

*LDN*



*E.15*

# NEW STRATFORD WORKS

*Phase Three*

*A collection of 1, 2 & 3 bedroom apartments  
and 2 bedroom duplexes*

**Higgins**  
HOMES

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## INTRODUCTION

Phase 3 of The New Stratford Works development is the exciting next step for the award-winning Chobham Farm neighbourhood. These 23 new one, two and three bedroom apartments and two bedroom duplexes are close to nature yet have all life's necessities nearby.

Just moments from super-connected Stratford, Westfield Stratford City, and the Queen Elizabeth Olympic Park, New Stratford Works offers a new way of life in the city.

Fronting onto the new woodland designed Linear Park, the homes have leafy views across this sculpted urban area. The inviting green space reinforces the character of these beautiful but functional building.



⤴ Queen Elizabeth Olympic Park

⤵ Here East



⤴ Hackney Wick

## LOCAL AREA GUIDE

Stratford is the place to be in East London. Whether you're looking for a place to work, play, learn or simply live. Traditionally a hotbed for artists, the area has transformed over the last decade into an amazing new neighbourhood that brings together all the best of the capital, from street food and street art to world-class sporting, educational and entertainment facilities.

The area is bursting with vitality and offers a wide range of shops, cafes and restaurants, many of which are in stunning rooftop or waterside locations. There's a perfect mix of the old and the new, where independent artisanal businesses sit alongside Michelin-starred establishments. This is a place where everyone is welcome, a showcase in metropolitan master-planning, where there's something for everyone, including you.

⤵ Westfield



EAST IS THE NEW CENTRAL

Parks, waterways and pools, stadiums, venues, shops and restaurants, cafes, bars, clubs, theatre, cinema and wide open spaces, Stratford has it all, and it's all mere moments from New Stratford Works.

- A. QUEEN ELIZABETH OLYMPIC PARK
- B. LONDON AQUATICS CENTRE
- C. ARCELORMITTAL ORBIT
- D. LONDON STADIUM
- E. COPPER BOX ARENA
- F. LEE VALLEY VELOPARK
- G. LEE VALLEY HOCKEY & TENNIS CENTRE
- H. DRAPERS FIELD RECREATION GROUND
- I. WESTFIELD SHOPPING CENTRE

REGULAR HAUNTS

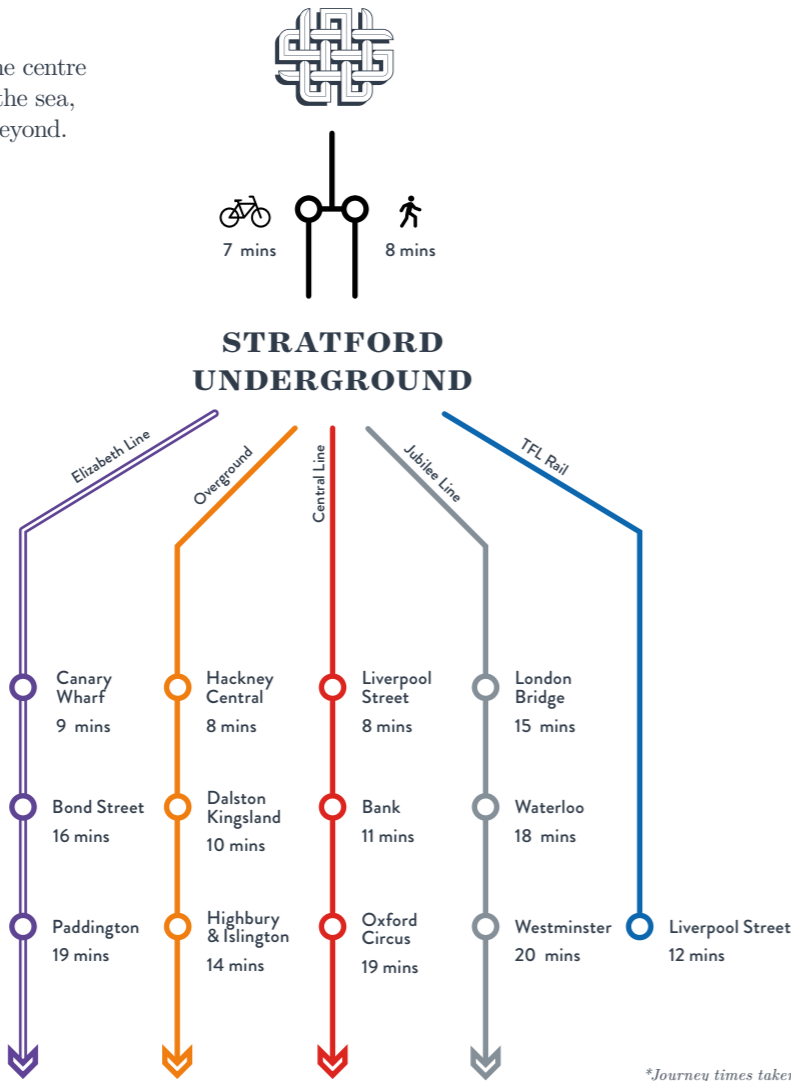
These are just a few of the local favourites that could become your regulars.

- 1. NEIGHBOURHOOD BAR E20
- 2. BLUE TIT HAIRDRESSERS
- 3. SANTI
- 4. FISH HOUSE E20
- 5. DARKHORSE
- 6. GINGER AND MINT EAST VILLAGE
- 7. HAND CAFE
- 8. SIGNORELLI E20
- 9. TINA, WE SALUTE YOU E20
- 10. HAUGEN
- 11. THEATRE ROYAL
- 12. ROOF EAST

CONNECTIONS

Super-connected Stratford is the only station that's on two tube lines, the Overground, the DLR, and the Elizabeth Line.

Whether you're heading into the centre of the capital out for a day by the sea, or further afield to Paris and beyond. Stratford is the place to start.



\*Journey times taken from Google maps and TFL



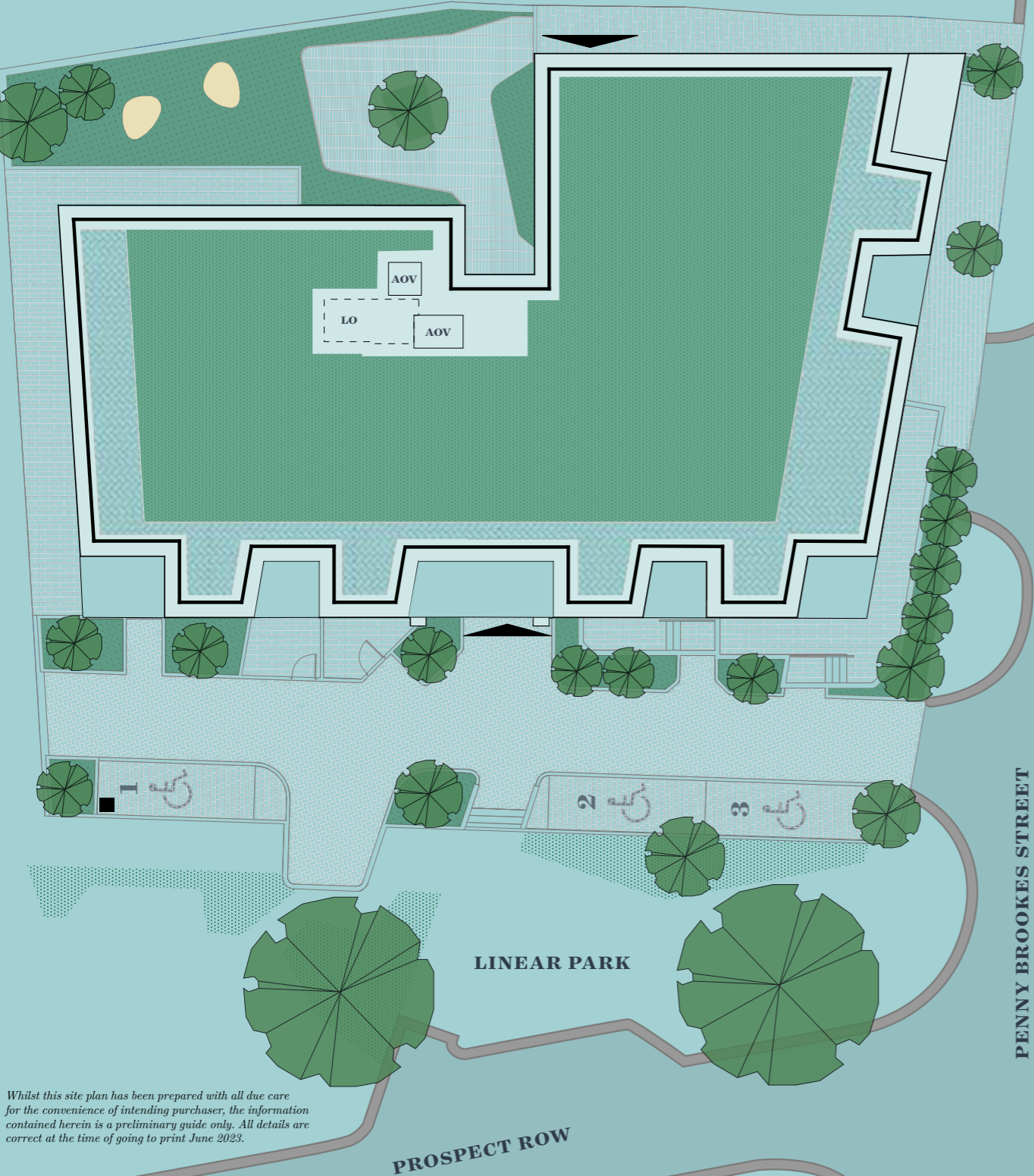


*The computer generated image has been superimposed onto an aerial shot and is indicative only of how the completed development will appear.*

PHASE 3 SITE PLAN



- GREEN ROOF
- EV POINT
- LO: LIFT OVERUN
- AOV: AUTOMATIC OPENING VENT



Whilst this site plan has been prepared with all due care for the convenience of intending purchaser, the information contained herein is a preliminary guide only. All details are correct at the time of going to print June 2023.



The computer generated image is drawn from plan and is indicative only of how the completed development will appear.

DRIVEN BY DESIGN

All the homes at New Stratford Works have high-quality and well-designed contemporary features with functional and stylish finishes, sourced from respected suppliers.

The apartments and duplexes have clean, simple lines and considered aesthetics that maximise space and create light-filled rooms that are just perfect for relaxing or entertaining.



The computer-generated image is drawn from plan and is indicative only of how the kitchen specification will appear

## SPECIFICATION

### KITCHEN

- Handleless fitted kitchens by ROK European with dual colour finish in Pearl Indigo Blue matt lacquer base units and White matt lacquered wall units
- Quality appliances by Bosch to include multi-function electric oven, integrated microwave and induction hob in black finish. Integrated Bosch dishwasher and fridge / freezer
- Freestanding washer / dryer within utility cupboard
- White composite worktops with 100mm upstand
- Under mounted stainless steel sink with chrome mixer tap and independent, detachable stainless steel drainer
- Recessed under unit LED lighting
- Hafele pull out wastebin

### BATHROOMS & EN-SUITE

- Contemporary sanitaryware by Saneux in white with chrome fittings
- Semi countertop basin with pop up waste and wall hung W/C with concealed cistern, soft close seat and cover
- White composite stone vanity worktops with 100mm upstand and full height fitted mirror above (bathroom) and feature mirror fronted storage cabinet (en-suite)
- Recessed towel box
- Steel bath with tiled bath panel (bathroom)
- Hinged shower screen with chrome frame with 20cm circular shower head over bath and secondary wand handset (bathroom)
- Shower tray (en-suite)
- 20cm circular chrome shower head and secondary handset to shower enclosure (en-suite)
- European wall tiling to selected areas
- Heated towel rail– electric – chrome finish
- Mechanical ventilation system (MVHR)
- Shaver point – chrome finish

### WARDROBE

- Fitted wardrobes by Portico to bedroom one

### HEATING

- Heating via communal system (air source heat pumps with boiler back-up). Fitted under floor heating with zoned thermostats, heat interface unit and pre-payment facility (individual to each property)

### WINDOWS

- Composite (powder coated externally, painted wood internally) double glazed sealed units

### FINISHES

- Painted walls and ceilings with a white emulsion by Dulux.
- White satinwood paint to internal joinery
- Contemporary square edged architrave and skirting boards with square routed shadow
- White painted internal doors with four feature horizontal grooves
- Lever door handles – polished chrome finish

### SECURITY

- Video entryphone system
- Mains operated smoke detector
- Heat detector within the kitchen area
- Provision for intruder system – wired to fuse spur for future installation
- Fire sprinkler system

### HOME ENTERTAINMENT/ COMMUNICATIONS

- TV / FM outlet points to living room and bedroom one
- Communal satellite aerial (Sky Q) – purchasers own decoder required
- Communal terrestrial digital television aerial
- Telephone outlet points to living room and bedroom one
- Wired for fibre broadband from Hyperoptic and BT – purchaser subscription required
- USB charging points to bedroom one and kitchen

### LIGHTING

- Lumi - Plugin recessed ceiling downlighters to all rooms with dimmer switch
- Wall lights to staircase in duplex apartments
- Wall light fitting to balcony / terrace

### FLOORING

- Karndean flooring to hall, living/dining/kitchen\*
- Porcelain tiling to bathroom and en-suite
- Fitted Cormar carpet to all bedrooms \*(Primo Plus range)

### COMMUNAL FACILITIES

- Communal passenger lift with brushed stainless-steel lift car
- Smooth plastered walls and ceramic tiled flooring to communal entrance foyer, fitted carpet to communal hallways and staircase
- Lockable post box

### WARRANTY

- Ten-year LABC warranty



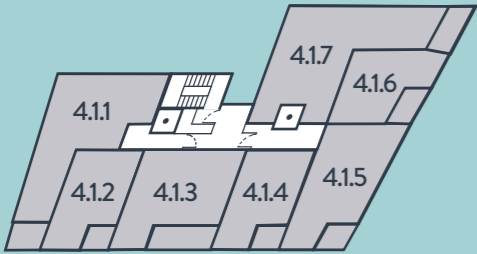
*The Company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.*

*\*Choice subject to build stage*

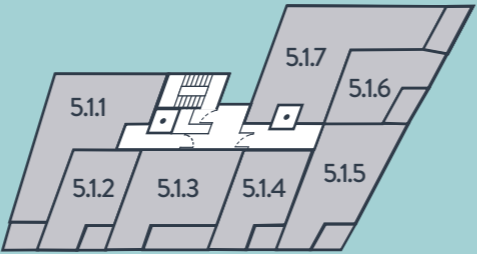
APARTMENT LAYOUT PLAN



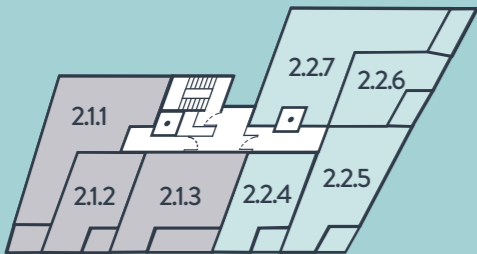
Fourth Floor



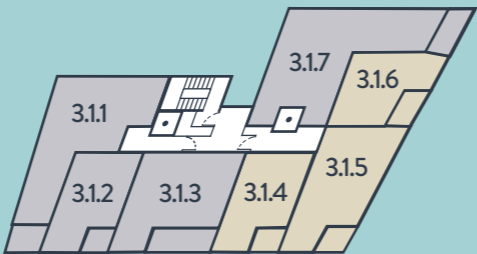
Fifth Floor



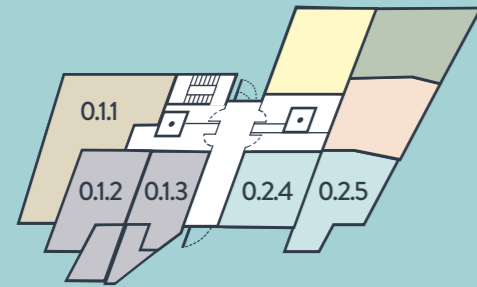
Second Floor



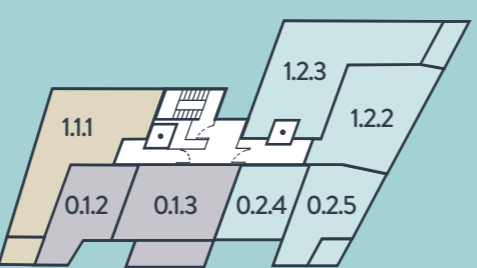
Third Floor



Ground Floor



First Floor

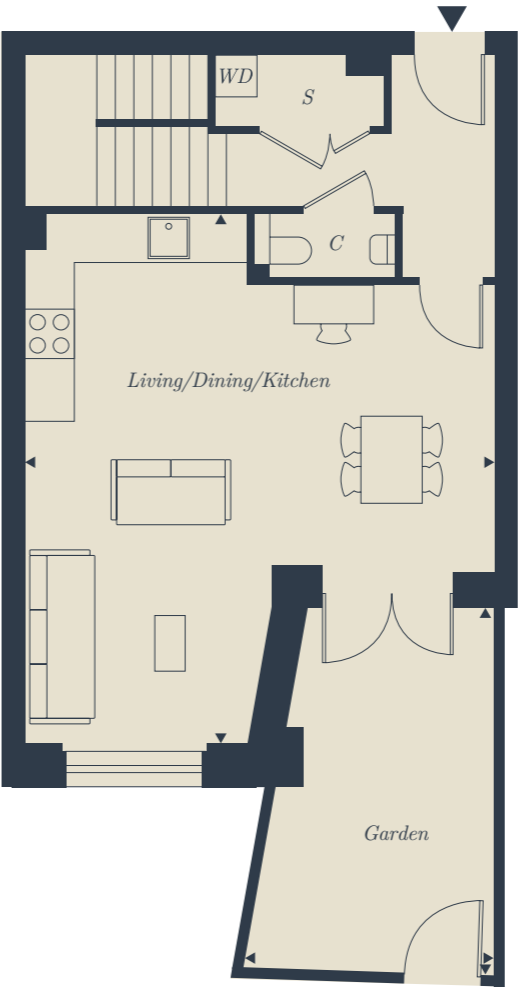


- |              |                    |
|--------------|--------------------|
| Lift         | Communal Area      |
| Cycle Store  | Private Sale       |
| Plant Room   | Shared Ownership   |
| Refuse Store | Affordable Housing |

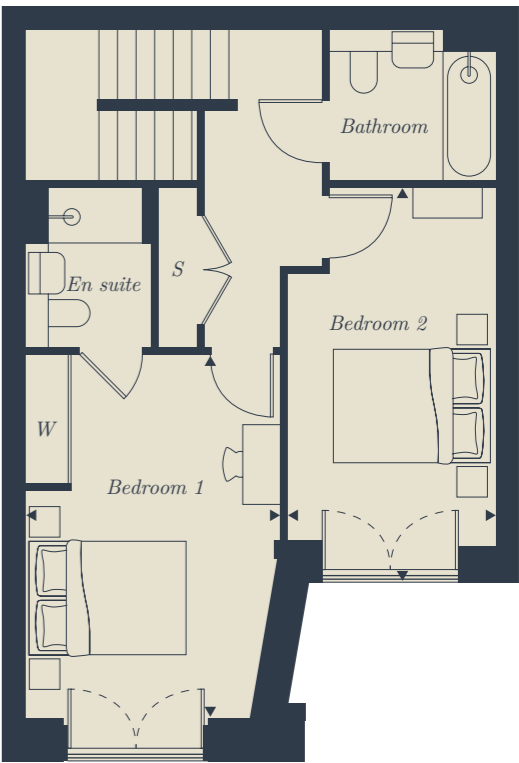
TYPE 2: DUPLEX

Unit 0.1.2

Ground Floor



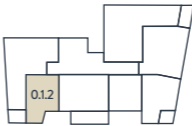
First Floor



Ground Floor



First Floor



- |                  |
|------------------|
| One Bedroom      |
| Two Bedroom      |
| Three Bedroom    |
| C: Cloakroom     |
| S: Storage       |
| W: Wardrobe      |
| WD: Washer Dryer |

Total 1071ft<sup>2</sup> / 99.53m<sup>2</sup>

Living/Dining/Kitchen

7037mm x 6209mm (23'1" x 20'4")

Cloakroom

Bedroom 1

4812mm x 3359mm (15'10" x 11")

En suite

Bedroom 2

4745mm x 2750mm (15'7" x 9')

Bathroom

Garden

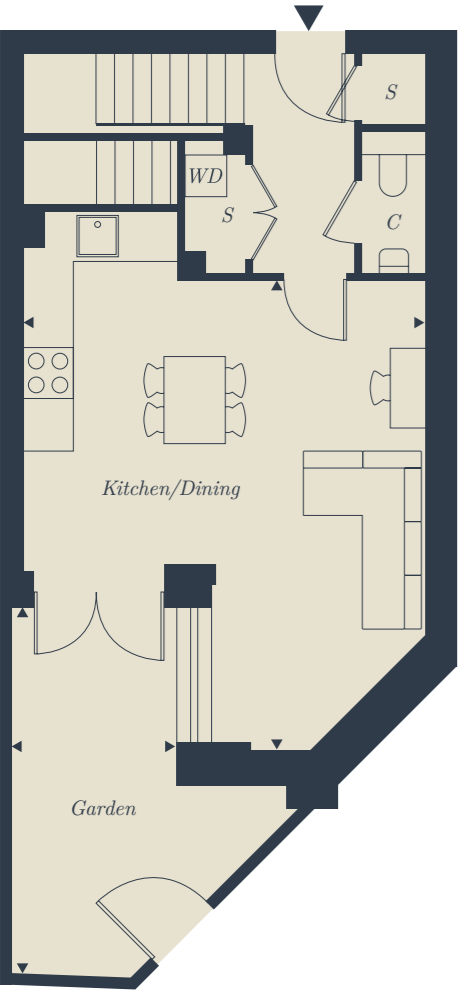
4849mm x 3311mm (15'11" x 10'10")

TYPE 3: DUPLEX

Unit 0.1.3

First Floor

Ground Floor



Total 1156ft<sup>2</sup> / 107.44m<sup>2</sup>

Kitchen/Dining

6245mm x 5316mm (20'5" x 17'5")

Cloakroom

Living

4096mm x 3595mm (13'6" x 11'10")

Bedroom 1

4745mm x 2750mm (15'7" x 9')

En suite

Bedroom 2

4745mm x 2550mm (15'7" x 8'4")

Bathroom

Garden

4854mm x 2184mm (15'11" x 7'2")

Balcony

6760mm x 2317mm (22'2" x 7'7")

- One Bedroom
- Two Bedroom
- Three Bedroom

- C: Cloakroom
- S: Storage
- W: Wardrobe
- WD: Washer Dryer

TYPE 8

Units 2.1.1, 3.1.1, 4.1.1, 5.1.1



Total 968ft<sup>2</sup> / 89.93m<sup>2</sup>

Living/Dining/Kitchen

8622mm x 3832mm (28'3" x 12'7")

Bedroom 1

4401mm x 2750mm (14'5" x 9'1")

En suite

Bedroom 2

4141mm x 2825mm (13'7" x 9'3")

Bedroom 3

3981mm x 2250mm (13'1" x 7'5")

Bathroom

Balcony

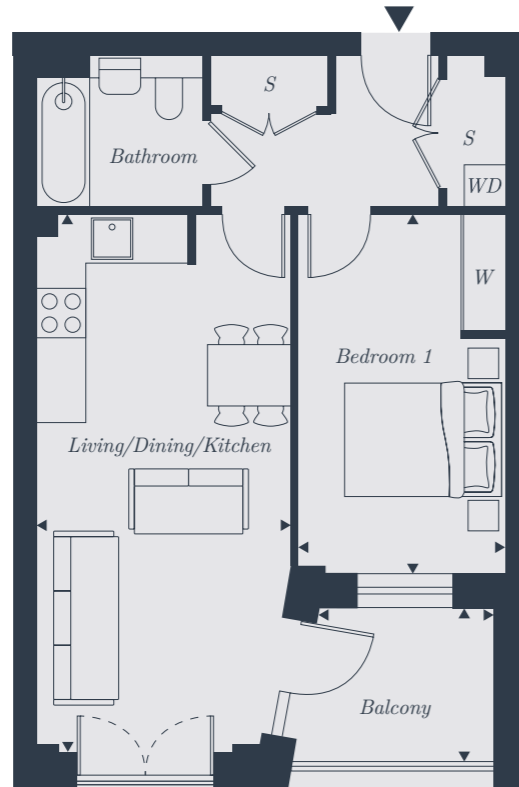
3518mm x 2538mm (11'6" x 8'4")

- One Bedroom
- Two Bedroom
- Three Bedroom

- S: Storage
- W: Wardrobe
- WD: Washer Dryer

## TYPE 9

Units 2.1.2, 3.1.2, 4.1.2, 4.1.4, 5.1.2, 5.1.4



Second Floor



Fourth Floor



Third Floor



Fifth Floor



- One Bedroom
- Two Bedroom
- Three Bedroom

- S: Storage
- W: Wardrobe
- WD: Washer Dryer

Total 539ft<sup>2</sup> / 50.07m<sup>2</sup>

Living/Dining/Kitchen

7107mm x 3360mm (23'4" x 11')

Bedroom 1

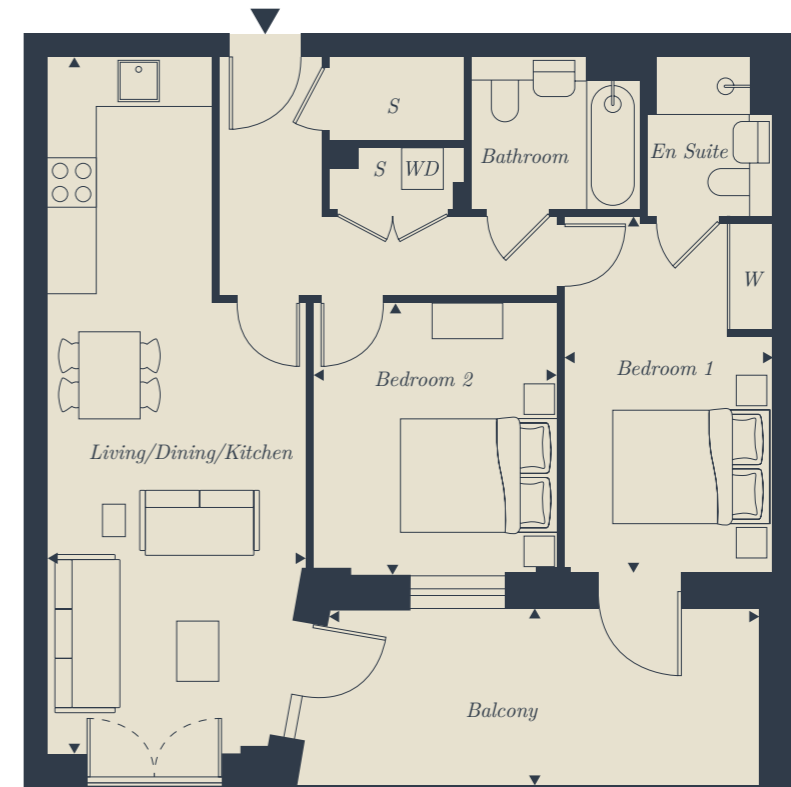
4745mm x 2755mm (15'7" x 9')

Bathroom

Balcony  
2314mm x 2023mm (7'7" x 6'7")

## TYPE 10

Units 2.1.3, 3.1.3, 4.1.3, 5.1.3



Second Floor



Fourth Floor



Third Floor



Fifth Floor



- One Bedroom
- Two Bedroom
- Three Bedroom

- S: Storage
- W: Wardrobe
- WD: Washer Dryer

Total 785ft<sup>2</sup> / 72.96m<sup>2</sup>

Living/Dining/Kitchen

9207mm x 3423mm (30'2" x 11'3")

Bedroom 1

4745mm x 2750mm (15'7" x 9')

En suite

Bedroom 2

3595mm x 3217mm (11'10" x 10'7")

Bathroom

Balcony

5689mm x 2338mm (18'8" x 7'8")

TYPE 12

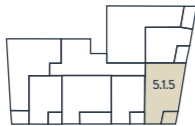
Units 4.1.5, 5.1.5



Fourth Floor



Fifth Floor



- One Bedroom
- Two Bedroom
- Three Bedroom

S: Storage  
W: Wardrobe  
WD: Washer Dryer

Total 790ft<sup>2</sup> / 73.38m<sup>2</sup>

Living/Dining/Kitchen

6223mm x 5174mm (20'5" x 17')

Bedroom 1

3400mm x 2750mm (11'2" x 9'1")

En suite

Bedroom 2

4066mm x 3036mm (13'4" x 10')

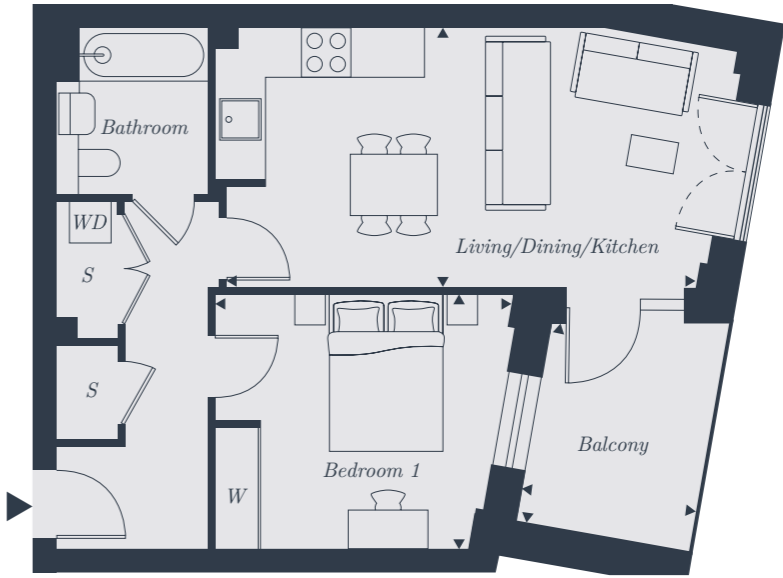
Bathroom

Balcony

2829mm x 2563mm (9'3" x 8'5")

TYPE 13

Units 4.1.6, 5.1.6



Fourth Floor



Fifth Floor



- One Bedroom
- Two Bedroom
- Three Bedroom

S: Storage  
W: Wardrobe  
WD: Washer Dryer

Total 539ft<sup>2</sup> / 50.07m<sup>2</sup>

Living/Dining/Kitchen

6203mm x 3432mm (20'4" x 11'3")

Bedroom 1

3937mm x 3350mm (12'11" x 11')

Bathroom

Balcony

2652mm x 2313mm (8'8" x 7'7")

## TYPE 14

Units 3.1.7, 4.1.7



### Third Floor



### Fourth Floor



- One Bedroom
- Two Bedroom
- Three Bedroom

- C: Cloakroom
- S: Storage
- W: Wardrobe
- WD: Washer Dryer

Total 1038ft<sup>2</sup> / 96.50m<sup>2</sup>

Living/Dining/Kitchen

7179mm x 5174mm (23'7" x 12'3")

Bedroom 1

4393mm x 3100mm (14'5" x 10'2")

Bedroom 2

4393mm x 2399mm (14'5" x 7'10")

Bedroom 3

4393mm x 2399mm (14'5" x 7'10")

Bathroom

Balcony

4211mm x 1698mm (13'10" x 5'7")

## TYPE 15

Units 5.1.7



### Fifth Floor



- One Bedroom
- Two Bedroom
- Three Bedroom

- S: Storage
- W: Wardrobe
- WD: Washer Dryer

Total 1038ft<sup>2</sup> / 96.50m<sup>2</sup>

Living/Dining/Kitchen

7916mm x 3821mm (26' x 12'7")

Bedroom 1

4583mm x 2872mm (15'1" x 9'5")

En suite

Bedroom 2

4653mm x 2690mm (15'3" x 8'10")

Bedroom 3

3953mm x 2355mm (13' x 7'9")

Bathroom

Balcony

3947mm x 2103mm (12'11" x 6'11")



# 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 designs and constructs' 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 Building warranty.

## CONTACT

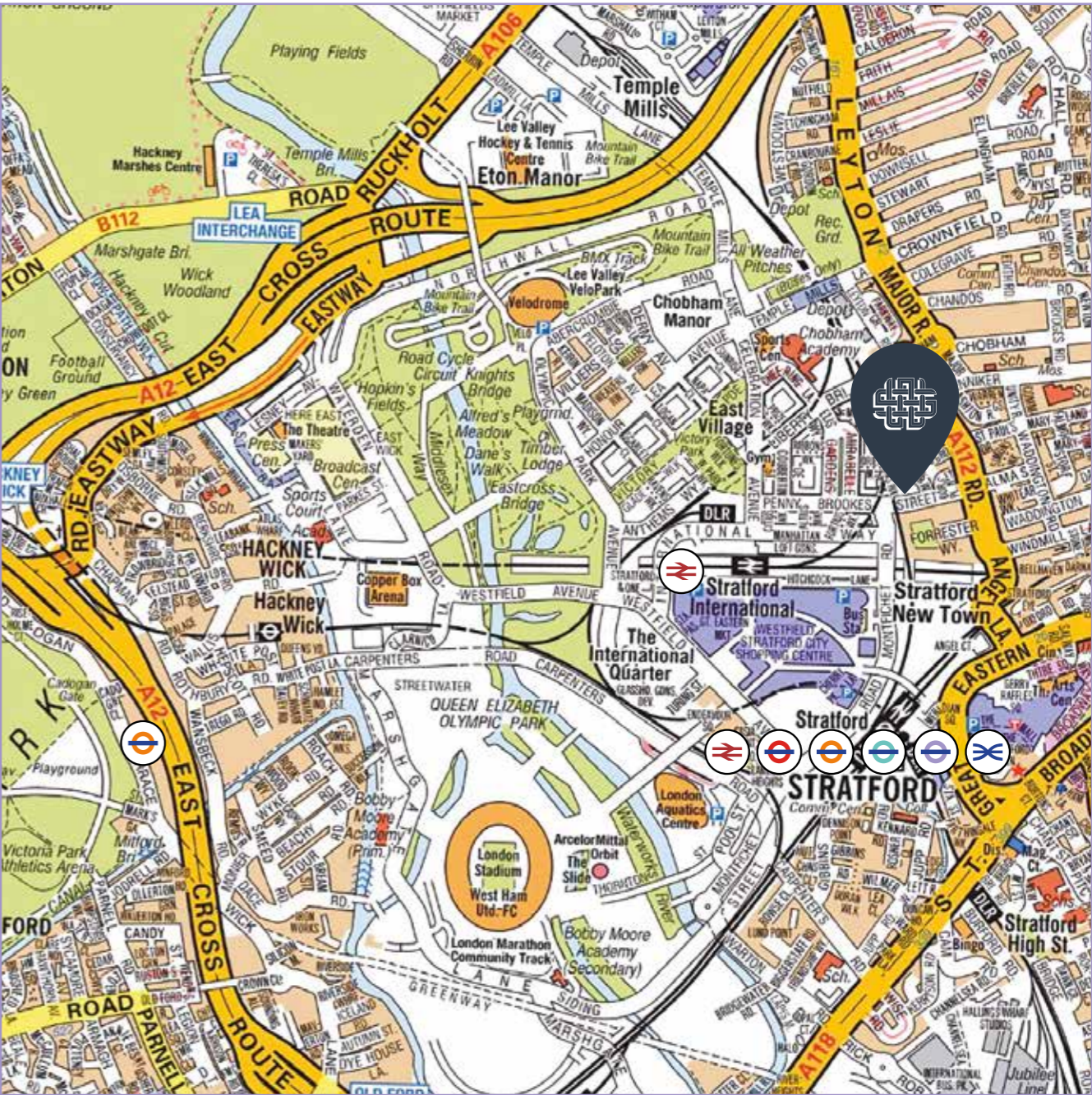
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