



CORONATION SQUARE

LEYTON



Computer generated image.

Welcome to **Sage @ Coronation Square**

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

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

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

03



CORONATION SQUARE

LEYTON



Computer generated image.

05



From the bustling high street to a green oasis

Enjoy all that Leyton has to offer

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



A breath of fresh air



^ CORONATION GARDENS

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



^ MIDDLESEX FILTER BEDS



^ WALTHAMSTOW WETLANDS

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



LEYTON
STATION

LONDON CITY
AIRPORT

STRATFORD

QUEEN ELIZABETH
OLYMPIC PARK

CANARY
WHARF

HACKNEY
MARSHES

LEYTON
ORIENT FC

CORONATION
GARDENS

SALES
OFFICE


CORONATION
SQUARE
LEYTON

Aerial view with computer generated image of Coronation Square. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the property designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Executive prior to reservation.



London calling

MAKING IT EASIER TO BE WHERE YOU WANT TO BE.




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

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

BY TUBE FROM LEYTON STATION - ZONE 3



ON FOOT AND BICYCLE FROM CORONATION SQUARE

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

Invested in a
bright future

A place alive with people and possibilities

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



THE CIVIC SQUARE – SOCIAL AND SUSTAINABLE

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

PLAY AREAS TO ENGAGE YOUNG MINDS AND BODIES

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

HIGH QUALITY LANDSCAPING – PEOPLE, PLANTS AND PUBLIC OPEN SPACE

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



NHS HEALTH HUB AND PHARMACY

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



PRE-SCHOOL NURSERY AND PRIVATE PLAY AREA

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

SPORTS CENTRE

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



Choose a home that suits you

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

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

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



Photography of Coronation Square show apartment.



Photography of Coronation Square show apartment.



Photography of Coronation Square show apartment.

SPECIFICATION

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

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

KITCHEN

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

BATHROOMS

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

DOORS AND WINDOWS

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

ELECTRICAL

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

HEATING

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

INTERNAL FINISHES

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

FLOORING

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

WARDROBES

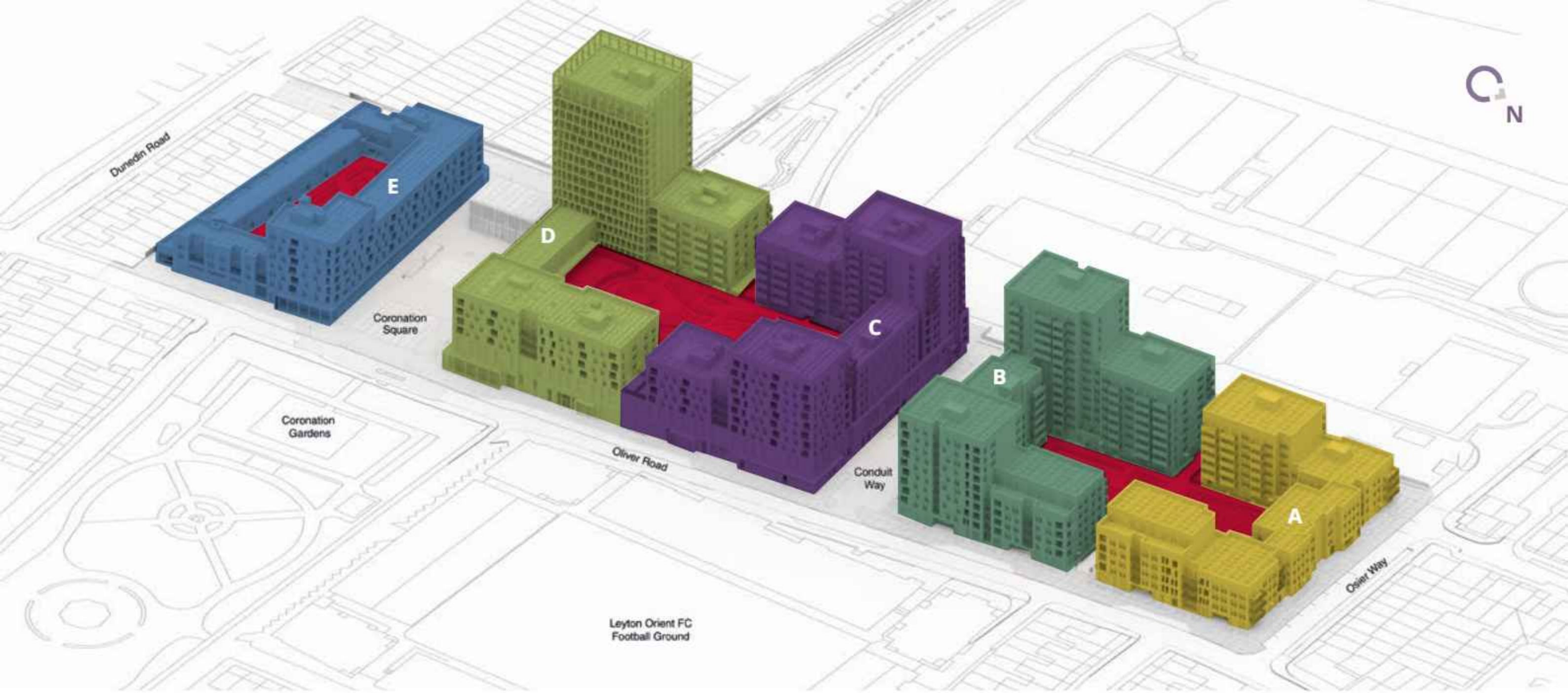
- 1300mm wardrobe with glazed sliding doors to bedroom 1 (location as shown in brochure)
- Top shelf and hanging rail included



Photography of Coronation Square show apartment.



Photography of Coronation Square show apartment.



Development layout

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

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

PHASE 1

- Block C
Plots 410-429
- Block D
Plots 68-205
- Block E
Plots 1-67
- Communal gardens and play area

PHASE 2

- Block A
Plots 660, 665 & 722-735
- Block B
Plots 457-641

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What is Shared Ownership?

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

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

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

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

Who are Sage Homes?

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

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

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

**Purchase a
share between
25%-75%**

**secured with a
5% deposit of
your share**

**Pay rent on the remaining
unpurchased share**

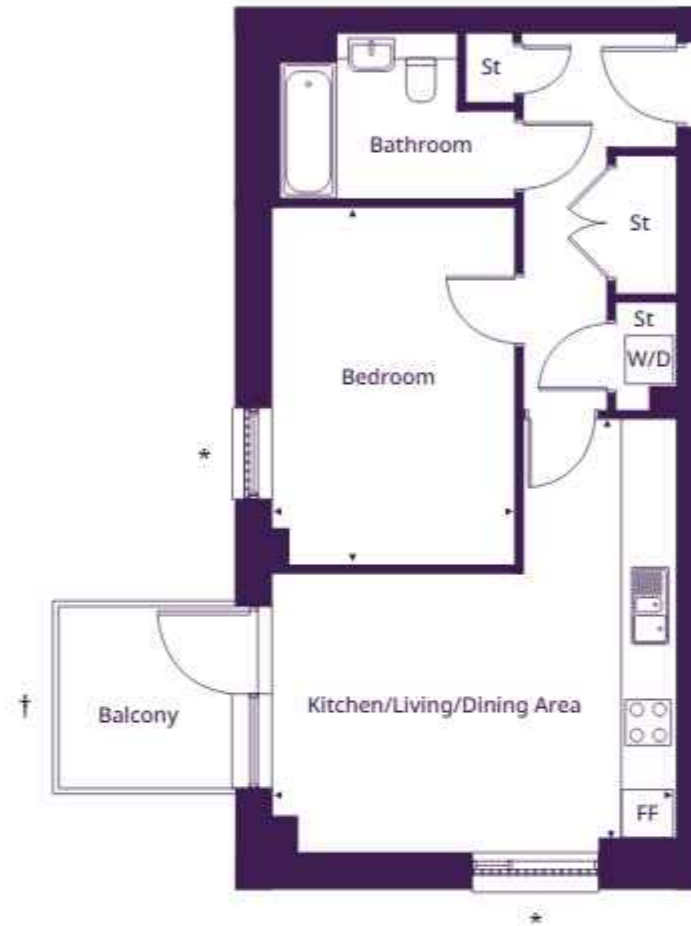
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BLOCK C

Type CD04

1 BED APARTMENTS



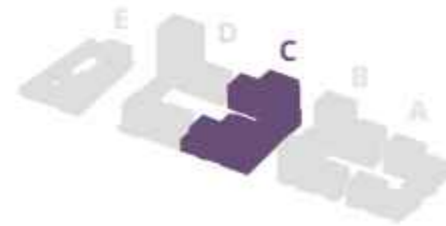
PLOTS 290, 295, 301, 307, 276,
282 & 288

Kitchen/Living/Dining Area max.
5.40m x 5.00m | 17'4" x 16'4"

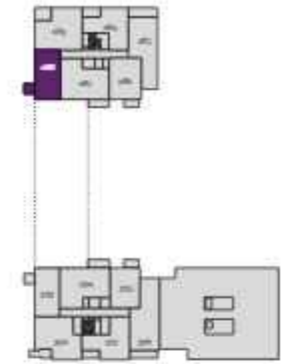
Bedroom max.
4.40m x 3.00m | 14'6" x 9'10"

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

FF Fridge freezer
St Storage
W/D Washer dryer



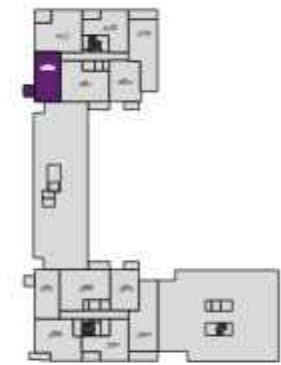
SIXTH FLOOR



TENTH FLOOR



FIFTH FLOOR



NINTH FLOOR



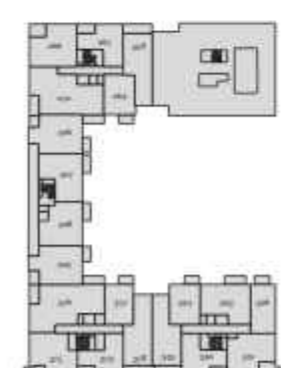
FOURTH FLOOR



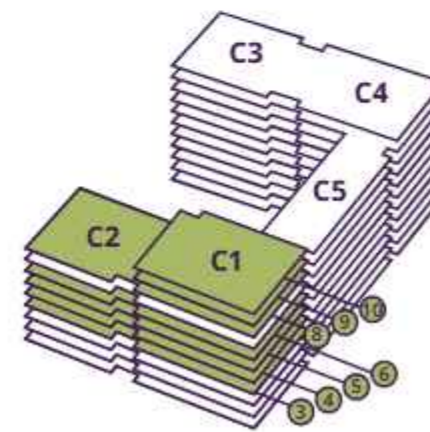
EIGHTH FLOOR



THIRD FLOOR



SEVENTH FLOOR



*Plot specific windows. †Plot specific balcony layout. Floor plans depict a typical layout of this apartment type. 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. Apartments have openable windows either side of mullions. Properties may also be built handed (mirror image). Please speak to your Sales Executive for clarification.



BLOCK C

Type CD06

1 BED APARTMENTS



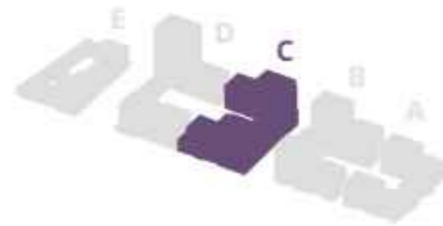
PLOTS 297, 303, 309, 254, 259,
264, 269, 274, 280 & 286

Kitchen/Living/Dining Area max.
8.25m x 3.34m | 27'1" x 10'11"

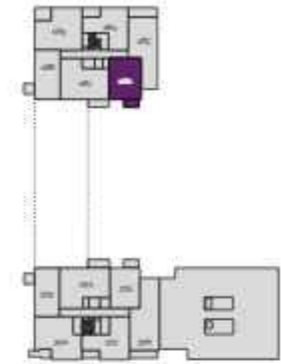
Bedroom
4.67m x 2.85m | 15'4" x 19'4"

Total: 51.10 sq. m. | 550 sq. ft.

FF Fridge freezer
St Storage
W/D Washer dryer



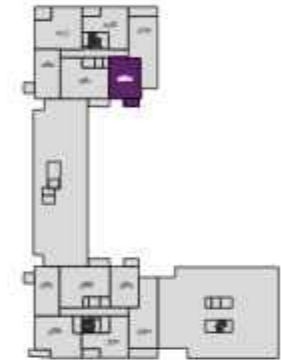
SIXTH FLOOR



TENTH FLOOR



FIFTH FLOOR



NINTH FLOOR



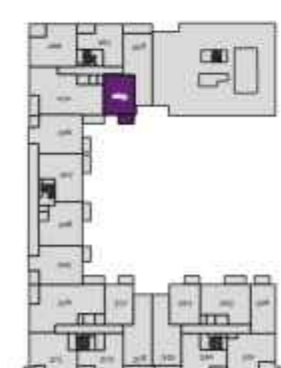
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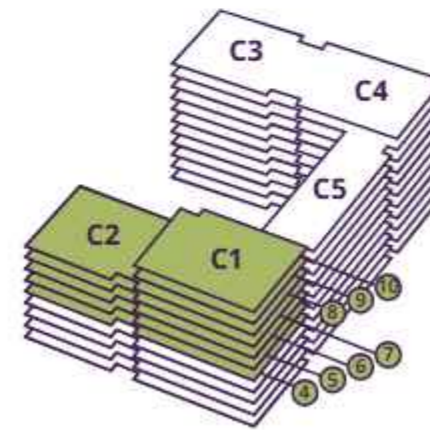
EIGHTH FLOOR



THIRD FLOOR



SEVENTH FLOOR



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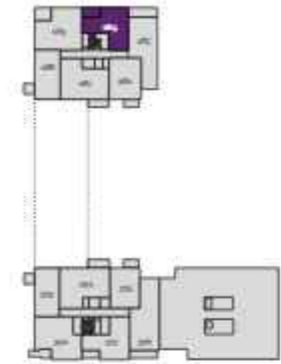
BLOCK C

Type CD08

1 BED APARTMENTS



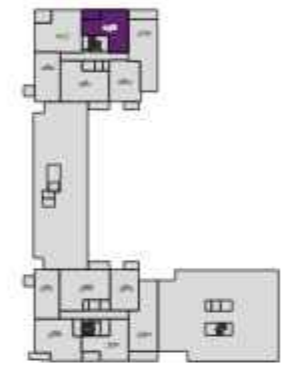
SIXTH FLOOR



TENTH FLOOR



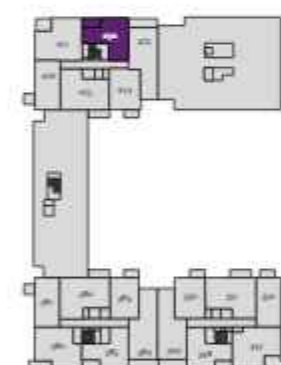
FIFTH FLOOR



NINTH FLOOR



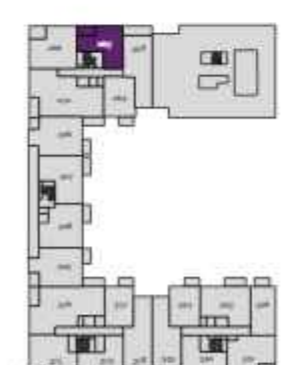
FOURTH FLOOR



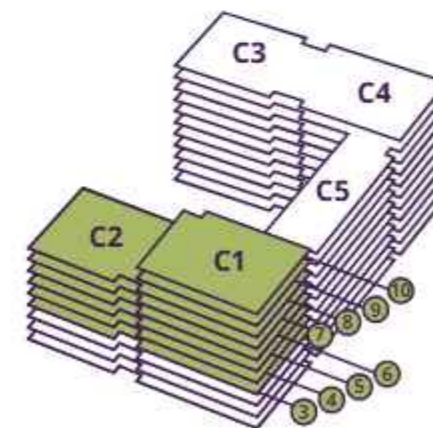
EIGHTH FLOOR



THIRD FLOOR



SEVENTH FLOOR



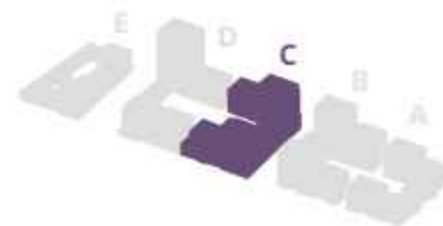
PLOTS 293, 299, 305, 311, 248,
252, 257, 262, 267, 272, 278 & 284

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

Bedroom max.
4.50m x 3.10m | 14'9" x 10'0"

Total: 54.90 sq. m. | 591 sq. ft.

FF Fridge freezer
St Storage
W/D Washer dryer



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BLOCK C

Type CD05

2 BED APARTMENTS



PLOTS 275, 281 & 287

Kitchen/Living/Dining Area

5.90m x 3.90m min | 19'5" x 12'10" min

Bedroom 1

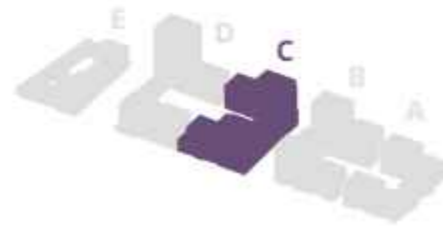
4.00m x 3.30m | 13'1" x 11'0"

Bedroom 2

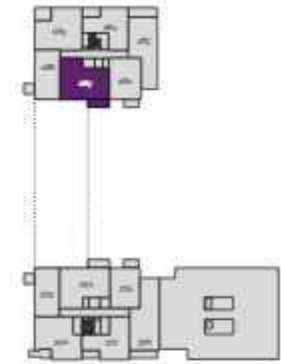
4.00m x 2.80m | 13'1" x 9'3"

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

FF Fridge freezer
St Storage
W/D Washer dryer



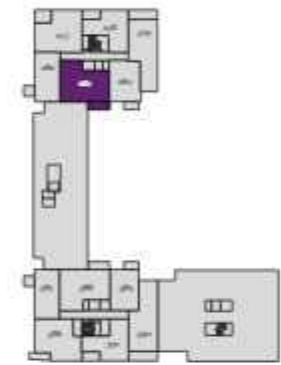
SIXTH FLOOR



TENTH FLOOR



FIFTH FLOOR



NINTH FLOOR



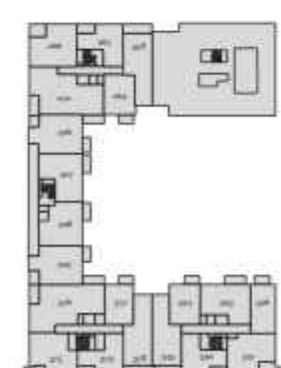
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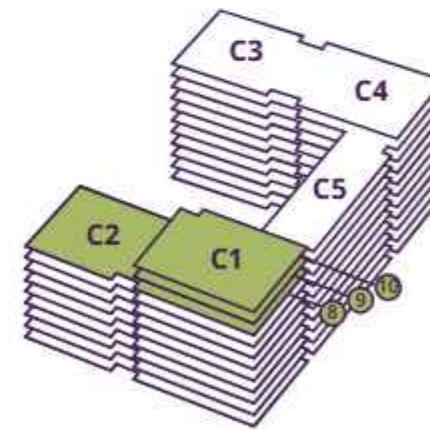
EIGHTH FLOOR



THIRD FLOOR



SEVENTH FLOOR



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BLOCK C

Type CD07

2 BED APARTMENTS



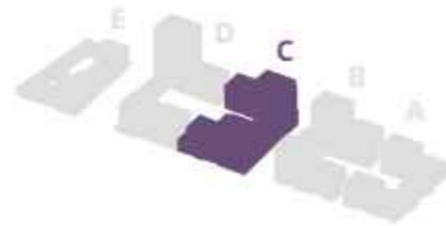
* PLOTS 298, 304, 310, 253, 258, 263, 268, 273, 279 & 285

Kitchen/Living/Dining Area max.
8.20m x 3.60m | 27'0" x 11'11"

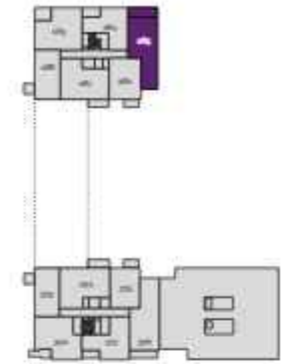
Bedroom 1 max.
4.40m x 3.10m | 14'7" x 10'1"

* Bedroom 2
4.10m min x 2.90m max | 9'10" min x 9'5" max
Total: 72.80 sq. m. | 784 sq. ft.

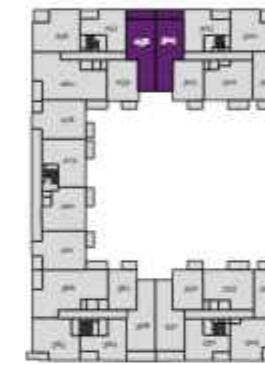
FF Fridge freezer
St Storage
W/D Washer dryer



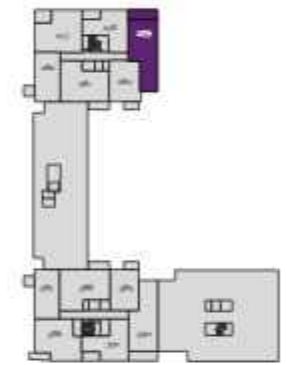
SIXTH FLOOR



TENTH FLOOR



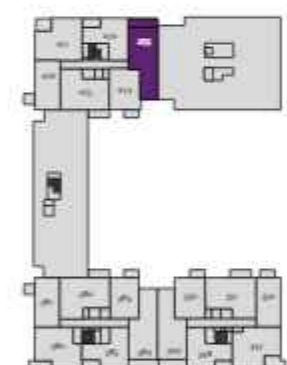
FIFTH FLOOR



NINTH FLOOR



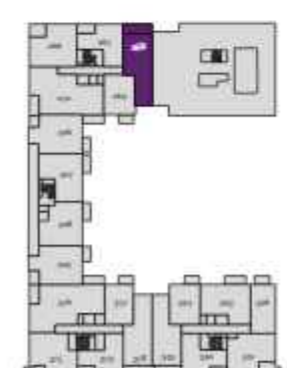
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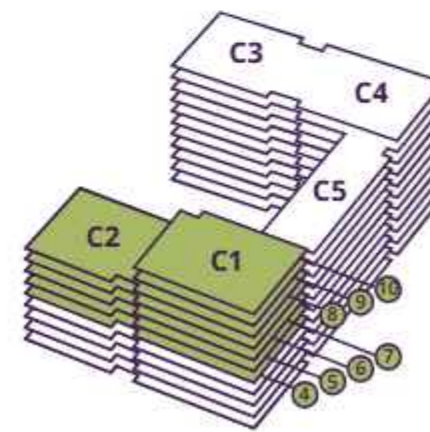
EIGHTH FLOOR



THIRD FLOOR



SEVENTH FLOOR



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BLOCK C

Type CD33

2 BED APARTMENTS



PLOTS 289, 294, 300, 306, 247, 251, 256, 261, 266, 271, 277 & 283

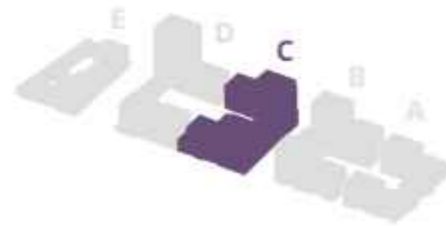
Kitchen/Living/Dining Area max.
5.90m x 4.70m | 19'3" x 15'5"

Bedroom 1
4.20m x 3.00m | 13'11" x 9'9"

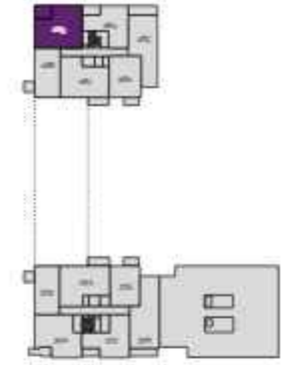
Bedroom 2
4.20m x 2.80m | 13'11" x 9'1"

Total: 73.70 sq. m. | 793 sq. ft.

FF Fridge freezer
St Storage
W/D Washer dryer



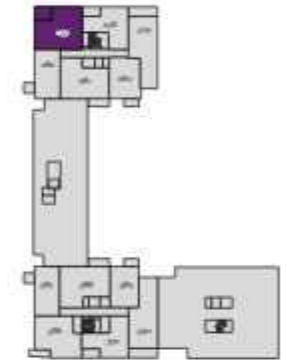
SIXTH FLOOR



TENTH FLOOR



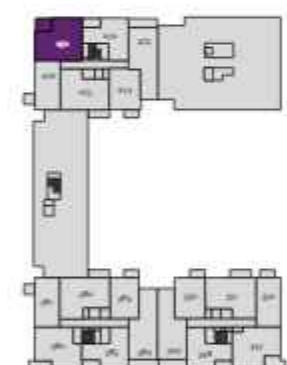
FIFTH FLOOR



NINTH FLOOR



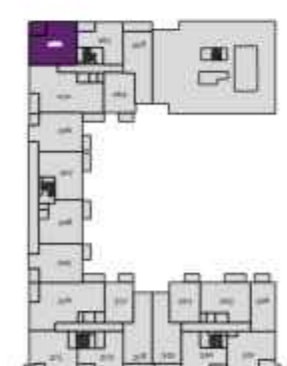
FOURTH FLOOR



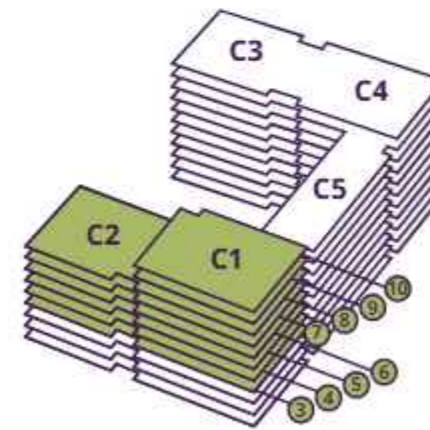
EIGHTH FLOOR



THIRD FLOOR



SEVENTH FLOOR



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BLOCK C

Type CD34

2 BED APARTMENTS



PLOTS 291, 296, 302 & 308

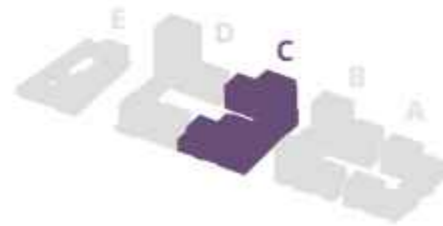
Kitchen/Living/Dining Area max.
6.10m x 4.00m | 19'11" x 13'1"

Bedroom 1
4.40m x 3.40m | 14'6" x 11'1"

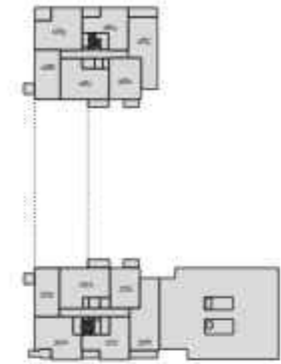
Bedroom 2
4.90m x 2.80m | 16'2" x 9'0"

Total: 74.7 sq. m. | 804 sq. ft.

FF Fridge freezer
St Storage
W/D Washer dryer



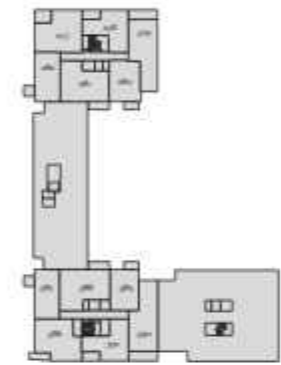
SIXTH FLOOR



TENTH FLOOR



FIFTH FLOOR



NINTH FLOOR



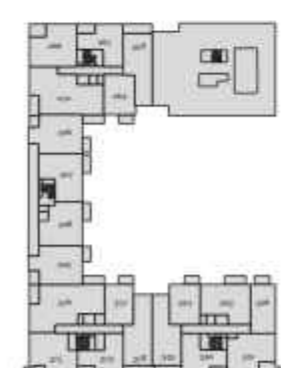
FOURTH FLOOR



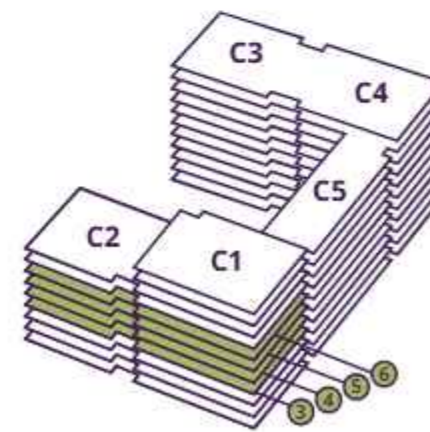
EIGHTH FLOOR



THIRD FLOOR



SEVENTH FLOOR



*Plot specific windows. †Plot specific balcony layout. Floor plans depict a typical layout of this apartment type. 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. Apartments have openable windows either side of mullions. Properties may also be built handed (mirror image). Please speak to your Sales Executive for clarification.



BLOCK C

Type CD13

3 BED APARTMENTS



PLOTS 250, 255, 260, 265 & 270

Kitchen/Living/Dining Area max.
6.00m x 5.60m | 21'6" x 19'7"

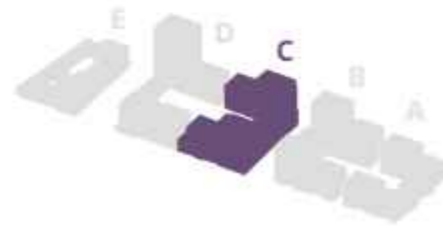
Bedroom 1 max.
4.40m x 4.10m | 14'4" x 13'4"

Bedroom 2 max.
4.80m x 3.70m | 15'8" x 12'2"

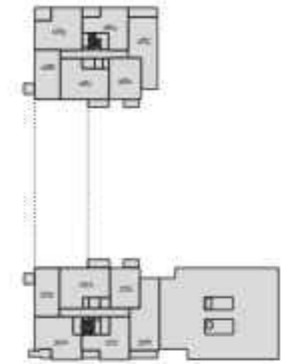
Bedroom 3
4.80m x 2.60m | 15'8" x 8'5"

Total: 118.20 sq. m. | 1,272 sq. ft.

FF Fridge freezer
St Storage
W/D Washer dryer
 Wheelchair Adaptable



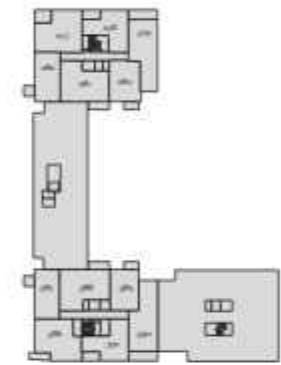
SIXTH FLOOR



TENTH FLOOR



FIFTH FLOOR



NINTH FLOOR



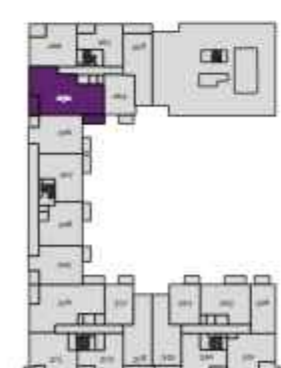
FOURTH FLOOR



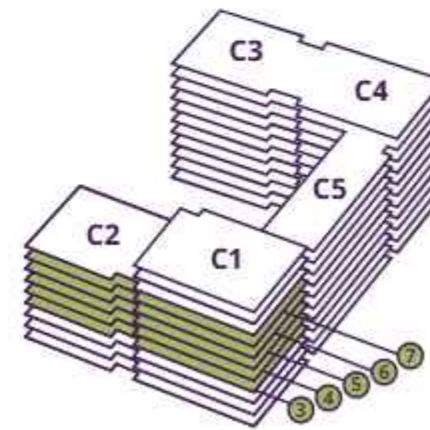
EIGHTH FLOOR



THIRD FLOOR



SEVENTH FLOOR

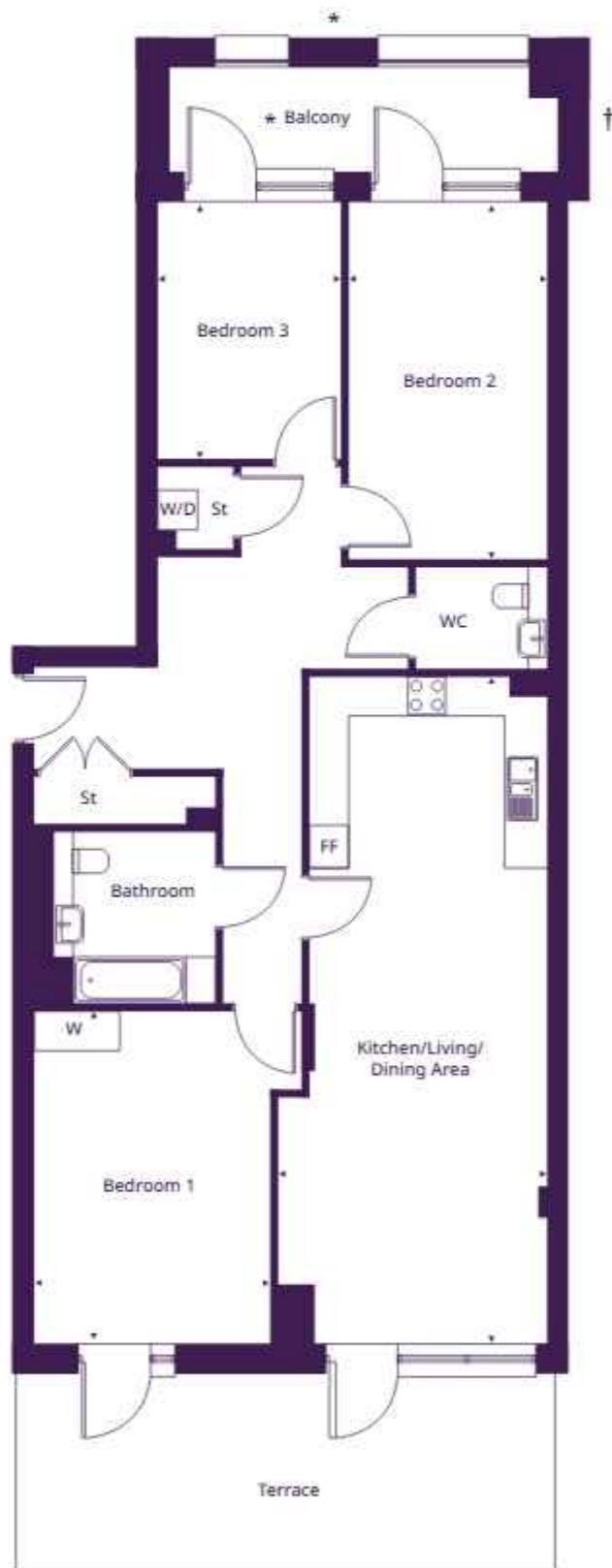


*Plot specific windows. 1 Plot specific balcony layout. Floor plans depict a typical layout of this apartment type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Apartments have openable windows either side of mullions. Properties may also be built handed (mirror image). Please speak to your Sales Executive for clarification.

BLOCK C

Type CD23

3 BED APARTMENTS



PLOTS 292 & 249

Kitchen/Living/Dining Area max.
10.00m x 4.07m | 32'10" x 13'4"

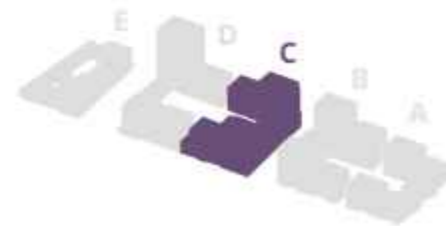
Bedroom 1 max.
4.97m x 3.57m | 16'9" x 13'3"

Bedroom 2
5.37m x 3.00m | 17'7" x 9'10"

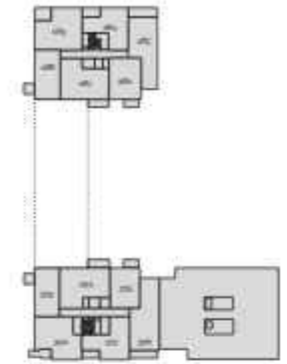
Bedroom 3
3.86m x 2.78m | 12'8" x 9'1"

Total: 119.50 sq. m. | 1,286 sq. ft.

- FF Fridge freezer
- St Storage
- W/D Washer dryer
- ♿ Wheelchair Adaptable



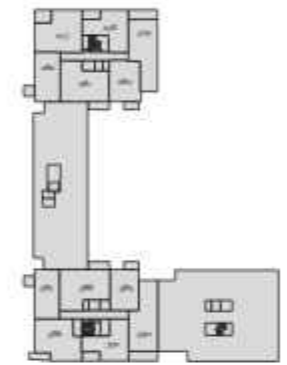
SIXTH FLOOR



TENTH FLOOR



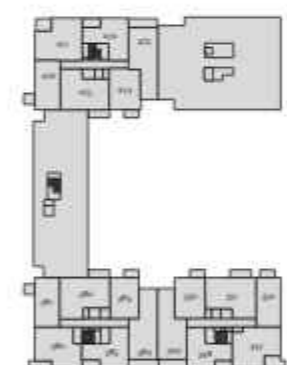
FIFTH FLOOR



NINTH FLOOR



FOURTH FLOOR



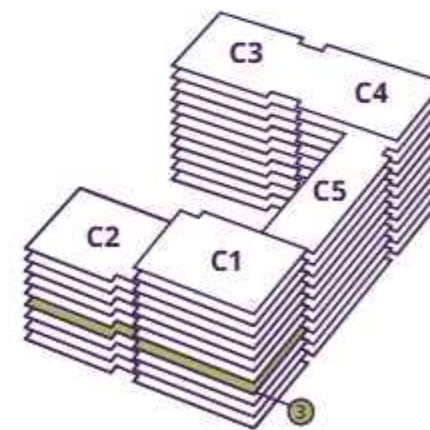
EIGHTH FLOOR



THIRD FLOOR



SEVENTH FLOOR



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How to find us

FROM A12 (EAST)

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

FROM LEYTON TUBE STATION

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



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THE TAYLOR WIMPEY STORY

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

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

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



Coronation Square Sales Suite

116 Oliver Road, Leyton,
London, E10 5LF

Tel: 02030530740

www.taylorwimpey.co.uk/coronation-square

Sage Homes

5th Floor, Orion House
5 Upper St Martin's Lane
London
WC2H 9EA

Tel: 020 8205 9797

sagehomes.co.uk/sales

VAT Reg. no. GB 348 9084 59

Taylor Wimpey London
Ground Floor East Wing, BT Brentwood,
1 London Road, Brentwood, Essex, CM14 4QP

