



UPTON
GARDENS E13

LYALL HOUSE APARTMENTS

YOUR VERY OWN PIECE OF SPORTING HISTORY

BARRATT
— LONDON —

LUXURY LIVING
WITH A RICH
SPORTING HISTORY



Your very own piece of sporting history

The impressive new Upton Gardens development will be constructed on the former stadium of West Ham Football Club. Situated in Upton Park in the London Borough of Newham, East London, this historic location was home to the club from 1904 before it relocated to Stratford Olympic Park in 2016. This impressive football heritage means owning a property in Upton Gardens is a once in a lifetime opportunity to secure your piece of British sporting history.

Fitness fans will be pleased to know that the sporting connection doesn't end there - nearby Stratford, home of the 2012 Olympics, boasts impressive facilities: the London Aquatics Centre, the Copper Box Arena gym and Lee Valley VeloPark are a mere 11 minutes away by public transport.

On Upton Park's bustling thoroughfare, Green Street, the area's local Asian culture is evident from the colourful sari shops, fruit and textile markets and bakeries. Away from the high street, you can also find a surprising amount of green space, such as West Ham Park and Beckton Park, both within walking distance.

Nearby Stratford has enjoyed a comprehensive and successful local area regeneration. By 2025 it is estimated that £22 billion will have been invested in the borough of Newham, creating more than 35,000 new homes and 100,000 new jobs.* With Crossrail coming to the area in 2019, Upton Gardens' already excellent transport options will be boosted further, making it an unrivalled location for both work and play.

*<https://www.newham.gov.uk/Pages/Services/Regeneration-projects.aspx>

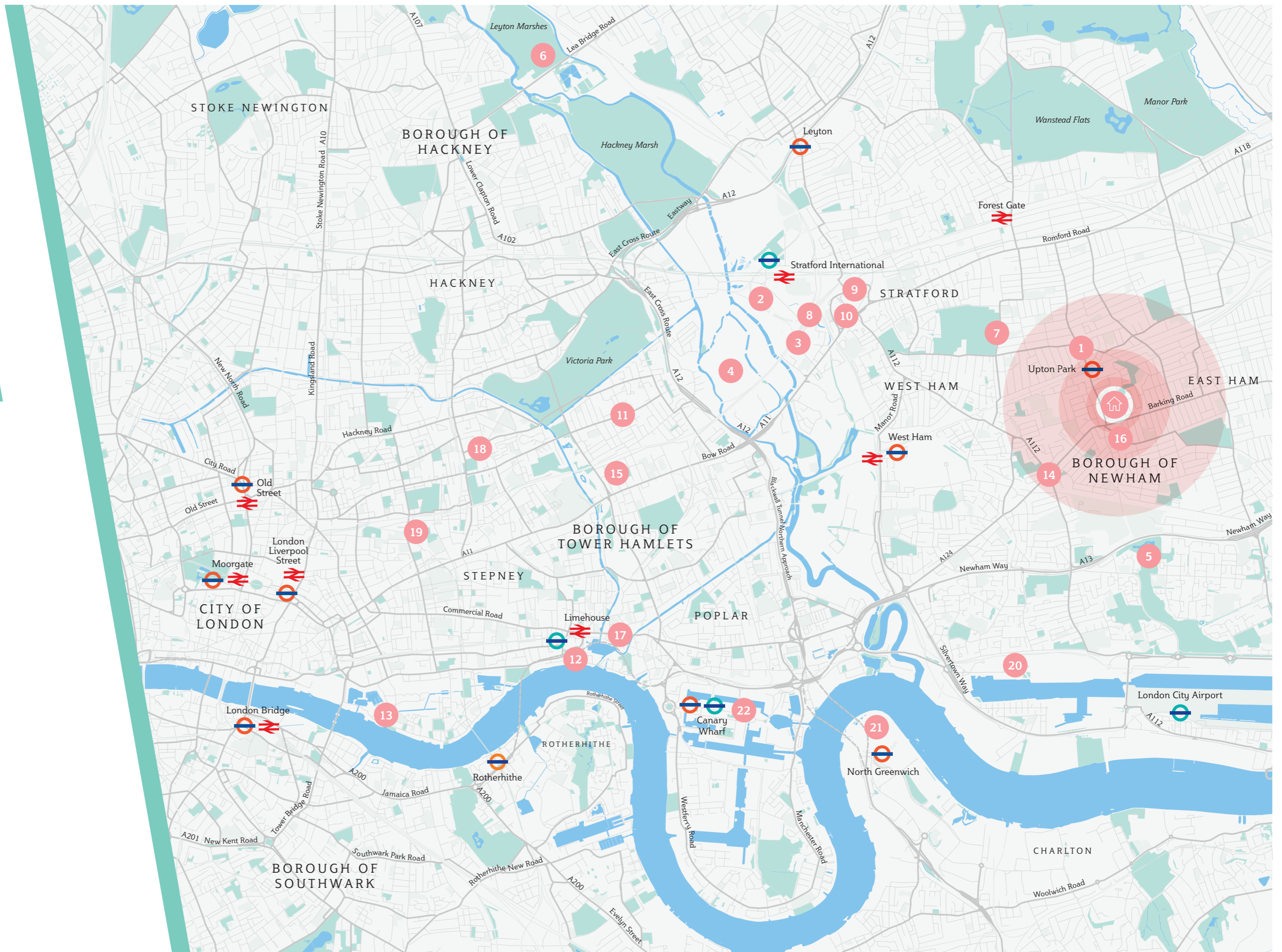
Great transport links on your doorstep

Conveniently located in Zone 3, Upton Gardens is a 6-minute walk from Upton Park Underground station, and is east of the busy shopping and entertainment centre of Stratford and the nearby Olympic Stadium. Upton Gardens is northeast of the O2 centre with its shops, restaurants and, of course, its huge event venue.

The local area

Here's a quick guide to a few local hotspots you can discover in the area.

- 01 Queen's Market
- 02 Queen Elizabeth Olympic Park
- 03 London Aquatic Centre
- 04 West Ham Football Club
- 05 Beckton District Park
- 06 Lea Valley ice rink, riding school and park
- 07 West Ham Park
- 08 Westfield
- 09 Theatre Royal Stratford East
- 10 Stratford Circus Picture House
- 11 Roman Road Market
- 12 The Narrow
- 13 Smiths Brasserie
- 14 Ginny's Pie and Mash
- 15 Greedy Cow
- 16 The Boleyn Tavern
- 17 Limehouse Gallery
- 18 V&A museum of childhood
- 19 Brick Lane market
- 20 Excel Exhibition Centre
- 21 The O2 Arena
- 22 Canary Wharf



Great transport links on your doorstep

“Upton Gardens is in Zone 3, with easy, quick connections to both Stratford and central London.”

Upton Park Underground station, 6 minutes from the development, operates on the District and Hammersmith & City lines with direct links to central

London. Reach Liverpool Street in 15 minutes, Canary Wharf in 16 minutes and the West End in 31 minutes. When Crossrail arrives at nearby

Forest Gate in 2019, the area will be even better connected – Canary Wharf will then just be 8 minutes away and Tottenham Court Road 17 minutes.



- 11 minutes to Stratford
- 15 minutes to Liverpool Street
- 16 minutes to Canary Wharf
- 17 minutes to Bank
- 20 minutes to London City Airport
- 23 minutes to London Bridge
- 25 minutes to Waterloo
- 25 minutes to Oxford Circus
- 29 minutes to King’s Cross
- 31 minutes to Piccadilly Circus
- 32 minutes to Victoria
- 1 hr to Heathrow Airport (via Heathrow Express)
- 1 hr 05 minutes to Stansted Airport
- 1 hr 10 minutes to Gatwick Airport



- 10 minutes to Theatre Royal Stratford East
- 10 minutes to Stratford Circus Picture House
- 17 minutes to Westfield
- 21 minutes to Roman Road Market



- 14 minutes to London City (3.8 miles)
- 41 minutes to Stansted (31.5 miles)
- 1 hr 8 minutes to Gatwick (48.3 miles)
- 1 hr 14 minutes to Heathrow (34.5 miles)



- 6 minutes to Upton Park Underground station
- 9 minutes to Queen’s Market
- 14 minutes to West Ham Park

Travel times are approximate.
Sources: tfl.gov.uk and Maps.google.com
*Without traffic





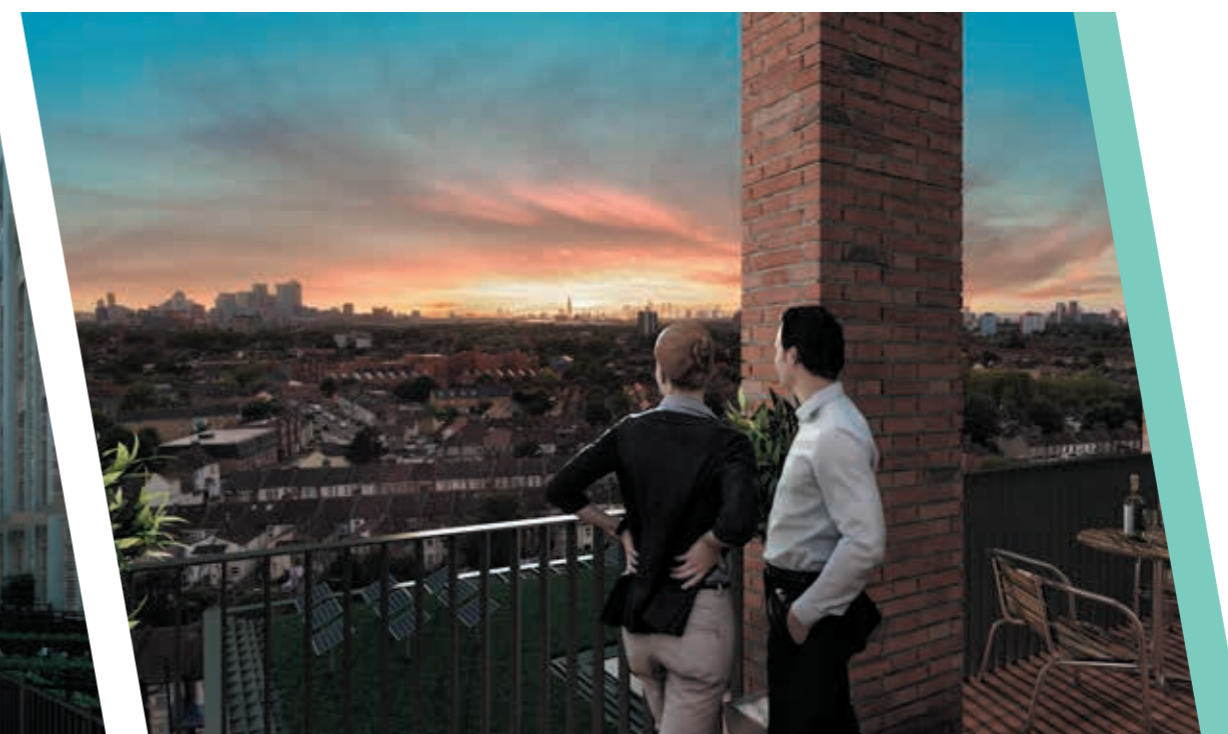
“The football legacy is referenced throughout the development. The buildings are being designed to follow the footprint of the stadium itself, from a small circus above the position of the pitch’s centre circle, right down to the balcony latticework reflecting football goal nets.”

An exciting new destination with sporting flavour

Upton Gardens is a new development in East London built on the site of the historic West Ham Football Club ground. It offers a mix of 842 one, two, three and four-bedroom homes. Boleyn Ground’s name is derived from the area’s royal connection, as Anne Boleyn (one of Henry VIII’s six wives) was rumoured to have lived in a house that stood next to the ground called Boleyn Castle.

The development has been designed to maximise green areas – all homes will include private outdoor space, as well as access to communal gardens and landscaping. There is also a direct walkway to Priory Park behind the development.

The design of Upton Gardens strongly identifies with the former football ground upon which it is built, with the layout of the buildings shadowing the layout of the old stadium and a small circus exactly where the centre circle of the pitch was.



“Generous glazing connects living rooms with private balconies and terraces giving a flow of space from inside to outside and to vistas beyond.”



Modern and stylish throughout

Relax in modern configured spaces, which offer tasteful decor throughout. Living areas have been designed to maximise your natural light. And when the day is over, the soft lighting creates a cosy glow.

Modern kitchens feature built-in appliances, while bathrooms and en suites have brassware by Grohe and attractive ceramic floor tiling.





“London is seen the world over as a centre of educational excellence, and nearly half a million students call it home.”



Smartly located

Upton Gardens is within easy reach of both the Stratford and Docklands campuses of the University of East London, with its teacher training and range of undergraduate and postgraduate courses. It also offers easy access to the main campus of Queen Mary University of London in Mile End, which specialises in business and science.

The local area also contains a number of schools rated ‘Outstanding’ by OFSTED.

The closest includes Cleves Primary School, a five-minute walk from the development, and Upton Cross Primary School, an eight-minute walk away. There are three other outstanding primaries within a mile of the development.

In addition, there are a number of excellent secondary schools near the development, including Brampton Manor Academy and Plashet School.

Universities

Cycling from Upton Gardens

6 minutes to University of East London

23 minutes to Queen Mary University of London

41 minutes to University of London

Tube from Upton Park

40 minutes to London Southbank University

36 minutes to London School of Economics and Political Science

43 minutes to London Metropolitan University

Primary Schools

Walking from Upton Gardens

5 minutes to Cleves Primary School

11 minutes to Plaistow Primary School

12 minutes to Upton Cross Primary School

12 minutes to St Stephen's Primary School

16 minutes to Shaftesbury Primary School

20 minutes to Selwyn Primary School

Secondary Schools

Cycling from Upton Gardens

5 minutes to St Angela's Ursuline School

5 minutes to St Bonaventure's RC School

7 minutes to Brampton Manor Academy

8 minutes to Plashet School

Travel times are approximate. Sources: tfl.gov.uk and Maps.google.com





Join the sporting legends

Whether it's working out in the gym, a leisurely stroll somewhere green or cycling along the river, you'll find it all on your doorstep at Upton Gardens.

ArcelorMittal Orbit, standing 178 metres tall, is now open to the public as a slide, whizzing you around the structure 12 times in 40 seconds!

If you enjoy sports and fitness, Stratford has it all with its Olympic heritage sites. The London Aquatic Centre is one such site, and includes two 50m pools, a 25m diving pool and a state-of-the-art gym and fitness facility. You'll also find the new West Ham Football Club stadium nearby. And towering over East London, the

Nearby, Lee Valley Park's nature reserves and riverside trails are a great place to jog, stroll or cycle. Within walking distance from the development is West Ham Park and Beckton District Park where the undulating grassland, lake and natural woodland provide a lovely setting for walks or picnics.





A feast for taste buds and wallets



On Upton Park's bustling high street, the area's local Asian culture is evident by the colourful sari shops, fruit & textile markets and bakeries offering mouth-watering fare.

Close by, Westfield caters for all your shopping needs from designer to high-street brands. And when evening falls, there are bars, pubs, restaurants, a bowling alley and a 17-screen cinema to choose from.

Canary Wharf and its offering of lively bars and

restaurants is also only a short journey away, meaning you will never be short of choice for a great night out.

For the bargain hunters out there, you'll find fashion and homeware at the little known gem, Roman Road market - a mere 10 minutes away by Tube.

And for even more variety, head to bohemian Mile End, home to quirky artisan café and independently owned restaurants catering to every palate.





For your comfort and convenience

As an Upton Gardens resident, you will enjoy facilities such as a concierge, a fully equipped gym and underground parking. There is storage for over 1,000 bikes, and the area benefits from good cycle links to central London - Cycle Superhighway 2 runs directly from Stratford to Aldgate.

In addition, a number of new community amenities such as a large public library and cafés are being built as part of the site.

The development has a number of eco-friendly features. All buildings are designed with high thermal performance glass so you can stay cool in summer and warm in the winter. The on-site energy centre generates efficient energy for the site, including solar panels on rooftops, all of which means you pay less for your energy bills. There are also 64 electric vehicle charge points and eight car club vehicles for your use.



Images are from a previous Barratt London development and are indicative only.



Site plan

- | | |
|-------------------|-------------------------------------|
| 1 Memorial Walk | 6 Community Facility |
| 2 Priory Park | 7 St Edwards RC Primary School |
| 3 Residents' Gym | 8 Affordable Rent/ Shared Ownership |
| 4 Commercial Unit | 9 Basement car park entrance/exit |
| 5 Concierge | |

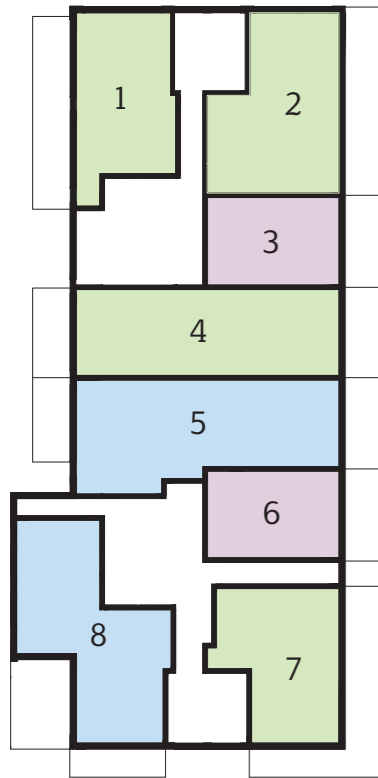


Lyll House Floor plates

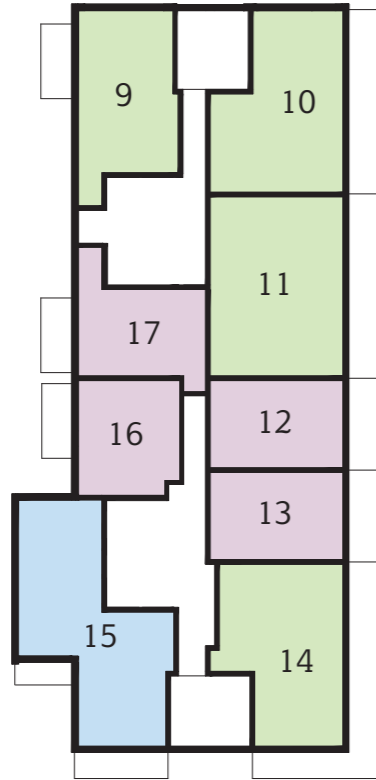
One-bedroom apartments
 Two-bedroom apartments
 Three-bedroom apartments



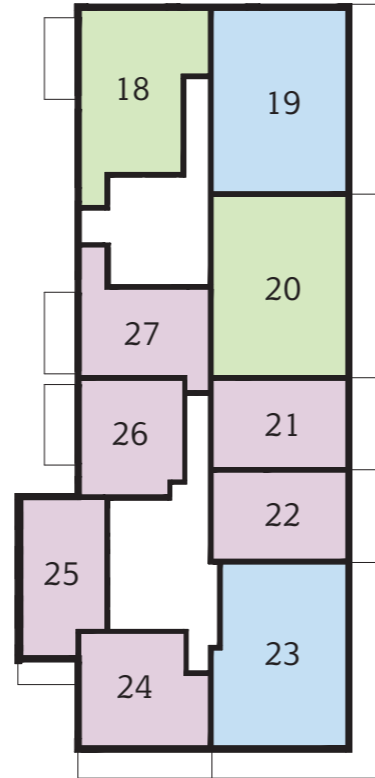
Ground Level



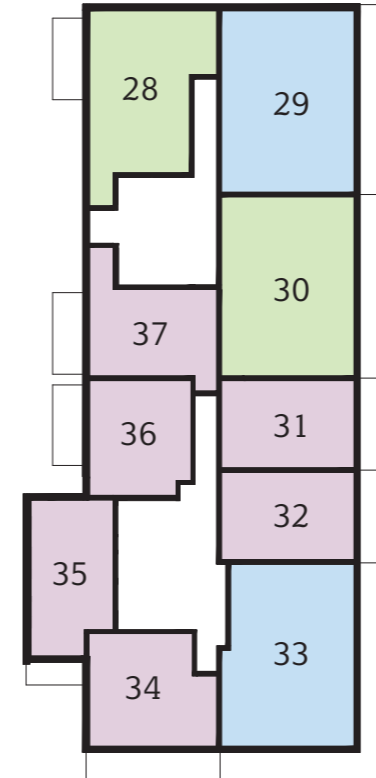
Level 1



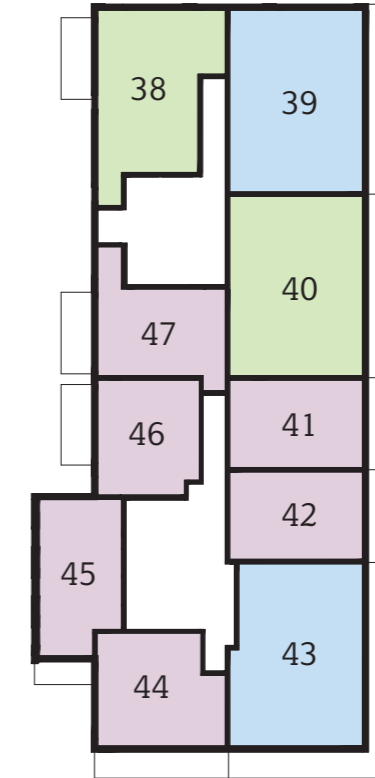
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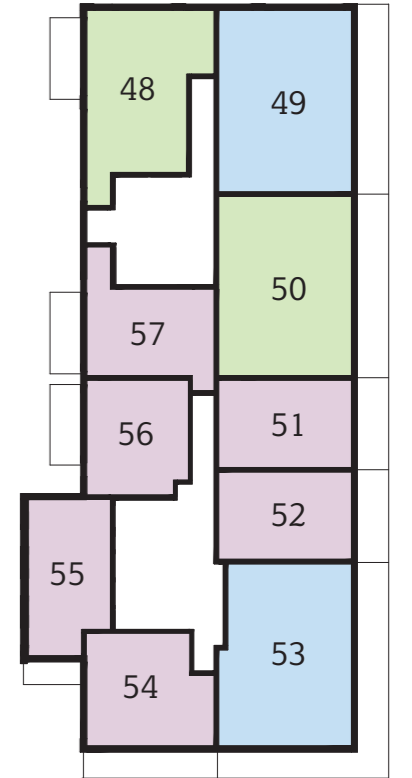
Level 3



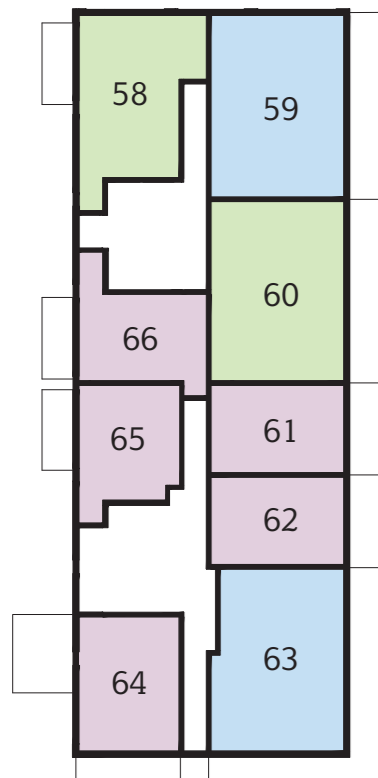
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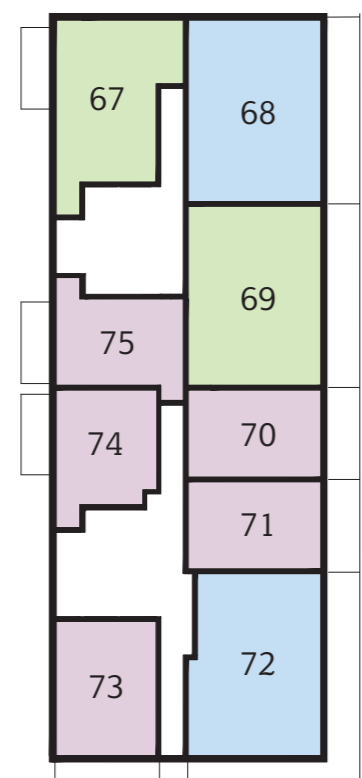
Level 5



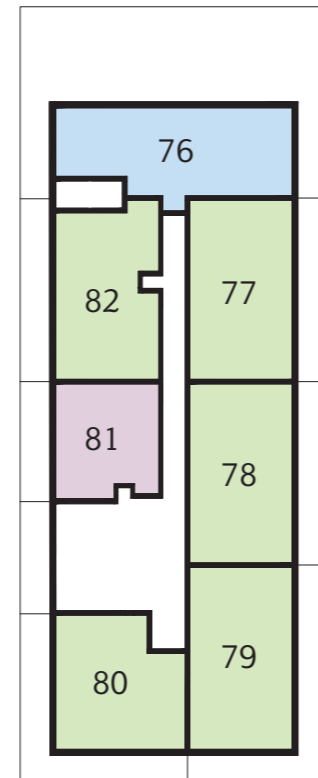
Level 6



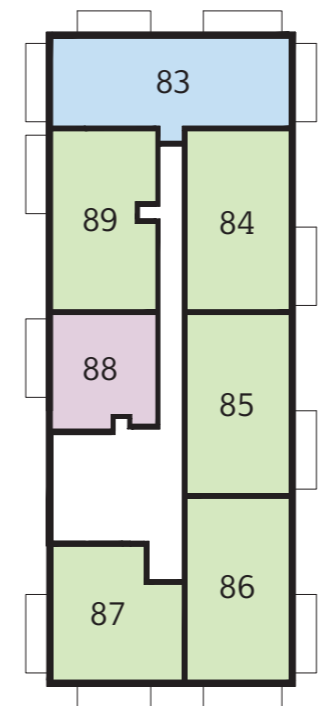
Level 7



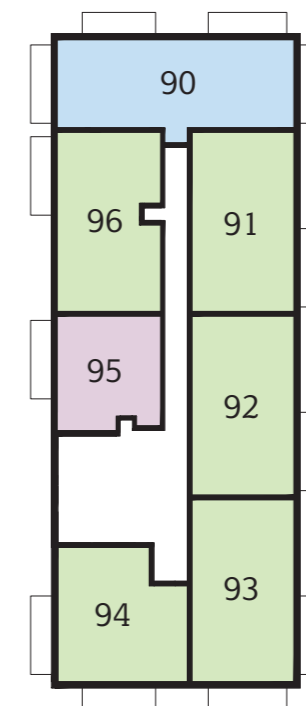
Level 8



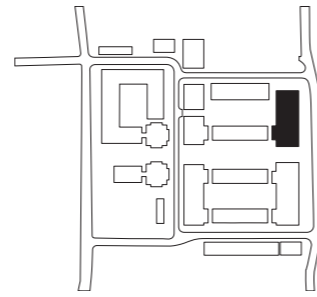
Level 9



Level 10

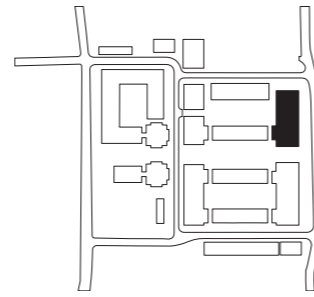


Lyall House Ground Level



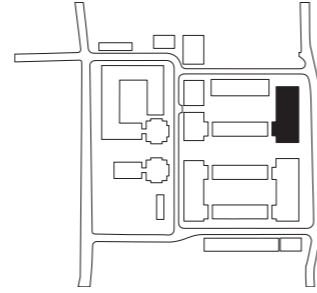
PLOT 1 (0)	PLOT 2 (0)	PLOT 3 (0)	PLOT 4 (0)
Kitchen 17'6" x 6'6" (5330 x 1990mm)	Kitchen 14'0" x 8'0" (4260 x 2450mm)	Kitchen 9'0" x 7'10" (2750 x 2400mm)	Kitchen 13'9" x 5'11" (4200 x 1800mm)
Living/Dining 14'0" x 13'3" (4255 x 4045mm)	Living/Dining 20'10" x 11'3" (6350 x 3440mm)	Living/Dining 19'7" x 9'9" (5970 x 2980mm)	Living/Dining 21'1" x 18'9" (6420 x 5720mm)
Bedroom 1 14'6" x 10'10" (4410 x 3290mm)	Bedroom 1 21'7" x 9'0" (6590 x 2750mm)	Bedroom 15'11" x 9'0" (4840 x 2750mm)	Bedroom 1 19'2" x 9'3" (5830 x 2810mm)
En suite 6'10" x 4'9" (2085 x 1445mm)	En suite 6'10" x 5'0" (2085 x 1535mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)	En suite 6'10" x 5'0" (2085 x 1535mm)
Bedroom 2 13'7" x 10'6" (4130 x 3200mm)	Bedroom 2 17'11" x 9'0" (5450 x 2750mm)	TOTAL AREA 550 sq ft (51.1 sq m)	Bedroom 2 15'7" x 9'3" (4750 x 2820mm)
Bathroom 6'10" x 6'6" (2085 x 1985mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)	Terrace 19'9" x 7'2" (6025 x 2180mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)
TOTAL AREA 776 sq ft (72.1 sq m)	TOTAL AREA 962 sq ft (89.4 sq m)		TOTAL AREA 1077 sq ft (100.0 sq m)
Terrace 40'1" x 6'9" (12225 x 2065mm)	Terrace 40'11" x 7'2" (12480 x 2180mm)		Terrace 1 19'8" x 7'2" (6005 x 2180mm)
			Terrace 2 19'7" x 7'11" (5960 x 2405mm)
PLOT 5 (0)	PLOT 6 (0)	PLOT 7 (0)	PLOT 8 (0)
Kitchen 13'9" x 5'11" (4200 x 1800mm)	Kitchen 11'10" x 5'11" (3600 x 1810mm)	Kitchen 11'10" x 6'3" (3600 x 1900mm)	Living/Dining/Kitchen 19'10" x 19'2" (6040 x 5840mm)
Living/Dining 20'11" x 18'11" (6380 x 5775mm)	Living/Dining 17'0" x 9'8" (5175 x 2945mm)	Living/Dining 15'0" x 12'9" (4575 x 3880mm)	Bedroom 1 14'6" x 9'8" (4415 x 2945mm)
Bedroom 1 22'10" x 9'0" (6960 x 2750mm)	Bedroom 17'5" x 9'0" (5310 x 2750mm)	Bedroom 1 19'1" x 9'0" (5825 x 2750mm)	En suite 6'10" x 5'0" (2085 x 1535mm)
En suite 6'10" x 5'0" (2085 x 1535mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)	En suite 6'10" x 5'0" (2085 x 1535mm)	Bedroom 2 11'0" x 11'0" (3365 x 3350mm)
Bedroom 2 19'1" x 9'0" (5810 x 2750mm)	TOTAL AREA 545 sq ft (50.6 sq m)	Bedroom 2 11'6" x 9'3" (3510 x 2830mm)	Bedroom 3 14'6" x 8'5" (4415 x 2560mm)
Bedroom 3 18'3" x 8'11" (5570 x 2730mm)	Terrace 19'8" x 7'2" (6005 x 2180mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)
Bathroom 6'10" x 6'6" (2085 x 1985mm)		TOTAL AREA 788 sq ft (73.2 sq m)	TOTAL AREA 1052 sq ft (97.7 sq m)
TOTAL AREA 1221 sq ft (113.4 sq m)		Terrace 1 40'0" x 7'2" (12200 x 2180mm)	Terrace 1 21'5" x 5'7" (6535 x 1695mm)
Terrace 1 19'8" x 7'2" (6005 x 2180mm)		Terrace 2 22'1" x 5'6" (6750 x 1695mm)	Terrace 2 18'10" x 12'9" (5745 x 3895mm)
Terrace 2 19'7" x 7'11" (5980 x 2405mm)			

Lyall House Level 1



PLOT 9 (1) Kitchen 17'6" x 6'6" (5330 x 1990mm) Living/Dining 13'10" x 13'3" (4210 x 4040mm) Bedroom 1 14'6" x 10'10" (4410 x 3290mm) En suite 6'10" x 4'9" (2085 x 1445mm) Bedroom 2 13'7" x 10'6" (4130 x 3200mm) Bathroom 6'10" x 6'6" (2085 x 1985mm) TOTAL AREA 777 sq ft (72.2 sq m) Balcony 16'7" x 5'0" (5045 x 1535mm)	PLOT 10 (1) Kitchen 14'0" x 8'0" (4260 x 2450mm) Living/Dining 20'10" x 11'3" (6350 x 3440mm) Bedroom 1 21'7" x 9'0" (6590 x 2750mm) En suite 6'10" x 5'0" (2085 x 1535mm) Bedroom 2 17'11" x 9'0" (5450 x 2750mm) Bathroom 6'10" x 6'6" (2085 x 1985mm) TOTAL AREA 962 sq ft (89.4 sq m) Balcony 40'4" x 6'5" (12300 x 1980mm)	PLOT 11 (1) Kitchen 13'8" x 8'0" (4155 x 2440mm) Living/Dining 20'7" x 18'0" (6285 x 5480mm) Bedroom 1 14'2" x 10'6" (4315 x 3200mm) En suite 6'10" x 5'0" (2085 x 1535mm) Bedroom 2 16'3" x 9'11" (4950 x 3010mm) Bathroom 9'0" x 8'1" (2735 x 2465mm) TOTAL AREA 1118 sq ft (103.9 sq m) Balcony 39'8" x 6'6" (12100 x 1980mm)	PLOT 12 (1) & 13 (1) Kitchen 11'10" x 5'11" (3600 x 1810mm) Living/Dining 17'0" x 9'8" (5175 x 2945mm) Bedroom 17'5" x 9'0" (5310 x 2750mm) Bathroom 6'10" x 6'6" (2085 x 1985mm) TOTAL AREA 545 sq ft (50.6 sq m) Balcony 19'9" x 6'6" (6025 x 1980mm)
PLOT 14 (1) Kitchen 16'0" x 5'11" (4875 x 1800mm) Living/Dining 20'5" x 13'0" (6220 x 3970mm) Bedroom 1 19'8" x 9'0" (5990 x 2750mm) En suite 6'10" x 5'0" (2085 x 1535mm) Bedroom 2 13'5" x 9'6" (4080 x 2900mm) Bathroom 6'10" x 6'6" (2085 x 1985mm) TOTAL AREA 942 sq ft (87.5 sq m) Balcony 1 46'8" x 6'6" (14235 x 1980mm) Balcony 2 21'5" x 5'4" (6550 x 1640mm)	PLOT 15 (1) Living/Dining/Kitchen 19'10" x 19'0" (6040 x 5795mm) Bedroom 1 13'4" x 12'9" (4070 x 3875mm) En suite 6'10" x 5'0" (2085 x 1535mm) Bedroom 2 11'0" x 11'0" (3365 x 3350mm) Bedroom 3 14'6" x 10'1" (4415 x 3070mm) Bathroom 6'10" x 6'6" (2085 x 1985mm) TOTAL AREA 1135 sq ft (105.5 sq m) Balcony 1 20'7" x 5'5" (6280 x 1640mm) Balcony 2 12'1" x 4'8" (3695 x 1415mm)	PLOT 16 (1) Kitchen 10'10" x 6'0" (3310 x 1830mm) Living/Dining 15'11" x 11'9" (4840 x 3570mm) Bedroom 12'11" x 11'4" (3945 x 3445mm) Bathroom 6'10" x 6'6" (2085 x 1985mm) TOTAL AREA 538 sq ft (50.0 sq m) Balcony 16'7" x 5'0" (5045 x 1535mm)	PLOT 17 (1) Kitchen 11'10" x 5'11" (3600 x 1800mm) Living/Dining 15'8" x 9'6" (4770 x 2890mm) Study 9'2" x 5'2" (2790 x 1570mm) Bedroom 15'3" x 9'0" (4660 x 2750mm) Bathroom 6'10" x 6'6" (2085 x 1985mm) TOTAL AREA 581 sq ft (54.0 sq m) Balcony 16'7" x 5'0" (5045 x 1535mm)

Lyall House Levels 2, 3, 4 and 5



APARTMENT TYPE A

Plot number (floor)
18 (2), 28 (3), 38 (4) & 48 (5)

Kitchen
13'8" x 8'6" (4170 x 2600mm)

Living/Dining
18'10" x 13'9" (5735 x 4190mm)

Bedroom 1
14'6" x 10'10" (4410 x 3290mm)

En suite
6'10" x 4'9" (2085 x 1445mm)

Bedroom 2
14'7" x 10'0" (4450 x 3055mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
878 sq ft (81.6 sq m)

Balcony
16'7" x 5'0" (5045 x 1535mm)

APARTMENT TYPE B

Plot number (floor)
19 (2), 29 (3), 39 (4) & 49 (5)

Kitchen
14'0" x 7'0" (4260 x 2145mm)

Living/Dining
19'11" x 11'7" (6070 x 3525mm)

Bedroom 1
21'7" x 9'10" (6600 x 3000mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
13'11" x 9'0" (4250 x 2750mm)

Bedroom 3
13'3" x 9'11" (4030 x 3020mm)

Bathroom
8'11" x 8'3" (2725 x 2505mm)

TOTAL AREA
1130 sq ft (104.9 sq m)

Balcony
40'4" x 6'6" (12300 x 1980mm)

APARTMENT TYPE C

Plot number (floor)
20 (2), 30 (3), 40 (4) & 50 (5)

Kitchen
13'8" x 8'0" (4155 x 2440mm)

Living/Dining
20'7" x 18'0" (6285 x 5480mm)

Bedroom 1
14'2" x 10'6" (4315 x 3200mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
16'3" x 9'11" (4950 x 3010mm)

Bathroom
9'0" x 8'1" (2735 x 2465mm)

TOTAL AREA
1118 sq ft (103.9 sq m)

Balcony
39'8" x 6'6" (12100 x 1980mm)

APARTMENT TYPE D

Plot number (floor)
21 (2), 22 (2), 31 (3), 32 (3), 41 (4), 42 (4), 51 (5) & 52 (5)

Kitchen
11'10" x 5'11" (3600 x 1810mm)

Living/Dining
17'0" x 9'8" (5175 x 2945mm)

Bedroom
17'5" x 9'0" (5310 x 2750mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
545 sq ft (50.6 sq m)

Balcony
19'9" x 6'6" (6025 x 1980mm)

APARTMENT TYPE E

Plot number (floor)
23 (2), 33 (3), 43 (4) & 53 (5)

Kitchen
13'4" x 6'2" (4075 x 1870mm)

Living/Dining
20'2" x 13'4" (6135 x 4070mm)

Bedroom 1
19'8" x 9'10" (5995 x 3000mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
14'3" x 9'0" (4335 x 2750mm)

Bedroom 3
15'3" x 9'0" (4655 x 2750mm)

Bathroom
9'0" x 8'1" (2735 x 2465mm)

TOTAL AREA
1095 sq ft (101.7 sq m)

Balcony 1
46'7" x 6'6" (14210 x 1980mm)

Balcony 2
29'11" x 5'4" (9135 x 1640mm)

APARTMENT TYPE F

Plot number (floor)
24 (2), 34 (3), 44 (4) & 54 (5)

Kitchen
9'10" x 7'9" (2985 x 2370mm)

Living/Dining
18'3" x 14'6" (5560 x 4420mm)

Bedroom
14'11" x 9'0" (4545 x 2750mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
623 sq ft (57.9 sq m)

Balcony
29'1" x 5'5" (8865 x 1640mm)

APARTMENT TYPE G

Plot number (floor)
25 (2), 35 (3), 45 (4) & 55 (5)

Kitchen
10'10" x 8'2" (3295 x 2480mm)

Living/Dining
12'5" x 11'7" (3780 x 3525mm)

Bedroom
13'1" x 10'8" (3985 x 3250mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
570 sq ft (53.0 sq m)

Balcony
12'1" x 4'8" (3695 x 1415mm)

APARTMENT TYPE H

Plot number (floor)
26 (2), 36 (3), 46 (4) & 56 (5)

Kitchen
10'10" x 6'0" (3310 x 1830mm)

Living/Dining
15'11" x 11'9" (4840 x 3570mm)

Bedroom
12'11" x 11'4" (3945 x 3445mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
538 sq ft (50.0 sq m)

Balcony
16'7" x 5'0" (5045 x 1535mm)

APARTMENT TYPE I

Plot number (floor)
27 (2), 37 (3), 47 (4) & 57 (5)

Kitchen
11'10" x 5'11" (3600 x 1800mm)

Living/Dining
15'8" x 9'6" (4770 x 2890mm)

Study
9'2" x 5'2" (2790 x 1570mm)

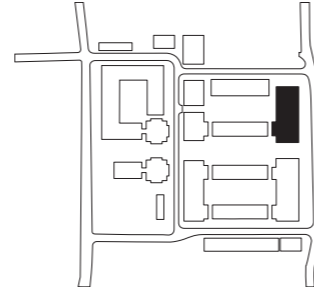
Bedroom
15'3" x 9'0" (4660 x 2750mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
581 sq ft (54.0 sq m)

Balcony
16'7" x 5'0" (5045 x 1535mm)

Lyall House Level 6



PLOT 58 (6)

Kitchen
13'8" x 8'6" (4170 x 2600mm)

Living/Dining
18'10" x 13'9" (5735 x 4190mm)

Bedroom 1
14'6" x 10'10" (4410 x 3290mm)

En suite
6'10" x 4'9" (2085 x 1445mm)

Bedroom 2
14'7" x 10'0" (4450 x 3055mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
878 sq ft (81.6 sq m)

Balcony
16'7" x 5'0" (5045 x 1535mm)

PLOT 59 (6)

Kitchen
14'0" x 7'0" (4260 x 2145mm)

Living/Dining
19'11" x 11'7" (6070 x 3525mm)

Bedroom 1
21'7" x 9'10" (6600 x 3000mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
13'11" x 9'0" (4250 x 2750mm)

Bedroom 3
13'3" x 9'11" (4030 x 3020mm)

Bathroom
8'11" x 8'3" (2725 x 2505mm)

TOTAL AREA
1130 sq ft (104.9 sq m)

Balcony
40'4" x 6'6" (12300 x 1980mm)

PLOT 60 (6)

Kitchen
13'8" x 8'0" (4155 x 2440mm)

Living/Dining
20'7" x 18'0" (6285 x 5480mm)

Bedroom 1
14'2" x 10'6" (4315 x 3200mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
16'3" x 9'11" (4950 x 3010mm)

Bathroom
9'0" x 8'1" (2735 x 2465mm)

TOTAL AREA
1118 sq ft (103.9 sq m)

Balcony
39'8" x 6'6" (12100 x 1980mm)

PLOT 61 (6) & 62 (6)

Kitchen
11'10" x 5'11" (3600 x 1810mm)

Living/Dining
17'0" x 9'8" (5175 x 2945mm)

Bedroom
17'5" x 9'0" (5310 x 2750mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
545 sq ft (50.6 sq m)

Balcony
19'9" x 6'6" (6025 x 1980mm)

PLOT 63 (6)

Kitchen
13'4" x 6'2" (4075 x 1870mm)

Living/Dining
20'2" x 13'4" (6135 x 4070mm)

Bedroom 1
19'8" x 9'10" (5995 x 3000mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
14'3" x 9'0" (4335 x 2750mm)

Bedroom 3
15'3" x 9'0" (4655 x 2750mm)

Bathroom
9'0" x 8'1" (2735 x 2465mm)

TOTAL AREA
1095 sq ft (101.7 sq m)

Balcony 1
46'7" x 6'6" (14210 x 1980mm)

Balcony 2
29'11" x 5'4" (9135 x 1640mm)

PLOT 64 (6)

Kitchen
10'5" x 6'6" (3180 x 1975mm)

Living/Dining
21'9" x 9'10" (6620 x 3005mm)

Bedroom
12'6" x 12'0" (3825 x 3675mm)

Bathroom
9'0" x 8'1" (2735 x 2465mm)

TOTAL AREA
629 sq ft (58.4 sq m)

Terrace
15'10" x 11'7" (4830 x 3540mm)

Balcony
19'11" x 5'5" (6080 x 1640mm)

PLOT 65 (6)

Kitchen
10'11" x 6'4" (3315 x 1925mm)

Living/Dining
15'11" x 11'9" (4855 x 3570mm)

Bedroom
12'11" x 11'4" (3945 x 3445mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
561 sq ft (52.1 sq m)

Balcony
16'7" x 5'0" (5045 x 1535mm)

PLOT 66 (6)

Kitchen
11'10" x 5'11" (3600 x 1800mm)

Living/Dining
15'8" x 9'6" (4770 x 2890mm)

Study
9'2" x 5'2" (2790 x 1570mm)

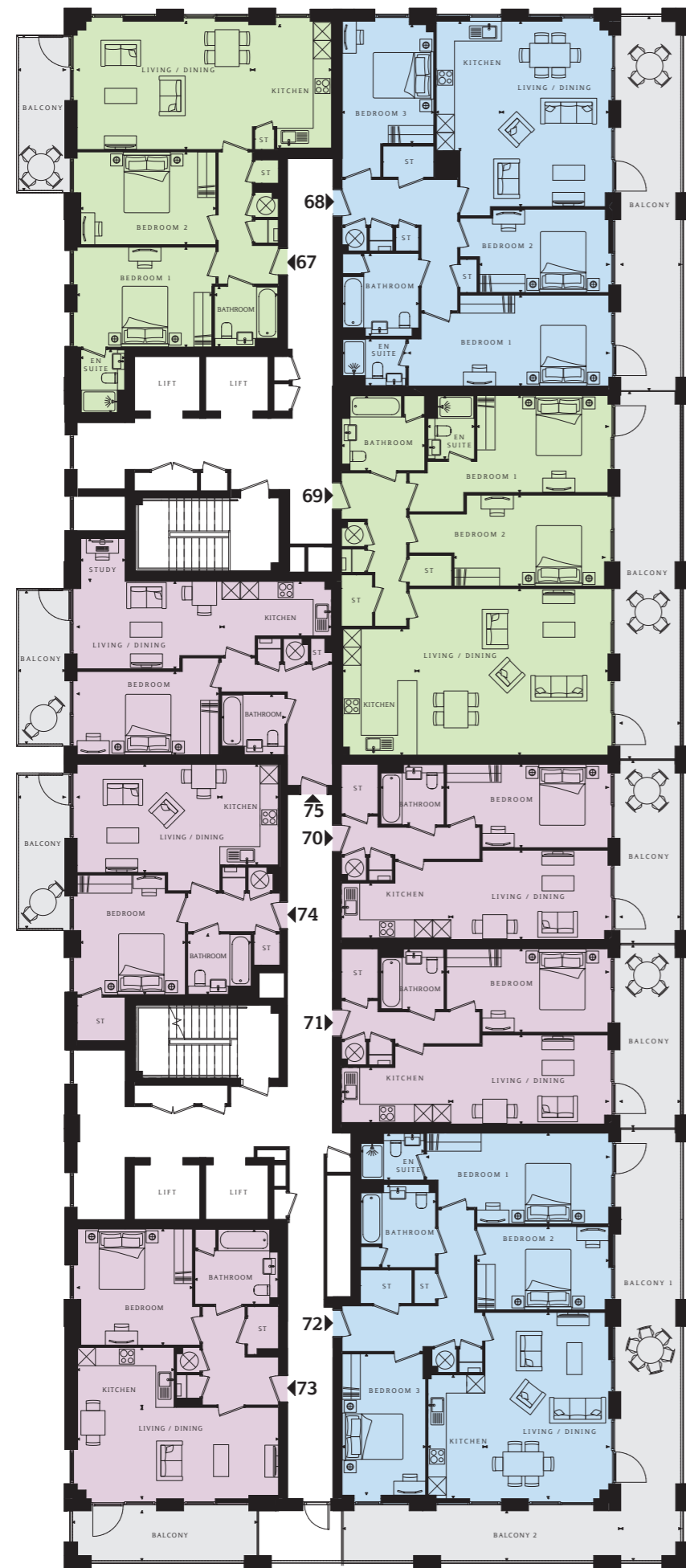
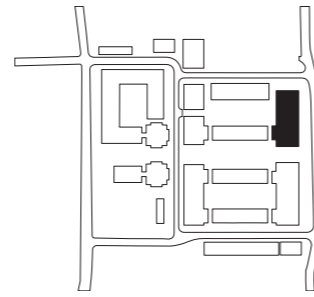
Bedroom
15'3" x 9'0" (4660 x 2750mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
581 sq ft (54.0 sq m)

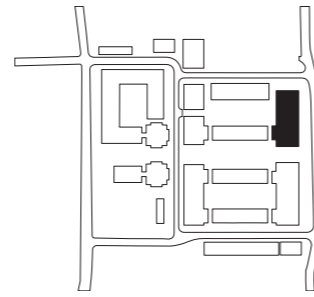
Balcony
16'7" x 5'0" (5045 x 1535mm)

Lyall House Level 7



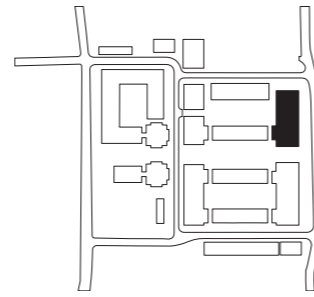
PLOT 67 (7) Kitchen 13'8" x 8'6" (4170 x 2600mm) Living/Dining 18'10" x 13'9" (5735 x 4190mm) Bedroom 1 14'6" x 10'10" (4410 x 3290mm) En suite 6'10" x 4'9" (2085 x 1445mm) Bedroom 2 14'7" x 10'0" (4450 x 3055mm) Bathroom 6'10" x 6'6" (2085 x 1985mm) TOTAL AREA 878 sq ft (81.6 sq m) Balcony 16'7" x 5'0" (5045 x 1535mm)	PLOT 68 (7) Kitchen 14'0" x 7'0" (4260 x 2145mm) Living/Dining 19'11" x 11'7" (6070 x 3525mm) Bedroom 1 21'7" x 9'10" (6600 x 3000mm) En suite 6'10" x 5'0" (2085 x 1535mm) Bedroom 2 13'11" x 9'0" (4250 x 2750mm) Bedroom 3 13'3" x 9'11" (4030 x 3020mm) Bathroom 8'11" x 8'3" (2725 x 2505mm) TOTAL AREA 1130 sq ft (104.9 sq m) Balcony 40'4" x 6'6" (12300 x 1980mm)	PLOT 69 (7) Kitchen 13'8" x 8'0" (4155 x 2440mm) Living/Dining 20'7" x 18'0" (6285 x 5480mm) Bedroom 1 14'2" x 10'6" (4315 x 3200mm) En suite 6'10" x 5'0" (2085 x 1535mm) Bedroom 2 16'3" x 9'11" (4950 x 3010mm) Bathroom 9'0" x 8'1" (2735 x 2465mm) TOTAL AREA 1118 sq ft (103.9 sq m) Balcony 39'8" x 6'6" (12100 x 1980mm)	PLOT 70 (7) & 71 (7) Kitchen 11'10" x 5'11" (3600 x 1810mm) Living/Dining 17'0" x 9'8" (5175 x 2945mm) Bedroom 17'5" x 9'0" (5310 x 2750mm) Bathroom 6'10" x 6'6" (2085 x 1985mm) TOTAL AREA 545 sq ft (50.6 sq m) Balcony 19'9" x 6'6" (6025 x 1980mm)
PLOT 72 (7) Kitchen 13'4" x 6'2" (4075 x 1870mm) Living/Dining 20'2" x 13'4" (6135 x 4070mm) Bedroom 1 19'8" x 9'10" (5995 x 3000mm) En suite 6'10" x 5'0" (2085 x 1535mm) Bedroom 2 14'3" x 9'0" (4335 x 2750mm) Bedroom 3 15'3" x 9'0" (4655 x 2750mm) Bathroom 9'0" x 8'1" (2735 x 2465mm) TOTAL AREA 1095 sq ft (101.7 sq m) Balcony 1 46'7" x 6'6" (14210 x 1980mm) Balcony 2 29'11" x 5'4" (9135 x 1640mm)	PLOT 73 (7) Kitchen 10'5" x 6'6" (3185 x 1975mm) Living/Dining 21'9" x 9'10" (6620 x 3005mm) Bedroom 12'7" x 12'5" (3825 x 3790mm) Bathroom 9'0" x 8'1" (2735 x 2465mm) TOTAL AREA 629 sq ft (58.4 sq m) Balcony 19'11" x 5'5" (6080 x 1640mm)	PLOT 74 (7) Kitchen 10'11" x 6'4" (3315 x 1925mm) Living/Dining 15'11" x 11'9" (4855 x 3570mm) Bedroom 12'11" x 11'4" (3945 x 3445mm) Bathroom 6'10" x 6'6" (2085 x 1985mm) TOTAL AREA 561 sq ft (52.1 sq m) Balcony 16'7" x 5'0" (5045 x 1535mm)	PLOT 75 (7) Kitchen 11'10" x 5'11" (3600 x 1800mm) Living/Dining 15'8" x 9'6" (4770 x 2890mm) Study 4'9" x 4'8" (1460 x 1410mm) Bedroom 15'3" x 9'0" (4660 x 2750mm) Bathroom 6'10" x 6'6" (2085 x 1985mm) TOTAL AREA 558 sq ft (51.8 sq m) Balcony 16'7" x 5'0" (5045 x 1535mm)

Lyall House Level 8



PLOT 76 (8)	PLOT 77 (8)	PLOT 78 (8)	PLOT 79 (8)
Kitchen 15'2" x 4'2" (4625 x 1280mm)	Kitchen 9'10" x 7'0" (3000 x 2130mm)	Kitchen 9'10" x 7'0" (3000 x 2130mm)	Kitchen 9'10" x 7'0" (3000 x 2130mm)
Living/Dining 18'4" x 10'8" (5580 x 3260mm)	Living/Dining 18'0" x 15'0" (5480 x 4570mm)	Living/Dining 18'0" x 15'0" (5480 x 4570mm)	Living/Dining 18'7" x 15'0" (5675 x 4570mm)
Bedroom 1 13'2" x 9'0" (4025 x 2750mm)	Bedroom 1 11'3" x 10'0" (3420 x 3040mm)	Bedroom 1 11'3" x 10'0" (3420 x 3040mm)	Bedroom 1 11'3" x 10'0" (3420 x 3040mm)
En suite 6'10" x 5'0" (2085 x 1535mm)	En suite 6'10" x 5'0" (2085 x 1535mm)	En suite 6'10" x 5'0" (2085 x 1535mm)	En suite 6'10" x 5'0" (2085 x 1535mm)
Bedroom 2 12'1" x 8'7" (3690 x 2615mm)	Bedroom 2 14'8" x 9'2" (4460 x 2785mm)	Bedroom 2 14'8" x 9'2" (4460 x 2785mm)	Bedroom 2 14'8" x 9'2" (4460 x 2785mm)
Bedroom 3 12'7" x 11'0" (3840 x 3350mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)
Bathroom 6'10" x 6'6" (2085 x 1985mm)	TOTAL AREA 861 sq ft (80.0 sq m)	TOTAL AREA 861 sq ft (80.0 sq m)	TOTAL AREA 873 sq ft (81.1 sq m)
TOTAL AREA 926 sq ft (86.1 sq m)	Terrace 39'8" x 5'8" (12100 x 1750mm)	Terrace 39'8" x 5'9" (12100 x 1750mm)	Terrace 45'10" x 5'9" (13980 x 1750mm)
Terrace 64'3" x 17'8" (19575 x 5380mm)			
PLOT 80 (8)	PLOT 81 (8)	PLOT 82 (8)	
Kitchen 9'0" x 8'11" (2740 x 2715mm)	Kitchen 9'7" x 7'2" (2915 x 2190mm)	Kitchen 15'5" x 6'9" (4695 x 2050mm)	
Living/Dining 17'6" x 11'0" (5325 x 3350mm)	Living/Dining 14'7" x 14'2" (4450 x 4315mm)	Living/Dining 15'5" x 13'7" (4705 x 4135mm)	
Bedroom 1 15'6" x 10'4" (4720 x 3145mm)	Bedroom 11'11" x 10'6" (3635 x 3200mm)	Bedroom 1 15'2" x 9'0" (4625 x 2750mm)	
En suite 6'10" x 5'0" (2085 x 1535mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)	En suite 6'10" x 5'0" (2085 x 1535mm)	
Bedroom 2 13'9" x 10'3" (4195 x 3130mm)	TOTAL AREA 538 sq ft (50 sq m)	Bedroom 2 11'1" x 11'1" (3380 x 3375mm)	
Bathroom 6'10" x 6'6" (2085 x 1985mm)	Terrace 29'9" x 4'6" (9060 x 1370mm)	Bathroom 6'10" x 6'6" (2085 x 1985mm)	
TOTAL AREA 745 sq ft (69.2 sq m)		TOTAL AREA 801 sq ft (74.4 sq m)	
Terrace 1 37'0" x 4'7" (11283 x 1410mm)		Terrace 39'8" x 4'6" (12100 x 1370mm)	
Terrace 2 31'3" x 4'7" (9530 x 1410mm)			

Lyall House Levels 9 and 10



APARTMENT TYPE A

Plot number (floor)
83 (9) & 90 (10)

Kitchen
15'2" x 6'1" (4625 x 1850mm)

Living/Dining
18'0" x 12'11" (5475 x 3925mm)

Bedroom 1
19'1" x 9'0" (5825 x 2750mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
12'7" x 11'3" (3840 x 3430mm)

Bedroom 3
12'1" x 8'7" (3690 x 2615mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
991 sq ft (92.1 sq m)

Balcony 1
16'10" x 4'6" (5125 x 1370mm)

Balcony 2
15'8" x 4'6" (4785 x 1370mm)

Balcony 3
16'10" x 4'6" (5125 x 1370mm)

Balcony 4
16'10" x 4'6" (5125 x 1370mm)

APARTMENT TYPE B

Plot number (floor)
84 (9) & 91 (10)

Kitchen
9'10" x 7'1" (3000 x 2170mm)

Living/Dining
18'0" x 14'10" (5480 x 4530mm)

Bedroom 1
11'3" x 10'0" (3420 x 3040mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
14'8" x 9'2" (4460 x 2785mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
861 sq ft (80.0 sq m)

Balcony
16'10" x 4'6" (5125 x 1370mm)

APARTMENT TYPE C

Plot number (floor)
85 (9) & 92 (10)

Kitchen
9'8" x 6'10" (2950 x 2080mm)

Living/Dining
18'0" x 15'2" (5480 x 4620mm)

Bedroom 1
11'3" x 10'0" (3420 x 3045mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
14'8" x 9'2" (4460 x 2785mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
861 sq ft (80.0 sq m)

Balcony
16'10" x 4'6" (5125 x 1370mm)

APARTMENT TYPE D

Plot number (floor)
86 (9) & 93 (10)

Kitchen
9'10" x 7'0" (3000 x 2130mm)

Living/Dining
18'11" x 15'0" (5755 x 4570mm)

Bedroom 1
11'3" x 10'0" (3420 x 3040mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
14'8" x 9'2" (4460 x 2785mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
873 sq ft (81.1 sq m)

Balcony 1
16'10" x 4'6" (5125 x 1370mm)

Balcony 2
16'10" x 4'6" (5125 x 1370mm)

APARTMENT TYPE E

Plot number (floor)
87 (9) & 94 (10)

Kitchen
9'0" x 8'11" (2740 x 2715mm)

Living/Dining
17'6" x 11'0" (5325 x 3350mm)

Bedroom 1
15'6" x 10'4" (4720 x 3145mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
13'9" x 10'3" (4195 x 3130mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
745 sq ft (69.2 sq m)

Balcony 1
15'8" x 4'6" (4785 x 1370mm)

Balcony 2
16'10" x 4'6" (5125 x 1370mm)

APARTMENT TYPE F

Plot number (floor)
88 (9) & 95 (10)

Kitchen
9'7" x 7'2" (2915 x 2190mm)

Living/Dining
14'7" x 14'2" (4450 x 4315mm)

Bedroom
11'11" x 10'6" (3635 x 3200mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
538 sq ft (50 sq m)

Balcony
16'10" x 4'4" (5125 x 1330mm)

APARTMENT TYPE G

Plot number (floor)
89 (9) & 96 (10)

Kitchen
15'5" x 6'9" (4695 x 2050mm)

Living/Dining
16'3" x 15'5" (4960 x 4705mm)

Bedroom 1
15'2" x 9'0" (4625 x 2750mm)

En suite
6'10" x 5'0" (2085 x 1535mm)

Bedroom 2
11'1" x 11'1" (3380 x 3375mm)

Bathroom
6'10" x 6'6" (2085 x 1985mm)

TOTAL AREA
846 sq ft (78.6 sq m)

Balcony
16'10" x 4'4" (5125 x 1330mm)

Specification

Kitchen

Individually designed German kitchens with soft-close doors and drawers

Colour choice of wall and base units*

Matching worktops and full-height upstands

Under-cabinet lighting

Stainless steel single bowl sink and chrome tap to all apartments

Fully integrated appliances including single oven, ceramic hob, microwave, extractor, dishwasher and fridge/freezer

Eye Level Cooking**

En Suite

Grohe brassware

White, semi-recessed hand basin

Back-to-wall WC pan with soft close seat

Concealed cistern and dual flushplate

White shower tray

Chrome shower doors

Chrome towel rail

Shaver socket

Porcelain floor tiles

Wall tiles

Bathroom

Grohe brassware

White, semi-recessed hand basin

Back-to-wall WC pan with soft-close seat

Concealed cistern and dual flushplate

White steel bath

Chrome hinged bath screen

Chrome towel rail

Bespoke mirrored, wall-mounted vanity units (size of units varies depending on structural opening)

Shaver socket (mounted within wall-mounted vanity unit)

Porcelain floor tiles

Wall tiles

General

Freestanding washer/dryer to hall cupboard

Underfloor heating throughout

Amtico flooring to kitchen, living area and hallway

USB points to living area

Video door entry

BT TV/Sky+/FM connectivity to living area

Cat5 wiring to media plate in living room

Downlighters to hallway, kitchen and bathroom(s)

White pendant low energy bulbs to hallway and secondary bedrooms

Superfast broadband (subject to subscription)

Bedrooms

Stainfree carpets with underlay to all bedrooms

USB points to bedroom 1

BT TV/FM connectivity to bedroom 1

*Subject to stage of construction

**Where possible



Why Barratt London?

About Barratt London

Barratt London is one of the market-leading residential developers in the Capital. With over 30 years' experience we've helped shape one of the world's most exciting, diverse and dynamic cities. We've crafted our portfolio to provide homes for all Londoners, from state-of-the-art apartments and penthouses in Westminster to riverside communities in Fulham, and complex, mixed-use regeneration schemes in Hendon.

Five-star home builder

As part of Barratt Developments PLC, Barratt London is incredibly proud to have been recognised as a market leader for quality. We became the first major nationwide house builder to be awarded the maximum five-star rating, every year since 2009, in the annual Home Builders Federation Customer Satisfaction survey. For our customers, this gives peace of mind so that when you buy a Barratt London home, you can be confident you are buying a high-quality home and you will receive unbeatable customer service.

Ten-year NHBC Buildmark Warranty

When you move into a new-build home, you expect everything to be pristine and in working order. With a new Barratt London home you can expect it to stay that way, with the ten-year structural NHBC Buildmark Warranty and a two-year fixtures and fittings warranty*.

On-site property management

Barratt London's on-site property management company, Barratt Residential Asset Management (BRAM), will manage and maintain our developments. This means we take care of all of the communal areas, long after you've moved in, allowing you total peace of mind when you buy a new Barratt London home.

*First two years covered by Builder Warranty & NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Your statutory rights are unaffected.



Lombard Wharf SW11



Aldgate Place E1



Camden Courtyards NW1



Nine Elms Point SW8



Enderby Wharf SE10

The Consumer Code

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



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