TRIO

WALTHAMSTOW

E17

# TRIO

WALTHAMSTOW

E17

A brand new collection of 1, 2 & 3 bedroom Shared Ownership apartments that brings together contemporary design, green spaces and a true sense of community.

All in one exceptional place to live.

## *Three* buildings

## One vibrant *Walthamstow*

# TRIO E17

## INTRODUCING



**THREE BUILDINGS, THREE DISTINCT SETTINGS, ONE CONNECTED PLACE. FROM THE LEAFY NORTHERN EDGE TO THE HEART OF THE COMMUNITY, EACH OFFERS ITS OWN CHARACTER.**

Landscaped communal gardens bring greenery and places to unwind in the heart of the development, while each apartment features a private balcony or terrace and a place to unwind. A new play area and Multi-Use Games Area provide space to play, exercise and spend time outdoors. Together, these spaces create a greener, more welcoming setting for residents to meet, relax and enjoy.











TRIO E17 gives you the best of both worlds: a home with room to breathe and a neighbourhood with plenty going on. Step outside and you're close to local shops, cafés, culture, green spaces and excellent transport links. It's your opportunity to put down roots in one of east London's most distinctive neighbourhoods.

# THE NEIGHBOURHOOD

**This new quarter is full of places worth *knowing*.**

# A LITTLE BIT LOCAL



YEET Gifts



Big Penny Social

**FROM MORNING COFFEE TO MARKET FINDS, WATERSIDE WALKS TO DINNER WITH FRIENDS, LIVING IN E17 GIVES YOU PLENTY TO LOOK FORWARD TO.**


SOHO Theatre



Shops along Hoe Street Walthamstow



Jaunty Coffee Cafe

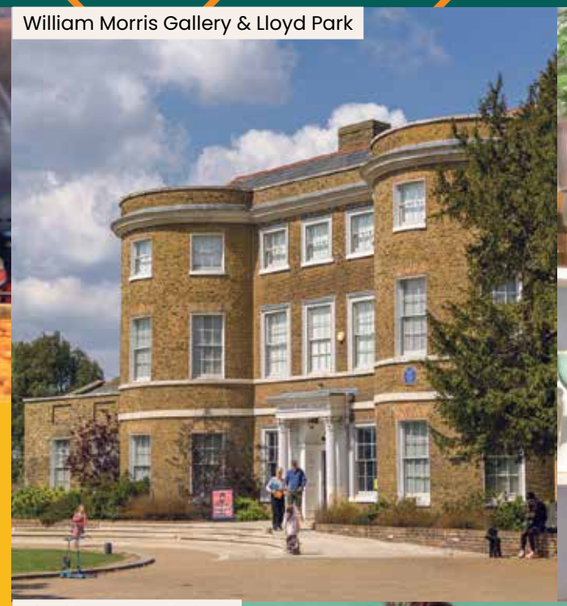
Just around the corner, Forest Road brings local flavour to everyday life. Pick up a coffee at Jaunty Coffee, browse YEET Gifts, or meet friends at The Big Penny Social and the numerous local pubs and breweries.

Walthamstow Market brings more than 350 stalls to the High Street, from fresh produce and fashion to fabrics and street food. Around Orford Road, independent shops, cafés and restaurants give Walthamstow Village its distinctive feel, while Hoe Street offers an eclectic mix of shops, eateries and entertainment, including the SOHO Theatre. Along Blackhorse Lane, you'll find independent makers, coffee spots and places to eat, with plenty more to explore across E17. When you want a change of pace, Walthamstow Wetlands and Lloyd Park offer open space, waterside walks and a breath of fresh air.

# E17 EXPRESS YOURSELF



Local street food, cafés & eateries



William Morris Gallery & Lloyd Park



Independant galleries and shops



Blackhorse Workshop

Walthamstow has always had its own creative energy. The legacy of William Morris runs deep, with the William Morris Gallery celebrating the life and work of one of the area's most famous residents. Around Blackhorse Lane, that spirit continues through places such as Blackhorse Workshop, where creative businesses, artists and designers work, learn and share ideas.

Across E17, independent galleries, studios, public art, music and events give the neighbourhood a distinctly individual voice. From exhibitions and workshops to live performances and unexpected cultural discoveries, creativity is part of everyday life here.

At TRIO E17, you're not just buying into a postcode. You're becoming part of a place that encourages you to express yourself, find your people and do things your own way.

**ART, DESIGN, MAKING AND CULTURE ARE PART OF THE FABRIC OF WALTHAMSTOW.**

# WETLANDS

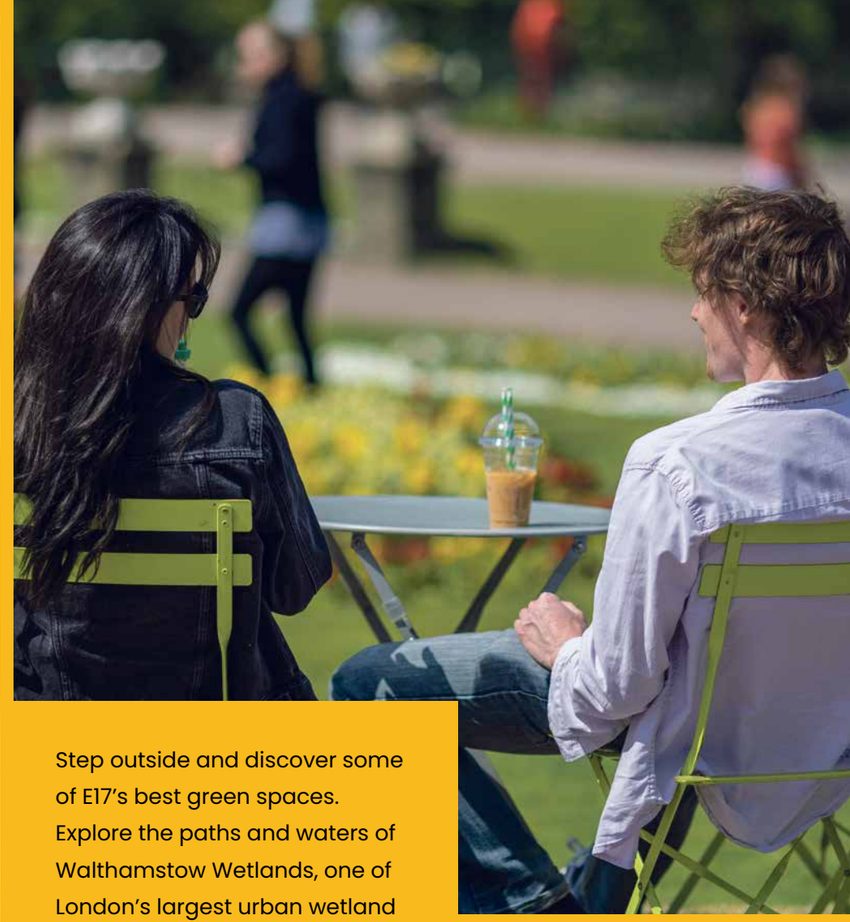




# PARKS







Step outside and discover some of E17's best green spaces. Explore the paths and waters of Walthamstow Wetlands, one of London's largest urban wetland reserves, or head to Lloyd Park for open lawns, gardens and places to relax. From peaceful walks and wildlife spotting to running, cycling and weekend picnics, there's plenty of space to switch off and enjoy a greener side of London.




# OUTDOORS

# TO THE CITY

## TRIO E17













**WELL CONNECTED TO THE REST OF LONDON, WITH BLACKHORSE ROAD AND WALTHAMSTOW CENTRAL STATIONS BOTH WITHIN WALKING DISTANCE.**

### OVERGROUND | BLACKHORSE ROAD | Suffragette line

0.9 miles from TRIO E17

| Walthamstow Queens Road | Leytonstone High Road | Harringay Green Lanes | Barking | Gospel Oak |
|---|---|---|---|---|
| 2 Mins* | 7 Mins* | 7 Mins* | 16 Mins* | 20 Mins* |

### UNDERGROUND | BLACKHORSE ROAD | Victoria line

0.9 miles from TRIO E17

| Walthamstow Central | Seven Sisters | King's Cross St Pancras | Oxford Circus | Victoria |
|---|---|---|---|---|
| 2 Mins* | 4 Mins* | 13 Mins* | 17 Mins* | 21 Mins* |

### BUS | Route W15 William Morris School ⇆ Hackney Town Hall

0.4 miles from TRIO E17

| Lloyd Park | Walthamstow Central | Whipps Cross Hospital | Spitalfields Market | Hackney Town Hall |
|---|---|---|---|---|
| 8 Mins* | 17 Mins* | 37 Mins* | 59 Mins* | 1 Hr 20 Mins* |

### WALK OR CYCLE

From TRIO E17

| Lloyd Park | Tesco Express | Walthamstow Market | Walthamstow Wetlands | Highams Park |
|---|---|---|---|---|
| 0.5 Miles* | 0.7 Miles* | 0.9 Miles* | 1.1 Miles* | 2.7 Miles* |

TRIO E17 puts you within easy reach of the rest of London. Blackhorse Road station is the key connection, with the Victoria line taking you directly towards central London and beyond. The Suffragette line also connects you with destinations across east and north-east London.

Walthamstow Central provides another major transport hub, with Underground, Overground and bus connections giving you even more ways to get around.

Whether you're heading into the office, meeting friends across town or exploring somewhere new at the weekend, getting there is straightforward.

Source travel times and distances: tfl.gov.uk, google.co.uk/maps. Distances and times are approximate.
Images are representative of local area.




# AROUND TRIO E17

From TRIO E17, you're surrounded by places that make Walthamstow such an appealing part of London. Head west to Walthamstow Wetlands for waterside walks and wildlife, or south to Lloyd Park and the William Morris Gallery.

Explore the stalls and flavours of Walthamstow Market, browse independent shops around Walthamstow Village, or spend an evening around the bars, breweries and cultural venues of E17.

Further afield, Epping Forest offers miles of ancient woodland, while Stratford brings Westfield, the Queen Elizabeth Olympic Park and major cultural venues within easy reach.

From nature and culture to shopping and nights out, there's plenty to discover in E17.

# SPECIFICATION

**WITH PRIVATE BALCONIES AND TERRACES, UNDERFLOOR HEATING, FITTED WARDROBES, ROLLER BLINDS AND A HIGH-QUALITY SPECIFICATION, THESE CONTEMPORARY HOMES ARE DESIGNED AROUND THE WAY YOU WANT TO LIVE.**

## Three buildings.
## One considered *specification*.



## KITCHEN

- Howdens Clerkenwell fitted kitchen with soft-close cabinets and undercounter LED lighting
- Silestone quartz worktop and upstand
- 1½ bowl stainless steel sink with drainer with single lever mixer tap
- Integrated Beko electric oven and hob*
- Integrated Beko 70/30 fridge freezer
- Integrated Beko dishwasher*
- Freestanding Beko washer/dryer within utility cupboard
- Pull-out waste bin

## BATHROOM

- Contemporary bathroom with bath and glazed shower screen
- Thermostatic shower and bath mixer
- Semi-recessed basin with chrome mixer tap
- Back-to-wall WC with concealed cistern and soft-close seat
- Mirrored cabinet with integrated lighting
- Heated towel rail
- Porcelain floor and wall tiling

## ENSUITE

- Back-to-wall WC with concealed cistern and dual flush
- Semi-recessed basin with chrome mixer tap
- Low-level stone resin shower tray and fixed shower screen
- Wall-to-wall three-door mirrored cabinet with concealed lighting
- Towel rail
- Porcelain wall and floor tiles





# Make it *yours*

## ELECTRICAL AND HEATING

- Recessed LED downlights throughout
- Pendant light to bedrooms
- LED under-cabinet kitchen lighting
- Underfloor heating
- White electrical accessories

## GENERAL

- Luxury vinyl flooring to living areas and hallways
- Luxury vinyl flooring to bedrooms
- Roller blinds to all windows and glazed doors with blackout roller blinds to bedrooms
- Built-in wardrobes with mirrored sliding doors*
- White internal doors and chrome ironmongery

## SECURITY & COMMUNAL AREAS

- Secure, security-rated apartment entrance doors with eye viewer and security chain
- Resident post boxes
- Communal entrance and lift access
- Secure communal cycle storage



The specification details contained in this brochure are correct at the date of print but may vary as building work progresses. *Neff appliances are specified in the wheelchair adaptable apartments only. Images are representative only and are from a previous Regenta development. The specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

TRIO
WALTHAMSTOW
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# SITE PLAN

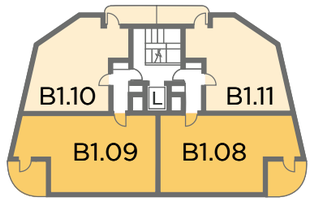



The above site plan is for illustrative purposes only. The landscaping, apartment designs, boundaries and positions of roads and footpaths and other facilities or amenities may change as the development proceeds. Please speak to our Sales Consultant for further information. October 2026

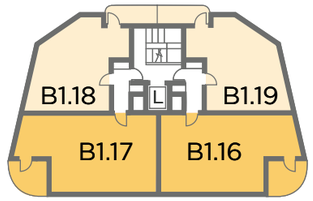
TRIO

*Tulipwood House*

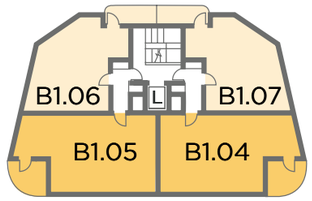
# PLOT LOCATOR



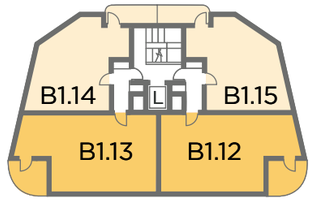

SECOND FLOOR



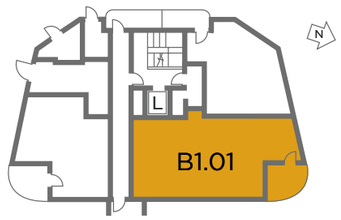

FOURTH FLOOR




FIRST FLOOR




THIRD FLOOR




GROUND FLOOR

ONE BEDROOM APARTMENTS

TWO BEDROOM APARTMENTS

THREE BEDROOM APARTMENTS



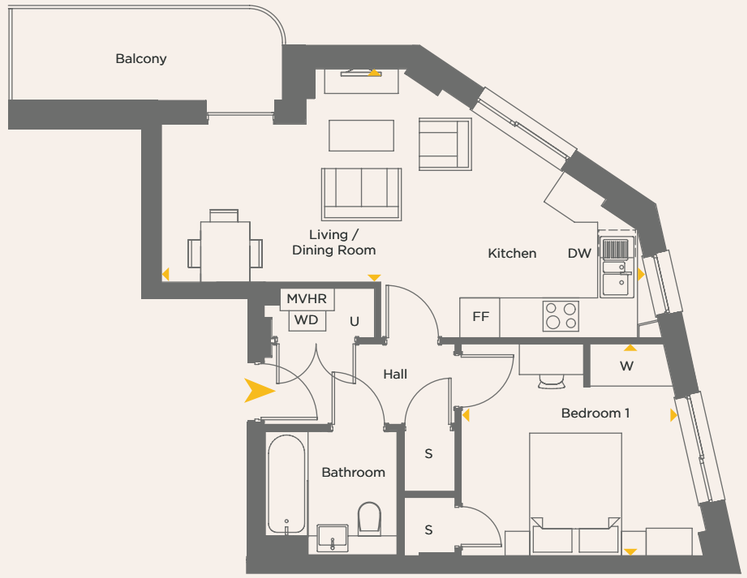
TRIO

*Tulipwood House*

## ONE BEDROOM APARTMENT

PLOTS B1.06*, B1.07, B1.10*, B1.11, B1.14*, B1.15, B1.18*, B1.19

* Denotes handed units to the plan drawn

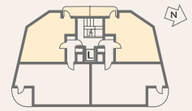



**DIMENSIONS** **TOTAL AREA: 50.7 SQ M 546 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | **8.00m** | **x 3.50m** | **26’ 3”** | **x 11’ 6”** |
| **Bedroom** | **3.55m** | **x 3.33m** | **11’ 8”** | **x 10’ 11”** |

**KEY**

**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer
**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery




1st to 4th Floors

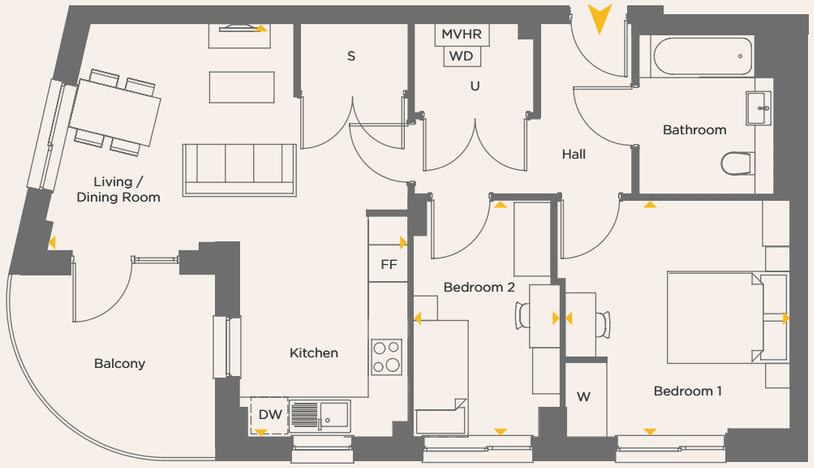
Point from which maximum dimensions are measured. All dimensions, measurements and areas shown are indicative only and are provided for illustrative purposes. They should not be relied upon as an accurate guide to measurements or used for ordering carpets, flooring, appliances, furniture or any other fitted or freestanding items. The developer reserves the right to make alterations or variations as necessary to complete the works. External space shown is indicative only. We operate a policy of continuous product development and specifications, layouts and features may therefore vary from time to time. This floorplan and the information shown are for guidance and illustrative purposes only and do not constitute, or form part of, any contract, offer or warranty. Purchasers should satisfy themselves as to the final dimensions and specification of the property.

TRIO

*Tulipwood House*

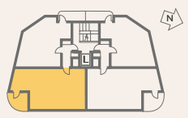
## TWO BEDROOM APARTMENT

PLOTS B1.05, B1.09, B1.13, B1.17




**DIMENSIONS** **TOTAL AREA: 70.6 SQ M 760 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | **6.70m** | **x 5.80m** | **22′ 0″** | **x 19′ 0″** |
| **Bedroom 1** | **3.90m** | **x 3.71m** | **12′ 10″** | **x 12′ 2″** |
| **Bedroom 2** | **3.91m** | **x 2.43m** | **12′ 10″** | **x 8′ 0″** |




**KEY**

**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer
**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery

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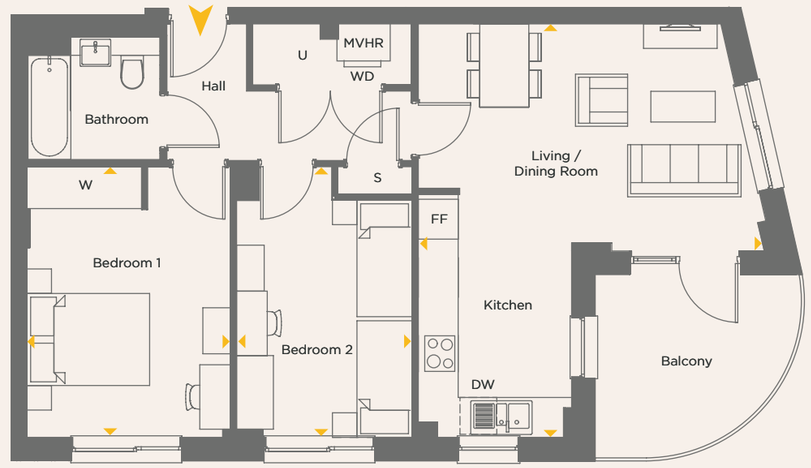


TRIO

*Tulipwood House*

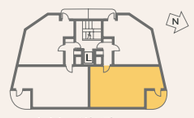
## TWO BEDROOM APARTMENT

PLOTS B1.04, B1.08, B1.12, B1.16




**DIMENSIONS** **TOTAL AREA: 70.0 SQ M 753 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | **6.80m** | **x 5.85m** | **22′ 4″** | **x 19′ 2″** |
| **Bedroom 1** | **4.46m** | **x 3.31m** | **14′ 7″** | **x 10′ 10″** |
| **Bedroom 2** | **4.46m** | **x 2.89m** | **14′ 7″** | **x 9′ 6″** |




**KEY**

**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer
**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery

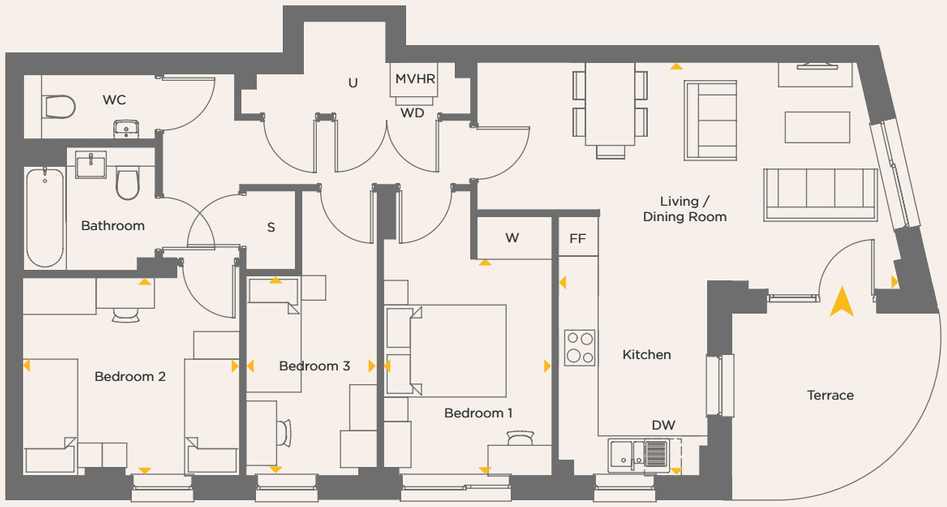
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TRIO

*Tulipwood House*

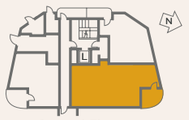
# THREE BEDROOM APARTMENT

PLOTS B1.01




**DIMENSIONS** **TOTAL AREA: 86.0 SQ M 925 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | **6.70m** | **x 5.75m** | **22’ 0”** | **x 18’ 10”** |
| **Bedroom 1** | **3.56m** | **x 2.78m** | **11’ 8”** | **x 9’ 1”** |
| **Bedroom 2** | **3.59m** | **x 3.29m** | **11’ 9”** | **x 10’ 10”** |
| **Bedroom 3** | **3.31m** | **x 2.17m** | **10’ 10”** | **x 7’ 2”** |




**KEY**

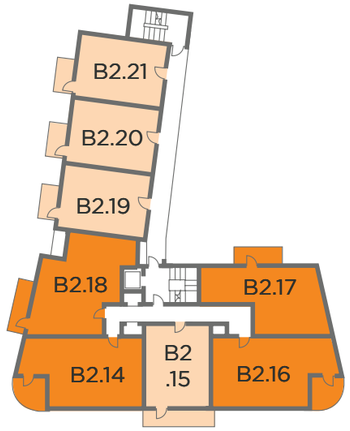
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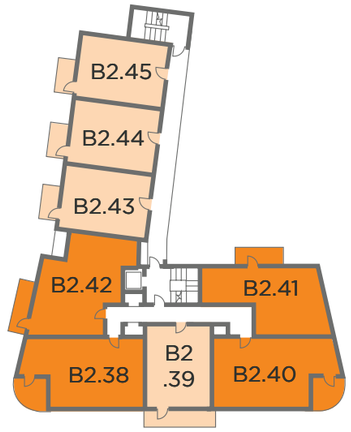
TRIO

*Cottonwood House*

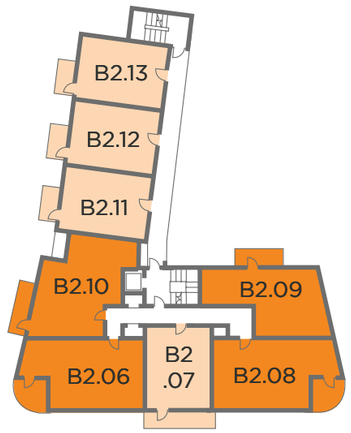
# PLOT LOCATOR



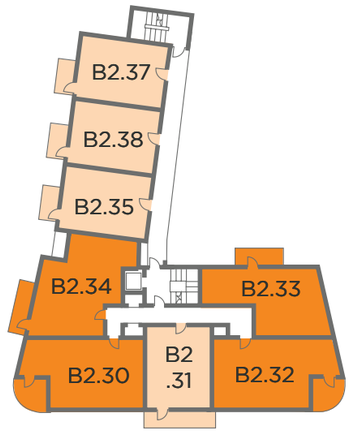

SECOND FLOOR



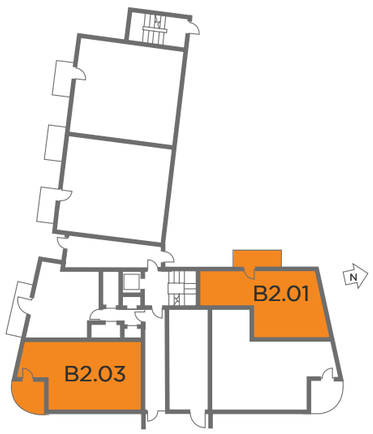

FIFTH FLOOR



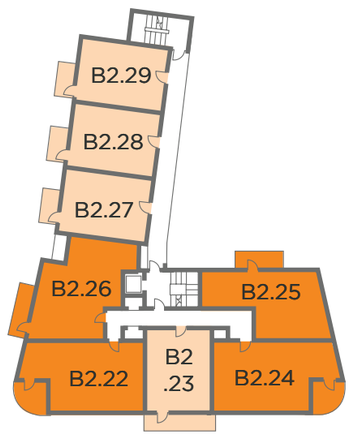

FIRST FLOOR




FOURTH FLOOR




GROUND FLOOR




THIRD FLOOR

ONE BEDROOM APARTMENTS

TWO BEDROOM APARTMENTS

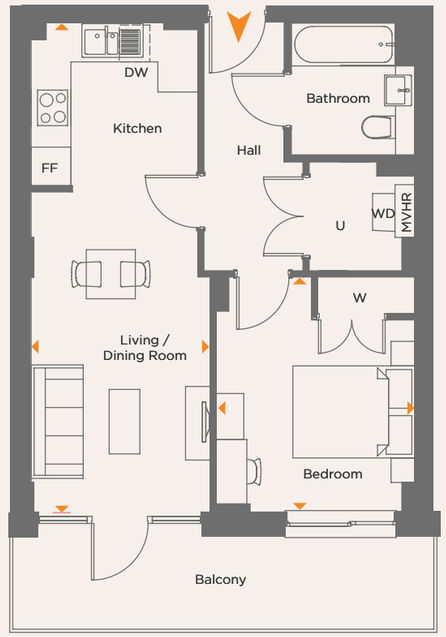


TRIO

*Cottonwood House*

## ONE BEDROOM APARTMENT

PLOTS B2.07, B2.15, B2.23, B2.31, B2.39

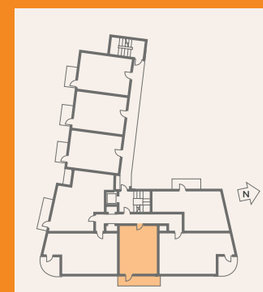



**DIMENSIONS** **TOTAL AREA: 50.1 SQ M 539 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | **8.02m** | **x 2.96m** | **26’ 4”** | **x 9’ 9”** |
| **Bedroom** | **3.29m** | **x 3.15m** | **10’ 10”** | **x 10’ 4”** |

**KEY**

**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer
**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery



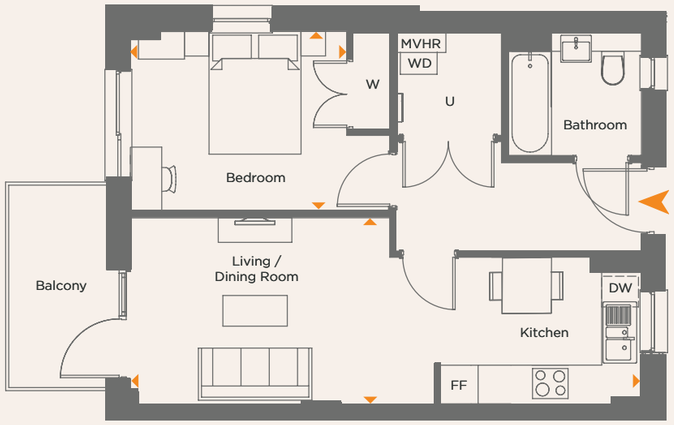

1st to 5th Floors

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TRIO
*Cottonwood House*

# ONE BEDROOM APARTMENT

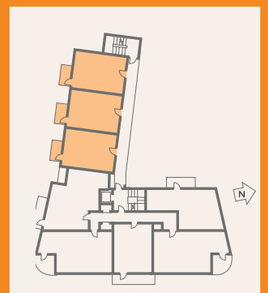
PLOTS B2.11, B2.12, B2.13, B2.19, B2.20, B2.21, B2.27, B2.28, B2.29, B2.35, B2.36, B2.37, B2.43, B2.44, B2.45




**DIMENSIONS** **TOTAL AREA: 50.8 SQ M 547 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | **8.39m** | **x 3.10m** | **27′ 6″** | **x 10′ 2″** |
| **Bedroom** | **3.57m** | **x 2.98m** | **11′ 9″** | **x 9′ 9″** |

**KEY**
**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer
**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery



1st to 5th Floors

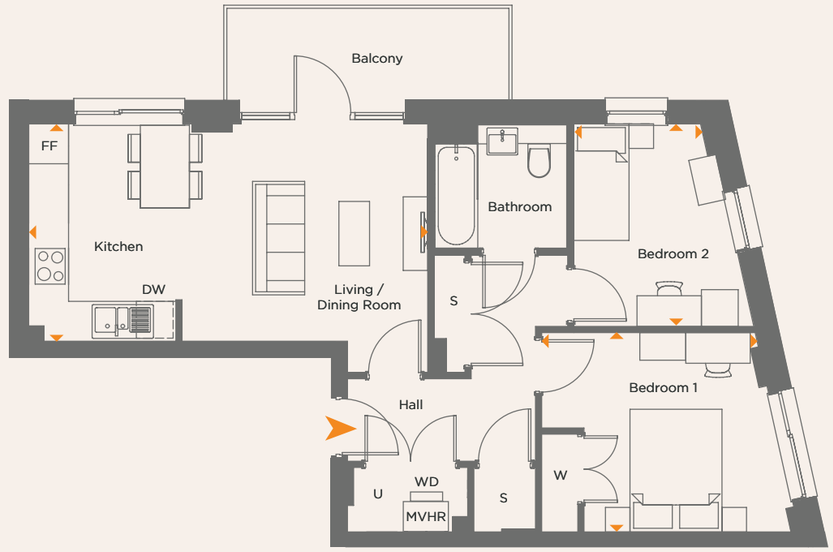
Point from which maximum dimensions are measured. All dimensions, measurements and areas shown are indicative only and are provided for illustrative purposes. They should not be relied upon as an accurate guide to measurements or used for ordering carpets, flooring, appliances, furniture or any other fitted or freestanding items. The developer reserves the right to make alterations or variations as necessary to complete the works. External space shown is indicative only. We operate a policy of continuous product development and specifications, layouts and features may therefore vary from time to time. This floorplan and the information shown are for guidance and illustrative purposes only and do not constitute, or form part of, any contract, offer or warranty. Purchasers should satisfy themselves as to the final dimensions and specification of the property.



TRIO
*Cottonwood House*

# TWO BEDROOM APARTMENT

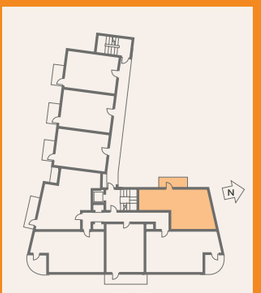
PLOTS B2.09, B2.17, B2.25, B2.33, B2.41




**DIMENSIONS** **TOTAL AREA: 62.5 SQ M 672 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | **6.55m** | **x 3.54m** | **21′ 6″** | **x 11′ 7″** |
| **Bedroom 1** | **3.50m** | **x 3.29m** | **11′ 6″** | **x 10′ 10″** |
| **Bedroom 2** | **3.35m** | **x 2.10m** | **11′ 0″** | **x 6′ 11″** |

**KEY**
**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer
**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery



1st to 5th Floors

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*Cottonwood House*

# TWO BEDROOM APARTMENT

PLOT B2.01




**DIMENSIONS** **TOTAL AREA: 62.5 SQ M 672 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | **6.55m** | **x 3.54m** | **21′ 6″** | **x 11′ 7″** |
| **Bedroom 1** | **3.50m** | **x 3.29m** | **11′ 6″** | **x 10′ 10″** |
| **Bedroom 2** | **3.35m** | **x 2.10m** | **11′ 0″** | **x 6′ 11″** |

**KEY**

**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer

**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery




Ground Floor

Point from which maximum dimensions are measured. All dimensions, measurements and areas shown are indicative only and are provided for illustrative purposes. They should not be relied upon as an accurate guide to measurements or used for ordering carpets, flooring, appliances, furniture or any other fitted or freestanding items. The developer reserves the right to make alterations or variations as necessary to complete the works. External space shown is indicative only. We operate a policy of continuous product development and specifications, layouts and features may therefore vary from time to time. This floorplan and the information shown are for guidance and illustrative purposes only and do not constitute, or form part of, any contract, offer or warranty. Purchasers should satisfy themselves as to the final dimensions and specification of the property.

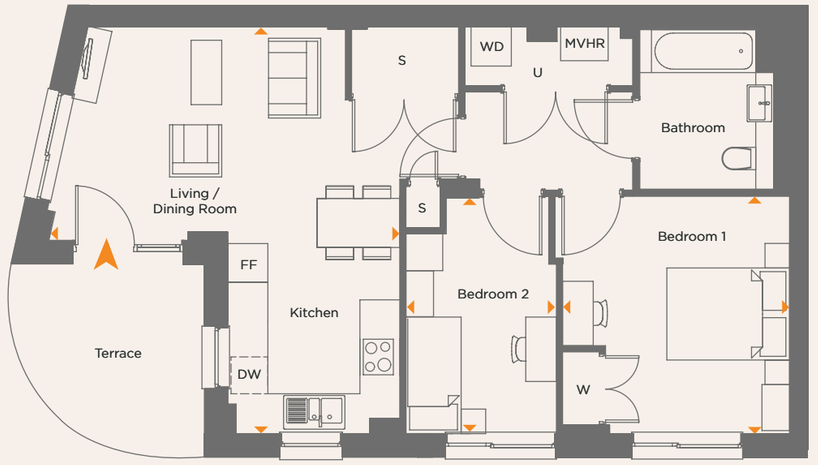


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# TWO BEDROOM APARTMENT

PLOT B2.03




**DIMENSIONS** **TOTAL AREA: 70.1 SQ M 754 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | **6.70m** | **x 5.80m** | **22′ 0″** | **x 19′ 0″** |
| **Bedroom 1** | **3.91m** | **x 3.74m** | **12′ 10″** | **x 12′ 3″** |
| **Bedroom 2** | **3.91m** | **x 2.36m** | **12′ 10″** | **x 7′ 9″** |

**KEY**

**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer

**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery




Ground Floor

Point from which maximum dimensions are measured. All dimensions, measurements and areas shown are indicative only and are provided for illustrative purposes. They should not be relied upon as an accurate guide to measurements or used for ordering carpets, flooring, appliances, furniture or any other fitted or freestanding items. The developer reserves the right to make alterations or variations as necessary to complete the works. External space shown is indicative only. We operate a policy of continuous product development and specifications, layouts and features may therefore vary from time to time. This floorplan and the information shown are for guidance and illustrative purposes only and do not constitute, or form part of, any contract, offer or warranty. Purchasers should satisfy themselves as to the final dimensions and specification of the property.

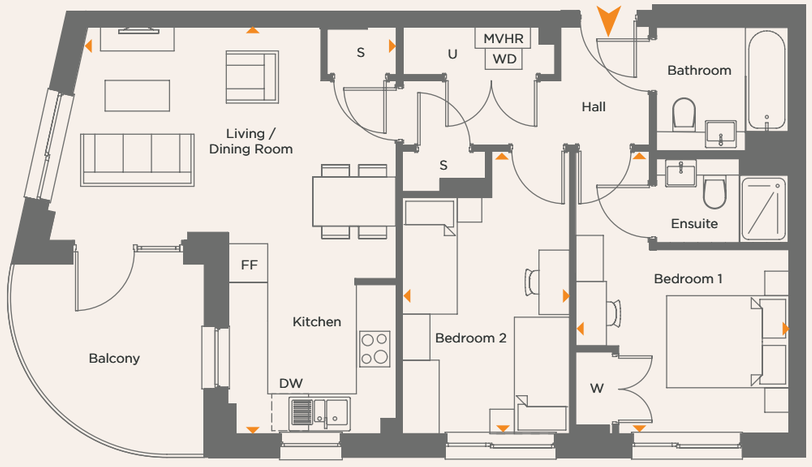
TRIO

*Cottonwood House*

# TWO BEDROOM APARTMENT

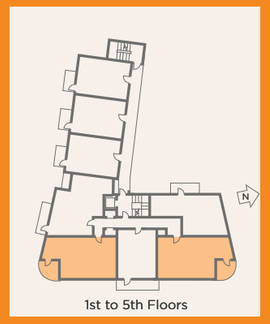
PLOTS B2.06, B2.08*, B2.14, B2.16*, B2.22, B2.24*, B2.30, B2.32*, B2.38, B2.40*

* Denotes handed units to the plan drawn




**DIMENSIONS** **TOTAL AREA: 70.1 SQ M 754 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | 6.70m | x 5.04m | 22′ 0″ | x 16′ 7″ |
| **Bedroom 1** | 4.62m | x 3.53m | 15′ 2″ | x 11′ 7″ |
| **Bedroom 2** | 4.62m | x 2.76m | 15′ 2″ | x 9′ 1″ |




**KEY**

**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer
**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery

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# TWO BEDROOM APARTMENT

PLOTS B2.10, B2.18, B2.26, B2.34, B2.42




**DIMENSIONS** **TOTAL AREA: 71.8 SQ M 773 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | 7.35m | x 4.65m | 24′ 1″ | x 15′ 3″ |
| **Bedroom 1** | 4.40m | x 3.02m | 14′ 5″ | x 9′ 11″ |
| **Bedroom 2** | 5.10m | x 2.83m | 16′ 9″ | x 9′ 3″ |




**KEY**

**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer
**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery

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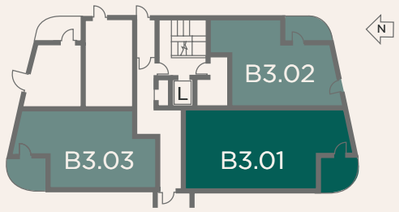
TRIO

*Verawood House*

# PLOT LOCATOR

TWO BEDROOM APARTMENTS

THREE BEDROOM APARTMENTS




GROUND FLOOR

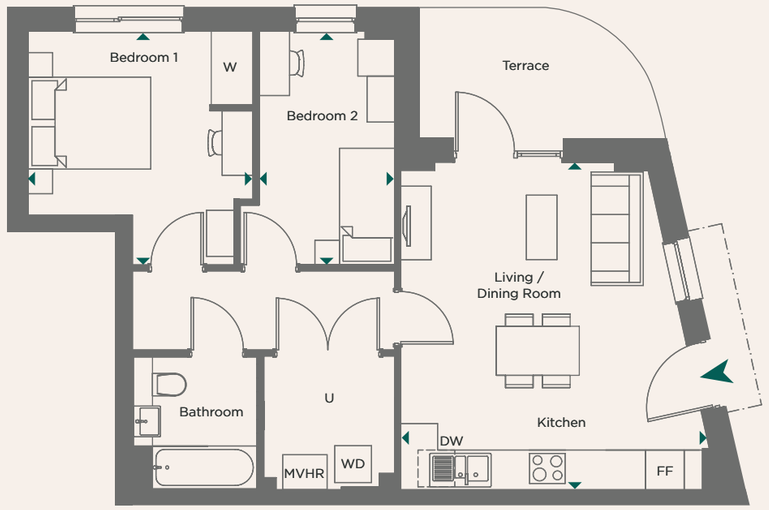


TRIO

*Verawood House*

## TWO BEDROOM APARTMENT

PLOT B3.02




**DIMENSIONS** **TOTAL AREA: 62.1 SQ M 668 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | **5.40m** | **x 4.92m** | **17′ 9″** | **x 16′ 2″** |
| **Bedroom 1** | **3.85m** | **x 3.71m** | **12′ 8″** | **x 12′ 2″** |
| **Bedroom 2** | **3.71m** | **x 2.24m** | **12′ 2″** | **x 7′ 4″** |

**KEY**

**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer
**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery



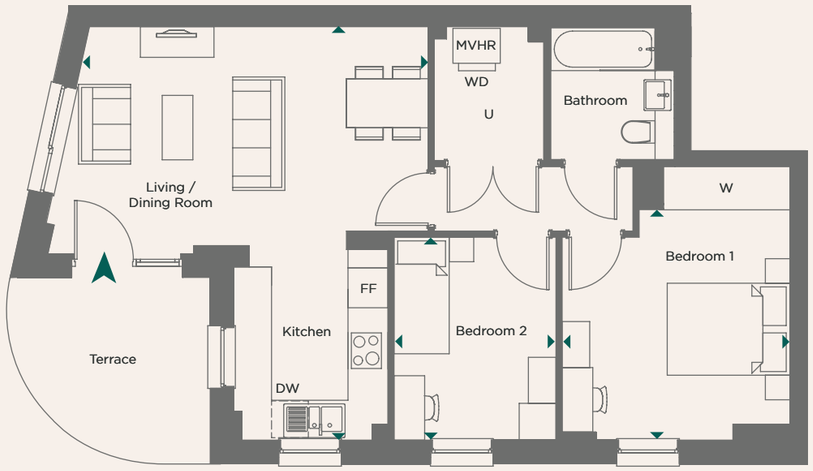

Ground Floor

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# TWO BEDROOM APARTMENT

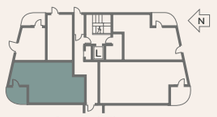
PLOT B3.03




**DIMENSIONS** **TOTAL AREA: 66.8 SQ M 719 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining / Kitchen** | 6.80m | x 5.55m | 22′ 4″ | x 18′ 2″ |
| **Bedroom 1** | 3.80m | x 3.76m | 12′ 6″ | x 12′ 4″ |
| **Bedroom 2** | 3.35m | x 2.67m | 11′ 0″ | x 8′ 9″ |

**KEY**
**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer
**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery



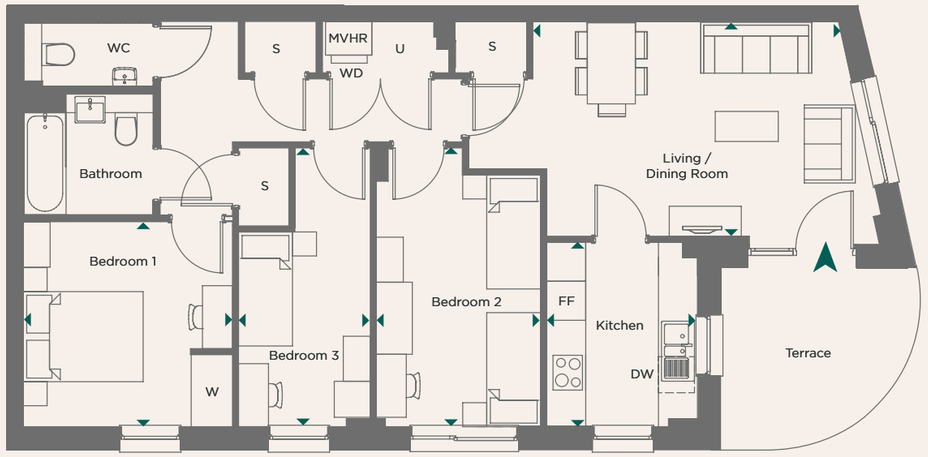

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# THREE BEDROOM APARTMENT

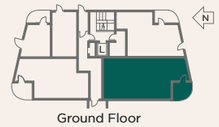
PLOT B3.01




**DIMENSIONS** **TOTAL AREA: 86.0 SQ M 925 SQ FT**

| | Length | Width | Length | Width |
|---|---|---|---|---|
| **Living / Dining Room** | 5.14m | x 3.60m | 16′ 10″ | x 11′ 10″ |
| **Kitchen** | 3.07m | x 2.56m | 10′ 1″ | x 8′ 5″ |
| **Bedroom 1** | 3.53m | x 3.46m | 11′ 7″ | x 11′ 4″ |
| **Bedroom 2** | 4.69m | x 2.77m | 15′ 5″ | x 9′ 1″ |
| **Bedroom 3** | 4.69m | x 2.23m | 15′ 5″ | x 7′ 4″ |

**KEY**
**S** Storage **W** Wardrobe **U** Utility cupboard **WD** Washer Dryer
**FF** Fridge/freezer **DW** Dishwasher **MVHR** Mechanical Ventilation with Heat Recovery




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