



**The Grove Collection**  
Floorplans

TRINITYPARK.LONDON

# The Grove Collection



Computer generated image. Street view of Trinity Park.

The Grove Collection is the first phase at Trinity Park, located to the east corner of the site, with views leading down the central green spine to Maryon Park. It's home to 1 & 3 bedroom apartments set within one block across four floors, and 3 bedroom houses with gardens and terraces in a variety of townhouse and mews styles.

# Trinity Park Masterplan.

PHASE 1 / THE GROVE COLLECTION

PHASE 2 / CHERRY WAY COLLECTION

PHASE 3 / PARKSIDE COLLECTION

AFFORDABLE HOMES



Computer generated image of Trinity Park site plan

# Site plan



Detailed view



- The Grove Collection Apartment Block (p8)
- S42 - 3 Bed Townhouses (p18)
- S43 - 3 Bed Townhouses End Terraces (p19)
- S43 - 3 Bed Townhouse Mid Terrace (p20)
- S44 & S45 - 3 Bed Mews House (p24)
- S51 - 3 Bed Townhouses End Terraces (p21)
- S51 - 3 Bed Townhouses Mid Terraces (p20)
- S52 - 3 Bed Townhouses (p21)
- S53 & S54 - 3 Bed Mews House (p25)



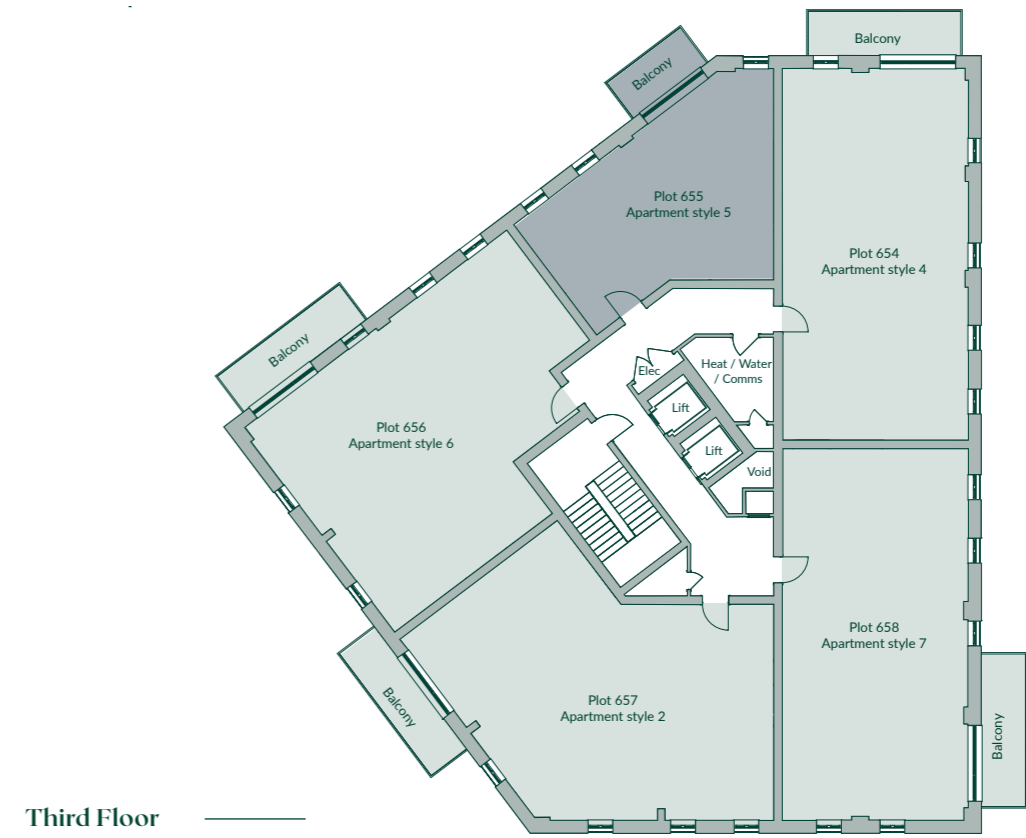
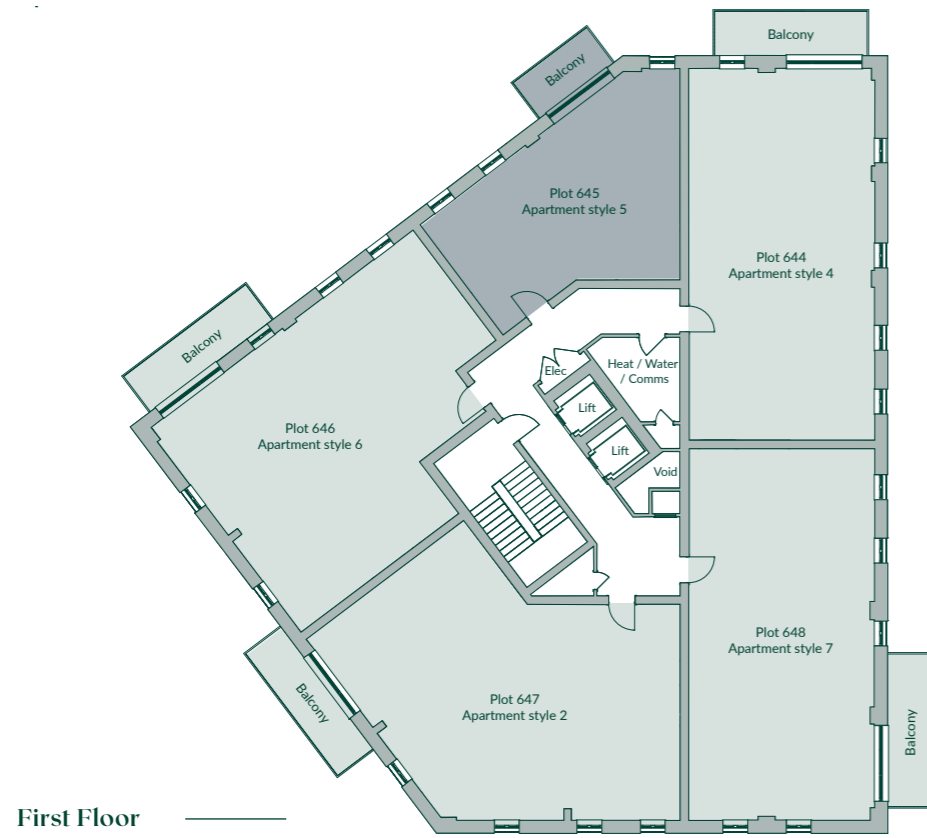
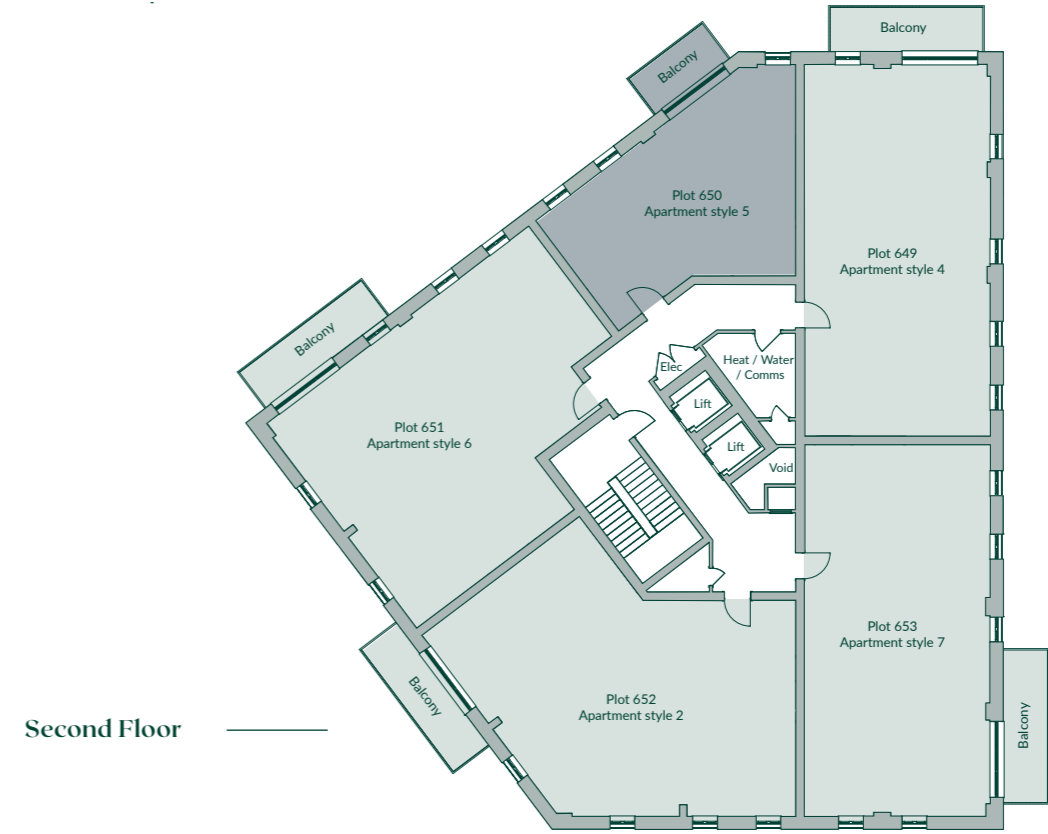
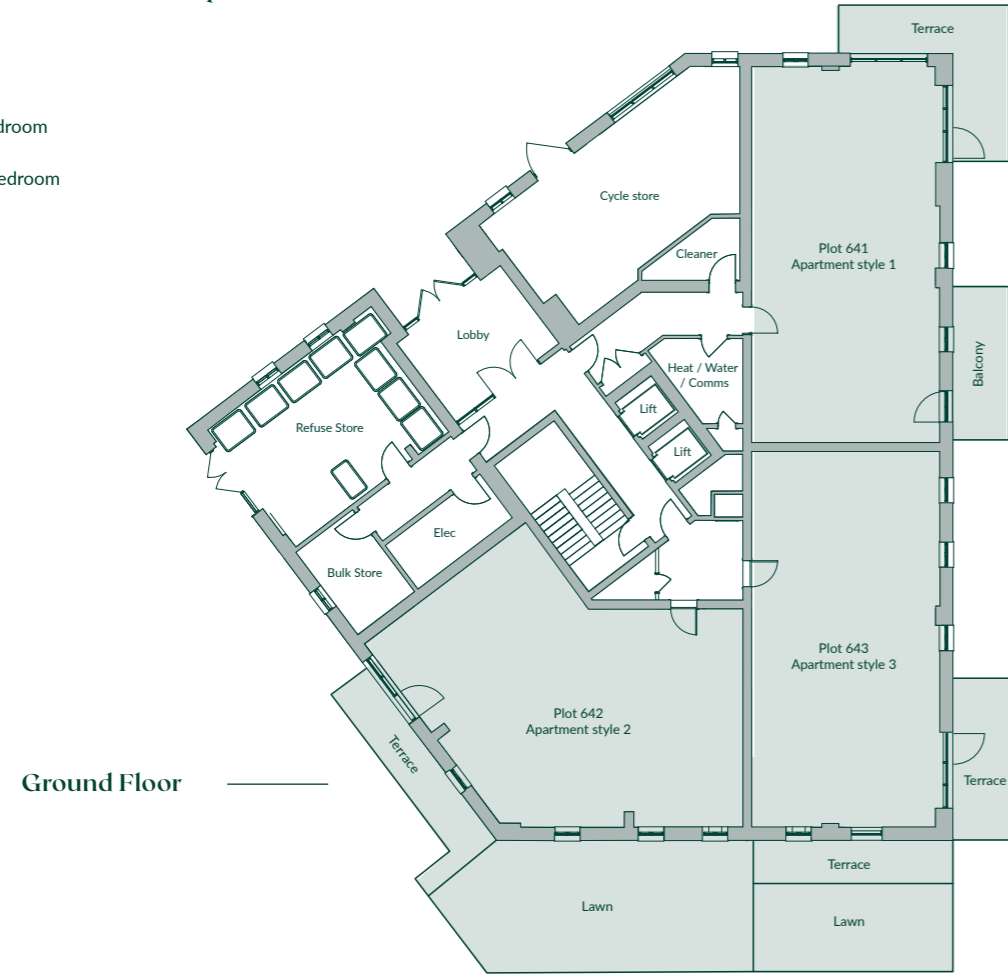
Computer generated image. Trinity Park apartment living room.

# Modern Apartments

# Apartment block plans

The Grove Collection apartments

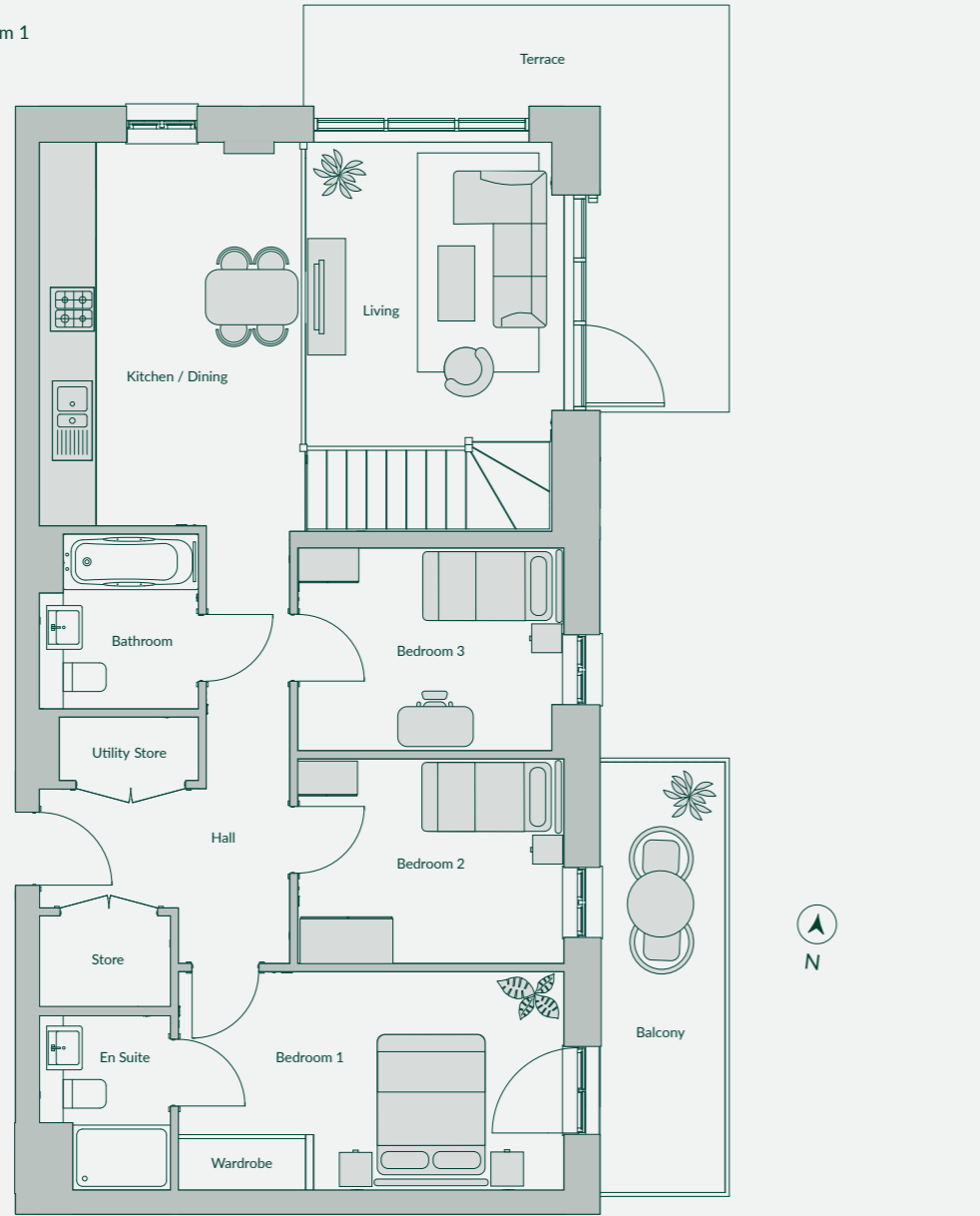
- One bedroom
- Three bedroom



# Apartment Style 1

Ground Floor

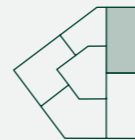
- Open-plan living with mezzanine floor and stairs to living area
- Triple height windows to living area with a dual aspect terrace
- East facing balcony to bedroom 1
- En suite and fitted wardrobe to bedroom 1
- Bedroom 3 flexible space
- Plenty of storage throughout



Bedrooms	Bathroom/ En suite	Area
3	2	86.9 sqm 935 sqft

Total internal area	86.9 sqm	935 sqft
Kitchen / Dining / Living	6.60m x 4.89m	21'8" x 16'
Bedroom 1	4.85 x 2.75m	15'11" x 9'
Bedroom 2	3.350 x 2.57m	11' x 8'5"
Bedroom 3	3.350 x 2.55m	11' x 8'4"

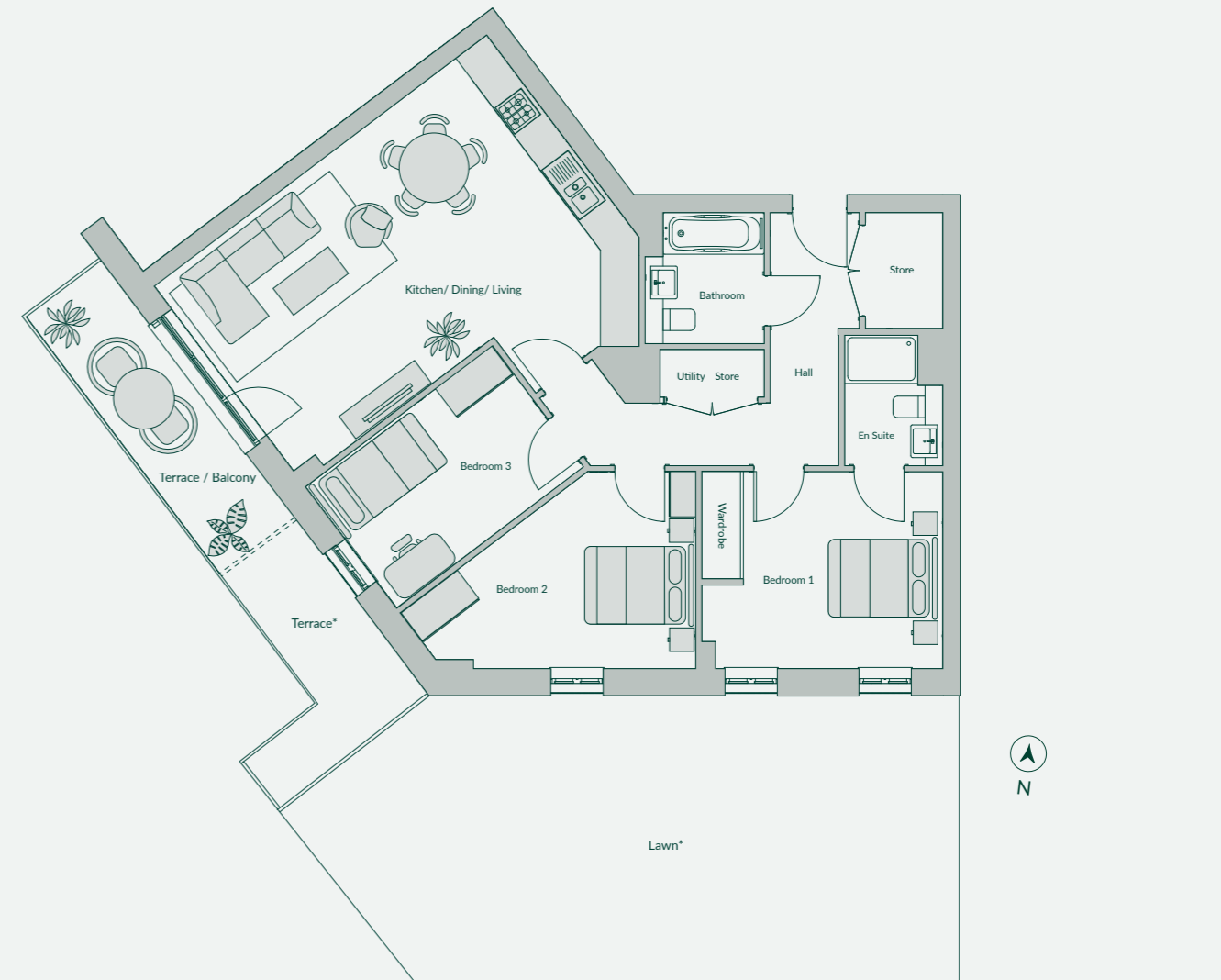
Plot no.  
Ground Floor – Plot 641



# Apartment Style 2

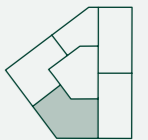
Ground Floor and Floors 1, 2, 3

- Open-plan living, dining and kitchen area with terrace or balcony
- En suite and fitted wardrobe to bedroom 1
- Bedroom 3 flexible space
- Large storage cupboard in hallway



Bedrooms	Bathroom/ En suite	Area
3	2	94.2 sqm 1014 sqft

Total internal area	94.2 sqm	1014 sqft	Plot no.
Kitchen / Dining / Living	6.99 x 5.31m	22'11" x 17'5"	Ground Floor – Plot 642
Bedroom 1	4.05 x 3.31m	13'3" x 10'10"	1st floor – Plot 647
Bedroom 2	3.62 x 3.31m	11'10" x 10'10"	2nd floor – Plot 652
Bedroom 3	2.55 x 3.94m	8'4" x 12'11"	3rd floor – Plot 657



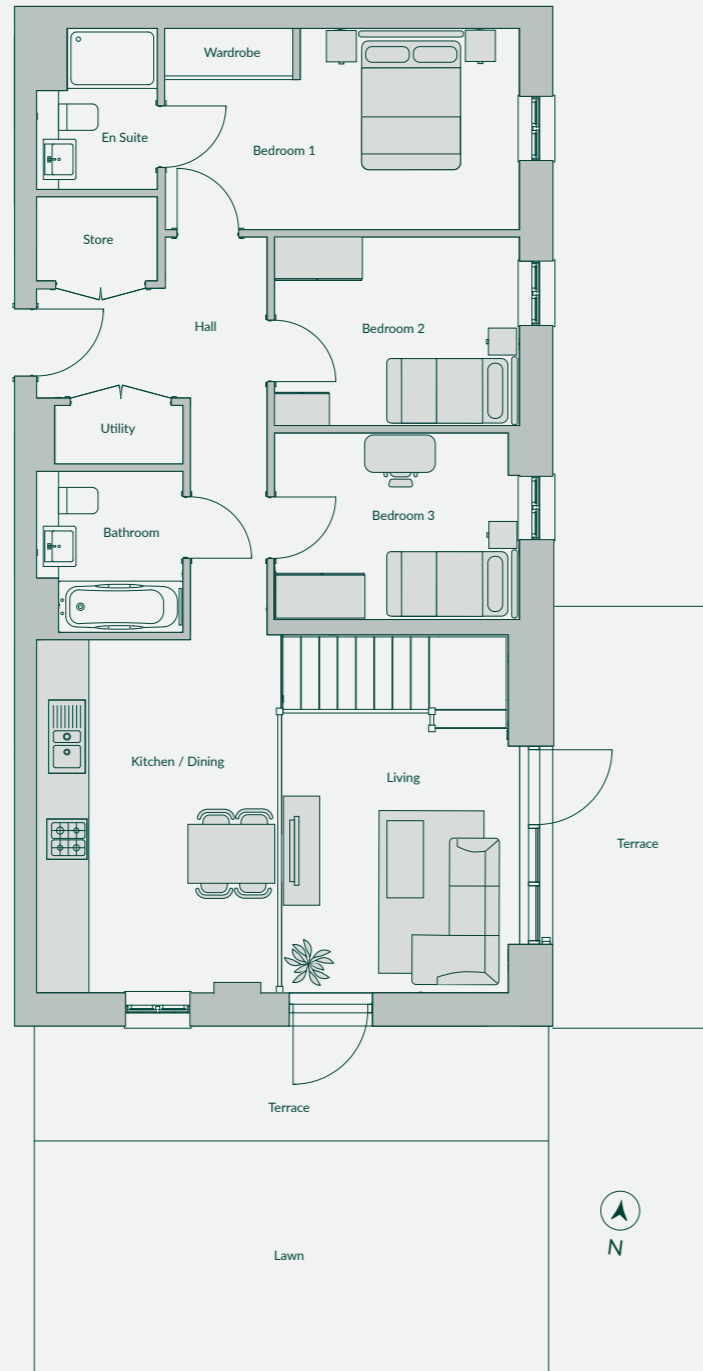
Floor designs and layouts are indicative only and may change. The specification of the areas is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sales contracts. All sales remain subject to contract. All information regarding prospective amenity provisions represents current intention only and the final provision of amenity may change in accordance with permitted variances under the apartment sales contracts. Please consult your sales contract for information. **Apt 23402.**

\* Lawn and additional terrace space to Ground Floor apartment only. Floor designs and layouts are indicative only and may change. The specification of the areas is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sales contracts. All sales remain subject to contract. All information regarding prospective amenity provisions represents current intention only and the final provision of amenity may change in accordance with permitted variances under the apartment sales contracts. Please consult your sales contract for information. **Apt 23513.**

# Apartment Style 3

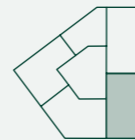
Ground Floor

- Open-plan living with mezzanine floor and stairs to living area
- Triple height windows to living area
- Duel aspect terrace and lawn
- En suite and fitted wardrobe to bedroom 1
- Bedroom 3 flexible space
- Plenty of storage throughout



Bedrooms	Bathroom/ En suite	Area
3	2	86.9 sqm 936 sqft

Total internal area	86.9 sqm	936 sqft	Plot no.
Kitchen / Dining / Living	4.82 x 6.60m	15'10" x 21'8"	Ground Floor – Plot 643
Bedroom 1	4.85 x 2.75m	15'11" x 9'0"	
Bedroom 2	3.34 x 2.57m	10'11" x 8'5"	
Bedroom 3	3.34 x 2.55m	10'11" x 8'4"	

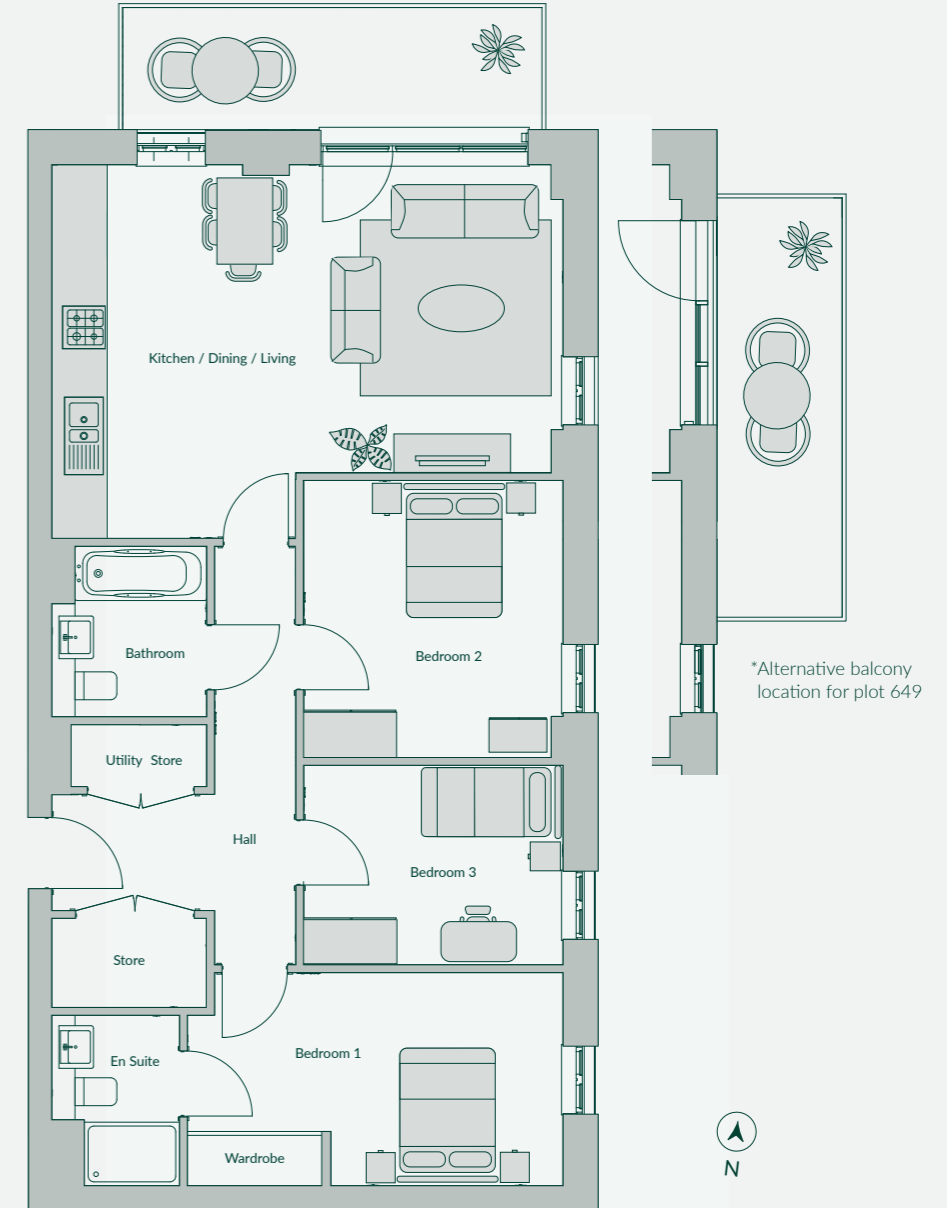


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# Apartment Style 4

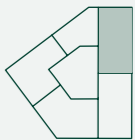
Floors 1, 2, 3

- Open-plan living, dining and kitchen area with balcony
- En suite and fitted wardrobe to bedroom 1
- Double size bedroom 2



Bedrooms	Bathroom/ En suite	Area
3	2	86.9 sqm 936 sqft

Total internal area	86.9 sqm	936 sqft	Plot no.
Kitchen / Dining / Living	4.82 x 6.60m	15'10" x 21'8"	1st floor – Plot 644
Bedroom 1	4.85 x 2.75m	15'11" x 9'	2nd floor – Plot 649*
Bedroom 2	3.57 x 3.35m	11'9" x 11'	3rd floor – Plot 654
Bedroom 3	2.57 x 3.35m	8'5" x 11'	



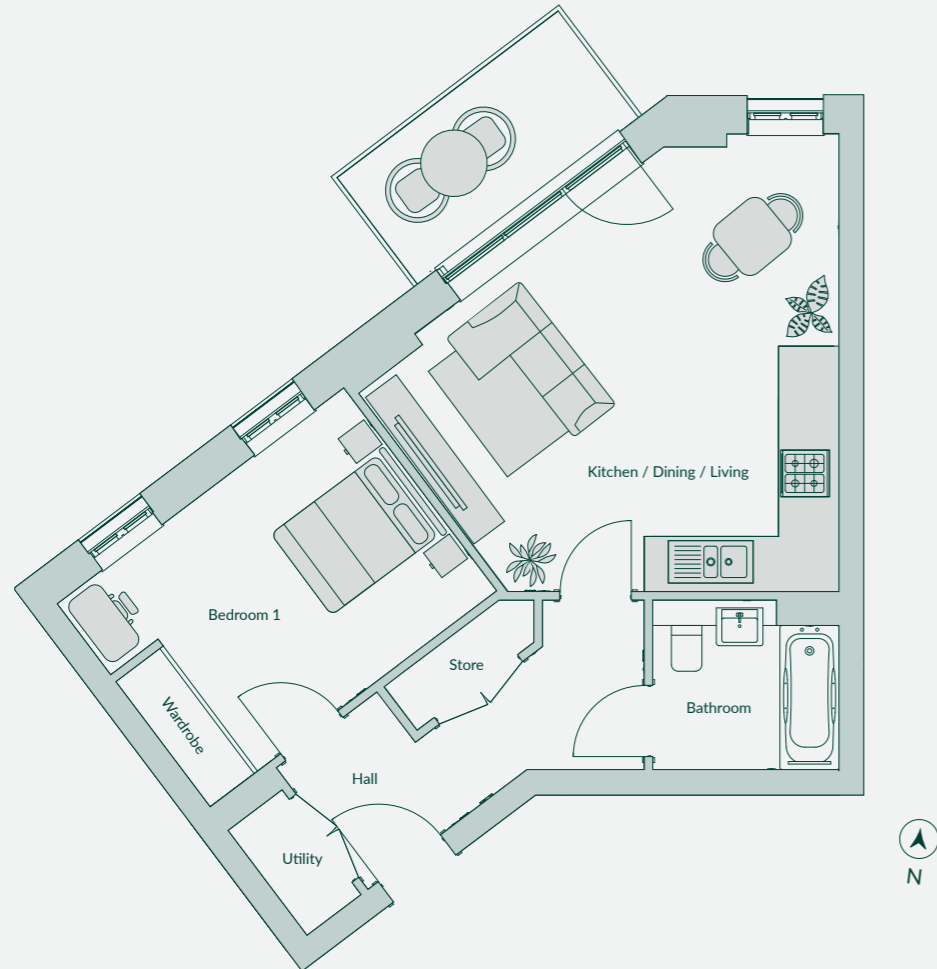
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## Apartment Style 5

Floors 1, 2, 3

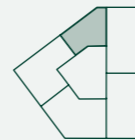
- Open-plan living, dining and kitchen area with balcony
- West facing balcony from living area
- Fitted wardrobe to bedroom

Bedrooms	Bathroom/ En suite	Area
1	1	51.3 sqm 553 sqft



Total internal area	51.3 sqm	553 sqft
Kitchen / Dining / Living	4.99 x 5.40m	16'4" x 17'8"
Bedroom 1	4.23 x 3.00m	13'10" x 9' 10"

Plot no.
1st floor – Plot 645
2nd floor – Plot 650
3rd floor – Plot 655

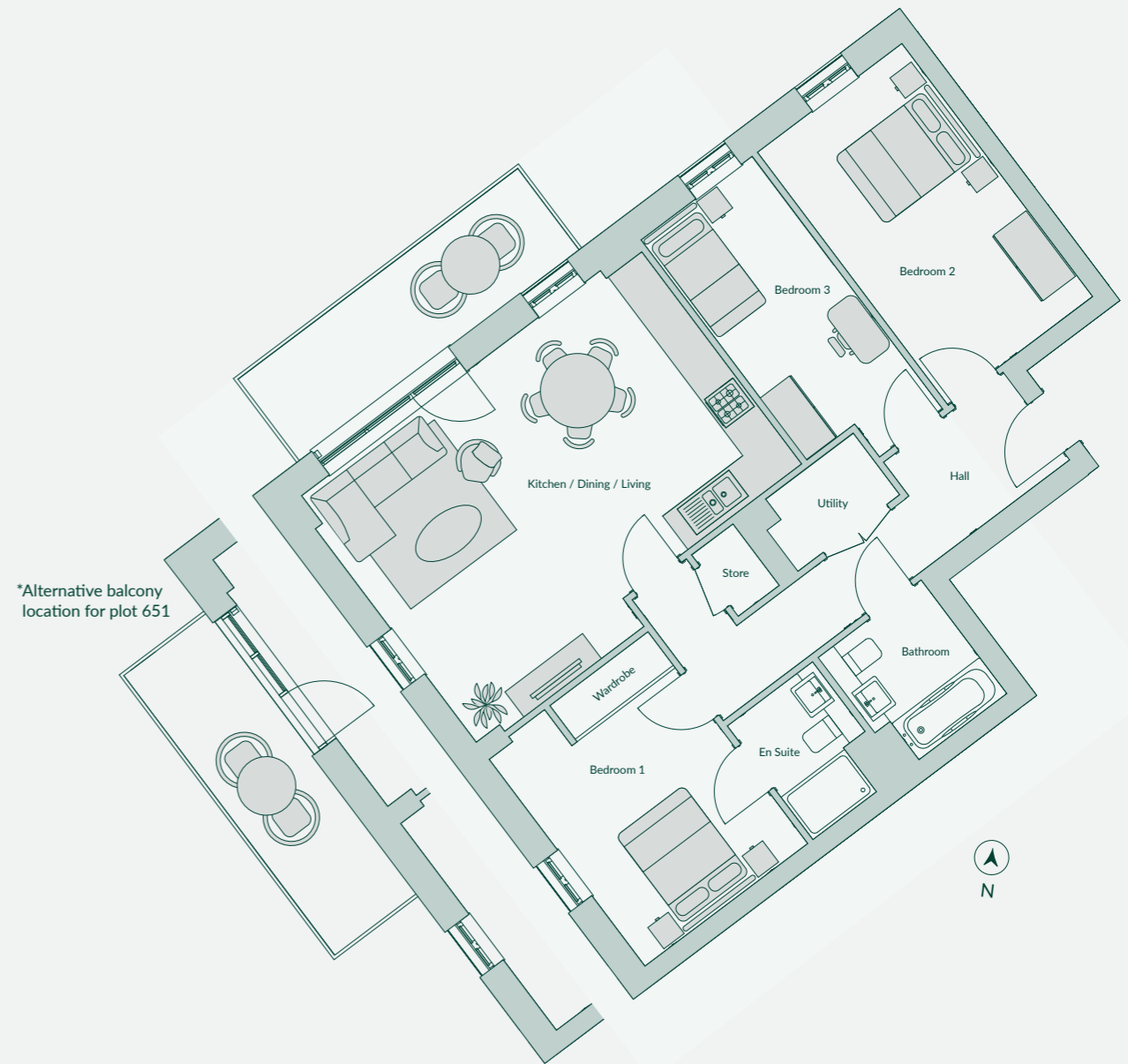


## Apartment Style 6

Floors 1, 2, 3

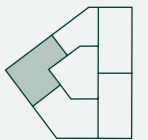
- Open-plan living, dining and kitchen area with balcony
- West facing balcony from living area
- En suite and fitted wardrobe to bedroom 1

Bedrooms	Bathroom/ En suite	Area
3	2	91.5 sqm 985 sqft



Total internal area	91.5 sqm	985 sqft
Kitchen / Dining / Living	4.26 x 6.60m	14' x 21'8"
Bedroom 1	4.10 x 3.15m	13'5" x 10'4"
Bedroom 2	4.89 x 2.79m	16'1" x 9'2"
Bedroom 3	4.89 x 2.15m	16'1" x 7'

Plot no.
1st floor – Plot 646
2nd floor – Plot 651*
3rd floor – Plot 656



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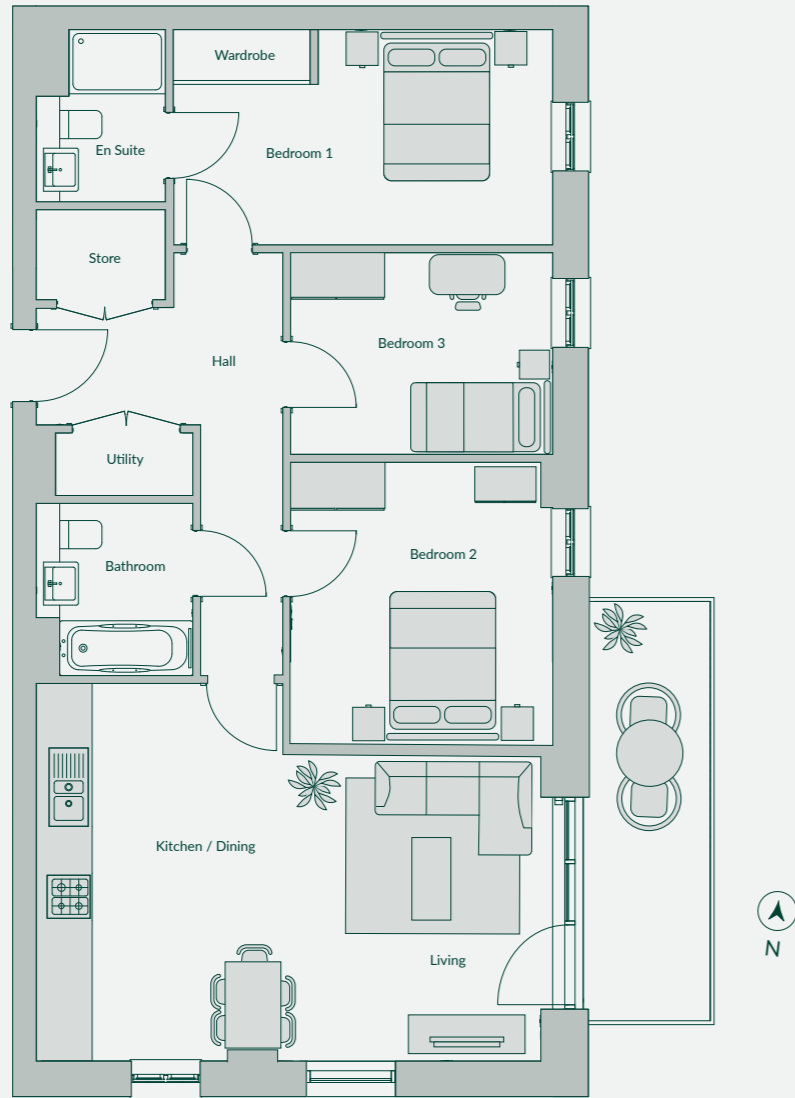


# Apartment Style 7

Floors 1, 2, 3

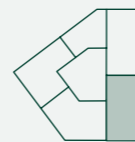
Bedrooms	Bathroom/ En suite	Area
3	2	86.9 sqm 936 sqft

- Open-plan living, dining and kitchen area with balcony
- East facing balcony from living area
- En suite and fitted wardrobe to bedroom 1



Total internal area	86.9 sqm	936 sqft
Kitchen / Dining / Living	6.60m x 4.82m	21'8" x 15'10"
Bedroom 1	4.85 x 2.75m	15'11" x 9'
Bedroom 2	3.35 x 3.57m	11' x 11'9"
Bedroom 3	3.35 x 2.52m	11' x 8'3"

Plot no.
1st floor – Plot 648
2nd floor – Plot 653
3rd floor – Plot 658





Computer generated image. Trinity Park Townhouses.

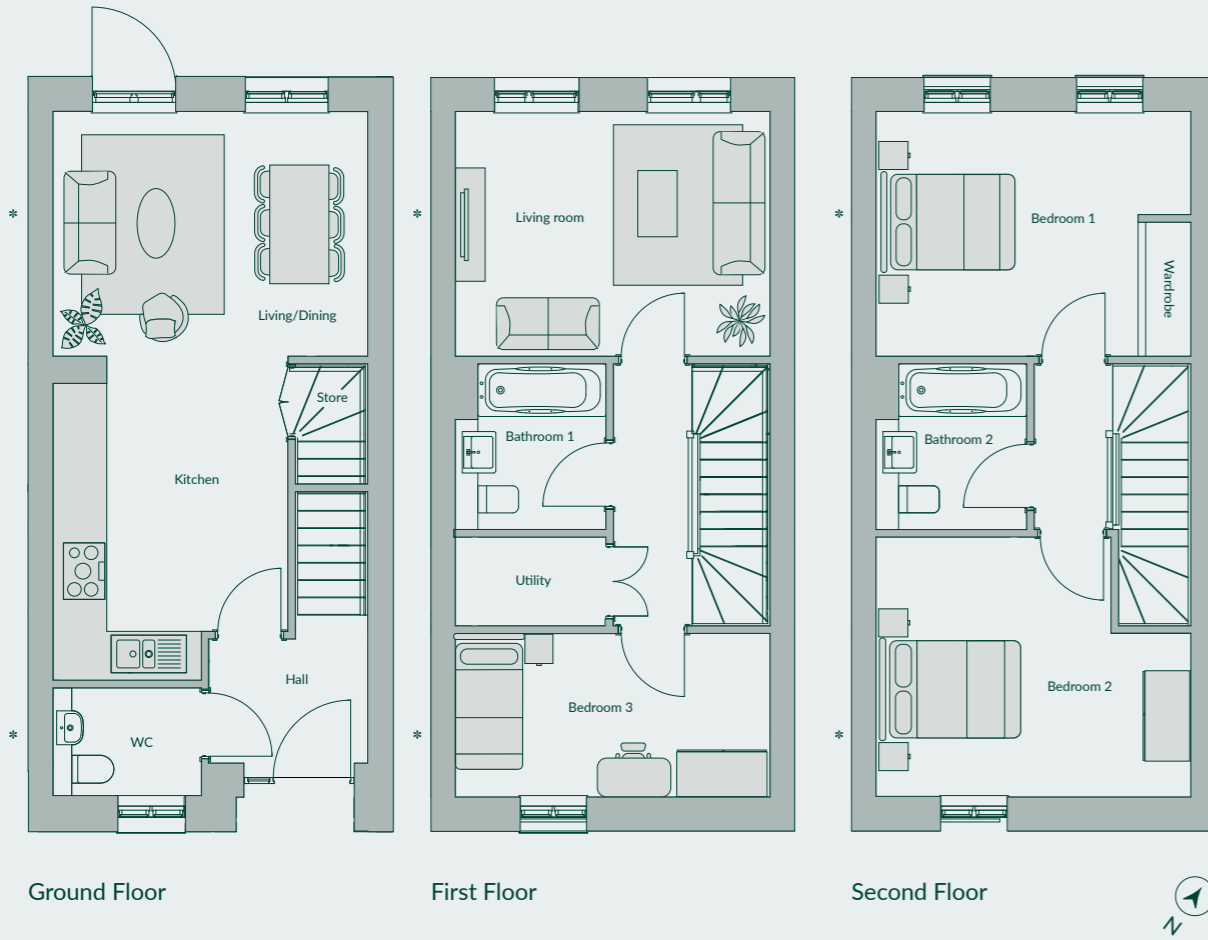
# Townhouses

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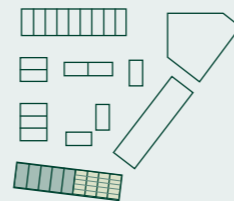
## 3 bedroom Townhouse S42

- Open-plan kitchen / dining / living area
- Doors leading onto a turfed garden (see page 27 for plot-specific garden layouts)
- Cosy living room to first floor
- Fitted wardrobe to bedroom 1

Living Areas	Bedrooms	Bathroom/ En suite/ WC	Area
 2	 3	 3	 113.2 sqm 1218 sqft







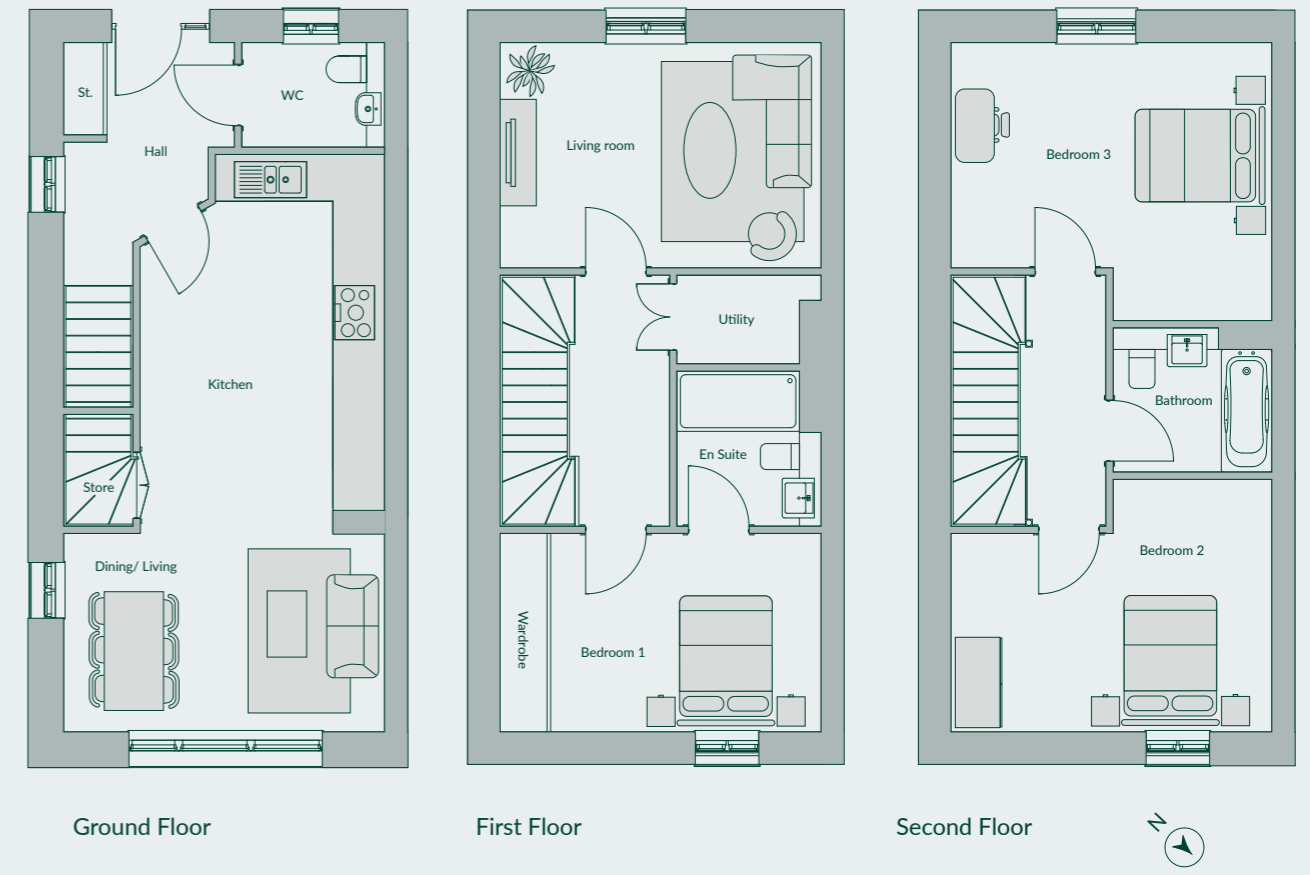
Total internal area	113.2 sqm	1218 sqft	Plot no.
Kitchen / Dining / Living	4.18 x 7.55m	18'8" x 24'9"	Plot 627
Living Room	4.18 x 3.25m	18'8" x 10'8"	Plot 628
Bedroom 1	4.18 x 3.25m	18'8" x 10'8"	Plot 629
Bedroom 2	4.18 x 3.45m	18'8" x 11'4"	Plot 630
Bedroom 3	3.35 x 2.17m	11'0" x 7'1"	Plot 631



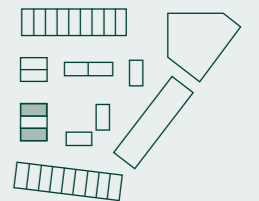
## 3 bedroom Townhouse S43 (End terrace)

- Open-plan kitchen / dining / living area
- Large folding doors leading onto a turfed garden (see page 27 for plot-specific garden layouts)
- Cosy living room to first floor
- En suite to bedroom 1
- Fitted wardrobe to bedroom 1

Living Areas	Bedrooms	Bathroom/ En suite/ WC	Area
 2	 3	 3	 127.5 sqm 1372 sqft



Total internal area	127.5 sqm	1372 sqft	Plot no.
Kitchen / Dining / Living	4.45 x 8.00m	14'7" x 26'3"	Plot 636*
Living Room	4.45 x 3.12m	14'7" x 10'3"	Plot 638
Bedroom 1	4.45 x 2.75m	14'7" x 9'0"	
Bedroom 2	4.45 x 3.50m	14'7" x 11'6"	
Bedroom 3	4.45 x 3.85m	14'7" x 12'7"	



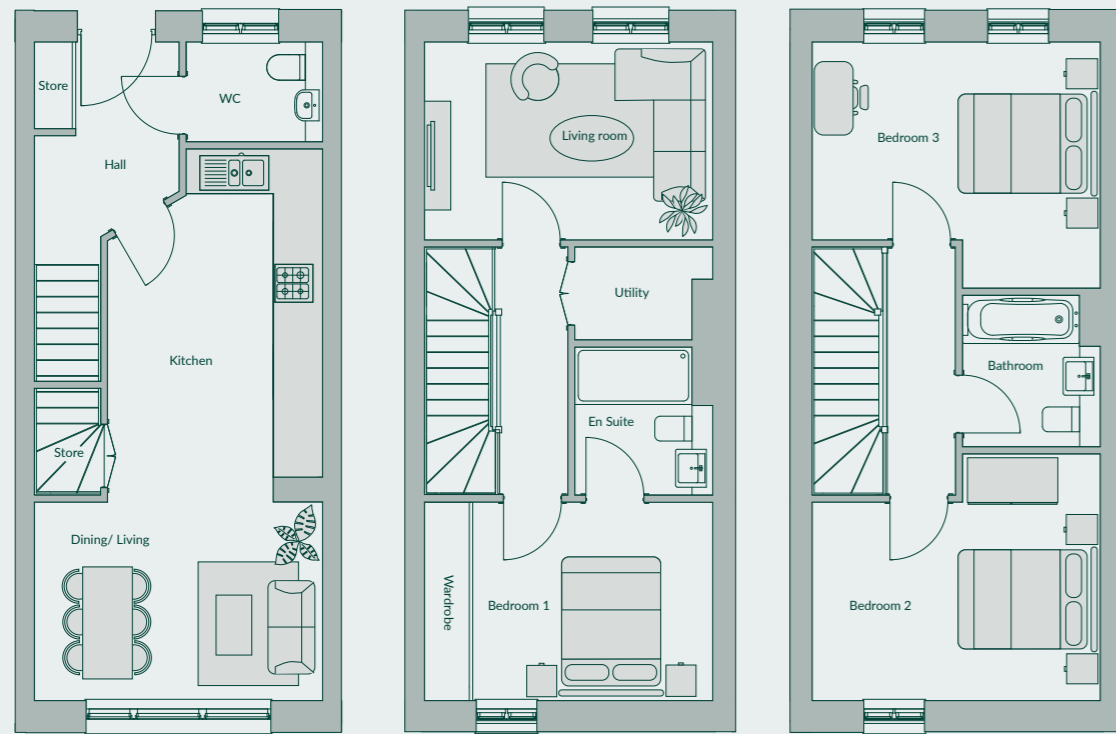
Plots 632-635 are marketing suite and show home. Floor designs and layouts are indicative only and may change. The specification of the areas is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sales contracts. All sales remain subject to contract. All information regarding prospective amenity provisions represents current intention only and the final provision of amenity may change in accordance with permitted variances under the apartment sales contracts. Please consult your sales contract for information. **33531**

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## 3 bedroom Townhouse S43 & S51 (mid terrace)

- Open-plan kitchen / dining / living area
- Large folding doors leading onto a turfed garden (see page 27 for plot specific-garden layouts)
- Cosy living room to first floor
- En suite to bedroom 1
- Fitted wardrobe to bedroom 1

Living Areas	Bedrooms	Bathroom/ En suite/ WC	Area
 2	 3	 3	119.8 sqm 1289 sqft



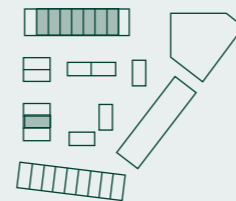
Ground Floor

First Floor

Second Floor




Total internal area	119.8 sqm	1289 sqft
Kitchen / Dining / Living	4.18 x 8.00m	13'8" x 26'3"
Living Room	4.18 x 2.87m	13'8" x 9'5"
Bedroom 1	4.18 x 2.88m	13'8" x 9'5"
Bedroom 2	4.18 x 3.58m	13'8" x 11'9"
Bedroom 3	4.18 x 3.57m	13'8" x 11'8"

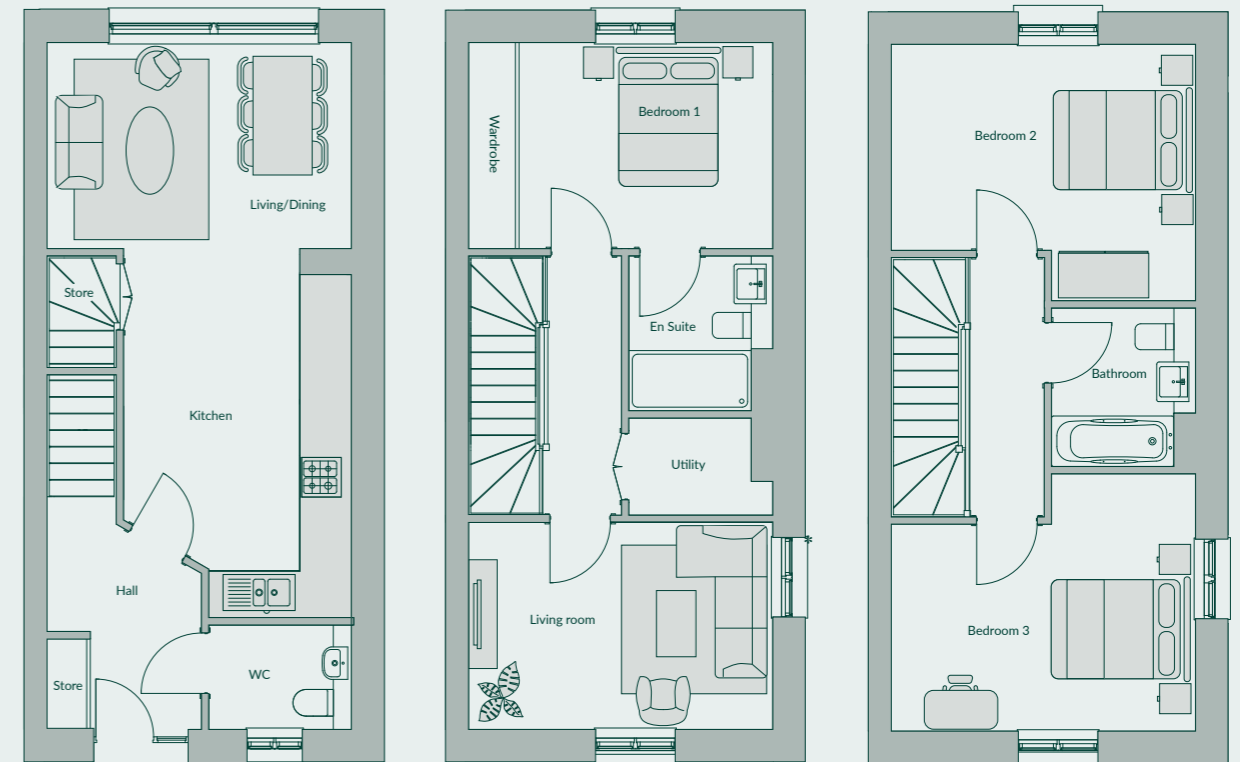
Plot no.	
Plot 637	Plot 663*
Plot 660	Plot 664
Plot 661*	Plot 665*
Plot 662	Plot 666



## 3 bedroom Townhouse S51 & S52 (end terrace)

- Open-plan kitchen / dining / living area
- Large folding doors leading onto a turfed garden (see page 27 for plot-specific garden layouts)
- Cosy living room to first floor
- En suite to bedroom 1
- Fitted wardrobe to bedroom 1

Living Areas	Bedrooms	Bathroom/ En suite/ WC	Area
 2	 3	 3	120.8 sqm 1300 sqft



Ground Floor

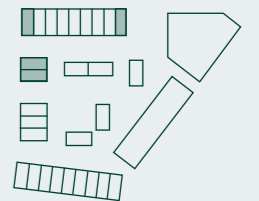
First Floor

Second Floor

Plot 659 and 667 are end of terrace and 1,303sqft

Total internal area	120.8 sqm	1300 sqft
Kitchen / Dining / Living	4.22 x 7.98m	13'10" x 26'2"
Living Room	4.22 x 3.25m	13'10" x 10'8"
Bedroom 1	4.22 x 2.86m	13'10" x 9'4"
Bedroom 2	4.22 x 3.56m	13'10" x 11'8"
Bedroom 3	4.22 x 3.57m	13'10" x 11'8"

Plot no.	
Plot 659*	
Plot 667*	
Plot 668*	
Plot 669	



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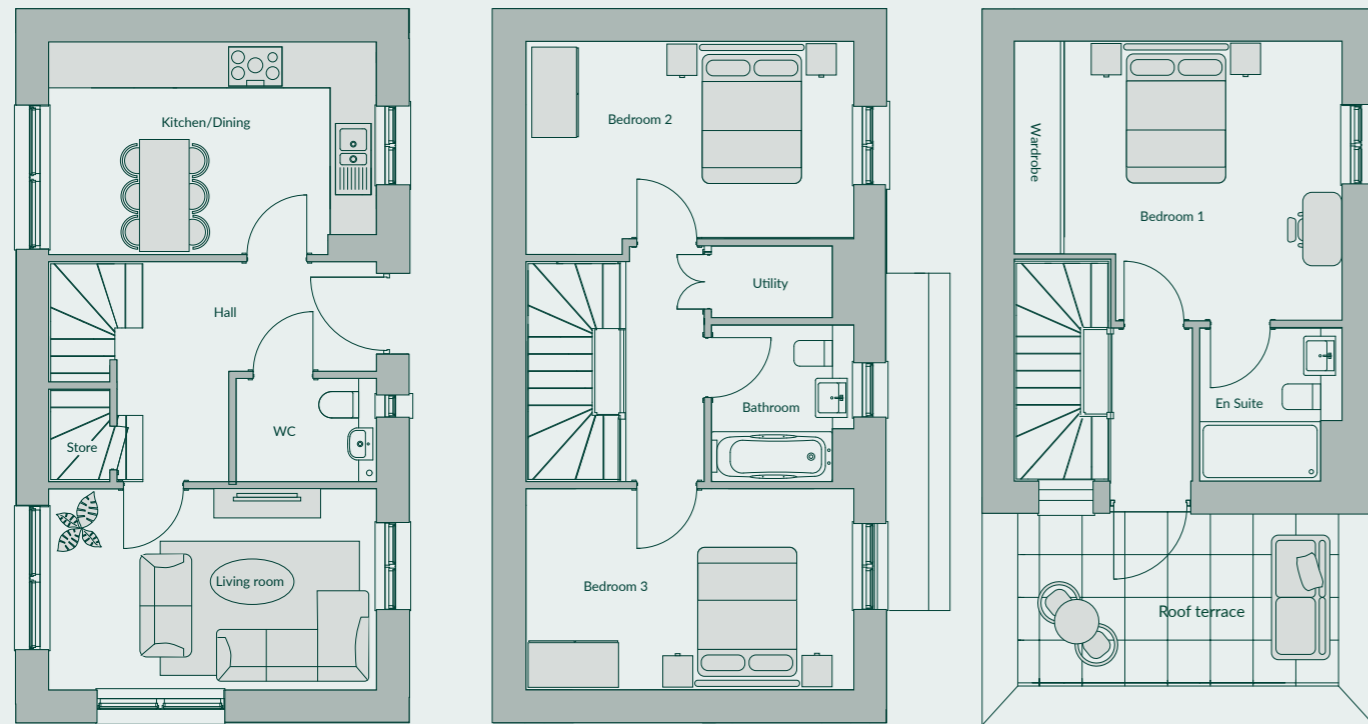
Computer generated image. Trinity Park Mews Houses.

# *Mews Houses*

## 3 bedroom Mews House S44, S45, & S54

Bedrooms	Bathroom/ En suite/ WC	Area
3	3	112.2 sqm 1208 sqft

- Kitchen / dining space with separate living room
- Wraparound gardens (see page 27 for plot-specific garden layouts)
- Fitted wardrobe to bedroom 1
- Top floor dedicated to bedroom 1 with en suite and roof terrace



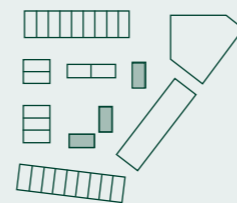
Ground Floor

First Floor

Second Floor

Total internal area	112.2 sqm	1208 sqft
Kitchen / Dining	4.60 x 2.99m	15'1" x 9'10"
Living Room	4.60 x 2.82m	15'1" x 9'3"
Bedroom 1	4.60 x 3.93m	15'1" x 12'10"
Bedroom 2	4.60 x 2.77m	15'1" x 9'1"
Bedroom 3	4.60 x 2.82m	15'1" x 9'3"

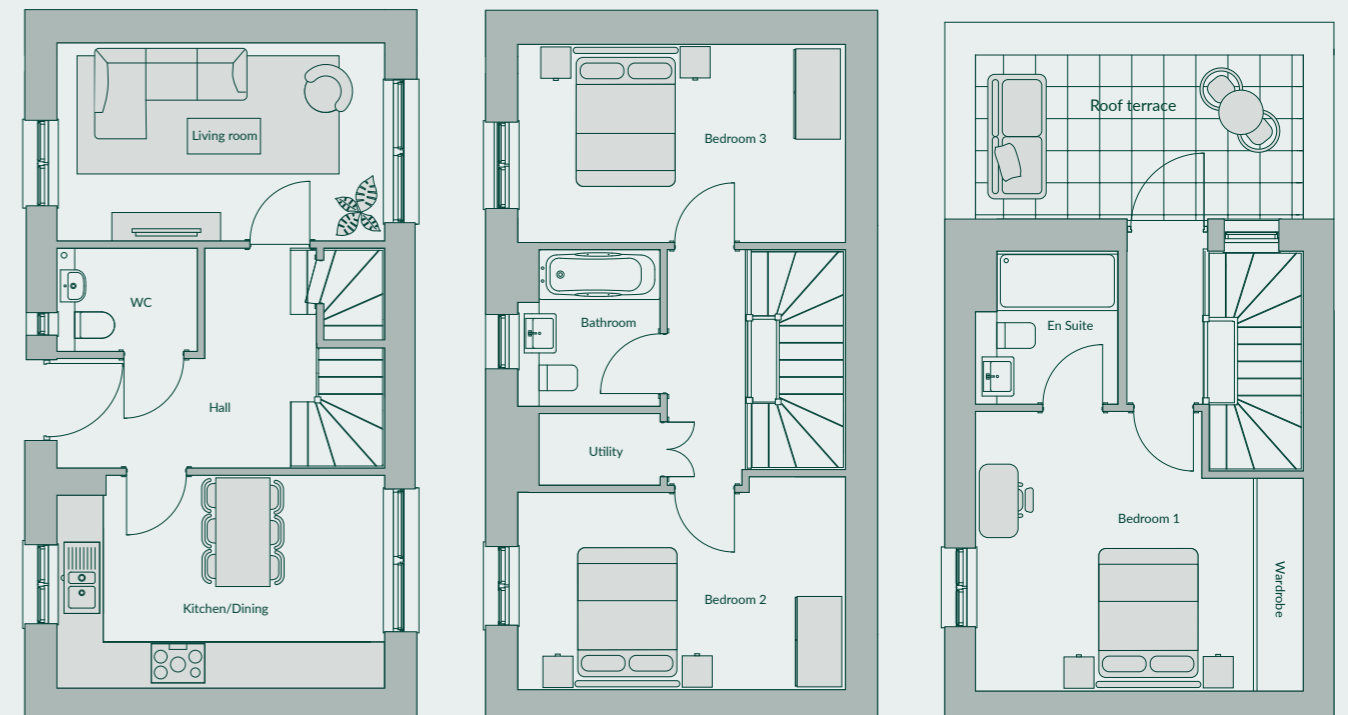
Plot no.
Plot 639
Plot 640
Plot 672*



## 3 bedroom Mews House S53

Bedrooms	Bathroom/ En suite/ WC	Area
3	3	111.8 sqm 1204 sqft

- Kitchen / dining space with separate living room
- Turfed garden (see page 27 for plot-specific garden layouts)
- Fitted wardrobe to bedroom 1
- Top floor dedicated to bedroom 1 with en suite and roof terrace



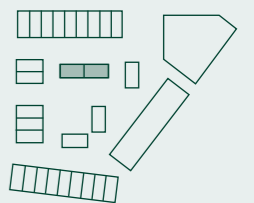
Ground Floor

First Floor

Second Floor

Total internal area	111.8 sqm	1204 sqft
Kitchen / Dining	4.60 x 2.99m	11'10" x 9'10"
Living Room	4.60 x 2.78m	11'10" x 9'1"
Bedroom 1	4.60 x 3.93m	11'10" x 12'10"
Bedroom 2	4.60 x 2.99m	11'10" x 9'10"
Bedroom 3	4.60 x 2.87m	11'10" x 9'5"

Plot no.
Plot 670
Plot 671



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# Garden plots



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# Specification

## Kitchen

- Turin range Symphony fitted kitchens in alby blue with brass trims and handles – to apartments
- Turin range Symphony fitted kitchens in hunter green with brass trims and handleless design – to houses
- Pearl granite laminate worktops and co-ordinating upstand with splashback behind hob – to one bed apartments
- White stone work surfaces and co-ordinating upstand with splashback behind hob – to all other apartments
- Charcoal stone work surfaces and co-ordinating upstand with splashback behind hob – to houses
- Inset ash black 1.5 bowl sink with satin bronze mixer tap – to one bed apartments
- Under-mounted ash black 1.5 bowl sink with satin bronze mixer tap – to all other homes
- Bosch induction 4-ring hob – to apartments
- Bosch induction 5-ring hob with stainless steel extractor fan – to houses
- Bosch stainless steel built-in oven
- Bosch stainless steel microwave
- Bosch freestanding fridge-freezer (70/30)
- Bosch integrated dishwasher
- Bosch free standing washer dryer
- Integrated bins for recycling and waste
- LED strip lights underside of wall units

## Bathroom, shower room and en suite

- Ivory porcelain floor and vanity wall tiles
- Dark blue accent tile – to apartments bathroom
- Green accent tile – to houses bathroom
- Green accent tile – to apartments en suite
- Dark blue accent tile – to houses en suite
- Stone vanity top
- White sanitaryware with matte black brassware - mixer taps, shower head, handset hose, bath filler, shower thermostatic valve
- Matte black toilet roll holder
- Matte black hooks
- Matte black electric towel rails to en suites
- Shaver socket

## Interior finishes

- Kandeian lime washed oak tiles in chevron design to kitchen, living and dining spaces – and store and utility in houses
- Opal carpets to bedrooms – and stairs in houses
- Built-in wardrobes to bedroom one
- Double glazed windows and doors
- 2.5m high ceilings in bedrooms, living room and kitchen
- White sockets and light switches
- LED downlights throughout

## Heating and cooling

- Programmable thermostat
- Mechanical underfloor heating

## Outside

- Terrace/balcony – to apartments
- Turfed gardens with shed – to houses
- Parking – on plot to selected houses only. On street parking available at additional cost to all remaining houses and selected apartments

## Security and peace of mind

- Video door entry system – to apartments
- Lifts – to apartment floors
- Smoke detectors/fire alarms
- Sprinklers installed to all apartments
- All apartments on 999 year lease
- Freehold houses
- 10 year NHBC warranty

## Sustainable Credentials

- 100% low-energy lighting throughout dwellings
- Superior levels of insulation which exceeds government standards
- Each dwelling is achieving circa 40% CO2 reductions against regulations
- Energy efficient mechanical ventilation systems to create an improved internal environment for occupants
- Each dwelling is served by a low-carbon heating source (ASHP)
- Electric vehicle charge points within the development

Specification correct at time of print however may change at any time - please speak to a Sales Executive for confirmation.



Computer generated image. Trinity Park Townhouse bedroom.



Computer generated image of Trinity Park Houses.



**LOVELL**  
HOMES

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