

NEW NORTH



1 & 2 BEDROOM APARTMENTS
2, 3 & 4 BEDROOM HOUSES
IN HAINAULT, ESSEX

**Taylor
Wimpey**

New North Square

Hainault
Essex
IG6 2UR



****The Wait Is Finally Over!!!!!!****

New North Square is a stunning development of 1 & 2 bedroom apartments and 2, 3 and 4 bedroom houses located in the heart of Hainault.

Ask our Sales Executive for more information to help you buy your perfect new home.

Plot	Type	Tenure	Price	Estimated Completion
60	Fairlop 4 bedroom end terrace house with double drive	Freehold	£595,000	Dec 17 / Jan 18
61	Fairlop 4 bedroom end terrace house with double drive	Freehold	£595,000	Sep / Oct 17
62	Walden 3 bedroom mid terrace house with 1 parking space	Freehold	£495,000	Sep / Oct 17
63	Walden 3 bedroom mid terrace house with 1 parking space	Freehold	£495,000	Sep / Oct 17
64	Walden 3 bedroom mid terrace house with 1 parking space	Freehold	£495,000	Sep / Oct 17
128	Lancelot 2 bedroom mid terrace house with 1 parking space	Freehold	£420,000	Aug / Sep 17
132	Lancelot 2 bedroom mid terrace house with 1 parking space	Freehold	£420,000	Sep / Oct 17
133	Lancelot 2 bedroom mid terrace house with 1 parking space	Freehold	£420,000	Nov / Dec 17
134	Clifton 3 bedroom mid terrace house with 1 parking space	Freehold	£505,000	Nov / Dec 17
136	Ryecroft 4 bedroom end terrace house with 2 parking spaces	Freehold	£595,000	Nov / Dec 17
137	Penrith 4 bedroom end terrace house with 2 parking spaces	Freehold	£620,000	Nov / Dec 17
138	Ascot 4 bedroom mid terrace house with 2 parking spaces	Freehold	£610,000	Nov / Dec 17
139	Ascot 4 bedroom mid terrace house with 1 parking space	Freehold	£600,000	Nov / Dec 17
140	Ascot 4 bedroom mid terrace house with 1 parking space	Freehold	£600,000	Oct / Nov 17
141	Ascot 4 bedroom mid terrace house with 1 parking space	Freehold	£600,000	Oct / Nov 17
142	Ascot 4 bedroom mid terrace house with 1 parking space	Freehold	£600,000	Oct / Nov 17
143	Ascot 4 bedroom mid terrace house with 1 parking space	Freehold	£600,000	Sep / Oct 17
144	Ascot 4 bedroom mid terrace house with 1 parking space	Freehold	£600,000	Sep / Oct 17
145	Ascot 4 bedroom mid terrace house with 1 parking space	Freehold	£600,000	Sep / Oct 17
146	Ascot 4 bedroom mid terrace house with 1 parking space	Freehold	£600,000	Sep / Oct 17

For Further information please speak to our Sales Executive
Thursday to Monday 10am – 5.30pm

Tel: 0203 372 2696

Website: www.taylorwimpey.co.uk/eastlondon

**Taylor
Wimpey**



**STYLISH
LIVING IN
HAINAULT**

WELCOME



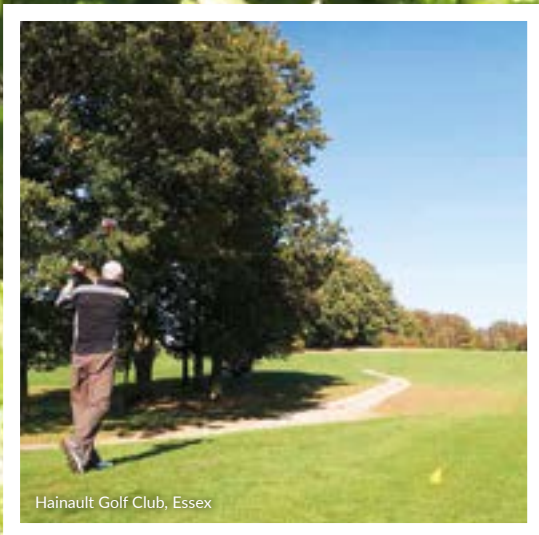
A new landmark address, a vibrant new quarter in the heart of Hainault – and a place to discover contemporary urban living at its most desirable. Urban architectural chic outside meets expertly designed layouts inside in lateral apartment living and homes across two or three storeys. Superbly positioned to connect to the City, Stratford, and central London – it is also easy to connect with nature in acres of stunning green space. Welcome to a new take on the city lifestyle. Welcome to New North Square.

NEW NORTH





Hainault Forest Country Park, Essex



Hainault Golf Club, Essex



Fairlop Waters Country Park, Essex

HAINAULT FOREST COUNTRY PARK

Ideal for runners, joggers and walkers, Hainault Forest Country Park is a green haven full of adventure from its woodland trails, with ropes and bridges suspended between the trees, to boating on the lake and orienteering.

OUTDOOR GYM CIRCUIT SESSION
HAINAULT RECREATION GROUND
1.6 MILES

REDBRIDGE CYCLING CENTRE
FOREST ROAD, IG6 3HP
1.8 MILES

WINDSURFING SESSION
FAIRLOP SAILING CENTRE, FOREST ROAD, IG6 3HN
2 MILES

MEET THE MEERKATS
HAINAULT FOREST COUNTRY PARK
2 MILES

QUEEN ELIZABETH OLYMPIC PARK
STRATFORD E20 2ST
7.8 MILES



TAKE LIFE IN NEW DIRECTIONS

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New North Square makes an ideal base to enjoy life to the full in Hainault and places nearby. When it comes to the everyday you will find local shopping including a Co-operative within walking distance from home and a Sainsbury's superstore a mile away in Tanners Lane. Whether it is a Friday night take-away from the Tandoori on New North Road to the Old Maypole pub-restaurant on Fenpiece Road with its sizzling grills and Sunday Roasts you will find eateries and watering holes close to home. Experience Greek cuisine at a restaurant overlooking the 38-acre lake at Fairlop Waters Country Park – which offers everything from windsurfing and sailing to a round of golf – or dine al fresco and à la carte in Chigwell or Woodford Green where they serve chateaubriand steak, Michael Bubl  tributes and mellow jazz. Head to Buckhurst Hill with its boutiques and brasseries or to Ilford for The Exchange mall, Kenneth More Theatre, and Cineworld.

From toning up at Hainault's outdoor gym to tending the fruit and vegetables in the Forest Farm Peace Garden or strolling in nature reserves spotting orange-tip butterflies and hearing the sound of woodpeckers, at New North Square you will find open space to enjoy at your own pace.

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STYLISH LIVING IN HAINAULT

OPEN UP A WORLD OF NEW DESTINATIONS AND POSSIBILITIES



New North Square is city-focused for commuting but also for everything from concerts to culture and more. New Stratford City, one of London's most exciting shopping destinations, is a short ride away with world-class shopping, leisure and unique venues. Westfield Stratford City is a hub of style with flagship department stores, brands from John Lewis to Marks & Spencer and Topshop as well as other premium designers along 'The Street'. Vue Westfield Stratford City is one of the largest all-digital cinemas in Europe with 17 digital screens, and the All Star Lanes is the chain's biggest luxury bowling venue with American restaurant and cocktail bar, while Aspers Casino ups the game with 24/7 tables, poker room and luxury Sky Bar. Fast direct links into London mean you can also reach Oxford Street direct, with a revamped Regent Street now rivalling Fifth Avenue and the Champs Élysées with its stores along a 'mile of style'. You are also ideally placed to take advantage of London City Airport, 10 miles away, and its fast-growing connections to European cities, from fashion capitals Milan and Paris to Florence and Faro, for breaks in the sun or on the slopes.

Hainault's Studio23 gym is the place for a one-to-one personal training programme in a private studio, while the Jean Brown Indoor Arena on Forest Road is a state-of-the-art sports hub with facilities from climate controlled Sports Hall – one of the largest in London – to Studios for fitness classes, yoga and Pilates. Home to badminton and netball programmes, the Jack Petchey Table Tennis Suite and the Colin MacMillan Boxing Academy, it also hosts gymnastics and martial arts events. In Chigwell you'll find a David Lloyd and Virgin Active, and another club in Woodford Green. With Fitness First and Nuffield Health Clubs at New North Square you can always aim to achieve your personal best.



STYLISH LIVING IN HAINAULT

Train times taken from www.tfl.gov.uk. Distances taken from theaa.com.

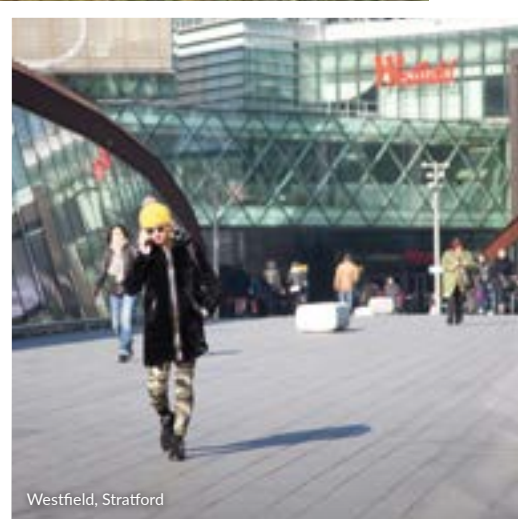
WORLD FOOD COURT
WESTFIELD STRATFORD CITY
22 MINUTES CENTRAL LINE

OXFORD CIRCUS
CENTRAL LINE
41 MINUTES

THEATRELAND AT
SHAFTESBURY AVENUE
CENTRAL AND PICCADILLY LINES
46 MINUTES

NORTH GREENWICH
FOR O2 ARENA
CENTRAL AND JUBILEE LINE
42 MINUTES

LONDON CITY AIRPORT
CENTRAL LINE AND DLR
42 MINUTES



FROM THE NEW STRATFORD CITY TO THE OLD SQUARE MILE ENJOY SUPERB CONNECTIONS

Enjoy great connections from New North Square. Hainault station on the Central Line is close to home with direct links to the West End and the City at Bank and Liverpool Street, while you can also fast-track to the Canary Wharf financial district with DLR and Jubilee Line links at Stratford. Bus services run from Hainault to the capital – with the N8 night bus route from Oxford Street and Tottenham Court Road to Hainault – so you can always take in a late-night comedy gig or the latest club in a 24/7 capital. Road links are excellent – Hainault is within the M11, M25 and A12 area, with the Dartford Crossing 21 miles, and Chelmsford 24 miles away.

08

HAINAULT TRAVEL CONNECTIONS BY UNDERGROUND



22 MINUTES TO WESTFIELD STRATFORD SHOPPING CENTRE **CENTRAL LINE**



30 MINUTES TO LONDON LIVERPOOL STREET STATION **CENTRAL LINE**



31 MINUTES TO BANK STATION **CENTRAL LINE**



Hainault Underground Station, Essex



HAINAULT TRAVEL CONNECTIONS BY CAR



9 MILES TO WESTFIELD STRATFORD SHOPPING CENTRE



15 MILES TO TRAFALGAR SQUARE



18 MILES TO LAKESIDE THURROCK

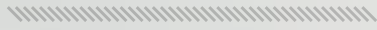


24 MILES TO BLUEWATER



30 MILES TO LONDON STANSTED

SPECIFICATION





BATHROOMS

White sanitaryware throughout with 130ltr bath

Wall hung sanitaryware to bathrooms and en suites**

Bath filler and hand-held shower to bathrooms in properties with en suite

Thermostatic shower over bath with screen and bath filler to properties without en suite

Thermostatic shower to shower enclosure to houses only

Electric shower to shower enclosure to apartments only

Half height tiling to walls with sanitaryware in bathrooms and en suites

Full height tiling around bath to one bed properties

Full height tiling to shower enclosure in en suite

Splash back tiling only to cloakrooms

Tiled flooring to bathrooms, en suites and cloakrooms

Chrome mixer tap to wash hand basins with restricted flow

Extractor fan

Shaver socket to en suite or main bathroom if no en suite

KITCHEN UNITS & APPLIANCES

Integrated "Symphony" units with under unit lighting and soft close drawers

Choice of colour finishes within integrated range

Ceramic or gas hob

Double oven

Chimney hood

Integrated washer dryer

Integrated fridge freezer

Integrated dishwasher

Single bowl stainless steel sink with chrome mixer tap to apartments only

Single and a half bowl stainless steel sink with chrome mixer tap to houses only

ELECTRICAL

Energy-efficient pendant ceiling lights throughout

Audio door entry system to apartments only

Door bell to houses only

Media plate to living room including power/aerial/satellite/telephone*

TV and telephone point to Bedroom 1*

Wired for TV package via optic cable*

Mains operated smoke detectors with battery back-up

White sockets and switches throughout

Mechanical heat recovery system throughout to apartments only

Mechanical extractors to bathrooms, en suites and cloakrooms to houses only

WINDOWS & DOORS

Double glazed windows with security locks throughout

Wood security door with multi-point lock to houses only

Composite security door with multi-point lock to apartments only

INTERNAL FINISHES

White internal doors with chrome furniture

Soft white painted walls and smooth white ceilings

White painted mouldings including square edge architrave, skirting and window boards

HEATING

Gas central heating with radiators throughout

EXTERNAL

Outside tap to houses with gardens

*To be connected by customers. Fibre network only, limited suppliers available. **N/A to wheelchair adaptable properties.

Image on the left is taken from the Dalston Curve development and may depict some features not available at New North Square. Internal images are also used for indicative purposes only and may depict certain specifications not available at New North Square. A range of optional upgrades are available subject to build stage. Please speak to your Sales Executive for further details. Specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. March 2017.

DEVELOPMENT LAYOUT

NEW HORIZONS FOR AN ICONIC SITE

The 182 new homes set in a bustling new quarter will include 1 & 2 bedroom apartments as well as 2, 3, & 4 bedroom houses. With a beautifully designed setting that includes a green ribbon of landscaped linear park running through its heart, distinctive London home style meets the dynamic open space found in cities like New York.

The green space offers tranquil spots to stop yet is alive with movement as residents make their way or cycle along the green walkway. You will find homes crafted with the materials and colour palette of the city – redbrick and accents of white brickwork and black, steel grey window frames, dark timber boarding, glass canopies and elegant metal railings. With private gardens to the houses and many apartments with a balcony, these are homes expertly finished for London life – from first home to family home.

STYLISH LIVING IN HAINAULT

12

APARTMENTS



Sonar House

1 bedroom apartments
Plots: 3, 7, 9, 10, 12, 19,
21-24, 26, 33 35, 36, 37,
38, 40, 47, 49, 50 & 52
2 bedroom apartments
Plots: 1, 2, 4**, 6, 8, 11, 13,
15**, 16**, 18, 20, 25, 27,
29**, 30**, 32, 34, 39, 41,
43**, 44**, 46, 48, 51 & 53
3 bedroom apartments**
Plots: 5, 14, 17, 28, 31,
42, 45 & 54



Echo House

1 bedroom apartments
Plots: 72-75, 77, 78, 81,
82, 86, 87, 90, 91, 93, 95,
96, 99 & 100
2 bedroom apartments
Plots: 76, 79, 80-85, 88,
89, 92, 94, 97, 98 & 101



2 bedroom apartments[†]
Plots: 108, 109, 112 & 115
3 bedroom apartments[†]
Plots: 110, 111, 113, 114,
116 & 117

2 BEDROOM HOUSES



The Lancelot

2 bedroom home
Plots: 121-124, 128,
129, 132, 133, 167, 168,
173, 174, 179 & 180



The Clifford

2 bedroom home
Plots: 156-158, 161 &
162



The Thurlow

2 bedroom home
Plot: 127

3 BEDROOM HOUSES



The Walden

3 bedroom home
Plots: 62-64, 67, 68 & 71



The Clifton

3 bedroom home
Plots: 130 & 134



The Manford

3 bedroom home
Plots: 102-107



3 bedroom home[†]
Plots: 131 & 135

4 BEDROOM HOUSES



The Penrith

4 bedroom home
Plots: 120, 137 & 155



The Ascot

4 bedroom home
Plots: 118, 119, 138-154



The Fairlop

4 bedroom home
Plots: 60, 61, 65, 66,
163-166, 169-172,
175-178, 181 & 182



The Rycroft

4 bedroom home
Plots: 69, 70 & 136



4 bedroom home[†]
Plots: 55, 58 & 59

5 BEDROOM HOUSES



5 bedroom home[†]
Plot: 126



5 bedroom home
Plots: 56[†], 57[†], 159* & 160*



5 bedroom home[†]
Plot: 125



*ah = Affordable Housing

†ah/r = Affordable Housing/Rented Accommodation

**ah/so = Affordable Housing/Shared Ownership

LAP = Local Area of Play

SS = Sub Station

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, March 2017.

THE COLLECTION



An elite collection of 2, 3 & 4 bedroom houses and 1 & 2 bedroom apartments ideally located in the London Borough of Redbridge. New North Square is the perfect choice for those seeking a relaxing place to call home.

These beautiful homes boast attractive interiors with a range of amenities. The perfect place to relax complemented by modern bathrooms and storage areas allowing for easy everyday living. The impressive layout and carefully positioned windows around the home maximise natural light and provide space.

Each home features a stylish fitted kitchen guaranteed to make a lasting impression. The living/dining area, often considered the heart of the home, provides the ideal place to socialise with guests or spend quality time with family. Every room has been planned to the very last detail to emphasise comfortable and flexible living.

NEW NORTH



THE THURLOW



2 BEDROOM COACH HOUSE

The carefully planned layout of the 2 bedroom Thurlow makes it perfect for first time buyers and downsizers.

A private front door opens through to an internal entrance hallway that leads upstairs to the first floor accommodation. An open-plan kitchen/dining/living area is the home's focal point, and provides the ideal space for unwinding or entertaining guests. A master bedroom, a further bedroom and main bathroom are also located off the landing.

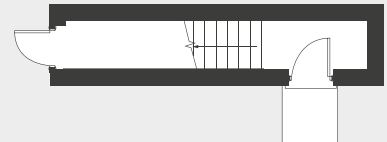
TOTAL AREA 812 SQ FT

Key

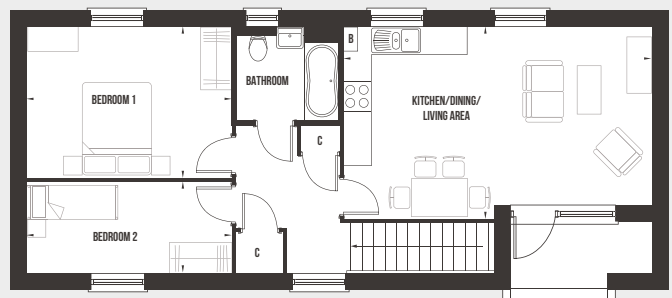
B – Boiler C – Cupboard

This floor plan depicts a typical layout of this house type. The kitchen layout and furniture positions are for indicative purposes only. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Please speak to our Sales Executives regarding the tenure of our new homes.

GROUND FLOOR



FIRST FLOOR



KITCHEN/DINING/LIVING AREA

6725mm x 4150mm 22'6" x 13'6"

BEDROOM 1

4450mm x 3265mm 14'6" x 10'7"

BEDROOM 2

4450mm x 1950mm 14'6" x 6'4"

THE LANCELOT



2 BEDROOM HOME

The Lancelot is a 2 bedroom home offering convenient accommodation ideal for individuals or couples and would make a fantastic first home.

An open-plan kitchen/dining/living room allows for flexibility and comfort, while access to the rear garden through the living room makes it perfect for entertaining. On the first floor there are two bedrooms situated either side of a family bathroom, and a handy storage cupboard by the stairs.

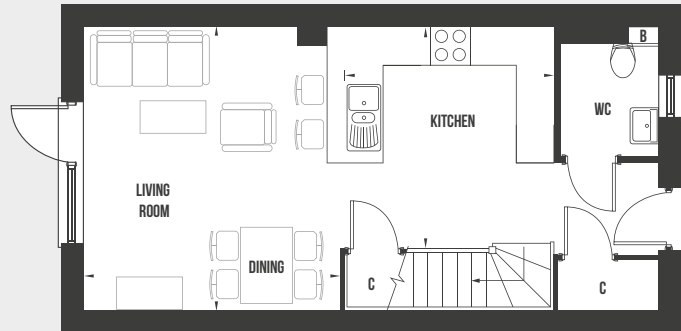
16

TOTAL AREA 900 SQ FT

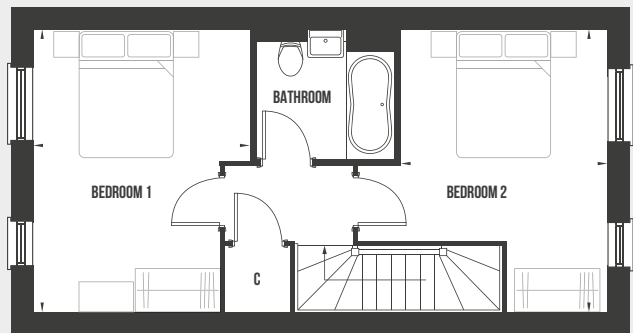
Key

B - Boiler C - Cupboard
WC - Cloakroom

GROUND FLOOR



FIRST FLOOR



KITCHEN

3498mm x 3352mm 11'5" x 11'0"

LIVING/DINING ROOM

4500mm x 4075mm 14'8" x 13'3"

BEDROOM 1

4500mm x 3475mm 14'8" x 11'5"

BEDROOM 2

4500mm x 3300mm 14'8" x 10'8"

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THE CLIFFORD



2 BEDROOM HOME

The Clifford is a 2 bedroom home ideal for individuals and couples looking for extra room, or those looking to downsize.

A flexible open-plan layout on the ground floor integrates the living room with dining area and access to the rear garden – perfect for entertaining and al fresco dining.

There's a separate kitchen and shower room on the ground floor providing suitable accommodation for wheelchair users.

Two bedrooms, one with built-in storage cupboards, are situated either side of a wheelchair-friendly bathroom.

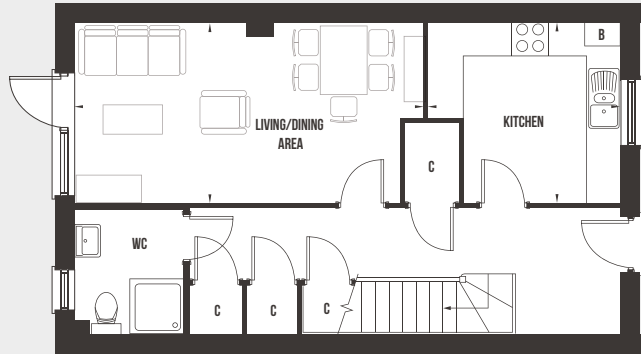
TOTAL AREA 1,163 SQ FT

Key

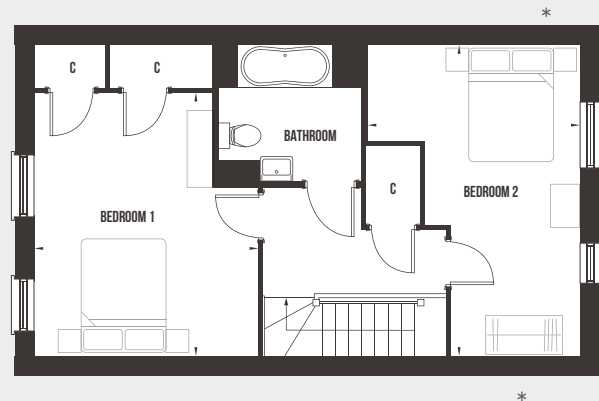
- B – Boiler C – Cupboard
- WC – Cloakroom/Shower Room
- Wheelchair adaptable

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GROUND FLOOR



FIRST FLOOR



KITCHEN

3325mm x 3200mm 10'10" x 10'5"

LIVING/DINING AREA

6290mm x 3200mm 20'6" x 10'5"

BEDROOM 1

4700mm x 3915mm 15'4" x 13'0"

BEDROOM 2

5525mm x 3750mm 18'1" x 12'3"

**Additional windows to selected plots, please refer to your Sales Executive for details.*

THE WALDEN



3 BEDROOM HOME

The Walden is a 3 bedroom home perfect for couples looking for extra space and young families in need of room to grow.

Enjoy an open-plan living/dining room with access to the rear garden, making this the heart of the home and a great place to entertain. There is also a separate kitchen and downstairs cloakroom which complete the ground floor.

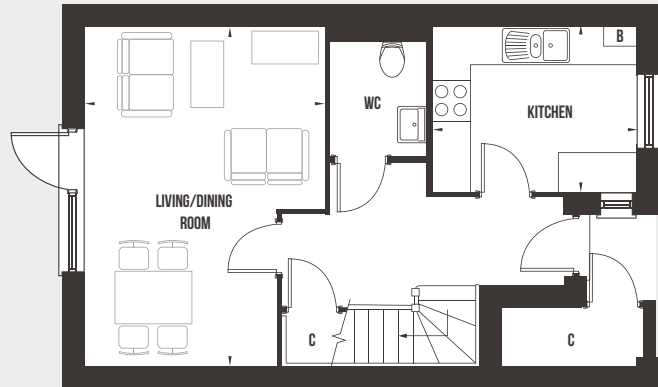
On the first floor you'll find a master bedroom with en suite shower room, two further bedrooms and a family bathroom.

TOTAL AREA 972 SQ FT

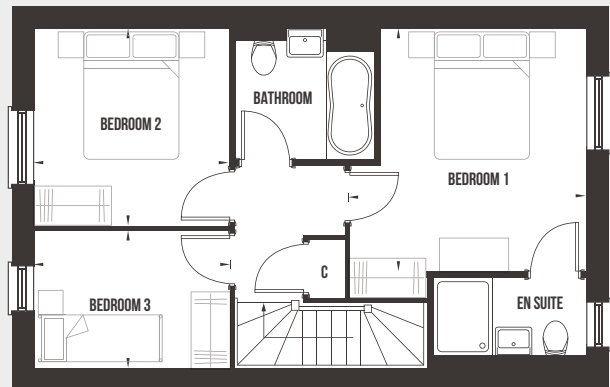
Key

B - Boiler C - Cupboard
WC - Cloakroom

GROUND FLOOR



FIRST FLOOR



KITCHEN

3185mm x 2580mm 10'5" x 8'5"

LIVING/DINING ROOM

5362mm x 3780mm 17'6" x 12'4"

BEDROOM 1

3750mm x 3710mm 12'3" x 12'2"

BEDROOM 2

3090mm x 3030mm 10'1" x 9'9"

BEDROOM 3

3030mm x 2210mm 9'9" x 7'3"

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THE CLIFTON



3 BEDROOM HOME

Enjoy extra space and comfort in The Clifton, a 3 bedroom home ideal for young families looking for a home to suit their busy lifestyle.

An open-plan kitchen/dining room makes this the perfect place for spending quality family time. The living room is the centrepiece of this home with access to the rear garden – perfect for entertaining and al fresco dining.

A master bedroom with en suite shower room, two further bedrooms and a family bathroom complete this home.

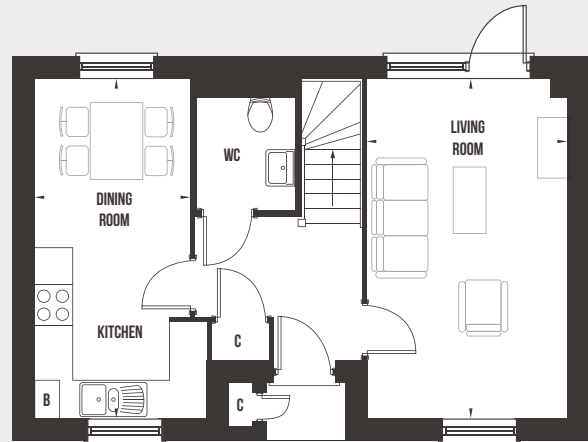
TOTAL AREA 955 SQ FT

Key

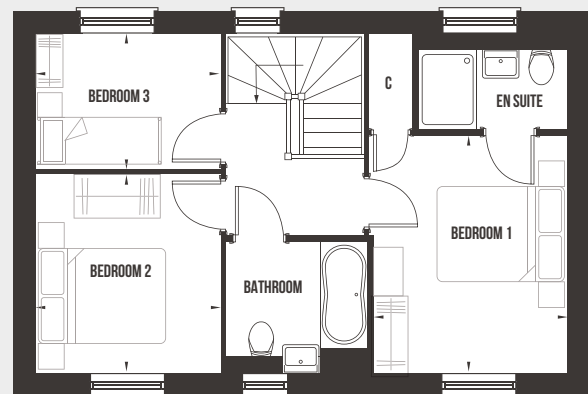
B – Boiler C – Cupboard
WC – Cloakroom

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GROUND FLOOR



FIRST FLOOR



KITCHEN/DINING ROOM

5290mm x 2450mm 17'4" x 8'0"

LIVING ROOM

5290mm x 3150mm 17'4" x 10'2"

BEDROOM 1

3715mm x 3100mm 12'2" x 10'2"

BEDROOM 2

3100mm x 2936mm 10'2" x 9'8"

BEDROOM 3

2935mm x 2115mm 9'8" x 6'11"

THE MANFORD



3 BEDROOM HOME

The Manford is built to suit your needs as a growing family. With 3 bedrooms and space spread across three floors, you can enjoy flexibility, convenience and comfort in your new home.

20

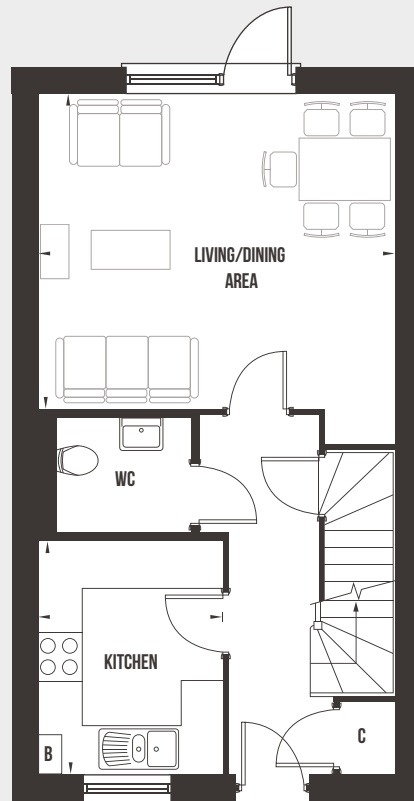
The ground floor benefits from an open-plan living/dining area with access to the rear garden. The first floor hosts two bedrooms and a main bathroom, and the master bedroom occupies the second floor.

TOTAL AREA 1,164 SQ FT

Key

- B - Boiler
- C - Cupboard
- WC - Cloakroom
- - - Restricted headroom

GROUND FLOOR



KITCHEN

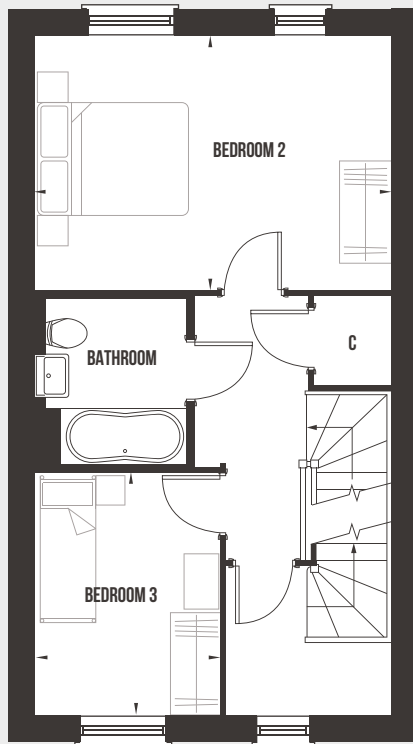
3095mm x 2450mm 10'2" x 8'0"

LIVING/DINING AREA

4690mm x 4185mm 15'5" x 13'9"

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FIRST FLOOR



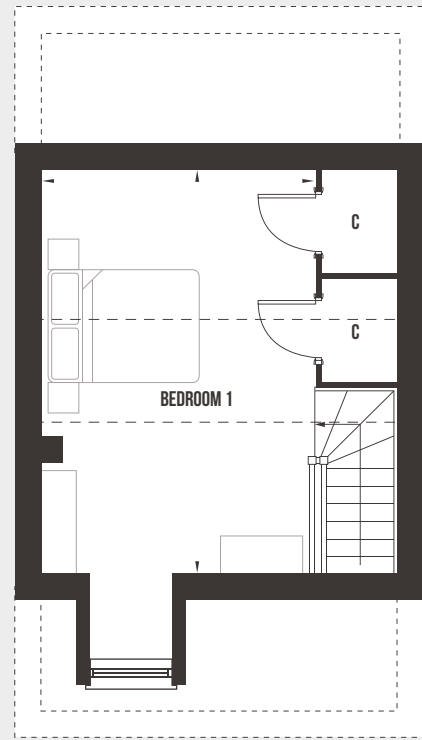
BEDROOM 2

4690mm x 3350mm 15'5" x 11'0"

BEDROOM 3

3250mm x 2450mm 10'8" x 8'1"

SECOND FLOOR



BEDROOM 1

5375mm x 3620mm 17'8" x 11'11"

THE FAIRLOP



4 BEDROOM HOME


The Fairlop is a 4 bedroom home, ideal for families looking for extra space. With room spread across three floors, this is the perfect solution for those in need of flexibility.

An open-plan living room with dining area makes this the centrepiece for spending quality time and entertaining.

Three bedrooms and a family bathroom occupy the first floor, with the master bedroom with en suite shower room and a convenient study area completing the second floor.

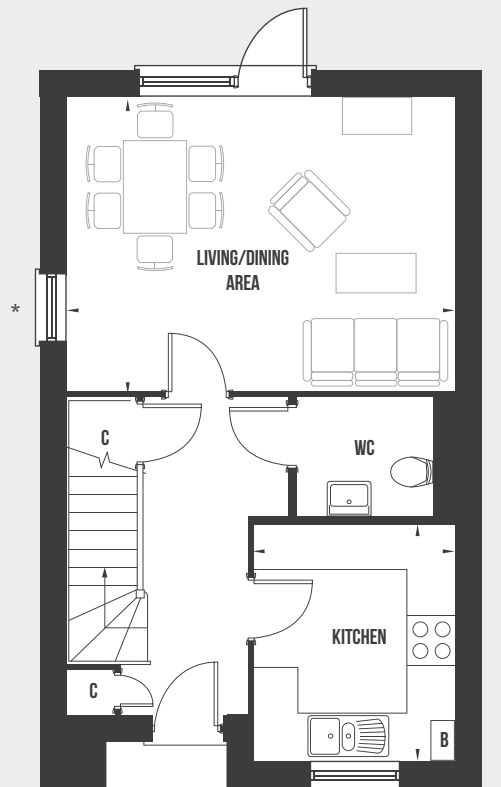
TOTAL AREA 1,268 SQ FT

Key

- B - Boiler C - Cupboard
-  - Rooflight
- WC - Cloakroom
-  - Wheelchair adaptable
- - - Restricted headroom

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GROUND FLOOR



KITCHEN

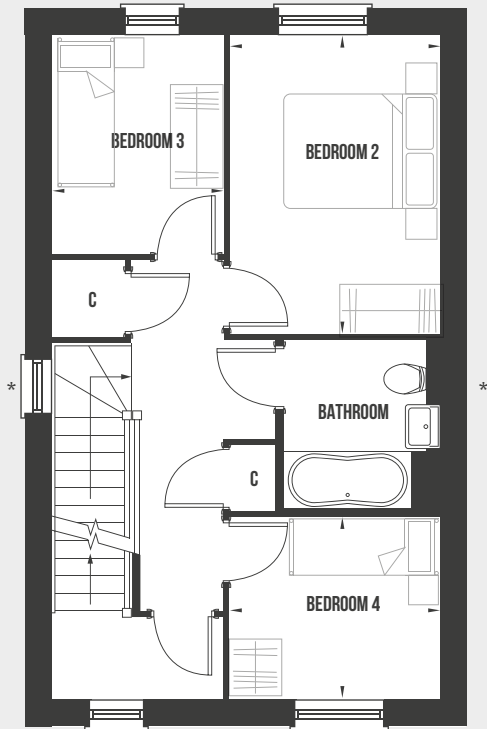
3095mm x 2600mm 10'2" x 8'6"

LIVING/DINING AREA

5025mm x 3850mm 16'6" x 12'8"

*Side windows to selected plots. Please refer to a Sales Executive for further information.

FIRST FLOOR



BEDROOM 2

3860mm x 2750mm 12'8" x 9'0"

BEDROOM 3

2810mm x 2200mm 9'3" x 7'3"

BEDROOM 4

2740mm x 2405mm 9'0" x 7'11"

SECOND FLOOR



BEDROOM 1

3400mm x 3865mm 11'2" x 12'8"

STUDY AREA

2300mm x 2205mm 7'7" x 7'3"

THE RYECROFT



4 BEDROOM HOME

The Rycroft is a 4 bedroom family home offering room across three different floors and is suited to growing families in need of extra space and flexibility.



An open-plan living room with dining area occupies the ground floor with a separate kitchen and downstairs cloakroom.

There are three bedrooms on the first floor alongside a family bathroom with a master bedroom and en suite shower room occupying the second floor with additional study space.

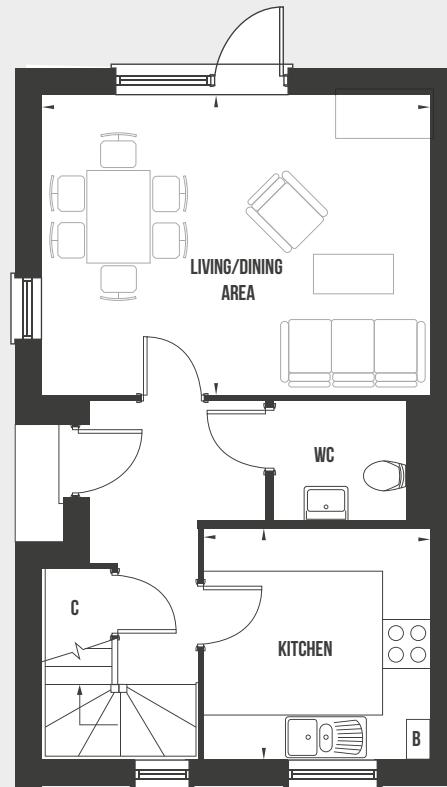
24

TOTAL AREA 1,268 SQ FT

Key

- B - Boiler C - Cupboard
-  - Rooflight
- WC - Cloakroom
-  - Wheelchair adaptable
- - - Restricted headroom

GROUND FLOOR



KITCHEN

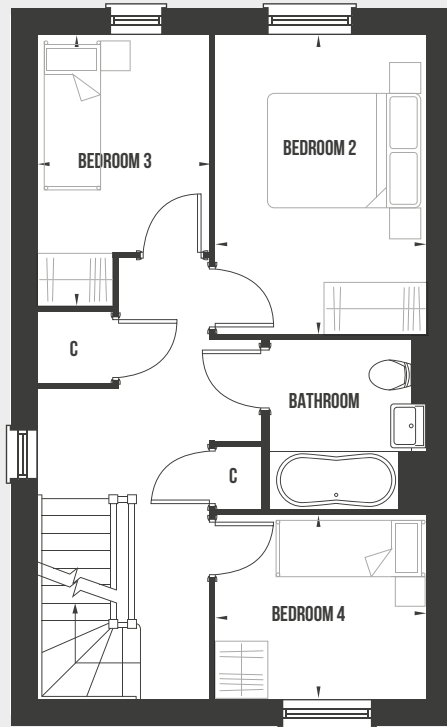
3100mm x 2925mm 10'2" x 9'7"

LIVING/DINING AREA

5025mm x 3845mm 16'6" x 12'7"

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FIRST FLOOR



BEDROOM 2

3860mm x 2750mm 12'8" x 9'0"

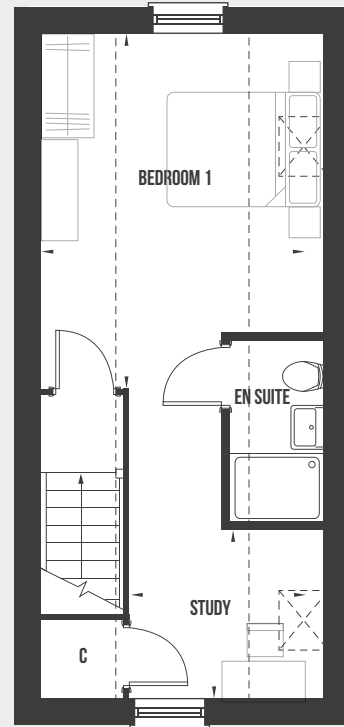
BEDROOM 3

3496mm x 2200mm 11'6" x 7'3"

BEDROOM 4

2731mm x 2385mm 9'0" x 7'10"

SECOND FLOOR



BEDROOM 1

4615mm x 3698mm 15'2" x 12'2"

STUDY

2205mm x 2174mm 7'3" x 7'2"

THE ASCOT



4 BEDROOM HOME

With 4 bedrooms and space spread across three floors, The Ascot is a fantastic family home that is tailor-made to cater to your busy lifestyle.

The entire ground floor layout is open-plan, integrating the kitchen and family/dining area, with access to the rear garden.

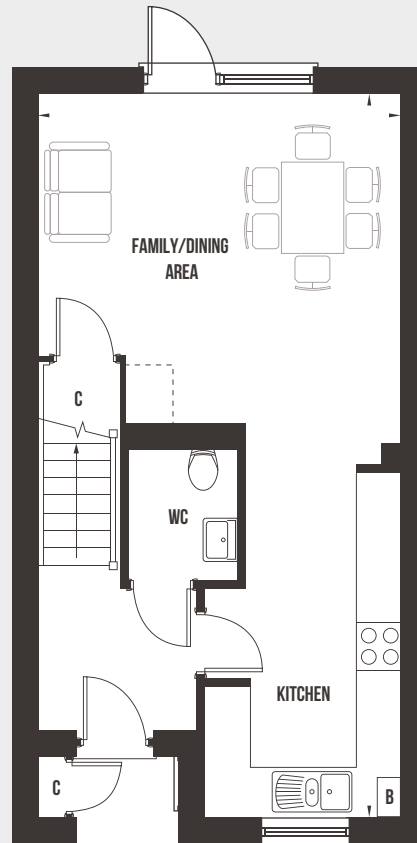
The first floor hosts the living room as well as a main bathroom and two bedrooms, with a further two bedrooms with their en suite shower rooms making up the second floor.

TOTAL AREA 1,491 SQ FT

Key

- B – Boiler
- C – Cupboard
- WC – Cloakroom
- - - Restricted headroom

GROUND FLOOR

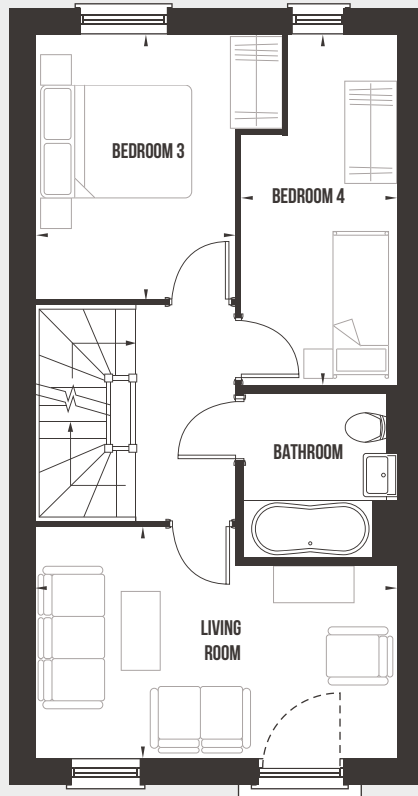


KITCHEN/FAMILY/DINING AREA

9565mm x 4825mm 31'5" x 15'10"

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FIRST FLOOR



LIVING ROOM

4825mm x 3050mm 15'10" x 10'0"

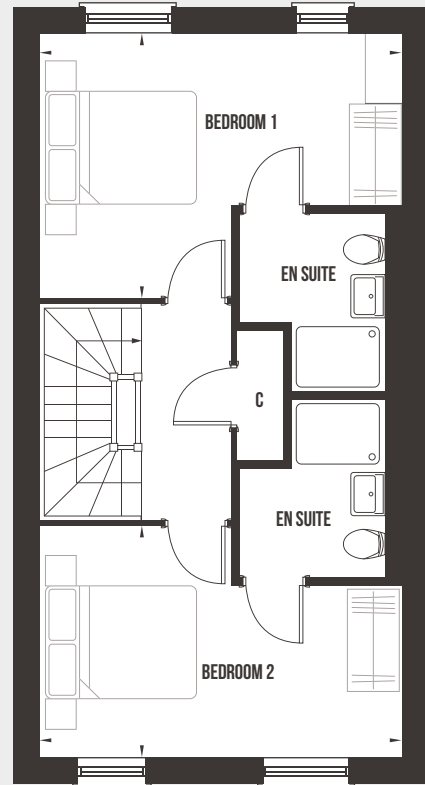
BEDROOM 3

3490mm x 3265mm 11'5" x 10'9"

BEDROOM 4

4615mm x 2055mm 15'2" x 6'9"

SECOND FLOOR



BEDROOM 1

4825mm x 3490mm 15'10" x 11'5"

BEDROOM 2

4825mm x 3050mm 15'10" x 10'0"

THE PENRITH



4 BEDROOM HOME

Enjoy the extra room The Penrith provides, with its three floors of space and four bedrooms. The downstairs family room benefits from access to the garden, while there's also a separate kitchen with dining area and a downstairs cloakroom occupying the ground floor.

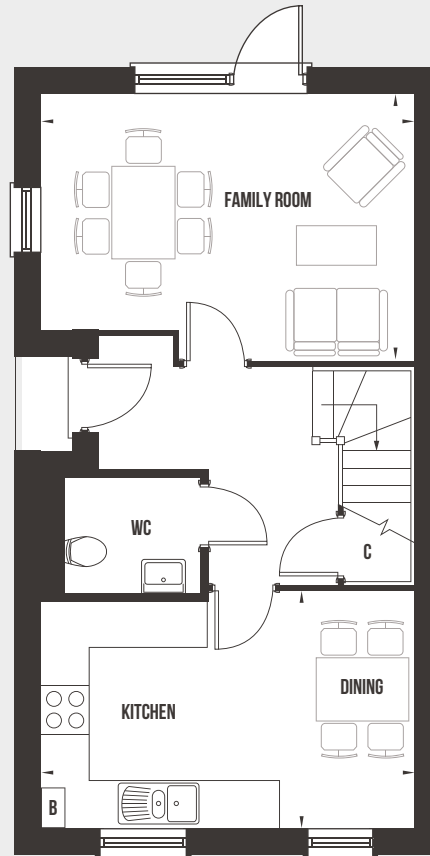
The first floor hosts two bedrooms, a family bathroom and a family living room. Two double bedrooms both with en suite shower rooms enjoy the seclusion of the top floor.

TOTAL AREA 1,504 SQ FT

Key

B - Boiler C - Cupboard
WC - Cloakroom

GROUND FLOOR



KITCHEN/DINING AREA

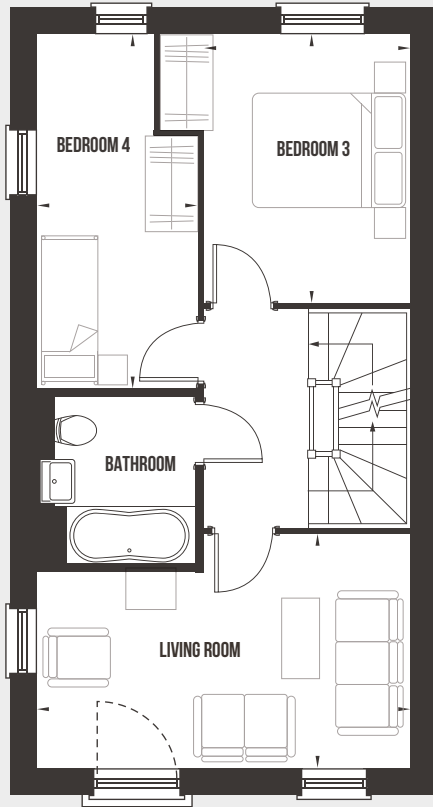
4825mm x 3046mm 15'10" x 10'0"

FAMILY ROOM

4825mm x 3490mm 15'10" x 11'5"

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FIRST FLOOR



LIVING ROOM

4825mm x 3050mm 15'10" x 6'10"

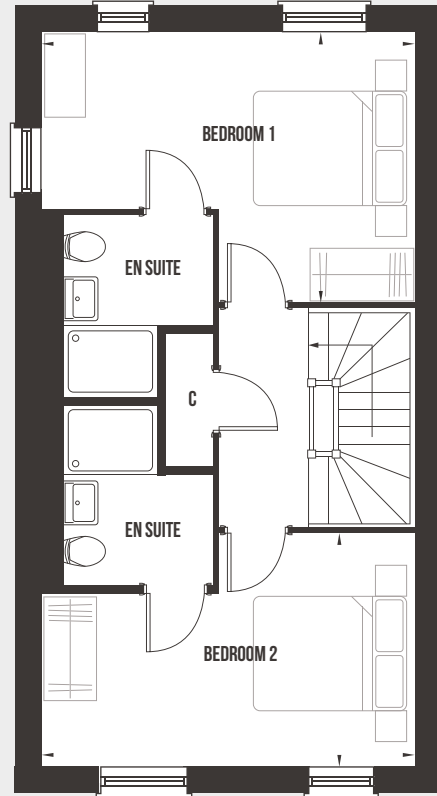
BEDROOM 3

3490mm x 3265mm 11'5" x 10'9"

BEDROOM 4

4615mm x 2055mm 15'2" x 6'9"

SECOND FLOOR



BEDROOM 1

4825mm x 3490mm 15'10" x 11'5"

BEDROOM 2

4825mm x 3050mm 15'10" x 10'0"

SONAR & ECHO HOUSE

Offering contemporary
1 & 2 bedroom apartments which
are the perfect answer for today's
modern lifestyle.



SONAR HOUSE



1 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

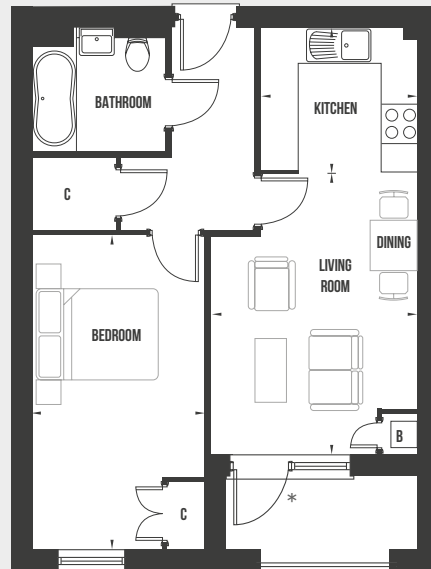
TOTAL AREA 538 SQ FT

Key

B – Boiler C – Cupboard

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PLOTS 12, 19, 26, 33, 40, 47 & 52



KITCHEN

2565mm x 2382mm 8'5" x 7'10"

LIVING/DINING ROOM

4632mm x 3384mm 15'2" x 11'1"

BEDROOM

5147mm x 2780mm 16'11" x 9'1"

**Door and window location may vary, please refer to your Sales Executive for details.*

SONAR HOUSE



1 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



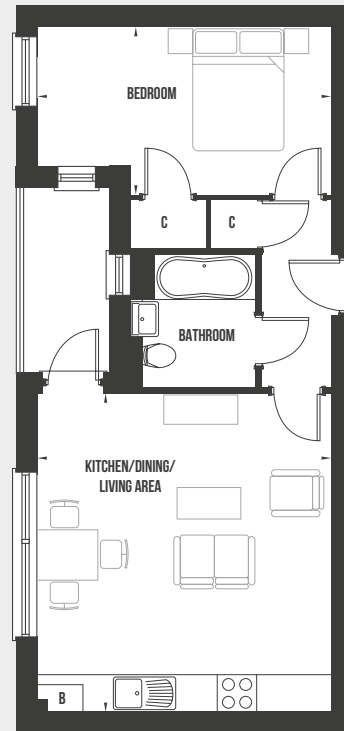
GROUND FLOOR

TOTAL AREA 530 SQ FT

Key

B - Boiler C - Cupboard

PLOTS 21, 35 & 49



KITCHEN/DINING/
LIVING AREA

5217mm x 4839mm 17'1" x 15'11"

BEDROOM

4839mm x 2768mm 15'11" x 9'1"

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SONAR HOUSE

1 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

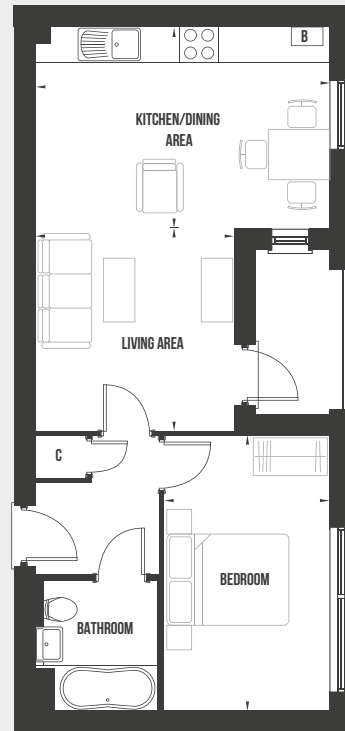
TOTAL AREA 530 SQ FT

Key

B – Boiler C – Cupboard

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PLOTS 10, 24 & 38



KITCHEN/DINING AREA

4839mm x 3240mm 15'11" x 10'8"

LIVING AREA

3337mm x 3264mm 10'11" x 10'9"

BEDROOM

4563mm x 2705mm 15'0" x 8'10"

SONAR HOUSE



1 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

34

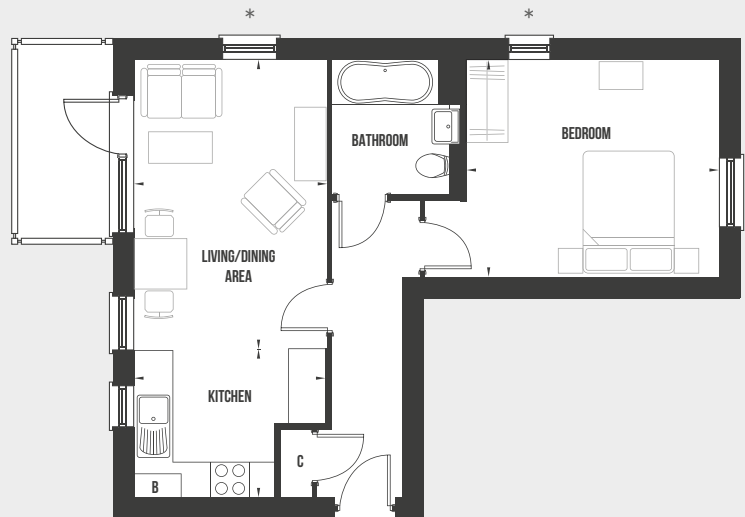
TOTAL AREA 550 SQ FT

Key

B - Boiler C - Cupboard

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PLOTS 9, 22, 23, 36, 37 & 50



KITCHEN

3123mm x 2425mm 10'3" x 7'11"

LIVING/DINING AREA

4738mm x 3125mm 15'7" x 10'3"

BEDROOM

4138mm x 3564mm 13'7" x 11'8"

*Windows not included to plots 22, 36 & 50

SONAR HOUSE

1 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

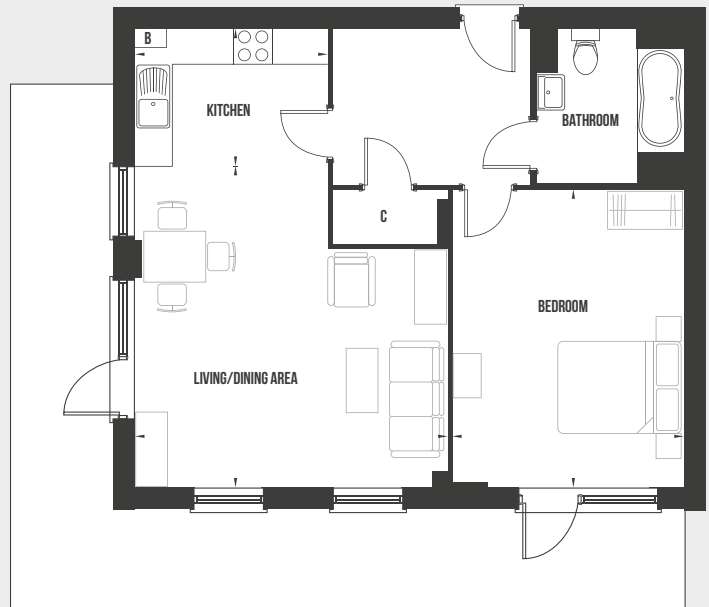
TOTAL AREA 738 SQ FT

Key

- B – Boiler
- C – Cupboard
- Wheelchair adaptable

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PLOT 7



KITCHEN

3137mm x 2300mm 10'4" x 7'6"

LIVING/DINING AREA

5261mm x 5080mm 17'4" x 16'8"

BEDROOM

4872mm x 3840mm 16'0" x 12'7"

SONAR HOUSE



1 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

36

TOTAL AREA 724 SQ FT

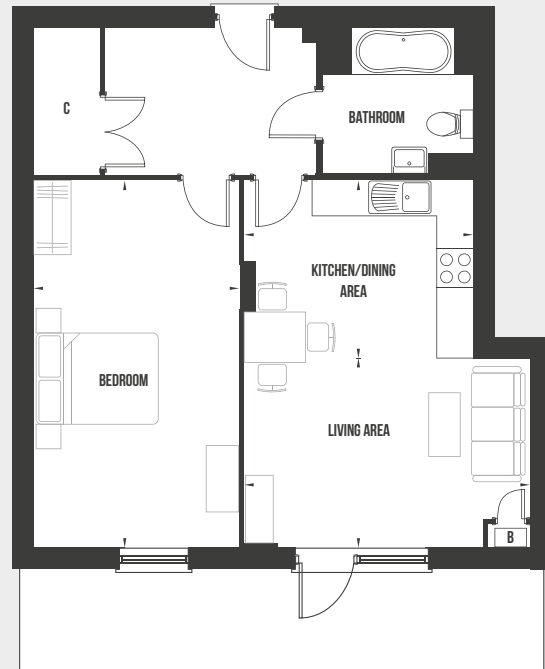
Key

B - Boiler C - Cupboard

Wheelchair adaptable

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PLOT 3



KITCHEN/DINING AREA

3820mm x 2910mm 12'6" x 9'6"

LIVING AREA

4710mm x 3407mm 15'5" x 11'2"

BEDROOM

6072mm x 3452mm 19'11" x 11'4"

SONAR HOUSE

2 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

TOTAL AREA 695 SQ FT

Key

B – Boiler C – Cupboard

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PLOTS 11, 25, 39 & 51



KITCHEN

3638mm x 2800mm 12'0" x 9'2"

LIVING/DINING AREA

3707mm x 3250mm 12'2" x 10'8"

BEDROOM 1

4154mm x 3250mm 13'8" x 10'8"

BEDROOM 2

3707mm x 2240mm 12'2" x 7'4"

SONAR HOUSE



2 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

38

TOTAL AREA 695 SQ FT

Key

B - Boiler C - Cupboard

PLOTS 20, 34 & 48



KITCHEN/DINING/
LIVING AREA

5208mm x 5075mm 17'1" x 16'8"

BEDROOM 1

3725mm x 3259mm 12'3" x 10'8"

BEDROOM 2

3478mm x 2187mm 11'5" x 7'2"

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SONAR HOUSE

2 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



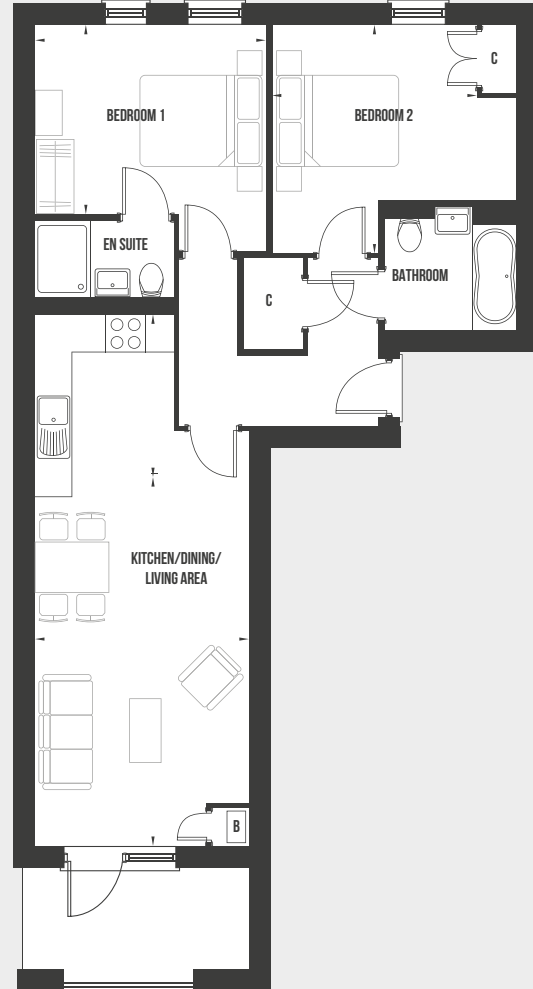
GROUND FLOOR

TOTAL AREA 803 SQ FT

Key
C – Cupboard

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PLOTS 13, 18, 27, 32, 41, 46 & 53



KITCHEN/DINING/ LIVING AREA

8760mm x 3538mm 28'9" x 11'7"

BEDROOM 1

3100mm x 3800mm 10'0" x 12'6"

BEDROOM 2

3758mm x 3340mm 12'4" x 11'0"

SONAR HOUSE



2 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

40

TOTAL AREA 847 SQ FT

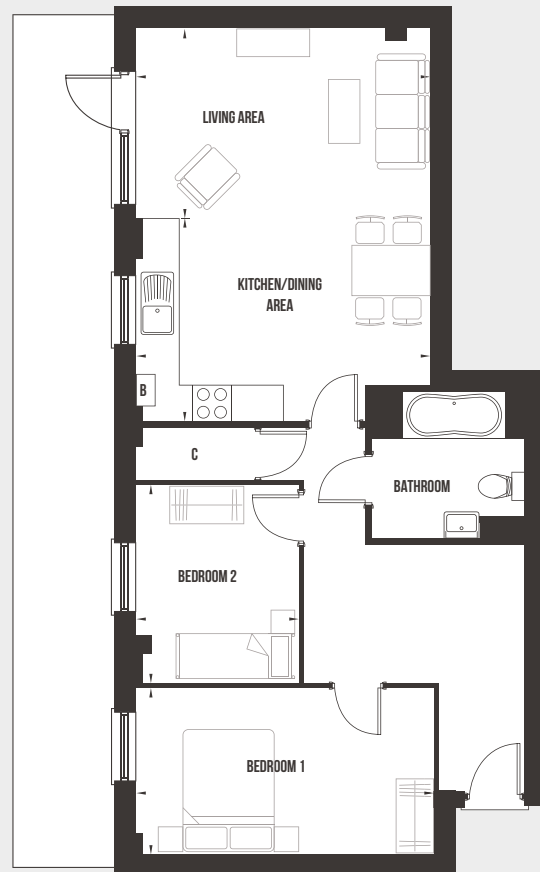
Key

B - Boiler C - Cupboard

Wheelchair adaptable

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PLOT 8



KITCHEN/DINING AREA

4895mm x 3358mm 16'0" x 11'0"

LIVING AREA

4895mm x 3068mm 16'1" x 10'1"

BEDROOM 1

4895mm x 2825mm 16'0" x 9'3"

BEDROOM 2

3275mm x 2650mm 10'9" x 8'8"

SONAR HOUSE

2 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

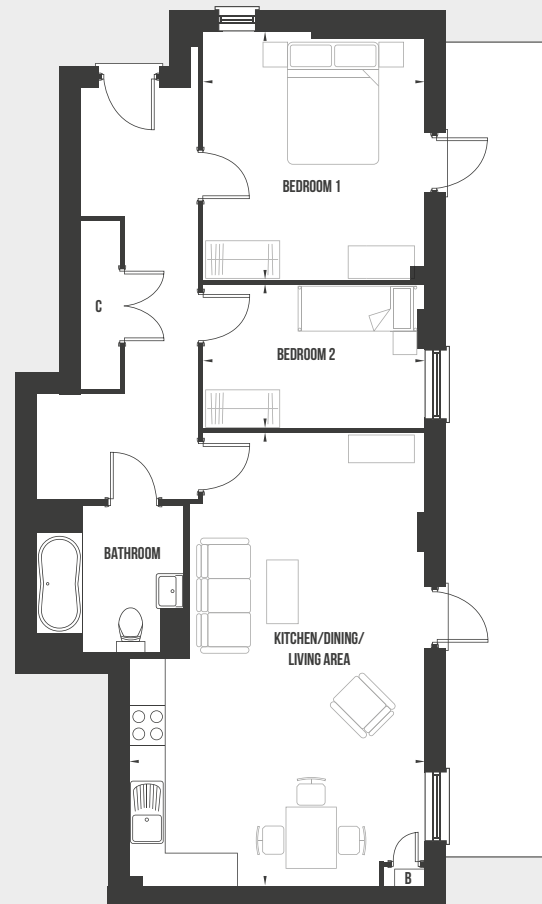
TOTAL AREA 876 SQ FT

Key

- B – Boiler
- C – Cupboard
- Wheelchair adaptable

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PLOT 1



KITCHEN/DINING/LIVING AREA

7570mm x 4680mm 24'10" x 15'4"

BEDROOM 1

3929mm x 3657mm 12'11" x 12'0"

BEDROOM 2

3657mm x 2388mm 12'0" x 7'10"

SONAR HOUSE



2 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

42

TOTAL AREA 796 SQ FT

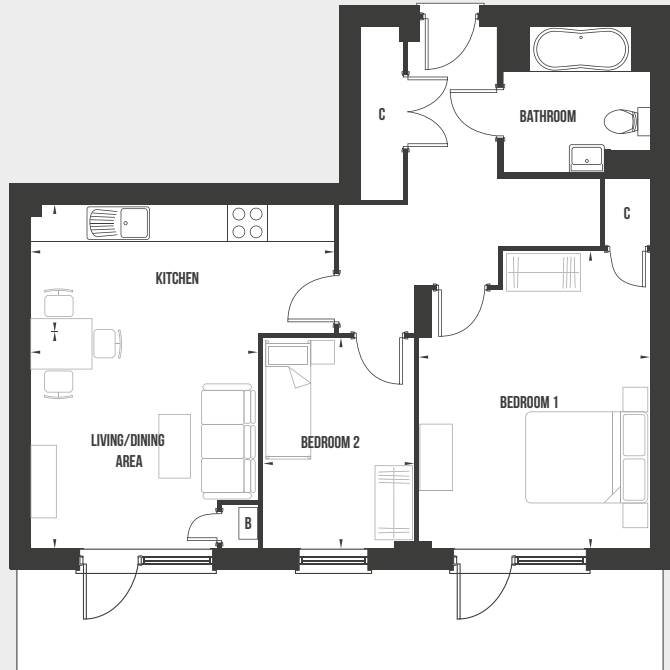
Key

B - Boiler C - Cupboard

Wheelchair adaptable

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PLOT 6



KITCHEN

5100mm x 2109mm 16'9" x 6'11"

LIVING/DINING AREA

3546mm x 3828mm 11'8" x 12'7"

BEDROOM 1

4899mm x 3866mm 16'1" x 12'8"

BEDROOM 2

3460mm x 2500mm 11'4" x 8'2"

SONAR HOUSE

2 BEDROOM APARTMENT



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

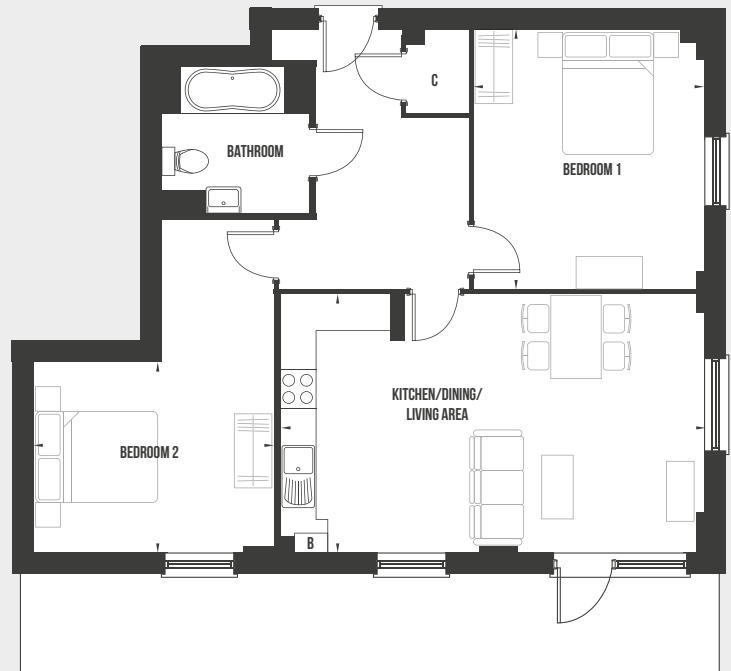
TOTAL AREA 910 SQ FT

Key

- B – Boiler C – Cupboard
- Wheelchair adaptable

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PLOT 2



43

KITCHEN/DINING/ LIVING AREA

7012mm x 4248mm 23'0" x 13'11"

BEDROOM 1

4323mm x 3792mm 14'2" x 12'5"

BEDROOM 2

4027mm x 3162mm 13'3" x 10'5"

ECHO HOUSE



1 BEDROOM APARTMENT



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

TOTAL AREA 548 SQ FT

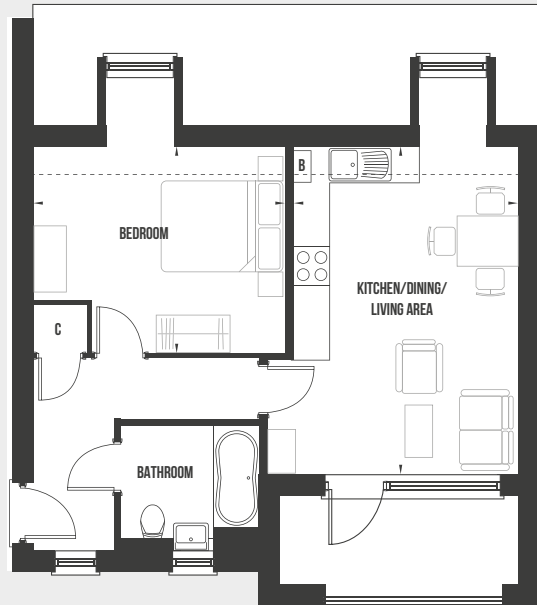
Key

B - Boiler C - Cupboard

- - - Restricted headroom

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PLOT 93



KITCHEN/DINING/LIVING AREA

5368mm x 3675mm 17'7" x 12'1"

BEDROOM

4175mm x 3371mm 13'8" x 11'1"

ECHO HOUSE

1 BEDROOM APARTMENT



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

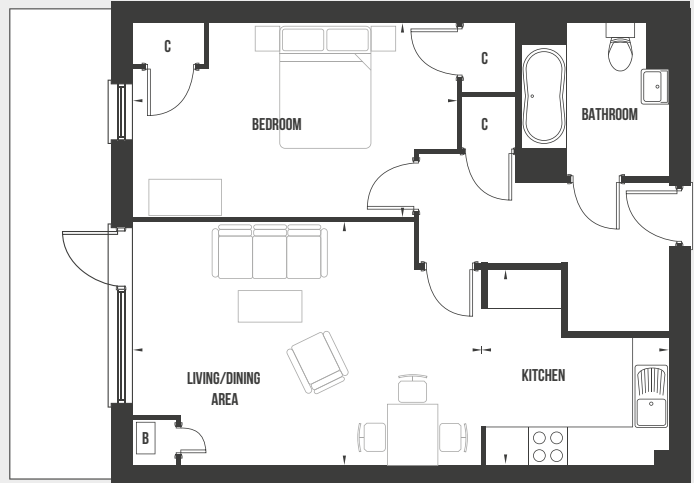
TOTAL AREA 700 SQ FT

Key

- B – Boiler
- C – Cupboard
- Wheelchair adaptable

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PLOTS 73 & 74



KITCHEN

3208mm x 3009mm 10'6" x 9'10"

LIVING/DINING AREA

5803mm x 4000mm 19'0" x 13'1"

BEDROOM

5339mm x 3150mm 17'6" x 10'4"

ECHO HOUSE



1 BEDROOM APARTMENT



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

46

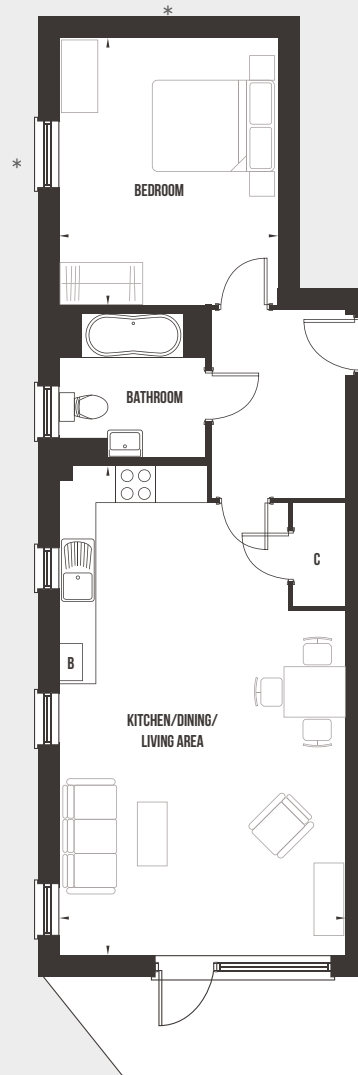
TOTAL AREA 721 SQ FT

Key

- B - Boiler C - Cupboard
- Wheelchair adaptable

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PLOTS 72 & 75



KITCHEN/DINING/LIVING AREA

8042mm x 4729mm 26'5" x 15'6"

BEDROOM

4407mm x 3509mm 14'6" x 11'6"

**Window location may vary, please refer to your Sales Executive for details.*

ECHO HOUSE

1 BEDROOM APARTMENT



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

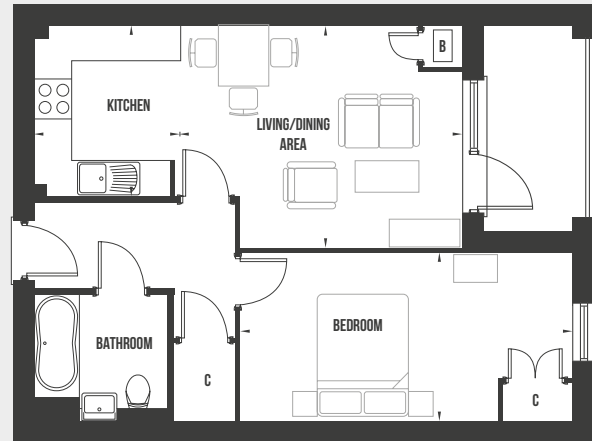
TOTAL AREA 554 SQ FT

Key

B – Boiler C – Cupboard

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PLOTS 77, 82, 86, 91, 95 & 100



KITCHEN

2891mm x 2382mm 9'6" x 7'10"

LIVING/DINING AREA

4632mm x 3692mm 15'2" x 12'1"

BEDROOM

5393mm x 2718mm 17'8" x 8'11"

ECHO HOUSE



1 BEDROOM APARTMENT



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

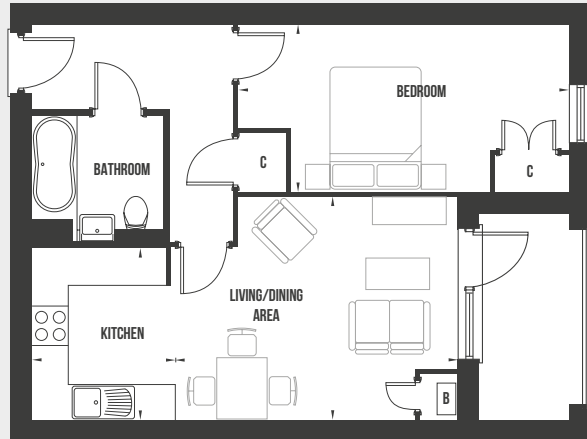
48

TOTAL AREA 554 SQ FT

Key

B - Boiler C - Cupboard

PLOTS 78, 81, 87, 90, 96 & 99



KITCHEN

2865mm x 2382mm 9'5" x 7'10"

LIVING/DINING AREA

4632mm x 3680mm 15'2" x 12'1"

BEDROOM

5454mm x 2725mm 17'11" x 8'11"

This floor plan depicts a typical layout of this house type. The kitchen layout and furniture positions are for indicative purposes only. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Please speak to our Sales Executives regarding the tenure of our new homes.

ECHO HOUSE

2 BEDROOM APARTMENT



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

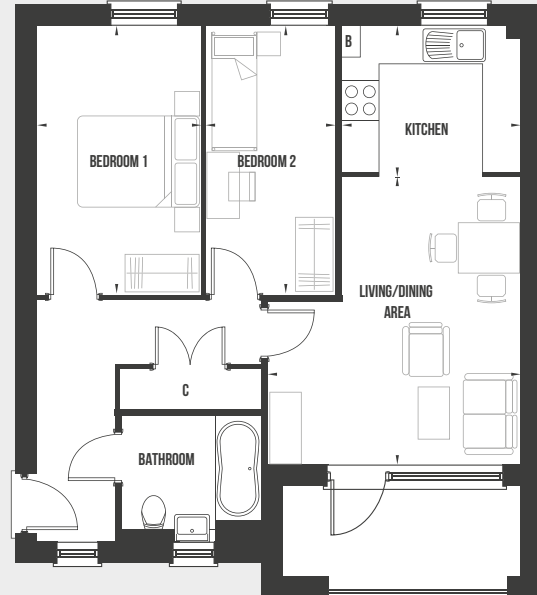
TOTAL AREA 680 SQ FT

Key

B – Boiler C – Cupboard

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PLOT 84



KITCHEN

2892mm x 2395mm 9'5" x 7'10"

LIVING/DINING AREA

4795mm x 4125mm 15'9" x 13'6"

BEDROOM 1

4400mm x 2750mm 14'5" x 9'0"

BEDROOM 2

4408mm x 2108mm 14'6" x 6'11"

ECHO HOUSE



2 BEDROOM APARTMENT



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



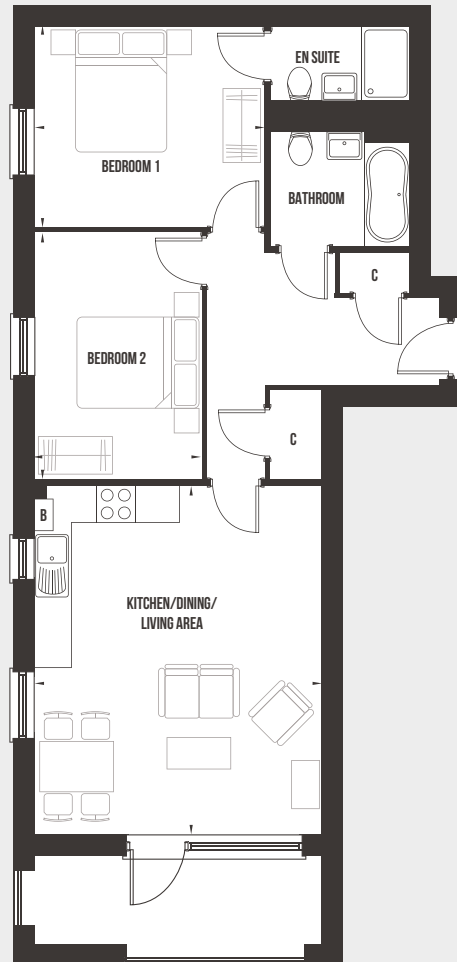
GROUND FLOOR

TOTAL AREA 791 SQ FT

Key

B - Boiler C - Cupboard

PLOTS 83, 92 & 101



KITCHEN/DINING/LIVING AREA

5745mm x 4688mm 18'10" x 15'5"

BEDROOM 1

3798mm x 3331mm 12'6" x 10'11"

BEDROOM 2

4063mm x 2750mm 13'4" x 9'0"

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ECHO HOUSE

2 BEDROOM APARTMENT



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

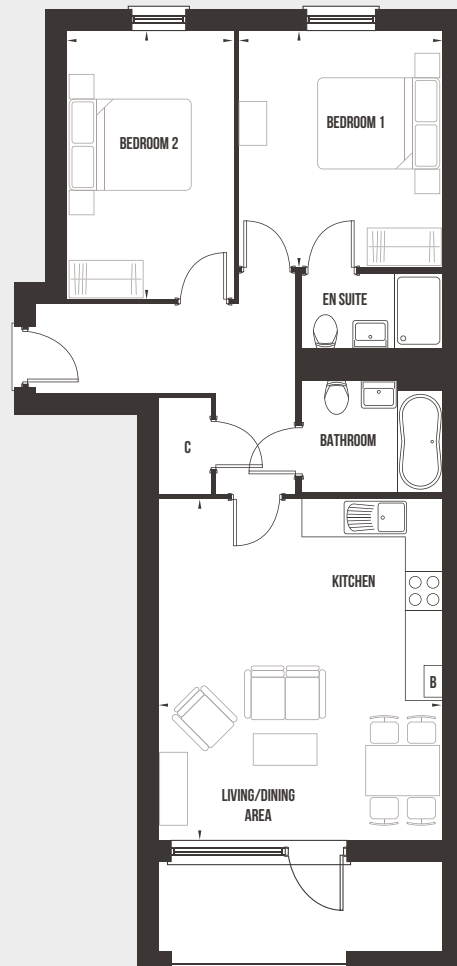
TOTAL AREA 791 SQ FT

Key

B – Boiler C – Cupboard

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PLOTS 76, 85 & 94



KITCHEN/LIVING/DINING AREA

5604mm x 4688mm 18'5" x 15'5"

BEDROOM 1

3875mm x 3350mm 12'9" x 12'0"

BEDROOM 2

4408mm x 2758mm 14'6" x 9'1"

ECHO HOUSE



2 BEDROOM APARTMENT



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

52

TOTAL AREA 800 SQ FT

Key

B - Boiler C - Cupboard

PLOTS 79, 80, 88, 89, 97 & 98



KITCHEN/DINING AREA

3627mm x 3490mm 11'11" x 11'5"

LIVING AREA

4065mm x 3490mm 13'4" x 11'5"

BEDROOM 1

4908mm x 3041mm 16'1" x 10'0"

BEDROOM 2

4472mm x 2800mm 14'8" x 9'2"

This floor plan depicts a typical layout of this house type. The kitchen layout and furniture positions are for indicative purposes only.

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TAYLOR WIMPEY



THE STORY

At Taylor Wimpey East London we have a proven track record of innovation and experience with an unrivalled reputation for creating first-class residential developments in the capital. We use this experience every time we plan, design and build a development in and around London and Essex, always considering the varied styles and heritage which can be so location specific.

Recent prestigious schemes include Academy Central, a First Time Buyer Readers' award-winner in 2012; Reflections, an exclusive development nestled along tree-lined avenues and Iconia, a cluster of sustainable and eco-friendly apartments which represent the best in contemporary living.

Chobham Manor in Stratford represents modern design and prestigious living, offering residents convenient and contemporary living.

All our homes come with a Taylor Wimpey warranty, which lasts for two years from the date of legal completion. During the two years, we'll guarantee all the items supplied as part of your new home. You'll also get a 10-year NHBC structural warranty, which means that our homes can offer you a valuable added extra: peace of mind.

We are proud of our reputation and we trust our expertise to deliver successful, innovative and exciting new home schemes for the London and South East market.



STYLISH LIVING IN HAINAULT

DIRECTIONS

SatNav Postcode: IG6 2XJ

FROM A12, BRENTWOOD

- Head northeast onto the A12 towards exit 12
- Take the A1023/B1002 ramp to Brentwood/Ingatestone
- At the roundabout take the fourth exit onto the A12 ramp to London and merge onto the A12
- At the next roundabout take the third exit onto the A12(W) ramp to Central London/Ilford, merging onto the A12
- Turn right onto Pettits Lane and at the roundabout take the third exit onto Havering Road/B175
- Turn left onto Faircross Avenue and left again onto Chase Cross Road/B1459
- At the roundabout take the second exit onto Collier Row Road/B174
- Stay on Collier Row Road and at the roundabout take the first exit onto Hog Hill Road/B174
- Then take the second exit onto Whalebone Lane/A1112 and turn left onto Forest Road
- Turn right onto Elmbridge Road and finally turn left onto New North Road
- Your destination will be on your right

FROM M11, BISHOP'S STORTFORD

- Head south onto the M11 and at junction 4 take the A406(S) exit to A12/A13/North Circular
- Merge onto North Circular Road/A406 and take the A12 exit towards Central London/Stratford
- At the roundabout take the first exit onto Redbridge Lane and the second exit at the following two roundabouts, continuing on to Looe Gardens
- Take the first exit at the roundabout onto Fremantle Road and turn right onto Mossford Lane
- Turn right onto Fullwell Avenue and at the roundabout take the first exit onto Fencepiece Road/A123
- Turn right onto New North Road and your destination will be on your right

Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and site plans at any time. Room dimensions and total area dimensions are subject to change and should not be used when ordering floor coverings or furnishings. Computer generated images depict typical views within the New North Square development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Information correct at time of going to print. March 2017.



Hainault, Essex



Fairlop Waters Country Park, Essex



Hainault Forest Country Park, Essex



Hainault, Essex

REVISION MARCH 2017

NEW NORTH



**Taylor
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