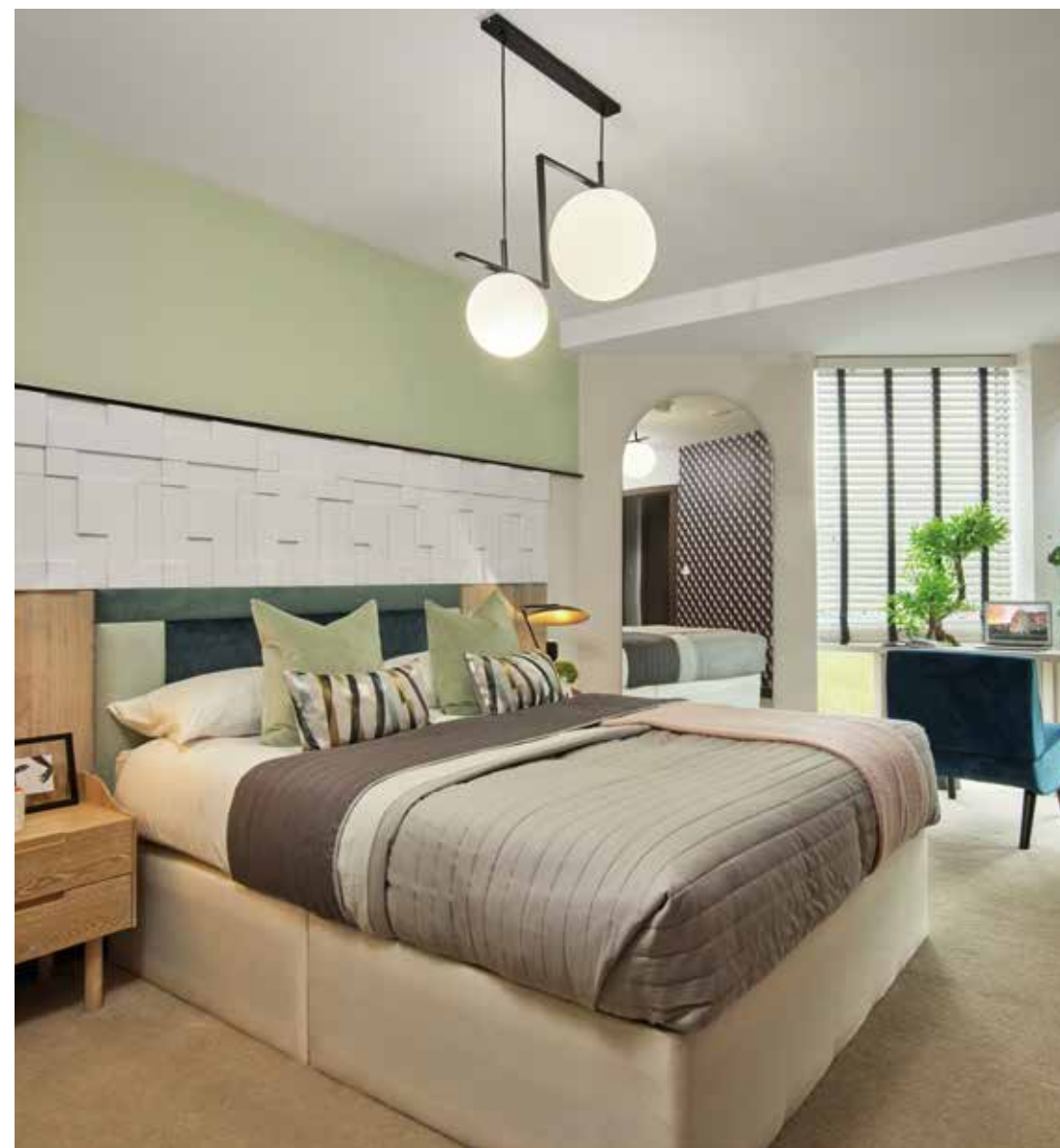
This exciting new development showcases a bespoke collection of exquisite one, two and three-bedroom new properties in a prime Greater London location, within easy access of the London Underground and just a 10-minute walk from Alexandra Park and Palace. Caxton Square seamlessly blends with the local area, the highly sought after district of Wood Green, linking residential areas and vast green spaces with Wood Green Mall in the heart of the district.

DESIGNED FOR MODERN LIFE

Buying a new home can be a daunting process. At Weston Homes, we will guide you every step of the way.

SO WHY BUY NEW?

- Weston Homes' fully inclusive specification means you can move in and start enjoying your new lifestyle from the moment you unlock the door
- You'll be the very first homeowner and won't inherit any DIY disasters from a previous occupier
- Our homes are sustainable and built with the environment in mind, saving energy, water and your pocket
- Carefully considered flexible living spaces, with full height windows and light-filled rooms are perfect for modern day living
- Have peace of mind with a 10-year NHBC warranty, including a two-year warranty from Weston Homes
- We create new communities; places to make a genuine difference to the lives of our customers
- There are no forward chains which takes away the uncertainty when buying an older home





Blue House Yard



Ellas Bakery



Blue House Yard



LIVE, DINE & PLAY

Wood Green is a convenient and vibrant area with a wide range of facilities and amenities on your doorstep.

Within walking distance, you will find cinemas, bars, a trendy microbrewery, restaurants, a library, an indoor playground, and, of course, the Wood Green Mall, with hundreds of well-known and much-loved brands.

Wood Green is also home to the quirky Blue House Yard, where an underused car park has been transformed into a colourful collection of shops with a double-decker bus that is now a unique café with seating inside.

For the foodies, your tastebuds can travel the world with Kervan Sofrasi Turkish Grill, Chaiwala Indian, and Il Bebo's Italian, all close by. Or why not build your own burger at The Nag's Head with their signature vodka Bloody Mary ketchup.



The Goodness Brewing Company

LIVE, DISCOVER & ENJOY

Caxton Square is in the lively area of Wood Green, with close proximity to a wide range of amenities, travel and food choices.

Many green spaces weave amongst the streets of the surrounding area, with Wood Green Common just a few minutes away and one of London's most iconic parks, Alexandra Park, 11 minutes away.

Alexandra Park is a great family day out with a boating lake, sports fields, play spaces, outdoor gym equipment, and a café. The park surrounds the 19th century Alexandra Palace, home to an ice rink, garden centre, event venues, and Go Ape – an outdoor adventure where exhilarating fun meets London's stunning skyline.

The development stands on the corner of Mayes Road and Caxton Road. In 1880, Caxton Road was home to Barratts, who has grown to be one of the biggest confectionery manufacturers of the 20th century, known for their fruit salad and blackjack sweets. The site is now The Chocolate Factory, a collection of offices and studios that bring employment opportunities into the locality.



Alexandra Park Boating Lake



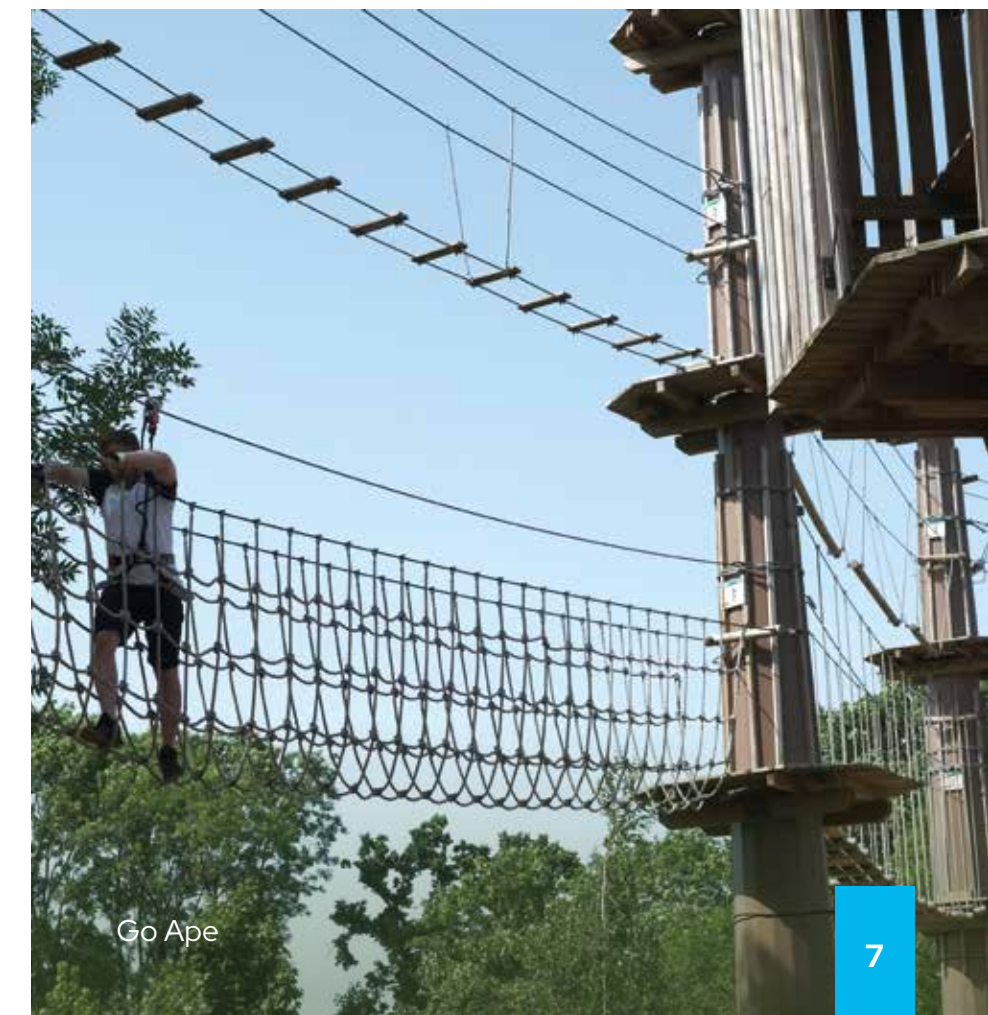
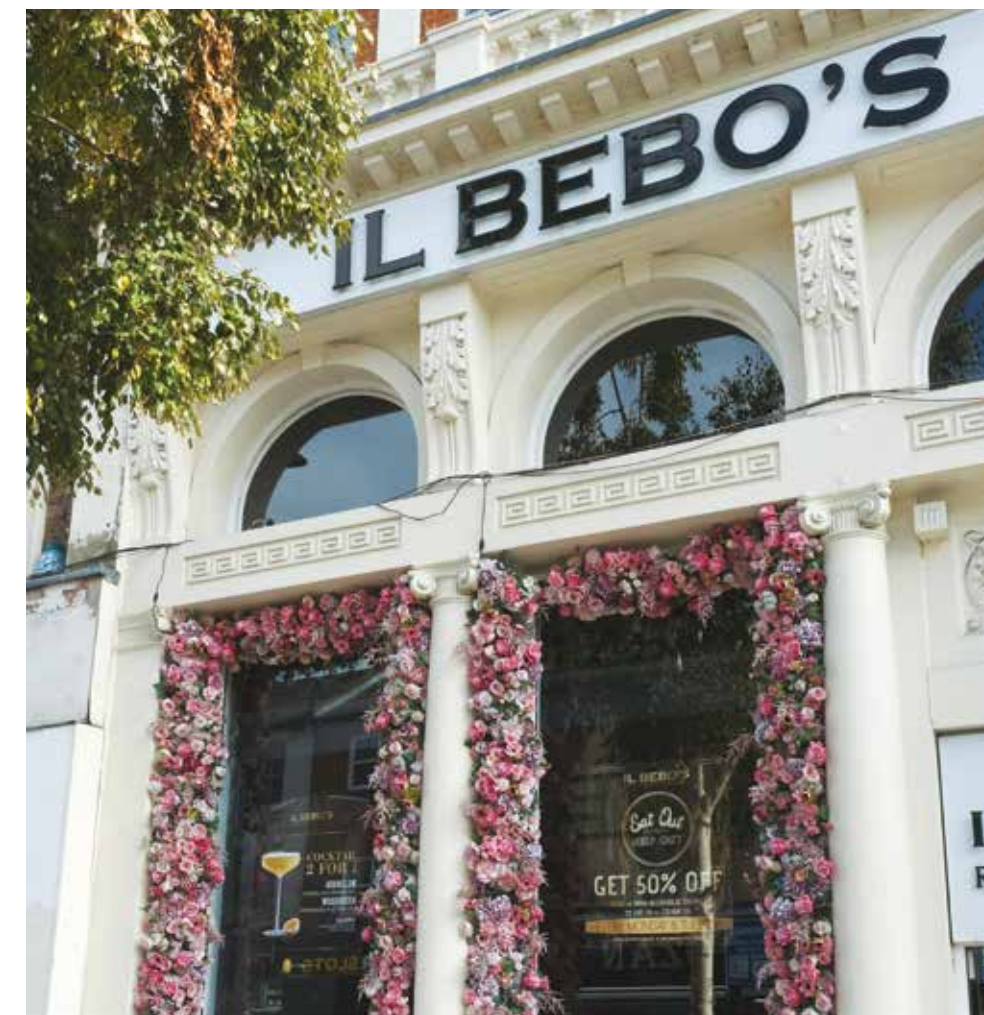
Hollywood Green Cinema



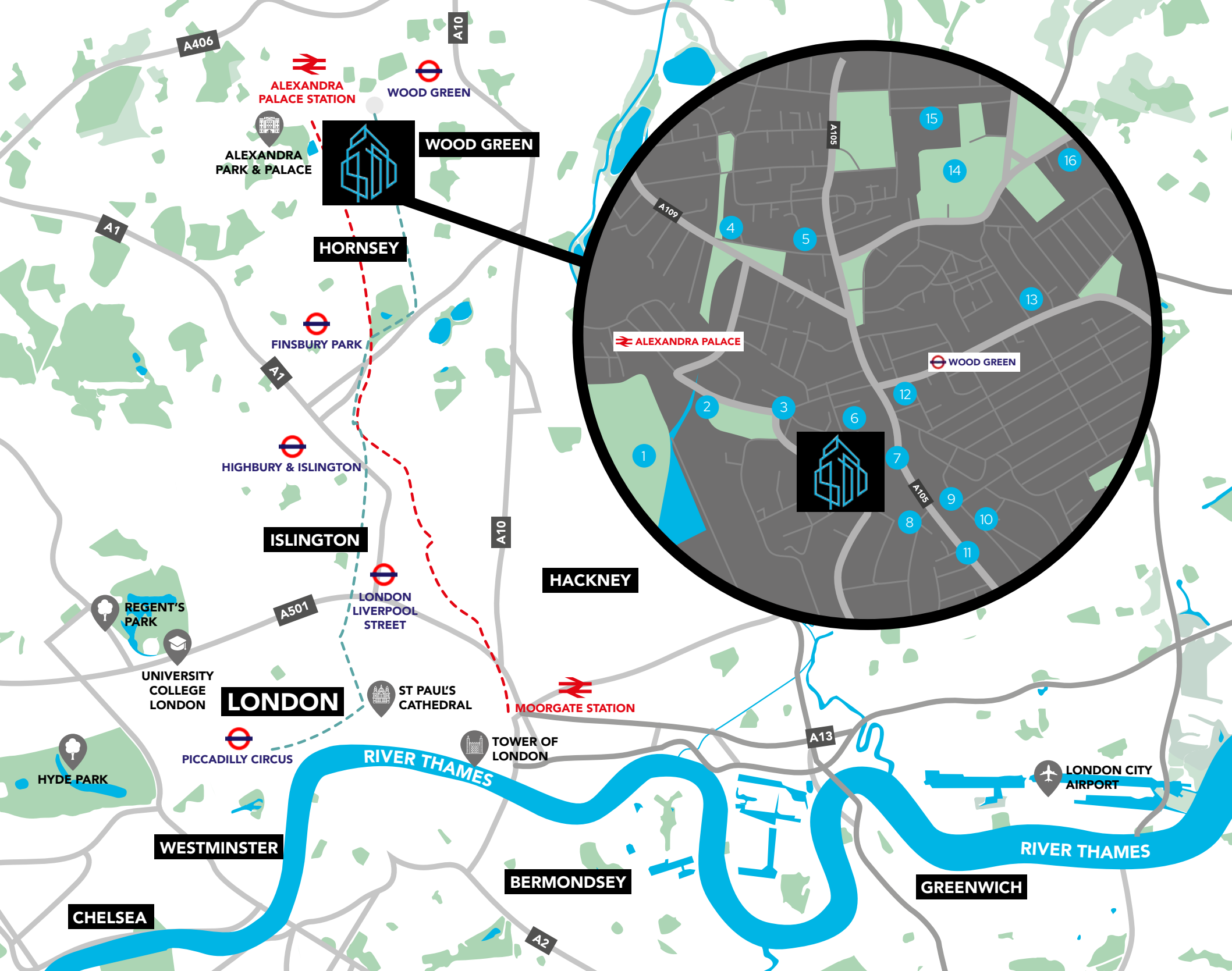
Alexandra Palace



The Chocolate Factory



Go Ape



STAY CONNECTED

Located in Greater London, just north of Central London and in the county of Middlesex, Wood Green is perfectly situated for travel with endless rail and road connections.



- The Mall Wood Green**
1 min
- Morrisons**
8 mins
- Wood Green Underground**
9 mins
- Turnpike Lane Underground**
9 mins
- Alexandra Palace Station**
10 mins
- Hornsey Train Station**
12 mins

- Alexandra Palace**
5 mins
- Emirates Stadium**
17 mins
- Hampstead Heath**
17 mins
- ZSL London Zoo**
32 mins
- London City Airport**
34 mins
- Heathrow Airport**
52 mins

- Moorgate**
23 mins
- Stratford**
35 mins
- Stevenage**
44 mins
- Harlow Town**
54 mins
- Cambridge**
1 hr 20 mins
- Reading**
1 hr 32 mins

- Finsbury Park**
7 mins
- King's Cross St. Pancras**
14 mins
- Cockfosters**
17 mins
- Covent Garden**
20 mins
- Piccadilly Circus**
23 mins
- Heathrow Airport**
1 hr 11 mins

- | | | | | |
|-----------------------|--------------------------|---------------------------|----------------------|--------------------------|
| --- Railway Line | 1 Alexandra Park | 5 Lidl | 9 Morrisons | 13 The Mall Wood Green |
| --- Underground Lines | 2 Heartlands High School | 6 Barclays | 10 Vue Cinema | 14 Boots |
| | 3 Noah's Ark Nursery | 7 Tarshish | 11 Tesco Express | 15 St Thomas More School |
| | 4 The Prince | 8 Trinity Primary Academy | 12 Recreation Ground | 16 Woodside High School |

Sources for travel times: Google Maps, Transport for London and National Rail Enquiries.

BE PART OF AN EXCITING COMMUNITY

Caxton Square is the perfect blend of residential living and commercial space. Set across 8-storeys of bespoke designed, carefully considered living and outdoor space, residents can enjoy a range of elevated views from their spacious balcony or terrace. At the centre of the development is an inviting green communal space for friends and family to gather, as well as shared rooftop gardens which will create a hub of community spirit throughout the development.

Caxton Square is an ideal residential area with easy access to the heart of Wood Green High Street which offers a plethora of shopping, food and entertainment amenities. An additional highlight to the Caxton Square location is the stunning Alexandra Palace which is within walking distance and is a go-to destination with an abundance of activities on offer. The Caxton Square community is sure to be a thriving one with so much on offer on your doorstep!



Computer generated image



LIVE, WORK & LEARN

As Wood Green is in Zone 3 of the London Underground, Caxton Square is perfect for people that work in the city and want just a short commute; so that they can enjoy the benefits of a career in central London but take a step back from the fast-paced 9-5 environment.

Wood Green is also great for families, thanks to the many educational facilities in the surrounding area. There are three Ofsted-rated Good nurseries; Noah's Ark, Honeycomb and All Stars, all within a 10-minute walk of the development. When children are ready to start school, the area is home to a range of primary schools, including Alexandra Primary School and Saint Paul's Roman Catholic Primary school, also rated Good by Ofsted. For older children, Woodside High School is just a six-minute drive away and has been rated Outstanding by Ofsted.

The John Dewey Specialist College and London College of Graphic Design and Art are both a two-minute drive away, plus proximity to the underground opens up the wide range of high-rated and famous universities and colleges in wider London.





IT'S ALL IN THE DETAIL SPECIFICATION

The elegant homes at Caxton Square include an all-inclusive specification enabling you to start enjoying your home from the moment you move in. With a wide range of luxurious options to choose from, you can personalise your home and truly make it your own. Contemporary open plan living spaces, superb bespoke designer kitchens and elegant bathrooms are all finished to the very highest standards.

Large windows provide an abundance of light throughout each apartment. Built with modern living in mind and designed to offer ease of maintenance, homes are well insulated to minimise heat loss, reduce running costs and CO² emissions. Benefits include energy saving appliances, efficient heating systems and double glazed windows helping to lower utility bills. Hyperoptic superfast broadband to each home ensures Caxton Square is perfectly placed to remain fully connected, both inside and out.

GENERAL FINISHES

- Sprinkler system installed to all plots
- Forest oak doors with polished chrome ironmongery, matching door-linings, architraves and skirtings
- Choice of strip flooring to entrance hall, living area, dining area, kitchen and cloakrooms/cupboards**
- Choice of carpets with underlay to bedrooms**

- Fitted mirrored wardrobes to principal bedroom
- Television and telephone points to living area and principal bedroom
- USB double power sockets to kitchen and principal bedroom
- Smoke alarm and CO² detectors
- UPVC double-glazed windows and external doors
- Audio/visual entry system to apartments accessed via communal entrance doors
- Communal gas boiler with provision for connection to future district heating system. Each property will have a heat interface unit in place of an individual boiler, which will provide both heating via radiators and instantaneous hot water

CONNECTIVITY

- Hyperoptic superfast broadband enabled with speeds of up to 1Gbps with same day connection, subject to contract[†]

^{**}Choices from Weston Homes range and subject to stage of construction.
[†]Terms and conditions apply, visit hyperoptic.com for details.

HOMES WITH A DIFFERENCE SPECIFICATION

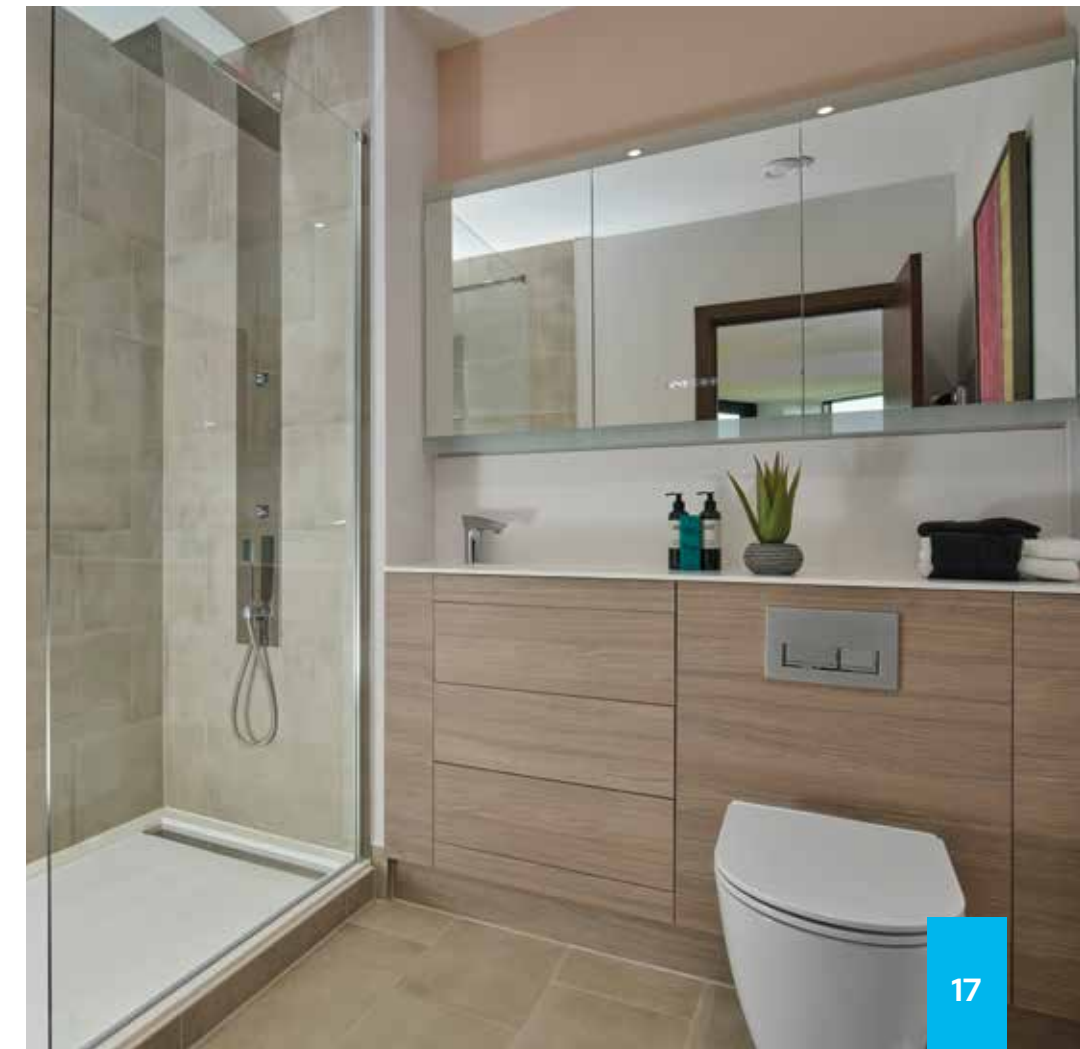
DESIGNER KITCHENS

- Wide choice of designer units by Oakwood Kitchens**
- Choice of quartz stone worktops with full height and width quartz stone splashback**
- Select range of integrated appliances from AEG:
 - Stainless steel electric fan oven
 - Induction hob
 - Microwave
- Select range of integrated appliances from Zanussi:
 - Fridge/freezer
 - Washer/dryer
 - Dishwasher
- Electrolux stainless steel integrated extractor hood
- Fascino inset stainless steel sink
- Fascino designer tap with integrated instant boiling and cold filtered water facility
- Integrated stainless steel soap dispenser
- LED lighting under kitchen wall units

LUXURIOUS BATHROOMS & EN-SUITES

- Fascino digitally controlled smart tap
- Smart mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Bespoke vanity units with integrated storage space in a choice of three finishes**
- Luxurious black porcelain worktop with mounted RAK Ceramics basin
- Arctic white shower trays and baths in matt finish with sleek stainless steel waste cover
- RAK Ceramics Hygiene+ WC with RAKRimless™ pan and soft-close ergonomic design seat
- Fascino smart shower with integrated body-jets and digital control to shower-rooms, and/or Fascino smart bath with digital control to bathrooms
- Heated chrome towel rails
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes**

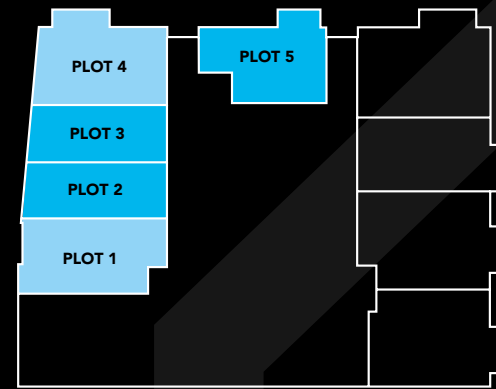
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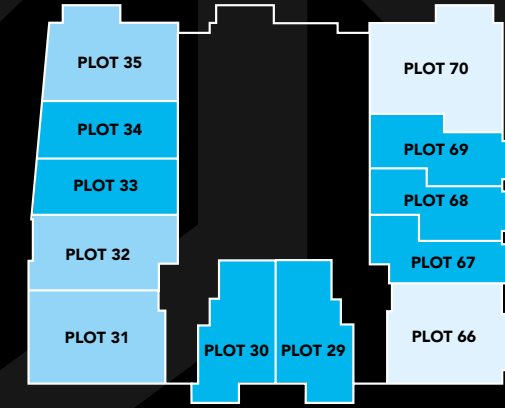


CAXTON SQUARE

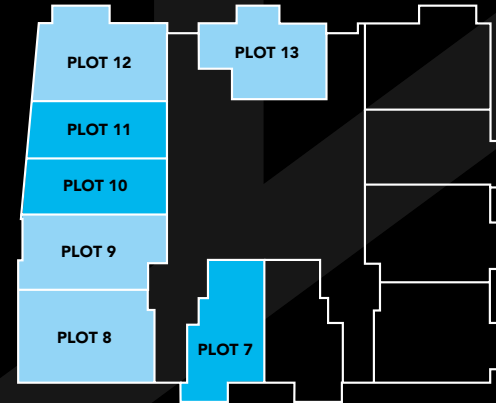
1ST FLOOR



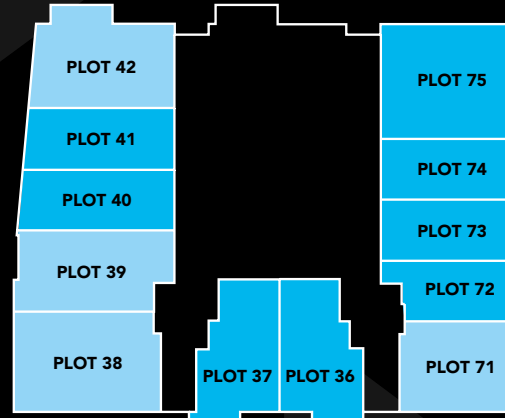
5TH FLOOR



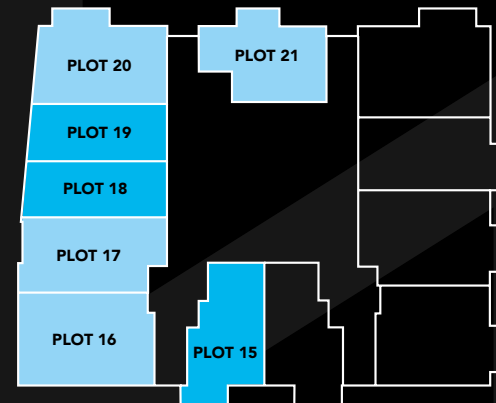
2ND FLOOR



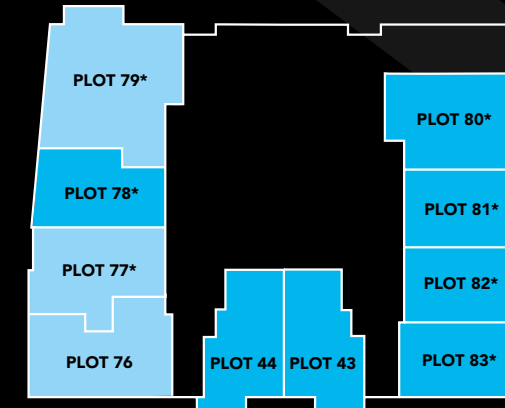
6TH FLOOR



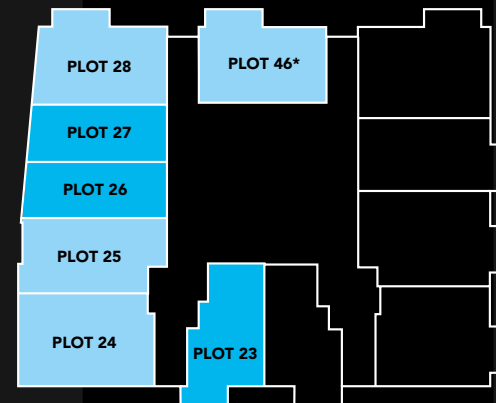
3RD FLOOR



7TH FLOOR



4TH FLOOR



8TH FLOOR



Plot No.	Page No.	Plot No.	Page No.
1	34	36	22
2	21	37	22
3	21	38	33
4	33	39	34
5	25	40	21
7	22	41	21
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29	22	77	35
30	22	78	28
31	33	79	37
32	34	80	25
33	21	81	26
34	21	82	26
35	33	83	28

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

*Unit subject to planning permission.

1 BEDROOM



TYPE 02

Plots 2, 10, 18, 26, 33 & 40

First Floor: Plot 2
Second Floor: Plot 10
Third Floor: Plot 18

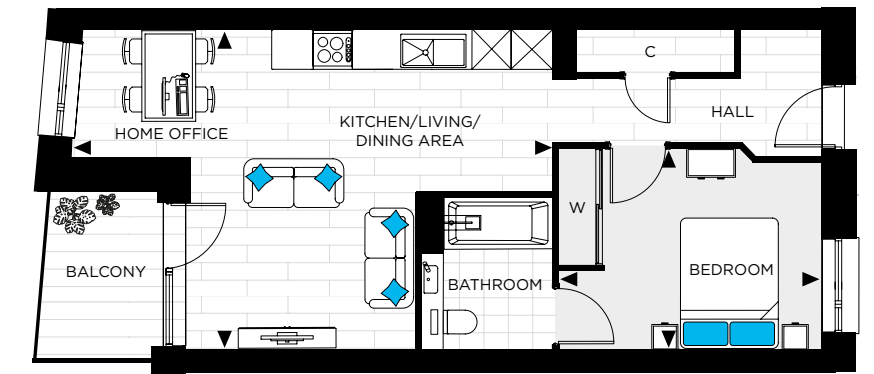
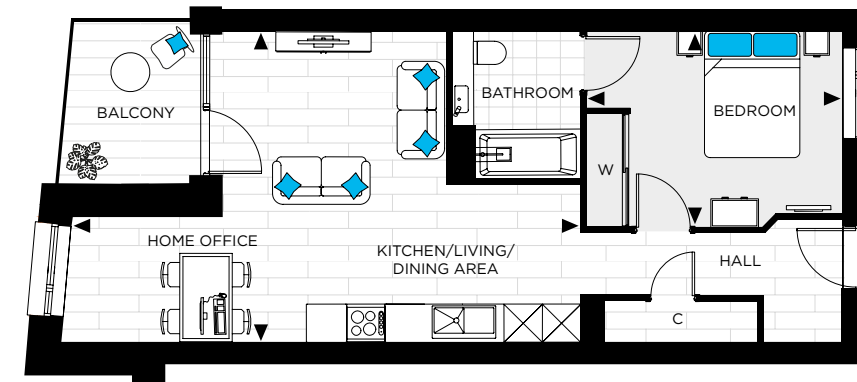
Fourth Floor: Plot 26
Fifth Floor: Plot 33
Sixth Floor: Plot 40

TYPE 03

Plots 3, 11, 19, 27, 34 & 41

First Floor: Plot 3
Second Floor: Plot 11
Third Floor: Plot 19

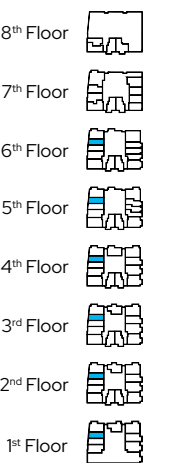
Fourth Floor: Plot 27
Fifth Floor: Plot 34
Sixth Floor: Plot 41



KITCHEN/LIVING/ DINING AREA	8.2m x 4.9m	26'11" x 16'1"
BEDROOM	4.1m x 3.1m	13'5" x 10'2"
OVERALL SIZE	53.6m ²	577ft ²



KITCHEN/LIVING/ DINING AREA	7.3m x 4.9m	23'11" x 16'1"
BEDROOM	4.1m x 2.9m	13'5" x 9'6"
OVERALL SIZE	52.6m ²	566ft ²



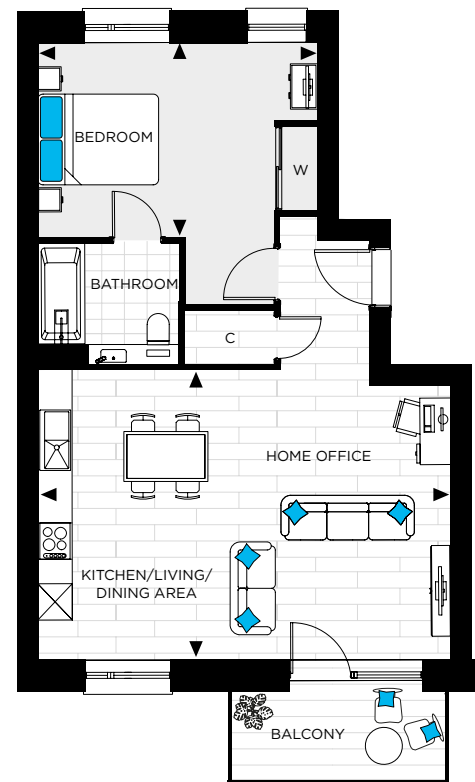
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C - Cupboard, W - Wardrobe. Dimensions taken from ▶

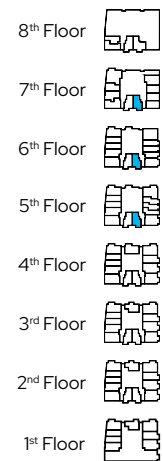
TYPE 10

Plots 29, 36 & 43

Fifth Floor: Plot 29
Sixth Floor: Plot 36
Seventh Floor: Plot 43



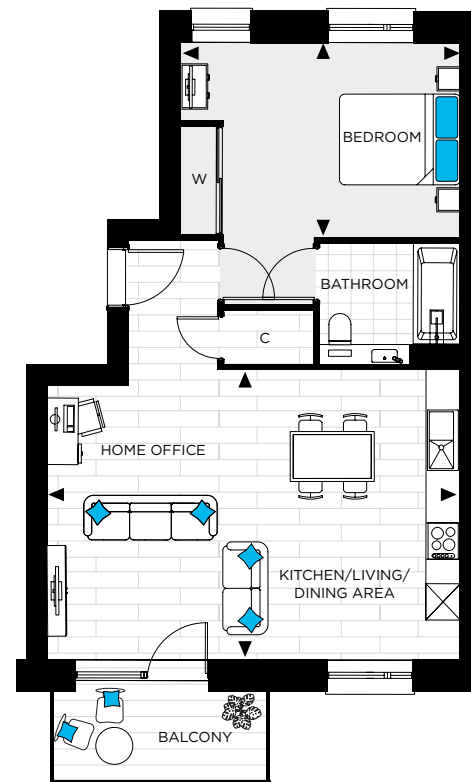
KITCHEN/LIVING/DINING AREA	6.8m x 4.8m	22'4" x 15'9"
BEDROOM	4.6m x 3.2m	15'1" x 10'6"
OVERALL SIZE	59.9m ²	645ft ²



TYPE 11

Plots 7, 15, 23, 30, 37, 44 & 48

Second Floor: Plot 7
Third Floor: Plot 15
Fourth Floor: Plot 23
Fifth Floor: Plot 30
Sixth Floor: Plot 37
Seventh Floor: Plot 44
Eighth Floor: Plot 48



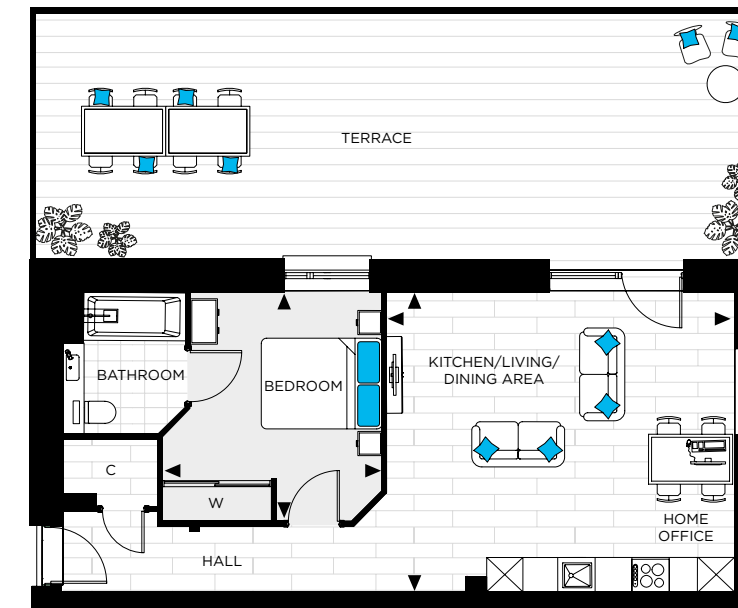
KITCHEN/LIVING/DINING AREA	6.8m x 4.8m	22'4" x 15'9"
BEDROOM	4.6m x 3.2m	15'1" x 10'6"
OVERALL SIZE	59.8m ²	644ft ²



TYPE 14

Plot 75

Sixth Floor: Plot 75



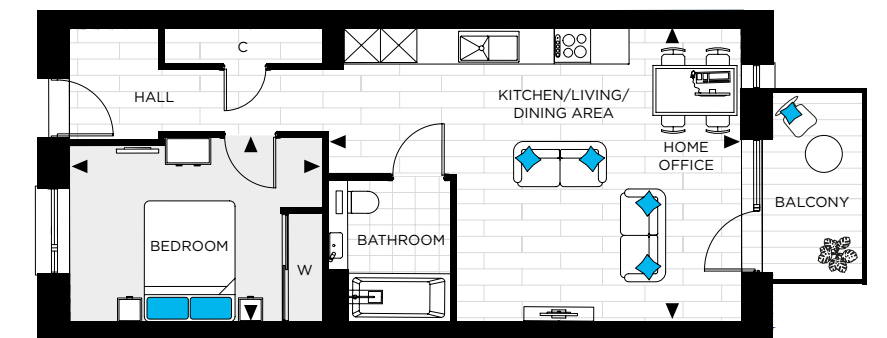
KITCHEN/LIVING/DINING AREA	5.8m x 5.0m	19'0" x 16'5"
BEDROOM	3.6m x 3.8m	11'10" x 12'6"
OVERALL SIZE	56.3m ²	606ft ²



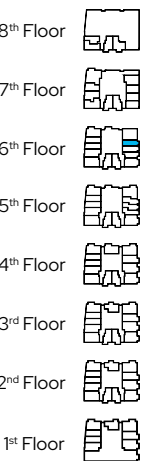
TYPE 15

Plot 74

Sixth Floor: Plot 74



KITCHEN/LIVING/DINING AREA	6.6m x 4.9m	21'8" x 16'0"
BEDROOM	4.2m x 3.1m	13'9" x 10'2"
OVERALL SIZE	55m ²	592ft ²



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C - Cupboard, W - Wardrobe. Dimensions taken from ►

TYPE 16

Plot 73

Sixth Floor: Plot 73

TYPE 17

Plot 72

Sixth Floor: Plot 72

TYPE 23

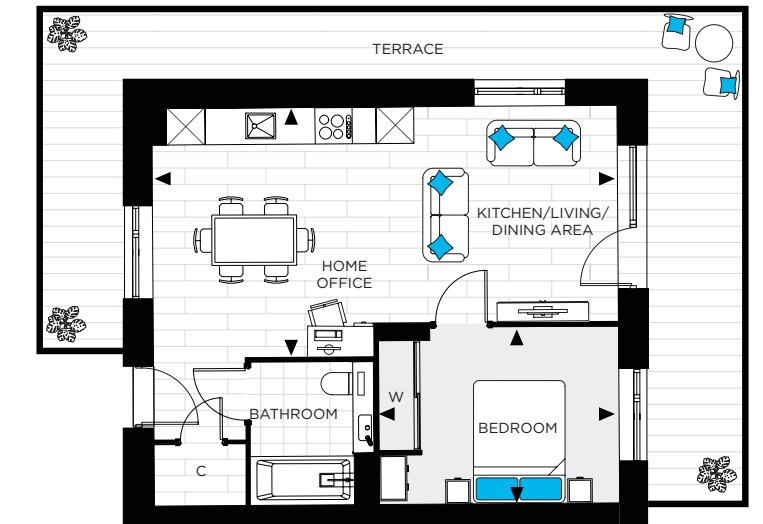
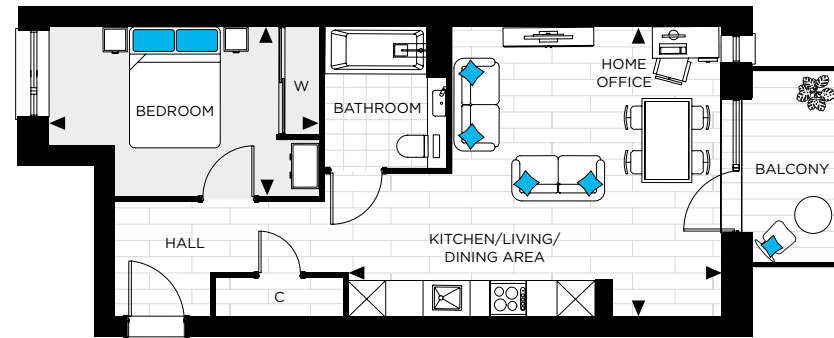
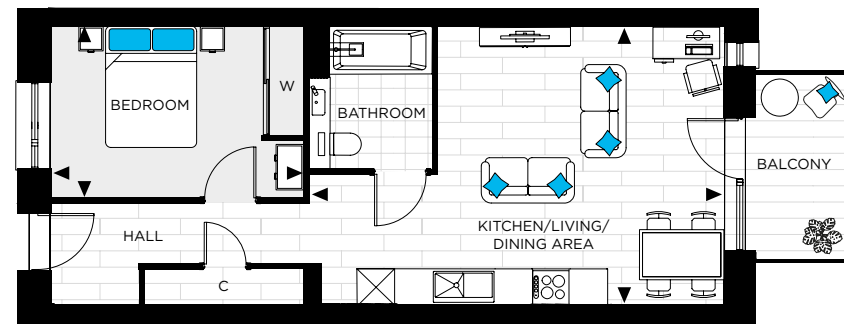
Plot 5

First Floor: Plot 5

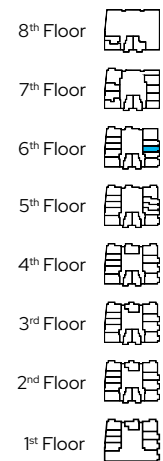
TYPE 24

Plot 80*

Seventh Floor: Plot 80



KITCHEN/LIVING/ DINING AREA	4.7m x 4.6m	15'5" x 15'1"
BEDROOM	4.2m x 2.8m	3'9" x 9'2"
OVERALL SIZE	52m ²	559ft ²



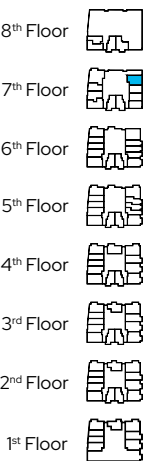
KITCHEN/LIVING/ DINING AREA	6.2m x 4.8m	20'4" x 15'9"
BEDROOM	4.5m x 2.8m	14'9" x 9'2"
OVERALL SIZE	52.3m ²	563ft ²



KITCHEN/LIVING/ DINING AREA	5.8m x 5.9m	19'0" x 19'4"
BEDROOM	4.8m x 3.8m	15'9" x 12'6"
OVERALL SIZE	60.4m ²	650ft ²



KITCHEN/LIVING/ DINING AREA	7.6m x 4.1m	24'11" x 13'5"
BEDROOM	3.9m x 2.9m	12'9" x 9'6"
OVERALL SIZE	50.1m ²	539ft ²



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C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ►

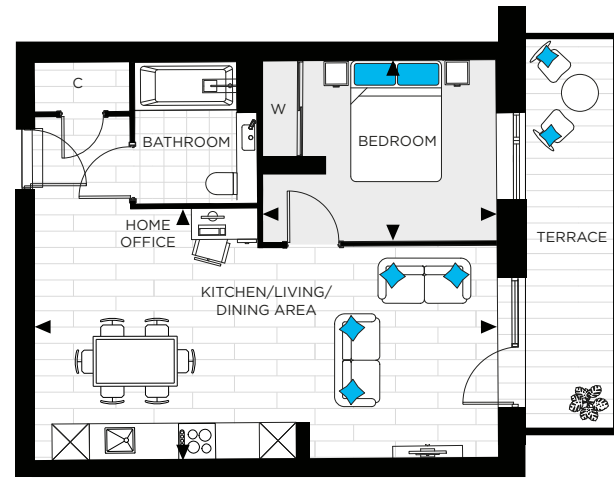
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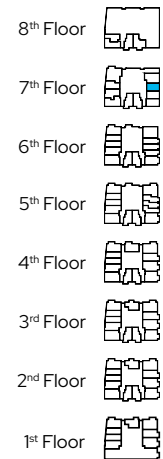
TYPE 26

Plot 81*

Seventh Floor: Plot 81



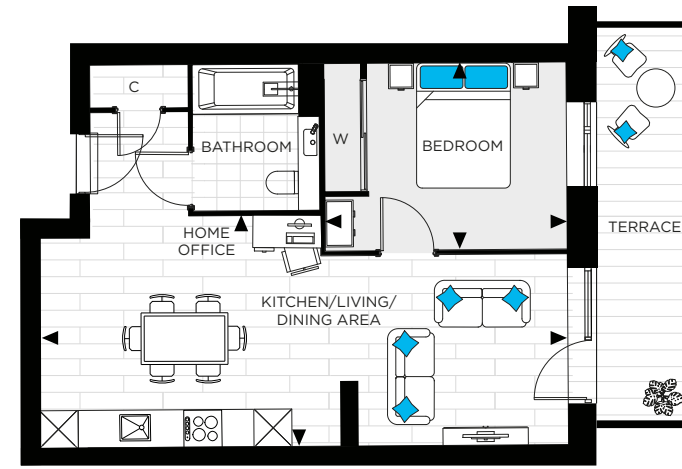
KITCHEN/LIVING/ DINING AREA	7.6m x 4.1m	24'11" x 13'5"
BEDROOM	3.9m x 2.9m	12'10" x 9'6"
OVERALL SIZE	50.4m ²	543ft ²



TYPE 27

Plot 82*

Seventh Floor: Plot 82



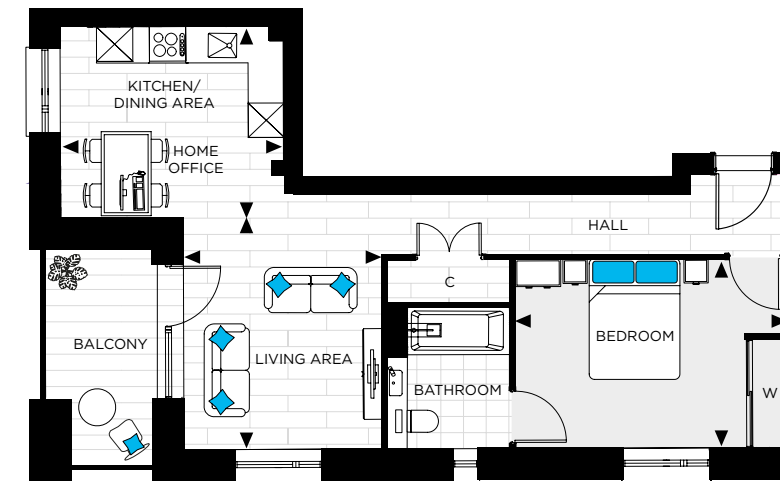
KITCHEN/LIVING/ DINING AREA	8.6m x 3.6m	28'3" x 11'10"
BEDROOM	3.9m x 3.0m	12'10" x 9'10"
OVERALL SIZE	50.7m ²	546ft ²



TYPE 29

Plot 49

Eighth Floor: Plot 49



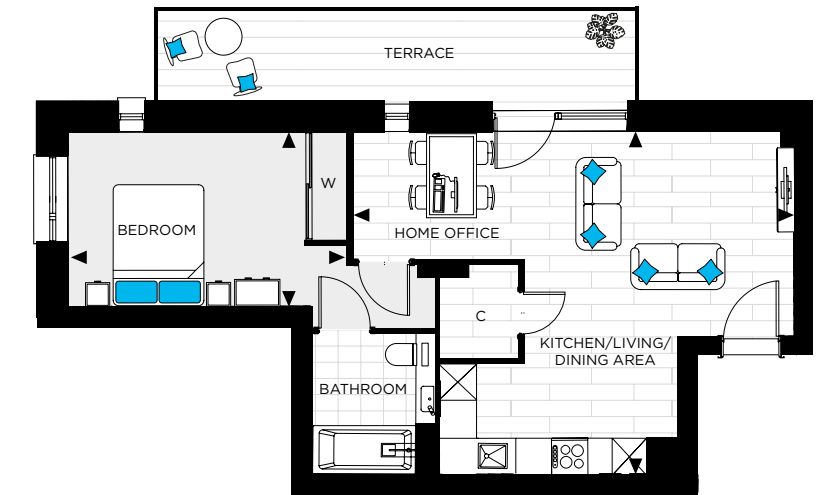
KITCHEN/LIVING/ DINING AREA	3.7m x 3.2m	12'2" x 10'6"
BEDROOM	3.3m x 3.8m	10'10" x 12'6"
OVERALL SIZE	54.1m ²	582ft ²



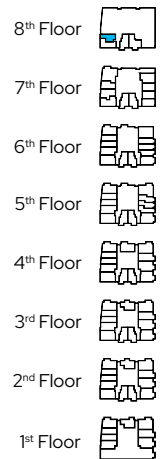
TYPE 30

Plot 50

Eighth Floor: Plot 50



KITCHEN/LIVING/ DINING AREA	7.3m x 5.7m	23'11" x 18'8"
BEDROOM	4.6m x 2.9m	15'1" x 9'6"
OVERALL SIZE	52.9m ²	569ft ²



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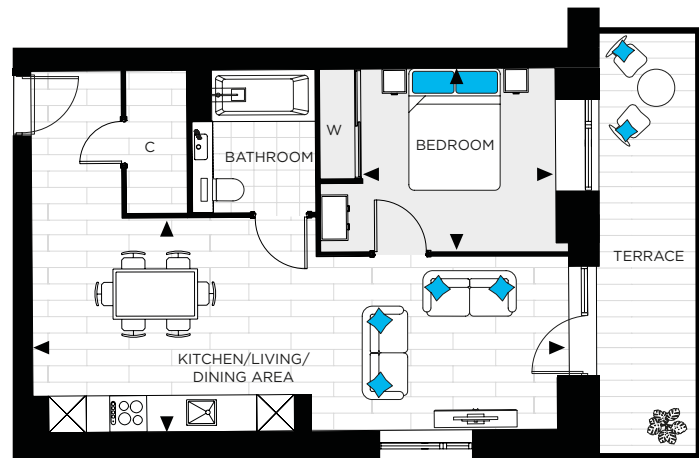
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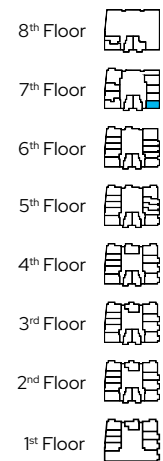
TYPE 31

Plot 83*

Seventh Floor: Plot 83



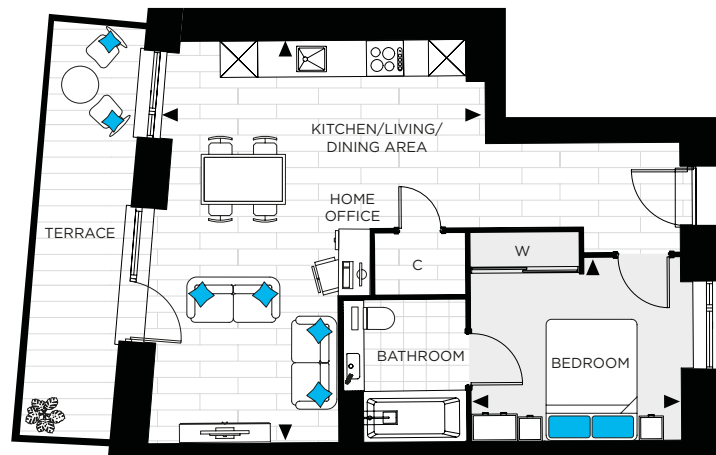
KITCHEN/LIVING/ DINING AREA	8.6m x 3.5m	28'3" x 11'6"
BEDROOM	3.9m x 3.0m	12'10" x 9'10"
OVERALL SIZE	51.6m ²	555ft ²



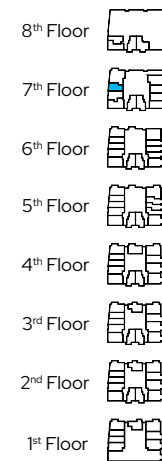
TYPE 32

Plot 78*

Seventh Floor: Plot 78



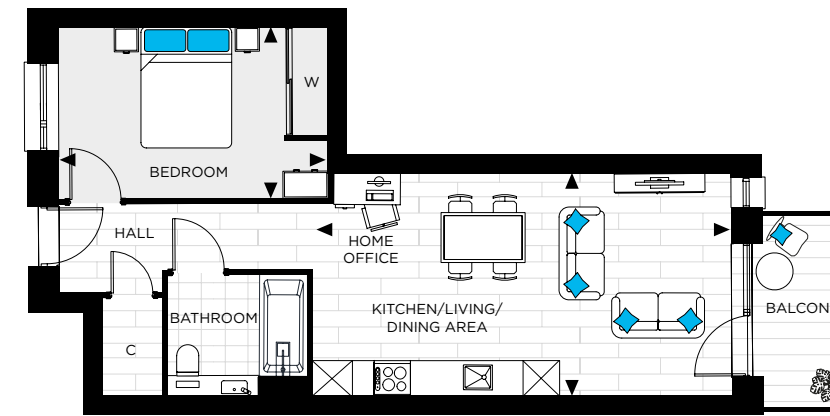
KITCHEN/LIVING/ DINING AREA	5.0m x 6.6m	21'8" x 21'12"
BEDROOM	3.5m x 3.0m	11'6" x 9'10"
OVERALL SIZE	51.6m ²	555ft ²



TYPE 35

Plot 67

Fifth Floor: Plot 67



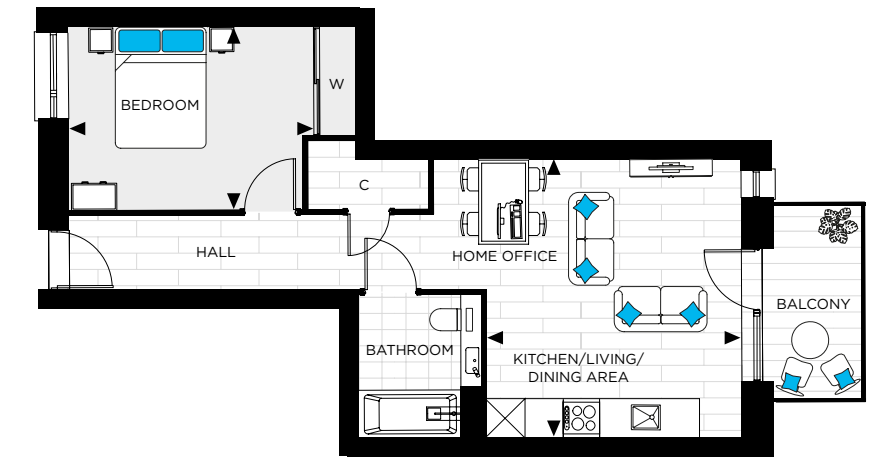
KITCHEN/LIVING/ DINING AREA	6.9m x 3.7m	22'8" x 12'2"
BEDROOM	4.5m x 2.8m	14'9" x 9'2"
OVERALL SIZE	51.6m ²	555ft ²



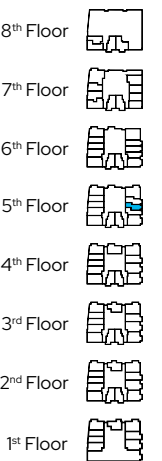
TYPE 36

Plot 68

Fifth Floor: Plot 68



KITCHEN/LIVING/ DINING AREA	4.2m x 4.6m	13'9" x 15'1"
BEDROOM	4.1m x 3.0m	13'5" x 9'10"
OVERALL SIZE	50.4m ²	543ft ²



Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.

C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ► *Unit subject to planning permission.

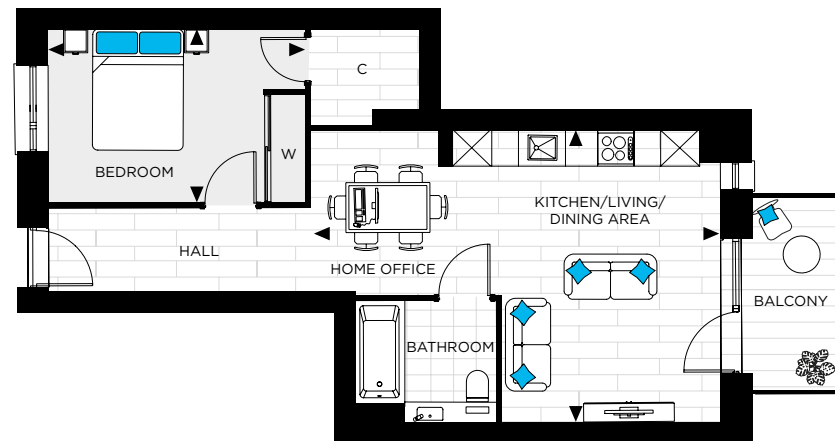
Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.

C - Cupboard, W - Wardrobe. Dimensions taken from ►

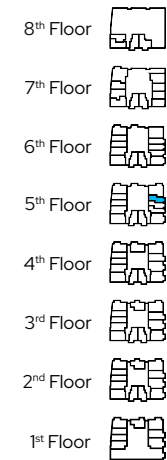
TYPE 37

Plot 69

Fifth Floor: Plot 69



KITCHEN/LIVING/ DINING AREA	3.6m x 4.9m	11'10" x 16'1"
BEDROOM	4.3m x 2.9m	14'1" x 9'6"
OVERALL SIZE	54m ²	581ft ²



Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.

C - Cupboard, W - Wardrobe, . Dimensions taken from ▶



2 BEDROOM



TYPE 04

Plots 4, 12, 20, 28, 35 & 42

First Floor: Plot 4
Second Floor: Plot 12
Third Floor: Plot 20

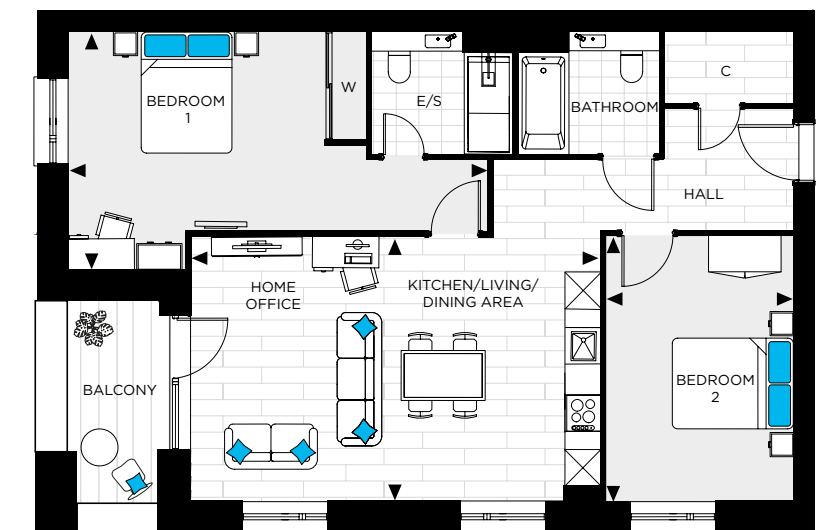
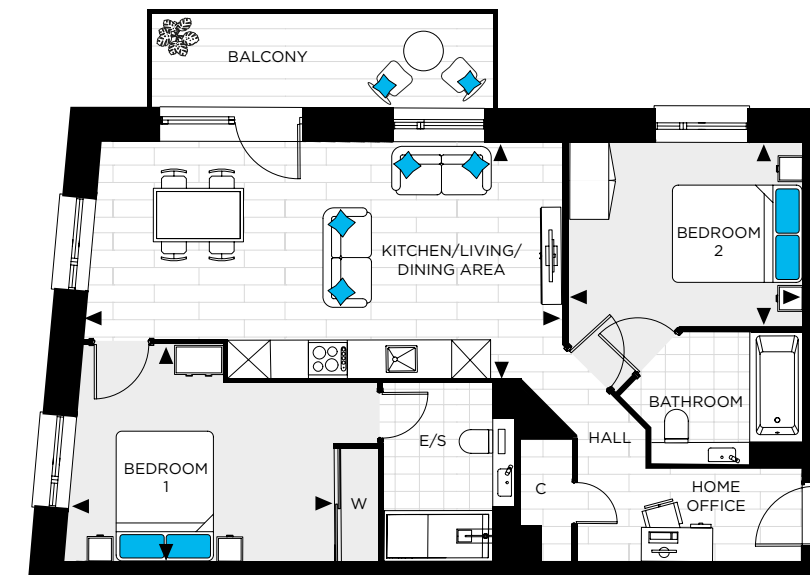
Fourth Floor: Plot 28
Fifth Floor: Plot 35
Sixth Floor: Plot 42

TYPE 12

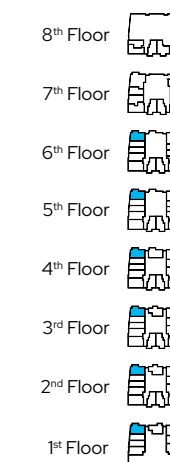
Plots 8, 16, 24, 31 & 38

Second Floor: Plot 8
Third Floor: Plot 16
Fourth Floor: Plot 24

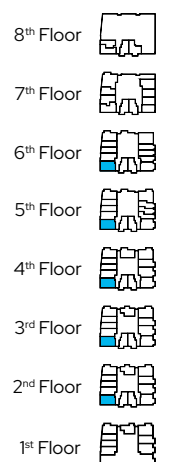
Fifth Floor: Plot 31
Sixth Floor: Plot 38



KITCHEN/LIVING/DINING AREA	7.1m x 3.6m	23'4" x 12'0"
BEDROOM 1	3.8m x 3.5m	12'6" x 11'6"
BEDROOM 2	3.6m x 2.9m	11'10" x 9'6"
OVERALL SIZE	73.2m ²	788ft ²



KITCHEN/LIVING/DINING AREA	6.9m x 4.5m	22'8" x 14'9"
BEDROOM 1	7.4m x 4.0m	24'3" x 13'1"
BEDROOM 2	3.0m x 4.5m	9'10" x 14'9"
OVERALL SIZE	86.1m ²	927ft ²



Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.

C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ►

TYPE 13

Plots 1, 9, 17, 25, 32 & 39

First Floor: Plot 1
 Second Floor: Plot 9
 Third Floor: Plot 17
 Fourth Floor: Plot 25
 Fifth Floor: Plot 32
 Sixth Floor: Plot 39

TYPE 18

Plot 71

Sixth Floor: Plot 71

TYPE 19

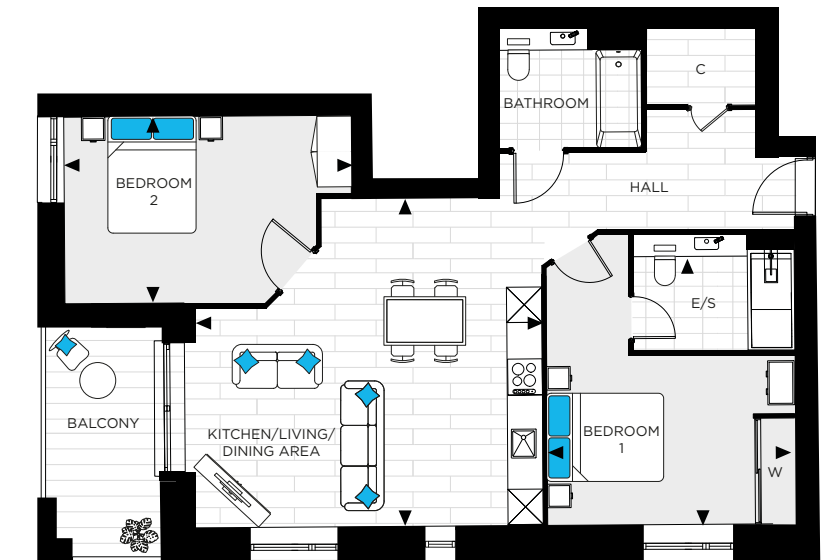
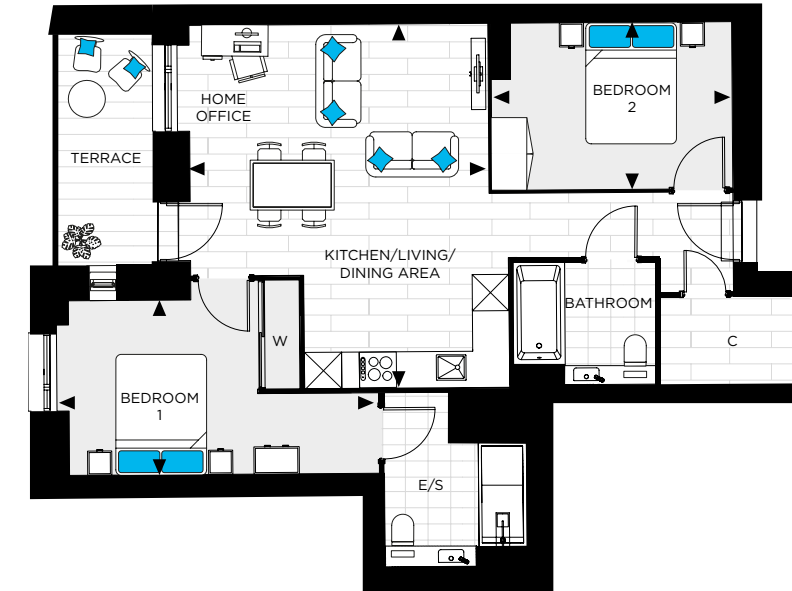
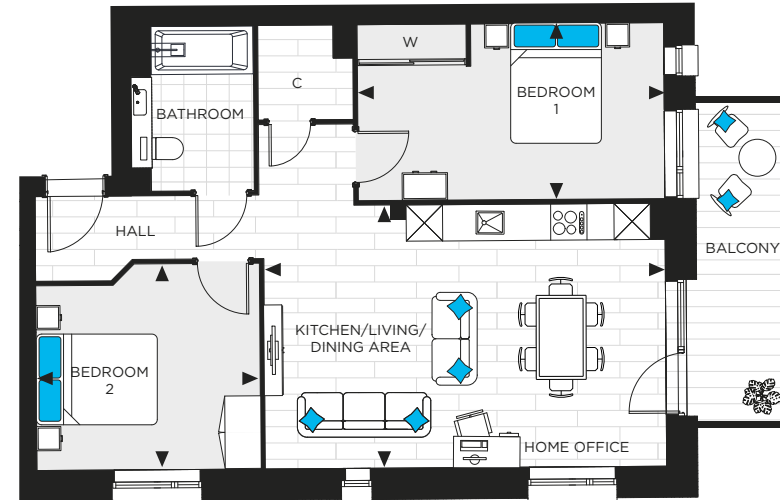
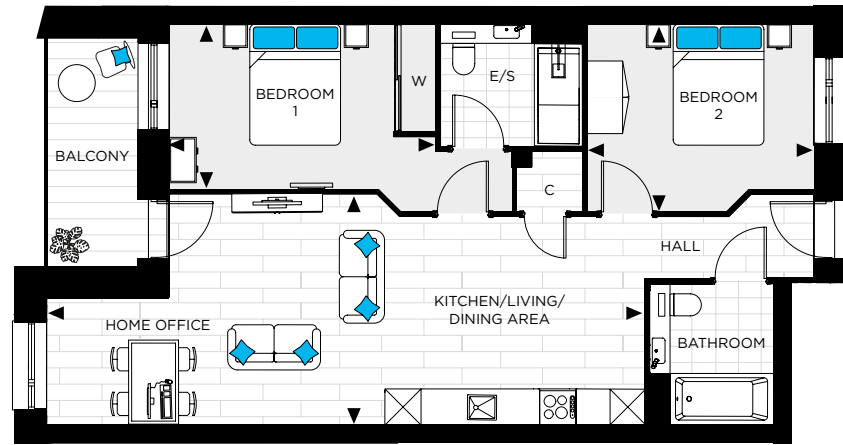
Plot 77*

Seventh Floor: Plot 77

TYPE 20

Plot 76

Seventh Floor: Plot 76



			8 th Floor	
			7 th Floor	
KITCHEN/LIVING/ DINING AREA	9.9m x 3.8m	32'6" x 12'6"	6 th Floor	
BEDROOM 1	4.4m x 2.8m	14'5" x 9'2"	5 th Floor	
BEDROOM 2	3.8m x 3.1m	12'6" x 10'2"	4 th Floor	
OVERALL SIZE	74.1m ²	798ft ²	3 rd Floor	
			2 nd Floor	
			1 st Floor	

			8 th Floor	
			7 th Floor	
KITCHEN/LIVING/ DINING AREA	6.6m x 4.4m	21'8" x 14'5"	6 th Floor	
BEDROOM 1	5.1m x 2.9m	16'9" x 9'6"	5 th Floor	
BEDROOM 2	3.7m x 3.4m	12'2" x 11'2"	4 th Floor	
OVERALL SIZE	73.1m ²	787ft ²	3 rd Floor	
			2 nd Floor	
			1 st Floor	

			8 th Floor	
			7 th Floor	
KITCHEN/LIVING/ DINING AREA	4.9m x 6.0m	16'0" x 19'8"	6 th Floor	
BEDROOM 1	4.6m x 2.9m	15'1" x 9'6"	5 th Floor	
BEDROOM 2	4.0m x 2.8m	13'1" x 9'2"	4 th Floor	
OVERALL SIZE	72.8m ²	784ft ²	3 rd Floor	
			2 nd Floor	
			1 st Floor	

			8 th Floor	
			7 th Floor	
KITCHEN/LIVING/ DINING AREA	6.1m x 5.4m	20'0" x 17'9"	6 th Floor	
BEDROOM 1	3.8m x 4.2m	12'6" x 13'9"	5 th Floor	
BEDROOM 2	4.9m x 3.2m	16'1" x 10'6"	4 th Floor	
OVERALL SIZE	78m ²	840ft ²	3 rd Floor	
			2 nd Floor	
			1 st Floor	

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.

C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ►

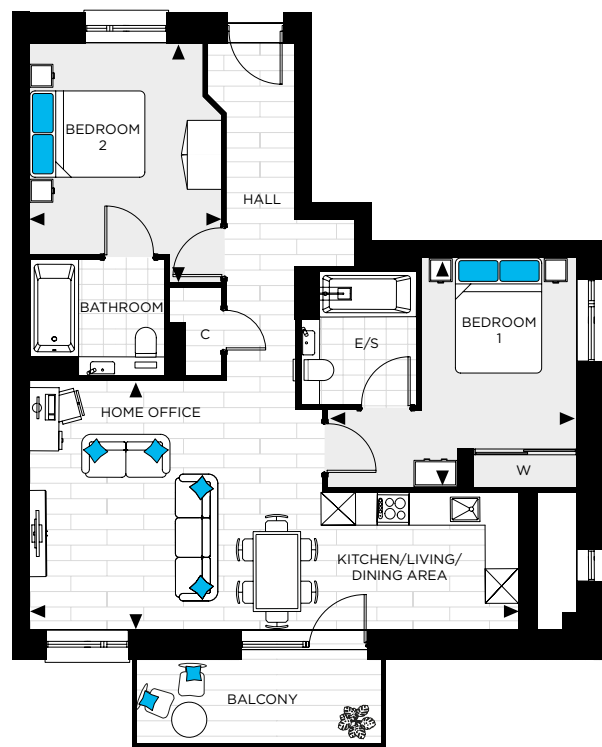
Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.

C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ► *Unit subject to planning permission.

TYPE 21

Plot 47

Eighth Floor: Plot 47



KITCHEN/LIVING/DINING AREA	8.5m x 4.3m	27'11" x 14'1"
BEDROOM 1	4.7m x 4.0m	15'5" x 13'1"
BEDROOM 2	3.3m x 3.7m	10'10" x 12'2"
OVERALL SIZE	76.5m ²	823ft ²



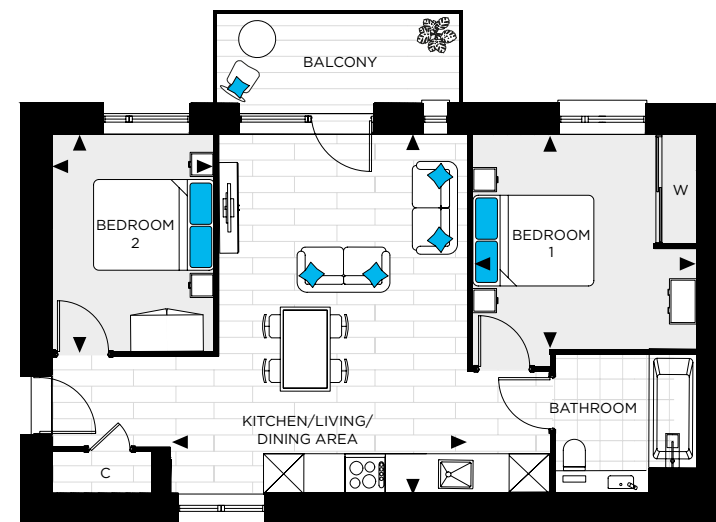
TYPE 22

Plot 13, 21 & 46*

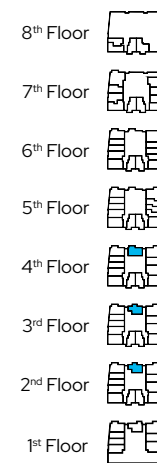
Second Floor: Plot 13

Third Floor: Plot 21

Fourth Floor: Plot 46



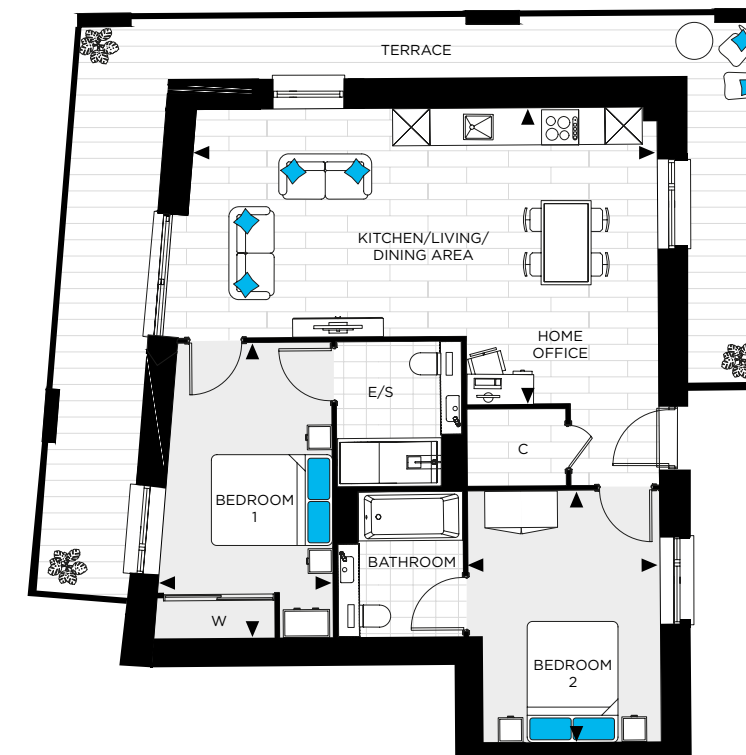
KITCHEN/LIVING/DINING AREA	4.9m x 5.9m	16'1" x 19'4"
BEDROOM 1	3.7m x 3.8m	12'2" x 12'6"
BEDROOM 2	2.7m x 3.6m	8'10" x 11'10"
OVERALL SIZE	64.6m ²	695ft ²



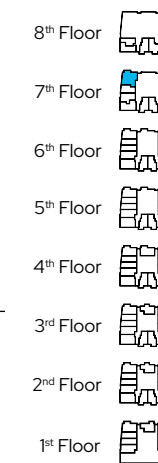
TYPE 33

Plot 79*

Seventh Floor: Plot 79



KITCHEN/LIVING/DINING AREA	7.5m x 6.1m	24'7" x 20'0"
BEDROOM 1	4.8m x 2.8m	15'9" x 9'2"
BEDROOM 2	3.1m x 4.1m	10'2" x 13'5"
OVERALL SIZE	72.5m ²	780ft ²



Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.

C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ► *Unit subject to planning permission.

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.

C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ► *Unit subject to planning permission.



3 BEDROOM



TYPE 28

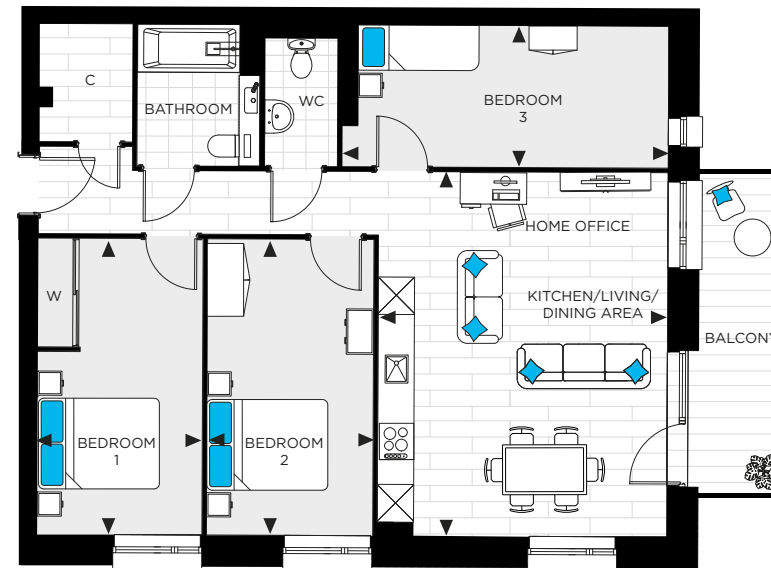
Plot 66

Fifth Floor: Plot 66

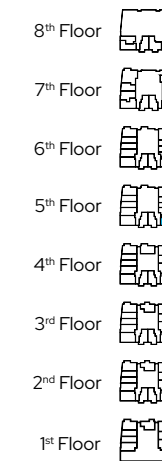
TYPE 38

Plot 70

Fifth Floor: Plot 70



KITCHEN/LIVING/DINING AREA	4.8m x 6.0m	15'9" x 19'8"
BEDROOM 1	2.7m x 4.9m	8'10" x 16'1"
BEDROOM 2	2.8m x 4.9m	9'2" x 16'1"
BEDROOM 3	5.4m x 2.4m	17'9" x 7'10"
OVERALL SIZE	89.4m ²	962ft ²



KITCHEN/LIVING/DINING AREA	5.9m x 4.9m	19'4" x 16'1"
BEDROOM 1	4.6m x 4.2m	15'1" x 13'9"
BEDROOM 2	2.9m x 4.1m	9'6" x 13'5"
BEDROOM 3	2.2m x 4.1m	7'3" x 13'5"
OVERALL SIZE	92.4m ²	995ft ²



Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.

C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ►



COMMITMENT TO OUR CUSTOMERS

The entire Weston Homes team is committed to providing you, our customers, with quality homes.

We are working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our customer charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer care begins at the outset, with our trained Sales Negotiators who offer guidance on

the legal process involved in buying a home and help with arranging mortgage finance through independent mortgage brokers.

Your home will come with a 10-year NHBC Buildmark policy which includes:

- Deposit protection from exchange of contracts
- A two-year builder warranty from legal completion directly with Weston Homes, backed by NHBC's resolution service
- Eight years of structural defects insurance cover

For more details, please visit www.NHBC.co.uk/homeowners

Each property is quality checked and commissioned by our dedicated Customer Care team before handover to its new owner.



Weston Homes

BUILT WITH PASSION, DELIVERED WITH PRIDE

Weston Homes was formed in 1987 by Bob Weston, establishing what has now become one of the major property developers in the South East of England. Weston Homes has built a reputation for high quality design and build standards, delivered with a passionate desire to make a genuine difference to the lives of our customers and to leave a legacy of which we are justly proud.

Continually reassessing the marketplace, Weston Homes has combined the traditional skills of house-building with the ever-expanding opportunities created by new technology. The company has taken a revolutionary approach to property development - many of our properties' components are now pre-manufactured and tested in our own carefully controlled Weston-run factory, rather than on site. This enables the efficient fitting at a late stage of construction for fixtures such as kitchen worktops, wardrobes and bathroom vanity units, which incorporate bespoke basins, storage cabinets and associated plumbing. This minimises wasted materials whilst maximising the quality of your brand new home.

Weston Homes provides properties to exceed the expectations of purchasers both in terms of quality and value for money. Projects are hugely varied, ranging from select housing developments to large-scale city apartment complexes of many hundreds of homes. As well as new-build, the company has extensive experience of refurbishment and restoration work, breathing new life into historic and Listed buildings to give new purpose to Britain's architectural heritage.



Best Medium House Builder



Best Interior Design



Best Starter Home Scheme



Private Developer of the Year



Best Refurbishment Project



Reading Riverside, Reading



Springfield Park, Maidstone



Gun Hill Park, Aldershot



TERMS & CONDITIONS

DEPOSIT

A deposit is required to be paid on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

RESERVATION

On reservation, we will require details of the purchaser's solicitor who must be instructed immediately.

EXCHANGE OF CONTRACTS

The exchange of contracts date will be strictly adhered to. If contracts are not exchanged on or by the appropriate date, Weston Homes Plc reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with us.

COMPLETION

On reservation, an anticipated completion date will be given and we will keep you informed as to the progress of construction. The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from the sales suite.

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(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibilities and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may therefore vary from time to time. Floor plans and dimensions can only be given as a guide and are indicative of the type only. The computer generated images, floor plans, configuration and layouts are included for guidance only, please refer to drawings in sales suite. It should be noted that the representations of Caxton Square may not necessarily be accurate in every respect.

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SQUARE

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