



THE FOLIUM

LONDON N10

APARTMENT
FLOORPLANS





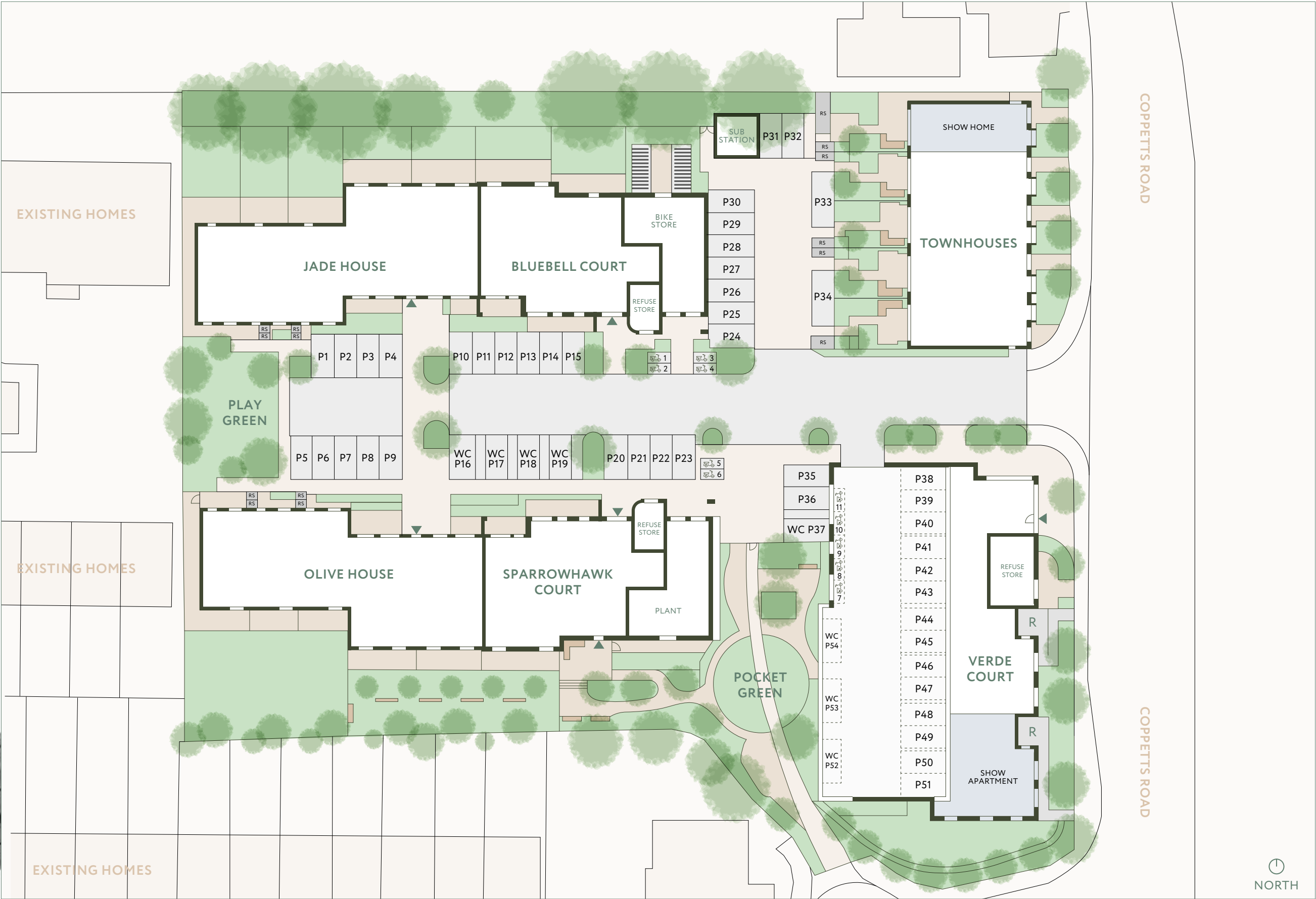
THE FOLIUM

LONDON N10

A unique collection of 1, 2 and 3
bedroom apartments in the green
surroundings of Coppetts Wood

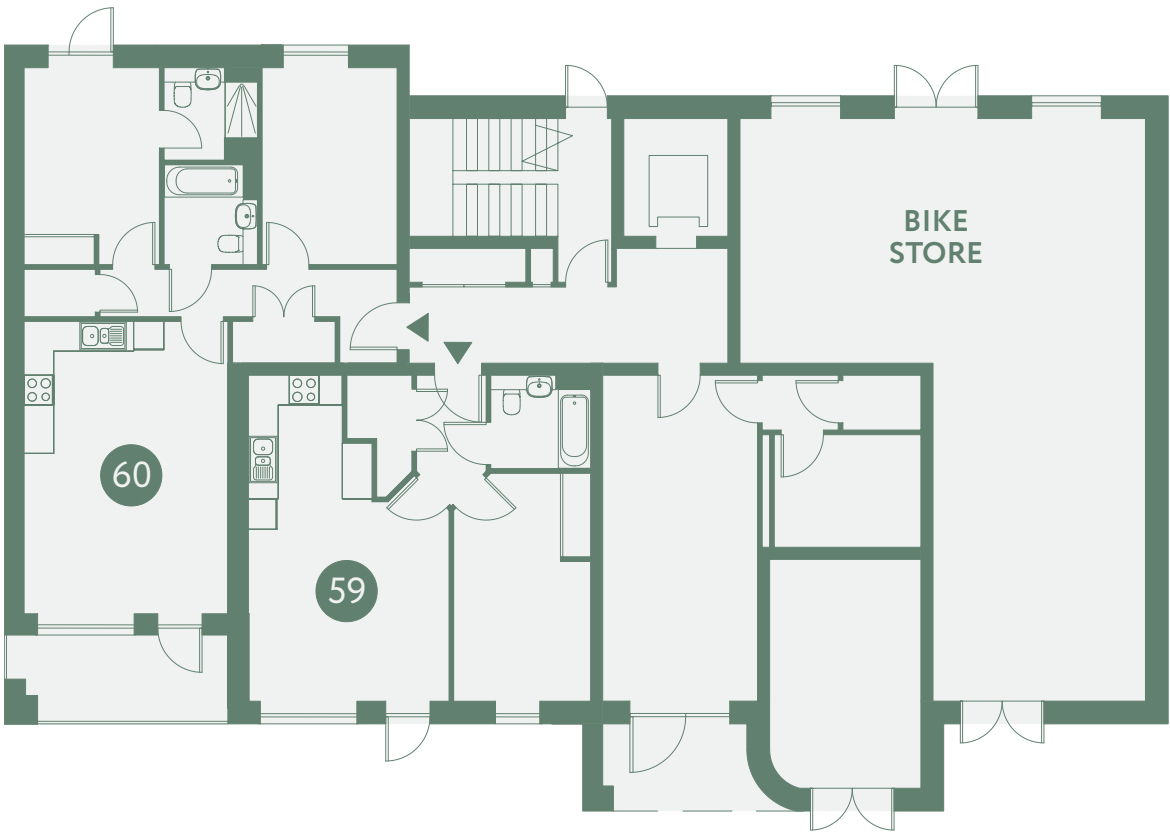
MASTERPLAN

- KEY
- R Ramp
 - Undercroft Parking
 - RS Refuse Store
 - Moped Parking



BLUEBELL COURT

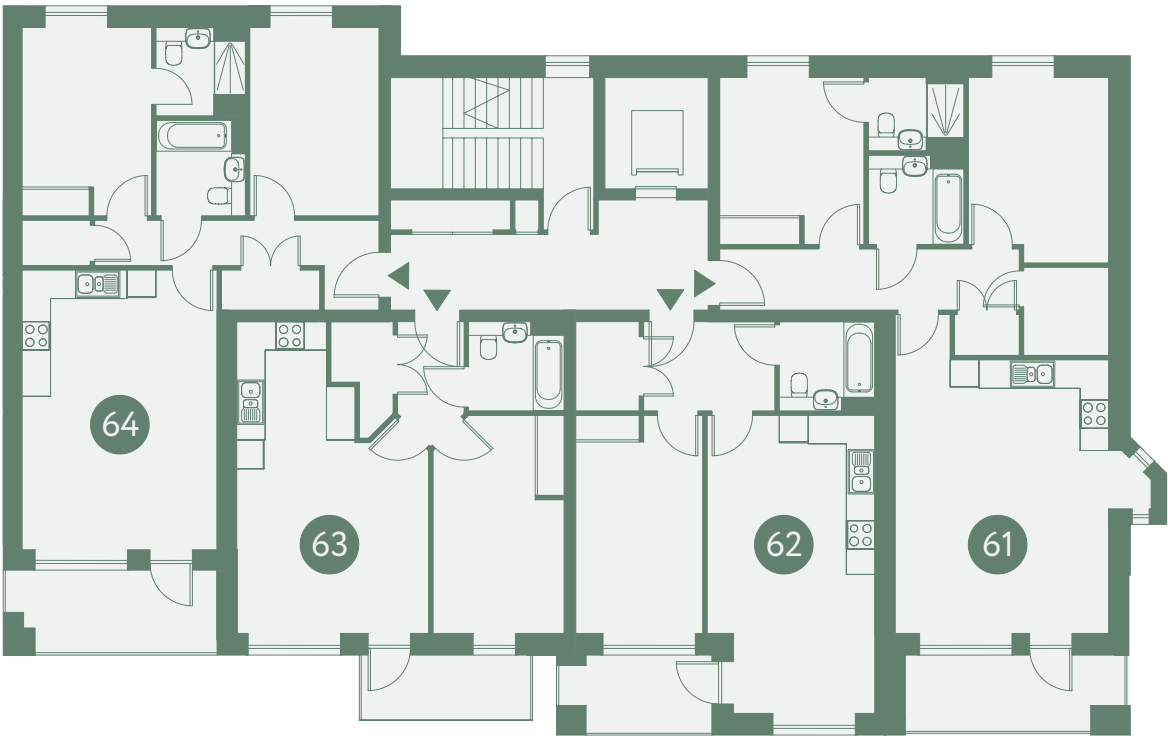
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR



SPARROWHAWK COURT

GROUND FLOOR

⌚
NORTH



SECOND FLOOR

⌚
NORTH



FIRST FLOOR

⌚
NORTH



THIRD FLOOR

⌚
NORTH



THE PEACOCK

TWO BEDROOM

BLUEBELL COURT PLOT: 60

⊖ NORTH

- ST Store
- W Wardrobe
- W/D Washer/Dryer
- F/F Fridge/Freezer
- ▶ Entrance



THE TAWNY

TWO BEDROOM

SPARROWHAWK COURT PLOT: 27

⊖ NORTH

- ST Store
- W Wardrobe
- W/D Washer/Dryer
- F/F Fridge/Freezer
- ▶ Entrance

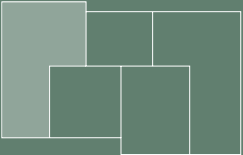


GROSS INTERNAL AREA

74.8m² / 805.1ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	6.30m	x 4.39m	20'8"	x 14'5"
Bedroom 1	4.24m	x 2.91m	13'11"	x 9'7"
Bedroom 2	4.24m	x 2.92m	13'11"	x 9'7"

Location



Layouts provide approximate measurements only. Dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Apartment layout sizes may vary slightly from one another depending on the floor level - please refer to the price list or the Sales Team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. The Heat Interface Unit is fixed to the wall of the utility cupboard.

GROSS INTERNAL AREA

74.8m² / 805.1ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	6.30m	x 4.39m	20'8"	x 14'5"
Bedroom 1	4.24m	x 2.91m	13'11"	x 9'7"
Bedroom 2	4.24m	x 2.92m	13'11"	x 9'7"

Location



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THE CHAFFINCH

TWO BEDROOM

BLUEBELL COURT PLOTS: 64, 68, 72
SPARROWHAWK COURT PLOTS: 29, 33, 37

- NORTH
- ST**

Store
- W**

Wardrobe
- W/D**

Washer/Dryer
- F/F**

Fridge/Freezer
- Entrance



GROSS INTERNAL AREA

74.8m² / 805.1ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	6.30m	x 4.39m	20'8"	x 14'5"
Bedroom 1	4.24m	x 2.91m	13'11"	x 9'7"
Bedroom 2	4.24m	x 2.92m	13'11"	x 9'7"

Location



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THE OAK

ONE BEDROOM

BLUEBELL COURT PLOT: 59
SPARROWHAWK COURT PLOT: 28

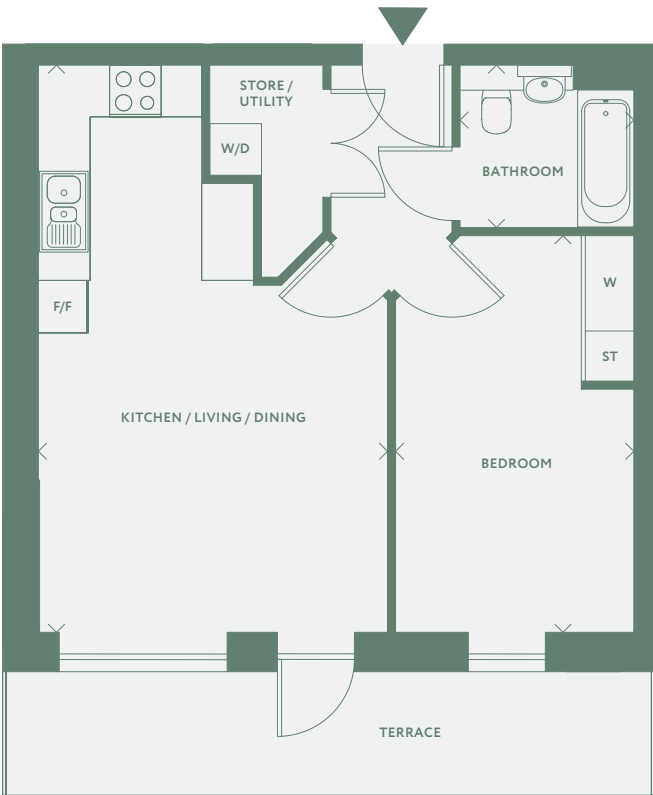
- NORTH
- ST**

Store
- W**

Wardrobe
- W/D**

Washer/Dryer
- F/F**

Fridge/Freezer
- Entrance

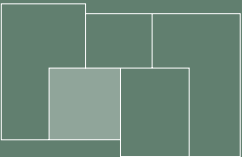


GROSS INTERNAL AREA

51.7m² / 556.5ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	4.30m	x 7.15m	14'1"	x 23'5"
Bedroom	2.95m	x 4.91m	9'8"	x 16'1"

Location



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THE HORNBEAM

ONE BEDROOM

BLUEBELL COURT PLOTS: 63, 67, 71
SPARROWHAWK COURT PLOTS: 30, 34, 38

- 🕒

NORTH
- ST

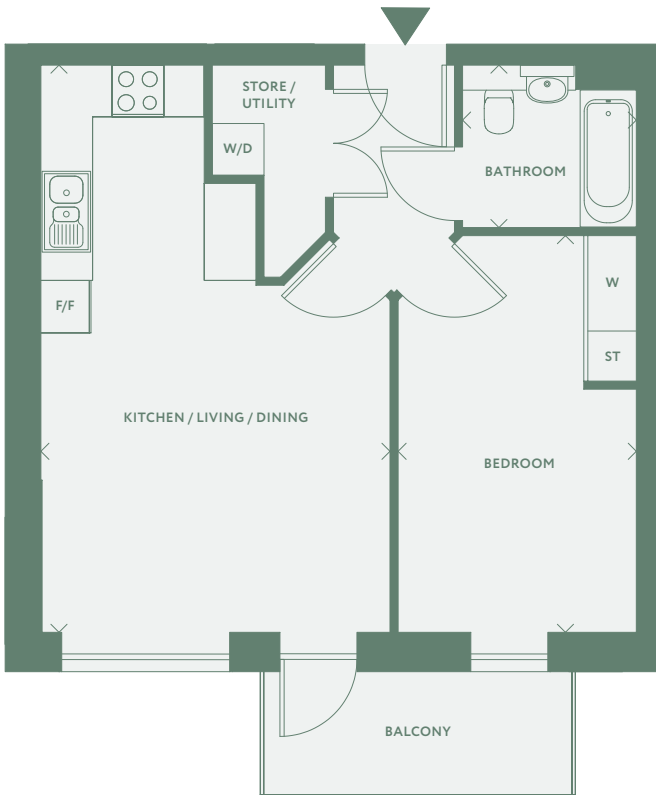
Store
- W

Wardrobe
- W/D

Washer/Dryer
- F/F

Fridge/Freezer
- ▶

Entrance

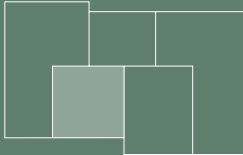


GROSS INTERNAL AREA

51.7m² / 556.5ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	4.30m	x	7.15m	14'1" x 23'5"
Bedroom	2.95m	x	4.91m	9'8" x 16'1"

Location



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THE BLUEBELL

ONE BEDROOM

BLUEBELL COURT PLOTS: 62, 66, 70
SPARROWHAWK COURT PLOTS: 31, 35, 39

- 🕒

NORTH
- ST

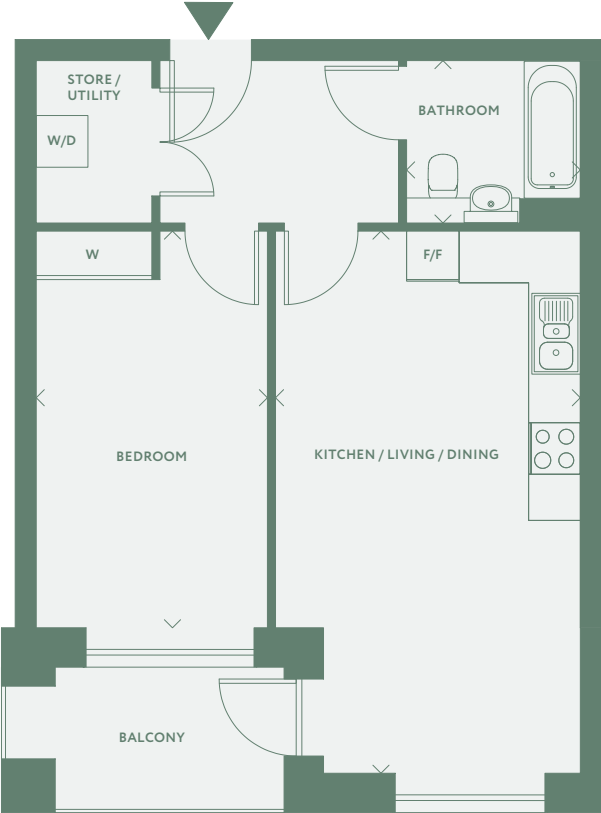
Store
- W

Wardrobe
- W/D

Washer/Dryer
- F/F

Fridge/Freezer
- ▶

Entrance

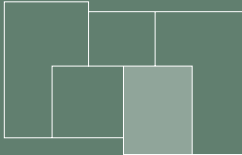


GROSS INTERNAL AREA

52.9m² / 569.4ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	3.77m	x	6.71m	12'4" x 22'0"
Bedroom	2.86m	x	4.91m	9'5" x 16'1"

Location

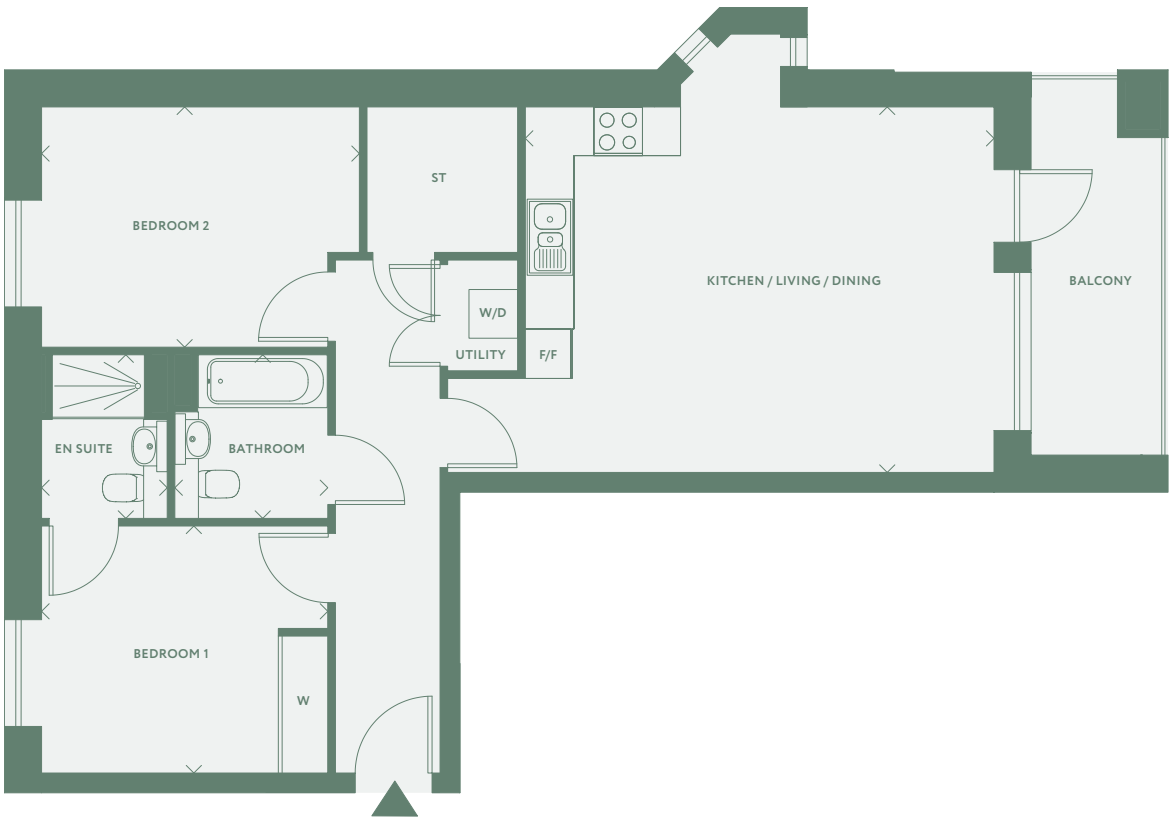


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THE IRIS

TWO BEDROOM
BLUEBELL COURT PLOT: 61
SPARROWHAWK COURT PLOT: 32

- NORTH
- ST Store
- W Wardrobe
- W/D Washer/Dryer
- F/F Fridge/Freezer
- Entrance



GROSS INTERNAL AREA
81.8m² / 880.5ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	7.18m	x 4.80m	23'7"	x 15'9"
Bedroom 1	3.76m	x 3.25m	12'4"	x 10'8"
Bedroom 2	3.76m	x 3.16m	12'4"	x 10'4"

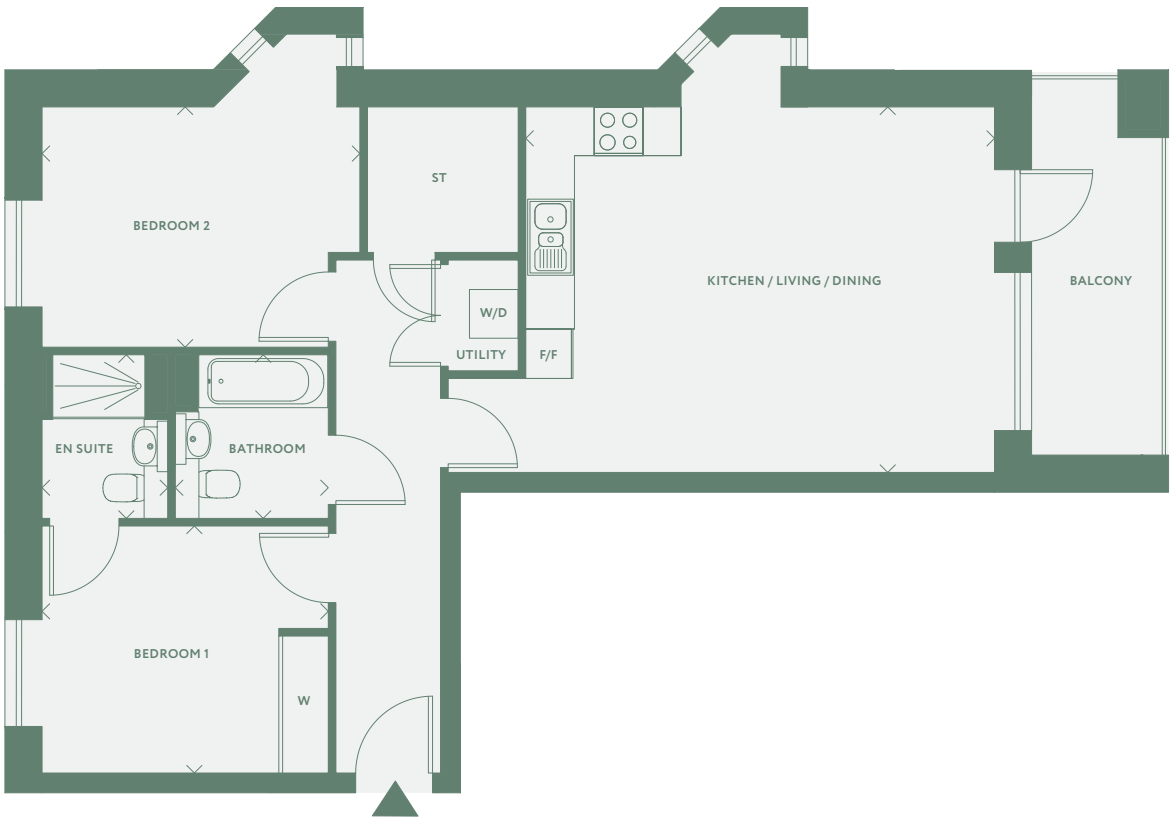


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THE WOODPECKER

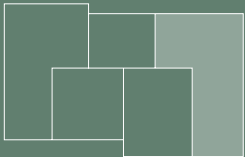
TWO BEDROOM
BLUEBELL COURT PLOTS: 65, 69
SPARROWHAWK COURT PLOTS: 36, 40

- NORTH
- ST Store
- W Wardrobe
- W/D Washer/Dryer
- F/F Fridge/Freezer
- Entrance



GROSS INTERNAL AREA
81.8m² / 880.5ft²

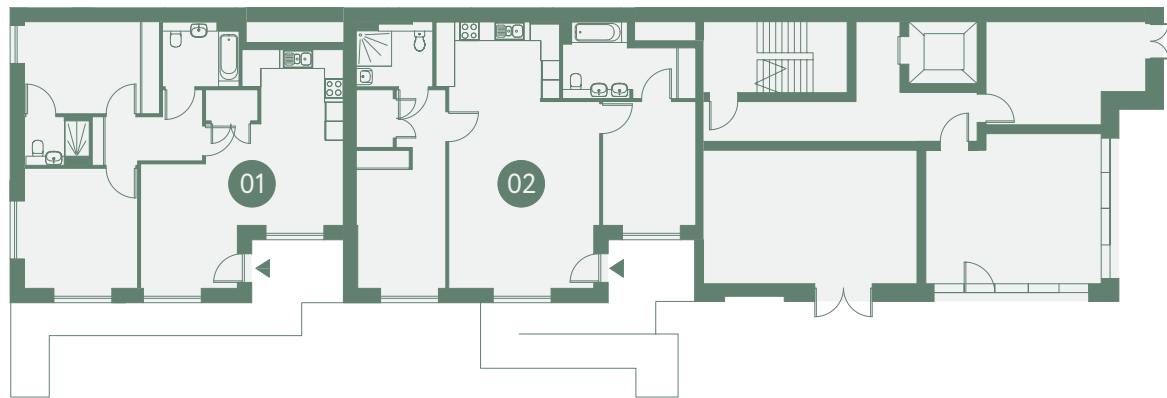
	◇	◇	◇	◇
Living / Kitchen / Dining	7.18m	x 4.80m	23'7"	x 15'9"
Bedroom 1	3.76m	x 3.26m	12'4"	x 10'8"
Bedroom 2	3.76m	x 3.15m	12'4"	x 10'4"



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VERDE COURT
GROUND FLOOR

⌚
NORTH



SECOND FLOOR

⌚
NORTH



FIRST FLOOR

⌚
NORTH



THIRD FLOOR

⌚
NORTH



VERDE COURT
FOURTH FLOOR

⌚
NORTH



FIFTH FLOOR

⌚
NORTH

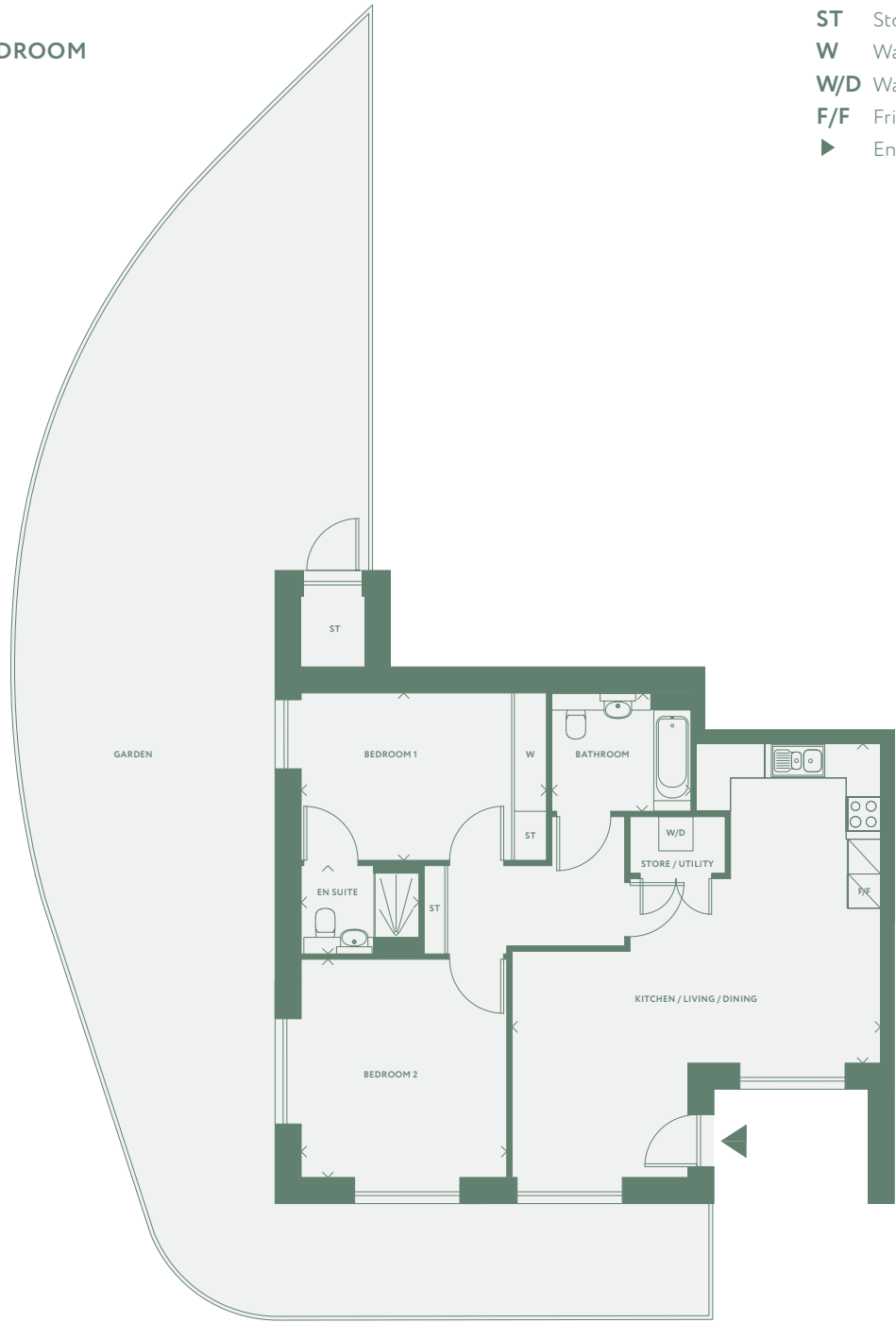


Computer Generated Image



THE HAWTHORN

TWO BEDROOM
PLOT: 1



GROSS INTERNAL AREA
86.9m² / 935.4ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	6.90m	x	5.97m	22'8" x 19'7"
Bedroom 1	4.56m	x	3.13m	15'0" x 10'3"
Bedroom 2	3.84m	x	4.08m	12'7" x 13'5"

Location



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THE ASH

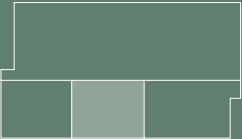
TWO BEDROOM
PLOT: 2



GROSS INTERNAL AREA
94.7m² / 1,019.3ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	4.93m	x	9.06m	16'2" x 29'9"
Bedroom 1	3.17m	x	4.21m	10'5" x 13'10"
Bedroom 2	3.04m	x	6.75m	10'0" x 22'2"

Location



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THE WILLOW

ONE BEDROOM
PLOT: 3

- ⊖

NORTH
- ST

Store
- W

Wardrobe
- W/D

Washer/Dryer
- F/F

Fridge/Freezer
- ▶

Entrance



GROSS INTERNAL AREA
56.8m² / 611.4ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	8.97m	x	3.85m	29'5" x 12'8"
Bedroom	3.86m	x	3.55m	12'8" x 11'8"

Location



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THE DOVE

ONE BEDROOM
PLOT: 4

- ⊖

NORTH
- ST

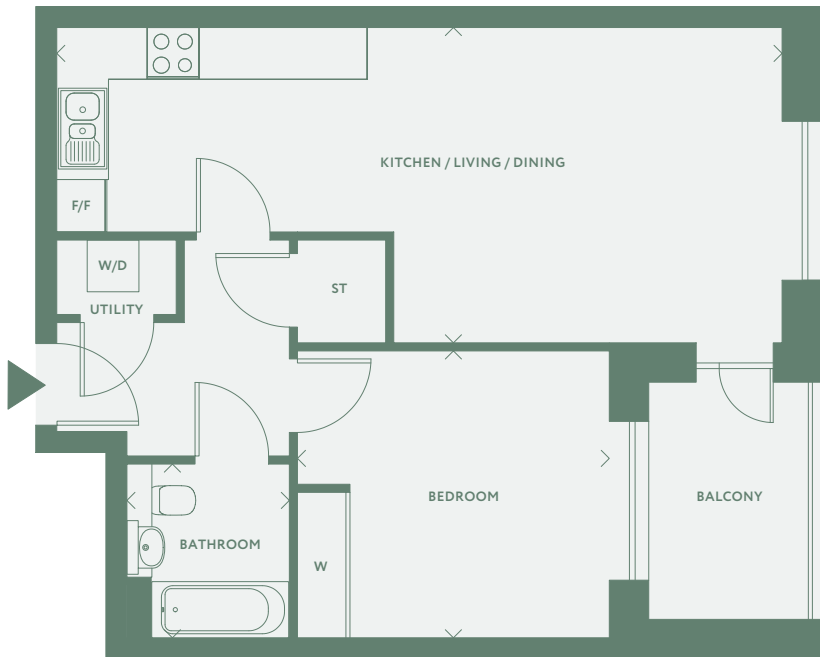
Store
- W

Wardrobe
- W/D

Washer/Dryer
- F/F

Fridge/Freezer
- ▶

Entrance



GROSS INTERNAL AREA
57.7m² / 621.1ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	8.98m	x	3.90m	29'6" x 12'10"
Bedroom	3.55m	x	3.86m	11'8" x 12'8"

Location

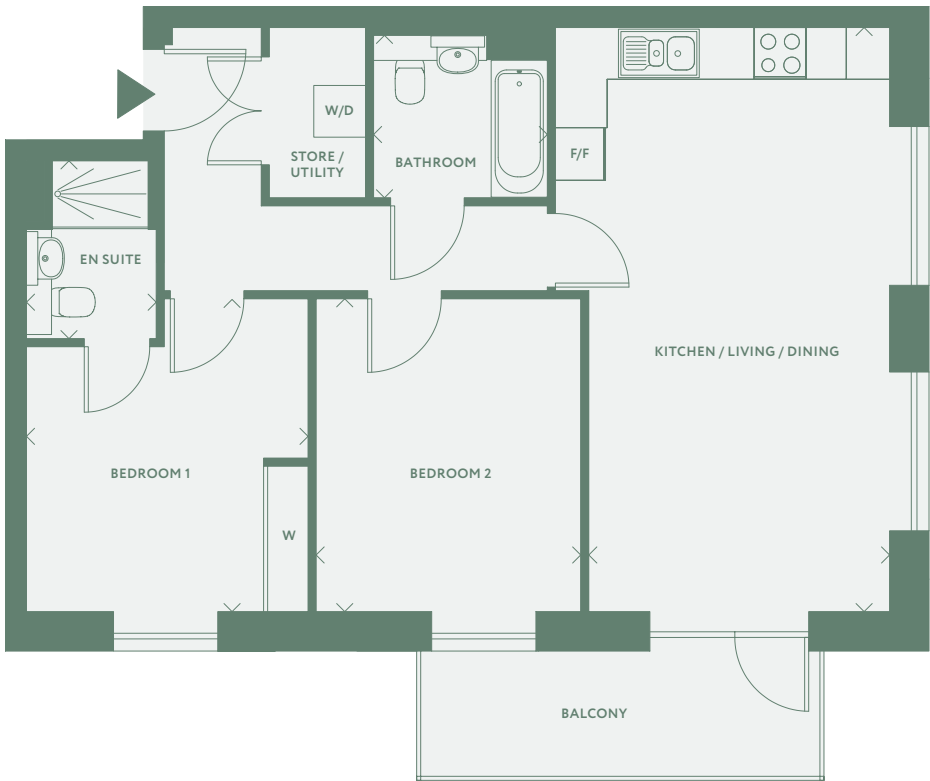


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THE LARK

TWO BEDROOM
PLOT: 5

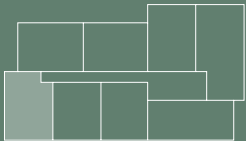
- NORTH
- ST Store
- W Wardrobe
- W/D Washer/Dryer
- F/F Fridge/Freezer
- Entrance



GROSS INTERNAL AREA
73.5m² / 791.2ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	4.14m	x 7.23m	13'7"	x 23'9"
Bedroom 1	3.48m	x 3.87m	11'5"	x 12'8"
Bedroom 2	3.27m	x 3.87m	10'9"	x 12'8"

Location



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THE SILVER BIRCH

TWO BEDROOM
PLOT: 6

- NORTH
- ST Store
- W Wardrobe
- W/D Washer/Dryer
- F/F Fridge/Freezer
- Entrance



GROSS INTERNAL AREA
78.3m² / 842.8ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	7.65m	x 4.48m	25'1"	x 14'8"
Bedroom 1	5.40m	x 2.76m	17'9"	x 9'1"
Bedroom 2	4.15m	x 3.52m	13'7"	x 11'7"

Location



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THE ALDER

TWO BEDROOM
PLOT: 7

- ⌚

NORTH
- ST

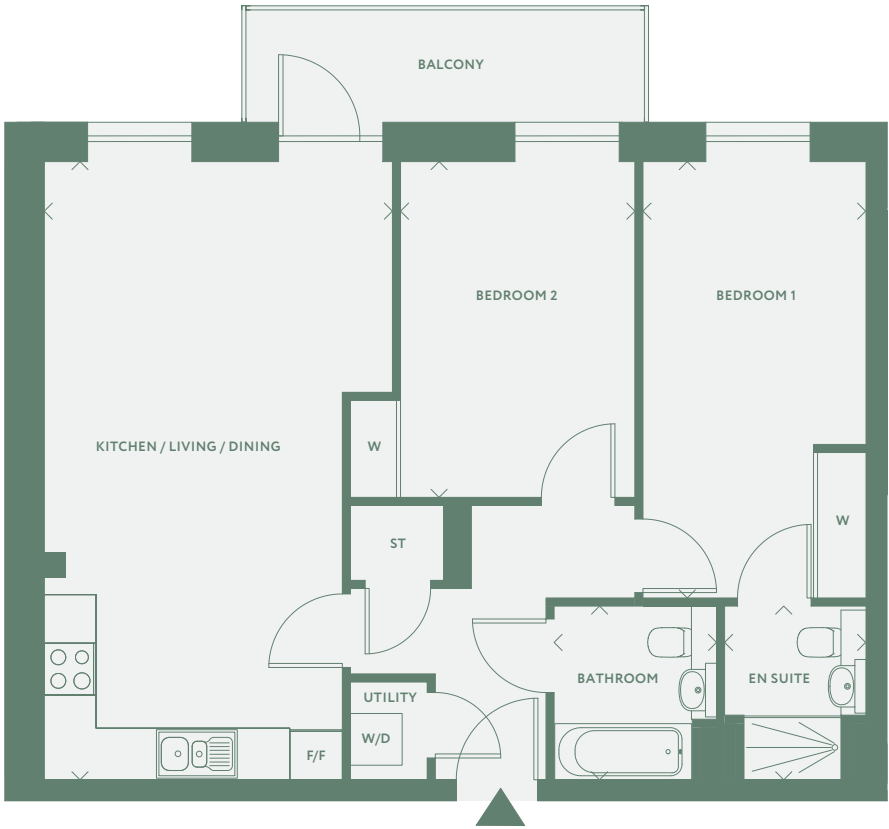
Store
- W

Wardrobe
- W/D

Washer/Dryer
- F/F

Fridge/Freezer
- ▶

Entrance



GROSS INTERNAL AREA 77.7m² / 836.4ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	7.65m	x 4.31m	25'1"	x 14'2"
Bedroom 1	5.40m	x 2.76m	17'9"	x 9'1"
Bedroom 2	4.15m	x 3.52m	13'7"	x 11'7"

Location



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THE BUTTERCUP

ONE BEDROOM
PLOTS: 8, 18

- ⌚

NORTH
- ST

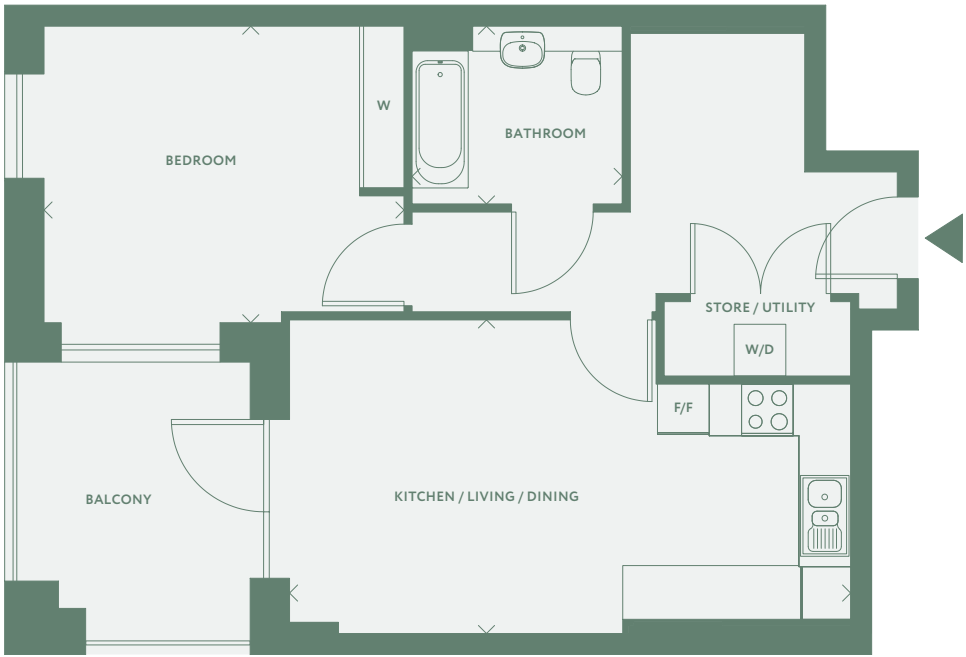
Store
- W

Wardrobe
- W/D

Washer/Dryer
- F/F

Fridge/Freezer
- ▶

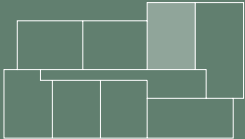
Entrance



GROSS INTERNAL AREA 62.5m² / 672.7ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	6.94m	x 3.88m	22'9"	x 12'9"
Bedroom	4.45m	x 3.54m	14'7"	x 11'7"

Location



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THE BROOKLIME

THREE BEDROOM
PLOTS: 9, 19

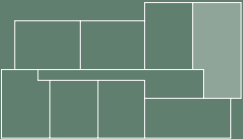
- NORTH
- ST Store
- W Wardrobe
- W/D Washer/Dryer
- F/F Fridge/Freezer
- Entrance



GROSS INTERNAL AREA
99.5m² / 1071ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	4.97m	x 7.24m	16'4"	x 23'9"
Bedroom 1	3.64m	x 3.64m	11'11"	x 11'11"
Bedroom 2	3.74m	x 3.64m	12'3"	x 11'11"
Bedroom 3	2.57m	x 3.64m	8'5"	x 11'11"

Location

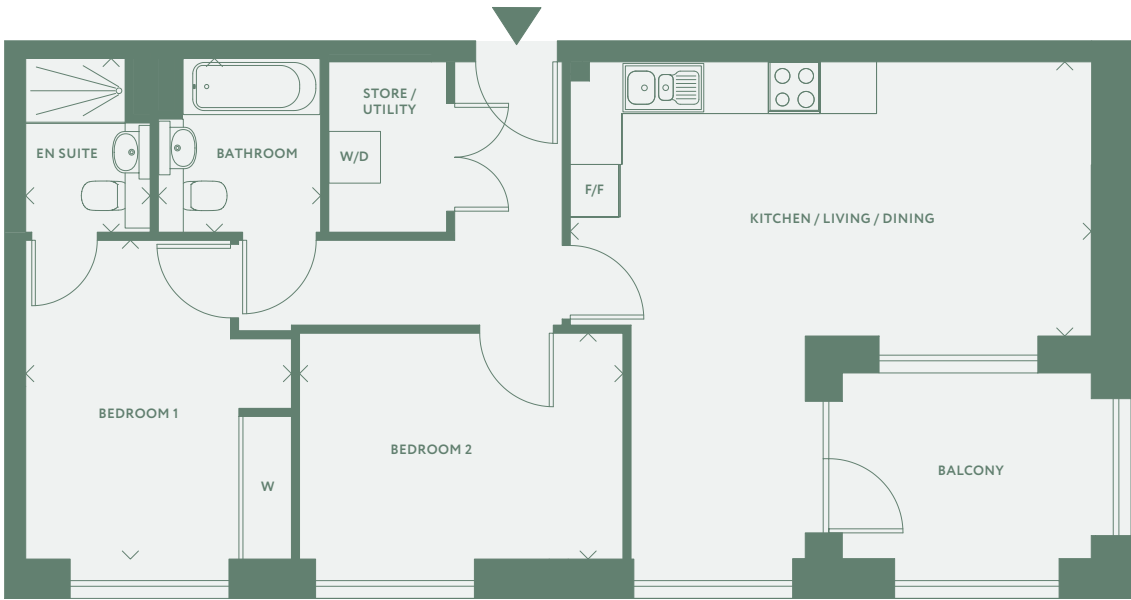


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THE GOLDCREST

TWO BEDROOM
PLOTS: 10, 20

- NORTH
- ST Store
- W Wardrobe
- W/D Washer/Dryer
- F/F Fridge/Freezer
- Entrance



GROSS INTERNAL AREA
71.5m² / 769.6ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	6.15m	x 6.45m	20'2"	x 21'2"
Bedroom 1	3.95m	x 2.54m	13'0"	x 8'4"
Bedroom 2	2.80m	x 4.00m	9'2"	x 13'1"

Location



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THE GREENFINCH

ONE BEDROOM
PLOT: 11

- ⌚

NORTH
- ST

Store
- W

Wardrobe
- W/D

Washer/Dryer
- F/F

Fridge/Freezer
- ▶

Entrance



GROSS INTERNAL AREA

56.8m² / 611.4ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	8.68m	x 3.85m	28'6"	x 12'8"
Bedroom	3.86m	x 3.55m	12'8"	x 11'8"

Location



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THE KESTREL

ONE BEDROOM
PLOTS: 12

- ⌚

NORTH
- ST

Store
- W

Wardrobe
- W/D

Washer/Dryer
- F/F

Fridge/Freezer
- ▶

Entrance



GROSS INTERNAL AREA

57.7m² / 621.1ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	8.98m	x 3.90m	29'6"	x 13'0"
Bedroom	3.86m	x 3.55m	12'8"	x 11'8"

Location

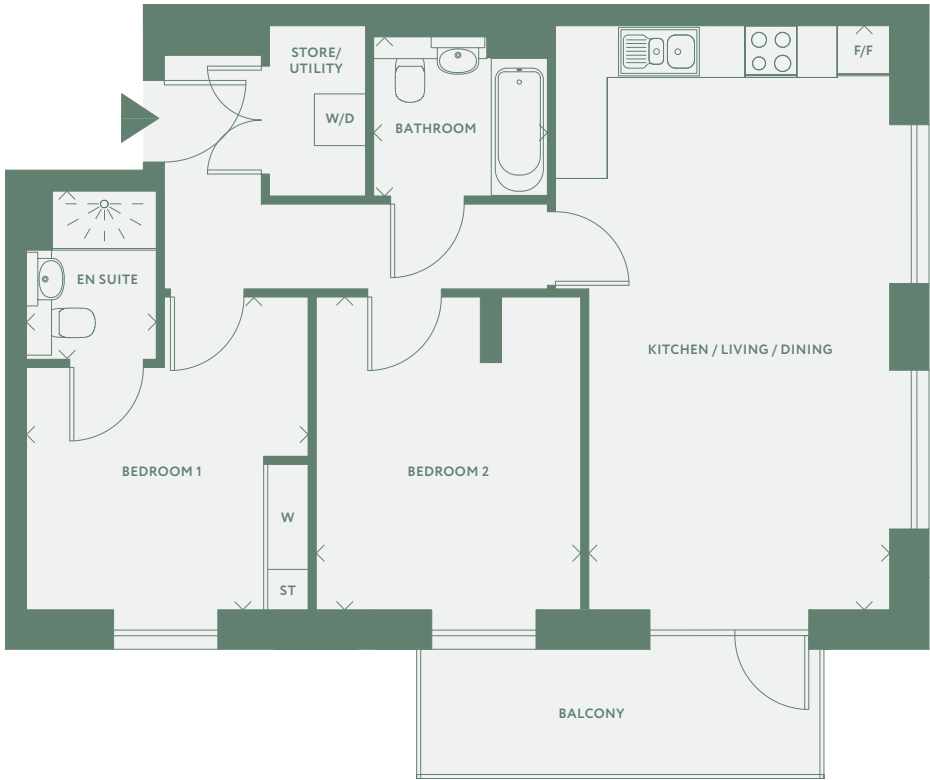


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THE SWIFT

TWO BEDROOM
PLOT: 13

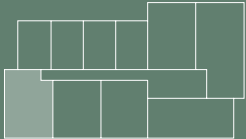
- NORTH
- ST Store
- W Wardrobe
- W/D Washer/Dryer
- F/F Fridge/Freezer
- Entrance



GROSS INTERNAL AREA
73.5m² / 791.2ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	4.14m	x 7.23m	13'7"	x 23'9"
Bedroom 1	3.48m	x 3.87m	11'5"	x 12'8"
Bedroom 2	3.27m	x 3.92m	10'9"	x 12'10"

Location

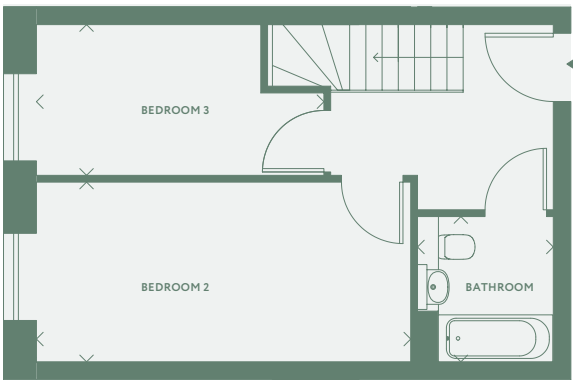


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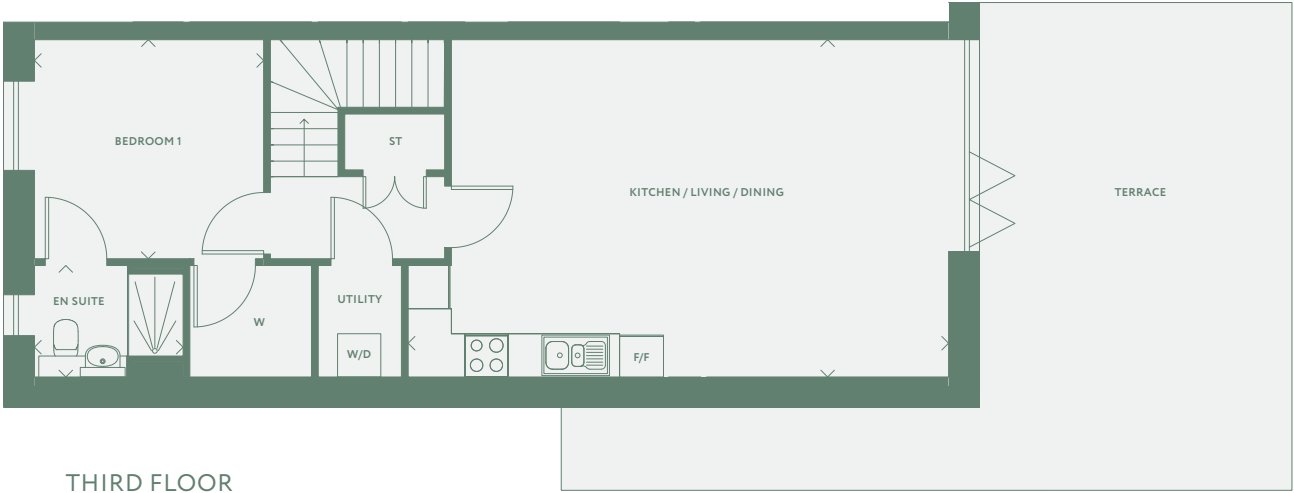
THE ROBIN

THREE BEDROOM
SECOND FLOOR DUPLEX
PLOT: 14

- NORTH
- ST Store
- W Wardrobe
- W/D Washer/Dryer
- F/F Fridge/Freezer
- Entrance



SECOND FLOOR

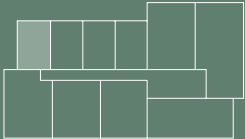


THIRD FLOOR

GROSS INTERNAL AREA
105.7m² / 1,137.7ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	8.00m	x 4.99m	26'3"	x 16'4"
Bedroom 1	3.39m	x 3.24m	11'1"	x 10'8"
Bedroom 2	5.54m	x 2.61m	18'2"	x 8'7"
Bedroom 3	4.25m	x 2.23m	13'11"	x 7'4"

Location



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THE STARLING

THREE BEDROOM
SECOND FLOOR DUPLEX
PLOT: 15

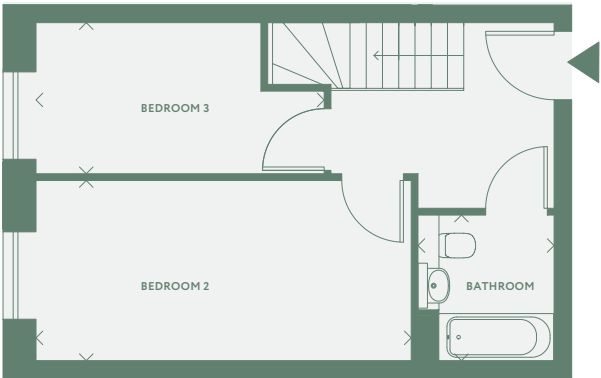
- NORTH
- ST

Store
- W

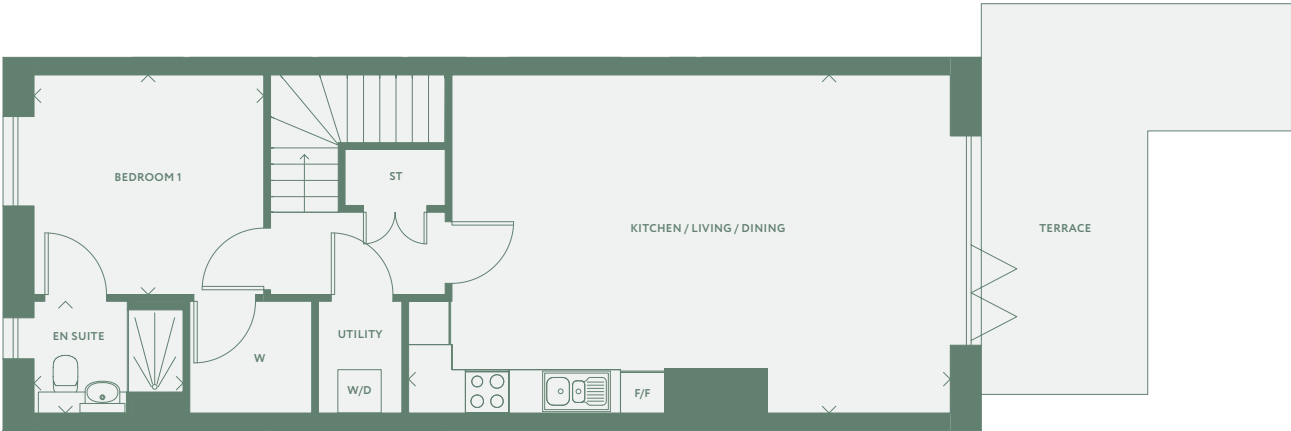
Wardrobe
- W/D

Washer/Dryer
- F/F

Fridge/Freezer
- Entrance



SECOND FLOOR



THIRD FLOOR

THE REDPOLL

THREE BEDROOM
SECOND FLOOR DUPLEX
PLOT: 16

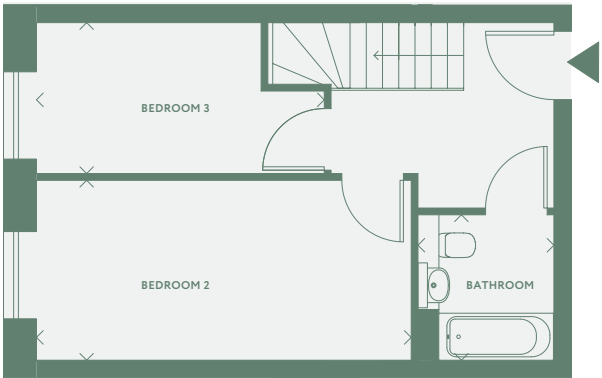
- NORTH
- ST

Store
- W

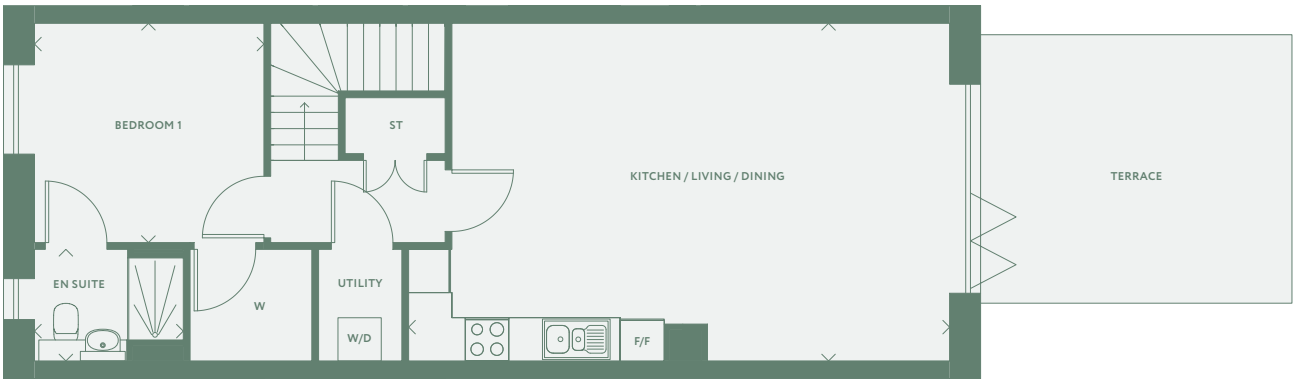
Wardrobe
- W/D

Washer/Dryer
- F/F

Fridge/Freezer
- Entrance



SECOND FLOOR



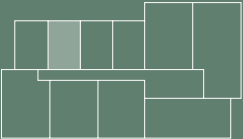
THIRD FLOOR

GROSS INTERNAL AREA

105.7m² / 1,137.7ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	8.00m	x 4.99m	26'3"	x 16'4"
Bedroom 1	3.39m	x 3.24m	11'1"	x 10'8"
Bedroom 2	5.54m	x 2.61m	18'2"	x 8'7"
Bedroom 3	4.25m	x 2.23m	13'11"	x 7'4"

Location



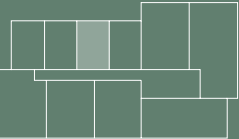
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GROSS INTERNAL AREA

105.7m² / 1,137.7ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	8.00m	x 4.99m	26'3"	x 16'4"
Bedroom 1	3.39m	x 3.24m	11'1"	x 10'8"
Bedroom 2	5.54m	x 2.61m	18'2"	x 8'7"
Bedroom 3	4.25m	x 2.23m	13'11"	x 7'4"

Location



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THE BRAMBLING

THREE BEDROOM
SECOND FLOOR DUPLEX
PLOT: 17

- ⊖

NORTH
- ST

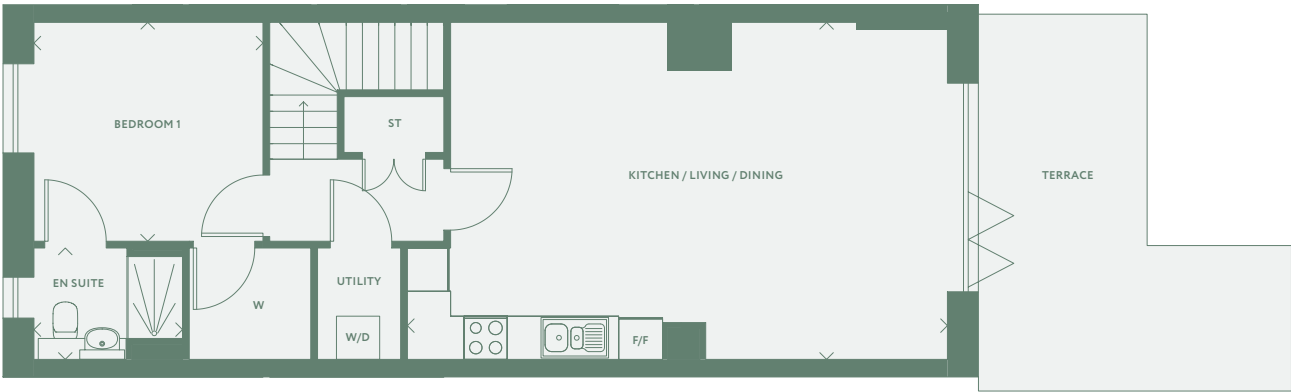
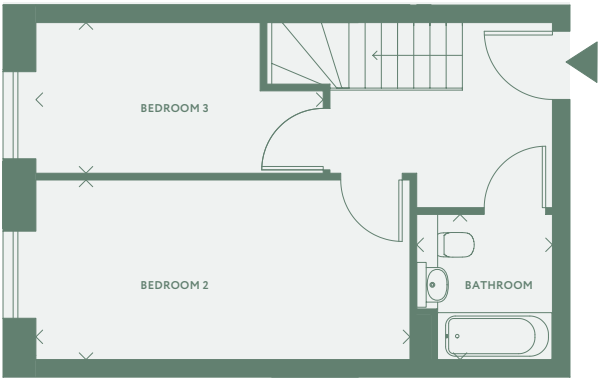
Store
- W

Wardrobe
- W/D

Washer/Dryer
- F/F

Fridge/Freezer
- ▶

Entrance



THIRD FLOOR

THE WREN

ONE BEDROOM
PLOTS: 21, 23, 25

- ⊖

NORTH
- ST

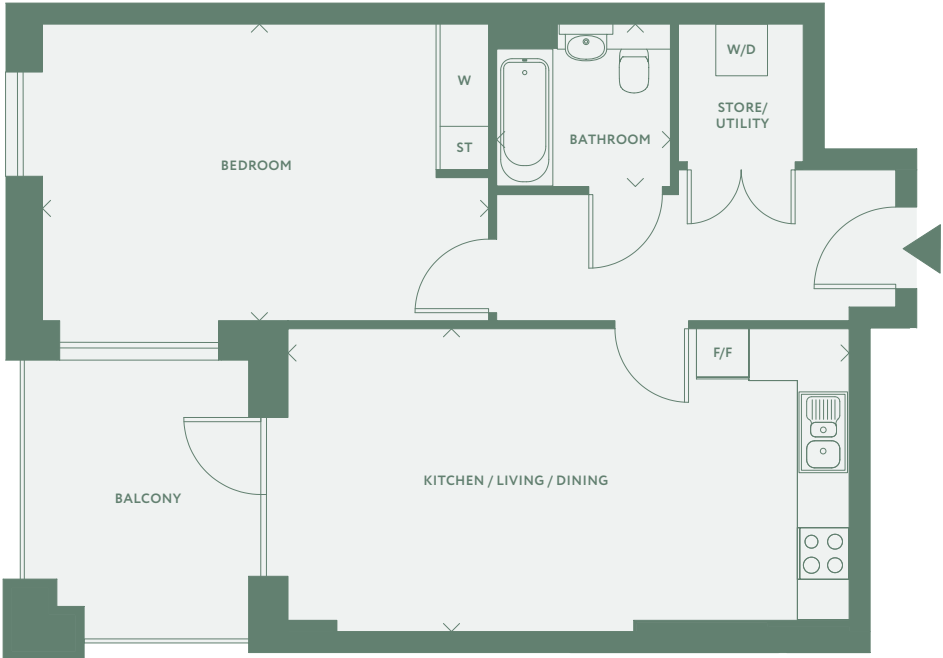
Store
- W

Wardrobe
- W/D

Washer/Dryer
- F/F

Fridge/Freezer
- ▶

Entrance



GROSS INTERNAL AREA

105.7m² / 1,137.7ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	8.00m	x 4.99m	26'3"	x 16'4"
Bedroom 1	3.39m	x 3.24m	11'1"	x 10'8"
Bedroom 2	5.54m	x 2.61m	18'2"	x 8'7"
Bedroom 3	4.25m	x 2.23m	13'11"	x 7'4"

Location



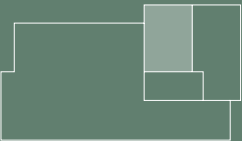
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GROSS INTERNAL AREA

63.2m² / 680.3ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	6.94m	x 3.75m	22'9"	x 12'4"
Bedroom	5.52m	x 3.67m	18'1"	x 12'0"

Location



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THE DRAGONFLY

THREE BEDROOM
PLOT: 22

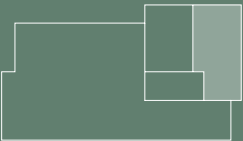
- NORTH
- ST Store
- W Wardrobe
- W/D Washer/Dryer
- F/F Fridge/Freezer
- Entrance



GROSS INTERNAL AREA
99.1m² / 1,066.7ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	4.97m	x 7.24m	16'4"	x 23'9"
Bedroom 1	3.84m	x 3.64m	12'7"	x 11'11"
Bedroom 2	3.45m	x 3.83m	11'4"	x 12'7"
Bedroom 3	2.66m	x 3.83m	8'8"	x 12'7"

Location



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THE WARBLER

THREE BEDROOM
PLOTS: 24, 26

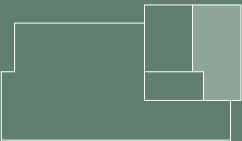
- NORTH
- ST Store
- W Wardrobe
- W/D Washer/Dryer
- F/F Fridge/Freezer
- Entrance



GROSS INTERNAL AREA
99.1m² / 1,066.7ft²

	◇	◇	◇	◇
Living / Kitchen / Dining	5.09m	x 7.24m	16'8"	x 23'9"
Bedroom 1	3.84m	x 3.64m	12'7"	x 11'11"
Bedroom 2	3.08m	x 3.88m	10'1"	x 12'9"
Bedroom 3	2.91m	x 3.83m	9'7"	x 12'7"

Location



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ABOUT CATALYST

Catalyst is a multi-award-winning housing association, with a portfolio of nearly 34,000 homes across London, the Home Counties and South East England.

We deliver a diverse range of developments in a mix of styles, layouts and finishes, tailored to the neighbourhoods they are a part of; from boutique apartments in central locations, to transformative multi-phase regeneration projects, and family homes in picturesque countryside villages. Our aim is to provide the perfect home for every buyer, so no matter where each purchaser is in their property journey, we have a property to suit them.

As a member of the G15 group, a collection of London's leading housing associations, we are committed to building high quality, affordable homes. We are experts in placemaking and developing tenure-blind neighbourhoods, adopting a creative approach to design and urban planning to deliver truly desirable homes people love.

Importantly, we invest in our communities for the long term, ensuring our developments are always well maintained so that our residents continue to be proud to live in a Catalyst home.



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Catalyst terms and conditions apply. *Shared Ownership – This scheme is subject to qualifying criteria and status. Minimum and maximum share values will apply and rent is payable on the unsold share. It is not offered with any other promotion unless by special arrangement by Catalyst Homes. Please speak to our sales team for further details.





