



**Coronation Square Sales Suite**

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Computer generated image.



Welcome to  
**Sage @  
Coronation Square**

**A PLACE WITH HEART.  
A HOME TO LOVE.**

New 1, 2 & 3 bedroom apartments available with Shared Ownership in the heart of Leyton. Set around a Central Square with amenities from shops to sports and health facilities, these homes are perfect for first time buyers, families, professionals and those looking for a balanced city lifestyle.



Shared Ownership – Terms and conditions apply. These properties are Shared Ownership with Sage and are subject to fitting criteria. 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. Please speak to a Sales Executive for more details of this scheme.

03



# CORONATION SQUARE

LEYTON



05



## From the bustling high street to a green oasis

## Enjoy all that Leyton has to offer

Much sought after by those who love its combination of character and sense of community, Leyton has deep roots and a distinctive identity. With great connections to central London and the City, together with an excellent choice of cafés, relaxing pubs, local shops and gardens, Coronation Square is ideal for modern living.



# A breath of fresh air



^ CORONATION GARDENS

There is a strong beat to Leyton's urban pulse, and a wealth of open spaces that will draw you outdoors all year round. The buzzing plaza at Coronation Square for instance, brings a continental feel, enhancing the connections to Leyton's beautiful Coronation Park, while the wonderful local parklands and waterways are perfect to visit all year round. From special bird havens to the hundreds of acres of Queen Elizabeth Olympic Park, there is room for everyone.



^ MIDDLESEX FILTER BEDS



^ WALTHAMSTOW WETLANDS

Coronation Gardens has been Leyton's civic park for over a century. Here you can enjoy the lawns and colourful summer borders, explore the maze near the rose garden, or find shade under one of the many mature trees. Its original bandstand now hosts performances by local musicians across a range of genres. Leyton's Saturday food market gathers here with stalls selling fresh-baked bread, brioche rolls and bagels, artisan coffee, and some of the capital's favourite street food from around the world.



LEYTON STATION

LONDON CITY AIRPORT

STRATFORD

QUEEN ELIZABETH OLYMPIC PARK

LEYTON ORIENT FC

CORONATION GARDENS

CANARY WHARF

HACKNEY MARSHES

SALES OFFICE

CORONATION SQUARE  
LEYTON

Aerial view with computer generated image of Coronation Square. 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 property designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Executive prior to reservation.



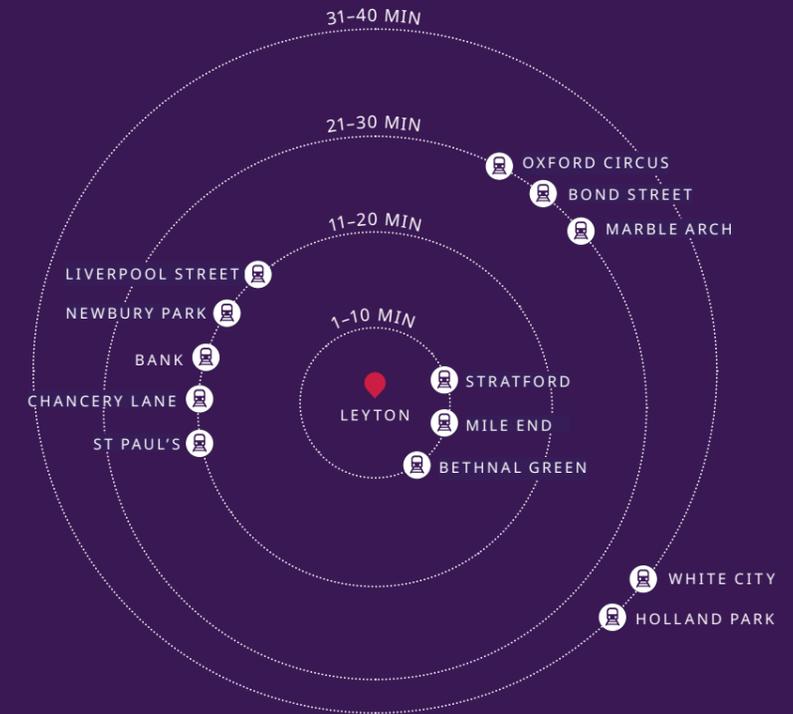
# London calling

**MAKING IT EASIER TO BE WHERE YOU WANT TO BE.**

With some of the world's best sights, attractions and activities easily within reach, Coronation Square is perfect for commuting or visiting the capital.

Leyton underground station is a short walk away with Central line services into Stratford taking just two minutes. DLR connections here lead to Canary Wharf, while Central line connections head to London Liverpool Street and the West End.

## BY TUBE FROM LEYTON STATION – ZONE 3



## ON FOOT AND BICYCLE FROM CORONATION SQUARE

CORONATION SQUARE LEYTON		
4 MIN	Leyton High Road	1 MIN
9 MIN	Leyton Jubilee Park	3 MIN
11 MIN	Leyton Station	4 MIN
11 MIN	Queen Elizabeth Olympic Park	4 MIN
13 MIN	Leyton Cricket Ground	5 MIN
17 MIN	Leyton Midland Road Station	5 MIN
19 MIN	Hackney Marshes	8 MIN
22 MIN	Leyton Leisure Centre	7 MIN
26 MIN	Leytonstone High Road Station	8 MIN
27 MIN	Westfield Stratford City	10 MIN
28 MIN	Lea Bridge Station	8 MIN
36 MIN	Stratford Station	11 MIN

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

Invested in a  
bright future

# A place alive with people and possibilities

Coronation Square is 21st-century London. Fountains of water bounce with light and energy in an exciting development that is bringing new jobs and investment, and encouraging existing businesses. It is a place alive with people enjoying a setting made for everyday life and for the special events that bring people together.

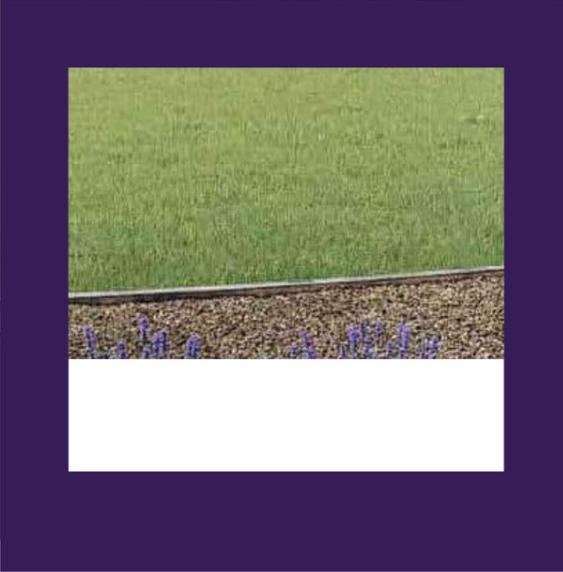


Computer generated image.



## THE CIVIC SQUARE – SOCIAL AND SUSTAINABLE

The new public square is a focus for Coronation Square and all Leyton residents. It's the place to visit both the outdoor market and the new market hall and enjoy the superb new amenities that line the square, or just sit and enjoy the surroundings.



## PLAY AREAS TO ENGAGE YOUNG MINDS AND BODIES

The open spaces at Coronation Square have dedicated play places that children will love, from natural lawns to equipment designed for imaginative play. There is also outdoor table tennis and a water feature to bring a big splash of extra fun.

## HIGH QUALITY LANDSCAPING – PEOPLE, PLANTS AND PUBLIC OPEN SPACE

Coronation Square has been designed by those with a talent and a passion for landscaping, and there's a rich biodiversity in the shrubs, wildflowers and habitats landscaped into the development. Nowhere can it be more appreciated than when sitting or engaging with friends at the communal benches and tables.



Computer generated image.

## NHS HEALTH HUB AND PHARMACY

A modern, purpose-built health centre for the Coronation Square neighbourhood with handy pharmacy providing treatment and consultation for all registered residents.



## PRE-SCHOOL NURSERY AND PRIVATE PLAY AREA

This purpose-built nursery on the Square is in a car-free zone to make drop-off and collection safer. There will be plenty of buggy parking for mums or dads while the children enjoy fresh-air play in the nursery's own private outdoor area.

## SPORTS CENTRE

With a ground-floor café opening onto the Square, the Sports Centre is equipped with first-floor studios for exercise and dance classes, and multipurpose courts for badminton, basketball, five-a-side and gymnastics. This is the perfect place for future Olympic champions to develop their skills.



# Choose a home that suits you

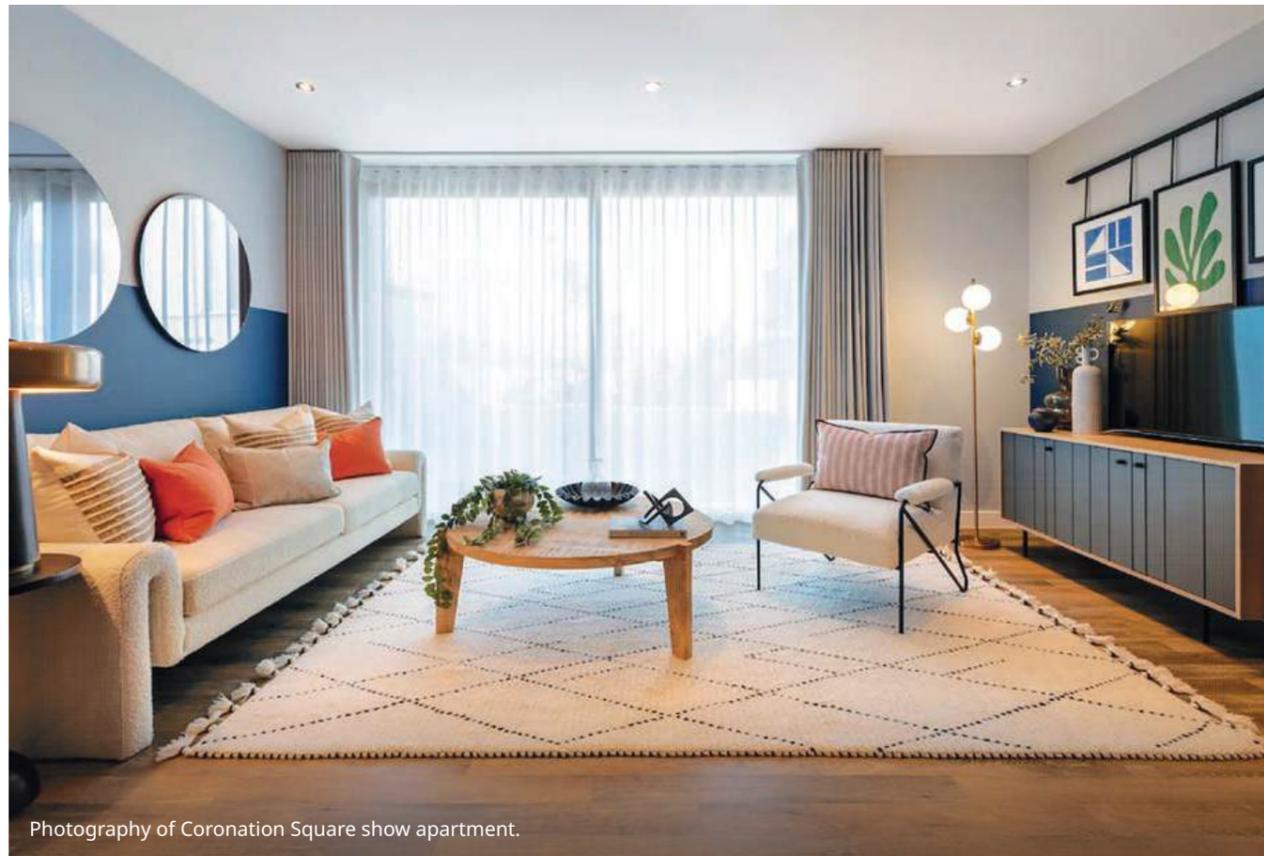
Designed from the start to complement its surroundings in every way, Coronation Square brings its own contemporary style and feel to Leyton. Using London Brick, an icon of the capital's streets, Coronation Square's red brick façades are contrasted with white bricks for a fresh new look.

Inside each home, whether you choose a 1, 2 or 3 bedroom apartment, you'll find a thoughtfully designed living space. Over half of the homes at Coronation Square have open views with dual-aspect rooms inviting the sunlight in.

You can also relax on your own balcony or terrace, and look out across garden courtyards at ground or podium level.



Photography of Coronation Square show apartment.



Photography of Coronation Square show apartment.



Photography of Coronation Square show apartment.



# CORONATION SQUARE

LEYTON

## SPECIFICATION

The specification at Coronation Square gives you a unique opportunity to select which colour palette you prefer for your kitchen and bathroom. Choose from between the light and dark palettes and put your own stamp on your new home.

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

### KITCHEN

- Nobilia fitted kitchen units, laminate worktop and full-height splashback
- Integrated appliances
- Siemens stainless steel built-under single oven or double oven built in tall housing
- Siemens ceramic hob
- Integrated extractor hood
- Zanussi Fridge/Freezer
- Zanussi Dishwasher
- Zanussi Washer/Dryer\*
- Soft close doors/drawers
- Under wall unit lighting
- Handle lighting
- Franke composite sink with 1.5 bowl in black or grey and Franke tap

### BATHROOMS

- White sanitaryware throughout with 180 litre bath
- Satin chrome mixer tap to wash hand basins
- Thermostatic shower, bath screen and full-height tiling to bath
- Half-height tiling to all walls
- Thermostatic shower and full height tiling to shower enclosure in en suite
- Wall mirror included to main bathroom
- Tiled flooring
- Extractor fan
- Shaver socket to en suite or main bathroom (if no en suite)
- Satin chrome heated towel rail to bathroom and en suite

### DOORS AND WINDOWS

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

### ELECTRICAL

- Satin chrome downlighters to kitchen/living area, bathrooms, en suites and cloakrooms
- Energy-efficient pendant ceiling lights to all other rooms
- USB charge point to kitchen double socket†
- Satin chrome switches throughout
- Multi-socket media plate to living room (specific provider to be connected by purchaser)
- TV and telephone point to bedroom 1 (specific provider to be connected by purchaser)
- Mains operated smoke detector with battery backup
- Mechanical extract ventilation to selected plots‡
- Balcony downlight

### HEATING

- Central district heating system - no gas to individual dwellings
- Underfloor heating throughout with the exception to bathrooms, cloakrooms and en suites

### INTERNAL FINISHES

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

### FLOORING

- Abingdon essential carpet to bedrooms
- Amtico Spacia to all other areas, (with the exception to bedrooms and bathrooms)

### WARDROBES

- 1300mm wardrobe with glazed sliding doors to bedroom 1 (location as shown in brochure)\*
- Top shelf and hanging rail included

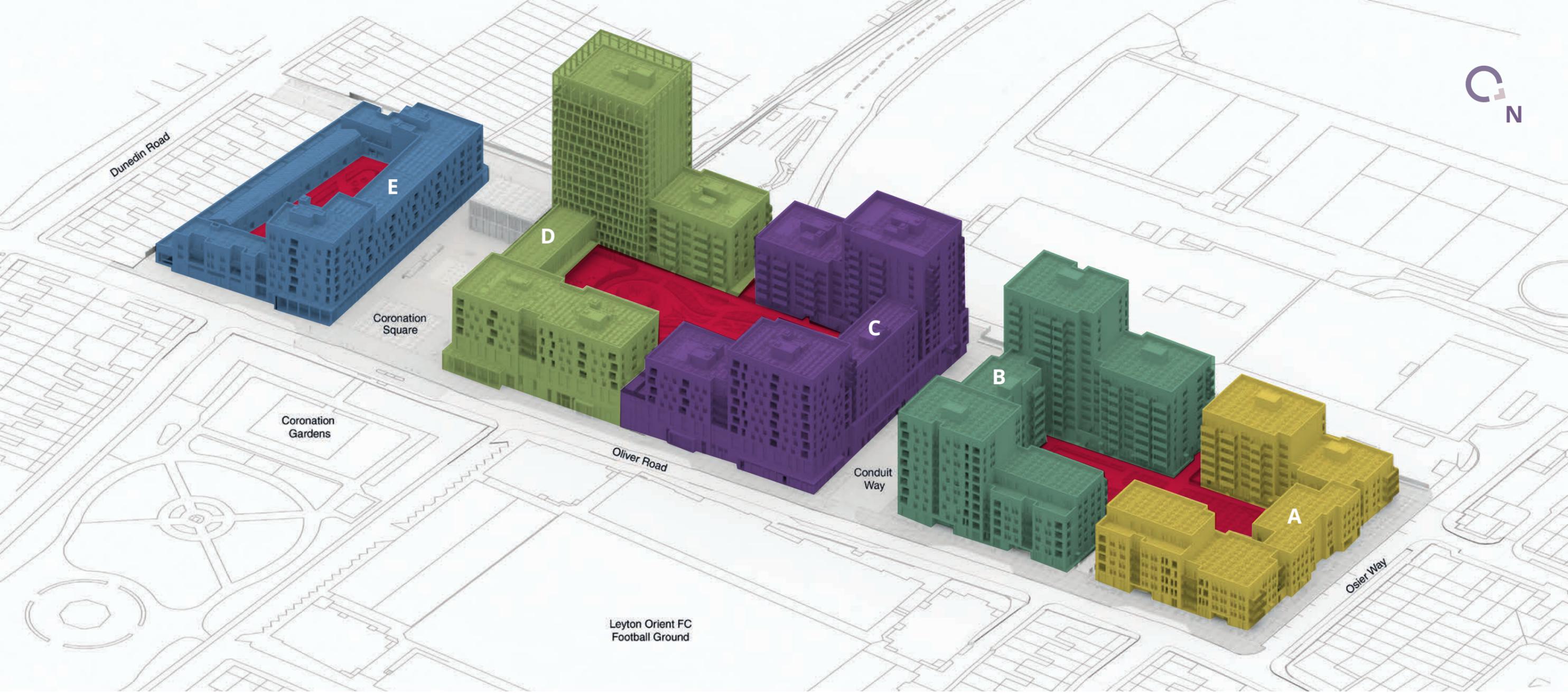


Photography of Coronation Square show apartment.



Photography of Coronation Square show apartment.

NB Flow restrictors included to reduce water consumption. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. \*Located within hall cupboard to certain plots. Please speak to a Sales Executive for further information. †Standard fitting, no surge protection. ‡Please refer to the Sales Executive for specific details. §Size is approximate, variations do occur due to layout restrictions. These are the only options available and are subject to construction. We will not be able to accommodate any changes to the specification or layout other than the options available. Options are correct at time of going to print, but are subject to plot size. Please speak to a Sales Executive for further details. Images are of the light specification and are of the light colour palette. Image may include optional upgrades at additional cost. May 2024.



# Development layout

**MORE THAN A VISION FOR LEYTON,  
A PLACE DESIGNED FOR LIFE.**

With its rich choice of apartments, each home at Coronation Square combines contemporary design with beautiful living space and looks out onto an exciting architectural neighbourhood designed to harmonise with the local surroundings.

## PHASE 1

- Block C**  
Plots 247–429
- Block D**  
Plots 68–246
- Block E**  
Plots 1–67
- Communal gardens and play area**

## PHASE 2

- Block A**  
Plots 642–750
- Block B**  
Plots 430–641

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. Please speak to our Sales Executives regarding the tenure of our new home. We understand that as part of the planning consent for this development a number of new homes may be designated as section 106 (section 75 in Scotland) affordable housing. 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) 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. May 2024.

# 25



# What is Shared Ownership?

Shared Ownership offers you the chance to buy a share of a home and pay rent on the remaining share.

With Shared Ownership, you start by buying a share in your home, between 25% and 75% of the full value. Your deposit is based on the share you buy, not the full value. You will pay a mortgage on the share you own and pay rent to Sage on the share you don't own. As and when you can afford to, you can buy greater shares in your home, up to 100%. This is a process called staircasing.

Shared Ownership is a great option if you can't quite afford the mortgage on 100% of a home or don't have a large deposit that buying outright often requires.

Visit our website [sagehomes.co.uk/sales/listing/coronation-square](https://sagehomes.co.uk/sales/listing/coronation-square) to find out more and check out our affordability calculator and see how Shared Ownership can work for you.



## Who are Sage Homes?

Sage Homes provide good quality affordable housing across England. We work with the largest house builders to offer brand-new housing for Shared Ownership (part buy, part rent) and low-cost rental homes.

We have handed over the keys to over 9,000 homes since 2017. We are on track to achieve our target of providing 30,000 new affordable homes by 2030. Helping us make sure there is more housing available and within reach of as many people as possible.

Our customers are at the heart of our business, and we're always looking for new ways to provide good service in great homes. We are a registered provider of social housing and became an investment partner of Homes England in 2019, enabling us to offer grant funding for affordable homes.

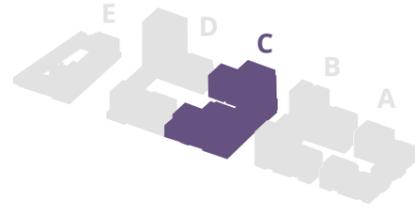
Shared Ownership – Terms and conditions apply. These properties are Shared Ownership with Sage and are subject to fitting criteria. This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion unless by special arrangement by us. Please speak to a Sales Executive for more details of this scheme.



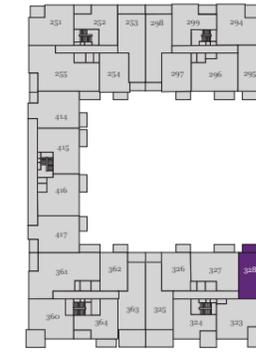
**BLOCK C**

# Type CD04

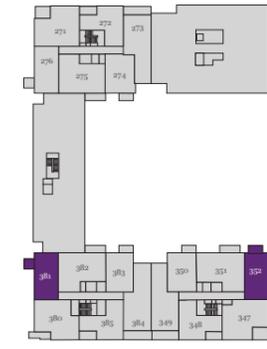
**1 BED APARTMENTS**



- FF Fridge freezer
- St Storage
- W Wardrobe
- W/D Washer/Dryer



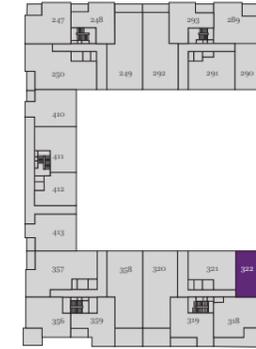
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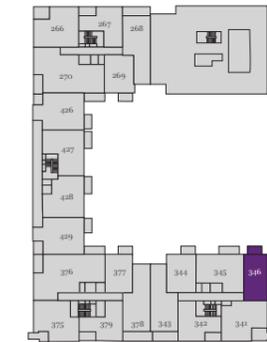
EIGHTH FLOOR



TWELFTH FLOOR



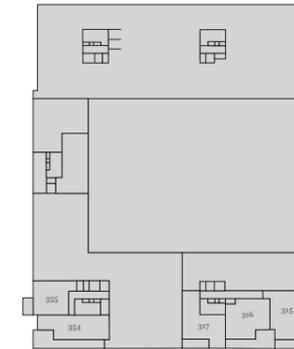
THIRD FLOOR



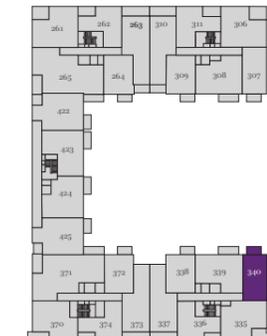
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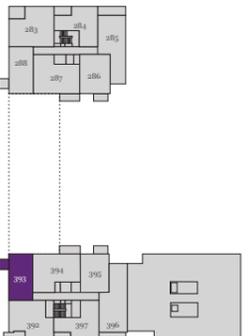
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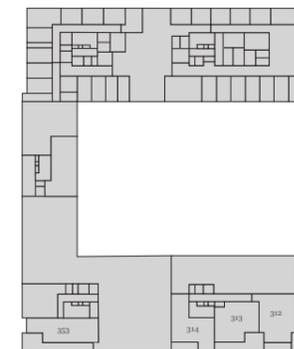
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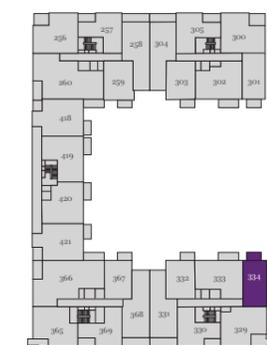
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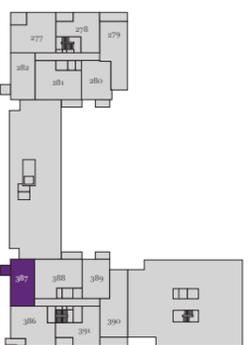
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

**PLOTS 322\*, 328, 334, 340, 346, 352, 381, 387, 393, 399 & 405**

**Kitchen/Living/Dining Area max.**

5.38m x 4.99m      17'9" x 16'4"

**Bedroom max.**

4.42m x 2.89m      14'6" x 9'6"

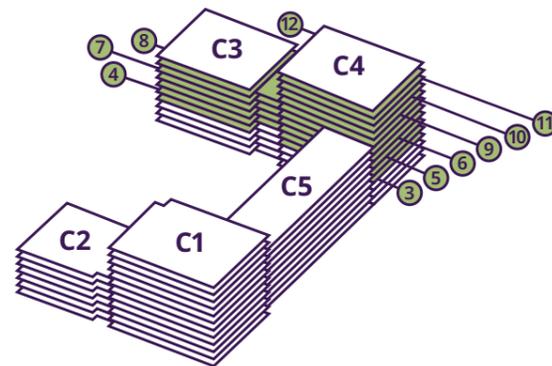
**Balcony**

3.18m x 1.59m      10'5" x 5'3"\*

**\*Wraparound terrace to plot 322 only**

13.75m x 9.4m      45'1" x 30'10"

**Total: 50.6 sq. m. | 545 sq. ft.**



†Wall layout and window size/position may vary depending on the specific plot. 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.

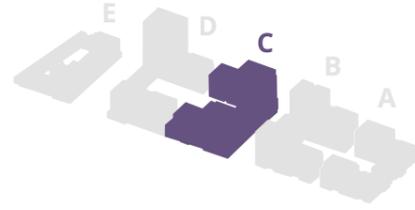
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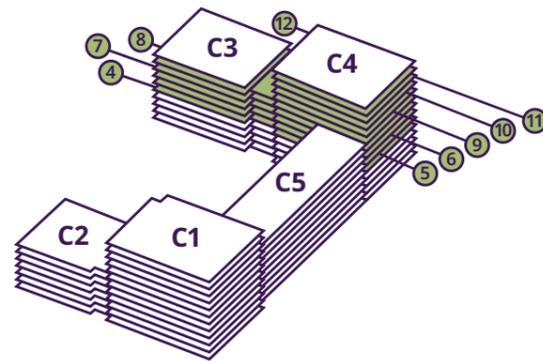
BLOCK C

# Type CD06

1 BED APARTMENTS



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer

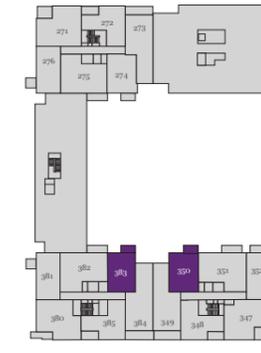


PLOTS 326, 332, 338, 344, 350, 362, 367, 372, 377, 383, 389, 395, 401 & 407

<b>Kitchen/Living/Dining Area</b>	8.25m x 3.34m	27'1" x 10'11"
<b>Bedroom</b>	4.67m x 2.85m	15'4" x 9'4"
<b>Balcony</b>	3.18m x 1.59m	10'5" x 5'3"
<b>Total:</b>	51.1 sq. m.   550 sq. ft.	



FOURTH FLOOR



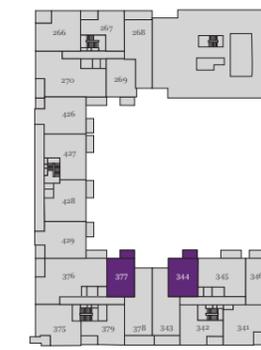
EIGHTH FLOOR



TWELFTH FLOOR



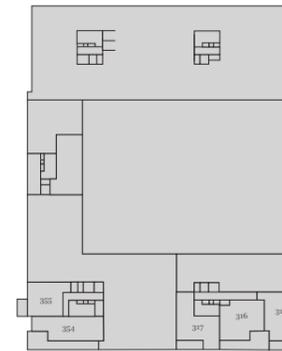
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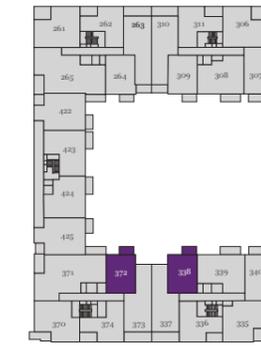
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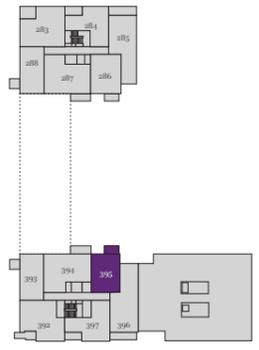
ELEVENTH FLOOR



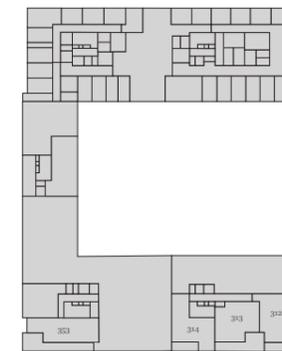
SECOND FLOOR



SIXTH FLOOR



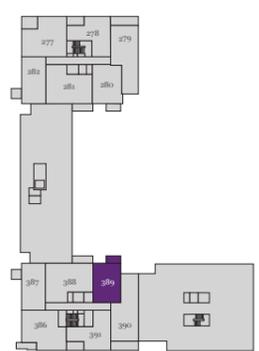
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

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

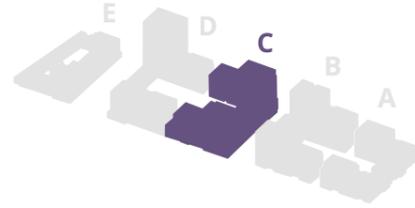
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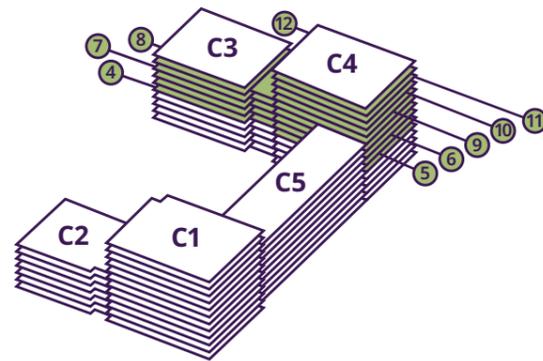
BLOCK C

# Type CD08

1 BED APARTMENTS



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer



PLOTS 324, 330, 336, 342, 348, 364, 369, 374, 379, 385, 391, 397, 403 & 409

**Kitchen/Living/Dining Area max.**  
6.50m x 5.70m      21'5" x 18'9"

**Bedroom max.**  
4.50m x 3.10m      14'9" x 12'11"

**Balcony**  
3.40m x 1.60m      11'1" x 5'3"

**Total: 54.9 sq. m. | 591 sq. ft.**



FOURTH FLOOR



EIGHTH FLOOR



TWELFTH FLOOR



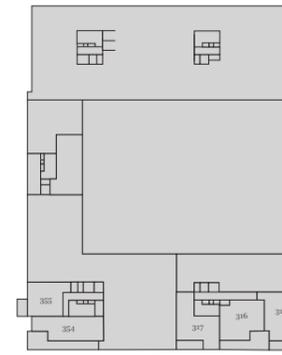
THIRD FLOOR



SEVENTH FLOOR



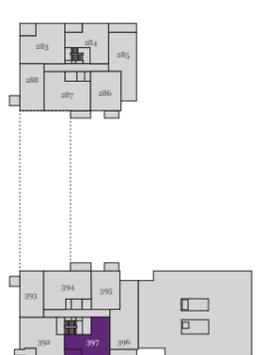
ELEVENTH FLOOR



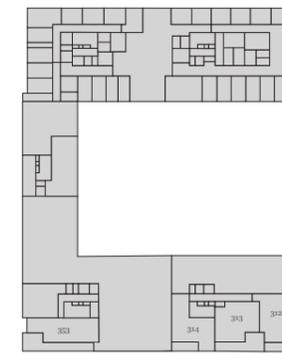
SECOND FLOOR



SIXTH FLOOR



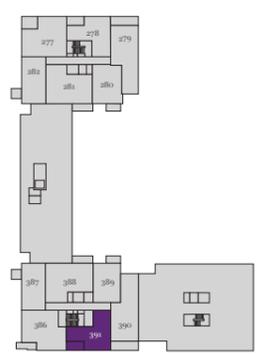
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

<sup>†</sup>Wall layout and window size/position may vary depending on the specific plot. 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.

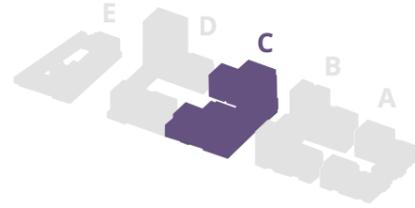
The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there 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. Apartments have openable windows either one or both sides of mullions, please speak to your Sales Executive for plot specific details. 60130/November 2024.



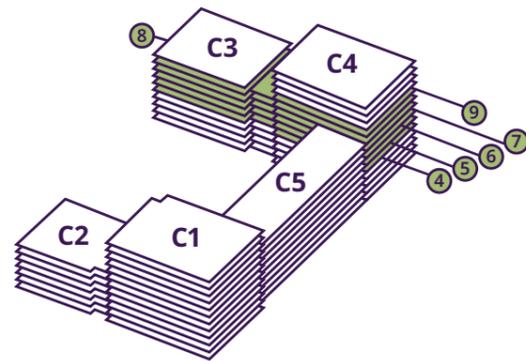
# BLOCK C

# Type CD11

## 1 BED APARTMENTS



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer



PLOTS 360, 365, 370, 375, 380 & 386

**Kitchen/Living/Dining Area**  
6.70m x 3.90m     21'10" x 12'11"

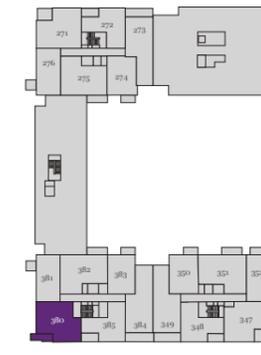
**Bedroom**  
6.30m x 3.90m     20'8" x 12'10"

**Balcony**  
4.50m x 1.60m     5'3" x 14'11"

**Total: 70.5 sq. m. | 759 sq. ft.**



FOURTH FLOOR



EIGHTH FLOOR



TWELFTH FLOOR



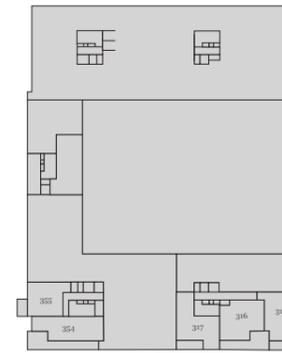
THIRD FLOOR



SEVENTH FLOOR



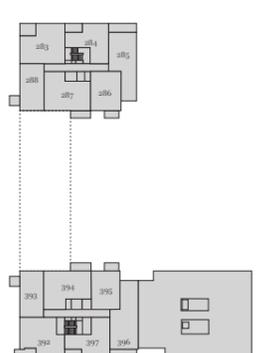
ELEVENTH FLOOR



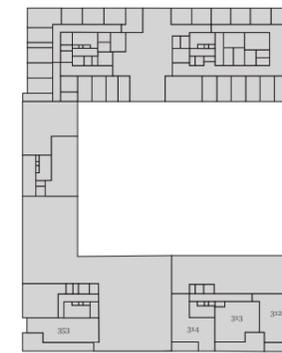
SECOND FLOOR



SIXTH FLOOR



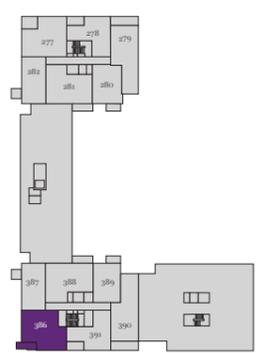
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

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

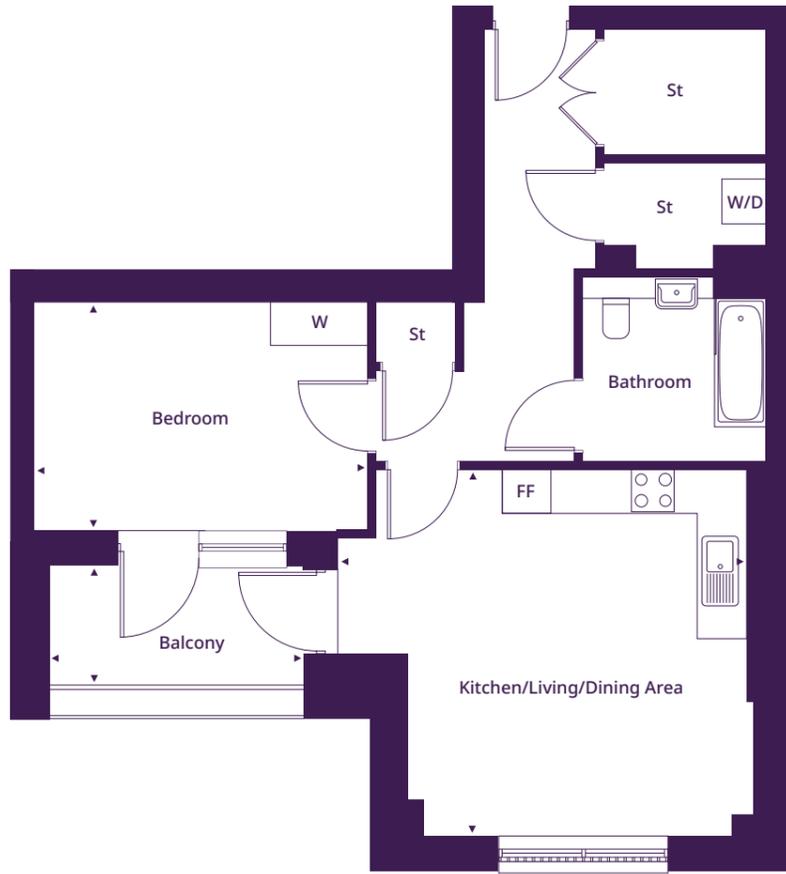
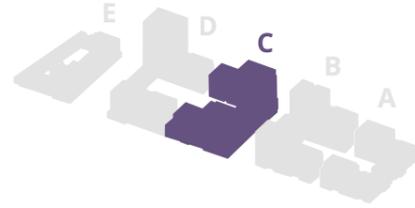
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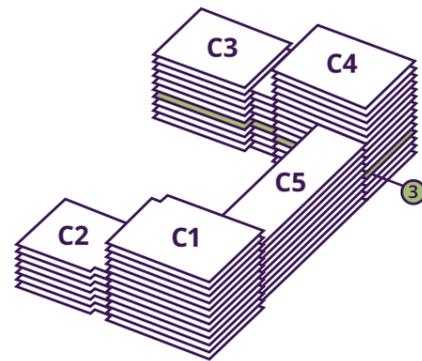
BLOCK C

# Type CD24

1 BED APARTMENTS



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer



### PLOT 359

#### Kitchen/Living/Dining Area

5.42m x 4.89m | 17'9" x 16'0"

#### Bedroom

4.45m x 3.05m | 14'7" x 10'0"

#### Balcony

3.39m x 1.61m | 11'1" x 5'3"

Total: 64.6 sq. m. | 695 sq. ft.



FOURTH FLOOR



EIGHTH FLOOR



TWELFTH FLOOR



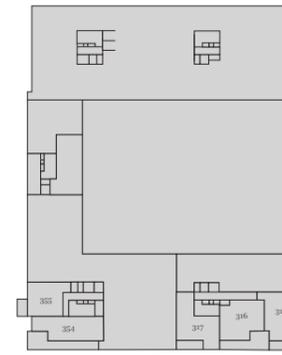
THIRD FLOOR



SEVENTH FLOOR



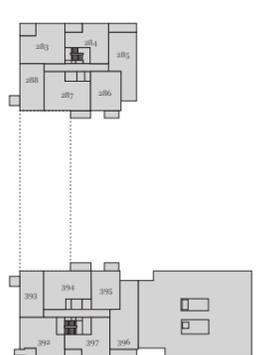
ELEVENTH FLOOR



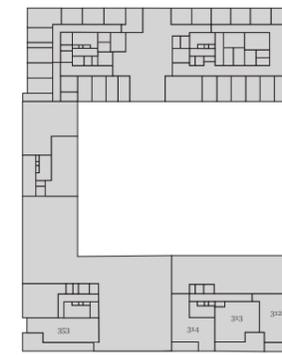
SECOND FLOOR



SIXTH FLOOR



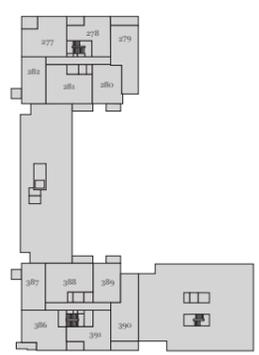
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

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

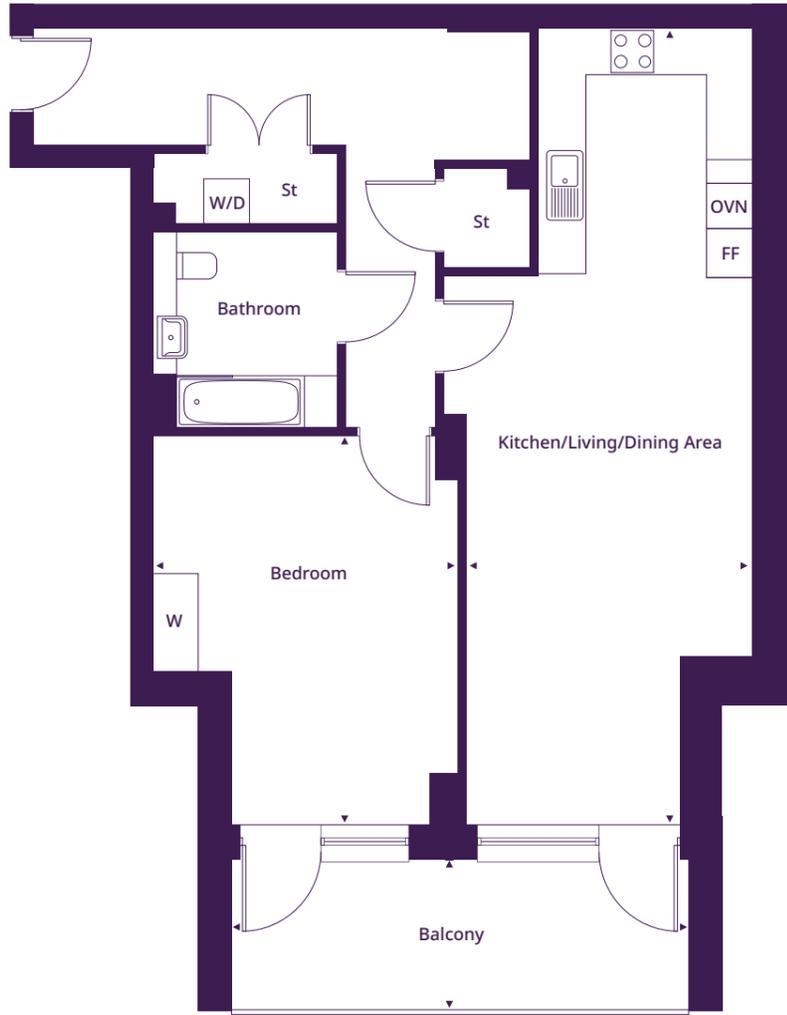
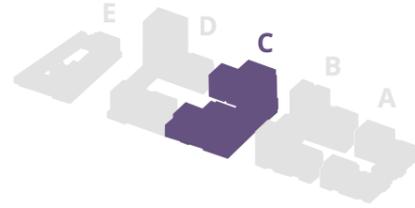
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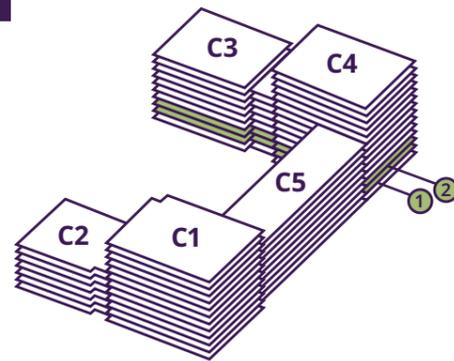
**BLOCK C**

# Type CD28

**1 BED APARTMENTS**



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer



**PLOTS 312 & 315**

**Kitchen/Living/Dining Area**

10.57m x 4.01m     34'8" x 13'2"

**Bedroom**

5.17m x 4.05m     17'0" x 13'3"

**Balcony**

6.09m x 2.03m     20'0" x 6'8"

**Total: 84.5 sq. m. | 910 sq. ft.**



**FOURTH FLOOR**



**EIGHTH FLOOR**



**TWELFTH FLOOR**



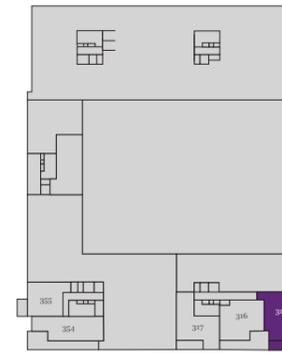
**THIRD FLOOR**



**SEVENTH FLOOR**



**ELEVENTH FLOOR**



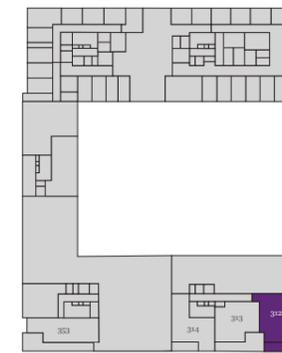
**SECOND FLOOR**



**SIXTH FLOOR**



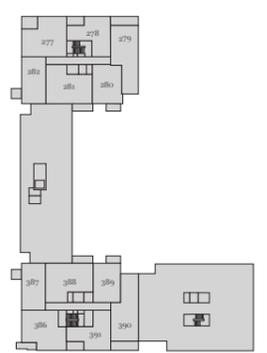
**TENTH FLOOR**



**FIRST FLOOR**



**FIFTH FLOOR**



**NINTH FLOOR**

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

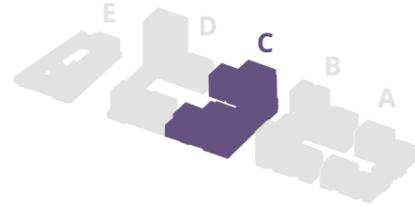
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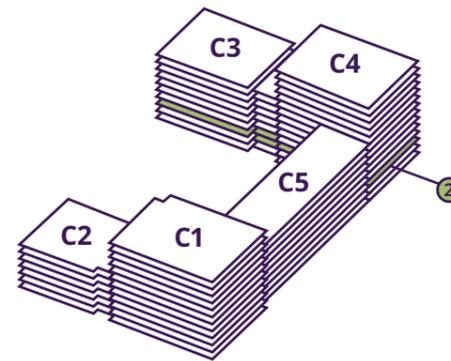
# BLOCK C

# Type CD30

## 1 BED APARTMENTS



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer



### PLOT 355

#### Kitchen/Living/Dining Area

7.30m x 3.50m     24'0" x 11'5"

#### Bedroom

3.80m x 3.70m     12'7" x 12'3"

#### Terrace

3.90m x 2.20m     12'11" x 7'3"

**Total: 56.5 sq. m. | 608 sq. ft.**



FOURTH FLOOR



EIGHTH FLOOR



TWELFTH FLOOR



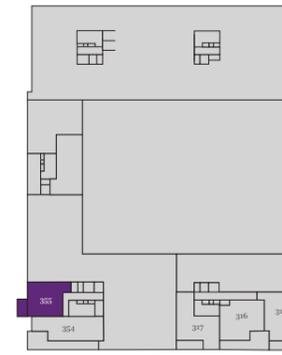
THIRD FLOOR



SEVENTH FLOOR



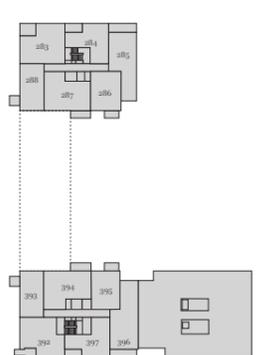
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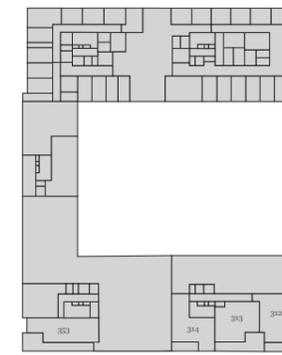
SECOND FLOOR



SIXTH FLOOR



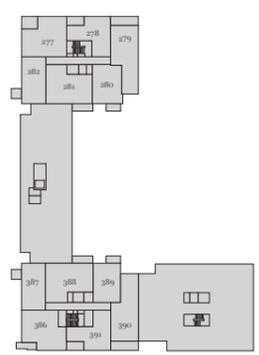
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

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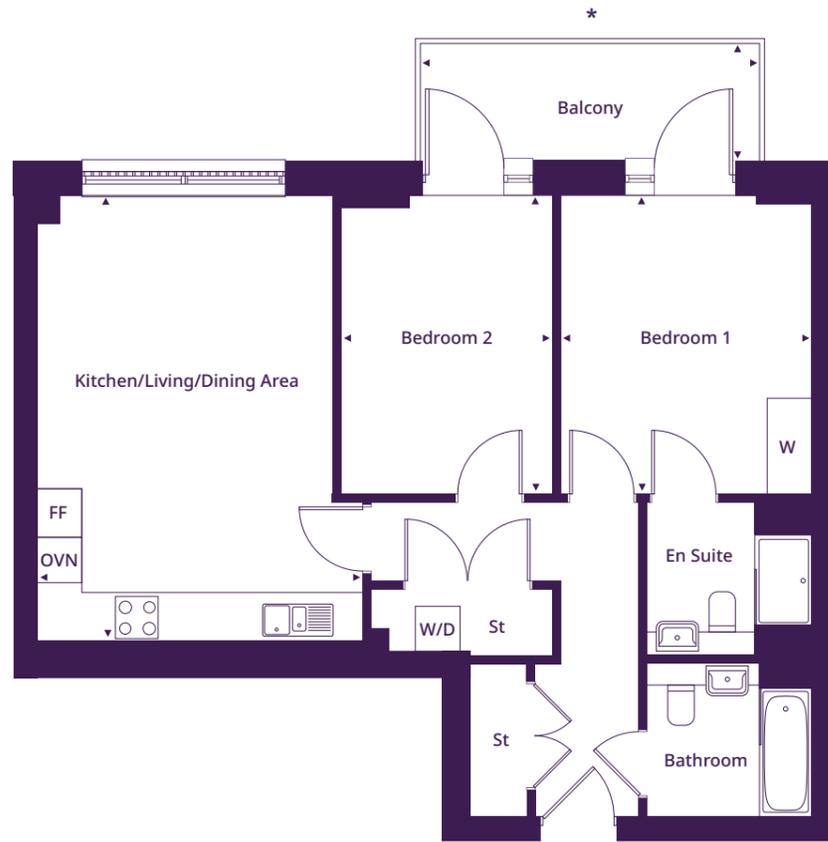
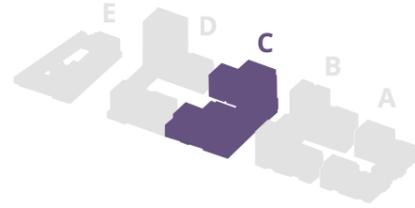
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BLOCK C

# Type CD05

2 BED APARTMENTS

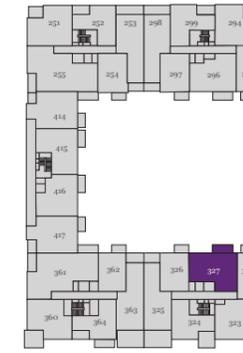
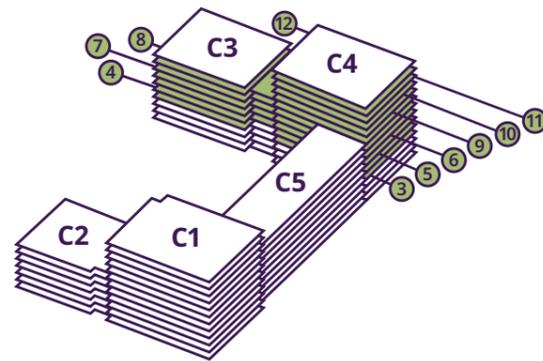


- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer

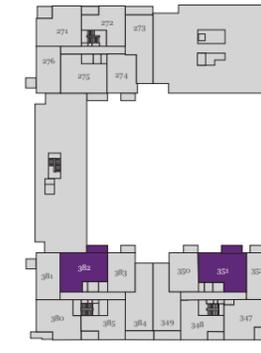
PLOTS 321, 327, 333, 339, 345, 351, 382, 388, 394, 400 & 406

<b>Kitchen/Living/Dining Area</b>	5.90m x 3.90m min.	19'5" x 12'10" min.
<b>Bedroom 1</b>	4.00m x 3.40m	13'1" x 11'0"
<b>Bedroom 2</b>	4.00m x 2.80m	13'1" x 9'3"
<b>Balcony</b>	4.50m x 1.60m	14'9" x 5'3"
<b>*Terrace to plot 321 only</b>	10.60m x 3.00m	34'10" x 9'10"

Total: 71.9 sq. m. | 774 sq. ft.



FOURTH FLOOR



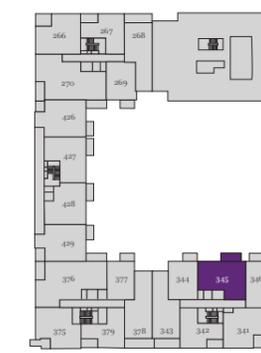
EIGHTH FLOOR



TWELFTH FLOOR



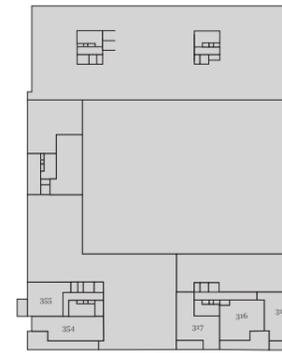
THIRD FLOOR



SEVENTH FLOOR



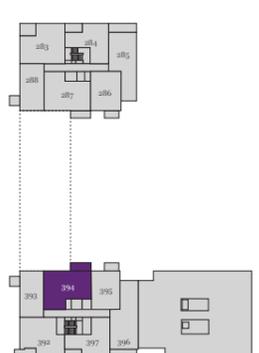
ELEVENTH FLOOR



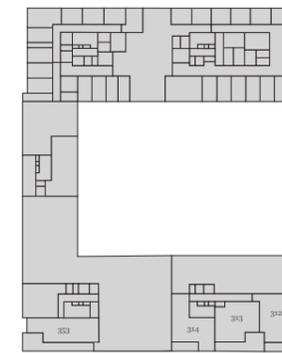
SECOND FLOOR



SIXTH FLOOR



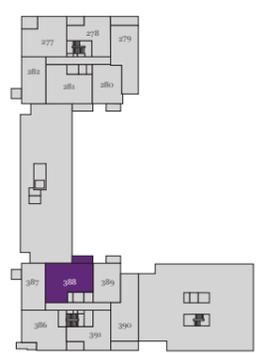
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

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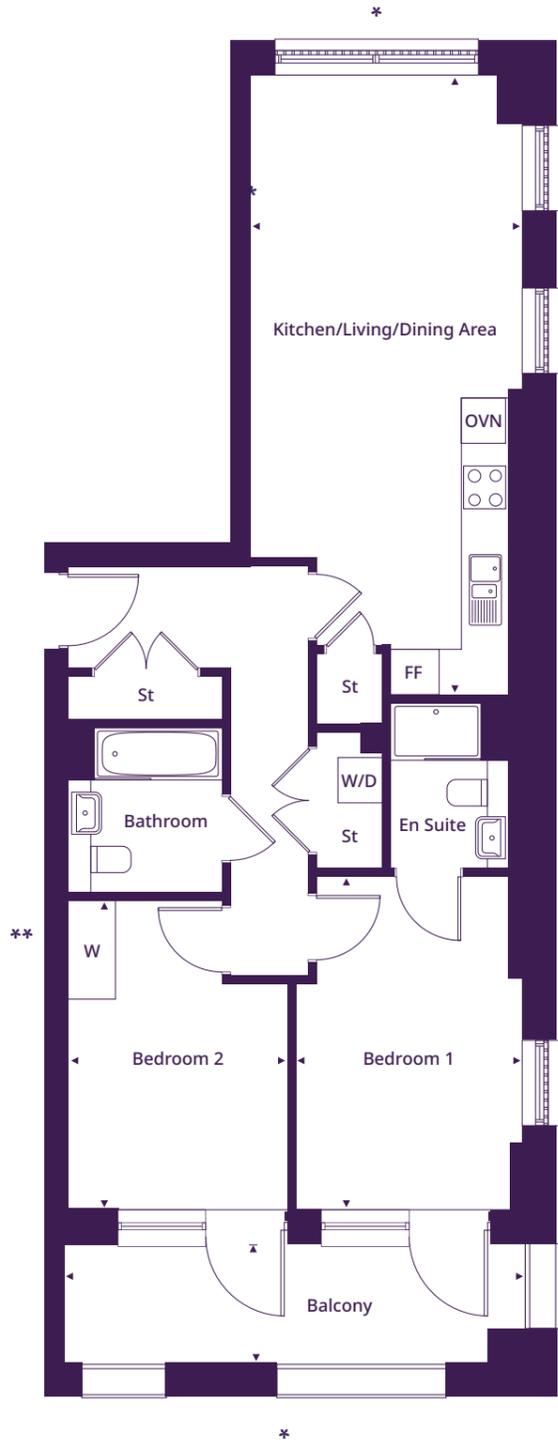
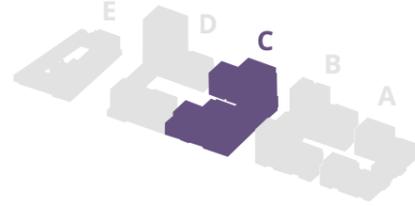
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# BLOCK C

# Type CD07

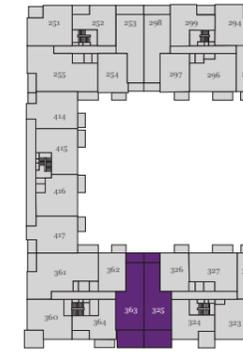
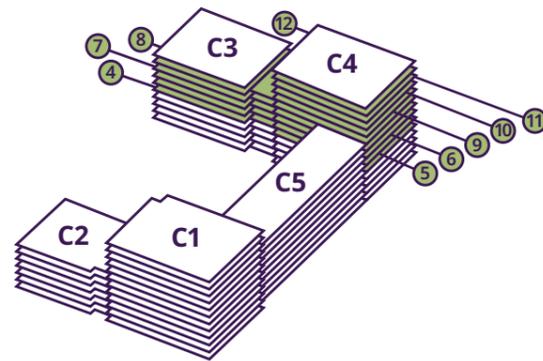
## 2 BED APARTMENTS



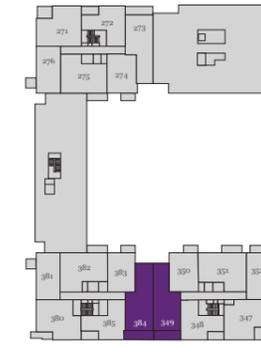
PLOTS 325, 331, 337, 343, 349, 363, 368, 373, 378, 384, 390, 396, 402 & 408

<b>Kitchen/Living/Dining Area</b>	8.20m × 3.60m	27'0" × 11'11"
<b>Bedroom 1</b>	4.40m × 3.00m	14'7" × 9'11"
<b>Bedroom 2</b>	4.10m × 2.90m	13'6" × 9'7"
<b>Balcony</b>	6.10m × 1.60m	20'1" × 5'2"
<b>*Two balconies to plots 363 &amp; 325</b>		
<b>Front Balcony</b>	3.40m × 1.60m	11'0" × 5'5"
<b>Back Balcony</b>	5.60m × 3.60m	18'6" × 11'10"
<b>Total:</b>	<b>72.8 sq. m.</b>	<b>784 sq. ft.</b>

- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer



FOURTH FLOOR



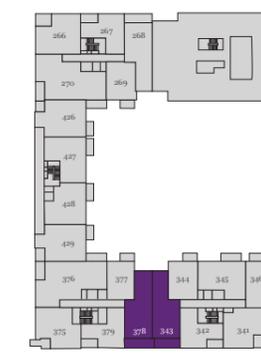
EIGHTH FLOOR



TWELFTH FLOOR



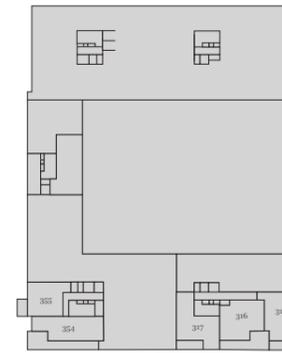
THIRD FLOOR



SEVENTH FLOOR



ELEVENTH FLOOR



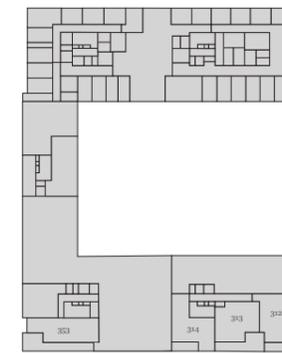
SECOND FLOOR



SIXTH FLOOR



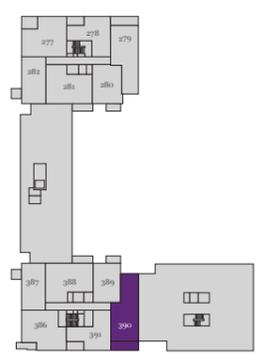
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

†Wall layout and window size/position may vary depending on the specific plot. \*\*Wardrobe in bedroom 2 for plots 325 & 331 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.

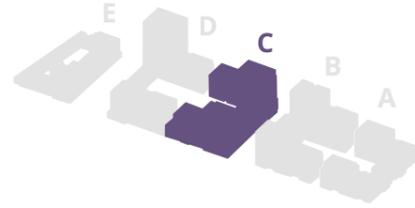
The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there 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. Apartments have openable windows either one or both sides of mullions, please speak to your Sales Executive for plot specific details. 60130/November 2024.



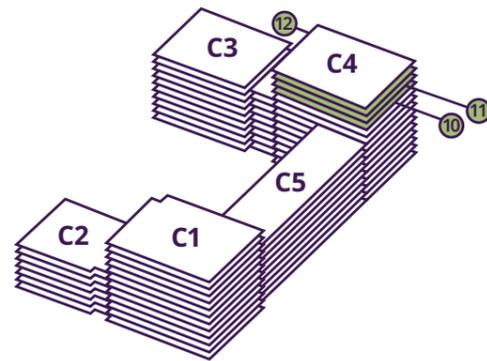
**BLOCK C**

# Type CD09

**2 BED APARTMENTS**



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer



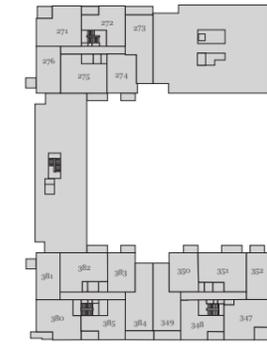
**PLOTS 392, 398 & 404**

<b>Kitchen/Living/Dining Area</b>	6.70m × 5.00m	21'10" × 16'6"
<b>Bedroom 1</b>	5.10m × 3.40m	16'8" × 11'3"
<b>Bedroom 2</b>	3.40m × 2.70m	11'1" × 8'10"
<b>Balcony</b>	4.50m × 1.60m	14'11" × 5'3"

**Total: 70.5 sq. m. | 759 sq. ft.**



FOURTH FLOOR



EIGHTH FLOOR



TWELFTH FLOOR



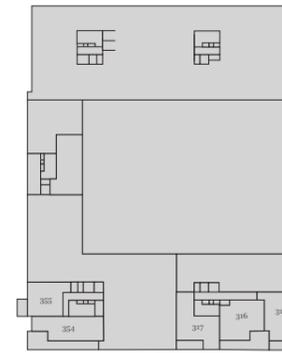
THIRD FLOOR



SEVENTH FLOOR



ELEVENTH FLOOR



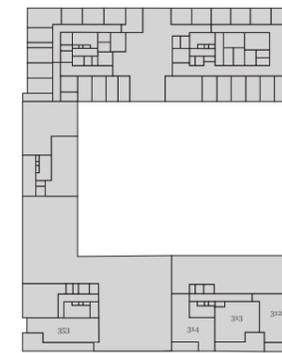
SECOND FLOOR



SIXTH FLOOR



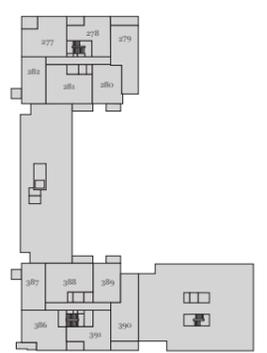
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

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

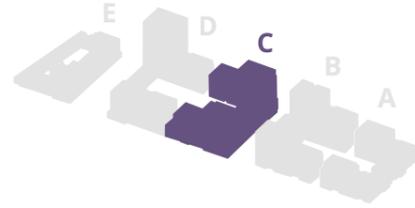
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# BLOCK C

# Type CD10

## 2 BED APARTMENTS



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer

### PLOTS 323, 329, 335, 341 & 347

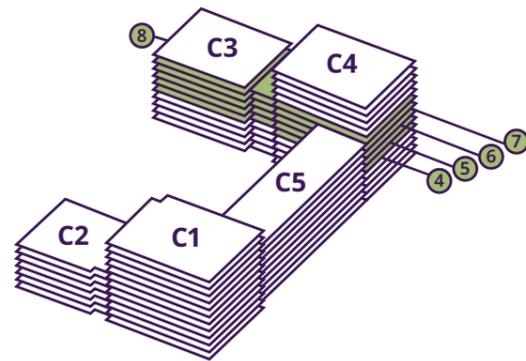
**Kitchen/Living/Dining Area max.**  
5.87m x 4.60m | 19'3" x 15'1"

**Bedroom 1**  
4.34m x 3.37m | 14'3" x 11'1"

**Bedroom 2 max.**  
4.34m x 2.88m | 14'3" x 9'5"

**Balcony**  
4.44m x 2.40m | 14'7" x 7'10"

**Total: 72.3 sq. m. | 778 sq. ft.**



FOURTH FLOOR



EIGHTH FLOOR



TWELFTH FLOOR



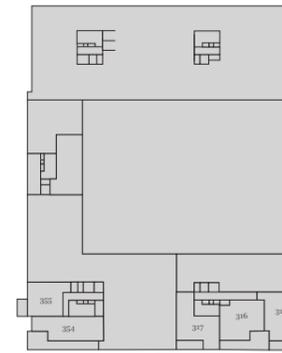
THIRD FLOOR



SEVENTH FLOOR



ELEVENTH FLOOR



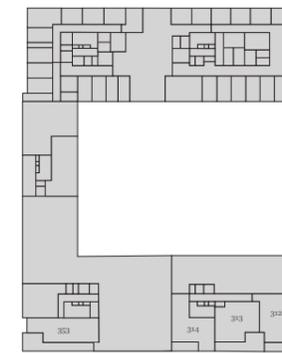
SECOND FLOOR



SIXTH FLOOR



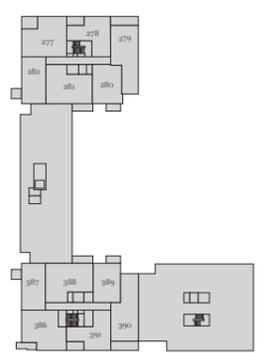
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

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

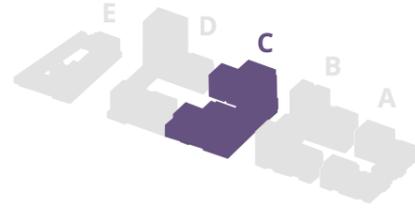
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BLOCK C

# Type CD21

2 BED APARTMENTS



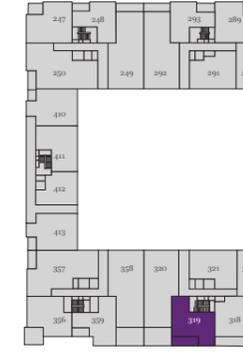
FOURTH FLOOR



EIGHTH FLOOR



TWELFTH FLOOR



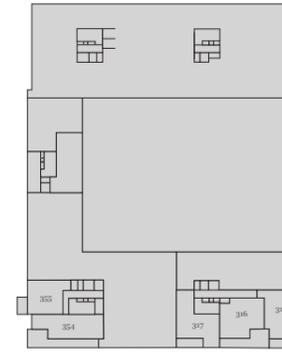
THIRD FLOOR



SEVENTH FLOOR



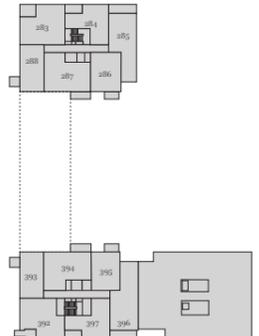
ELEVENTH FLOOR



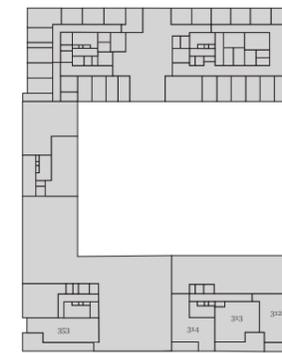
SECOND FLOOR



SIXTH FLOOR



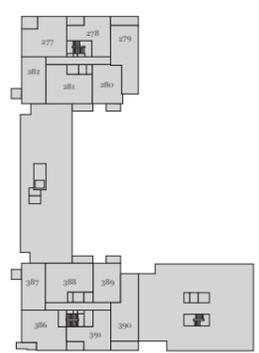
TENTH FLOOR



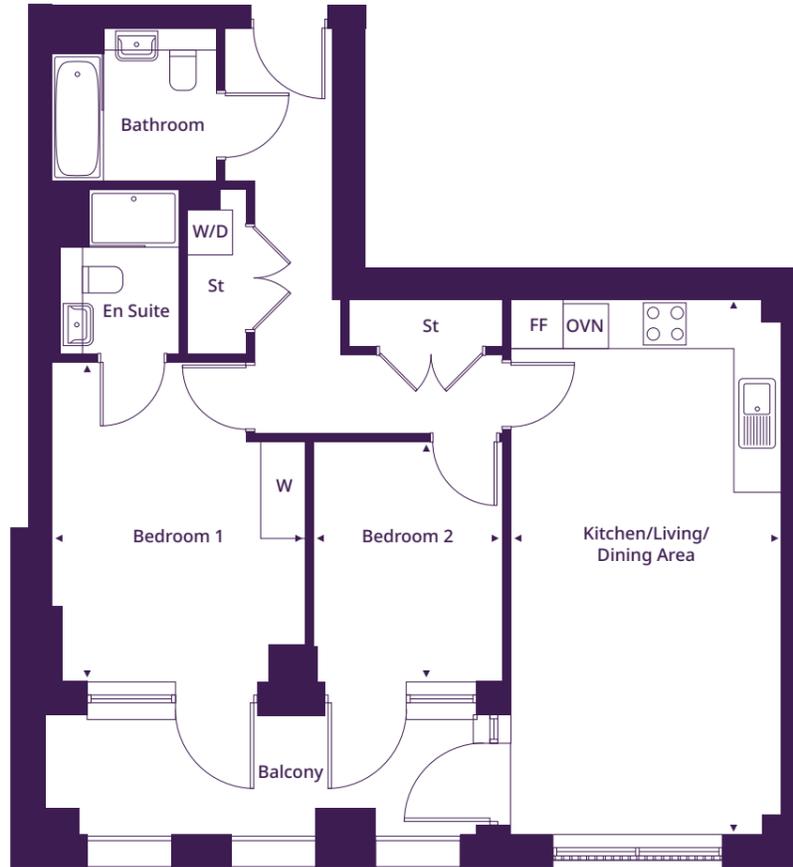
FIRST FLOOR



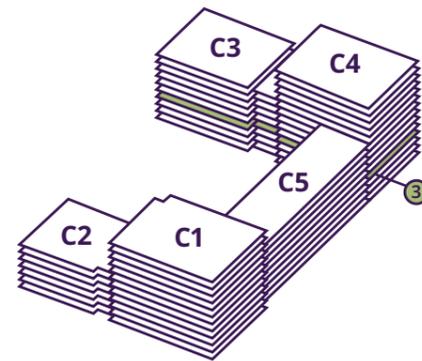
FIFTH FLOOR



NINTH FLOOR



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer



### PLOT 319

**Kitchen/Living/Dining Area max.**  
7.10m x 3.60m     23'4" x 11'10"

**Bedroom 1**  
4.20m x 3.40m     13'11" x 11'1"

**Bedroom 2**  
3.20m x 2.50m     10'6" x 8'3"

**Balcony**  
5.70m x 1.60m     18'10" x 5'2"

**Total: 70.4 sq. m. | 758 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.

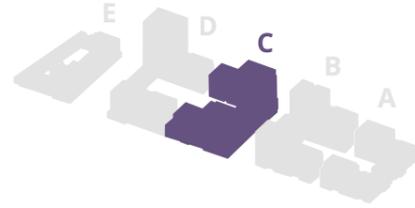
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BLOCK C

# Type CD27

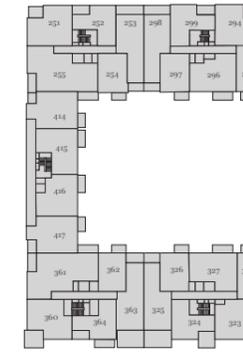
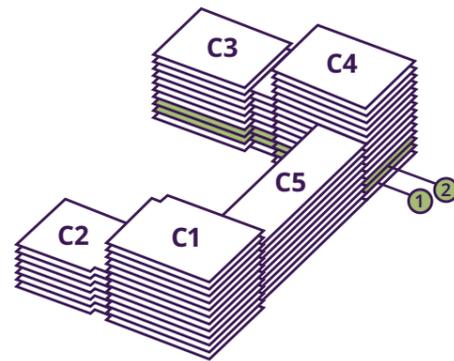
2 BED APARTMENTS



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer

### PLOTS 313 & 316

<b>Kitchen/Living/Dining Area</b>	7.60m x 3.30m	25'0" x 10'11"
<b>Bedroom 1</b>	4.40m x 3.40m	14'4" x 11'1"
<b>Bedroom 2</b>	5.20m x 2.80m	17'2" x 9'2"
<b>Balcony</b>	10.50m x 3.60m	34'4" x 11'10"
<b>Total:</b>	<b>74.7 sq. m.</b>	<b>804 sq. ft.</b>



FOURTH FLOOR



EIGHTH FLOOR



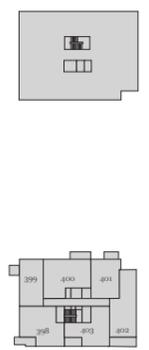
TWELFTH FLOOR



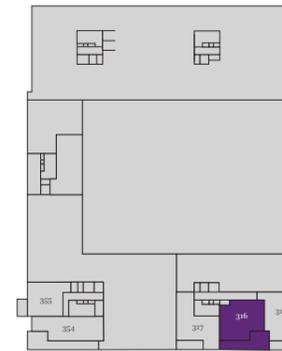
THIRD FLOOR



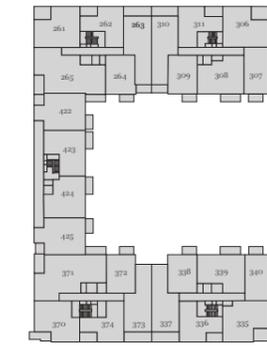
SEVENTH FLOOR



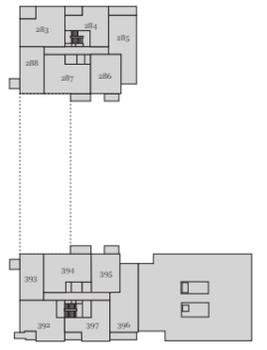
ELEVENTH FLOOR



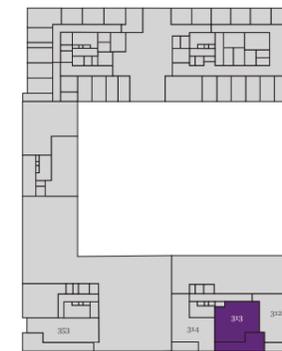
SECOND FLOOR



SIXTH FLOOR



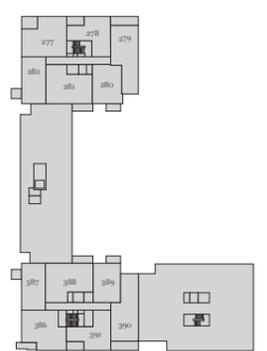
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

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

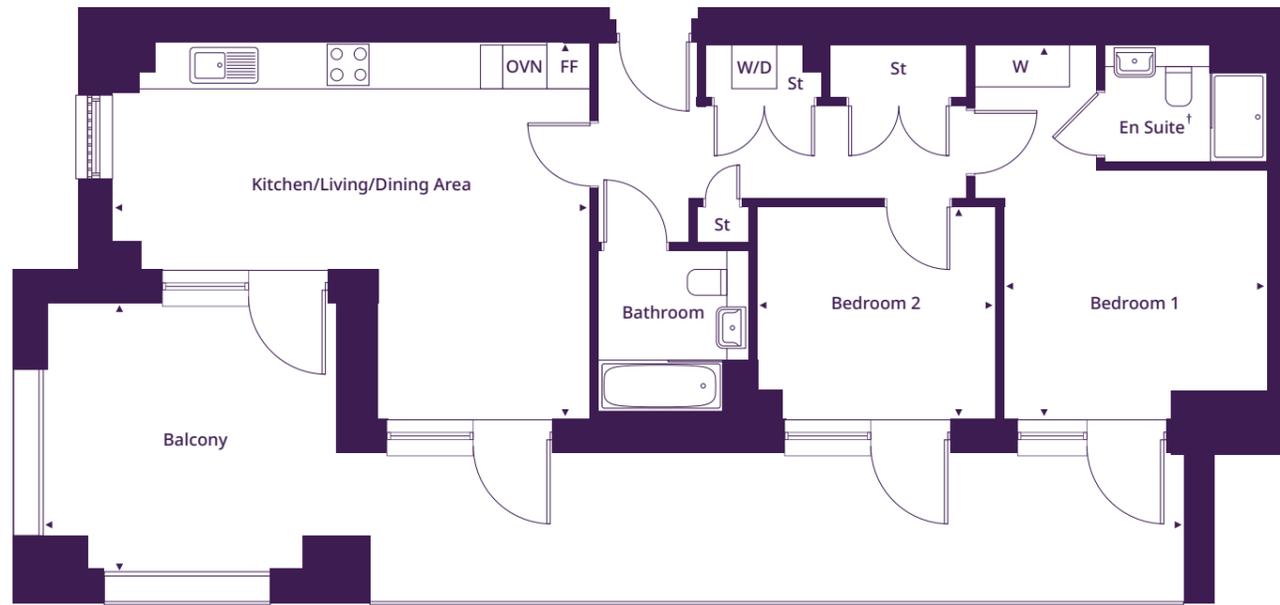
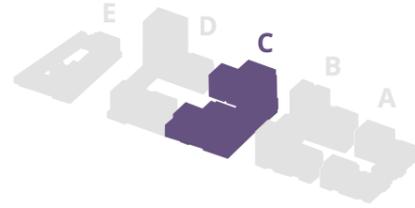
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# BLOCK C

# Type CD29

## 2 BED APARTMENTS



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer

### PLOTS 353 & 354

#### Kitchen/Living/Dining Area

6.50m x 5.10m | 21'3" x 16'9"

#### Bedroom 1

5.10m x 3.60m | 16'8" x 11'8"

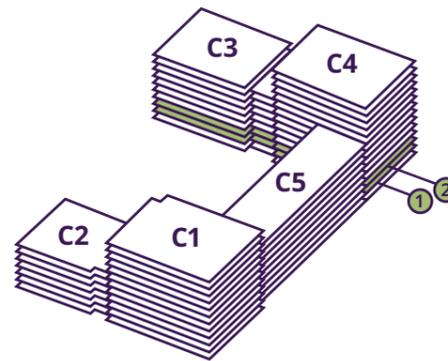
#### Bedroom 2

3.30m x 2.90m | 10'8" x 9'6"

#### Balcony

15.40m x 3.60m | 50'8" x 11'11"

**Total: 72.5 sq. m. | 780 sq. ft.**



FOURTH FLOOR



EIGHTH FLOOR



TWELFTH FLOOR



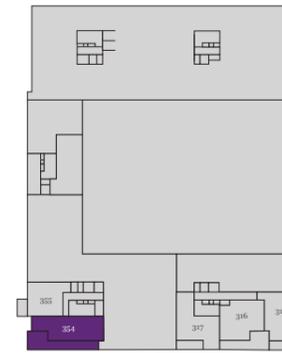
THIRD FLOOR



SEVENTH FLOOR



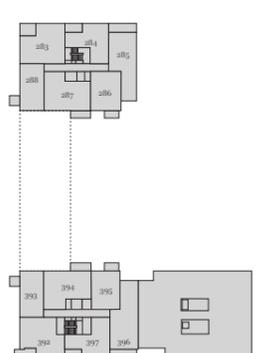
ELEVENTH FLOOR



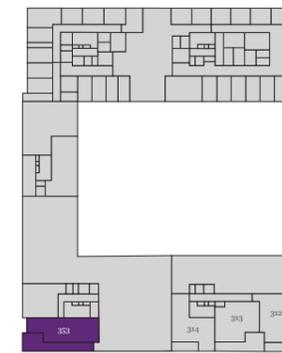
SECOND FLOOR



SIXTH FLOOR



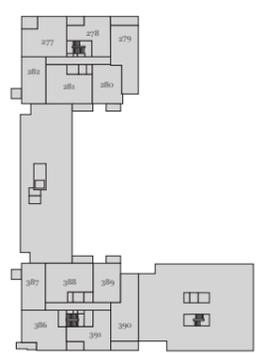
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

†Bedroom and en suite layout and position may vary depending on specific plot. 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.

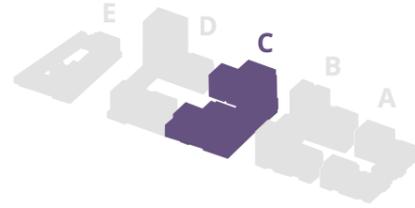
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**BLOCK C**

# Type CD32

**2 BED APARTMENTS**

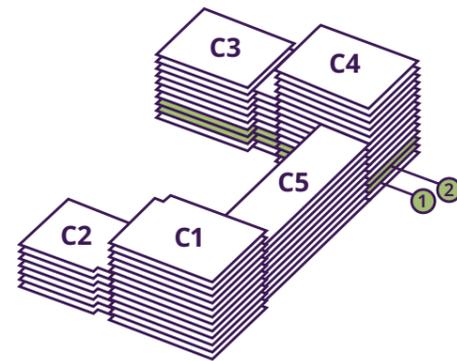


- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer

**PLOTS 314 & 317**

<b>Kitchen/Living/Dining Area</b>	7.10m × 3.60m	23'4" × 11'10"
<b>Bedroom 1</b>	5.00m × 2.80m	16'5" × 9'2"
<b>Bedroom 2</b>	3.90m × 2.90m	12'10" × 9'6"
<b>Balcony</b>	5.50m × 2.00m	18'1" × 6'8"

**Total: 77.3 sq. m. | 832 sq. ft.**



**FOURTH FLOOR**



**EIGHTH FLOOR**



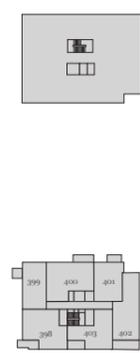
**TWELFTH FLOOR**



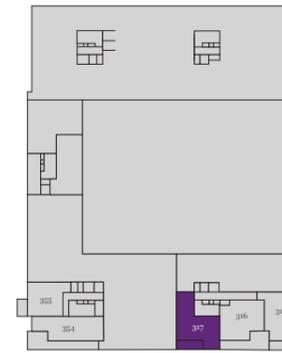
**THIRD FLOOR**



**SEVENTH FLOOR**



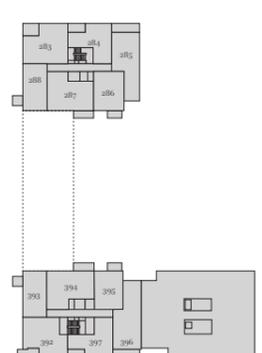
**ELEVENTH FLOOR**



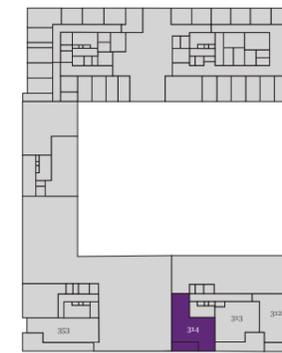
**SECOND FLOOR**



**SIXTH FLOOR**



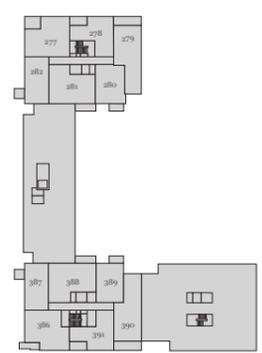
**TENTH FLOOR**



**FIRST FLOOR**



**FIFTH FLOOR**



**NINTH FLOOR**

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

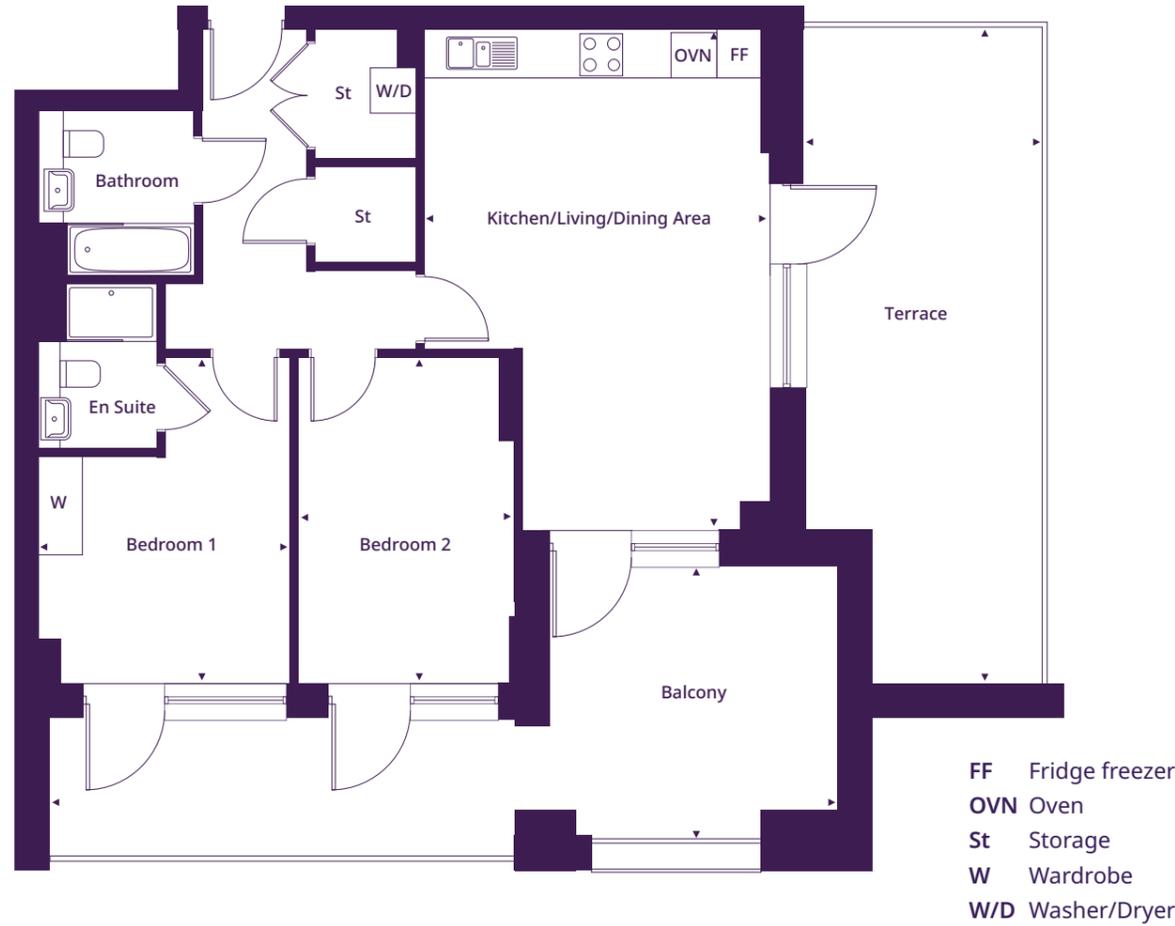
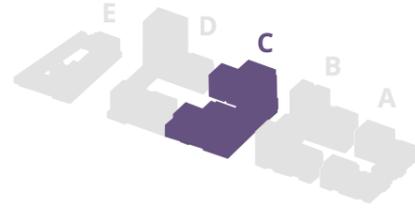
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**BLOCK C**

# Type CD36

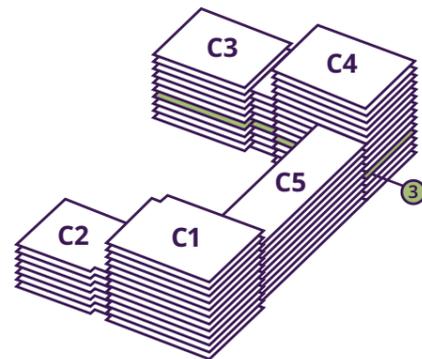
**2 BED APARTMENTS**



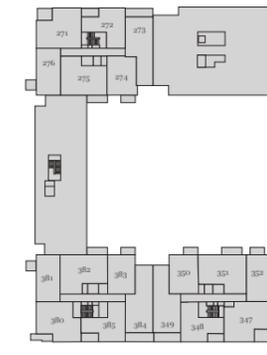
**PLOT 318**

<b>Kitchen/Living/Dining Area</b>	6.66m x 4.50m	21'10" x 14'7"
<b>Bedroom 1</b>	4.30m x 3.40m	14'3" x 11'0"
<b>Bedroom 2</b>	4.30m x 2.90m	14'3" x 9'5"
<b>Balcony</b>	10.50m x 3.25m	34'4" x 10'7"
<b>Terrace</b>	8.69m x 3.17m	28'6" x 10'5"

**Total: 74.9 sq. m. | 806 sq. ft.**



**FOURTH FLOOR**



**EIGHTH FLOOR**



**TWELFTH FLOOR**



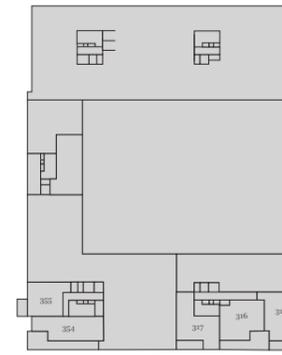
**THIRD FLOOR**



**SEVENTH FLOOR**



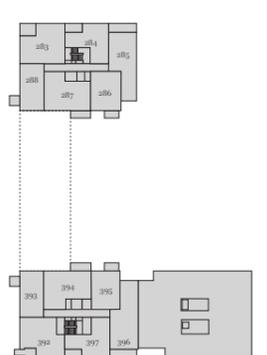
**ELEVENTH FLOOR**



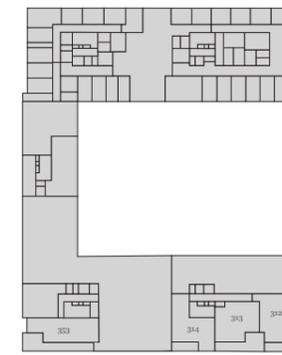
**SECOND FLOOR**



**SIXTH FLOOR**



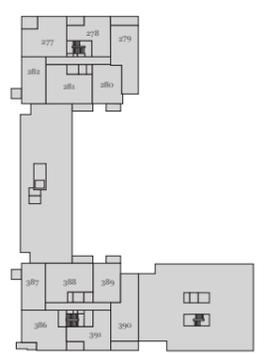
**TENTH FLOOR**



**FIRST FLOOR**



**FIFTH FLOOR**



**NINTH FLOOR**

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

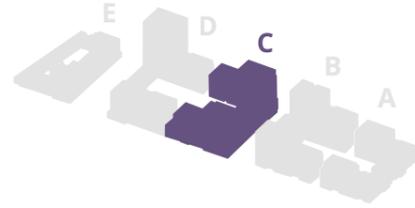
The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there 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. Apartments have openable windows either one or both sides of mullions, please speak to your Sales Executive for plot specific details. 60130/November 2024.



# BLOCK C

# Type CD37

## 2 BED APARTMENTS



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer

### PLOT 356

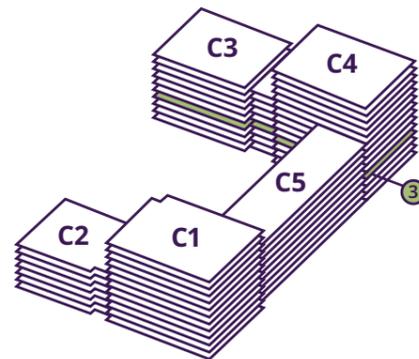
**Kitchen/Living/Dining Area**  
6.70m x 4.00m | 21'10" x 13'2"

**Bedroom 1**  
6.20m x 3.40m | 20'5" x 11'1"

**Bedroom 2**  
4.40m x 2.80m | 14'6" x 9'0"

**Balcony**  
3.90m x 3.20m | 12'11" x 10'4"

**Total: 70.5 sq. m. | 759 sq. ft.**



FOURTH FLOOR



EIGHTH FLOOR



TWELFTH FLOOR



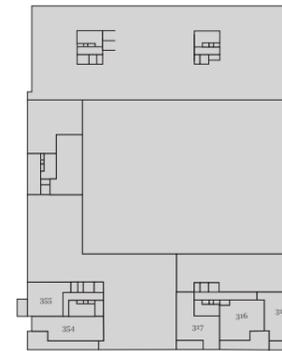
THIRD FLOOR



SEVENTH FLOOR



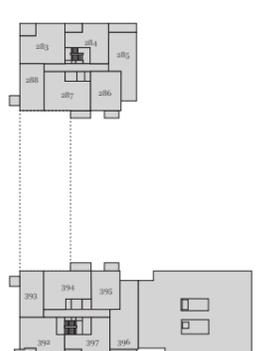
ELEVENTH FLOOR



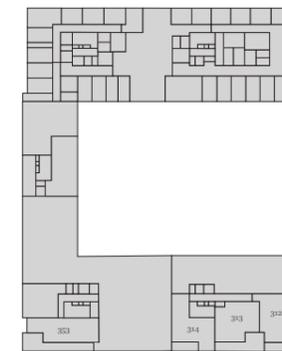
SECOND FLOOR



SIXTH FLOOR



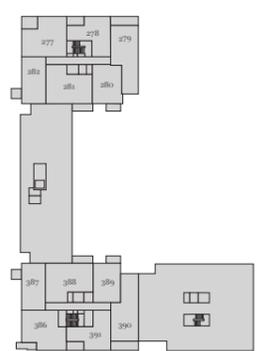
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

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

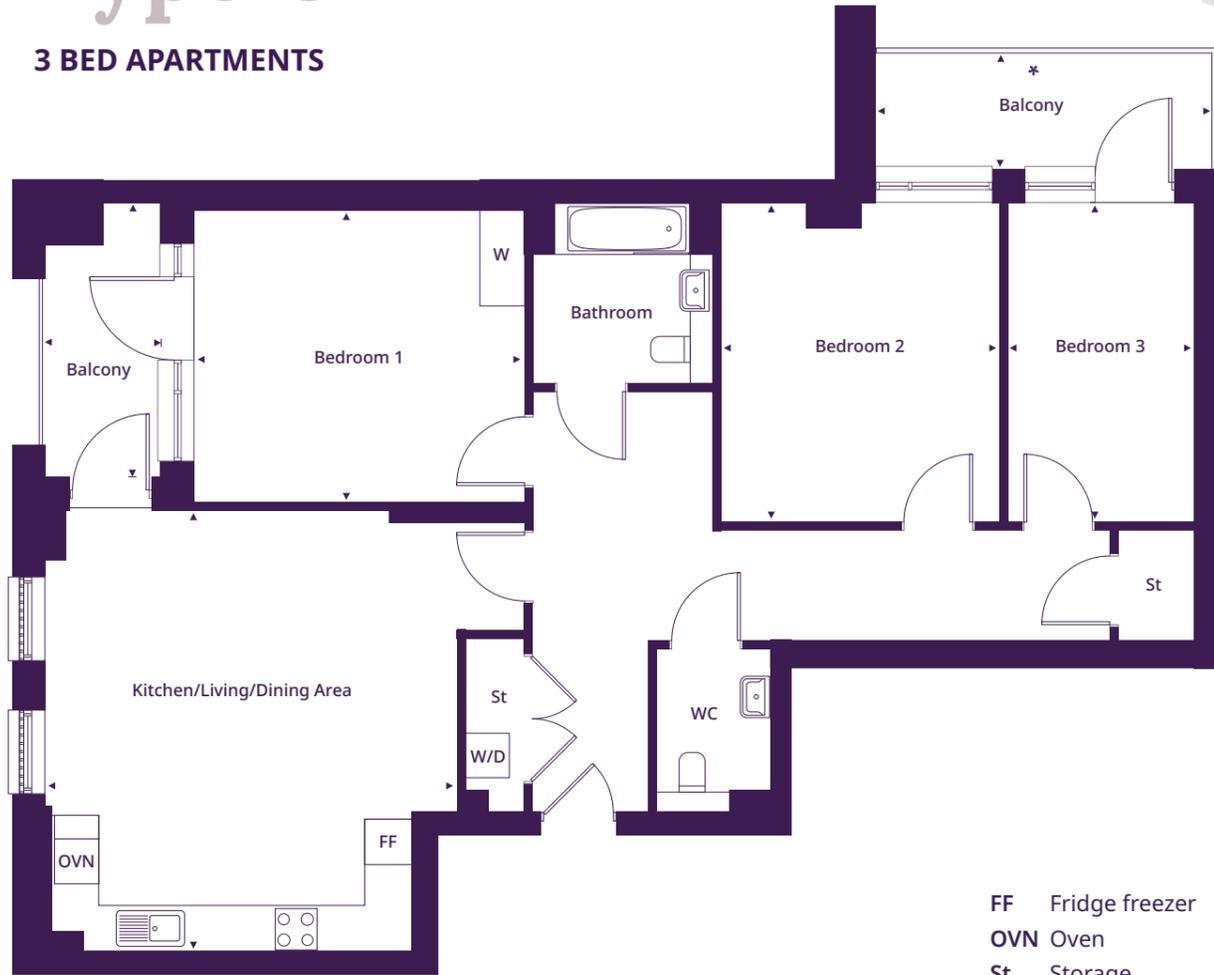
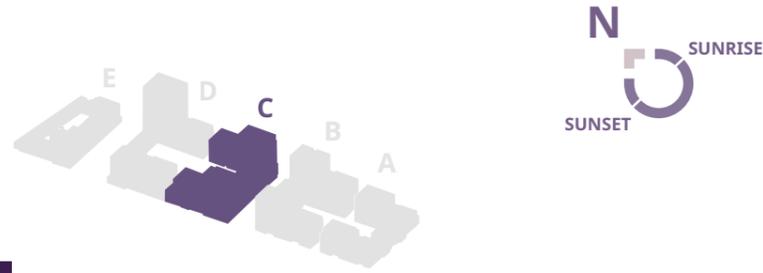
The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there 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. Apartments have openable windows either one or both sides of mullions, please speak to your Sales Executive for plot specific details. 60130/November 2024.



# BLOCK C

# Type CD12

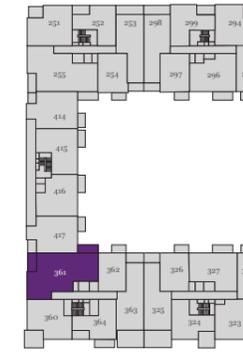
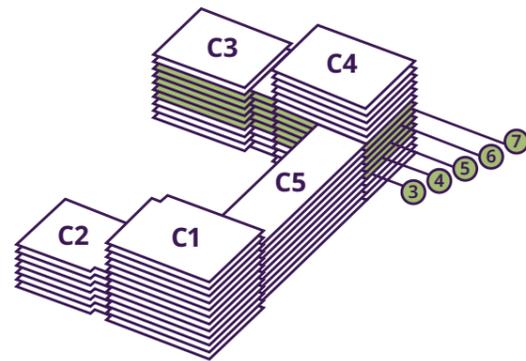
## 3 BED APARTMENTS



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer

### PLOTS 357, 361, 366, 371 & 376

<b>Kitchen/Living/Dining Area</b>	5.98m x 5.60m	19'7" x 18'5"
<b>Bedroom 1</b>	4.48m x 4.07m	14'8" x 13'4"
<b>Bedroom 2</b>	4.33m x 3.89m	14'3" x 12'9"
<b>Bedroom 3</b>	4.33m x 2.55m	14'3" x 8'4"
<b>Side balcony (Bedroom 1)</b>	3.20m x 1.60m	10'4" x 5'2"
<b>Back balcony (Bedroom 2 &amp; 3)</b>	4.56m x 1.60m	15'0" x 5'2"
<b>Terrace (Plot 357 Bedroom 2 &amp; 3)</b>	4.60m x 2.00m	14'11" x 6'7"
<b>Total:</b>	<b>117.5 sq. m.</b>	<b>1,265 sq. ft.</b>



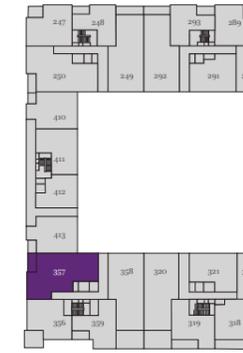
FOURTH FLOOR



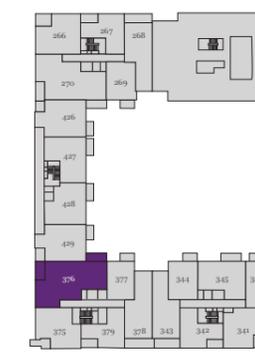
EIGHTH FLOOR



TWELFTH FLOOR



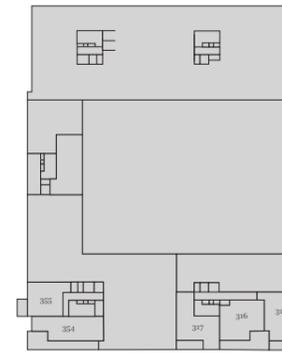
THIRD FLOOR



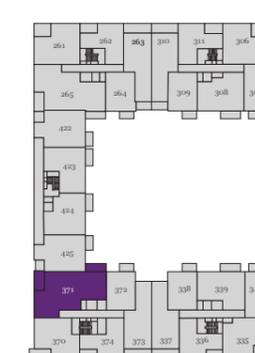
SEVENTH FLOOR



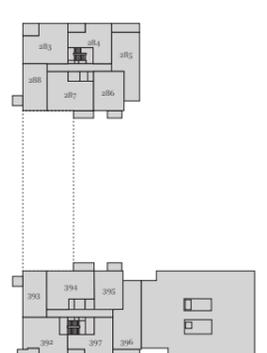
ELEVENTH FLOOR



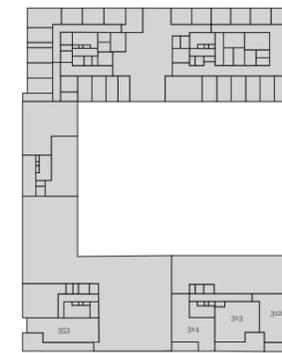
SECOND FLOOR



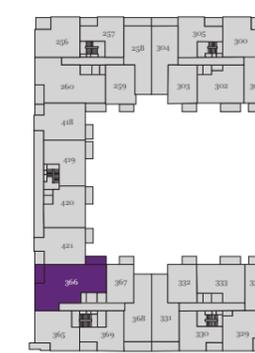
SIXTH FLOOR



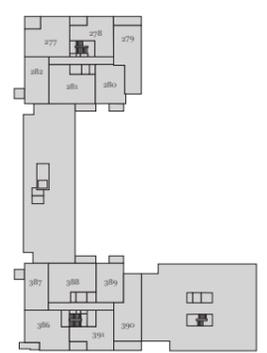
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

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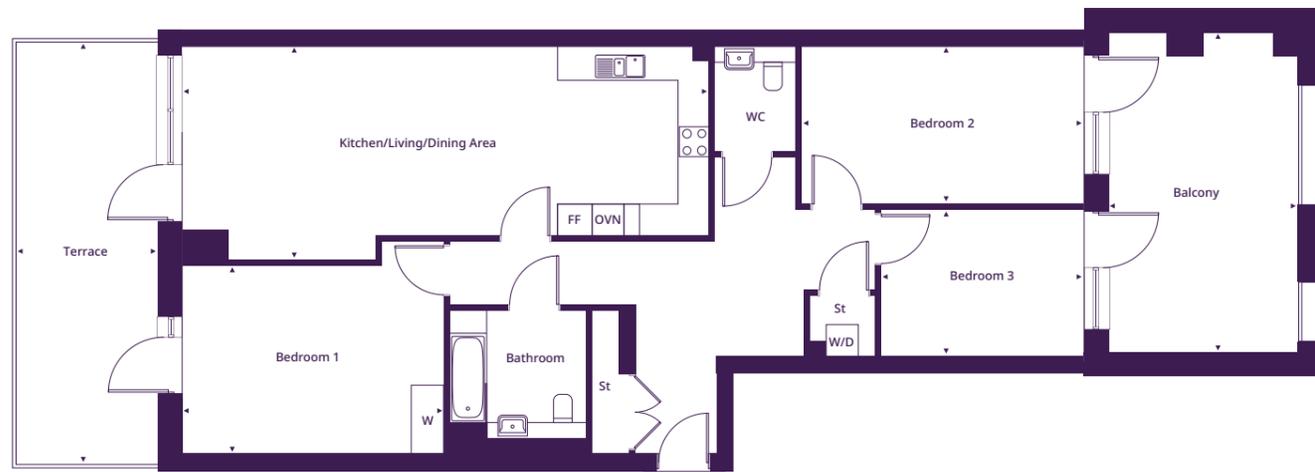
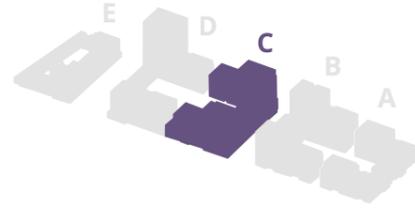
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# BLOCK C

# Type CD23

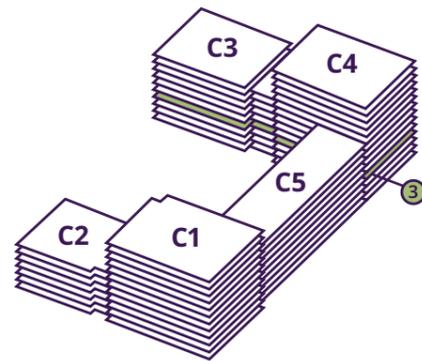
## 3 BED APARTMENTS



- FF Fridge freezer
- OVN Oven
- St Storage
- W Wardrobe
- W/D Washer/Dryer

### PLOTS 320 & 358

<b>Kitchen/Living/Dining Area</b>	10.00m × 4.07m	32'10" × 13'4"
<b>Bedroom 1</b>	4.97m × 4.05m	16'4" × 13'3"
<b>Bedroom 2</b>	5.37m × 3.00m	17'7" × 9'10"
<b>Bedroom 3</b>	3.86m × 2.78m	12'8" × 9'1"
<b>Balcony</b>	5.86m × 1.53m	19'3" × 5'0"
<b>Terrace</b>	8.05m × 2.70m	26'5" × 8'10"
<b>Total:</b>	<b>119.5 sq. m.</b>	<b>1,286 sq. ft.</b>



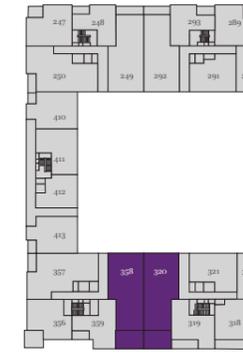
FOURTH FLOOR



EIGHTH FLOOR



TWELFTH FLOOR



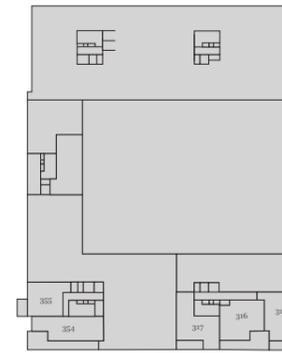
THIRD FLOOR



SEVENTH FLOOR



ELEVENTH FLOOR



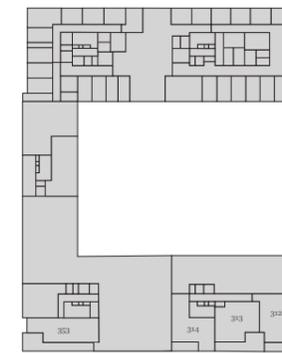
SECOND FLOOR



SIXTH FLOOR



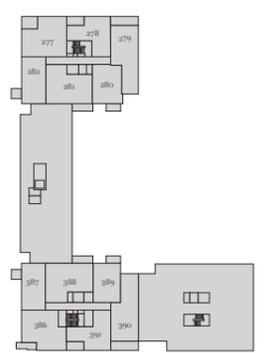
TENTH FLOOR



FIRST FLOOR



FIFTH FLOOR



NINTH FLOOR

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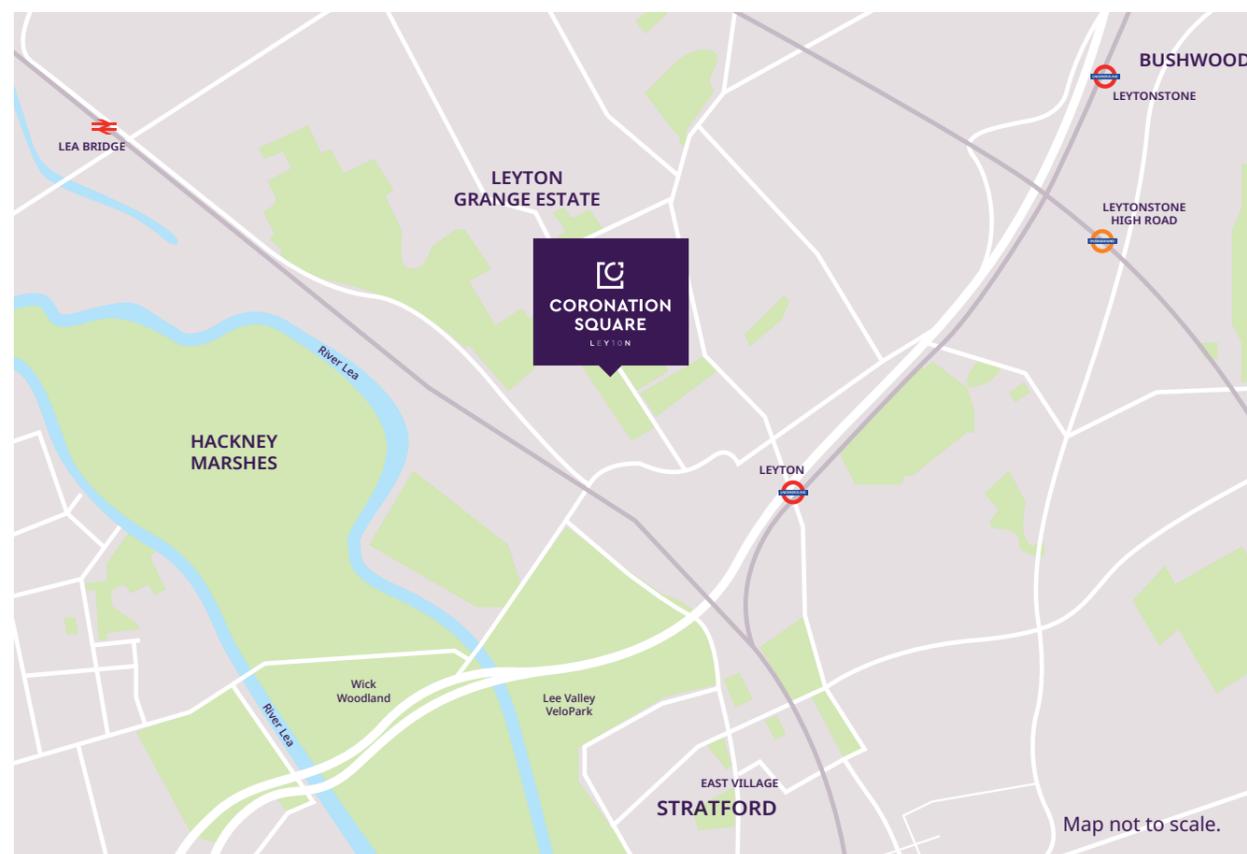
# How to find us

## FROM A12 (EAST)

- Head south-west on A12
- Use the 2nd from the left lane to take the A106 exit towards Dalston/Hackney/Stratford/New Spitalfields Market/Westfield
- Turn right onto Eastway/A106 (signs for Clapton/Hackney/New Spitalfields Market)
- Turn right to stay on Eastway/A106
- Turn left onto Oliver Road, continue for 0.1 miles
- Coronation Square will be on your left

## FROM LEYTON TUBE STATION

- Walk north on High Road Leyton/A112 towards Maud Road
- Turn left onto Maud Road, after 384ft turn right onto York Road
- Continue onto Ruckholt Road/A106
- Turn right onto Oliver Road, after 0.1 miles
- Coronation Square will be on your left



## THE TAYLOR WIMPEY STORY

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

From our flagship city developments such as Postmark and Chobham Manor, to more unique refurbished-based projects such as Beaumont Gardens, our past and current developments offer homes that buyers can enjoy whilst experiencing all the benefits of a new-build home when it comes to energy efficiency and low maintenance. Whether you choose a village setting or the bustle of a market town, a country retreat or a city pad, you will find a home crafted for modern living.

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