

*LDN*



*E.15*

**NEW  
STRATFORD  
WORKS**

## **DRIVEN BY DESIGN, SHAPED BY HISTORY**

*Welcome to New Stratford Works, an outstanding collection of 1, 2 & 3 bedroom apartments and 3 & 4 bedroom Garden & Sky Villas.*

*The apartments in this modern development are set around a podium garden; the Villas are adjacent to the Linear Park, New Stratford Works is a city sanctuary just moments from Stratford International Station, the buzzing hub of Westfield Stratford City and the Queen Elizabeth Park.*



*View of Parkside West and the Linear Park. This computer generated image is drawn from plan and is indicative only of how the completed development will appear.*



# SITE PLAN

PARKSIDE WEST

PARKSIDE EAST



Penny Brookes St.

*Whilst this plan has been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only. Ground levels and other variances are not shown.*

# PARKSIDE WEST

## CORE A

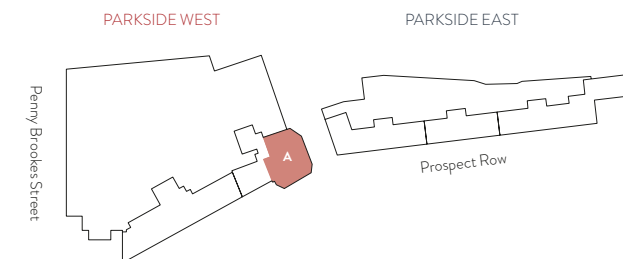
APARTMENT 18	92.8m <sup>2</sup> (999ft <sup>2</sup> )	
Living / Dining / Kitchen	5622mm x 5427mm	18'5" x 17'10"
Bedroom 1	5427mm x 3375mm	17'10" x 11'1"
En Suite		
Bedroom 2	4243mm x 2706mm	13'11" x 8'11"
Bathroom		
Bedroom 3	4392mm x 2150mm	14'5" x 7'1"
Terrace 1	14028mm x 2715mm	46' x 8'11"
Terrace 2	9250mm x 3143mm	30'4" x 10'4"



Apartment 18

**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard : Reduced ceiling height

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



*Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.*

# PARKSIDE WEST

## CORE A

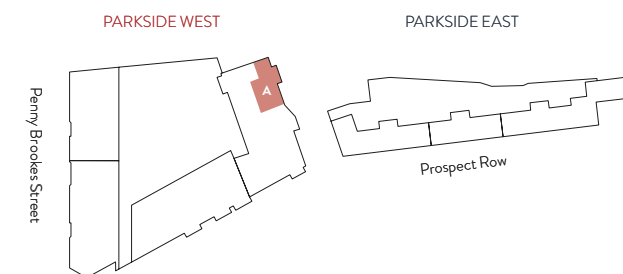
## THIRD FLOOR

APARTMENT 33	95.7m <sup>2</sup> (1029ft <sup>2</sup> )	
Living / Dining	5743mm x 4335mm	18'10" x 14'3"
Kitchen	3932mm x 2848mm	12'11" x 9'4"
Bedroom 1	4364mm x 3656mm	14'4" x 12'
Bedroom 2	3184mm x 2450mm	10'5" x 8'
Bathroom		
Bedroom 3	3651mm x 2400mm	12' x 7'10"
Balcony	5495mm x 1505mm	18' x 4'11"



**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



# PARKSIDE WEST

## CORE A

## FOURTH FLOOR

APARTMENT 38	77.3m <sup>2</sup> (832ft <sup>2</sup> )	
Living / Dining / Kitchen	8636mm x 3178mm	28'4" x 10'5"
Bedroom 1	3625mm x 3330mm	11'11" x 10'11"
En Suite		
Bedroom 2	4724mm x 2722mm	15'6" x 8'11"
Bathroom		
Balcony	5410mm x 1505mm	17'9" x 4'11"

APARTMENT 39	95.7m <sup>2</sup> (1029ft <sup>2</sup> )	
Living / Dining	5743mm x 4335mm	18'10" x 14'3"
Kitchen	3932mm x 2848mm	12'11" x 9'4"
Bedroom 1	4364mm x 3656mm	14'4" x 12'
Bedroom 2	3184mm x 2450mm	10'5" x 8'
Bathroom		
Bedroom 3	3651mm x 2400mm	12' x 7'10"
Balcony	5495mm x 1505mm	18' x 4'11"

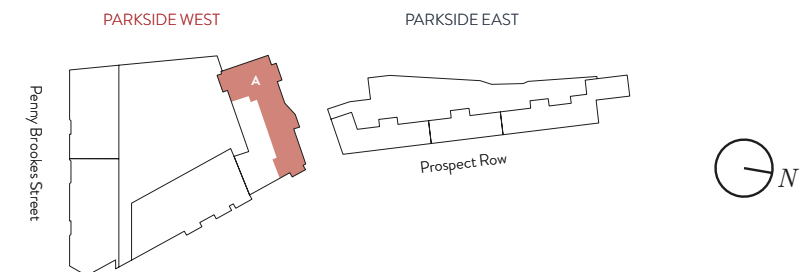
APARTMENT 40	77.3m <sup>2</sup> (831ft <sup>2</sup> )	
Living / Dining / Kitchen	8903mm x 3532mm	29'3" x 11'7"
Bedroom 1	3912mm x 3359mm	12'10" x 11'
En Suite		
Bedroom 2	3912mm x 3034mm	12'10" x 9'11"
Bathroom		
Balcony	4005mm x 1906mm	13'2" x 6'3"

APARTMENT 41	73.9m <sup>2</sup> (795ft <sup>2</sup> )	
Living / Dining / Kitchen	8419mm x 4307mm	27'7" x 14'2"
Bedroom 1	3460mm x 2746mm	11'4" x 9'
En Suite		
Bedroom 2	5219mm x 2639mm	17'1" x 8'8"
Bathroom		
Balcony	4595mm x 1505mm	15'1" x 4'11"



**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



*Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.*

# PARKSIDE WEST

## CORE A

## FIFTH FLOOR

APARTMENT 44	77.3m <sup>2</sup> (832ft <sup>2</sup> )	
Living / Dining / Kitchen	8636mm x 3178mm	28'4" x 10'5"
Bedroom 1	3625mm x 3330mm	11'11" x 10'11"
En Suite		
Bedroom 2	4724mm x 2722mm	15'6" x 8'11"
Bathroom		
Balcony	5410mm x 1505mm	17'9" x 4'11"

APARTMENT 46	77.3m <sup>2</sup> (831ft <sup>2</sup> )	
Living / Dining / Kitchen	8903mm x 3532mm	29'3" x 11'7"
Bedroom 1	3912mm x 3359mm	12'10" x 11'
En Suite		
Bedroom 2	3912mm x 3034mm	12'10" x 9'11"
Bathroom		
Balcony	4005mm x 1906mm	13'2" x 6'3"

APARTMENT 47	73.9m <sup>2</sup> (795ft <sup>2</sup> )	
Living / Dining / Kitchen	8419mm x 4307mm	27'7" x 14'2"
Bedroom 1	3460mm x 2746mm	11'4" x 9'
En Suite		
Bedroom 2	5219mm x 2639mm	17'1" x 8'8"
Bathroom		
Balcony	4595mm x 1505mm	15'1" x 4'11"

APARTMENT 48	90.4m <sup>2</sup> (973ft <sup>2</sup> )	
Living / Dining / Kitchen	7255mm x 4299mm	23'10" x 14'1"
Bedroom 1	4665mm x 2799mm	15'4" x 9'2"
En Suite		
Bedroom 2	3578mm x 3988mm	11'9" x 13'1"
Bathroom		
Bedroom 3	4384mm x 2150mm	14'5" x 7'1"
Balcony	4202mm x 2128mm	13'9" x 7'



**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



# PARKSIDE WEST

## CORE B

APARTMENT 50	62.4m <sup>2</sup> (672ft <sup>2</sup> )	
Living / Dining / Kitchen	7158mm x 3992mm	23'6" x 13'1"
Bedroom	3731mm x 3498mm	12'3" x 11'6"
Bathroom		
Terrace	8427mm x 3143mm	27'8" x 10'4"


APARTMENT 51	62m <sup>2</sup> (667ft <sup>2</sup> )	
Living / Dining / Kitchen	7158mm x 3616mm	23'6" x 11'10"
Bedroom	4656mm x 3000mm	15'3" x 9'10"
Bathroom		
Terrace	8862mm x 3143mm	29'1" x 10'4"

APARTMENT 52	62.5m <sup>2</sup> (672ft <sup>2</sup> )	
Living / Dining / Kitchen	7163mm x 4052mm	23'6" x 13'4"
Bedroom	5753mm x 2998mm	18'11" x 9'10"
Bathroom		
Terrace	8972mm x 2860mm	29'5" x 9'5"

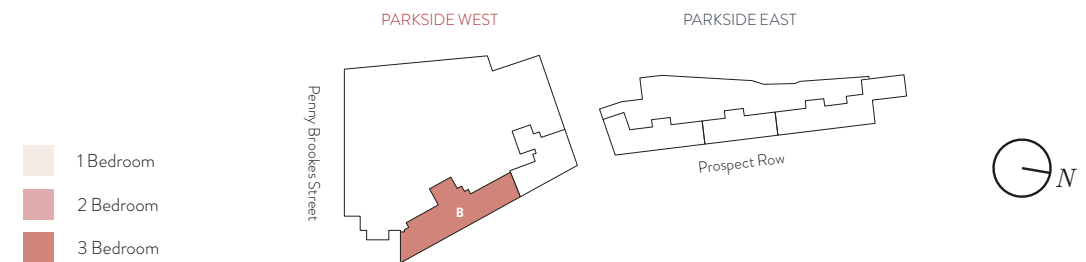
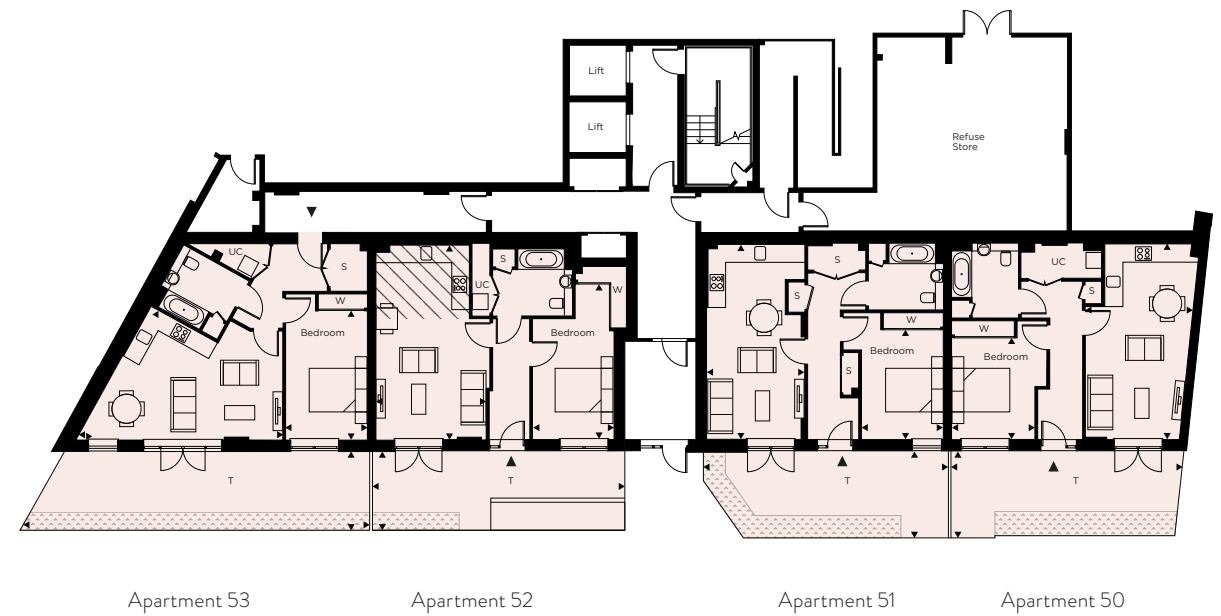
  

APARTMENT 53	62.7m <sup>2</sup> (674ft <sup>2</sup> )	
Living / Dining / Kitchen	7611mm x 5642mm	25' x 18'6"
Bedroom	4740mm x 3009mm	15'7" x 9'10"
Bathroom		
Terrace	11061mm x 2860mm	36'3" x 9'5"

**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard  : Reduced ceiling height

*Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.*

### GROUND FLOOR





# PARKSIDE WEST

## CORE B

## FIRST FLOOR / PODIUM LEVEL

APARTMENT 54	92.3m <sup>2</sup> (993ft <sup>2</sup> )	
Living / Dining / Kitchen	7788mm x 4035mm	25'7" x 13'3"
Bedroom 1	5574mm x 3389mm	18'3" x 11'1"
En Suite		
Bedroom 2	5283mm x 2796mm	17'4" x 9'2"
Bathroom		
Bedroom 3	4749mm x 2150mm	15'7" x 7'1"
Balcony	5720mm x 1505mm	18'9" x 4'11"
Terrace	6412mm x 2000mm	21' x 6'7"

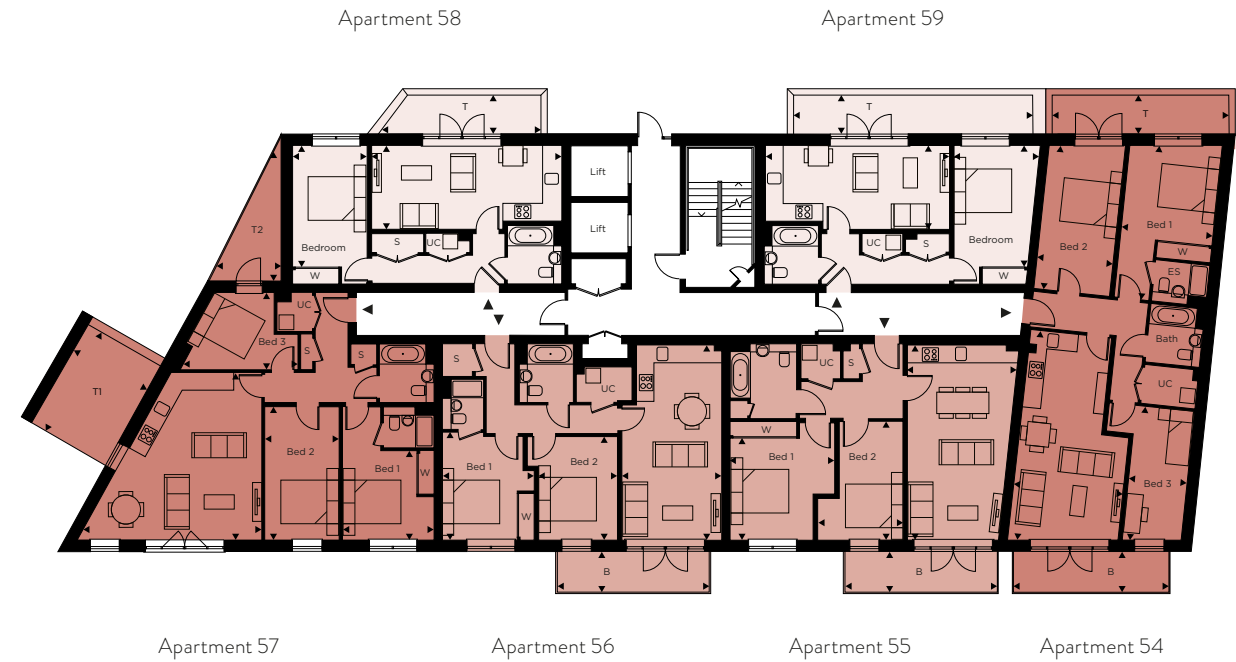
APARTMENT 55	73.7m <sup>2</sup> (792ft <sup>2</sup> )	
Living / Dining / Kitchen	7161mm x 4090mm	23'6" x 13'5"
Bedroom 1	3856mm x 3732mm	12'8" x 12'3"
Bathroom		
Bedroom 2	4359mm x 3144mm	14'4" x 10'4"
Terrace	5608mm x 1505mm	18'5" x 4'11"

APARTMENT 56	71.8m <sup>2</sup> (772ft <sup>2</sup> )	
Living / Dining / Kitchen	7158mm x 3665mm	23'6" x 12'
Bedroom 1	3954mm x 3375mm	13' x 11'1"
En Suite		
Bedroom 2	3806mm x 2894mm	12'6" x 9'6"
Bathroom		
Terrace	5608mm x 1505mm	18'5" x 4'11"

APARTMENT 57	89.9m <sup>2</sup> (967ft <sup>2</sup> )	
Living / Dining / Kitchen	6836mm x 6158mm	22'5" x 20'2"
Bedroom 1	3287mm x 3375mm	10'9" x 11'1"
En Suite		
Bedroom 2	4899mm x 2746mm	16'1" x 9'
Bathroom		
Bedroom 3	4179mm x 2869mm	13'9" x 9'4"
Terrace 1	4515mm x 3870mm	14'10" x 12'8"
Terrace 2	4801mm x 2578mm	15'9" x 8'5"

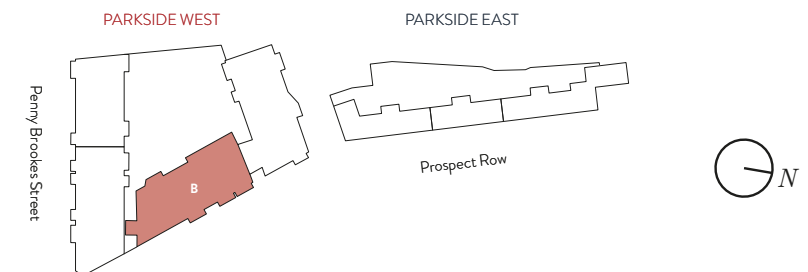
APARTMENT 58	50.3m <sup>2</sup> (541ft <sup>2</sup> )	
Living / Dining / Kitchen	6932mm x 3081mm	22'9" x 10'1"
Bedroom	4465mm x 2746mm	14'8" x 9'
Bathroom		
Terrace	5856mm x 2000mm	19'3" x 6'7"

APARTMENT 59	50.3m <sup>2</sup> (541ft <sup>2</sup> )	
Living / Dining / Kitchen	6759mm x 3084mm	22'2" x 10'1"
Bedroom	4471mm x 3177mm	14'8" x 10'5"
Bathroom		
Terrace	9266mm x 2000mm	30'5" x 6'7"



**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.



# PARKSIDE WEST

## CORE B

## SECOND TO FOURTH FLOOR

**APARTMENT 60, 66, 72** **92.3m<sup>2</sup> (993ft<sup>2</sup>)**

Living / Dining / Kitchen	7788mm x 4035mm	25'7" x 13'3"
Bedroom 1	5574mm x 3389mm	18'3" x 11'1"
En Suite		
Bedroom 2	5283mm x 2796mm	17'4" x 9'2"
Bathroom		
Bedroom 3	4749mm x 2150mm	15'7" x 7'1"
Balcony	5720mm x 1505mm	18'9" x 4'11"

**APARTMENT 61, 67, 73** **73.7m<sup>2</sup> (792ft<sup>2</sup>)**

Living / Dining / Kitchen	7161mm x 4090mm	23'6" x 13'5"
Bedroom 1	3856mm x 3732mm	12'8" x 12'3"
Bathroom		
Bedroom 2	4359mm x 3144mm	14'4" x 10'4"
Balcony	5608mm x 1505mm	18'5" x 4'11"

**APARTMENT 62, 68, 74** **71.8m<sup>2</sup> (772ft<sup>2</sup>)**

Living / Dining / Kitchen	7158mm x 3665mm	23'6" x 12'
Bedroom 1	3954mm x 3375mm	13' x 11'1"
En Suite		
Bedroom 2	3806mm x 2894mm	12'6" x 9'6"
Bathroom		
Balcony	5608mm x 1505mm	18'5" x 4'11"

**APARTMENT 63, 69, 75** **89.9m<sup>2</sup> (967ft<sup>2</sup>)**

Living / Dining / Kitchen	6836mm x 6158mm	22'5" x 20'2"
Bedroom 1	4899mm x 3287mm	11'1" x 10'9"
En Suite		
Bedroom 2	4899mm x 2746mm	16'1" x 9'
Bathroom		
Bedroom 3	4179mm x 2869mm	13'9" x 9'4"
Balcony	5410mm x 1505mm	17'9" x 4'11"

**APARTMENT 64, 70, 76** **50.3m<sup>2</sup> (541ft<sup>2</sup>)**

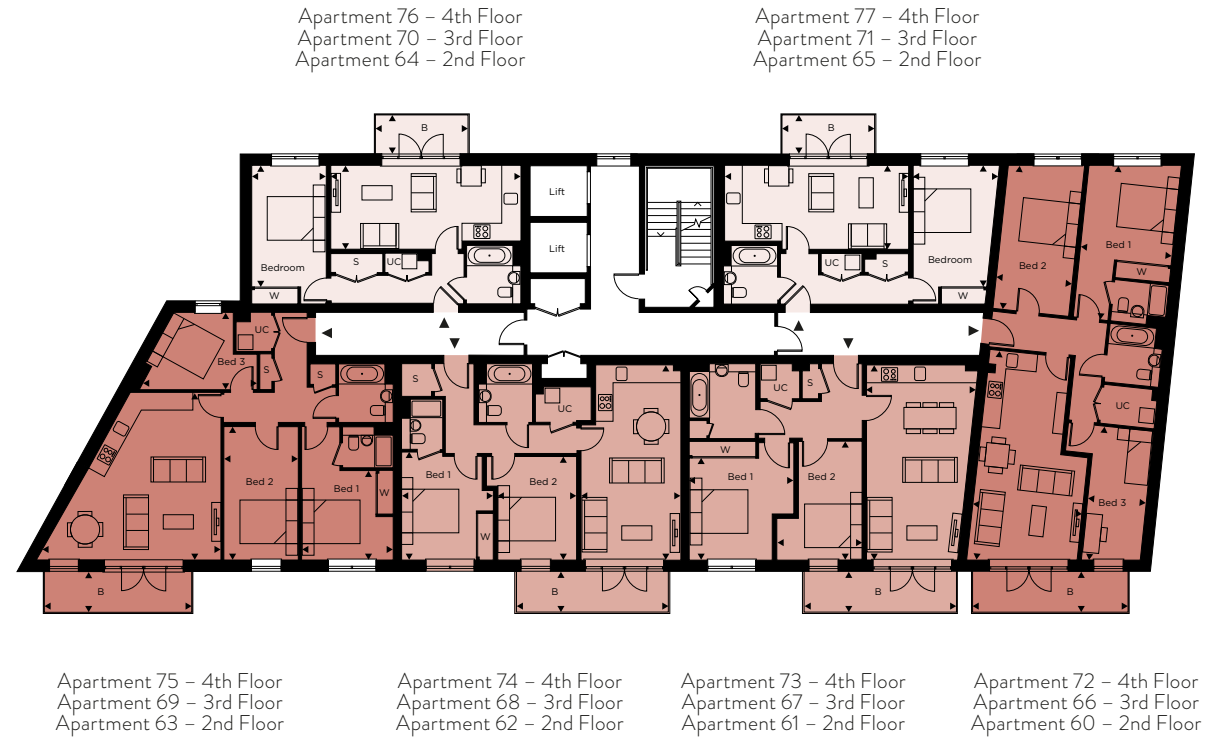
Living / Dining / Kitchen	6932mm x 3081mm	22'9" x 10'1"
Bedroom	4465mm x 2746mm	14'8" x 9'
Bathroom		
Balcony	3410mm x 1505mm	11'2" x 4'11"

**APARTMENT 65, 71, 77** **50.3m<sup>2</sup> (541ft<sup>2</sup>)**

Living / Dining / Kitchen	6759mm x 3084mm	22'2" x 10'1"
Bedroom	4471mm x 3177mm	14'8" x 10'5"
Bathroom		
Balcony	3410mm x 1505mm	11'2" x 4'11"

**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.



Apartment 76 - 4th Floor  
Apartment 70 - 3rd Floor  
Apartment 64 - 2nd Floor

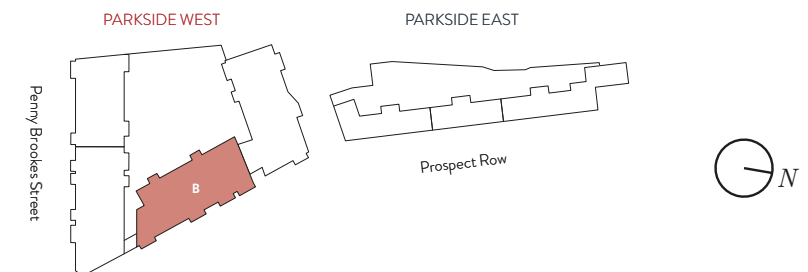
Apartment 77 - 4th Floor  
Apartment 71 - 3rd Floor  
Apartment 65 - 2nd Floor

Apartment 75 - 4th Floor  
Apartment 69 - 3rd Floor  
Apartment 63 - 2nd Floor

Apartment 74 - 4th Floor  
Apartment 68 - 3rd Floor  
Apartment 62 - 2nd Floor

Apartment 73 - 4th Floor  
Apartment 67 - 3rd Floor  
Apartment 61 - 2nd Floor

Apartment 72 - 4th Floor  
Apartment 66 - 3rd Floor  
Apartment 60 - 2nd Floor



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

# PARKSIDE WEST

## CORE B

## FIFTH AND SIXTH FLOOR

### APARTMENT 78, 84 92m<sup>2</sup> (993ft<sup>2</sup>)

Living / Dining / Kitchen	7788mm x 4035mm	25'7" x 13'3"
Bedroom 1	5574mm x 3389mm	18'3" x 11'1"
En Suite		
Bedroom 2	5283mm x 2796mm	17'4" x 9'2"
Bathroom		
Bedroom 3	4749mm x 2150mm	15'7" x 7'1"
Balcony	5720mm x 1505mm	18'9" x 4'11"

### APARTMENT 79, 85 73.8m<sup>2</sup> (794ft<sup>2</sup>)

Living / Dining / Kitchen	7159mm x 4136mm	23'6" x 13'7"
Bedroom 1	5107mm x 2750mm	16'9" x 9'
Bathroom		
Bedroom 2	3955mm x 3443mm	13' x 11'4"
Balcony	5608mm x 1505mm	18'5" x 4'11"

### APARTMENT 80, 86 71.9m<sup>2</sup> (773ft<sup>2</sup>)

Living / Dining / Kitchen	7158mm x 3665mm	23'6" x 12'
Bedroom 1	3954mm x 3375mm	13' x 11'1"
En Suite		
Bedroom 2	3806mm x 2894mm	12'6" x 9'6"
Bathroom		
Balcony	5608mm x 1505mm	18'5" x 4'11"

### APARTMENT 81, 87 89.9m<sup>2</sup> (967ft<sup>2</sup>)

Living / Dining / Kitchen	6836mm x 6158mm	22'5" x 20'2"
Bedroom 1	3375mm x 3287mm	11'1" x 10'9"
En Suite		
Bedroom 2	4899mm x 2746mm	16'1" x 9'
Bathroom		
Bedroom 3	4179mm x 2869mm	13'9" x 9'4"
Balcony	5410mm x 1505mm	17'9" x 4'11"

### APARTMENT 88, 82 50.3m<sup>2</sup> (541ft<sup>2</sup>)

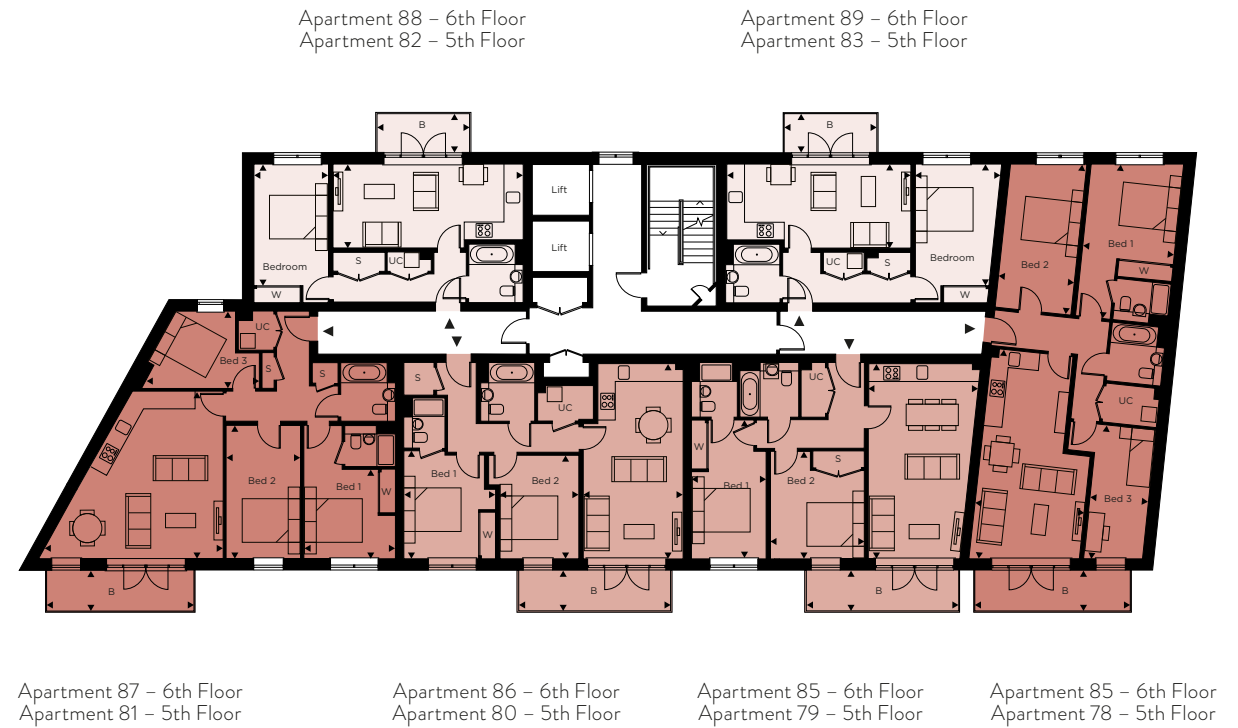
Living / Dining / Kitchen	6932mm x 3081mm	22'9" x 10'1"
Bedroom	4465mm x 2746mm	14'8" x 9'
Bathroom		
Balcony	3410mm x 1505mm	11'2" x 4'11"

### APARTMENT 89, 83 50.3m<sup>2</sup> (541ft<sup>2</sup>)

Living / Dining / Kitchen	6759mm x 3084mm	22'2" x 10'1"
Bedroom	4471mm x 3177mm	14'8" x 10'5"
Bathroom		
Balcony	3410mm x 1505mm	11'2" x 4'11"

Bed: Bedroom S: Storage B: Balcony UC: Utility Cupboard

Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.

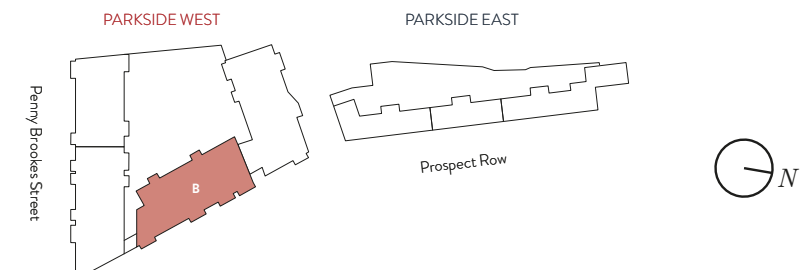


Apartment 87 – 6th Floor  
Apartment 81 – 5th Floor

Apartment 86 – 6th Floor  
Apartment 80 – 5th Floor

Apartment 85 – 6th Floor  
Apartment 79 – 5th Floor

Apartment 85 – 6th Floor  
Apartment 78 – 5th Floor



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

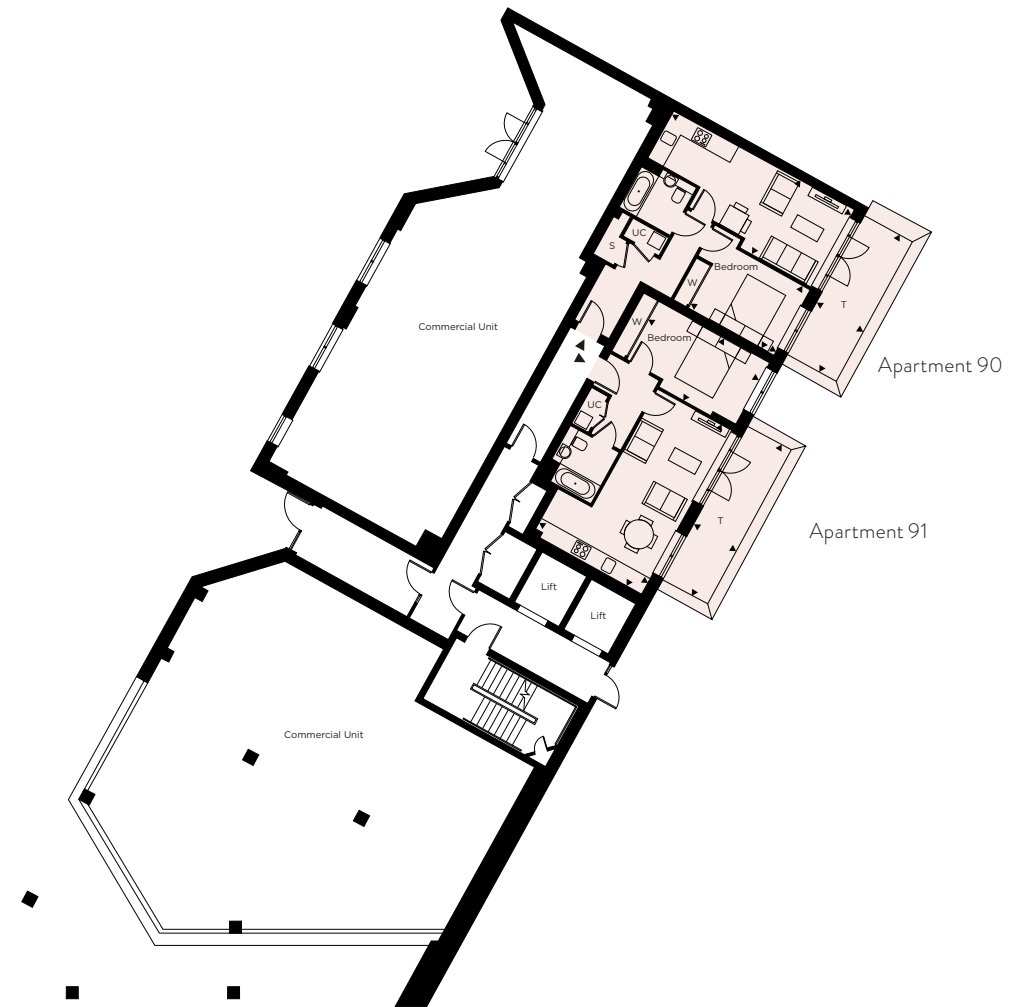
# PARKSIDE WEST

## CORE C

### FIRST FLOOR

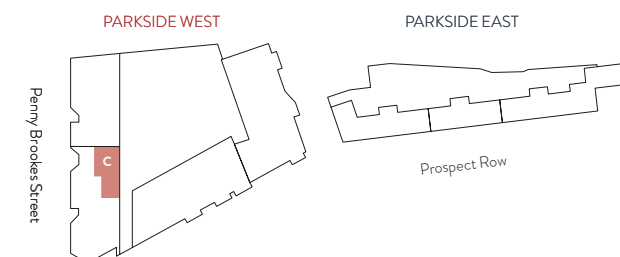
APARTMENT 90		50.2m <sup>2</sup> (540ft <sup>2</sup> )
Living / Dining / Kitchen	7570mm x 3265mm	24'10" x 10'9"
Bedroom	3591mm x 2746mm	11'9" x 9'
Bathroom		
Terrace	5812mm x 2032mm	19'1" x 6'8"

APARTMENT 91		51m <sup>2</sup> (549ft <sup>2</sup> )
Living / Dining / Kitchen	6864mm x 4569mm	22'6" x 15'
Bedroom	4664mm x 2746mm	15'4" x 9'
Bathroom		
Terrace	6449mm x 1856mm	21'2" x 6'1"



**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



*Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.*

# PARKSIDE WEST

## CORE C

**APARTMENT 92, 97  
102, 107** **90m<sup>2</sup> (968ft<sup>2</sup>)**

Living / Dining / Kitchen	6432mm x 4958mm	21'1" x 16'3"
Bedroom 1	4832mm x 2897mm	15'10" x 9'6"
En Suite		
Bedroom 2	4703mm x 2746mm	15'5" x 9'
Bathroom		
Bedroom 3	4703mm x 2216mm	15'5" x 7'3"
Balcony	3870mm x 3013mm	12'8" x 9'11"

**APARTMENT 93, 98  
103, 108** **86.7m<sup>2</sup> (933ft<sup>2</sup>)**

Living / Dining / Kitchen	6287mm x 5972mm	20'8" x 19'7"
Bedroom 1	3689mm x 2992mm	12'1" x 9'10"
En Suite		
Bedroom 2	3301mm x 2710mm	10'10" x 8'11"
Bathroom		
Bedroom 3	2940mm x 2710mm	9'8" x 8'11"
Balcony	5410mm x 1505mm	17'9" x 4'11"

**APARTMENT 94, 99  
104, 109** **50.9m<sup>2</sup> (547ft<sup>2</sup>)**

Living / Dining / Kitchen	5661mm x 4051mm	18'7" x 13'3"
Bedroom	3532mm x 3347mm	11'7" x 11'
Bathroom		
Balcony	3410mm x 1505mm	11'2" x 4'11"

**APARTMENT 95, 100  
105, 110** **50.3m<sup>2</sup> (541ft<sup>2</sup>)**

Living / Dining / Kitchen	6851mm x 3681mm	22'6" x 12'1"
Bedroom	3539mm x 3398mm	11'7" x 11'2"
Bathroom		
Balcony	3410mm x 1505mm	11'2" x 4'11"

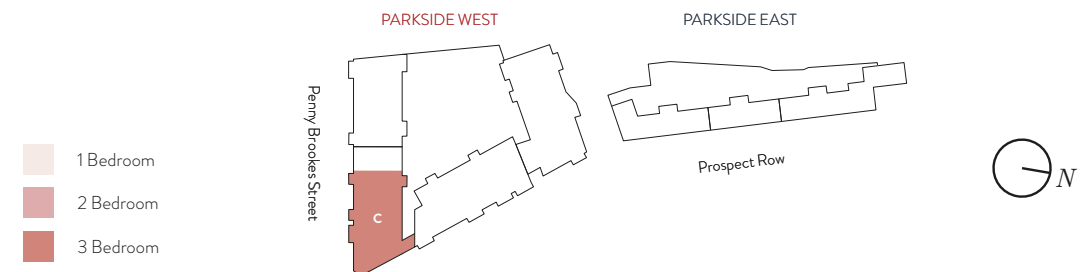
**APARTMENT 96, 101  
106, 111** **51.3m<sup>2</sup> (552ft<sup>2</sup>)**

Living / Dining / Kitchen	4834mm x 4753mm	15'10" x 15'7"
Bedroom	3914mm x 3210mm	12'10" x 10'6"
Bathroom		
Balcony	3410mm x 1505mm	11'2" x 4'11"

**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.

## SECOND TO FIFTH FLOOR



# PARKSIDE WEST

## CORE C

## SIXTH FLOOR

### APARTMENT 112 90m<sup>2</sup> (963ft<sup>2</sup>)

Living / Dining / Kitchen	6432mm x 4958mm	21'1" x 16'3"
Bedroom 1	4832mm x 2897mm	15'10" x 9'6"
En Suite		
Bedroom 2	4703mm x 2746mm	15'5" x 9'
Bathroom		
Bedroom 3	4703mm x 2216mm	15'5" x 7'3"
Balcony	3870mm x 3013mm	12'8" x 9'11"

### APARTMENT 113 86.7m<sup>2</sup> (933ft<sup>2</sup>)

Living / Dining / Kitchen	6287mm x 5972mm	20'8" x 19'7"
Bedroom 1	3689mm x 2992mm	12'1" x 9'10"
En Suite		
Bedroom 2	3301mm x 2710mm	10'10" x 8'11"
Bathroom		
Bedroom 3	2940mm x 2710mm	9'8" x 8'11"
Balcony	5410mm x 1505mm	17'9" x 4'11"

### APARTMENT 114 50.9m<sup>2</sup> (547ft<sup>2</sup>)

Living / Dining / Kitchen	5661mm x 4051mm	18'7" x 13'3"
Bedroom	3532mm x 3347mm	11'7" x 11'
Bathroom		
Balcony	3410mm x 1505mm	11'2" x 4'11"

### APARTMENT 115 50.3m<sup>2</sup> (541ft<sup>2</sup>)

Living / Dining / Kitchen	6851mm x 3681mm	22'6" x 12'1"
Bedroom	3539mm x 3398mm	11'7" x 11'2"
Bathroom		
Balcony	3410mm x 1505mm	11'2" x 4'11"

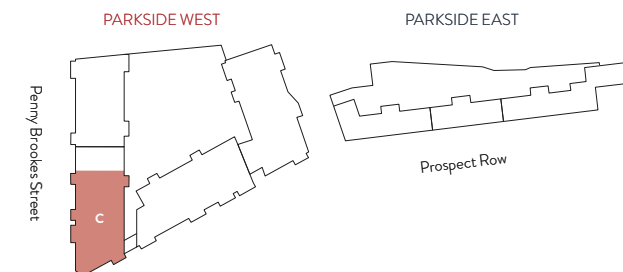
### APARTMENT 116 51.3m<sup>2</sup> (552ft<sup>2</sup>)

Living / Dining / Kitchen	4834mm x 4753mm	15'10" x 15'7"
Bedroom	3914mm x 3210mm	12'10" x 10'6"
Bathroom		
Balcony	3410mm x 1505mm	11'2" x 4'11"



**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



# PARKSIDE WEST

## CORE C

### APARTMENT 117 90m<sup>2</sup> (968ft<sup>2</sup>)

Living / Dining / Kitchen	6432mm x 4958mm	21'1" x 16'3"
Bedroom 1	4832mm x 2897mm	15'10" x 9'6"
En Suite		
Bedroom 2	4703mm x 2746mm	15'5" x 9'
Bathroom		
Bedroom 3	4703mm x 2216mm	15'5" x 7'3"
Balcony	5410mm x 1525mm	17'9" x 5'

### APARTMENT 118 86.9m<sup>2</sup> (935ft<sup>2</sup>)

Living / Dining / Kitchen	6287mm x 5972mm	20'8" x 19'7"
Bedroom 1	3689mm x 2992mm	12'1" x 9'10"
En Suite		
Bedroom 2	2940mm x 2689mm	9'8" x 8'10"
Bathroom		
Bedroom 3	3301mm x 2689mm	10'10" x 8'10"
Balcony	6795mm x 5093mm	22'4" x 16'8"

### APARTMENT 119 50.3m<sup>2</sup> (541ft<sup>2</sup>)

Living / Dining / Kitchen	6851mm x 3681mm	22'6" x 12'1"
Bedroom	3539mm x 3398mm	11'7" x 11'2"
En Suite		
Bathroom		
Balcony	6795mm x 2380mm	22'4" x 7'10"

### APARTMENT 120 98.8m<sup>2</sup> (1063ft<sup>2</sup>)

Living / Dining / Kitchen	6851mm x 5477mm	22'6" x 18'
Bedroom 1	5599mm x 3497mm	18'4" x 11'6"
En Suite		
Bedroom 2	4174mm x 2770mm	13'8" x 9'1"
Bathroom		
Bedroom 3	4174mm x 2150mm	13'8" x 7'1"
Balcony	6423mm x 1160mm	21'1" x 3'10"

### APARTMENT 121 88.8m<sup>2</sup> (956ft<sup>2</sup>)

Living / Dining / Kitchen	7525mm x 4770mm	24'8" x 15'8"
Bedroom 1	3342mm x 3166mm	11' x 10'5"
En Suite		
Bedroom 2	3324mm x 2336mm	10'7" x 7'8"
Bathroom		
Bedroom 3	3234mm x 2766mm	10'7" x 9'1"
Balcony	6868mm x 2665mm	22'6" x 8'9"

### APARTMENT 122 51m<sup>2</sup> (549ft<sup>2</sup>)

Living / Dining / Kitchen	6836mm x 6158mm	22'6" x 15'
Bedroom	4664mm x 2746mm	15'4" x 9'
Bathroom		
Balcony	3410mm x 1505mm	11'2" x 4'11"

Bed: Bedroom S: Storage B: Balcony UC: Utility Cupboard

Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

# PARKSIDE EAST

## CORE E

VILLA 01	121.4m <sup>2</sup> (1308ft <sup>2</sup> )	
Living Room	5814mm x 4646mm	19'1" x 15'3"
Kitchen / Dining	5798mm x 3547mm	19' x 11'8"
Bedroom 1	4646mm x 3296mm	15'3" x 10'10"
En Suite		
Bedroom 2	5465mm x 2494mm	17'11" x 8'2"
Bathroom		
Bedroom 3	4025mm x 3202mm	13'2" x 10'6"
Terrace 1	5416mm x 1716mm	17'9" x 5'7"
Terrace 2	12410mm x 6305mm	40'8" x 20'8"

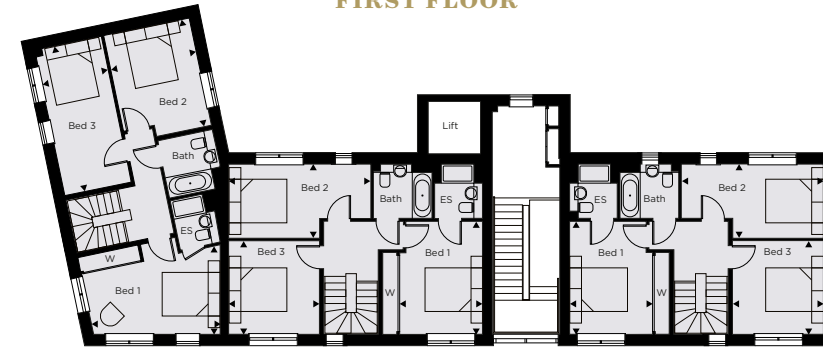
VILLA 02	115.2m <sup>2</sup> (1240ft <sup>2</sup> )	
Living Room	6258mm x 3340mm	20'6" x 10'11"
Kitchen / Dining	6258mm x 3665mm	20'6" x 12'
Bedroom 1	4156mm x 3040mm	13'8" x 10'
En Suite		
Bedroom 2	3437mm x 3340mm	11'3" x 10'11"
Bathroom		
Bedroom 3	5221mm x 2720mm	17'2" x 8'11"
Terrace 1	6917mm x 1993mm	22'8" x 6'6"
Terrace 2	9627mm x 1358mm	31'7" x 4'5"

VILLA 03	115.2m <sup>2</sup> (1240ft <sup>2</sup> )	
Living Room	6258mm x 3340mm	20'6" x 10'11"
Kitchen / Dining	6258mm x 3665mm	20'6" x 12'
Bedroom 1	4156mm x 3040mm	13'8" x 10'
En Suite		
Bedroom 2	3437mm x 3340mm	11'3" x 10'11"
Bathroom		
Bedroom 3	5221mm x 2720mm	17'2" x 8'11"
Terrace 1	7635mm x 1993mm	25' x 6'6"
Terrace 2	9730mm x 1358mm	31'11" x 4'5"

**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.

## FIRST FLOOR

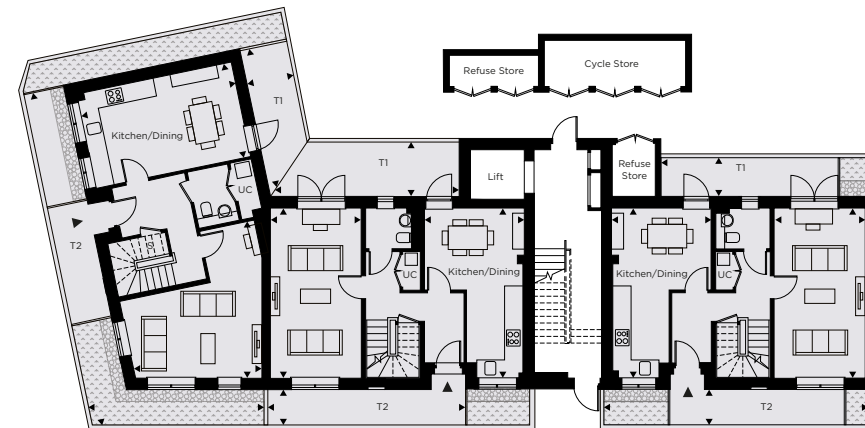


Villa 01  
Upper

Villa 02  
Upper

Villa 03  
Upper

## GROUND FLOOR



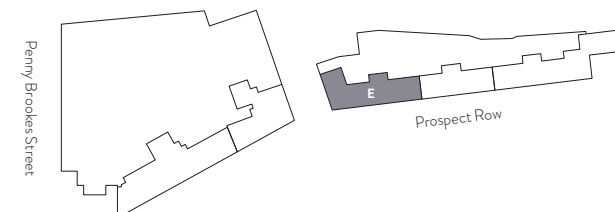
Villa 01  
Lower

Villa 02  
Lower

Villa 03  
Lower

PARKSIDE WEST

PARKSIDE EAST



3 Bedroom



# PARKSIDE EAST

## CORE E

VILLA 04	122.8m <sup>2</sup> (1321ft <sup>2</sup> )	
Living Room	5787mm x 4646mm	19' x 15'3"
Kitchen / Dining	5523mm x 4278mm	18'1" x 14'
Bedroom 1	4646mm x 3145mm	15'3" x 10'4"
En Suite		
Bedroom 2	4081mm x 3202mm	13'5" x 10'6"
Bathroom		
Bedroom 3	5523mm x 2499mm	18'1" x 8'2"
Roof Terrace	11875mm x 5797mm	38'11" x 19'5"

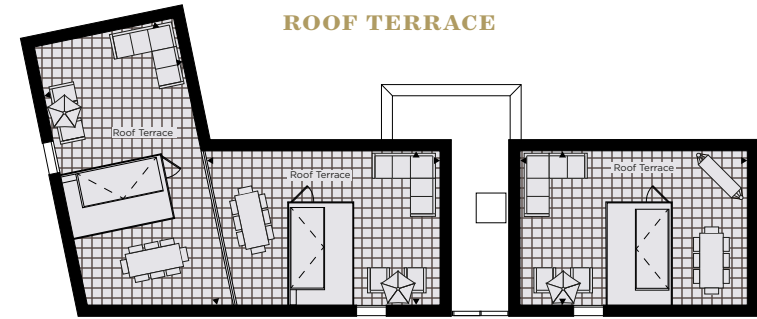
VILLA 05	116.3m <sup>2</sup> (1252ft <sup>2</sup> )	
Living Room	6258mm x 3340mm	20'6" x 10'11"
Kitchen / Dining	4681mm x 3665mm	15'4" x 12'
Bedroom 1	4156mm x 3040mm	13'8" x 10'
En Suite		
Bedroom 2	3446mm x 3340mm	11'4" x 10'11"
Bathroom		
Bedroom 3	5221mm x 2712mm	17'2" x 8'11"
Roof Terrace	9513mm x 6245mm	31'2" x 20'6"

VILLA 06	116.3m <sup>2</sup> (1252ft <sup>2</sup> )	
Living Room	6258mm x 3340mm	20'6" x 10'11"
Kitchen / Dining	4681mm x 3665mm	15'4" x 12'
Bedroom 1	4156mm x 3040mm	13'8" x 10'
En Suite		
Bedroom 2	3446mm x 3340mm	11'4" x 10'11"
Bathroom		
Bedroom 3	5221mm x 2712mm	17'2" x 8'11"
Roof Terrace	9325mm x 6257mm	30'7" x 20'6"

Bed: Bedroom S: Storage B: Balcony UC: Utility Cupboard

Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.

### ROOF TERRACE

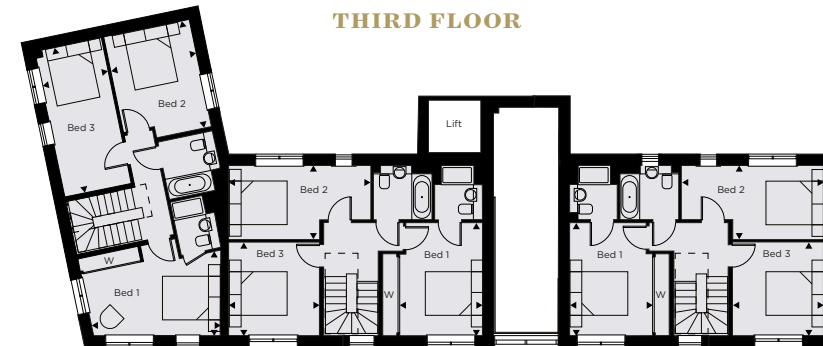


Villa 04  
Roof

Villa 05  
Roof

Villa 06  
Roof

### THIRD FLOOR

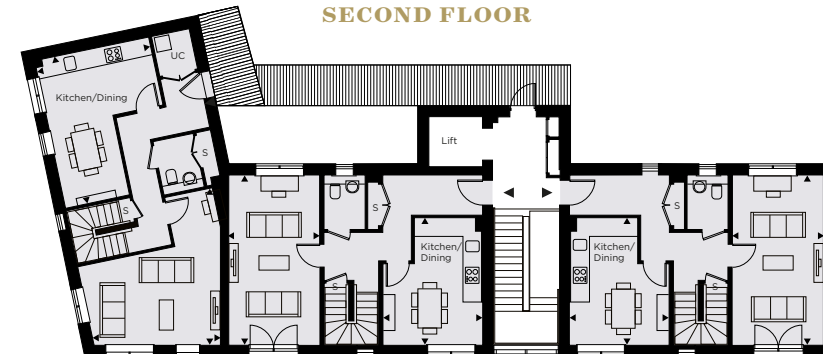


Villa 04  
Upper

Villa 05  
Upper

Villa 06  
Upper

### SECOND FLOOR



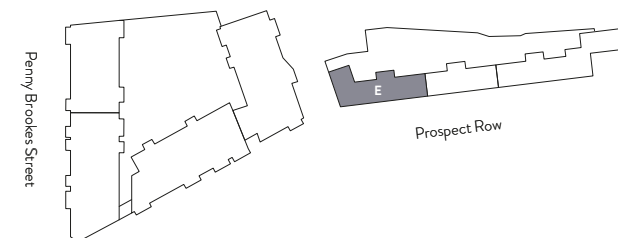
Villa 04  
Lower

Villa 05  
Lower

Villa 06  
Lower

PARKSIDE WEST

PARKSIDE EAST



3 Bedroom

# PARKSIDE EAST

## CORE F

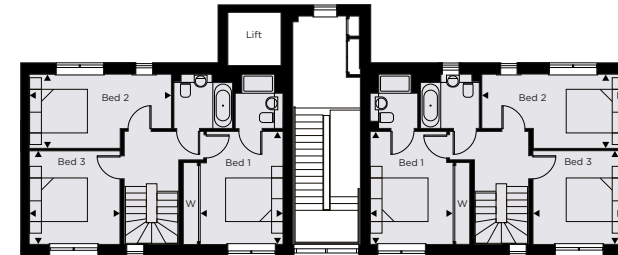
VILLA 07	115.2m <sup>2</sup> (1240ft <sup>2</sup> )	
Living Room	6258mm x 3340mm	20'6" x 10'11"
Kitchen / Dining	6258mm x 3665mm	20'6" x 12'
Bedroom 1	4156mm x 3040mm	13'8" x 10'
En Suite		
Bedroom 2	3437mm x 3340mm	11'3" x 10'11"
Bathroom		
Bedroom 3	5221mm x 2720mm	17'2" x 8'11"
Terrace 1	7072mm x 1993mm	23'2" x 6'6"
Terrace 2	9730mm x 1358mm	31'11" x 4'5"

VILLA 08	115.2m <sup>2</sup> (1240ft <sup>2</sup> )	
Living Room	6258mm x 3340mm	20'6" x 10'11"
Kitchen / Dining	6258mm x 3665mm	20'6" x 12'
Bedroom 1	4156mm x 3040mm	13'8" x 10'
En Suite		
Bedroom 2	3437mm x 3340mm	11'3" x 10'11"
Bathroom		
Bedroom 3	5221mm x 2720mm	17'2" x 8'11"
Terrace 1	7635mm x 1993mm	25' x 6'6"
Terrace 2	9749mm x 1358mm	32' x 4'5"

**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.

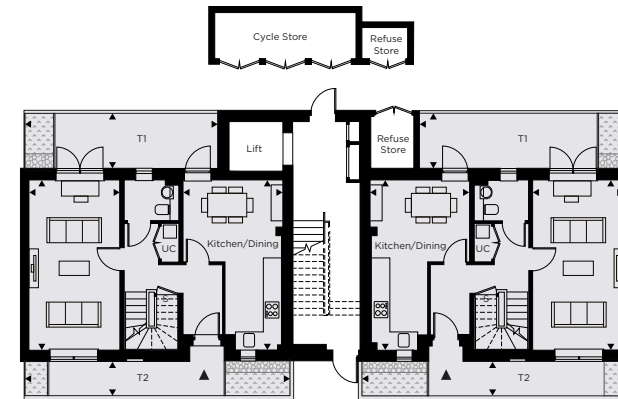
## FIRST FLOOR



Villa 07  
Upper

Villa 08  
Upper

## GROUND FLOOR

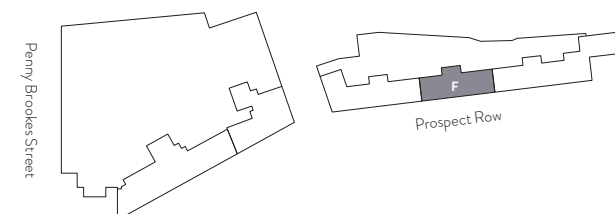


Villa 07  
Lower

Villa 08  
Lower

PARKSIDE WEST

PARKSIDE EAST



3 Bedroom

# PARKSIDE EAST

## CORE F

**VILLA 09** **116.3m<sup>2</sup> (1252ft<sup>2</sup>)**

Living Room	6258mm x 3340mm	20'6" x 10'11"
Kitchen / Dining	4681mm x 3665mm	15'4" x 12'
Bedroom 1	4156mm x 3040mm	13'8" x 10"
En Suite		
Bedroom 2	3446mm x 3340mm	11'4" x 10'11"
Bathroom		
Bedroom 3	5221mm x 2712mm	17'2" x 8'11"
Roof Terrace	9325mm x 6257mm	30'7" x 20'6"

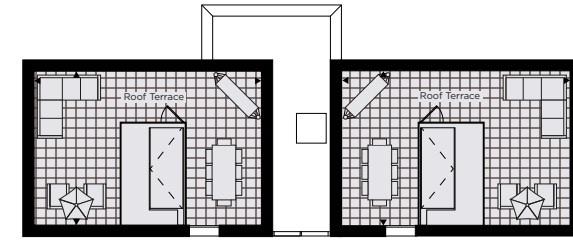
**VILLA 10** **116.3m<sup>2</sup> (1252ft<sup>2</sup>)**

Living Room	6258mm x 3340mm	20'6" x 10'11"
Kitchen / Dining	4681mm x 3665mm	15'4" x 12'
Bedroom 1	4156mm x 3040mm	13'8" x 10"
En Suite		
Bedroom 2	3446mm x 3340mm	11'4" x 10'11"
Bathroom		
Bedroom 3	5221mm x 2712mm	17'2" x 8'11"
Roof Terrace	9325mm x 6257mm	30'7" x 20'6"

**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.

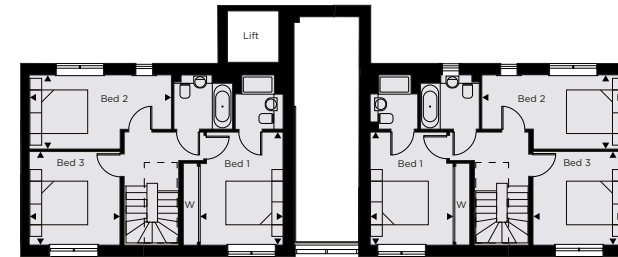
## ROOF TERRACE



Villa 09  
Roof

Villa 10  
Roof

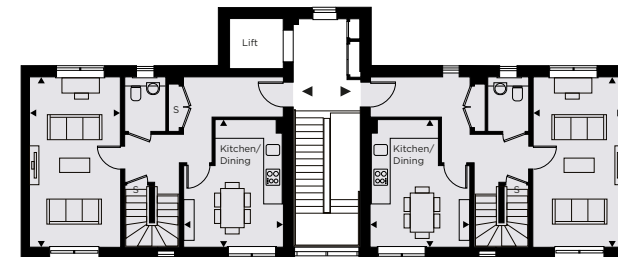
## THIRD FLOOR



Villa 09  
Upper

Villa 10  
Upper

## SECOND FLOOR

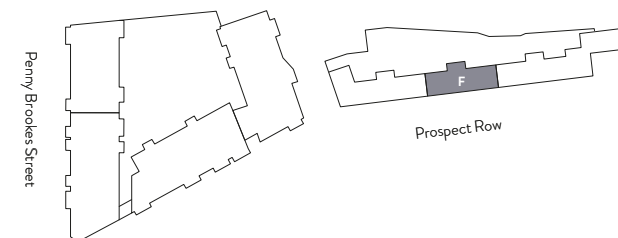


Villa 09  
Lower

Villa 10  
Lower

PARKSIDE WEST

PARKSIDE EAST



3 Bedroom



# PARKSIDE EAST

## CORE G

VILLA 11	115.2m <sup>2</sup> (1240ft <sup>2</sup> )	
Living Room	6258mm x 3340mm	20'6" x 10'11"
Kitchen / Dining	6258mm x 3665mm	20'6" x 12'
Bedroom 1	4156mm x 3040mm	13'8" x 10'
En Suite		
Bedroom 2	3437mm x 3340mm	11'3" x 10'11"
Bathroom		
Bedroom 3	5221mm x 2720mm	17'2" x 8'11"
Terrace 1	7635mm x 1993mm	25' x 6'6"
Terrace 2	9730mm x 1358mm	31'11" x 4'5"

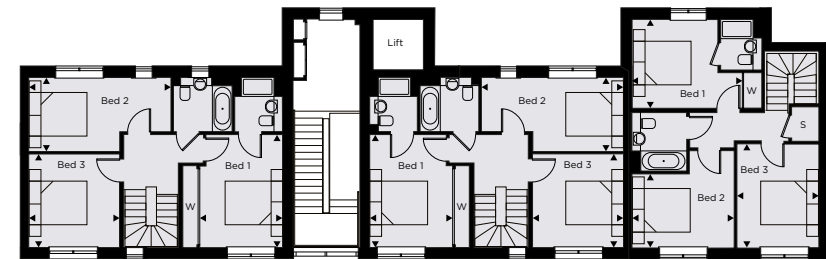
VILLA 12	115.2m <sup>2</sup> (1240ft <sup>2</sup> )	
Living Room	6258mm x 3340mm	20'6" x 10'11"
Kitchen / Dining	6258mm x 3665mm	20'6" x 12'
Bedroom 1	4156mm x 3040mm	13'8" x 10'
En Suite		
Bedroom 2	3437mm x 3340mm	11'3" x 10'11"
Bathroom		
Bedroom 3	5221mm x 2720mm	17'2" x 8'11"
Terrace 1	6833mm x 1993mm	22'5" x 6'6"
Terrace 2	9730mm x 1358mm	31'11" x 4'5"

VILLA 16	109.2m <sup>2</sup> (1175ft <sup>2</sup> )	
Living Room	4498mm x 3718mm	14'9" x 12'2"
Kitchen / Dining	4713mm x 4575mm	15'5" x 15'
Bedroom 1	4123mm x 3263mm	13'6" x 10'8"
En Suite		
Bedroom 2	3820mm x 3007mm	12'6" x 9'10"
Bathroom		
Bedroom 3	3741mm x 2720mm	12'3" x 8'11"
Terrace 1	7255mm x 1305mm	23'9" x 4'3"
Terrace 2	4957mm x 1696mm	16'3" x 5'7"

**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.

## FIRST FLOOR

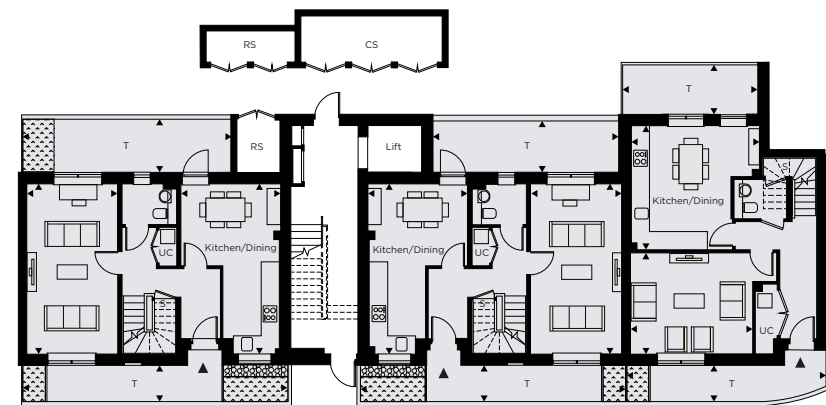


Villa 11  
Upper

Villa 12  
Upper

Villa 16  
Upper

## GROUND FLOOR



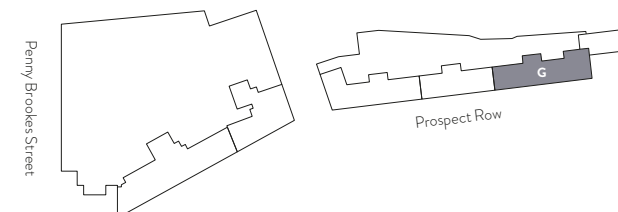
Villa 11  
Lower

Villa 12  
Lower

Villa 16  
Lower

PARKSIDE WEST

PARKSIDE EAST



3 Bedroom

# PARKSIDE EAST

## CORE G

### VILLA 13 116.3m<sup>2</sup> (1252ft<sup>2</sup>)

Living Room	6258mm x 3340mm	20'6" x 10'11"
Kitchen / Dining	4681mm x 3665mm	15'4" x 12'
Bedroom 1	4156mm x 3040mm	13'8" x 10'
En Suite		
Bedroom 2	3446mm x 3340mm	11'4" x 10'11"
Bathroom		
Bedroom 3	5221mm x 2712mm	17'2" x 8'11"
Roof Terrace	9325mm x 6257mm	30'7" x 20'6"

### VILLA 14 116.3m<sup>2</sup> (1252ft<sup>2</sup>)

Living Room	6258mm x 3340mm	20'6" x 10'11"
Kitchen / Dining	4681mm x 3665mm	15'4" x 12'
Bedroom 1	4156mm x 3040mm	13'8" x 10'
En Suite		
Bedroom 2	3446mm x 3340mm	11'4" x 10'11"
Bathroom		
Bedroom 3	5221mm x 2712mm	17'2" x 8'11"
Roof Terrace	9325mm x 6257mm	30'7" x 20'6"

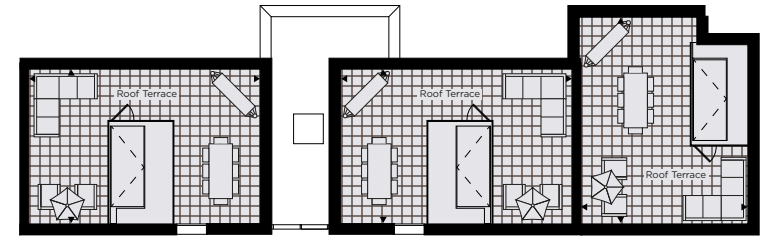
### VILLA 15 110m<sup>2</sup> (1184ft<sup>2</sup>)

Living Room	3947mm x 3878mm	12'11" x 12'9"
Kitchen / Dining	6676mm x 2870mm	21'11" x 9'5"
Bedroom 1	4123mm x 3263mm	13'6" x 10'8"
En Suite		
Bedroom 2	3820mm x 3052mm	12'6" x 10'
Bathroom		
Bedroom 3	3696mm x 3563mm	12'1" x 11'8"
Roof Terrace	6880mm x 8425mm	22'7" x 27'7"

Bed: Bedroom S: Storage B: Balcony UC: Utility Cupboard

Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.

## ROOF TERRACE

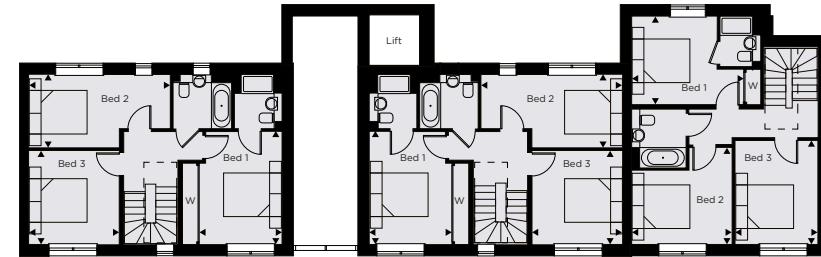


Villa 13  
Roof

Villa 14  
Roof

Villa 15  
Roof

## THIRD FLOOR

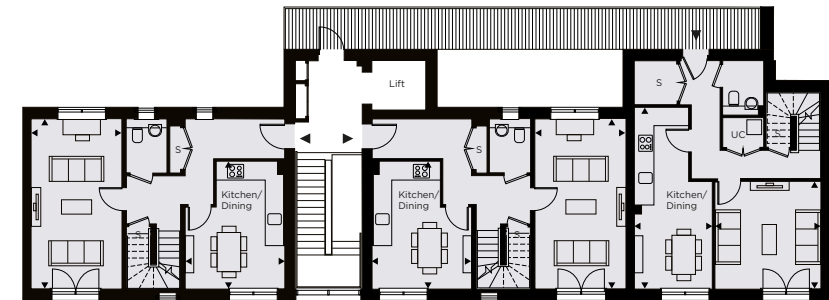


Villa 13  
Upper

Villa 14  
Upper

Villa 15  
Upper

## SECOND FLOOR



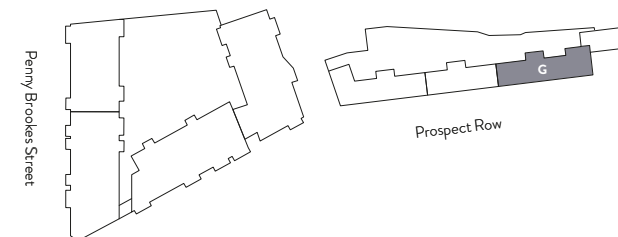
Villa 13  
Lower

Villa 14  
Lower

Villa 15  
Lower

PARKSIDE WEST

PARKSIDE EAST



3 Bedroom



# PARKSIDE EAST

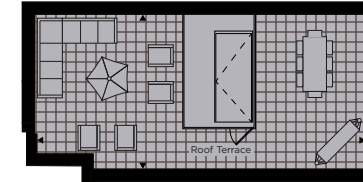
## CORE G

PAVILION 17	130.9m <sup>2</sup> (1355ft <sup>2</sup> )	
Living Room	5335mm x 4908mm	17'6" x 16'1"
Kitchen / Dining	5233mm x 4560mm	17'2" x 15'
Bedroom 1	4608mm x 3423mm	15'1" x 11'3"
En Suite		
Bedroom 2	4527mm x 2750mm	14'10" x 9'
Bathroom		
Bedroom 3	4333mm x 2843mm	14'3" x 9'4"
Bedroom 4	3513mm x 2245mm	11'6" x 7'4"
Terrace 1	7505mm x 5477mm	24'7" x 17'11"
Terrace 2	4957mm x 2252mm	16'3" x 7'4"
Roof Terrace	12112mm x 5695mm	39'8" x 18'8"

**Bed:** Bedroom **S:** Storage **B:** Balcony **UC:** Utility Cupboard

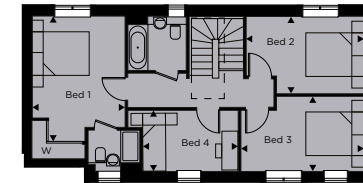
*Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.*

## SECOND FLOOR



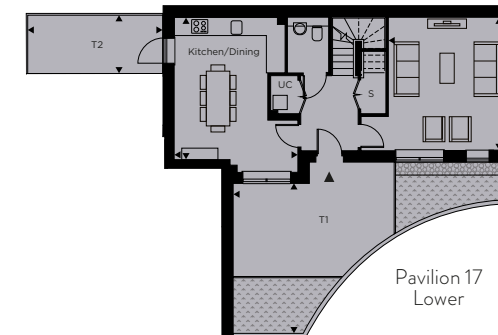
Pavilion 17  
Roof

## FIRST FLOOR



Pavilion 17  
Upper

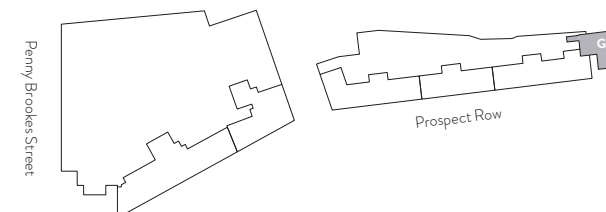
## GROUND FLOOR



Pavilion 17  
Lower

PARKSIDE WEST

PARKSIDE EAST



■ 4 Bedroom



## SPECIFICATION

### KITCHEN

- Handleless fitted kitchens by Commodore Kitchen with dual tone finish
- Quality appliances by Smeg to include stainless steel multi-function electric oven and induction hob with inline Elica telescopic extractor hood
- Integrated Smeg appliances to include fridge/freezer (60:40 split) and dishwasher
- Freestanding washer/dryer to store cupboard within entrance hall or integrated within kitchen
- Composite stone work surface
- Under mounted Zenuno stainless steel sink unit with mobile drainer and Abode mixer tap
- Glass splash back from work surface to underside of wall cupboards
- Under unit LED lighting

### BATHROOMS & EN-SUITE

- Contemporary sanitary ware in white with chrome fittings
- Duravit Starck 3 semi counter top basin or wall hung basin, pop up waste
- Duravit Starck 3 wall hung W/C with concealed system
- Steel enamel bath with tiled panel
- Hansgrohe mixer taps and shower head
- Glass shower screen and shower over bath
- European wall tiling to selected areas
- 50 mm thick solid wood countertop with full height glass mirror above
- Heated towel rail – chrome finish
- Shaver point – polished chrome finish
- Toilet roll holder – chrome finish

### WARDROBE

- Fitted wardrobe with sliding doors to bedroom One

### HEATING

- Central heating with hot water radiators, powered by central communal boilers via a heat interface unit

### WINDOWS

- Powder coated aluminum framed double glazed sealed units

### FINISHES

- Painted walls and ceilings with white emulsion finish. White satinwood paint to internal joinery
- Contemporary square edged architrave and skirting boards with square routed shadow detail
- White painted internal doors
- Latch ironmongery – polished chrome finish

### SECURITY

- Security video entry phone system
- Mains operated smoke detector
- Wiring for intruder alarm system

### HOME ENTERTAINMENT/ COMMUNICATIONS

- Mixed media outlet points (television, satellite, telephone) to living room, separate kitchen/dining rooms and bedrooms
- Communal satellite aerial (Sky Q) – purchasers own decoder and equipment required
- Communal terrestrial digital television aerial
- Connected to hyper fast fibre optic broadband from Hyperoptic – purchaser subscription required

### LIGHTING

- Recessed ceiling down lighters to living room, kitchen, bedrooms, bathroom, en-suite and entrance hall
- Five amp ambient lighting circuit to living room and bedroom one

### FLOORING

- Recessed coir matting to entrance hall
- Engineered hardwood flooring to living room, kitchen and entrance hall
- Fitted carpet to bedrooms
- Ceramic tiled flooring to bathroom and en-suite

### DESIGN STANDARDS

- Lifetime Homes
- London Housing SPG 2016
- Secure by Design

### WARRANTY

- Ten year NHBC warranty

*The Company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.*



*Images shown are from a previous Higgins Homes interior.*



## AN IMPRESSIVE LEGACY

Vision, sensitivity and meticulous attention to detail are the cornerstone of the Higgins Homes corporate ethos.

The company boasts an impressive track record dating back to 1965. Part of the Higgins Group PLC, one of the South East's largest privately owned construction companies, Higgins Homes is a multi award winning developer active throughout London, Essex, Hertfordshire, Kent and Sussex.

The Company design and construct a wide range of residential and commercial properties, both new build and sensitive conversions.

Whatever the development, the location sets the agenda. Architectural design and finishing, configuration and interior specification – all are designed specifically for their setting. The approach may result in a strikingly bold, contemporary style apartment building set within a busy urban street-scape. Alternatively a development may reflect its village setting, being resolutely low in density and traditional in flavour.

The company is committed to adhere to the requirements of the Consumer Code for Home Builders and every project by Higgins Homes is guaranteed with a 10 year National House Building Council warranty.

### CONTACT

New Stratford Works  
Penny Brookes Street  
Stratford  
London E15 1DR

[www.newstratfordworks.london](http://www.newstratfordworks.london)  
020 8534 3338

### DEVELOPER

Higgins Homes PLC  
One Langston Road  
Loughton  
Essex  
IG10 3SD

[higginshomes.co.uk](http://higginshomes.co.uk)  
020 8508 6000





---

*LDN*



*E.15*

# NEW STRATFORD WORKS

Whilst these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any persons in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to the development or any part thereof. The computer generated illustration is drawn from plan and is indicative only of how the completed development will appear. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. New Stratford Works is a marketing name and may or may not be adopted as the postal address.