



# 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 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



- S42 - 3 Bed Townhouses (p8, 9)
- S43 - 3 Bed Townhouses End Terraces (p10, 12)
- S43 - 3 Bed Townhouse Mid Terrace (p11)
- S44, S45, S54 - 3 Bed Mews House (p18, 19, 21)
- S51 - 3 Bed Townhouses End Terraces (p13,14)
- S51 - 3 Bed Townhouses Mid Terraces (p15)
- S52 - 3 Bed Townhouses (p16)
- S53 - 3 Bed Mews House (p20)







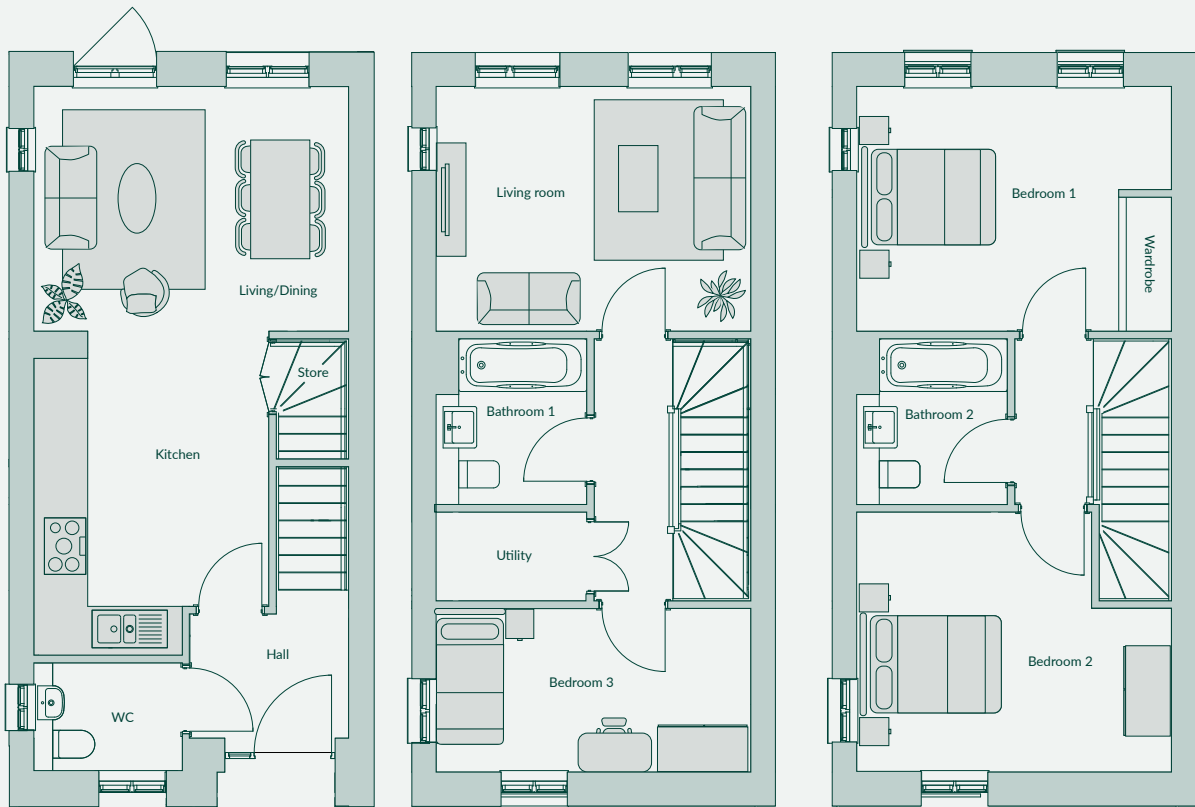
# Townhouses



3 bedroom Townhouse  
S42 (End terrace)

- Open-plan kitchen / dining/ living area
- Doors leading onto a turfed garden (see page 23 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	114.3 sqm 1230 sqft



Ground Floor

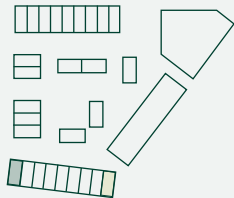
First Floor

Second Floor



Total internal area	114.3 sqm	1230 sqft
Kitchen / Dining / Living	4.22 x 7.56m	13'10" x 24'10"
Living Room	4.22 x 3.25m	13'10" x 10'8"
Bedroom 1	4.22 x 3.25m	13'10" x 10'8"
Bedroom 2	4.22 x 3.45m	13'10" x 11'4"
Bedroom 3	4.22 x 2.17m	13'10" x 7'1"





Plot no.
Plot 635

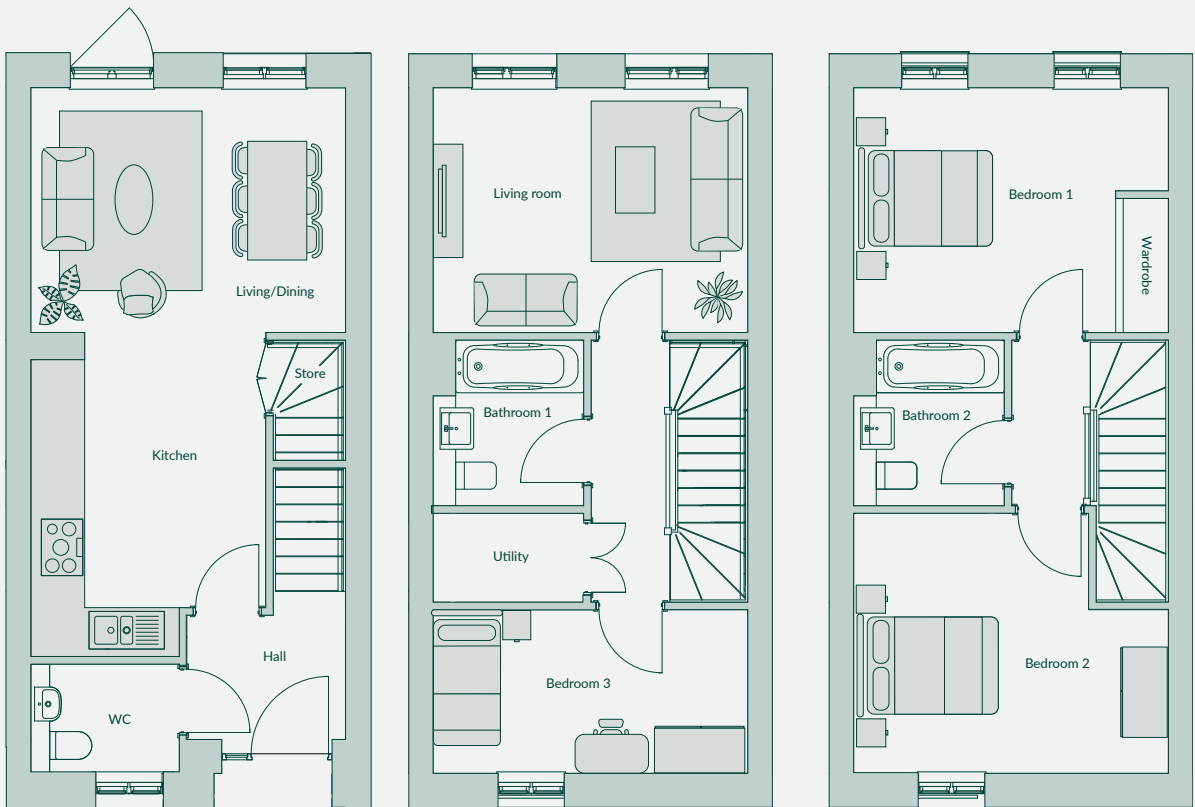


Plots 627 is the marketing suite and show home. Floor designs and layouts are indicative only and may change. The specification of the areas is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the sales 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 sales contracts. Please consult your sales contract for information. **33532**

3 bedroom Townhouse  
S42 (Mid terrace)

- Open-plan kitchen / dining/ living area
- Doors leading onto a turfed garden (see page 23 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 1219 sqft



Ground Floor

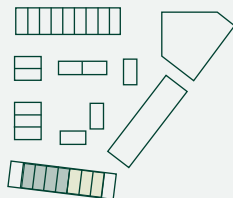
First Floor

Second Floor



Total internal area	113.2 sqm	1219 sqft
Kitchen / Dining / Living	4.18 x 7.55m	13'9" x 24'9"
Living Room	4.18 x 3.25m	13'9" x 10'8"
Bedroom 1	4.18 x 3.25m	13'9" x 10'8"
Bedroom 2	4.18 x 3.45m	13'9" x 11'4"
Bedroom 3	4.18 x 2.17m	13'9" x 7'1"





Plot no.
Plot 634
Plot 633
Plot 632
Plot 631

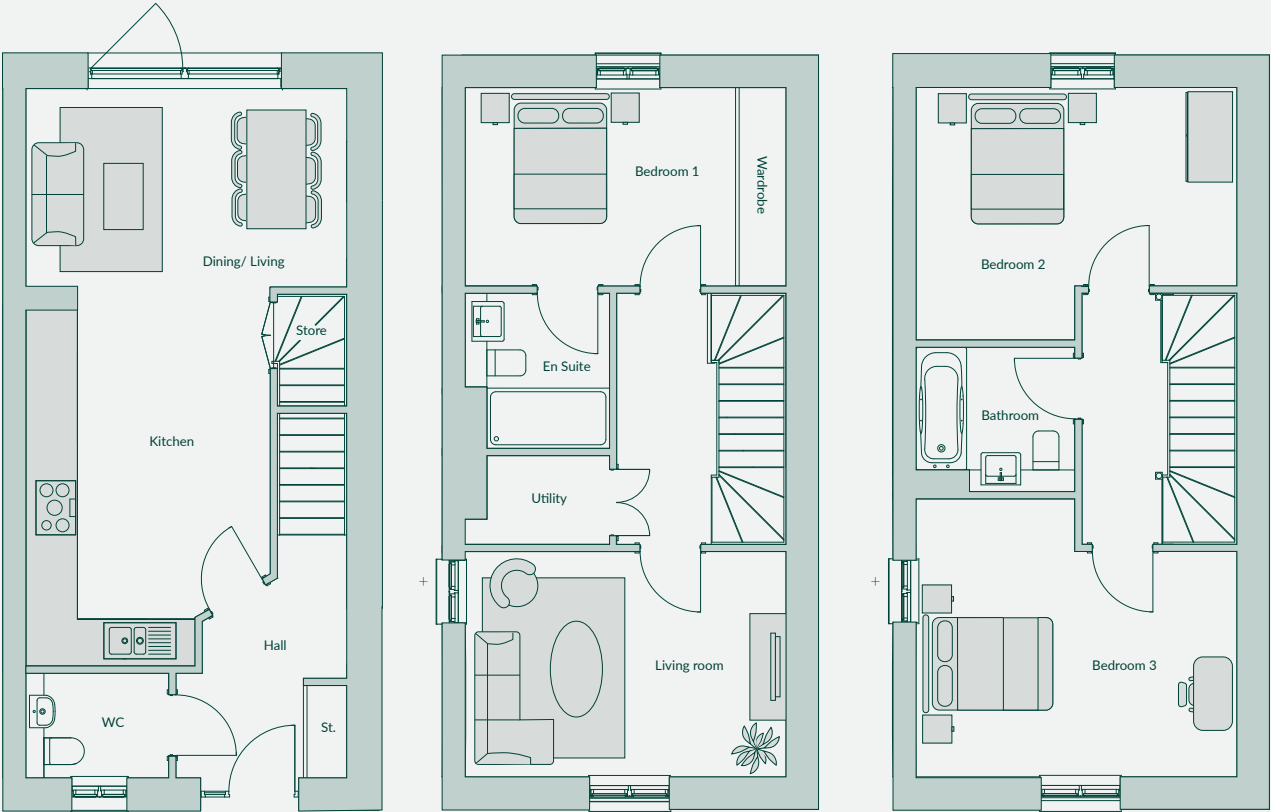


Plots 630-628 marketing suite and show home. Floor designs and layouts are indicative only and may change. The specification of the areas is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the sales contracts. 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 sales contracts. Please consult your sales contract for information. **33531**

3 bedroom Townhouse  
S43 Plot 638 (End terrace)

- Open-plan kitchen / dining / living area
- Large folding doors leading onto a turfed garden (see page 23 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	127.4 sqm 1372 sqft



Ground Floor

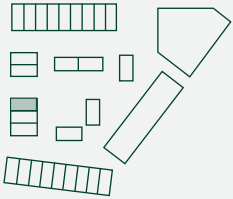
First Floor

Second Floor



Total internal area	127.4 sqm	1372 sqft
Kitchen / Dining / Living	4.45 x 8.00m	14'7" x 26'3"
Living Room	4.45 x 3.12m	14'7" x 10'3"
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 12'8"


Plot no.
Plot 638

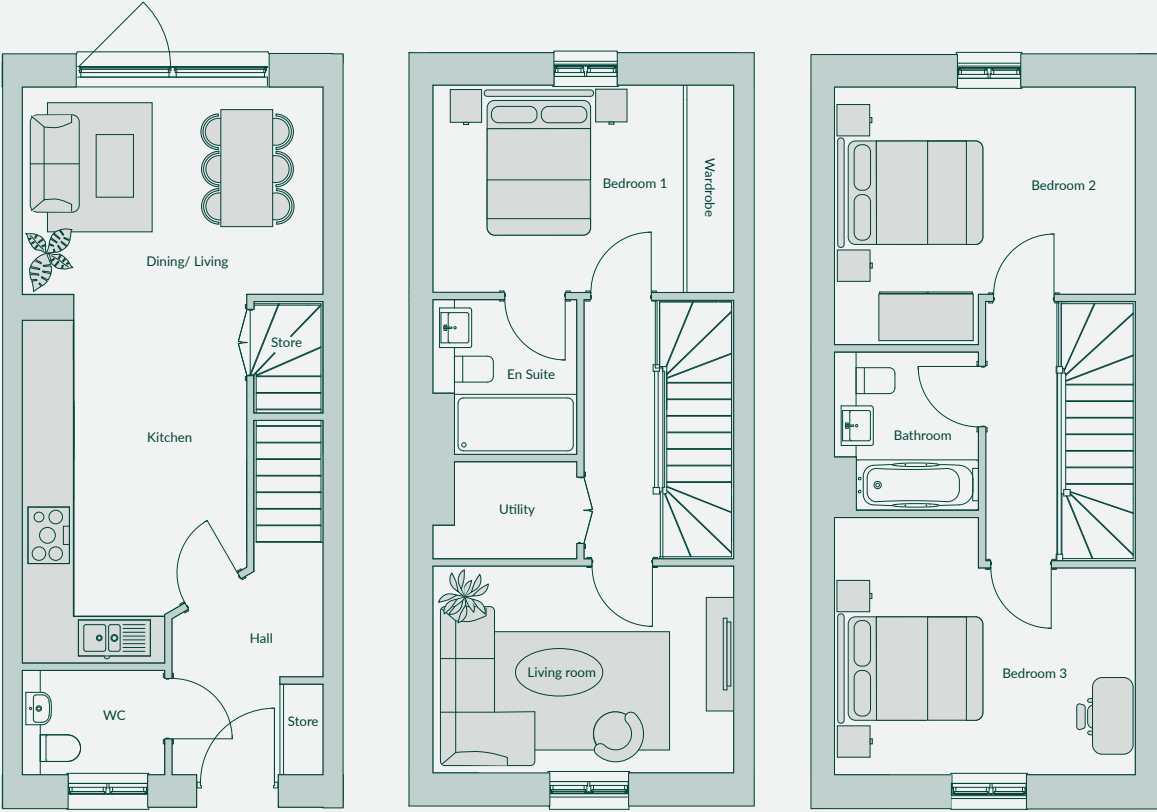


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3 bedroom Townhouse  
S43 (Mid terrace)

- Open-plan kitchen / dining / living area
- Large folding doors leading onto a turfed garden (see page 23 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

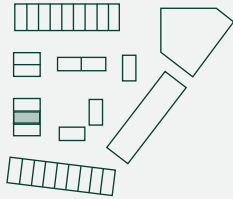
First Floor

Second Floor



Total internal area	119.8 sqm	1287 sqft
Kitchen / Dining / Living	4.18 x 8.00m	13'9" x 26'3"
Living Room	4.18 x 2.87m	13'9" x 9'5"
Bedroom 1	4.18 x 2.88m	13'9" x 9'5"
Bedroom 2	4.18 x 3.58m	13'9" x 11'9"
Bedroom 3	4.18 x 3.57m	13'9" x 11'9"





Plot no.
Plot 637

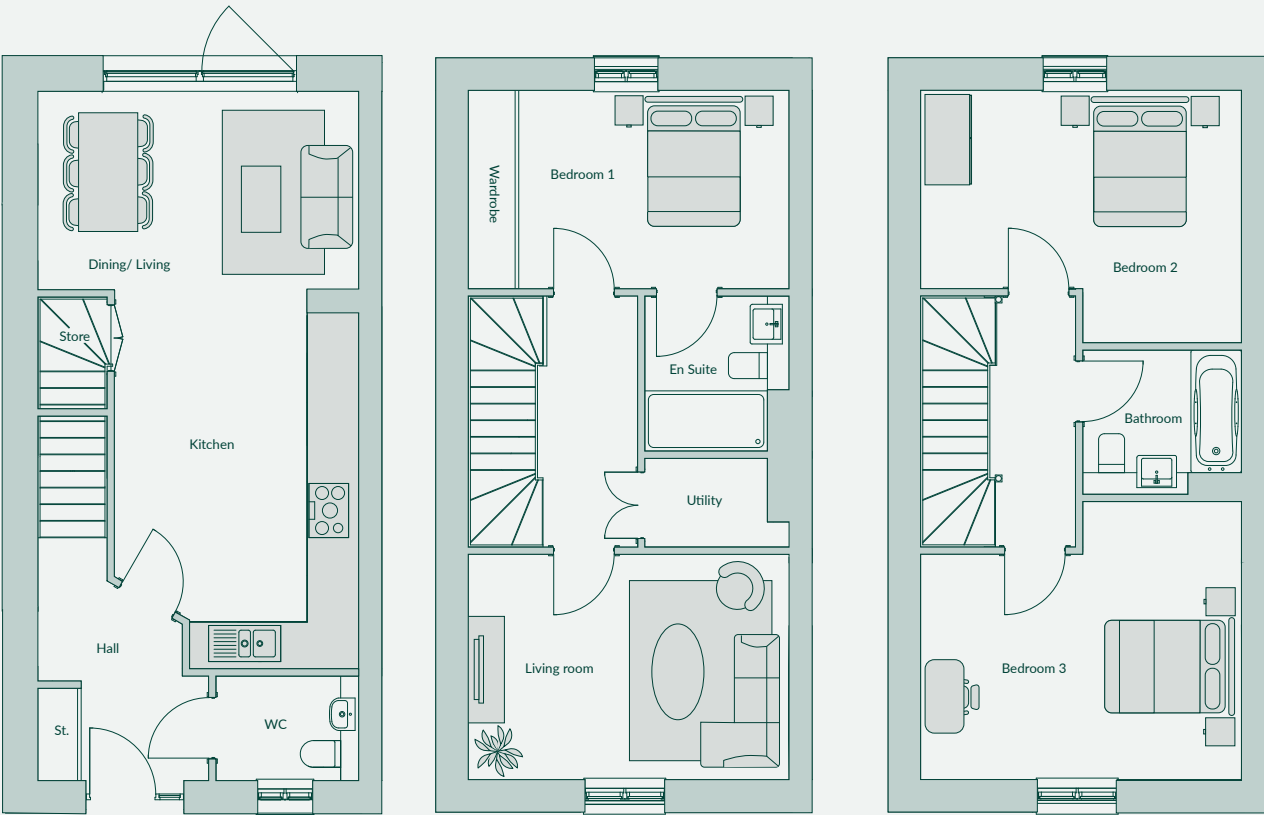


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3 bedroom Townhouse  
S43 Plot 636 (End terrace)

- Open-plan kitchen / dining / living area
- Large folding doors leading onto a turfed garden (see page 23 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	127.4 sqm 1372 sqft



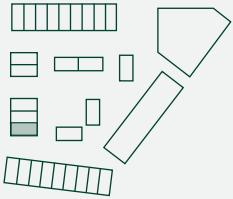
Ground Floor

First Floor

Second Floor

Total internal area	127.4 sqm	1372 sqft
Kitchen / Dining / Living	4.45 x 8.00m	14'7" x 26'3"
Living Room	4.45 x 3.12m	14'7" x 10'3"
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 12'8"



Plot no.
Plot 636

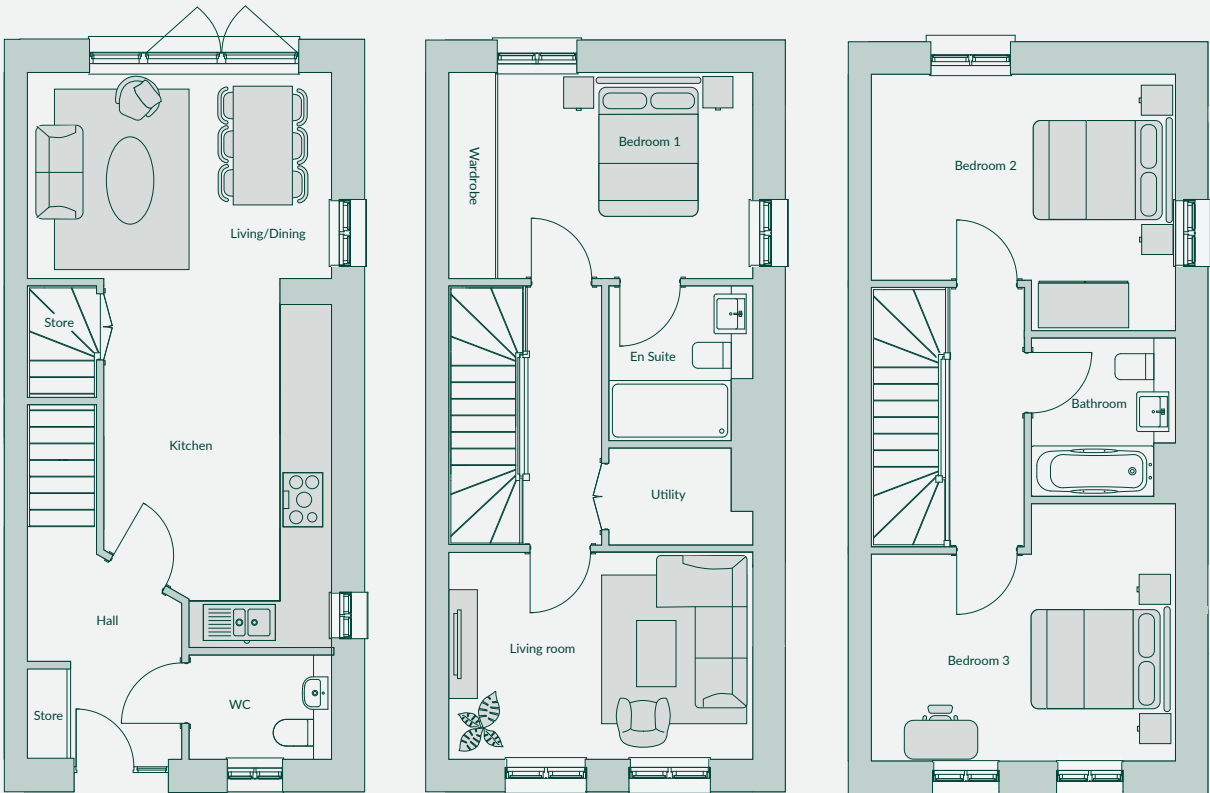


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3 bedroom Townhouse  
S51 (end terrace) Plot 659

- Open-plan kitchen / dining / living area
- Large folding doors leading onto a turfed garden (see page 23 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	121 sqm 1303 sqft



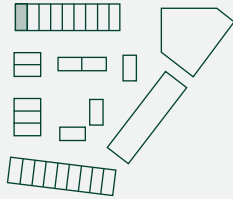
Ground Floor

First Floor

Second Floor

Total internal area	121 sqm	1303 sqft
Kitchen / Dining / Living	4.22 x 7.98m	13'10" x 26'2"
Living Room	4.22 x 3.87m	13'10" x 9'5"
Bedroom 1	4.22 x 2.88m	13'10" x 9'5"
Bedroom 2	4.22 x 3.56m	13'10" x 11'8"
Bedroom 3	4.22 x 3.57m	13'10" x 11'9"



Plot no.
Plot 659

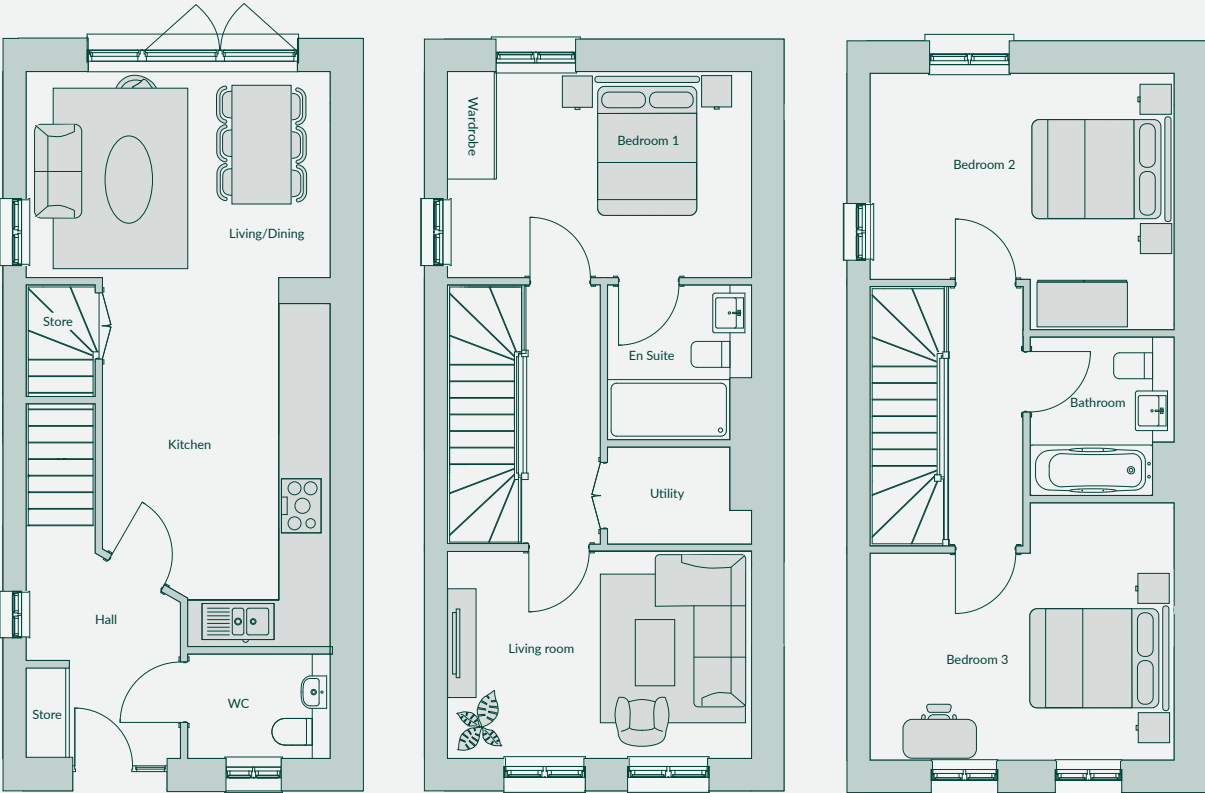


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3 bedroom Townhouse  
S51 (end terrace) Plot 667

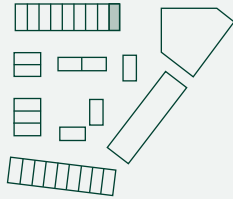
- Open-plan kitchen / dining / living area
- Large folding doors leading onto a turfed garden (see page 23 for plot-specific garden layouts)
- Cosy living room to first floor
- En suite to bedroom 1
- Fitted wardrobe to bedroom 1

Living Areas	Bedrooms	Bathroom/ En suite/ WC	Area
			
2	3	3	121 sqm 1303 sqft



Total internal area	121 sqm	1303 sqft
Kitchen / Dining / Living	4.22 x 7.98m	13'10" x 26'2"
Living Room	4.22 x 3.87m	13'10" x 9'5"
Bedroom 1	4.22 x 2.88m	13'10" x 9'5"
Bedroom 2	4.22 x 3.56m	13'10" x 11'8"
Bedroom 3	4.22 x 3.57m	13'10" x 11'9"





Plot no.
Plot 667

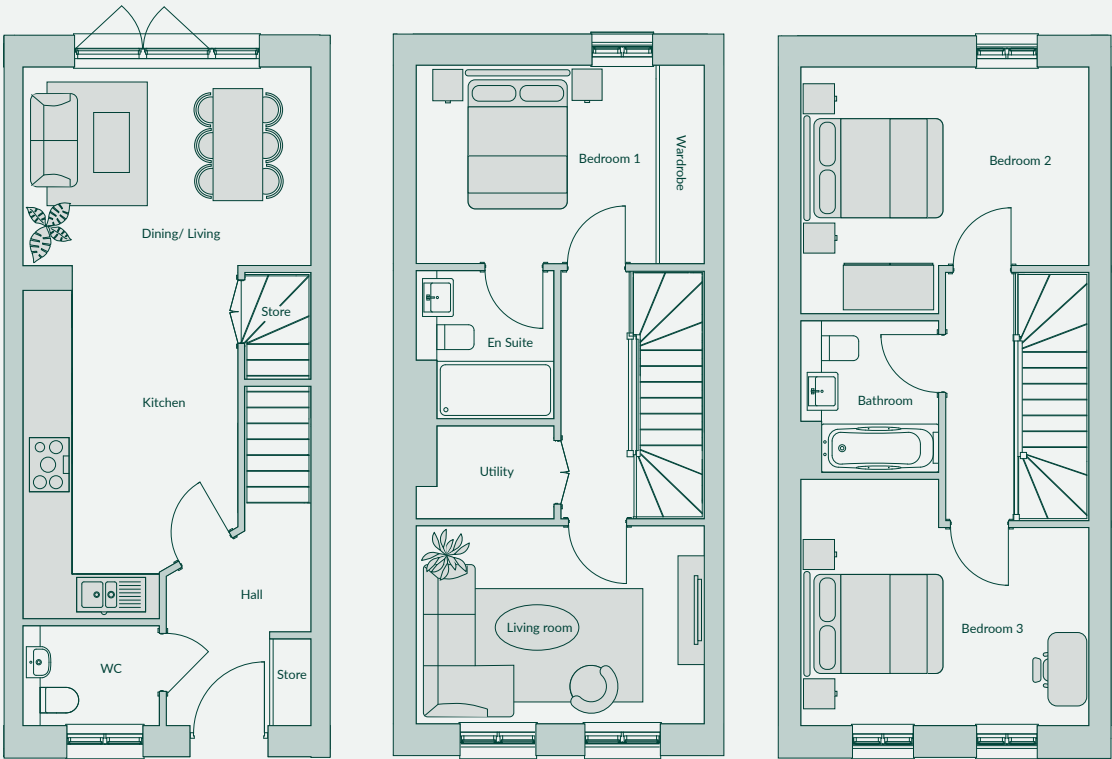


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3 bedroom Townhouse  
S51 (mid terrace)

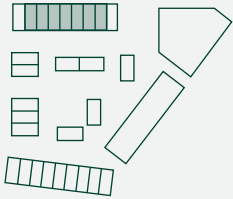
- Open-plan kitchen / dining / living area
- Large folding doors leading onto a turfed garden (see page 23 for plot specific-garden layouts)
- Cosy living room to first floor
- En suite to bedroom 1
- Fitted wardrobe to bedroom 1

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



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

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







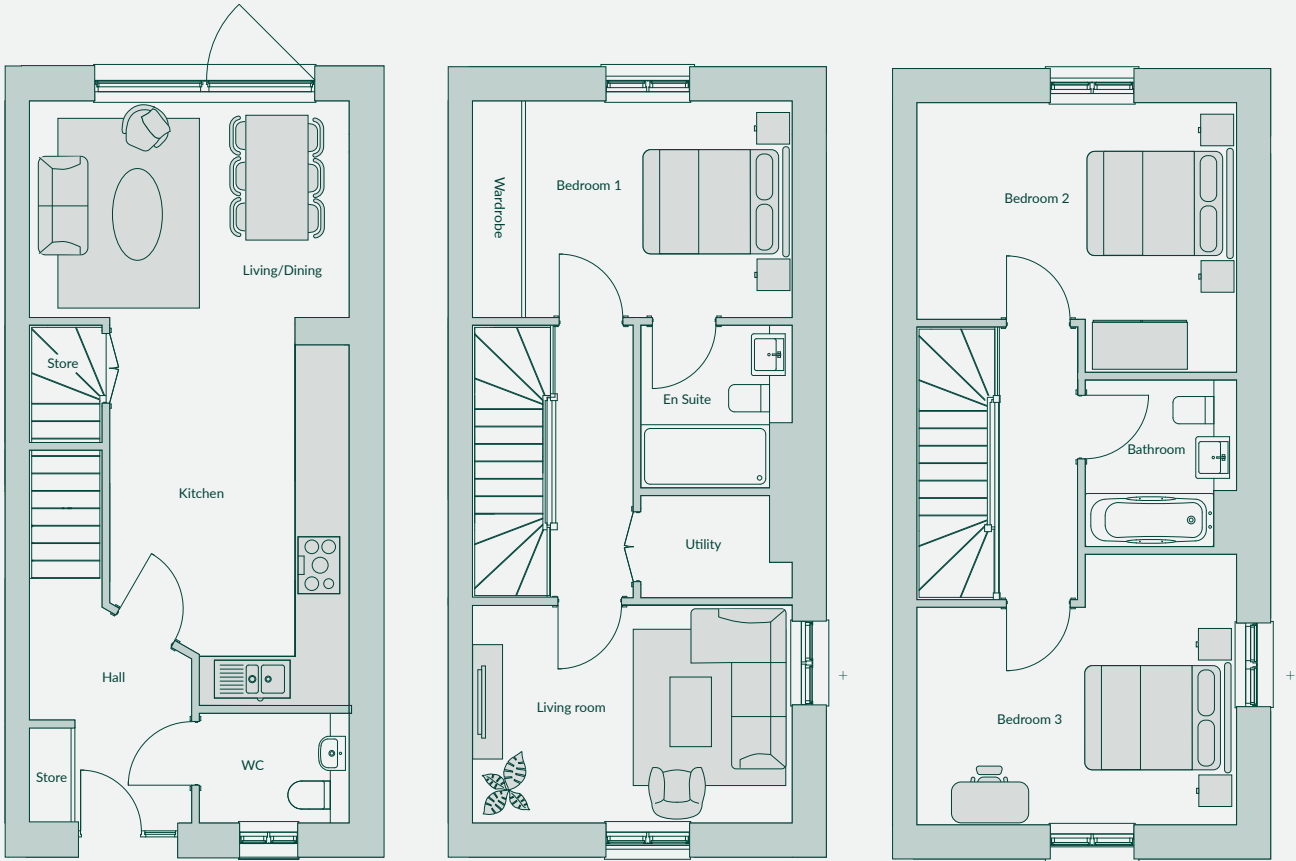
\*denotes handed plot. Floor designs and layouts are indicative only and may change. The specification of the areas is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the sales contracts. All sales remain 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 sales contracts. Please consult your sales contract for information. **43605**



3 bedroom Townhouse  
S52

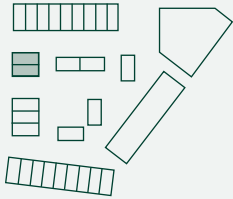
- Open-plan kitchen / dining / living area
- Large folding doors leading onto a turfed garden (see page 23 for plot-specific garden layouts)
- Cosy living room to first floor
- En suite to bedroom 1
- Fitted wardrobe to bedroom 1

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



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 2.87m	13'10" x 9'5"
Bedroom 1	4.22 x 2.86m	13'10" x 9'5"
Bedroom 2	4.22 x 3.56m	13'10" x 11'8"
Bedroom 3	4.22 x 3.57m	13'10" x 11'9"

Plot no.
Plot 668
Plot 669*



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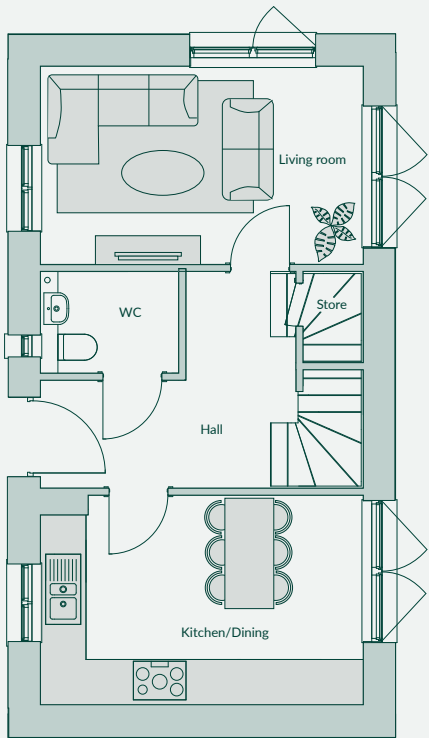
Mews Houses



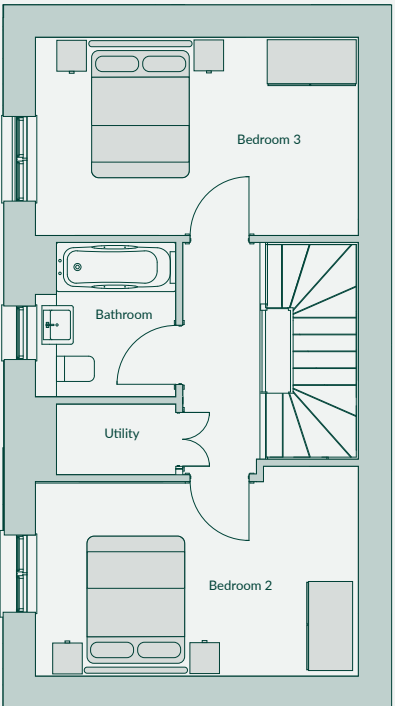
3 bedroom Mews House  
S44

- Kitchen / dining space with separate living room
- Wraparound gardens (see page 23 for plot-specific garden layouts)
- Fitted wardrobe to bedroom 1
- Top floor dedicated to bedroom 1 with en suite and roof terrace

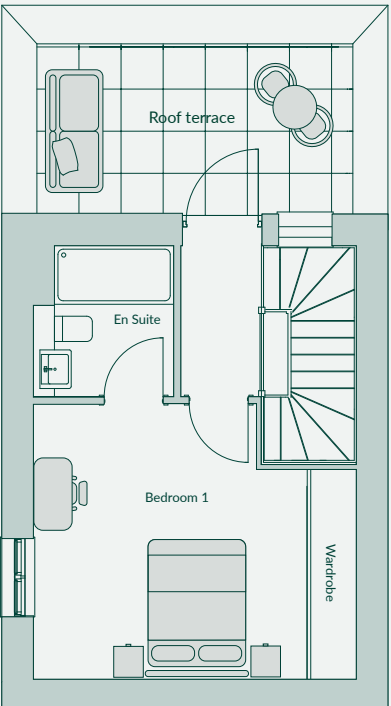
Bedrooms	Bathroom/ En suite/ WC	Area
3	3	112.2 sqm 1208 sqft



Ground Floor



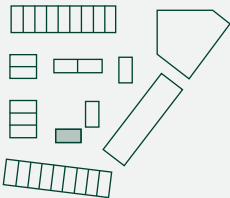
First Floor



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 2.83m	15'1" x 9'3"
Bedroom 1	4.60 x 3.93m	15'1" x 12'11"
Bedroom 2	4.60 x 2.99m	15'1" x 9'10"
Bedroom 3	4.60 x 2.83m	15'1" x 9'3"

Plot no.
Plot 639

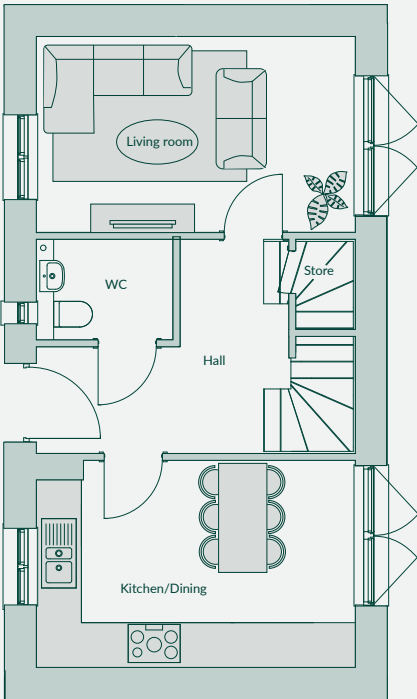


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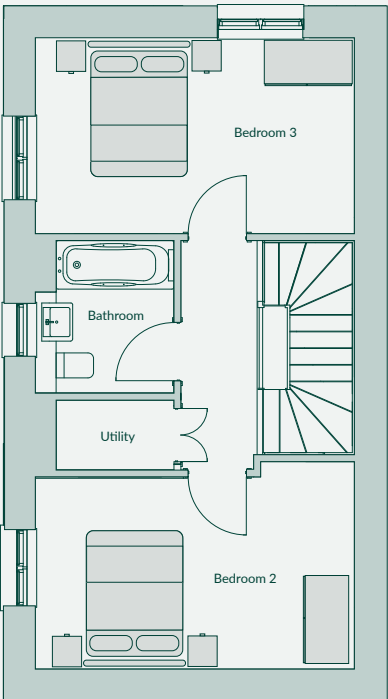
3 bedroom Mews House  
S45

- Kitchen / dining space with separate living room
- Turfed garden (see page 23 for plot-specific garden layouts)
- Fitted wardrobe to bedroom 1
- Top floor dedicated to bedroom 1 with en suite and roof terrace

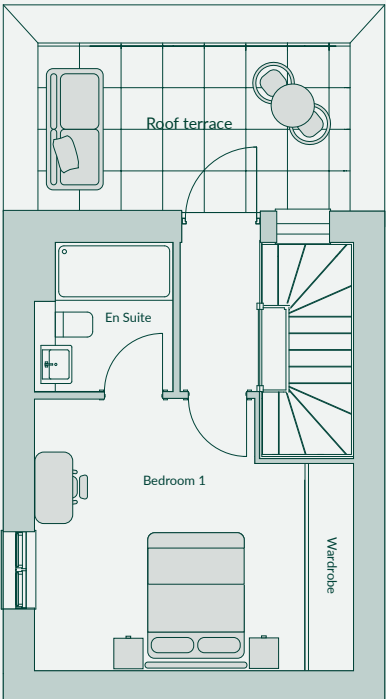
Bedrooms	Bathroom/ En suite/ WC	Area
3	3	112.2 sqm 1208 sqft



Ground Floor



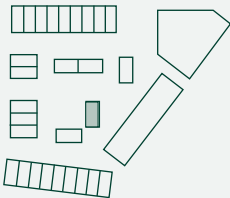
First Floor



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 2.83m	15'1" x 9'3"
Bedroom 1	4.60 x 3.93m	15'1" x 12'11"
Bedroom 2	4.60 x 2.99m	15'1" x 9'10"
Bedroom 3	4.60 x 2.83m	15'1" x 9'3"

Plot no.
Plot 640



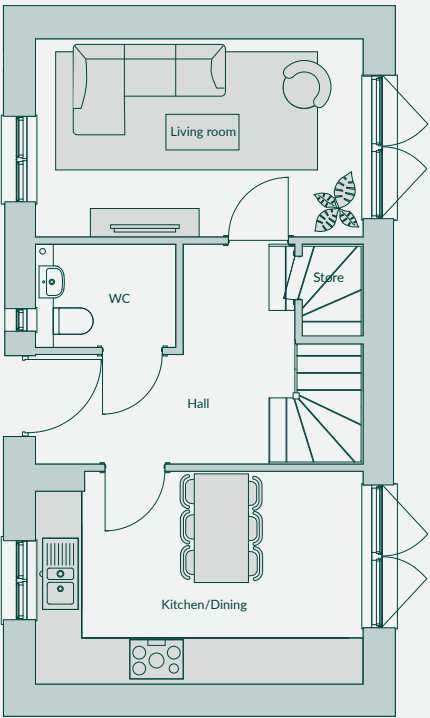
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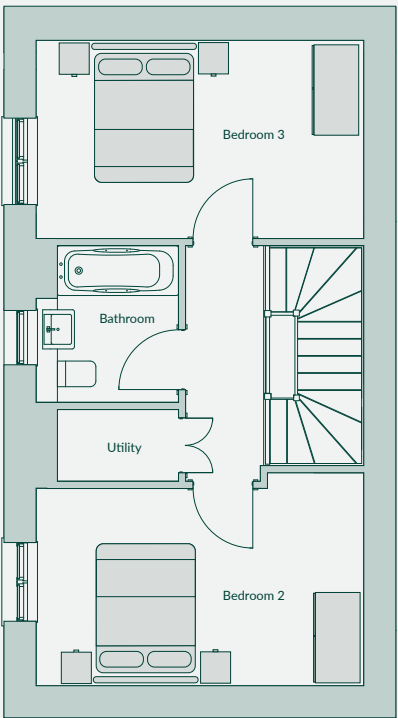
3 bedroom Mews House  
S53

- Kitchen / dining space with separate living room
- Turfed garden (see page 23 for plot-specific garden layouts)
- Fitted wardrobe to bedroom 1
- Top floor dedicated to bedroom 1 with en suite and roof terrace

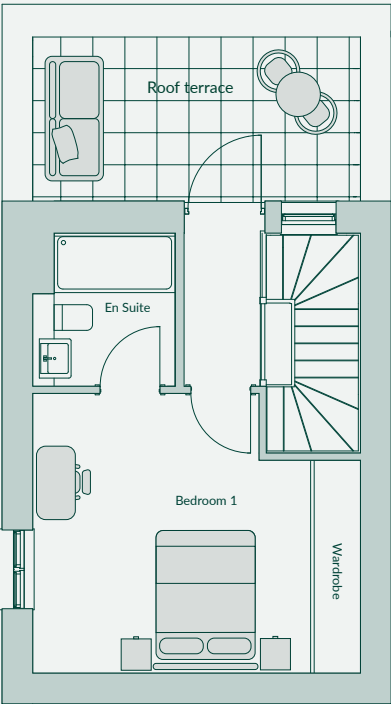
Bedrooms	Bathroom/ En suite/ WC	Area
		
3	3	111.8 sqm 1204 sqft



Ground Floor



First Floor

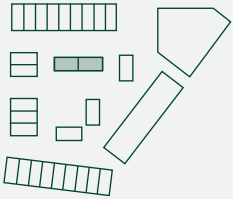


Second Floor



Total internal area	111.8 sqm	1204 sqft
Kitchen / Dining	4.60 x 2.99m	15'1" x 9'10"
Living Room	4.60 x 2.78m	15'1" x 9'1"
Bedroom 1	4.60 x 3.93m	15'1" x 12'11"
Bedroom 2	4.60 x 2.99m	15'1" x 9'10"
Bedroom 3	4.60 x 2.87m	15'1" x 9'1"

Plot no.
Plot 670
Plot 671

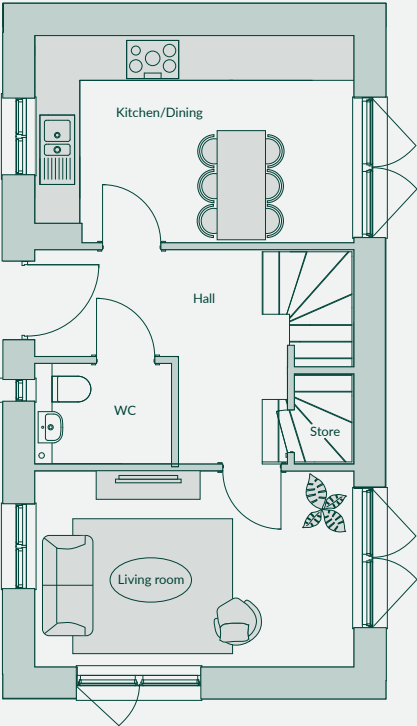


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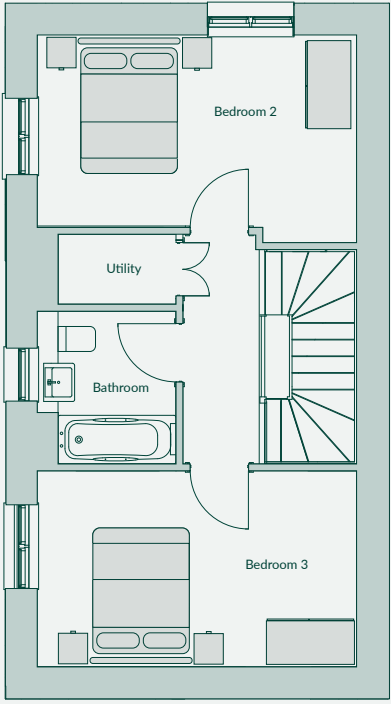
3 bedroom Mews House  
S54

- Kitchen / dining space with separate living room
- Wraparound gardens (see page 23 for plot-specific garden layouts)
- Fitted wardrobe to bedroom 1
- Top floor dedicated to bedroom 1 with en suite and roof terrace

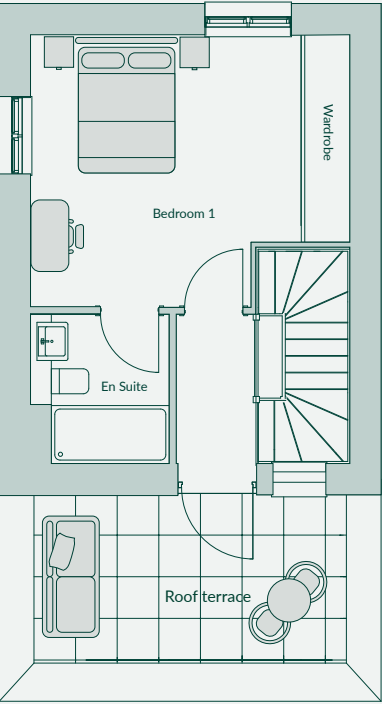
Bedrooms	Bathroom/ En suite/ WC	Area
		
3	3	112.2 sqm 1208 sqft



Ground Floor



First Floor

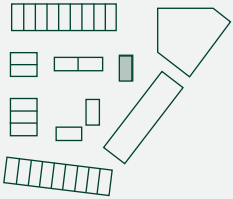


Second Floor



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 2.83m	15'1" x 9'3"
Bedroom 1	4.60 x 3.93m	15'1" x 12'11"
Bedroom 2	4.60 x 2.99m	15'1" x 9'10"
Bedroom 3	4.60 x 2.83m	15'1" x 9'3"

Plot no.
Plot 672



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 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 sales contracts. Please consult your sales contract for information. **43612**



# Garden plots



Gardens 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 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 sales contracts. Please consult your sales contract for information.

# Specification

## Kitchen

- Turin range Symphony fitted kitchens in hunter green with brass trims and handleless design
- Charcoal stone work surfaces and co-ordinating upstand with splashback behind hob
- Under-mounted ash black 1.5 bowl sink with satin bronze mixer tap
- Bosch induction 5-ring hob with stainless steel extractor fan
- Bosch stainless steel built-in oven
- Bosch stainless steel microwave
- Bosch freestanding fridge-freezer (70/30)
- Bosch integrated dishwasher
- Bosch freestanding 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
- Green accent tile – to bathroom
- Dark blue accent tile – to 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

- Karndean 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
- 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

- Turfed gardens with shed
- 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

- Smoke detectors/fire alarms
- 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



Computer generated image. Trinity Park Townhouse bedroom.

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





Computer generated image of Trinity Park Houses.



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