



—
THE
TIMBERYARD
DEPTFORD
—

CEDARWOOD
TERRACE



lendlease

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TIMBERYARD
DEPTFORD

CEDARWOOD
TERRACE

CEDARWOOD TERRACE IS PART OF THE 203 NEW HOMES OF CEDARWOOD SQUARE, IDEALLY LOCATED BETWEEN PEPYS PARK AND THE WATERLINE LINEAR PARK. CEDARWOOD SQUARE IS MADE UP OF 1, 2, 3 AND 4 BEDROOM HOMES AND FEATURES A RESTORED PUB, THE VICTORIA, AS WELL AS AN ENERGY CENTRE THAT POWERS THE WHOLE DEVELOPMENT.

NEIGHBOURHOOD PLAN

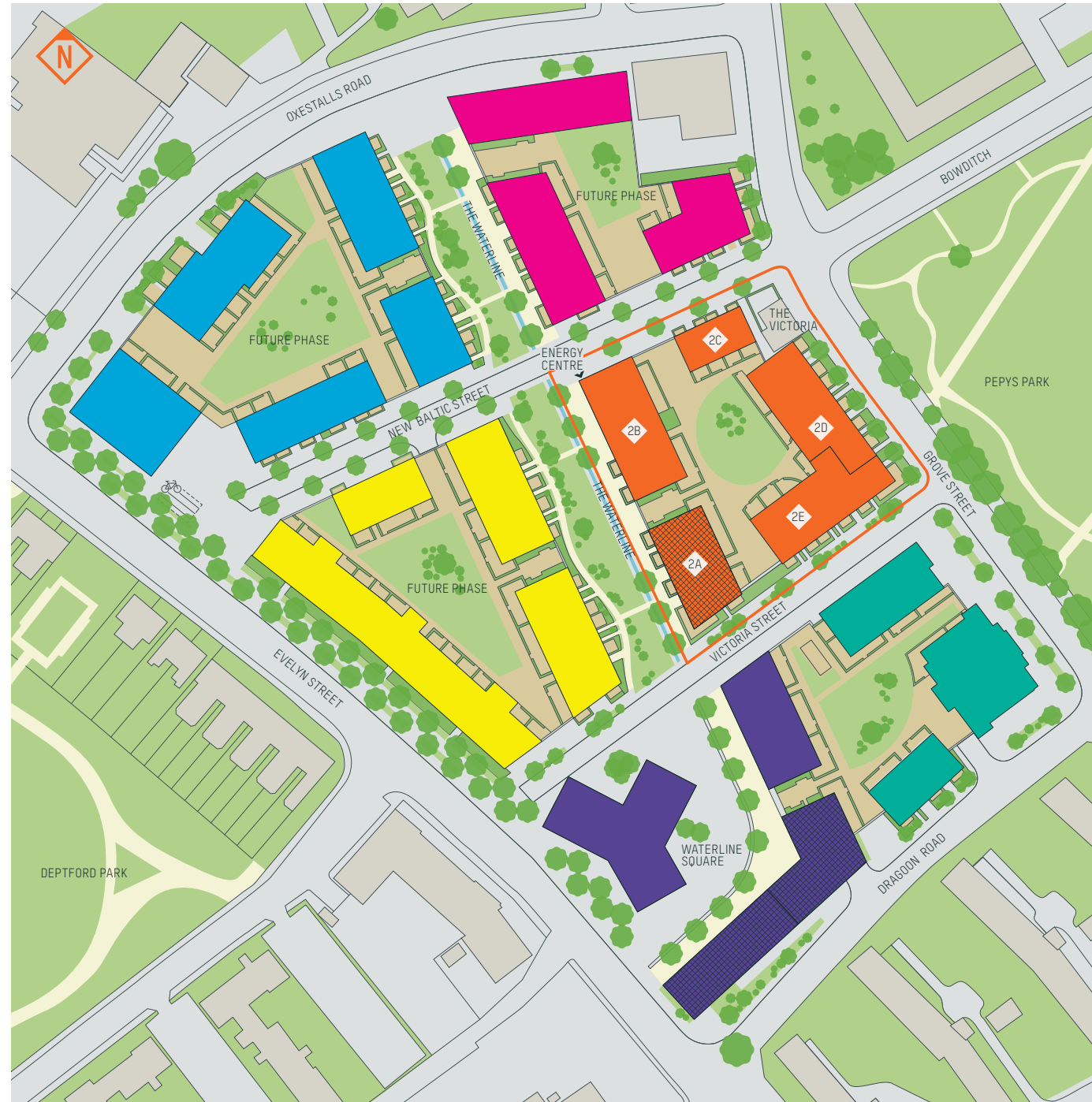
BUILDINGS

CEDARWOOD SQUARE

- 2A Cedarwood Court
- 2B Cedarwood View
- 2C Cedarwood Townhouse
- 2D Cedarwood Mansions
- 2E Cedarwood Terrace

KEY

- | | |
|---|---|
| ◆ Cedarwood Square | ◆ Grass / Soft Landscaping |
| ◆ Larchwood Place | ◆ Courtyard / Terrace |
| ◆ Waterline Yard | ◆ Public Path |
| ◆ Beechwood Place | ◆ Public Pavement / Road |
| ◆ Elmwood Gardens | — The Waterline (Linear Park) |
| ◆ Limewood Gardens | |
| ◆ Affordable | |



GROUND FLOOR PLAN

KEY

- | | |
|--|--|
| ◆ Residential Unit | ◆ Plant |
| ◆ Affordable Residential Unit | ◆ Car park |
| ◆ Residential Uses | ◆ Commercial / Office |
| ◆ Refuse Store | ◆ Cycle Store |
| ◆ Energy Centre | |

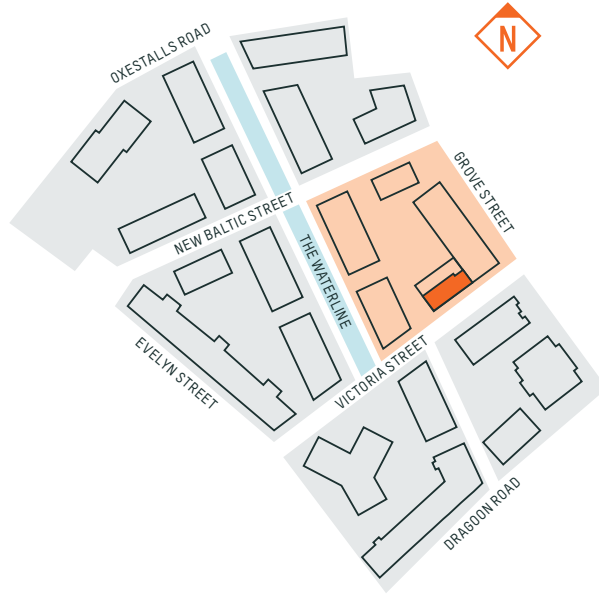


CEDARWOOD TERRACE
2E | Ground | DUPLEX 1-4



KEY

- ◆ One Bedroom
- ◆ Two Bedroom
- ◆ Three Bedroom
- ◆ Four Bedroom
- ◆ Wheelchair Accessible
- ▲ Dimension Indicator
- W Fitted Wardrobe
- W/D Washer Dryer
- HEC Heating & Electrical
- C Coat Cupboard



D1

INTERNAL AREA	127.2 SQ M	1369.2 SQ FT
EXTERNAL AREA	21.1 SQ M	291.7 SQ FT
LIVING/KITCHEN/DINING	5.7 X 6.5M	18'7" X 21'3"
MASTER BEDROOM	2.9 X 6.0M	9'5" X 19'7"
BEDROOM 2	2.9 X 5.1M	9'5" X 16'7"
BEDROOM 3	2.8 X 3.8M	9'2" X 12'5"
BEDROOM 4	2.8 X 4.9M	9'2" X 16'1"
TERRACE 1	3.5 X 2.4M	11'0" X 8'6"
TERRACE 2	3.1 X 6.1M	10'2" X 20'0"

D3

INTERNAL AREA	132.6 SQ M	1427.3 SQ FT
EXTERNAL AREA	27.0 SQ M	290.6 SQ FT
LIVING/KITCHEN/DINING	5.7 X 6.5M	18'7" X 21'3"
MASTER BEDROOM	2.9 X 6.0M	9'5" X 19'7"
BEDROOM 2	2.9 X 5.1M	9'5" X 16'7"
BEDROOM 3	2.7 X 3.8M	8'9" X 12'5"
BEDROOM 4	4.2 X 4.9M	13'8" X 16'1"
TERRACE 1	3.5 X 2.4M	11'5" X 7'9"
TERRACE 2	6.1 X 3.1M	20'0" X 10'2"

D2

INTERNAL AREA	126.5 SQ M	1361.6 SQ FT
EXTERNAL AREA	26.2 SQ M	282 SQ FT
LIVING/KITCHEN/DINING	5.7 X 6.5M	18'7" X 21'3"
MASTER BEDROOM	2.9 X 6.0M	9'5" X 19'7"
BEDROOM 2	2.9 X 5.0M	9'5" X 16'4"
BEDROOM 3	2.8 X 4.9M	9'2" X 16'1"
BEDROOM 4	2.8 X 3.8M	9'2" X 12'5"
TERRACE 1	3.5 X 2.4M	11'5" X 7'9"
TERRACE 2	5.9 X 3.1M	19'4" X 10'2"

D4

INTERNAL AREA	98.1 SQ M	1055.9 SQ FT
EXTERNAL AREA	8.3 SQ M	89.3 SQ FT
LIVING/KITCHEN/DINING	4.9 X 5.1M	16'1" X 16'7"
MASTER BEDROOM	2.8 X 7.1M	9'2" X 23'3"
BEDROOM 2	3.4 X 3.8M	11'2" X 12'5"
BEDROOM 3	2.3 X 3.8M	7'5" X 12'5"
TERRACE	3.6 X 2.4M	11'8" X 7'9"

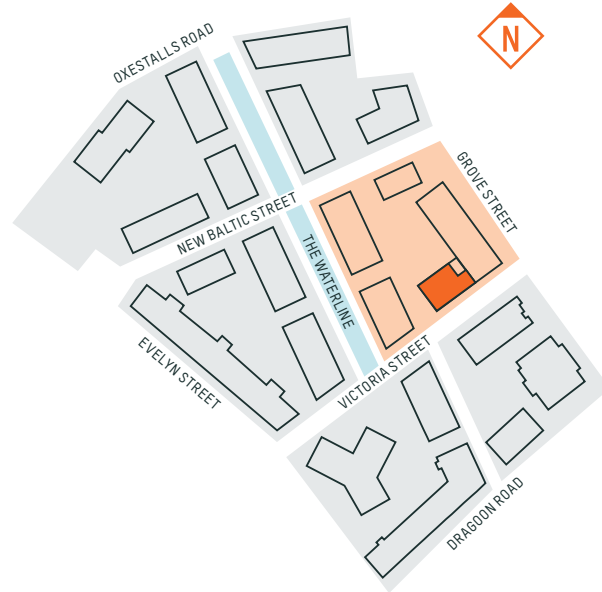


CEDARWOOD TERRACE
2E | Floor 01 | DUPLEX 1-4



KEY

- ◆ One Bedroom
- ◆ Two Bedroom
- ◆ Three Bedroom
- ◆ Four Bedroom
- ◆ Wheelchair Accessible
- ▲ Dimension Indicator
- W Fitted Wardrobe
- W/D Washer Dryer
- HEC Heating & Electrical
- C Coat Cupboard



D1

INTERNAL AREA	127.2 SQ M	1369.2 SQ FT
EXTERNAL AREA	21.1 SQ M	291.7 SQ FT
LIVING/KITCHEN/DINING	5.7 X 6.5M	18'7" X 21'3"
MASTER BEDROOM	2.9 X 6.0M	9'5" X 19'7"
BEDROOM 2	2.9 X 5.1M	9'5" X 16'7"
BEDROOM 3	2.8 X 3.8M	9'2" X 12'5"
BEDROOM 4	2.8 X 4.9M	9'2" X 16'1"
TERRACE 1	3.5 X 2.4M	11'0" X 8'6"
TERRACE 2	3.1 X 6.1M	10'2" X 20'0"

D3

INTERNAL AREA	132.6 SQ M	1427.3 SQ FT
EXTERNAL AREA	27.0 SQ M	290.6 SQ FT
LIVING/KITCHEN/DINING	5.7 X 6.5M	18'7" X 21'3"
MASTER BEDROOM	2.9 X 6.0M	9'5" X 19'7"
BEDROOM 2	2.9 X 5.1M	9'5" X 16'7"
BEDROOM 3	2.7 X 3.8M	8'9" X 12'5"
BEDROOM 4	4.2 X 4.9M	13'8" X 16'1"
TERRACE 1	3.5 X 2.4M	11'5" X 7'9"
TERRACE 2	6.1 X 3.1M	20'0" X 10'2"

D2

INTERNAL AREA	126.5 SQ M	1361.6 SQ FT
EXTERNAL AREA	26.2 SQ M	282 SQ FT
LIVING/KITCHEN/DINING	5.7 X 6.5M	18'7" X 21'3"
MASTER BEDROOM	2.9 X 6.0M	9'5" X 19'7"
BEDROOM 2	2.9 X 5.0M	9'5" X 16'4"
BEDROOM 3	2.8 X 4.9M	9'2" X 16'1"
BEDROOM 4	2.8 X 3.8M	9'2" X 12'5"
TERRACE 1	3.5 X 2.4M	11'5" X 7'9"
TERRACE 2	5.9 X 3.1M	19'4" X 10'2"

D4

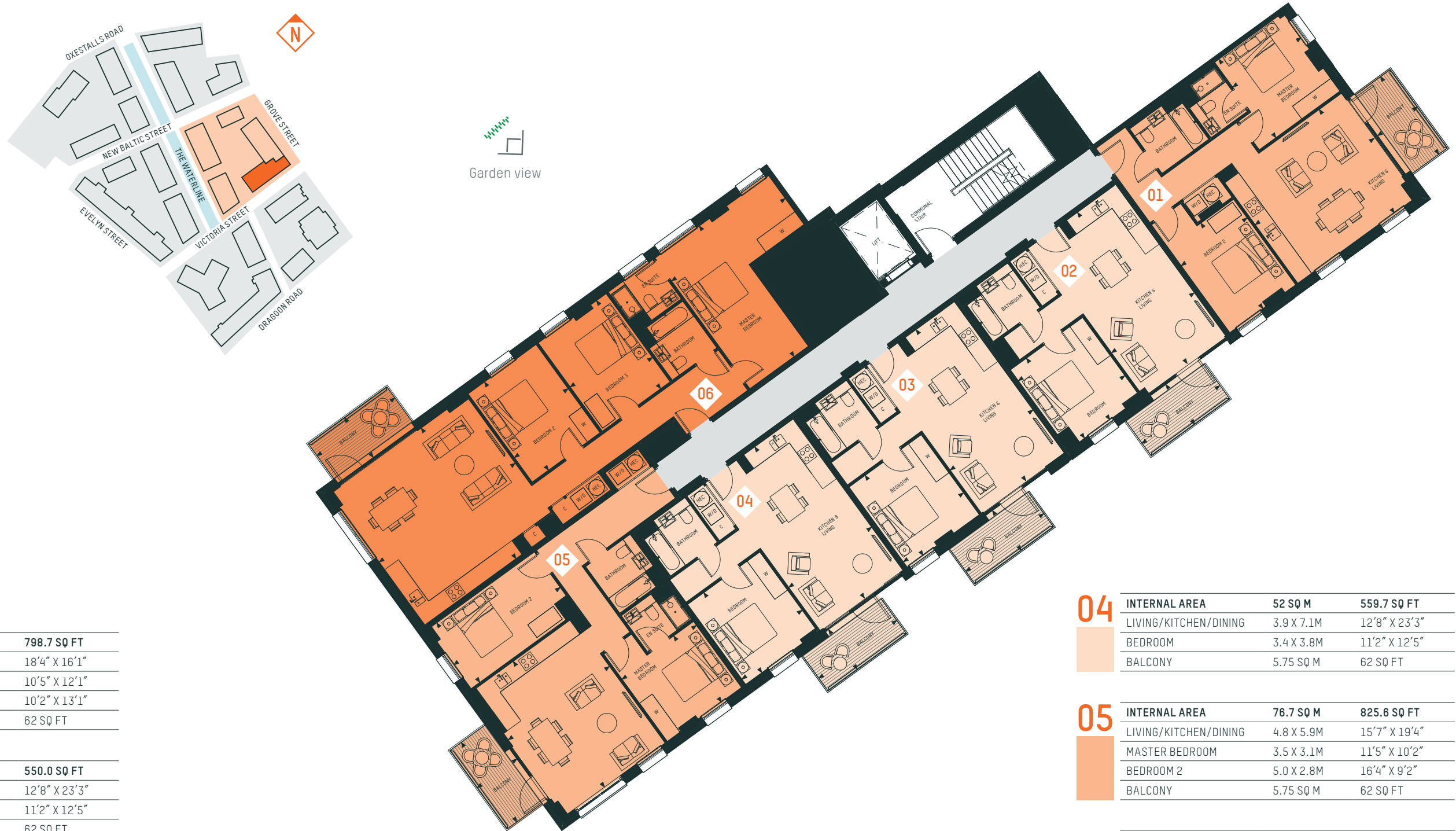
INTERNAL AREA	98.1 SQ M	1055.9 SQ FT
EXTERNAL AREA	8.3 SQ M	89.3 SQ FT
LIVING/KITCHEN/DINING	4.9 X 5.1M	16'1" X 16'7"
MASTER BEDROOM	2.8 X 7.1M	9'2" X 23'3"
BEDROOM 2	3.4 X 3.8M	11'2" X 12'5"
BEDROOM 3	2.3 X 3.8M	7'5" X 12'5"
TERRACE	3.6 X 2.4M	11'8" X 7'9"

CEDARWOOD TERRACE
2E | Floor 02-06



KEY

- ◆ One Bedroom
- ◆ Two Bedroom
- ◆ Three Bedroom
- ◆ Four Bedroom
- ◆ Wheelchair Accessible
- ▲ Dimension Indicator
- W Fitted Wardrobe
- W/D Washer Dryer
- HEC Heating & Electrical
- C Coat Cupboard



01

INTERNAL AREA	74.2 SQ M	798.7 SQ FT
LIVING/KITCHEN/DINING	5.6 X 4.9M	18'4" X 16'1"
MASTER BEDROOM	3.2 X 3.7M	10'5" X 12'1"
BEDROOM 2	3.1 X 4.0M	10'2" X 13'1"
BALCONY	5.75 SQ M	62 SQ FT

02

INTERNAL AREA	51.1 SQ M	550.0 SQ FT
LIVING/KITCHEN/DINING	3.9 X 7.1M	12'8" X 23'3"
BEDROOM	3.4 X 3.8M	11'2" X 12'5"
BALCONY	5.75 SQ M	62 SQ FT

03

INTERNAL AREA	52.0 SQ M	559.7 SQ FT
LIVING/KITCHEN/DINING	3.9 X 7.1M	12'8" X 23'3"
BEDROOM	3.4 X 3.8M	11'2" X 12'5"
BALCONY	5.75 SQ M	62 SQ FT

04

INTERNAL AREA	52 SQ M	559.7 SQ FT
LIVING/KITCHEN/DINING	3.9 X 7.1M	12'8" X 23'3"
BEDROOM	3.4 X 3.8M	11'2" X 12'5"
BALCONY	5.75 SQ M	62 SQ FT

05

INTERNAL AREA	76.7 SQ M	825.6 SQ FT
LIVING/KITCHEN/DINING	4.8 X 5.9M	15'7" X 19'4"
MASTER BEDROOM	3.5 X 3.1M	11'5" X 10'2"
BEDROOM 2	5.0 X 2.8M	16'4" X 9'2"
BALCONY	5.75 SQ M	62 SQ FT

06

INTERNAL AREA	113.0 SQ M	1216.3 SQ FT
LIVING/KITCHEN/DINING	6.4 X 6.2M	21'0" X 20'3"
MASTER BEDROOM	5.4 X 6.2M	17'7" X 20'3"
BEDROOM 2	3.2 X 4.2M	10'5" X 13'8"
BEDROOM 3	3.2 X 4.2M	10'5" X 13'8"
BALCONY	5.75 SQ M	62 SQ FT

Disclaimer: Images for illustrative purposes only. Linear dimensions measured at 90 degrees to internal walls. The full legal disclaimer can be found on the back page of this building plan booklet. January 2016

SPECIFICATIONS

INTERIOR FINISHES

- Two colour palette options available (subject to contract)
- Engineered timber flooring to entrance, living room and kitchen areas
- Sustainably-sourced, wool mix carpet to bedrooms
- Matt white painted walls and ceilings
- Painted solid core timber doors throughout, with stainless steel ironmongery
- Floor to ceiling double glazed window with casement doors to balconies and / or terraces
- Utility cupboards with built-in energy efficient washer drier
- Built-in wardrobes to master bedroom

KITCHENS

- Solid surface worktops with set in stainless steel sink
- Handleless soft close doors and drawers to kitchen cabinets
- Hans Grohe, or similar, stainless steel mixer tap
- Bosch, or similar, energy efficient appliances including integrated dishwasher, full height fridge freezer, oven and microwave
- Ceramic hob with integrated recirculation fan
- Fully tiled splash backs
- Space-saving waste and recycle bins

BATHROOMS / EN-SUITE

- Contemporary white sanitary ware
- Bath with semi-frameless glass screen in main bathrooms
- Shower tray with semi-frameless glass screen in en-suites
- Thermostatic bath / shower mixers
- Fitted vanity cabinet with mirrored frontage and integrated shaver outlet
- Integral fitted under counter vanity unit with laminate worktop
- Dual flush back to wall WC with concealed cistern
- Wall tiling with feature contrast panel to shower / bath
- Large format ceramic floor tiles
- Stainless steel heated towel rail
- Stainless steel fixtures and fittings

ELECTRICAL FIXTURES & FITTINGS

- Energy-efficient recessed LED lighting
- Feature LED down lighting recessed in to kitchen
- TV & DAB radio points in living area and master bedroom
- Sky+HD points in the living area

HEATING & VENTILATION

- Central combined heat and power system delivering individually metered, energy efficient, hot water and heating to each home
- Underfloor heating (except in bathrooms)
- Individual thermostat controls in living area and bedrooms
- Mechanical ventilation with heat recovery in each apartment

BALCONY / TERRACE / GARDEN

- Architectural metalwork balustrades to balconies and terraces
- Hard-landscaped finishes to terraces and gardens
- Low-level hedge shrubs to garden perimeter (ground floor only)

SHARED COMMON PARTS SPECIFICATION: BUILDING FABRIC

- Concrete structural frame
- Brickwork and composite metal cladding façade
- Soundproofing to walls and floors separating homes to outperform current Building Regulations
- Carpeted and painted communal corridors throughout
- Passenger lifts and stair access to all levels
- Ground floor lockable cycle storage
- Ground floor refuse / recycling storage
- Postal boxes located in each communal entrance area

EXTERNAL COMMUNAL AREA

- Open-plan ground floor and podium level landscaping, with a mixture of planted and paved areas
- Option to purchase right to use car parking space with selected homes (subject to availability)

MANAGEMENT AND SECURITY

- Designed in accordance with Secure by Design principles
- Multi-locking front door system
- CCTV system to all entry and exit points

Kitchen view of a typical apartment at Cedarwood Square in a light palette



**Get in touch:**

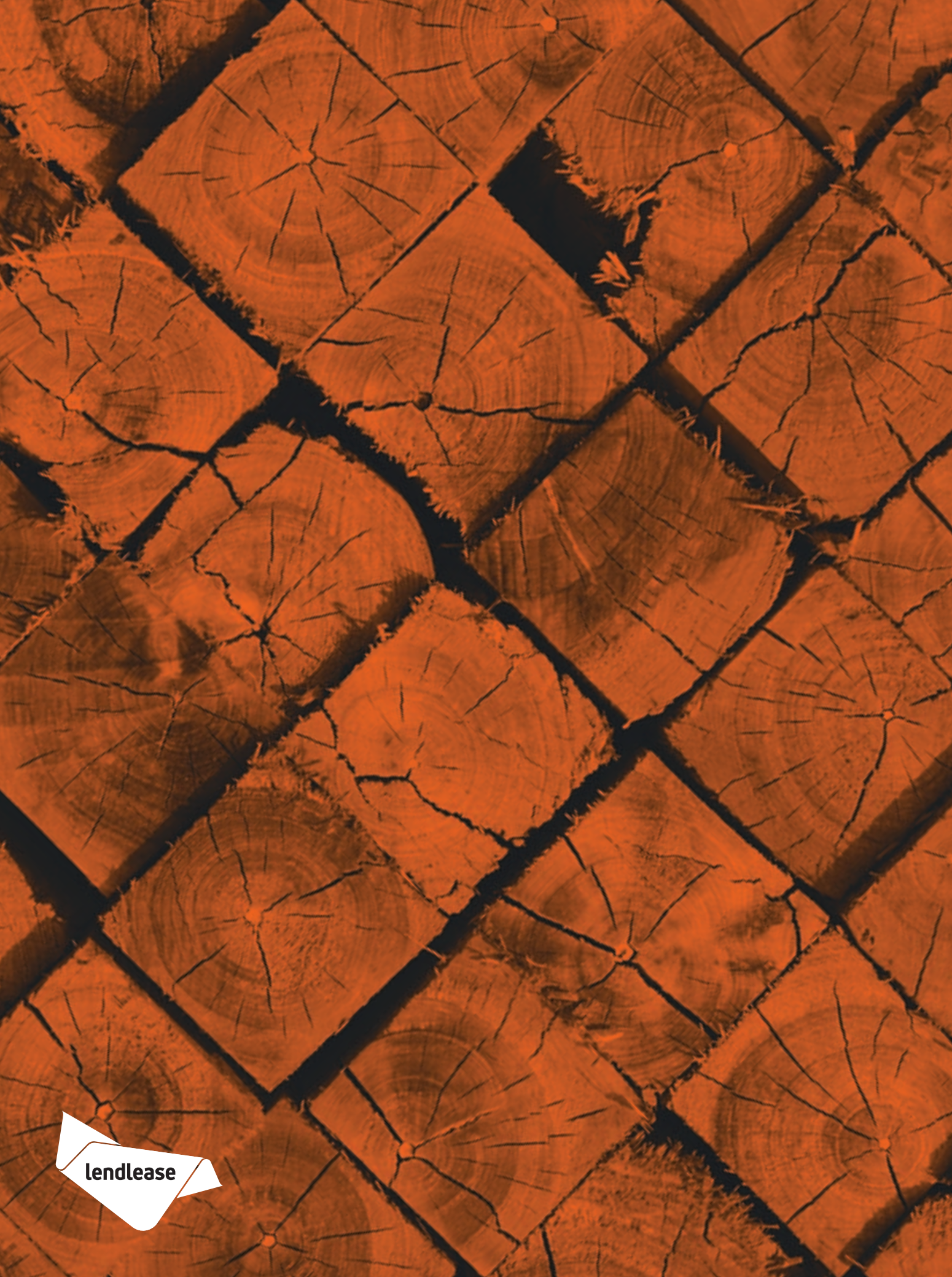
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